

# City of Fresno

*City Hall Council Chamber  
2600 Fresno Street*



## Meeting Agenda - Final

**Wednesday, June 22, 2016**

**6:00 PM**

**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](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 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.

## **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
- B. Communications
- C. Entitlements

**VI. REPORTS BY COMMISSIONERS****VII. CONTINUED MATTERS**

- A. [ID16-762](#) **CONTINUED FROM MAY 18, 2016 - REFER BACK TO STAFF**  
Consider an appeal regarding Conditional Use Permit Application No. C-15-182, filed by Land Development Consultants, LLC., on behalf of Circle K, for property located on the northeast corner of North Peach and East Olive Avenues.

**VIII. NEW MATTERS**

- A. [ID16-773](#) Consideration of Plan Amendment Application No. A-16-002, Rezone Application No. R-16-002 and related Environmental Assessment No. A-16-002/R-16-002, filed by Jeffery Roberts on behalf of the Waterford Foundation. These applications pertain to approximately 3.99 acres of property located on the southwest corner of North Polk and West Sierra Avenues.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-002/R-16-002 dated June 3, 2016 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-002 which proposes to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from the Office planned land use designation to the Urban Neighborhood Residential planned land use designation.
3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-002 which proposes to amend the Official Zone Map to reclassify the subject property from O/UGM/cz (*Office/Urban Growth Management/conditions of zoning*) to RM-2/UGM (*Residential Multi-Family, Urban Neighborhood/Urban Growth Management*) for the purpose of developing a multi-family housing project. The conditions of zoning will be eliminated since they apply to an office complex and would no longer be applicable should this rezone application be approved.

- Bullard Community Plan
- Council District 2 (Councilmember Brandau)
- Staff Recommendation: Approve
- Staff Member: Bruce Barnes
- Plan Amendment and Rezone to be considered by the City Council

**B. [ID16-771](#)**

Consideration of an appeal of Director Action approving Conditional Use Permit Application No. C-15-130 and related Environmental Assessment No. C-15-130, filed by Eric Zamora, on behalf of Nasser Abdullah, for property located on the northeast corner of North Van Ness Avenue and East Divisadero Street in the City of Fresno.

1. ADOPT Environmental Assessment No. C-15-130, dated February 25, 2016, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 1 and Class 32 Categorical Exemption.

2. APPROVE Conditional Use Permit Application No. C-15-130 requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store - sale of beer and wine for consumption off the premises*) for the Valley Food grocery store subject to the following:
  - a. Development shall take place in accordance with the Conditions of Approval detailed in the approval letter for Conditional Use Permit Application No. C-15-130 dated February 25, 2016 and amended on May 17, 2016.
- Central Area Community Plan and Fulton-Lowell Specific Plan
- Council District 3 (Councilmember Baines)
- Staff Recommendation: Approve
- Staff Member: Christopher Lang
- 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)**