

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, January 8, 2020

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

Planning Commission

Chairperson Serop Torossian

Vice Chair Kathy Bray

Commissioner Raj K. Sodhi-Layne

Commissioner Debra McKenzie

Commissioner Peter Vang

Commissioner Brad Hardie

Commissioner Monica Diaz

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.

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), 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.

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.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

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. Any testimony that references race, religion, ethnicity, economic status, national origin, or any other classification protected under state or federal law in a derogatory manner shall be deemed irrelevant and will not be considered by the Commission in making its land use determinations.

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.

Por cada asunto que es considerado por la Comisión, se dará una presentación del personal, seguida por una presentación del solicitante del proyecto. Después, se escuchará testimonio de los que apoyen el proyecto seguido por testimonio de los que se oponen. El solicitante tendrá el derecho a una presentación final como refutación antes de concluir la audiencia pública.

De acuerdo con la sección 13 del Artículo 2 de las Reglas y Reglamentos de la Comisión de Planificación que gobierna la largura del debate público, todo testimonio público de aquellos que apoyen o se opongan al proyecto, será limitado a tres minutos por persona. Las tres luces en el atril junto al micrófono indicarán el tiempo que le quede al orador. La luz verde se prenderá cuando el orador empiece. La luz amarilla se prenderá con un suave timbrar de campana cuando quede un minuto. El orador debería estar concluyendo su testimonio cuando la luz roja prenda junto con la campana final indicando que se acaba el tiempo. Todo testimonio público debe ser presentado a la Comisión desde el atril. Cualquier declaración que mencione raza, religión, etnicidad, estado económico, origen, u cualquier otra clasificación protegida bajo las leyes federales o estatales, las cuales se hagan de una manera derogatoria, serán consideradas irrelevantes y no serán consideradas por el comité al hacer determinaciones con respecto al uso de terreno.

Si usted ha objetado a estos asuntos del uso de la tierra en la corte, tal vez se le limite a plantar estas causas, que usted o alguien más plantó, en testimonio verbal o por escrito, o antes de que concluya la audiencia.

Txhua nge laj txheej pom zoo los ntawm cov Commission, ua ntej yuav tsum muaj tus staff los cej luam, dhau ntawd mam cej luam los ntawm tus tswv rooj ncauj lug. Ntxiv mus mam cia cov txhawb los piav, tom qab ntawd mam tso cov tsis txau siab los hais. Tus tswv rooj ncauj lug muaj cai los txhab txhais ntxiv ua ntej lub rooj sab laj yuav xaus.

Raws li txoj cai nge 13 ntawm tsab 2 txoj kev tswj fwm lub sij hawm rau tsoom pej xeem txog txoj kev sib cav txog ntawm lub Hom Phiaj txhim kho (Planning Commission). rau txhua tus uas muaj suab los ntawm cov pom zoo thiab cov tsis txau siab rau tej kev txhim kho (project) ib leeg tsuas muaj peb(3) nas this. Yuav muaj peb(3) lub teeb nyob ntawm lub podium ntawm lub microphone ib sab rau tus neeg yuav los tawm suab. Lub teeb ntsuab yuav cig thaum tus neeg pib hais lus. Lub teeb daj yuav cig thiab yuav muaj lub tswb nrov thaum tshuav ib(1) nas this. Tus neeg tawm suab nws yuav tsum hais kom xaus thaum lub teeb liab cig thiab lub tswb nrov ghia tias sij hawm tag lawm. Txhua tus pej xeem yuav tawm suab yuav tsum ceeb qhia rau tus Commission ntawm lub podium. Tej lu thu khdwv ud 5 his tog haiv neeg, key ritseeg, horn neeg, tus muj los txom nyem, haiv neegtuaj qhov twg tuaj, los sis lwm yam sib xws tau tiv thiv los ntwm lub xeev thib tseem fwm txoj cai los txwv tus cwj pwrn sdiLJ ish taU5 lwm leeJ lwm tus yuai tswm tsis pub kom tshwrn sirn thb yuv tsis tso cai los ntwm Commision key txiav txirn nyob rau dim luaj pua.

Yog hais tias koj yuav tawm tsam tej av(land) los sis siv tej xwm txheej hais nyob rau hauv xam(court) tsuas pub koj hais tau yam uas koj los sis lwm tus twb ua ncauj lug hais los yog sau ua ntaub ntawv ua ntej thaum yuav luag pib lub rooj ncauj lug.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

- A. Minutes
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VIII. NEW MATTERS

- A. [ID 20-0022](#) HEARING to consider initiation of the Central Southeast Specific Plan (Plan), pertaining to approximately 2,200 acres in the Established Neighborhoods South of Shaw Area of the Fresno General Plan, filed by the City of Fresno Planning and Development Department Director
1. **RECOMMEND ADOPTION** (to the City Council) of a resolution initiating the Central Southeast Specific Plan Proposed Land Use Map and Guiding Principles and the corresponding amendment of the General Plan, and repeal or amendment of the Specific Plan for the Butler/Willow Area and the Roosevelt Community Plan pertaining to approximately 2,200 acres located in the Established Neighborhoods South of Shaw Area to allow for future adoption of the Central Southeast Specific Plan.
- B. [ID19-11551](#) Consideration of Conditional Use Permit Application No. P19-01019, request to upgrade the A&M Westside Market Type 20 Off-Sale Beer & Wine License (*Package Store - sale of beer and wine for consumption off the premises where sold*) to a Type 21 Off-Sale General License (*Package Store - sale of beer, wine and distilled spirits for consumption off the premises where sold*) located at 10 East Whitesbridge Avenue at the southeast corner of South Thorne Avenue.
(Council District 3).
- Based upon the evaluation contained in this report and appeal received from the applicant, staff recommends that the Planning Commission take the following actions:
1. ADOPT Environmental Assessment for P19-01019 dated June 5, 2019, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Class 1 Categorical Exemption.
 2. DENY the applicant's appeal and UPHOLD the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P19-01019 request to upgrade the A&M Westside Market Type 20 Off-Sale Beer & Wine alcohol sales license to a Type 21 Off-Sale General License to include distilled spirits.
- C. [ID 20-0034](#) Consideration of Vesting Tentative Tract Map No. 6258, Planned Development Application No. P19-04243 and related Environmental

Assessment No. T-6258/P19-04243, for property located on the west side of North Hayes Avenue between West Ashlan and West Gettysburg Avenues (Council District 1).

1. **APPROVE** the adoption of a Mitigated Negative Declaration as prepared for Environmental Assessment No. T-6258/P19-04243 dated November 22, 2019.
2. **APPROVE** Planned Development Application No. P19-04243 which requests authorization to apply the RS-5/UGM (*Single Family Residential, Medium Density/Urban Growth Management*) zone district standards to a portion of the property which is split zoned as the CC (*Commercial - Community*) zone district subject to adoption of the Fresno Municipal Code Findings and compliance with the Conditions of Approval, included within the Staff Report to the Planning Commission dated January 8, 2020.
3. **APPROVE** Vesting Tentative Tract Map No. T-6258/UGM for a phased 318-lot single family residential subdivision subject to adoption of the Fresno Municipal Code Findings and compliance with the Conditions of Approval, included within the Staff Report to the Planning Commission dated January 8, 2020.

D. [ID 20-0035](#)

Consideration of Rezone Application No. P19-00801; Annexation Application No. P19-00843; Planned Development Application No. P19-00846; Vesting Tentative Tract Map No. 6201 (P19-01241) and 6235 (P19-03372); and related Environmental Assessment for approximately ±125 acres of property located on the east side of North Armstrong Avenue between East Clinton and East Olive Avenues. (Council District 4) - Planning and Development Department.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Mitigated Negative Declaration prepared for Environmental Assessment (EA) No. P19-00801 / P19-00843 / P19-00846 / T-6201 / T-6235 dated December 20, 2019 for purposes of the proposed project.
2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P19-00801 proposing to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AE-20 (Exclusive 20-acre Agricultural District) to the City of Fresno RS-3/UGM/ANX (Residential Single Family, Low Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) & RS-5/UGM/ANX

(Residential Single Family, Medium Density / Urban Growth Management / Annexed Rural Residential Transitional Overlay) zone districts in accordance with the Fresno General Plan.

3. RECOMMEND APPROVAL (to the City Council) of Annexation Application No. P19-00843 to initiate annexation proceedings for the McKinley-Armstrong No. 2 Reorganization proposing incorporation of the subject property within the City of Fresno; and, detachment from the Kings River Conservation District and Fresno County Fire Protection District (these actions are under the jurisdiction of the Fresno Local Area Formation Commission [LAFCO]).
4. RECOMMEND APPROVAL (to the City Council) of Planned Development Permit Application No. P19-00846 proposing to customize development standards and a density transfer for and between Vesting Tentative Tract Map Nos. 6201 and 6235. Customized development standards may include, but not be limited to, modifications to minimum lot size and dimension requirements, reductions to building setback requirements, and increases in lot coverage allowances. The planned development will also allow for a density transfer between the two tentative maps in accordance with Section 15-310-C of the Fresno Municipal Code; resulting in an overall density of approximately 6.50 dwelling units per acre.
5. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6201 (P19-01241) proposing to subdivide a ±39.51 net acre portion of the subject property located on the east side of North Armstrong Avenue between the East McKinley Avenue alignment and East Floradora Avenue for purposes of creating 257 single family residential lots.
 6. RECOMMEND APPROVAL (to the City Council) of Vesting Tentative Tract Map No. 6235 (P19-03372) proposes to subdivide a ±18.90 net acre portion of the subject property located on the east side of North Armstrong Avenue between East Floradora and East Olive Avenues for purposes of creating 122 single family residential lots.

IX. REPORT BY SECRETARY

X. SCHEDULED ORAL COMMUNICATIONS

XI. UNSCHEDULED ORAL COMMUNICATIONS

XII. ADJOURNMENT