



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

Senior Deputy City Attorney
TALIA KOLLURI-BARBICK

The Planning Commission welcomes you to this meeting.

June 4, 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

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

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. CONTINUED FROM MAY 21, 2014, REFER BACK TO STAFF

Consider Conditional Use Permit Application C-14-023 filed by filed by Todd Peek of Peek Site-Com on behalf of AT&T, pertains to 4.15 acres property located at the northwest corner of North West and West Bullard Avenues.

1. **DENY** Conditional Use Permit Application No. C-14-023 which proposes to replace an existing 36 inch (3 ft.) diameter cellular tower radome (fiberglass antenna enclosure) with a new 96 inch (8 ft.) diameter radome (fiberglass antenna enclosure).

- Bullard Community Plan
- Council District 2 (Councilmember Brandau)
- Staff Recommendation: Recommend Denial
- Staff Member: Bonique Emerson
- May be considered by the City Council

VIII. NEW MATTERS

A. Cell Tower Workshop Staff requests guidance from the Planning Commission on revising the current Wireless Telecommunications Policy in order to address the industry's capacity needs. AT&T recently submitted a conditional use permit application which proposes to increase the width of a radome (antenna cover) on an existing wireless telecommunications tower. This tower is currently built to the maximum tower size permitted by the current Wireless Telecommunications Facilities Policy and Procedure dated June 20, 2006. The applicant is requesting to increase the size of this radome to more than double the width allowed.

Although this project is proposed on a specific piece of property, this application has been submitted as a test case. AT&T has 41 other similar towers in the City of Fresno that they wish to enlarge in the same manner. Based on the maximums allowed in the current policy, staff cannot approve this application. Staff acknowledges that AT&T needs to enlarge their existing facilities and is seeking guidance from Planning Commission and ultimately from City Council on how to accommodate the needed expansions.

- Citywide
- Staff Recommendation: Staff requests guidance
- Staff Member: Bonique Emerson

VIII. NEW MATTERS (Continued)

B. REFER BACK TO STAFF

Consider Conditional Use Permit Application No. C-12-232 filed by Mike DeAlba and Associates on behalf of Steve Fagbule Enterprises. This application pertains to approximately 1.19 acres of property located on the south side of East Shields Avenue between North Blackstone Avenue and State Route 41.

1. **DENY** Conditional Use Permit Application No. C-12-232 which proposes a 3,719 square-foot two story addition to an existing 7,665 square-foot commercial building and an additional parking lot on the west side of the building. In addition, the applicant proposes to establish a State of California Alcoholic Beverage Control Type 47 liquor license (*on sale general- eating place*) for a restaurant proposed on the second floor. There is an existing banquet facility use on the first floor of the building and the applicant also proposes to use this Type 47 license for the banquet facility. The property is zoned C-P/cz (*Administrative and Professional Office/conditions of zoning*) and R-P (*Residential and Professional Office*).

- McLane Community Plan
- Council District 7 (Councilmember Olivier)
- Staff Recommendation: Recommend Denial
- Staff Member: Bonique Emerson

C. Consider Vesting Tentative Tract Map No. 6066/UGM filed by Sharp Norcal Partners LLC., pertaining to approximately 16.04 acres of vacant property located on the east side of North Blythe Avenue between West Dakota and West Shields Avenues.

1. **ADOPT Environmental Assessment No. T-6066/UGM** 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) be adopted for the vesting tentative tract map.

2. **APPROVE Vesting Tentative Tract Map No. 6066/UGM** which proposes to subdivide the subject property into a 78-lot single family residential conventional subdivision.

- West Area Community Plan
- Council District 1 (Councilmember Xiong)
- Staff Recommendation: Recommend Approval
- Staff Member: Israel Trejo
- May be considered by the City Council

VIII. NEW MATTERS (Continued)

D. [Consider Rezone Application No. R-14-005 and related Environmental Assessment No. R-14-005/S-14-014, filed by Robert Davidson, on behalf of the City of Fresno Housing Authority, pertaining to a 0.83 acre property located on the south side of East Hamilton Avenue between South Chance and South Maple Avenues.](#)

1. **RECOMMEND APPROVAL (to the City Council)** of a Categorical Exemption for Environmental Assessment No. R-14-005/S-14-014, dated May 19, 2014;

2. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-14-005 filed by Robert Davidson, on behalf of the City of Fresno Housing Authority, and pertains to 0.83 acre of property located on the south side of East Hamilton Avenue between South Chance and South Maple Avenues. Rezone Application No. R-14-005 proposes to amend the Official Zone Map to reclassify the subject property from the R-1 (*Single Family Residential*) to the R-2 (*Low Density Multiple Family Residential*) zone district. The applicant proposes the construction of a two-story, 14-unit multiple family residential complex on vacant property west of and adjacent to the Cedar Courts Housing Authority project.

- Roosevelt Community Plan
- Council District 5 (Councilmember Quintero)
- Staff Recommendation: Recommend Approval
- Staff Member: Bruce Barnes
- Will be considered by 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)