

# **City of Fresno**

*City Hall Council Chamber  
2600 Fresno Street*



## **Meeting Agenda - Final**

**Wednesday, June 1, 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***

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 for May 18, 2016

B. Communications

C. Entitlements

## **VI. REPORTS BY COMMISSIONERS**

## **VII. CONTINUED MATTERS**

### **A. [ID16-650](#)**

#### **CONTINUED FROM MAY 4, 2016**

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 as related 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 June 1, 2016.
3. **APPROVE** Vesting Tentative Tract Map No. 6110/UGM subject to compliance with the Conditions of Approval dated June 1, 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

## **VIII. NEW MATTERS**

### **B. [ID16-658](#)**

Consideration of Rezone Application No. R-16-004; Annexation Application No. ANX-16-001; Vesting Tentative Tract Map No. 6139/UGM; and, related Environmental Assessment No. R-16-004/ANX-16-001/T-6139 for approximately 38.70 acres of property located on the northeast corner of North Polk and West Olive Avenues.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of Environmental Assessment No. R-16-004/ANX-16-001/T-6139, filed April 29, 2016, resulting in a Finding of Conformity to the Fresno General Plan Master Environmental Impact Report (MEIR) for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of the adoption of Rezone Application No. R-16-004 requesting authorization to rezone an approximately 19.66 acre portion of the subject property from the PI (*Public and Institutional*) zone district and prezone an approximately 4.81 acre portion of the subject property from the RR (*Rural Residential, Fresno County*) zone district to the RS-5/UGM (*Residential Single-Family, Medium Density/Urban Growth Management*) zone district.
3. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. ANX-16-001 to initiate annexation proceedings for incorporation of an approximately 4.81 acre portion of the subject property to the City of Fresno; and, detachment from the Kings River Conservation District and North Central Fire Protection District.
4. APPROVE Vesting Tentative Tract Map No. 6139/UGM proposing to subdivide the subject property for the purpose of creating a 201-lot conventional single-family residential development subject to the findings within the Staff Report to the Planning Commission dated June 01, 2016; compliance with the Conditions of Approval dated June 01, 2016; and, contingent upon City Council Approval of Rezone Application No. R-16-004, Annexation Application No. ANX-16-001 and the related environmental assessment.

- West Area Community Plan
- Council District 3 (Councilmember Baines)
- Staff Recommendation: Recommend Approval
- Staff Member: Will Tackett
- Rezone and Annexation to be considered by the City Council & Tentative Map 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)**