

City of Fresno

*City Hall Council Chamber
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, May 4, 2016

6:00 PM

Regular Session

**City Hall Council Chamber
2600 Fresno Street**

Planning Commission

Chairperson Serop Torossian

Vice Chair Rojelio Vasquez

Commissioner Cary Catalano

Commissioner Lawrence Garcia

Commissioner Jaime Holt Commissioner Luisa Medina

Commissioner Randy Reed

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

- A. Minutes
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [ID16-514](#) Consideration of Vesting Tentative Tract Map No. 6110/UGM, Conditional Use Permit Application No. C-16-009 and related Addendum to Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108, for property located on the southeast corner of East Shields and North Bliss Avenues.
1. **APPROVE** the Addendum to the Mitigated Negative Declaration as prepared for Environmental Assessment No. A-15-002/R-15-009/C-15-167/T-6108 dated November 25, 2015.
 2. **APPROVE** Conditional Use Permit Application No. C-16-009 subject to compliance with the Conditions of Approval dated May 4, 2016.
 3. **APPROVE** Vesting Tentative Tract Map No. 6110/UGM subject to compliance with the Conditions of Approval dated May 4, 2016.

- McLane Community Plan

- Council District 4 (Councilmember Caprioglio)
- Staff Recommendation: Approve
- Staff Member: Israel Trejo
- May be considered by the City Council on appeal

B. [ID16-522](#)

Consideration of Conditional Use Permit Application No. C-16-001 and Environmental Assessment No. C-16-001/TPM-2016-02, filed by Brandon Broussard, on behalf of Vincent Ricchiuti, and pertaining to 20 acres of property located on the northwest corner of East Shepherd and North Willow Avenues in northeast Fresno.

1. **ADOPT** the Mitigated Negative Declaration prepared for Environmental Assessment No. C-16-001/TPM-2016-02 filed on April 1, 2016;
2. **APPROVE** Conditional Use Permit Application No. C-16-001 requesting authorization to construct a mixed use development consisting of 255 dwelling units and ±34,800 square feet of trail-oriented commercial/retail uses with activity areas, a paseo for outdoor dining, a corner patio area and drive-through facilities.
 - Woodward Park Community Plan
 - Council District 6 (Councilmember Brand)
 - Staff Recommendation: Approval of the Environmental Assessment and Conditional Use Permit Application
 - Staff Member: Phillip Siegrist
 - 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)