



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII-C
COMMISSION MEETING

April 15, 2015

APPROVED BY

FROM: MICHAEL SANCHEZ, Assistant Director
Development and Resource
Management Department

for
ME

DEPARTMENT DIRECTOR

BY: BRUCE BARNES, Project Manager
Development Services Division

BB

SUBJECT: REFER BACK TO STAFF CONDITIONAL USE PERMIT APPLICATION NO. C-14-072

RECOMMENDATION

A Planning Commission hearing regarding Conditional Use Permit No. C-14-072 was scheduled and noticed for April 15, 2015. This application proposes the construction of a 23,475 square-foot, 2-story office building and a 62,800 square-foot, 3-story, 100 resident assisted living/memory care facility with 24-hour skilled professionals and trained assistants. The property is zoned C-P/BA-30/EA/UGM (*Administrative and Professional Office/ Boulevard Area, 30 feet/Expressway Area Overlay/Urban Growth Management*). The Bullard Community Plan and the Fresno General Plan designate the planned land use of the site as *office*. Originally, applicant proposed to restrict the office facility to medical offices only. The applicant is now proposing general office use in the 23,475 square foot office building. See Vicinity Map, Aerial Photo of Site, Site Plan and Elevation (Exhibits A-D) which more fully describe the project.

Staff is requesting that the Planning Commission refer this item back to staff for further analysis and review.

Exhibit A
Vicinity Map

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
2600 FRESNO ST
FRESNO CA 93721-3604

THIS IS A LEGAL NOTICE

Conditional Use Permit C-14-072
3771 West Beechwood Avenue
Fresno, CA 93711

VICINITY MAP



Subject Property

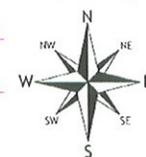


Exhibit B
Aerial Photograph



Planning Commission Meeting
April 15, 2015

Exhibit C
Site Plan

LIBERTY HEALTH FRESH

GENERAL OFFICE ASSISTED LIVING & CARE

W. BEECHWOOD AVE.

N. BRAWLEY AVE.

W. HERNDON AVE.

AREA PLAN

VICINITY MAP

LEGAL DESIGN

KEYNOTES

SITE

CITY SITE NOTES:

1. THE CITY OF FRESNO HAS REVIEWED THE SITE PLAN AND FOUND IT TO BE IN COMPLIANCE WITH THE CITY OF FRESNO ZONING ORDINANCE AND THE CITY OF FRESNO SUBDIVISION MAP ACT.
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FIRE DEPARTMENT NOTES:

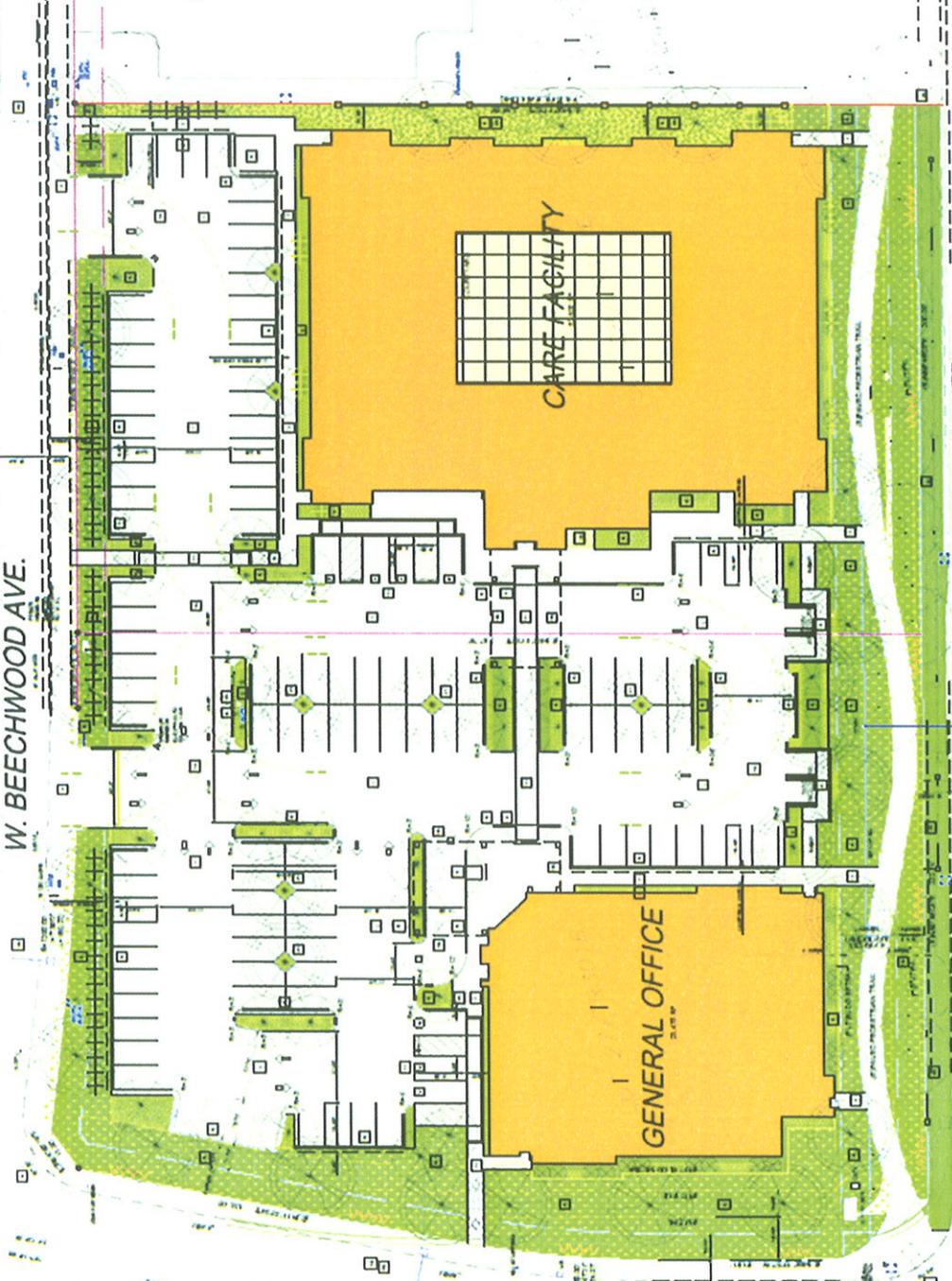
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DEVELOPMENT INFORMATION:

PROJECT NO. 123456789
 SHEET NO. 1 OF 1
 DATE: 12/31/2023
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 APPROVED BY: K. BROWN



DEVELOPMENT SITE PLAN

- LEGEND**
- LANDSCAPE WITH IRRIGATION
 - PAVING
 - EMPHASIS OF ACCESS RIGHTS
 - EMPHASIS AS DESCRIBED
 - IMPROVEMENT AS DESCRIBED

TRAFFIC ENGINEERING DEPARTMENT NOTES:

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Exhibit D
Elevation



 LIBERTY HEALTH
FREEDOM FOR LIFE



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