



# PLANNING COMMISSION AGENDA

JAIME HOLT, Chair

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

Development and Resource Management Department  
KEITH BERGTHOLD  
Assistant Director/Planning Commission Secretary

Deputy City Attorney  
TALIA KOLLURI-BARBICK

*The Planning Commission welcomes you to this meeting.*

**May 2, 2012**

**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 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 p̄eb 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
- B. Communications
- C. Entitlements

#### **VI. REPORTS BY COMMISSIONERS**

## VII. CONTINUED MATTERS

### A. CONTINUED FROM APRIL 18, 2012

[Consider Plan Amendment Application No. A-11-011, Rezone Application No. R-11-017, Conditional Use Permit Application No. C-11-176, and Environmental Assessment No. A-11-011/R-11-017/C-11-176, filed by Steven Spencer on behalf of John Allen, and pertains to approximately 10.12 acres of property located on the easterly side of North Figarden Drive between North Gates and North Verba Avenues.](#)

1. **RECOMMEND APPROVAL (to the City Council) of Environmental Assessment Application No. A-11-011/R-11-017/C-11-176** and the adoption of the Mitigated Negative Declaration for the entire project, which includes (1) The proposed amendment to the 2025 Fresno General Plan and Bullard Community plan planned land use designation for the subject property; (2) The proposed rezoning of the subject property consistent with the proposed plan amendment; and (3) The proposed development of a 160 unit multiple family residential gated community.
2. **RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-11-011** proposing to amend the 2025 Fresno General Plan and the Bullard Community Plan for the subject property from the Community Commercial planned land use designation to the Medium-High Density Residential (10.38-18.15 dwelling units per acre) planned land use designation.
3. **RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-11-017** proposing to reclassify the subject property from the C-2/BA-20/UGM (*Community Shopping Center/Boulevard Area Overlay, 20 feet/Urban Growth Management*) to R-2/BA-20/UGM (*Low Density Multiple Family Residential/Boulevard Area Overlay, 20 feet/Urban Growth Management*) zone district.
4. **APPROVE Conditional Use Permit Application No. C-11-176** requesting authorization for the development of a 160 unit multiple family residential gated community with garages, pool, a community building, and a minor rear yard encroachment of 10 feet and is contingent upon City Council approval of Plan Amendment Application No. A-11-011, Rezone Application No. R-11-017, and the related environmental assessment.
  - Bullard Community Plan
  - Council District 2 (Councilmember Borgeas)
  - Staff Recommendation: Recommend Approval
  - Staff Member: McKencie Contreras
  - Conditional Use Permit may be considered by the City Council on appeal; Plan Amendment and Rezone will be considered by City Council

## 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 Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

**XII. ADJOURNMENT**

***UPCOMING MATTERS*** (Dates subject to change)