



PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

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

Development and Resource Management
Assistant Director/Commission Secretary
KEITH BERGTHOLD

Deputy City Attorney
TALIA KOLLURI-BARBICK

The Planning Commission welcomes you to this meeting.

June 19, 2013

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 oqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam oqhab, 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 – Meeting Minute of May 1, May 15, and June 5, 2013
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [Consider Rezone Application No. R-13-004 and related environmental findings for approximately 0.70 acre of property located at the southwest corner of West Dakota and North West Avenues. The applicant requests an amendment to the Official Zone Map to reclassify the property from C-1/cz \(Neighborhood Shopping Center/conditions of zoning\) to C-1 \(Neighborhood Shopping Center\). The applicant requests the removal of the conditions of zoning on the subject property in order to allow a Laundromat use to be established in 3,400 square feet of tenant space within the existing building on the site.](#)
1. **RECOMMEND APPROVAL TO THE CITY COUNCIL of Environmental Assessment No. R-13-004 to the City Council** which recommends that a Finding of Conformity be adopted for the project.
 2. **RECOMMEND APPROVAL TO THE CITY COUNCIL of Rezone Application No. R-13-004** filed by Bradley Steinberg, on behalf of "PWS The Laundry Company," requesting the removal of the conditions of zoning.
 - Fresno High/Roeding Area Community Plan
 - Council District 1 (Councilmember Xiong)
 - Staff Recommendation: Recommend approval
 - Staff Member: Bruce Barnes
 - Will be considered by the City Council
- B. [Consider Plan Amendment Application No. A-12-005, Rezone Application No. R-12-007, and Vesting Tentative Tract Map No. 6028/UGM. These applications have been filed by Chris Kliwer, on behalf of Lennar Fresno, Inc., and pertain to approximately 14.51 net acres of property on the west side of North Armstrong Avenue between East Ashlan and East Dakota Avenues.](#)
1. **RECOMMEND APPROVAL TO THE CITY COUNCIL** of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-12-005/R-12-007/T-6028/UGM dated May 28, 2013 for the purpose of the proposed plan amendment and rezone applications.
 2. **RECOMMEND APPROVAL TO CITY COUNCIL of Plan Amendment Application No. A-12-005** proposing to amend the 2025 Fresno General Plan and the McLane Community Plan for a ± 2.328 acre portion of the subject property from the low density residential planned land use designation to the medium density residential land use designation.
 3. **RECOMMEND APPROVAL TO THE CITY COUNCIL of Rezone Application No. R-12-005** to rezone a ± 2.328 acre portion of the subject property from the R-A/UGM (*Single Family Residential Agricultural/Urban Growth Management*) to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 4. **APPROVE** the Mitigated Negative Declaration prepared for Environmental Assessment No. A-12-005/R-12-007/T-6028/UGM dated May 28, 2013 for the purpose of the proposed vesting tentative tract map application, contingent upon City Council approval of Plan Amendment Application No. A-12-005, Rezone Application No. R-12-007, and the related environmental assessment.

VIII. NEW MATTERS (Continued)

5. **APPROVE** Vesting Tentative Tract Map No. 6028/UGM subject to the findings included within the Staff Report to the Planning Commission dated June 19, 2013; compliance with the Conditions of Approval dated June 19, 2013; and, contingent upon City Council approval of Plan Amendment Application No. A-12-005, Rezone Application No. R-12-007, and the related environmental assessment.

- McLane Area Community Plan
- Council District 4 (Councilmember Caprioglio)
- Staff Recommendation: Recommend Approval
- Staff Member: McKencie Contreras
- Plan Amendment and Rezone will be considered by the City Council. The Vesting Tentative Tract Map may be considered by Council on appeal.

C. [Consideration of Street Name Change Application No. SNC-2010-002, filed by Jo Ann Ables, to rename Martin Avenue, between East California Avenue and Merced Street, to Elder JD Adams Avenue.](#)

1. **RECOMMEND APPROVAL TO THE CITY COUNCIL of Environmental Assessment No. SNC-2010-002**, determination of a finding of No Possibility of Significant Adverse Effect.

2. **RECOMMEND APPROVAL TO THE CITY COUNCIL of Street Name Change Application No. SNC-2010-002** proposing to rename Martin Avenue, between East California Avenue and Merced Street, to Elder JD Adams Avenue.

- Edison Area Community Plan
- Council District 3 (Councilmember Baines)
- 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)