

# City of Fresno

*City Hall Council Chamber  
2600 Fresno Street*



## Meeting Agenda - Final

**Wednesday, August 17, 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](mailto: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](http://www.fresno.gov), as well as in the 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.

La Comisión de Planificación le da la bienvenida a la cámara del conseso (City Council Chambers), ubicada en la Alcaldía (City Hall), 2do 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](mailto: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](http://www.fresno.gov), o también en la Oficina del Secretario Municipal.

El estacionamiento con parquímetros está implementado a través del centro de la ciudad. El público en general que desea asistir a la junta de la Comisión de Planificación se puede(n) estacionar después de las 5:00 p.m. en el estacionamiento en la esquina noroeste de las calles Tulare y "P".

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](mailto: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](http://www.fresno.gov), los sis ntawm Office of the City Clerk.

Metered nres tsheb muaj nyob thoob plaw plawv nroog Fresno. Cov uas xav tuaj koom lub rooj sab laj Planning Commission nyob rau ntawm City Hall nres tau rau hauv lub parking lot sab hnuv tuaj pem toj ntawm txoj kev Tulare thiab P street tom qab 5:00 PM.

## **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 from August 3, 2016

## B. Communications

## C. Entitlements

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

## **VIII. NEW MATTERS**

### **A. [ID16-934](#)**

Consideration of Conditional Use Permit Application No. C-13-002 and Environmental Impact Report (EIR) No. 10149 (State Clearinghouse (SCH) No. 2013041015) for the Northwest Fresno Walmart Project located on the southwest corner of West San Jose and North Brawley Avenues in the City of Fresno.

1. CERTIFY Final EIR No. 10149 (SCH No. 2013041015), for the Northwest Fresno Walmart Project; and,
  - a. ADOPT Findings of Fact as required by Public Resources Code Section 21081(a) and California Environmental Quality Act (CEQA) Guidelines, Section 15091; and,
  - b. APPROVE a Mitigation Monitoring and Reporting Program as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097; and,
  - c. ADOPT the Statement of Overriding Considerations as required by Public Resources Code, Section 21081(b) and CEQA Guidelines, Section 15093.
2. APPROVE Conditional Use Permit Application No. C-13-002 (subject to the attached Conditions of Approval dated August 17, 2016.)

- Bullard Community Plan
- Council District 2 (Councilmember Brandau)
- Staff Recommendation: Certify the EIR and Approve the CUP
- Staff Member: McKencie Contreras
- May be considered by the City Council on appeal

**B. [ID16-930](#)**

Consideration of Conditional Use Permit Application No. C-16-022 and Environmental Assessment No. C-16-022, filed by Paul Halajian, on behalf of Father Arsany Paul of Archangels Michael and Gabriel Coptic Orthodox Church, and pertaining to 2.3 acres of property located on the west side of North Maple Avenue between East Teague and East Shepherd Avenues in northeast Fresno.

1. **ADOPT** Environmental Assessment No. C-16-022, a determination that the proposed project is exempt from the State of California Environmental Quality Act (CEQA) through a Class 32 Categorical Exemption;
2. **APPROVE** Conditional Use Permit Application No. C-16-022 requesting authorization to construct a 13,624 square-foot Coptic Orthodox Church (Archangel Michael and Gabriel Coptic Orthodox Church) with religious educational classrooms, a social hall, and an outdoor plaza.

- Woodward Park Community Plan
- Council District 6 (Councilmember Brand)
- Staff Recommendation: Approve
- Staff Member: Phillip Siegrist
- CUP may be considered by the City Council on appeal

**C. [ID16-964](#)**

Consider Plan Amendment Application No. A-16-006, Rezone Application No. R-16-007, Development Code Text Amendment Application No. TA-16-001 and related environmental finding filed by the Development and Resource Management Department Director pertaining to 338.6 acres of property as follows:

1. **RECOMMEND APPROVAL (to the City Council)** of Environmental Assessment No. A-16-006/R-16-007/TA-16-001, an Addendum to Final Master Environmental Impact Report SCH No. 2012111015 (MEIR) certified by the Fresno City Council on December 18, 2014 for the Fresno General Plan and Development Code, pursuant to California Environmental Quality Act Guidelines Sections 15162 and 15164.
2. **RECOMMEND APPROVAL (to the City Council)** of Plan Amendment Application No. A-16-006, pertaining to 271.63

acres, to amend the Fresno General Plan (Figure LU-1: Land Use and Circulation Map, and Figure LU-2: Dual Designation Diagram), the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan, as described in Exhibit A, Requests 1-25.

3. **RECOMMEND APPROVAL (to the City Council)** of Rezone Application No. R-16-007, pertaining to 67.03 acres, to amend the City of Fresno Zoning Map to effect technical changes to zoning on properties that were inadvertently omitted from the zoning map update. The rezones are requested to attain consistency with the approved general plan land use designation, and are further described in Exhibit A, Requests 26-43.
4. **RECOMMEND APPROVAL (to the City Council)** of Text Amendment Application No. TA-16-001 for minor changes to the Development Code in order to improve functionality, clarity, and internal consistency. Proposed amendments affect the following standards and/or procedures: rear setbacks, private open space, fencing, signage, hours of operation for establishments serving alcohol, design standards within mixed use districts, the apartment house overlay, intersection visibility; the addition of produce stands, urban farms and large family day care to certain zone districts; the deletion of the airport environs and planned development overlay districts (due to redundancy); and posting requirements, among others (see Exhibit B for complete text amendment). The affected sections are 15-404-F, 15-904-A, 15-1004-C-1, 15-1004-D-1-a, 15-1104-D-1, 15-2006-F, 15-2305-C-2, 15-2609-B, 15-2610-E-2, 15-2611-G, 15-2735-G, 15-2741-A-7-a, Table 15-2744-A, 15-2744-C-1, 15-2747, Table 15-751-G, 15-4906-D-1, 15-4906-H, 15-5003-A, 15-5302-D, 15-5602-A, 15-6703, 15-104-A, Table 15-107-B, 15-313, Table 15-902, Table 15-1002, Table 15-1102, 15-1104-G.1, Table 15-1202, Table 15-1302, Table 15-1402, 15-1601, 15-1602, 15-1609-B, 15-2006-F, Table 15-2015-B.4, 15-2018, 15-2102-A, 15-2707, 15-2754, 15-5007-C, 15-5810-A.

-Citywide Application

-Staff Recommendation: Approve

-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)**