



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 26, 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 – Meeting Minutes of October 6, 20, 27, November 3, 10, 17, 2010, and January 12, 2011
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [Consider Conditional Use Permit Application No. C-10-196 filed by Raul Gonzalez on behalf of the City of Fresno Department of Public Utilities, Wastewater Division, relating to the existing dewatering facility located at the Fresno-Clovis Regional Wastewater Reclamation Facility located on the south side of West Jensen Avenue between South Cornelia and South Chateau Fresno Avenues. The property is zoned AE-5/UGM \(Exclusive Five Acre Agricultural/Urban Growth Management\).](#)
1. **Approve Substitution of Mitigation measures for Environmental Assessment No. C-10-196**, including adoption of substituted project specific mitigation measures for Environmental Assessment dated October 29, 2010, and **FIND** that the new measures are equivalent or more effective in mitigating or avoiding potential significant effects and that they in themselves will not cause any potentially significant effects on the environment.
 2. **Adopt Environmental Assessment No. C-10-196** of a Mitigated Negative Declaration for Environmental for Environmental Assessment No. C-10-196 dated October 29, 2010.
 3. **Approve Conditional Use Permit Application No. C-10-196** which proposes the replacement of existing belt filter presses with new centrifuges, construction of a new annex building, construction of a new silo, and the paving of new access roads at the Fresno-Clovis Regional Wastewater Reclamation Facility.
 - Council District 3 (Councilmember Baines)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Bonique Salinas
 - May be considered by the City Council on appeal
- B. [Consider Rezone Application No. R-09-011 and Variance Application No. V-09-005 filed by Harbour & Associates, on behalf of 2M Development Corporation. The applications pertain to approximately 0.26 acre of property located on the southwest corner of East Tyler and North Garden Avenues.](#)
1. **Approve Environmental Assessment Application No. R-09-011/V-09-005** which recommends that a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR) No. 10130 and the Mitigated Negative Declaration prepared for Plan Amendment A-09-02 be adopted for the Rezone and Variance Applications.
 2. **Recommend Approval to City Council of Rezone Application No. R-09-011** requesting to reclassify the subject site from the—RA (*Single Family Residential-Agricultural District*) zone district to the R-1/cz (*Single Family Residential District/condition of zoning*) zone district.

3. **Approve Variance Application No. V-09-005** request for reduced front, side and rear yard setbacks, and reduce lot size (depth) dimensions for two future single-family residential lots.
 - Roosevelt Community Plan
 - Council District 7 (Councilmember Olivier)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Israel Trejo
 - Only rezone will be considered by the City Council
 - Variance may be considered by the City Council on appeal

VIII. NEW MATTERS (Continued)

- C. [Consideration of Roeding Regional Park Master Facilities Plan and Final Environmental Impact Report for the Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plans, SCH. No. 2008031002.](#)
 1. Recommend to the City Council certification of the [Final Environmental Impact Report, SCH No. 2008031002](#), which consists of the following: Draft EIR and other informational documents pursuant to the California Environmental Quality Act (CEQA) Guidelines.
 2. Recommend to the City Council adoption City of Fresno, Roeding Regional Park Master Facility Plan.
 - Roeding Park, 850 Belmont Avenue, Fresno, CA (APN: 450-020-08T)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Kevin Fabino
 - Will 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)