

City of Fresno

*City Hall Council Chamber
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, August 3, 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 Planning Commission welcomes you to the City Council Chambers, located in City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California 93721.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. The meeting room is physically accessible. If, as an attendee or participant at the meeting, you need additional accommodations such as interpreters, signers, assistive listening devices, or the services of a translator, please contact the Office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To ensure availability, you are advised to make your request at least 48 hours prior to the meeting. The agenda and related staff reports are available at www.fresno.gov, as well as in the Office of the City Clerk.

La Comisión de Planificación le da la bienvenida a la cámara del conseso (City Council Chambers), ubicada en la Alcaldía (City Hall), do piso, 2600 Fresno Street, Fresno, California 93721.

El objetivo de la Ciudad de Fresno es cumplir con la Ley de Americanos con Discapacidades (ADA) en todo aspecto. La sala para juntas es físicamente accesible. Si usted, como asistente o participante de la junta, necesita acomodaciones adicionales como intérpretes, lenguaje de señas, aparatos auditivos, o los servicios de un traductor, por favor comuníquese con la Oficina del Secretario Municipal llamando al (559) 621-7650 o al clerk@fresno.gov. Para asegurarse de la disponibilidad, se le recomienda llamar y hacer su petición por lo menos 48 horas antes de la junta. La agenda y los reportes de personal correspondientes están disponibles en www.fresno.gov, o también en la Oficina del Secretario Municipal.

Tso Planning Commission tos txais koj rau City Council Chambers, nyob rau hauv City Hall, 2nd Floor, 2600 Fresno Street, Fresno, California 93721.

Lub hom phiaj ntawm nroog Fresno yuav ua kom tau txhua yam raw li txoj cai American with Disabilities Act (ADA) kom fwm txhua tus. Lub rooj sab laj txhua tus yuav tsum muaj feem koom kom tau, txawm yog cov tuaj koom, cov muaj feem rau lub rooj sab laj, yuav tsum kom muaj kev pab rau sawv daws xws li txhais lus, piav tes, tej twj mloog pob ntseg los yog ib tug txhais lus, thov hu rau Office of the City Clerk ntawm (559) 621-7650 los sis clerk@fresno.gov. Yuav kom paub tseeb tias npaj tau rau koj, koj yuav tsum tau hais ua ntej 48 xuab moos ntawm lub rooj sab laj. Daim ntawv kom tswj thiab tej ntaub ntawv cov ua dej num yuav coj los ceeb tshaj muaj nyob rau ntawm www.fresno.gov, los sis ntawm Office of the City Clerk.

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

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

A. [ID16-773](#) (ITEM CONTIUED TO AUGUST 17, 2016 PLANNING COMMISSION MEETING)

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

VIII. NEW MATTERS

A. [ID16-892](#)

Consideration of Conditional Use Permit Application No. C-16-034 and related Environmental Assessment No. C-16-034, filed by Dirk Poeschel of Dirk Poeschel Land Development Services, on behalf of Chaz Enterprises, for property located on the northeast corner of East Champlain Drive and North Hickory Hill Drive in the City of Fresno.

RECOMMENDATION

1. ADOPT Environmental Assessment No. C-16-034, dated June 27, 2016, a determination that the proposed project is exempt from California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption.
 2. APPROVE Conditional Use Permit Application No. C-16-034 requesting authorization to establish a State of California Alcoholic Beverage Control Type 47 alcohol license (*Restaurant - sale of beer, wine, and distilled spirits for consumption on the licensed premises*) for the 4,506 square foot VINO Grille and Spirits restaurant, which includes a proposed 1,309 square foot outdoor patio space subject to the following:
 - a. Development shall take place in accordance with the Conditions of Approval dated July 22, 2016 (Exhibit I).
- Woodward Park Community Plan
 - Council District 6 (Councilmember Brand)
 - Staff Recommendation: Approve
 - Staff Member: McKencie Contreras

- May be considered by the City Council on appeal

B. [ID16-894](#)

Consideration of Plan Amendment Application No. A-16-004, Rezone Application No. R-16-005, and related Environmental Assessment No. A-16-004/R-16-005, filed by Dirk Poeschel Land Development, on behalf of Topanga Management Co. These applications pertain to approximately 4.7 acres of property located on the east side of North Maple Avenue between East Gettysburg Avenue and East Shaw Avenue.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. A-16-004/R-16-005 dated June 24, 2016 for purposes of the proposed project.

2. RECOMMEND APPROVAL (to the City Council) of Plan Amendment Application No. A-16-004 proposing to amend the Fresno General Plan and Hoover Community Plan from the Medium High Density Residential planned land use designation to the Urban Neighborhood land use designation.

3. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-15-013 to rezone the subject property from the RM-1 (*Residential Multiple Family Medium High Density*) to RM-2 (*Residential Multiple Family, Urban Neighborhood*) zone district.

- Hoover Community Plan

- Council District 4 (Councilmember Caprioglio)

- Staff Recommendation: Recommend Approval

- Staff Member: Kira Noguera

- Plan Amendment and Rezone Applications and Environmental Assessment to 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)**