



PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

Commission Members
SEROP TOROSSIAN, Vice Chair
ANDY HANSEN-SMITH
LUISA MEDINA
RANDY REED
ROJELIO VASQUEZ

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

Deputy City Attorney
TALIA KOLLURI-BARBICK

The Planning Commission welcomes you to this meeting.

January 29, 2014

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 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
- B. Communications
- C. Entitlements

1. [CONTINUED FROM JANUARY 15, 2014](#)
[Consider Conditional Use Permit Application No. C-12-047 Conditions of](#)

FRESNO CITY PLANNING COMMISSION AGENDA

Page 3

January 29, 2014

Approval for property located on the southeast corner of North Van Ness Boulevard and East Princeton Avenue.

a. APPROVE Conditional Use Permit Application No. C-12-047 Conditions of Approval dated December 12, 2013 for consistency with conditions of zoning approved by the Fresno City Council on December 12, 2013.

- Fresno High-Roeding Community Plan
- Council District 1 (Councilmember Xiong)
- Staff Recommendation: Recommend Approval
- Staff Member: McKencie Contreras
- Conditional Use Permit may be considered by City Council on appeal

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. CONTINUED FROM NOVEMBER 20, 2013 AND DECEMBER 18, 2013

Consider Text Amendment Application No. TA-13-006 and related environmental finding for Environmental Assessment No. TA-13-006 to be applied on a citywide basis. Text Amendment Application No. TA-13-006, is a request to allow for the expansion and use of certain outdoor dining areas, including within street easements and rights-of-way, without requiring a special permit for certain uses.

1. RECOMMEND APPROVAL to the City Council that Environmental Assessment No. TA-13-006, a Negative Declaration, be adopted for the project.

2. RECOMMEND APPROVAL to the City Council that Text Amendment No. TA-13-006, adding Section 12-328, repealing and reserving Subsection (M) of Sections 12-220.5 and 12-231.5, amending subsection (d) of Section 13-219, and amending Section 9-2503 of the Fresno Municipal Code, be adopted.

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

VIII. NEW MATTERS

A. Consider Vesting Tentative Tract Map No. 5945/UGM and Conditional Use Permit No. C-13-138, filed by Gary Giannetta, on behalf of Copper River Ranch LLC. These applications pertain to approximately 11.80 acres of vacant property located on the northwest corner of North Cedar and East Copper Avenue.

1. ADOPT Environmental Assessment No. C-13-138/T-5945 recommending that a Finding of Conformity to the 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130) and Mitigated Negative Declaration, prepared for Plan Amendment A-09-02 (Air Quality MND) and to the Program EIR No. 10126 related to the Copper River Ranch Project, be adopted for the conditional use permit application and vesting tentative tract map.

2. APPROVE Conditional Use Permit Application No. C-13-138 which proposes a residential planned development with 152 lots with modified property development standards.

3. APPROVE Vesting Tentative Tract Map No. 5945/UGM which proposes to subdivide the subject property into a 152-lot single family residential planned development subdivision.

- Woodward Park Community Plan
- Council District 6 (Councilmember Brand)
- Staff Recommendation: Recommend Approval
- Staff Member: Israel Trejo
- 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.

FRESNO CITY PLANNING COMMISSION AGENDA

Page 5

January 29, 2014

XII. ADJOURNMENT

UPCOMING MATTERS

(Dates subject to change)