

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
TEXT AMENDMENT APPLICATION NO. TA-13-03

**Return Completed Form to:**

Bruce Barnes

Email: [Bruce.Barnes@fresno.gov](mailto:Bruce.Barnes@fresno.gov)

Telephone: 559-621-8047

Development & Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

**PROJECT DESCRIPTION AND LOCATION:**

**Text Amendment Application No. TA-13-03** was filed by Dirk Poeschel of Dirk Poeschel Land Development Services Inc., on behalf of Stock Five Holdings LLC, and proposes to amend the text of Chapter 12 of the Fresno Municipal Code (the Zoning Ordinance) to allow medical office and physical therapy office uses, banks, neighborhood markets and delicatessens with liquor sales in the C-R, *Commercial Recreational*, zone district.

**Granite Park Project Area (east side of North Cedar Avenue  
between East Dakota and East Ashlan Avenues)**

**DATE ROUTED: May 6, 2013**

**COMMENT DEADLINE: May 31, 2013**

*If no response is received by the comment deadline, it will be assumed you have no comments to submit.*

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY: \_\_\_\_\_

Name and Title

Telephone Number

Date

**Master Application Form** #: TA-13-03

**Check all that apply:**

<input type="checkbox"/>	Plan Amendment	<input type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Amendment	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input type="checkbox"/>	Rezone	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit	<input type="checkbox"/>	Major	<input type="checkbox"/>	Minor
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment				
<input type="checkbox"/>	Tentative Tract Map	<input type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment				
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project				
<input type="checkbox"/>	Annexation	<input checked="" type="checkbox"/>	Other: Amendment to Text						

Project Name: Amendment to Text within the Granite Park project  
 Project Address: \_\_\_\_\_ A.P.N. N/A  
 Size of Site: \_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Ac. Historical Project? (Building on registry and/or over 50 yrs. old) \_\_\_\_\_  
 Project Description (attach additional pages if necessary): \_\_\_\_\_  
 Please see attached Amendment to Text request.

Zoning Designation: \_\_\_\_\_ General Plan Designation: \_\_\_\_\_  
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): \_\_\_\_\_

**Please read carefully before signing or filing.**

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

**PRIMARY CONTACT, check all that apply**

Applicant  Owner  Other \_\_\_\_\_  
 Name: Mr. Guy Stockbridge Signature: \_\_\_\_\_  
 Company/Organization: Stock Five Holdings, LLC  
 Address: 2972 Larkin Avenue City: Fresno Zip: 93612  
 Email: Guys@Eiiteteamoffices.com Phone: 292-7020

**Check all that apply**

Applicant  Owner  Other Consultant  
 Name: Mr. Dirk Poeschel Signature: Dirk Poeschel  
 Company/Organization: Dirk Poeschel Land Development Services, Inc.  
 Address: 923 Van Ness Avenue, Suite No. 200 City: Fresno Zip: 93721  
 Email: dpoeschel@dplds.com Phone: 445-0374

**Check all that apply**

Applicant  Owner  Other \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding **Application Submittal Requirements** for the checklist(s) of required documents.

**FOR INTERNAL USE ONLY**

DEVELOPMENT PARTNERSHIP CENTER			
Received By:	<u>JZ</u>	Date:	<u>4-22-13</u>
Verification By:		Date:	
Application Fee:	<u>\$12,381.00</u>	EA Fee:	<u>\$1,181.00</u>
PZ No:	<u>13-16000003</u>	Zone District:	

Mr. Guy Stockbridge  
Stock Five Holdings, L.L.C.  
2972 Larkin Ave.  
Clovis, CA 93612  
Amendment to Text  
April 4, 2013

Applicant: Mr. Guy Stockbridge  
Stock Five Holdings, L.L.C.  
2972 Larkin Ave.  
Clovis, CA 93612

Agent: Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Ave., Suite No.200  
Fresno, CA 93721  
[dpoeschel@dplds.com](mailto:dpoeschel@dplds.com)

### REQUEST

Approve an Amendment to Text for the City of Fresno Zoning Ordinance to allow medical office, physical therapy office uses, bank and neighborhood market/deli with liquor sales with no drive-up window in the "CR" Commercial Recreational zone district within the Granite Park project.

### JUSTIFICATION

The "CR" zone district was originally intended for commercial & recreation uses in a planned, integrated center, including related service and commercial uses. A medical office use, physical therapy office use, bank, neighborhood market/deli with liquor sales are related services to the sports/recreation theme of the "CR" zone. Said medical uses were part of the original project mix of uses. A bank, neighborhood market/deli with liquor sales with no drive-up window are complimentary uses to the Granite Park activity center and allowed in the City of Fresno C-1 zone district. Granite Park is a destination center and has created a community feeling within the project. These uses are all compatible with the Granite Park project theme.

### PURPOSE

The purpose of this Amendment to Text is to allow additional complimentary uses in the "CR" Commercial Recreational zone district by making the following Amendment to the text of the Fresno Municipal Code.

Section 12.223.1 of the Fresno Municipal Code to allow the following uses:

- B. 11. Medical office*
- B.12. Physical therapy office*
- B.13. Bank*
- B.14. Neighborhood market with liquor sales*
- B.15. Delicatessen with liquor sales*

## Environmental Assessment Application

<p>1. APPLICANT'S NAME: <u>Stock Five Holdings, L.L.C</u></p> <p>ADDRESS: <u>2972 Larkin Ave.</u></p> <p>CITY &amp; ZIP: <u>Clovis 93612</u></p> <p>TELEPHONE: <u>(559) 292-7020</u></p> <p>EMAIL: <u>Guys@Eliteteamoffices.co</u></p> <p>SIGNATURE: _____</p>	<p>2. CONSULTANT'S NAME: <u>Dirk Poeschel Land Dev.</u></p> <p>ADDRESS: <u>923 Van Ness Ave., #200</u></p> <p>CITY &amp; ZIP: <u>Fresno 93721</u></p> <p>TELEPHONE: <u>(559) 445-0374</u></p> <p>EMAIL: <u>dpoeschel@dplds.com</u></p> <p>SIGNATURE: <u><i>Dirk Poeschel</i></u></p>
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Applicant's Consultant (if any) will only be sent a copy of the completed environmental findings. If box is checked, the applicant will also be sent a copy

3. DESCRIPTION OF PROPOSED PROJECT:

3a. Narrative Description – Describe outstanding characteristics, including architectural characteristics, type of construction, number of stories, activities resulting from the proposed project and other major features:

Please see attached amendment to text justification.

3b. Area of Parcel: NA Acres or Square Feet NA

3c. Proposed Project is located on the: NA (side of) NA  
between NA and NA

Street Address: NA

3d. Existing Zoning: "CR" 3e. Assessor's Parcel Number: NA

3f. Related entitlement (indicate by )

- Rezoning: Proposed Zone(s) \_\_\_\_\_
- Tentative Tract Map; if known, TT Map No. \_\_\_\_\_
- Site Plan Review \_\_\_\_\_
- Conditional Use Permit \_\_\_\_\_
- Parcel Map \_\_\_\_\_
- Other, Identify: Amendment to Text

4. IF RESIDENTIAL USE is proposed, number of dwelling units: NA

5. IF NON-RESIDENTIAL USE is proposed, identify: NA

5a. Non-residential Floor area: NA

5b. Estimated total number of employees: NA

5c. Total Number of off-street parking spaces provided: NA

FOR STAFF USE ONLY

PLANNING & DEVELOPMENT DEPARTMENT – CITY OF FRESNO

Application No. TA-13-03  
Date: 4-22-2013  
P & Z No. \_\_\_\_\_  
Received By: \_\_\_\_\_

6. If this project involves a Site Plan Review and/or rezoning for an industrial use, describe in detail the use intended (such as sheet metal fabrication, auto body painting, warehouse, meat packing, frozen food processing, truck trailer assembly, etc.):

NA

7. Identify probable sources of noise generated by the proposed project that affect the surrounding area. If noise is considered moderate or severe, describe measures to be taken to reduce the effect.

Typical

8. Describe known sources of noise in the vicinity that may impinge upon the proposed project site:

Typical

9. Describe other characteristics of the proposed project that will cause smoke, odors, or gases:

Typical

10. Describe existing structures on the site and other site characteristics:

NA

11. Describe the existing use of the site and other site characteristics:

NA

12. Adjoining Land Uses: (Example: North – new single story apartments)

North NA

South NA

East NA

West NA

13. Is the proposed project site within 200 yards of an existing or proposed freeway?  Yes  No;

Within 200 yards of a railroad?  Yes  No

14. It is the applicant's opinion that significant adverse effects on the environment  will  will not result from the proposed project.

15. Other comments or information. Attach additional sheets if necessary.

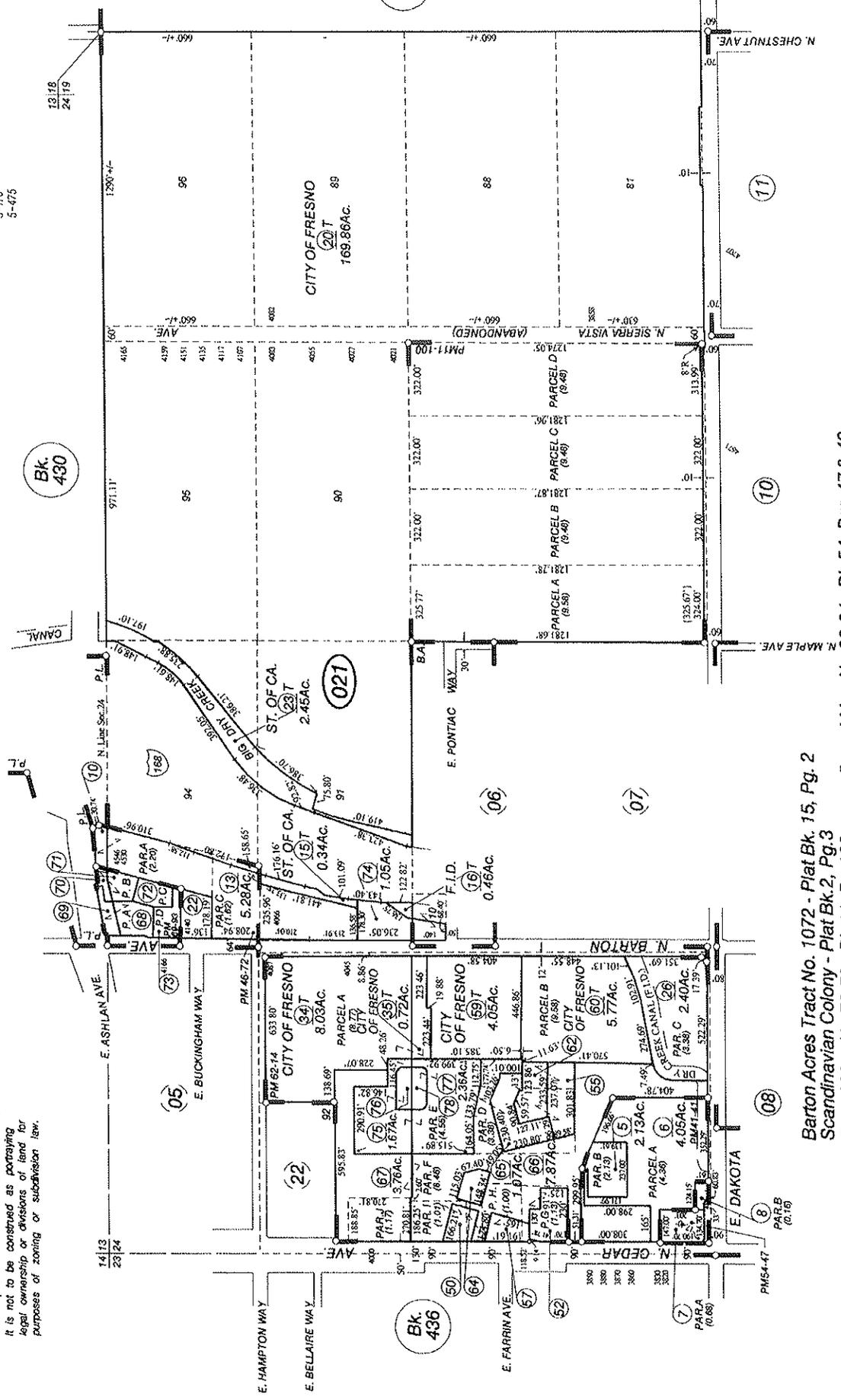
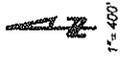
SEE ATTACHED AMENDMENT TO TEXT JUSTIFICATION

438-02

Tax Rate Area  
5-100  
5-170  
5-475

SUBDIVIDED LAND IN POR. SECS. 13 & 24, T.13 S., R.20 E., M.D.B.&M.

NOTE ...  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.



Assessor's Map Bk. 438 - Pg. 02  
County of Fresno, Calif.

Parcel Map No. 93-04 - Bk. 54, Pgs. 47 & 48  
Parcel Map No. 2002-13 - Bk. 62, Pgs. 14 & 15  
Parcel Map No. 2007-12 - Bk. 69, Pgs. 93 & 94

Barton Acres Tract No. 1072 - Plat Bk. 15, Pg. 2  
Scandinavian Colony - Plat Bk. 2, Pg. 3  
Paula Lane - Plat Bk. 22, Pg. 14  
Parcel Map No. 83-37 - Bk. 41, Pgs. 41 & 42  
Parcel Map No. 85-03 - Bk. 46, Pgs. 72 & 73

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Mr. Guy Stockbridge  
Stockbridge General Contracting Inc.  
Stockfive Holdings LLC  
PO Box 3736  
Clovis, CA 93613

March 22, 2013

Mr. Mike Sanchez  
Planning Manager  
City of Fresno  
Development & Resources Management Department  
2600 Fresno St  
Fresno, CA 93721

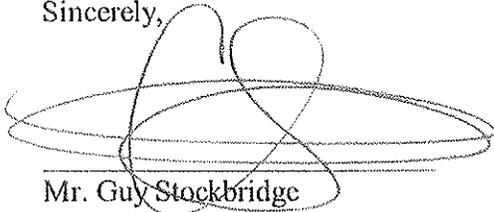
SUBJECT: Text Amendment

Dear Mr. Sanchez:

This letter hereby authorizes Dirk Poeschel Land Development Services, Inc. to submit and process a text amendment on behalf in the City of Fresno.

If you have any questions, please feel free to contact me at (559) 292-7020.

Sincerely,



Mr. Guy Stockbridge

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