

**District Three Plan Implementation Committee
Meeting Agenda**

Monday May 4, 2015

Fresno City Hall, Meeting Room 2060 5:30 pm

1. Call to Order/Roll Call
2. Approval of the Minutes: April 6, 2015
3. Review of Projects

PROJECT DESCRIPTION AND LOCATION:

Rezone Application No. R-14-010 was filed by Jeffrey T. Roberts, on behalf of Granville Homes, and pertains to approximately 320 acres of property generally bounded by West Whites Bridge, South Hughes, West Church, and South Marks Avenues. **Rezone Application No. R-14-010** proposes to amend the Official Zone Map to reclassify the subject property from the R-1/UGM/cz (*Single Family Residential/Urban Growth Management/conditions of zoning*) and R-2/UGM/cz (*Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning*) zone districts to the R-1/UGM (*Single Family Residential/Urban Growth Management*). The applicant proposes to remove all conditions of zoning listed in Ordinance No. 2004-140 for Rezone No. R-04-97.

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-030 was filed as an amendment to Conditional Use Permit C-14-174 by Cynthia Liles of Clements Environmental, on behalf of Dennis Balakian of West Coast Waste Company, Inc., and pertains to ±18 acres of property located on the south side of East North Avenue between State Highway 99 and South Golden State Boulevard. West Coast Waste is a clean green and wood waste chipping and grinding facility that is requesting authorization to expand allowed material handling types, operations, and tonnage to enhance overall recycling and organics handling operations, which includes the installation of a covered composting system and anaerobic digester with CNG production. The subject property is zoned M-3 (*Heavy Industrial*).

APN: 330-060-49s & 330-040-42 ZONING: M-3 ADDRESS: 3077 S Golden State Frontage Rd

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-043 was filed by Dennis Avedisian of Dennis Towing, and pertains to ±5.34 acres of property located on the southeast corner of South Cherry and East Dorothy Avenues. The applicant proposes an indoor tow storage facility in 6,000 square feet of an existing 71,000 square-foot multi-tenant metal building. The business would receive Fresno Police Department tows on a rotational basis, and proposes to store impounded vehicles and when necessary the lien sales of vehicles. Normal hours of operation are proposed to be from 8 a.m. to 5 p.m. Monday through Friday. The property is zoned M-3 (*Heavy Industrial*).

APN: 328-200-31 ZONING: M-3 ADDRESS: 2695 South Cherry Avenue, Suites 115, 116

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-029 was filed by Molly Smith of Vermeltfoort Architects, on behalf of Social Vocational Services (SVS), and pertains to ±0.32 acre of property located on the southwest corner of North Van Ness and East Bremer Avenues. The applicant proposes to repurpose an existing 3,187 square-foot multi-tenant commercial/residential building in the historic Tower District into an adult day care arts educational center for adults with intellectual and/or development disabilities. The program offices are licensed by the State of California Department of Development Services, Community Care Licensing. The property is zoned C-P (*Administrative and Professional Offices*).

APN: 452-206-01 ZONING: C-P ADDRESS: 733 North Van Ness Avenue

3. Review of Projects (continued)

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-15-059 was filed by Nicholas Crawford of Henderson Architectural Group, on behalf of Jorgensen Company, and pertains to 3.36 acres of property located on the easterly side of Foundry Park Avenue abutting the southbound travel lane of Golden State Boulevard. The applicant proposes the construction of a 28,260 square-foot building for Jorgensen & Sons, Inc., corporate offices and operational center for Fresno County operations. The property is zoned M-1 (*Light Manufacturing*) and the land use designation is heavy industrial.

APN: 479-030-76, 77

ZONING: M-1

ADDRESS: 2467 Foundry Park Avenue

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-15-053 was filed by Charlie Daniels of Valley Steel Construction, on behalf of Ameripride, and pertains to ±7 acres of property located on the north side of West Whitesbridge Road between South West and South Teilman Avenues. The applicant proposes the demolition of approximately 500 square feet of existing roof canopy and the construction of a new 11,000 square-foot open-sided roof canopy over a new concrete slab. The applicant also proposes to remove miscellaneous pavement and fencing within the proposed roof canopy and to stripe additional employee parking stalls to comply with approved Site Plan Review No. S-97-79. The property is zoned M-1 (*Light Manufacturing*).

APN: 458-101-20, 36, 41

ZONING: M-1

ADDRESS: 1050 West Whitesbridge Road

4. Written or General Communications (Please limit to three minutes)
5. Adjournment

UPCOMING MEETING DATES

May 18, 2016

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