



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
Director JOHN M. DUGAN
Assistant Director/Secretary
KEITH BERGTHOLD

Senior Deputy City Attorney
SHANNON L. CHAFFIN

The Planning Commission welcomes you to this meeting.

January 12, 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 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

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. Any testimony that references race, religion, economic status, national origin, shall be deemed out of order, irrelevant and will not be considered by the Commission in making its land use determinations.

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
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. Consider Conditional Use Permit Application No. C-10-166 and related environmental findings, filed by Sol Development Associates on behalf of Central Valley Craft Beer, LLC, a request to operate a micro-brewery in two existing buildings totaling approximately 6,800 square feet. The subject property is located on Broadway between Inyo and Mono Streets and is zoned C-M (Commercial and Light Manufacturing District). The address of the site is 746 and 748 Broadway.
1. **Approve Environmental Assessment No. C-10-166** recommends a Categorical Exemption Section 15301/Class 1 and 15332/Class 32 be adopted for the conditional use permit application.
 2. **Approve Conditional Use Permit Application No. C-10-166** a request to operate a micro- brewery, which will include: the production of specialty beers for delivery to an off-site local distributor, the sale of packaged beer produced on-site (for off-site consumption) and private beer tastings for invited guests (limited to 2 oz. samples). The applicant has applied with the State of California, Alcohol Beverage Control, to obtain a Type 23 license, allowing beer production, the sale of beer produced on-site (for off-site consumption) and beer tastings.
 - Central Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Israel Trejo
 - May be considered by the City Council on appeal
- B. Consider an appeal of the Development and Resource Management Department Director's action to approve, with conditions, Conditional Use Permit Application No.C-10-199 and related environmental findings for approximately 76.24 acres of property located at 6375 West Central Avenue, on the south side of West Central Avenue between South Hayes and South Chateau Fresno Avenues. The project site is zoned AE-20/UGM (Exclusive Twenty Acre Agricultural/Urban Growth Management) and is located within the Edison Community Plan and the 2025 Fresno General Plan areas.
1. **Approve Environmental Assessment No. C-10-199** a determination of categorical exemption from the California Environmental Quality Act (CEQA) under Section 15303 of the CEQA Guidelines as construction of a small (under 2,500 square feet) facility.
 2. **Approve Conditional Use Permit Application No. C-10-199** which was filed as a major amendment by David Chaffee, on behalf of the City of Fresno Facilities Management Department and proposes the installation of a 30-foot by 40-foot single story, wood frame modular building for use by the Fresno Police Department for simulation training, along with parking and landscaping at the existing Fresno Police Department Regional Training Center.
 - Edison Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Recommendation: Deny appeal, uphold Director's decision
 - Staff Member: Sophia Pagoulatos
 - May be considered by the City Council on appeal

VIII. NEW MATTERS (Continued)

C. Consider an appeal of the Development and Resource Management Department Director's action to approve, with conditions, Conditional Use Permit Application No.C-10-179 and related environmental findings for approximately 3.64 acres of property located on the southwesterly side of H Street, abutting the Union Pacific Railroad tracks between Ventura Street and State Route 41. The property is located within the M-2 (General Industrial) zone district and within the Central Area Plan, the Chinatown Redevelopment Plan and the 2025 Fresno General Plan areas.

1. **Approve Environmental Assessment No. C-10-179** a Finding of Conformity to the 2025 Fresno General Plan MEIR (No. 10130), which was adopted by the Fresno City Council for the project on September 17, 2009. The amendment to the Finding of Conformity was amended on November 10, 2010.
2. **Approve Conditional Use Permit Application No. C-10-179** which was filed by Amber Adams of Quad Knopf, Inc., on behalf of the City of Fresno Department of Public Utilities/Water Division, and proposes the construction of a three million gallon (3MG) water storage tank with an 8,700 square-foot operations building, treatment components, associated water system improvements, and related on-site parking, hardscape and on- and off-site landscaping improvements.
 - Central Area Community Plan
 - Council District 3 (Councilmember Sterling)
 - Staff Recommendation: Deny appeal, uphold Director's decision
 - Staff Member: Sophia Pagoulatos
 - May be considered by the City Council on appeal

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)