



## City of Fresno

City Hall Council  
Chamber  
2600 Fresno Street

### Meeting Agenda - Final Planning Commission

---

Wednesday, July 6, 2016

6:00 PM

City Hall 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 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

B. Communications

C. Entitlements

#### **VII. CONTINUED MATTERS**

#### **VIII. NEW MATTERS**

- A. [ID16-814](#)                      Consideration of Tract Map No. 6140/UGM and related  
Environmental Assessment No. T-6140, located on the south

side of East Powers Avenue between North Maple and North Chance Avenues

1. ADOPT Environmental Assessment No. T-6140 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 Tentative Tract Map No. 6140/UGM subject to compliance with the Conditions of Approval dated July 6, 2016.

- Woodward Park Community Plan
- Council District 6 (Councilmember Brand)
- Staff Recommendation: Recommend Approval
- Staff Member: Kira Noguera
- Tentative Map may be considered by the City Council on appeal

**B.**     [ID16-813](#)

Consider Plan Amendment Application No. A-16-003, Rezone Application No. R-16-003 and related Environmental Assessment No. A-16-003/R-16-003 filed by Jeffrey Roberts, on behalf of GV Holdings, Inc., for approximately 13.67 acres of property located on the east side of South Hughes Avenue between West Kearney Boulevard and West California Avenue.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment No. A-16-003/R-16-003 dated July 1, 2016.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-003 proposing to amend the Fresno General Plan, the Edison Community Plan, and the Fresno-Chandler Downtown Airport Master Plan from the Corridor/Center Mixed Use (16-30 du/ac) planned land use designation to the Medium Low Density Residential (3.5-6 du/ac) planned land use designation.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-003 requesting authorization to rezone the subject property from the CMX/UGM (Corridor/Center Mixed-Use/Urban Growth Management) zone district to RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) zone district.

- Edison Community Plan
- Council District 3 (Councilmember Baines)
- Staff Recommendation: Recommend Approval to the City Council
- Staff Member: McKencie Contreras
- Plan Amendment and Rezone to be considered by the City Council

**C.**     [ID16-818](#)

Consideration of Vesting Tentative Tract Map No. 6090/UGM and related Environmental Assessment No. T-6090/UGM, for property located on the north side of West Bullard Avenue, between State Route 99 and North Grantland Avenues.

1. APPROVE the Finding of Conformity to the Fresno General Plan Master Environmental Impact Report as prepared for Environmental Assessment No. T-6090/UGM dated June 3, 2016.

2. APPROVE Vesting Tentative Tract Map No. T-6090/UGM subject to compliance with the Conditions of Approval dated July 6, 2016.

- West Area Community Plan
- Council District 4 (Councilmember Brandau)
- Staff Recommendation: Approve
- Staff Member: Israel Trejo
- May be considered by the City Council on appeal

**D.**     [ID16-821](#)

Consideration of Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, Development Permit Application No. D-16-031 and related Environmental Assessment No. A-16-005/R-16-006/D-16-031, filed by Nick Yovino Jr. of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC. These applications pertain to

approximately ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-005/R-16-006/D-16-031 dated June 3, 2016 for purposes of the proposed project.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-005 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject property from Medium Low Density Residential planned land use to the Medium High Density Residential planned land use designation.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-16-006 to rezone the subject property from the RS-4/UGM (Residential Single Family, Medium low Density/Urban Growth Management) zone district to the RM-1/UGM (Residential Multiple Family, Medium High Density/Urban Growth Management) zone district.

4. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. D-16-031 proposing a gated, 34-unit multiple family residential development in three buildings with enhanced architectural features, including concrete roof tiles, stucco and stone veneers, decorative railings and window treatments, and courtyards central to each building. Landscaping for the project is dense along property lines to promote privacy and within the project to compliment architectural features and a colored concrete entry drive, landscaping, and wrought iron fencing along East Shepherd Avenue., subject to the Conditions of Approval dated July 6, 2016.

- Woodward Park Community Plan
- Council District 6 (Councilmember Brand)

- Staff Recommendation: Approval
- Staff Member: Bonique Emerson
- Plan Amendment, Rezone and Development Permit will be considered by the City Council

**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)**