



PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members
SEROP TOROSSIAN, Vice Chair
PAUL E. CAPRIOGLIO
RAMA DAWAR
ANDY HANSEN-SMITH
LUISA MEDINA
ROJELIO VASQUEZ

Development and Resource Management Department
KEITH BERGTHOLD
Assistant Director/Planning Commission Secretary

Senior Deputy City Attorney
SHANNON L. CHAFFIN

The Planning Commission welcomes you to this meeting.

December 7, 2011

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 incapacitados, 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 oqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam oqhab, 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 pab 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 - Meeting Minutes of November 16, 2011
- B. Communications
- C. Entitlements
 - 1. [Consideration of Planning Commission Meetings for calendar year 2012](#)

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. CONTINUE TO DECEMBER 21, 2011

[Consider Plan Amendment Application No. A-11-007, Rezone Application No. R-11-009 and Official Plan Line, filed by Trident Realty Partners, LLC and Sol Development Associates, LLC, on behalf of Leslie and Marjorie Sassano Family Trust, Sarkisian Family Trust, and D & M Farms, Inc. pertaining to approximately 37.79 acres of property \(4 parcels\) located on the northwest corner of East Herndon and North Willow Avenues.](#)

1. Recommend the City Council Approve Environmental Assessment No. A-11-007/R-11-009/OPL/TPM2007-28 recommending that a Mitigated Negative Declaration be adopted for the entire project, which includes (1) The proposed amendment to the 2025 Fresno General Plan and Bullard Community Plan planned land use designation for the subject property; (2) The proposed rezoning of the subject property consistent with the proposed plan amendment; (3) The proposed official plan line; and (4) Tentative Parcel Map Application No. 2007-28 on the subject property.

2. Recommend the City Council Approve Plan Amendment Application No. A-11-007 which proposes to amend the 2025 Fresno General Plan and Woodward Park Community Plan from the commercial business park planned land use designation to the community commercial land use designation. The application also proposes to amend the definition of an “expressway” street as defined in Policy E-1-A of the 2025 Fresno General Plan as follows: Four- to six-lane divided roadways primarily servicing through and crosstown traffic, with no direct access to abutting property and at-grade intersections located at approximately half-mile intervals [with additional signalized “jughandle” intersections as determined where necessary by the Public Works Director in order to mitigate level of service at major intersections along the expressway. The “jughandle” must occur in multiple quadrants of the intersection and will not be permitted in a single quadrant of a major intersection with the expressway.]

3. Recommend the City Council Approve Rezone Application No. R-11-009 which proposes to reclassify the subject property from the AE-5/UGM (Five Acre Agricultural/Urban Growth Management) to the C-2/EA/UGM (Community Shopping Center/Expressway Area/Urban Growth Management) zone district to allow for the development of the property with retail shopping center.

4. Recommend the City Council Approve Official Plan Line Application which proposes an alignment of a planned major street (Arterial) segment to accommodate two travel lanes in each direction with a raised median island. The proposed segment begins at the intersection of North Willow and West Spruce Avenues extending west and south connecting to Herndon Avenue.

- Woodward Park Community Plan
- Council District 6 (Councilmember Brand)
- Staff Recommendation: Recommend Approval
- Staff Member: Kevin Fabino
- Will be considered by the City Council

VIII. NEW MATTERS

- A. [Consider Conditional Use Permit Application No. C-11-014 and Vesting Tentative Tract Map No. 5994](#) filed by Gary G. Giannetta Civil Engineering and Land Surveying, on behalf of FFDA Properties, LLC., (Granville Homes), pertaining to approximately 1.29 net acres of property located on the northerly corner of the intersection of "L" and San Joaquin Streets.
1. **Affirm Environmental Assessment No. C-11-014/T-5994** resulting in a finding of a Mitigated Negative Declaration dated June 07, 2011, which was prepared for the purposes of the proposed project and approved by the City Council on November 3, 2011.
 2. **Approve Conditional Use Permit Application No. C-11-014** requesting authorization for the development of a gated private street planned development with modified property development standards. Development of the property is proposed to include 28 two-story town home dwelling units consisting of 14 multiple dwelling (duplex) structures with attached garages.
 3. **Approve Vesting Tentative Tract No. 5994** proposing to subdivide the subject property for the purposes of creating 28 individual lots for the respective town home units which are proposed to be constructed within the proposed private street planned development at an overall density of approximately 21.71 dwelling units per acre. The tentative map also proposes to create one Outlot for common area purposes and the vacation of portions of adjacent public street rights-of-way
 - Central Community Plan
 - Council District 3 (Councilmember Baines)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Will Tackett
 - May be considered by the City Council

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 Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XII. ADJOURNMENT

UPCOMING MATTERS (Dates subject to change)