



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 Department
Assistant Director/Planning Commission Secretary
KEITH BERGTHOLD

Deputy City Attorney
TALIA KOLLURI-BARBICK

The Planning Commission welcomes you to this meeting.

February 20, 2013

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 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 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 – Meeting Minutes of December 5, 2012, and February 6, 2013
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [Consideration of Variance Application No. V-13-001 and Conditional Use Permit Application No. C-12-145, and related environmental finding, filed by Terry Story. The applications pertain to property located on the south side of East Olive Avenue between North Fulton and North Broadway Avenues at 716 East Olive Avenue. The property is in the C-6 \(Heavy Commercial\) zone district and is located in the historic Tower District.](#)
1. APPROVE Environmental Assessment No. V-13-001/C-12-145, determination of a Section 15301/Class 1 and Section 15332/Class 32 Categorical Exemption from the provisions of the California Environmental Quality Act Guidelines.
 2. APPROVE Variance Application No. V-13-001 requesting authorization to reduce the required 10-foot front yard setback to 1 foot 10 inches.
 3. APPROVE Conditional Use Permit Application No. C-12-145 requesting authorization to establish a State of California Alcoholic Beverage Control Type 48 liquor license (*Bar, Night Club – sale of beer, wine, and distilled spirits for consumption on the premises where sold*) at the proposed FAB Bar/Nightclub located within an existing building and the addition of a new outdoor patio subject to the following conditions:
 - a. Development shall comply with the Conditions of Approval dated February 20, 2013, for the project.
 - b. Development shall comply with the revised Operational Statement dated January 10, 2013, for the project.
 - c. Development shall comply with Exhibits A, C, F-1, and F-2 dated January 10, 2013, and Exhibit E dated December 4, 2012.
- Fresno High-Roeding Community Plan
 - Council District 3 (Councilmember Oliver Baines)
 - Staff recommendation: Recommend Approval
 - Staff Member: McKencie Contreras
 - May be considered by the City Council upon appeal

VIII. NEW MATTERS (Continued)

B. [Consider an appeal of the action of the Development and Resource Management Director approving Variance Application No. V-12-003, and the related environmental finding, filed by Patrick Eller. The application pertains to undeveloped residential property located on West Dunn Avenue between South Thorne and South Fruit Avenues at 338 and 342 West Dunn Avenue. The application requests modification to the property development standards in lot width, lot depth, lot area, and a reduction in the required 50-foot freeway right-of-way setback to a 41-foot setback. The property is in the R-3 \(Medium Density Multiple Family Residential\) zone district.](#)

1. APPROVE Environmental Assessment No. V-12-003, determination of a Section 15305/ Class 5 Categorical Exemption from the provisions of the California Environmental Quality Act Guidelines.
2. DENY the appeal and UPHOLD the action of the Development and Resource Management Department Director approving Variance Application No. V-12-003, which authorizes two undeveloped residential parcels to have reduced lot width, lot depth, lot area, and a reduced setback in the required freeway right-of-way setback.
 - Edison Community Plan
 - Council District 3 (Councilmember Oliver Baines)
 - Staff recommendation: Deny appeal, uphold Director's decision
 - Staff Member: Israel Trejo
 - May be considered by the City Council upon appeal

C. [Workshop on San Joaquin River Parkway -- Presentation by Dave Koehler, Executive Director of the San Joaquin River Parkway and Conservation Trust, Inc.](#)
(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, (559) 621-8277, at least 10 days before the desired appearance date.

XII. ADJOURNMENT

UPCOMING MATTERS
(Dates subject to change)