



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
JOHN M. DUGAN, AICP
Director/Planning Commission Secretary

Senior Deputy City Attorney
SHANNON L. CHAFFIN

The Planning Commission welcomes you to this meeting.

July 20, 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 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. 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 June 15 and July 6, 2011
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [Consider Vesting Tentative Tract Map No. 5933/UGM and Conditional Use Permit No. C-11-066](#) filed by Gary G. Giannetta, on behalf of Gary McDonald Homes, pertaining to approximately 16.85 acres of property located between North Friant Road and East Copper Avenue, within the Copper River Ranch Master Planned Community.
1. **Approve Environmental Assessment No. T-5933/C-11-066** 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) to the Program EIR No. 10126 prepared for 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-11-066** proposing a residential planned development, with 78 lots, which will include private streets and modified property development standards. One outlot is proposed to be developed with a fitness center and a private community building.
 3. **Approve Vesting Tentative Tract Map No. 5933/UGM** proposing to subdivide the subject property into a 78-lot single family residential 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
- B. [Consideration of Conditional Use Permit Application No. C-08-186 requesting authorization to allow for the implementation of the Roeding Regional Park and Fresno Chaffee Zoo Facility Master Plans. The Plans sets forth objectives, concepts, diagrams, site plans for proposed new exhibits, circulation patterns and proposed capital projects providing a comprehensive roadmap for future development of Roeding Regional Park and Fresno Chaffee Zoo over the next 10-20 years.](#)
- Roeding Park, 850 & 890 West Belmont Avenue, Fresno, CA (APN: 450-020-08T)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Kevin Fabino, Planning Manager

VIII. NEW MATTERS (Continued)

C. [Consider Conditional Use Permit Application No. C-11-014 and Vesting Tentative Tract Map No. 5994](#) filed by Gary G. Giannetta Civil Engineering and Land Surveying, on behalf of FFDA Properties, LLC., (Granville Homes), pertaining to approximately 1.29 net acres of property located on the northerly corner of the intersection of "L" and San Joaquin Streets.

1. **Affirm Environmental Assessment No. C-11-014/T-5994** of a Mitigated Negative Declaration dated June 07, 2011, which was prepared for the purposes of the proposed project and adopted by the Historic Preservation Commission on June 27, 2011.
2. **Approve Conditional Use Permit Application No. C-11-014** requesting authorization for the development of a gated private street planned development with modified property development standards. Development of the property is proposed to include 28 two-story town home dwelling units consisting of 14 multiple dwelling (duplex) structures with attached garages.
3. **Approve Vesting Tentative Tract No. 5994** proposing to subdivide the subject property for the purposes of creating 28 individual lots for the respective town home units which are proposed to be constructed within the proposed private street planned development at an overall density of approximately 21.71 dwelling units per acre. The tentative map also proposes to create one Outlot for common area purposes and the vacation of portions of adjacent public street rights-of-way
 - Central Community Plan
 - Council District 3 (Councilmember Baines)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Will Tackett
 - May be considered by the City Council

D. [Workshop on Form Based Codes.](#)

- Staff Member: Wilma Quan, Downtown & Community Revitalization Department

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)

August 17, 2011 Workshop on Fulton Corridor Specific Plan

August 17, 2011 Workshop on Downtown Neighborhood Specific Plans