



PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members
SEROP TOROSSIAN, Vice Chair
CARY CATALANO
LAWRENCE GARCIA
LUISA MEDINA
RANDY REED
ROJELIO VASQUEZ

Development and Resource Management
Director/Commission Secretary
JENNIFER K. CLARK

Deputy City Attorney
MARY RATERMAN-DOIDGE

The Planning Commission welcomes you to this meeting.

February 25, 2015

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.

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 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 events 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
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

A. [Consider Text Amendment Application No. TA-14-003 and related environmental finding to be applied on a citywide basis. Text Amendment Application No. TA-14-003 proposes to amend Sections 12-216.3-B, 12-325-D-2-B, and 12-306-N-37 of the FMC relating to Mixed Use development in the C-P \(Administrative and Professional Office\) zone district and the use of a Family Restaurant, Game and Entertainment Center. The text amendment would allow the use of a Family Restaurant, Game and Entertainment Center within a mixed use development with a minimum of 20 acres that is zoned C-P.](#)

1. **RECOMMEND APPROVAL to the City Council** that Environmental Assessment No. TA-14-003 be adopted for the project, which finds that pursuant to California Environmental Quality Act Guidelines Section 15061(b)(3), there is no possibility that this project may have a significant effect on the environment.

2. **RECOMMEND APPROVAL to the City Council** that Text Amendment Application No. TA-14-003, amending Sections 12-216.3-B, 12-325-D-2-B, and 12-306-N-37 of the FMC, be adopted.

- Citywide Application
- Staff Recommendation: Recommend Approval
- Staff Member: McKencie Contreras
- Will be considered by the City Council

B. [Consider Conditional Use Permit Application No. C-15-007 and related environmental findings filed by Scott Anderson of Edison Plaza Partners LP, which pertains to 6.9 acres of property located adjacent to the west side of Edison High School and the south side of the West Fresno Library Branch, between South Walnut and South Plumas Avenues and between East Lorena and East Florence Avenues.](#)

1. **ADOPT** the Mitigated Negative Declaration prepared for Environmental Assessment No. C-15-007, filed January 31, 2015.

2. **APPROVE** Conditional Use Permit Application No. C-15-007 requesting authorization to construct a 128-unit multi-family affordable/market rate housing residential project to be constructed in two phases. Approximately 64 units will be constructed in Phase I, and 64 units will be constructed in Phase II. The project includes the construction of 16 residential buildings (inclusive of a 4,500 SF Community Center), landscaping, parking areas (inclusive of carports), related improvements, and the vacation of East Geary Street between South Plumas Street and South Walnut Avenue.

- Edison Community Plan
- Council District 3 (Councilmember Baines)

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- Staff Recommendation: Approval of the Environmental Assessment and Conditional Use Permit applications
- Staff Member: Phillip Siegrist/Sophia Pagoulatos
- 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 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)