



PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members
SEROP TOROSSIAN, Vice Chair
RAMA DAWAR
ANDY HANSEN-SMITH
LUISA MEDINA
RANDY REED
ROJELIO VASQUEZ

Development and Resource Management
Assistant Director/Commission Secretary
KEITH BERGTHOLD

Deputy City Attorney
TALIA KOLLURI-BARBICK

The Planning Commission welcomes you to this meeting.

December 19, 2012

Wednesday

6:00 p.m. to 10:00 p.m.

City Hall, Second Floor, COUNCIL CHAMBER, 2600 Fresno Street

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Development and Resource Management Department staff at 559-621-8277. **The agenda and related staff reports are available at www.fresno.gov.**

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitado, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277.

Chav sablaj muaj rau cov tibneeg xiam ooqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooj sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those attending the meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**

III. PROCEDURES

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes
- B. Communications
 - 1. [Approval of the 2013 Planning Commission meeting schedule.](#)
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

A. [Consideration of Rezone Application No. R-11-005, Conditional Use Permit Application No. C-10-083, and environmental findings, filed by Fresno Developers LLC, pertaining to approximately 1.30 acres of property located at the northwest corner of West Shields and North Marty Avenues.](#)

1. RECOMMEND APPROVAL TO THE CITY COUNCIL of Environmental Assessment No. C-10-083/ R-11-005, dated August 31, 2012, determination of initial study to file a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) and Mitigated Negative Declaration prepared for Plan Amendment No. A-09-002 (Air Quality MND).
2. RECOMMEND APPROVAL TO THE CITY COUNCIL of Rezone Application No. R-11-005 to reclassify approximately 1.30 acres of property from the C-P/UGM/cz (*Administrative and Professional Office/Urban Growth Management/conditions of zoning*) zone district to the C-P/UGM (*Administrative and Professional Office/Urban Growth Management*) zone district.
3. APPROVE Conditional Use Permit Application No. C-10-083 for development of a 41-unit gated senior housing project, subject to City Council approval of Environmental Assessment No. C-10-083/R-11-005 and Rezone Application No. R-11-005.
 - West Area Community Plan
 - Council District 1 (Councilmember Xiong)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Israel Trejo
 - Will be considered by the City Council (Rezone Application)

B. [Consideration of Plan Amendment Application No. A-12-03 and Rezone Application No. R-12-004, to re-establish land use designations assigned through the 2025 Fresno General Plan to approximately 115.5 acres of property, consisting of Phases 2 through 5 of the El Paseo Master Plan Area, and to apply zoning classifications consistent with planned land uses; also, consideration of the determination of the initial study conducted for Environmental Assessment No. A-12-03/R-12-004 to file a Finding of Conformity with the 2025 Fresno General Plan Master Environmental Impact Report \(MEIR No. 10130\) and Mitigated Negative Declaration prepared for Plan Amendment No. A-09-002 \(Air Quality MND\) for the proposed plan amendment and rezoning.](#)

1. RECOMMEND APPROVAL TO THE CITY COUNCIL of Environmental Assessment No. A-12-03/R-12-004, dated November 16, 2012, whose initial study resulted in a determination to file a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) and Mitigated Negative Declaration prepared for Plan Amendment No. A-09-02 (Air Quality MND).

VIII. NEW MATTERS *Continued*

2. RECOMMEND APPROVAL TO THE CITY COUNCIL of Plan Amendment Application No. A-12-03 to re-establish the land use designations applied to approximately 115.5 acres of property consisting of Phases 2 through 5 of the El Paseo Master Plan Area which were previously amended through Plan Amendment No. A-08-11, as follows:

| <u>Phase of the El Paseo Project</u> | <u>Existing Land Use Designation*</u> | <u>Proposed Land Use Designation</u> |
|---|--|---|
| 2A (8 acres) | Light Industrial | Medium Density Residential |
| 2B (72.5± acres) | Regional Commercial | Light Industrial |
| 3 (17 acres) | Light Industrial | Medium Density Residential |
| 4 (8 acres) | Neighborhood Commercial | Medium Density Residential |
| 5 (10 acres) | Office Commercial | Medium Density Residential |

3. RECOMMEND APPROVAL TO THE CITY COUNCIL of Rezone Application No. R-12-004 to reclassify property in Phases 2 through 4 of the El Paseo Master Plan Area with zoning consistent with the plan designations being re-established through Plan Amendment Application No. A-12-03, as follows:

| <u>Phase of the El Paseo Project</u> | <u>Existing Zoning Classification*</u> | <u>Proposed Zoning Classification</u> |
|---|--|--|
| 2A (8 acres) | C-M/UGM (<i>Commercial and Manufacturing District, Urban Growth Management Area</i>) | R-1/UGM (<i>Single Family Residential District, UGM Area</i>) |
| 2B (72.5± acres) | C-3/UGM (<i>Regional Shopping Center District, UGM Area</i>) | C-M/UGM (<i>Commercial and Manufacturing District, UGM Area</i>) |
| 3 (10 acres) | C-M/UGM (<i>Commercial and Manufacturing District, UGM Area</i>) | R-1/UGM (<i>Single Family Residential District, UGM Area</i>) |
| 4 (8 acres) | C-1/UGM (<i>Neighborhood Shopping Center District, UGM Area</i>) | R-1/UGM (<i>Single Family Residential District, UGM Area</i>) |
| 5 (10 acres) | No rezoning is proposed for the Phase 5 affected area of the El Paseo Master Plan | |

- Bullard Community Plan Area
- Council District 2 (Councilmember Borgeas)
- Staff Recommendation: Recommend Approval
- Staff Member: Mike Sanchez and Sandra Brock
- Will be considered by the City Council (Plan Amendment and Rezone Application)

- C. [Workshop on ParkScore and Valley Arboretum Presentation by Lee Ayers, John Valentino, and Mark Keppler](#) (No Planning Commission action will be taken on this item.)

IX. REPORT BY SECRETARY

X. SCHEDULED ORAL COMMUNICATIONS

XI. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Development and Resource Management Department (telephone: 559-621-8277) at least 10 days before the desired appearance date.

XII. ADJOURNMENT

UPCOMING MATTERS

(Dates subject to change)

*January 23, 2013 – Planning Commission Workshop on General Plan
General Plan Chapters on Resource Conservation, Healthy Communities, and
Parks, Open Space, and Schools*