



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.

June 3, 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.**

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 – Meeting Minutes for April 15 and May 6, 2015
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. CONTINUED FROM APRIL 15, 2015

Consider an Appeal of Conditional Use Permit Application No. C-14-072 and related environmental finding filed by Frank Mungia, on behalf of Randy Alonzo of PB Companies LLC, which pertains to 2.93± acres of property located on the northeast corner of West Herndon and North Brawley Avenues. The applicant proposes the construction of a 23,475 square-foot, 2-story office building and a 62,800 square-foot, 3-story, 100 resident assisted living/memory care facility with 24-hour skilled professionals and trained assistants. The property is zoned C-P/BA-30/EA/UGM (Administrative and Professional Office/ Boulevard Area, 30 feet/Expressway Area Overlay/Urban Growth Management).

1. **ADOPT** the environmental finding of a Mitigated Negative Declaration for Environmental Assessment No. C-14-072 dated May 15, 2015 in accordance with the California Environmental Quality Act (CEQA).
2. DENY the appeal and UPHOLD the action of the Development and Resource Management Department Director approving Conditional Use Permit Application No. C-14-072 subject to the following:
 - a. Development shall take place in accordance with Exhibits AA-1, AA-2, AA-3 and AA-4 all dated February 20, 2015 and A-1, A-2, A-3, A-4, A-5, A-6, A-7 and Exhibits E, E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10 all dated August 14, 2014.
 - b. Development shall take place in accordance with the project Conditions of Approval dated February 27, 2015 for Conditional Use Permit Application No. C-14-072.
 - Bullard Community Plan
 - Council District 2 (Councilmember Brandau)
 - Staff Recommendation: Recommend Approval
 - Staff Member: Bruce Barnes
 - May be considered by City Council on appeal

VIII. NEW MATTERS

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)