



DISTRICT 7 PLAN IMPLEMENTATION COMMITTEE

MEETING

MONDAY, May 9, 2011 -- 4:00 P.M.

Manchester Center Suite 254

1901 E Shields Ave Fresno, CA 93726

AGENDA/MINUTES

1. ROLL CALL

a. This meeting was called to order at 4:13pm by Avila

Present: Bozner, Deniz, Ruiz, Korotie

Absent: Maul, Barnes, Nelson

Staff: Humberto Avila

2. APPROVAL OF AGENDA AND MINUTES

a. Approval of agenda for May 9, 2011

Motion to approve made by Ruiz, Seconded by Deniz. Motion Carries

Approve- All

Disapprove- None

Absent- *Maul, Barnes, Nelson*

b. Approval of the minutes from April 11, 2011

Motion to approve made by Deniz, Seconded by Korotie. Motion Carries

Approve- All

Disapprove- None

Absent- *Maul, Barnes, Nelson*

3. PROJECT REVIEW – CONTINUED ITEMS

4. PROJECT REVIEW – NEW ITEMS

a.

Conditional Use Permit Application No. C-11-061 was filed by Ron Silva, on behalf of Juan Flores of Nelly's Towing and Auto Repair, and pertains to 0.68 acre of property located on the southwest corner of North Maple and East Turner Avenues. The applicant requests authorization to establish a vehicle towing and automobile repair service, in an existing 15,300 square-foot warehouse building (formerly Fresno Tile Center). The property is zoned M-1 (*Light Manufacturing*).

Bozner read the description of the application into the record. The Committee was concerned about the area. Ruiz let the Committee know that the area has many businesses, including tow truck companies in the area. Korotie enjoyed the fact that another business has started in the area. After realizing that the area would not be affected by having another business the Committee went to a vote.

Motion to approve made by Deniz, Seconded by Ruiz. Motion Carries

Approve- All

Disapprove- None

Absent- *Maul, Barnes, Nelson*

b.

Plan Amendment Application No. A-11-004, Rezone Application No. R-11-004, and Conditional Use Permit Application No. C-11-058 were filed by Jeff Cazaly, on behalf of Marstel Investments, and pertain to 1.86 acres of property located on the west side of North Maroa Avenue south of West Barstow Avenue.

Plan Amendment Application No. A-11-004 proposes to amend the 2025 Fresno General Plan and Bullard Community Plan from the medium-low density residential planned land use designation to the medium-high density residential land use designation.

Rezone Application No. R-11-004 proposes to reclassify the property from the R-1-B (*Single Family Residential, minimum 12,500 square foot lot size*) zone district to the R-2 (*Low Density Multiple Family Residential*) zone district.

Conditional Use Permit Application No. C-11-058 proposes a gated residential community with private streets and modified property development standards.

The Committee was concerned about how traffic would be affected on Maroa Ave. The Committee was also concerned about parking for the handicapped. There was only one stall available compared to 63 regular stalls. The Committee suggested making a left turn pocket so that way residents can safely turn left into the property coming from south of the property on Maroa Ave. The Committee also suggested the residents must be forced to turn right (Southbound) on Maroa to avoid congestion on Maroa Ave. Deniz also suggested a bike lane on Maroa and a center turn lane.

The Committee decided that they would support the C.U.P application with the suggestions made by the committee.

Motion to approve made by Korotie, Seconded by Deniz. Motion Carries

Approve- All

Disapprove- None

Absent- *Maul, Barnes, Nelson*

5. COMMITTEE COMMENTS

6. PUBLIC COMMENTS

7. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT

a. Motion to adjourn was made by Ruiz, Seconded by Deniz. Motion Carries at 5:11pm.

Approve- All

Disapprove- None

Absent- *Maul, Barnes, Nelson*