



# 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.*

**July 15, 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](http://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**

**A. CONTINUED FROM JULY 1, 2015**

[Consider Plan Amendment Application No. A-15-001 and related environmental assessment for property located within the planning area of the Fresno General Plan:](#)

- a. **RECOMMEND APPROVAL** (to the City Council) of the adoption of the Negative Declaration prepared for Environmental Assessment No. A-15-001 dated June 11, 2015 for the proposed project.
  
- b. **RECOMMEND APPROVAL (to the City Council)** of Plan Amendment Application No. A-15-001, which proposes to amend the Fresno General Plan, the Bullard, Edison, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Highway City Neighborhood Specific Plan, the Sierra Sky Park Land Use Policy Plan, and the Fresno Chandler Executive Airport Land Use Compatibility Plan as shown described in staff report.
  - Bullard, Edison, McLane, Roosevelt, West Area and Woodward Park Community Plans
  - Citywide application
  - Staff Recommendation: Approve with modification as described in staff report
  - Staff Member: Sophia Pagoulatos
  - Will be considered by the City Council

**VII. CONTINUED MATTERS (Continued)**

**B. CONTINUED FROM JULY 1, 2015**

[Consider Rezone Application No. R-15-006, Vesting Tentative Tract Map No. 6095/UGM, and related environmental finding filed by IBA Engineering and Surveying, on behalf of Lennar Homes of California, which pertains to approximately 19.6 acres of property located on the east side of South Armstrong Avenue, between East California and East Church Avenues.](#)

1. **RECOMMEND APPROVAL (to the City Council)** of the Finding of Conformity prepared for Environmental Assessment No. R-15-006/T-6095, filed May 29, 2015;

2. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-15-006 requesting authorization to prezone the entirety of the subject property from the AL-20 (*Agriculture Limited, 20 Acres – Fresno County*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.

3. **Approve** Vesting Tentative Tract Map No. 6095/UGM requesting authorization to subdivide the property into a 93-lot conventional single-family residential subdivision.

- Roosevelt Community Plan
- Council District 5 (Councilmember Quintero)
- Staff Recommendation: Recommend Approval
- Staff Member: Phillip Siegrist/Will Tackett
- Rezone and related environmental assessment will be considered by the City Council

**VIII. NEW MATTERS**

A. [Consider Vesting Tentative Tract Map No. 6087 and Conditional Use Permit No. C-15-048, filed by Gary Giannetta, on behalf of Gary McDonald Homes pertaining to approximately 13.84 net acres of vacant property located on the northwest corner of East Copper and North Chestnut Avenues.](#)

1. **ADOPT** Environmental Assessment No. C-15-048/T-6087 recommending that a Finding of Conformity to the Fresno General Plan Master Environmental Impact Report be adopted for the conditional use permit application and vesting tentative tract map.
2. **APPROVE** Conditional Use Permit Application No. C-15-048 which proposes a residential planned development with 44 lots with modified property development standards.
3. **APPROVE** Vesting Tentative Tract Map No. 6087 which proposes to subdivide the subject property into a 44-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.

**XII. ADJOURNMENT**

***UPCOMING MATTERS***

*(Dates subject to change)*