



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.

November 18, 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 of September 16, 2015
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. CONTINUED FROM NOVEMBER 4, 2015

[Consideration of Rezone Application No. R-15-005, Conditional Use Permit Application No. C-15-025 and related Environmental Assessment No. R-15-005/C-15-025, filed by Dirk Poeschel of Land Development Services, Inc., on behalf of Gary Chester, and pertains to ±2.7 acres of a ±8.73 acre property located on the southwest corner of North Brawley Avenue and West Herndon Avenue in the City of Fresno. The project site is owned by the City of Fresno and will be leased to the developer.](#)

1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of the Finding of Conformity with the Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan (SCH # 2012111015), for Environmental Assessment (EA) No. R-15-005/C-15-025.
2. **RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-15-005**, which proposes to amend the Official Zone Map to reclassify ±2.7 acres of a ±8.73 acre property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the C-5/UGM (*General Commercial/Urban Growth Management*) zone district.
3. **APPROVE Conditional Use Permit Application No. C-15-025** which proposes the construction of a Chevron gas station with 12 fueling stations, a ±3,500 square-foot convenience store, and a drive-through car wash, and requests authorization to establish a State of California Alcoholic Beverage Control alcohol license Type 20 (*Package Store – sale of beer and wine for consumption off the premises where sold*) for the convenience store, contingent upon City Council approval of the related Rezone Application and Environmental Assessment and subject to the Conditions of Approval dated November 18, 2015.
 - Bullard Community Plan and Sierra Sky Park Land Use Policy Plan
 - Council District 2 (Councilmember Brandau)
 - Staff Recommendation: Approve
 - Staff Member: Lauren Filice
 - Rezone to be considered by the City Council

VIII. NEW MATTERS(Continued)

A. Consideration of Conditional Use Permit Application No. C-15-136, Vesting Tentative Tract Map No. 6104/UGM and related Environmental Assessment No. C-15-136/T-6104, filed by Gary Giannetta on behalf of Wathen-Castanos Hybrid Homes, Inc., which pertains to 4.20 net acres of property located on the south side of East Fancher Creek Drive between South Purdue and South Sunnyside Avenues in the City of Fresno.

1. **ADOPT** Environmental Assessment No. C-15-136/T-6104 resulting in a finding that the proposed project, as an infill development project and subdivision, is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 of the CEQA Guidelines.
2. **APPROVE** Conditional Use Permit Application No. C-15-136 requesting authorization for the development of a 28-unit single family residential planned unit development with modified property development standards pursuant to Vesting Tentative Tract Map No. 6104/UGM.
3. **APPROVE** Vesting Tentative Tract Map No. 6104/UGM proposing to re-subdivide the subject property for the purposes of creating 28 single family residential lots within the proposed planned unit development.
 - Roosevelt Community Plan
 - Council District 5 (Councilmember Quintero)
 - Staff Recommendation: Approve
 - Staff Member: Chris Lang
 - May be considered by City Council on appeal

VIII. NEW MATTERS

B. [Consideration of Conditional Use Permit Application No. C-15-124 filed by Sol Development Associates, LLC. on behalf of Stacy Gould, pertaining to a 3,165 square-foot tenant space within the 0.57 acre North Pointe Shopping Center located on the southwest corner of the intersection of West Herndon and North Palm Avenue. The applicant requests authorization to establish a State of California Alcoholic Beverage Control Alcohol License Type 42 \(Bar, Tavern – sale of beer and wine for consumption on or off the premises where sold; minors not allowed to enter and remain\) for Pinot’s Palette Paint & Sip. The property is zoned C-2/EA/cz \(Community Shopping Center/Expressway Area Overlay/with conditions of zoning\).](#)

1. **ADOPT** Environmental Assessment No. C-15-124, a determination that the proposed project is exempt from CEQA through a Class 1 Categorical Exemption per Section 15301 of the CEQA Guidelines.
2. **APPROVE** Conditional Use Permit Application No. C-15-124 which proposes to establish a State of California Alcoholic Beverage License type 42 (Bar, Tavern – for sale of beer and wine for consumption on and off the premises where sold; minors not allowed to enter and remain) for Pinot’s Palette Paint & Sip.
 - Bullard Community Plan
 - Council District 2 (Councilmember Brandau)
 - Staff Recommendation: Approve
 - Staff Member: Stephen Cox
 - May be considered by City Council

VIII. NEW MATTERS

C. [Consider an appeal regarding Conditional Use Permit Application No. C-15-123, approved by the Director of the Development and Resource Management Department on October 12, 2015 granting authorization to relocate an existing business operation known as PARC Environmental, located at 2706 South Railroad Avenue, to an established industrial zoned and designated parcel at 2864 Dorothy Avenue. PARC Environmental is a High Speed Rail impacted business and the relocation of their facility and operations is due to acquisition of the Railroad Avenue property by the California High Speed Rail Authority.](#)

1. **ADOPT** a Finding of Conformity with the Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan (SCH No. 2012111015), for Environmental Assessment (EA) No. C-15-123.
2. **DENY** the appeal and **UPHOLD** the action of the Development and Resource Management Department Director approving Conditional Use Permit No. C-15-123, for the relocation and re-establishment of PARC Environmental, which proposes the construction and use of a ±15,657 square-foot corporate office/warehouse building with construction yard for hazardous material storage and transfer facility, subject to conditions of approval.
 - Edison Community Plan
 - Council District 3 (Councilmember Baines)
 - Staff Recommendation: Deny the appeal and uphold Director's action
 - Staff Member: Ralph Kachadourian
 - May be considered by the City Council on Appeal

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)