

**District Three Plan Implementation Committee
Special Meeting Agenda**

Monday January 25, 2016

Fresno City Hall, Meeting Room 2060 5:30 pm

1. Call to Order/Roll Call
2. Approval of the Minutes: November 2, 2015
3. Review of Projects:

Housing Element Update

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-15-007 and Rezone Application No. R-15-016 were filed by the City of Fresno Development and Resource Management Director and pertains to ±265 acres of property located within the Fresno General Plan Planning Area. **Plan Amendment Application No. A-15-007** proposes to amend the Fresno General Plan, 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 noted in the City of Fresno General Plan Land Use Map Amendment and table attached. The Plan Amendment application was filed for consideration of additional general plan clean-up items, including implementation of Master Environmental Impact Report mitigation measures and technical adjustments to meet general plan goals and policies. **Rezone Application No. R-15-016** proposes to update the Zoning Map of the City of Fresno to be consistent with the City of Fresno General Plan Land Use and Circulation Map adopted on December 18, 2014, and as subsequently amended. All conditions of zoning will remain in effect. See Zoning Map Update attached. More information will be available after January 8, 2016 on line at www.fresno.gov/mapupdate.

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-183 was filed by Cliff Tutelian and pertains to ±0.82 acre of property located on the southeasterly corner of Broadway and Stanislaus Streets and ±0.52 acre of property located on the southwesterly corner of Broadway and Stanislaus Streets in downtown Fresno. The applicant proposes the relocation of the Kepler Neighborhood School, a tuition-free K to 8 grade public charter school, to the Parker Nash Building in downtown Fresno. Proposed are new tenant improvements that retain/restore the existing elements of the building along with new modern elements to accommodate the school. The property across the street on Broadway is proposed for the school's outdoor playground area. The property is zoned C-4 (*Central Trading*).

APN: 466-202-20, 19, 08 & 466-205-29 ZONING: C-4 ADDRESS: 1462 Broadway Street

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-15-122 was filed by Nicholas DeTorres AIA of Ware Malcomb and pertains to ±6.2 acres of property located on the southeast side of South Northpointe Drive, abutting the Central Canal, between East Central and East North Avenues. The applicant proposes the construction of a 121,770 square-foot concrete tilt-up building/cold dark shell (Building 5 in the NorthPointe Business Park) with approximately two loading truck dock wells. The property is zoned M-3/UGM (*Heavy Industrial/Urban Growth Management*)

APN: 330-021-51s ZONING: M-3/UGM ADDRESS: 3220 South Northpointe Avenue

PROJECT DESCRIPTION AND LOCATION:

Resubmittal of Conditional Use Permit Application No. C-14-154 was filed by Matthew Van Allen, on behalf of Opportunities for Learning, and pertains to ±1.16 acres of property located on the northwesterly side of E Street, adjacent to the northeasterly side of State Highway 99, between Stanislaus and El Dorado Streets in downtown Fresno. The applicant requests authorization to establish a public charter school in 4,000 square feet of space in an existing building. The school, Opportunities for Learning, is an independent study learning center serving students in grades 7 through 12 who will be attending school for two 1.5-hour appointments per week. The school will be open Monday through Friday from 8 a.m. to 5 p.m., closed for lunch from 12 p.m. to 1 p.m., and closed most Saturdays and all Sundays. The property is zoned M-1 (*Light Manufacturing*).

APN: 465-121-19 ZONING: M-1 ADDRESS: 1603 E Street

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-190-ABCUP was filed by Trelawny Bruce of Splash Bar, Inc., and pertains to ±0.41 acre of property located on the southwest corner of North Broadway and East Olive Avenues in Fresno's historic Tower District. The applicant requests authorization to establish a State of California Alcoholic Beverage Control Type 48 alcohol license (Bar, Night Club – sale of beer, wine, and distilled spirits for consumption on the licensed premises) within an existing building and operate a night club with dancing. The property is zoned C-6 (*Heavy Commercial*).

APN: 452-031-03, 04

ZONING: C-6

SITE ADDRESS: 644 East Olive Avenue

PROJECT DESCRIPTION AND LOCATION:

Development Permit Application No. D-16-002-HSR was filed by Robin Goldbeck, architect, on behalf of Jerry Dale of Coffee Break Service, and pertains to ±0.5 acre of property on the southeasterly corner of Monterey and Fulton Streets in the South Van Ness Industrial area of the city. The applicant proposes tenant improvement to an existing 12,880 square-foot office/warehouse building for the relocation of the Coffee Break Service Company, which is a business impacted by the California High Speed Rail project. The property is zoned IL (*Light Industrial*).

APN: 468-275-01, 06

ZONING: IL

ADDRESS: 260 Fulton Street

- 4 Written or General Communications (Please limit to three minutes)
Southwest Fresno Specific Plan Update (verbal report)
- 5 Adjournment

UPCOMING MEETING DATES

February 1, 2016

March 7, 2016

March 21, 2016

Questions Regarding Agenda Please Contact Gregory Barfield (559) 621-8000
or by email at Gregory.Barfield@fresno.gov