

**District Three Plan Implementation Committee  
Meeting Agenda**

Monday June 15, 2015

Fresno City Hall, Meeting Room 2060 5:30 pm

1. Call to Order/Roll Call
2. Approval of the Minutes: May 4, 2015
3. Review of Projects:

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**PROJECT DESCRIPTION AND LOCATION:**

**Conditional Use Permit Application No. C-15-059** was filed by Marvin Armstrong, architect, on behalf of Kepler Neighborhood School (public elementary charter school), and pertains to 0.51 acre of property located on the westerly side of Fulton Street between Calaveras and Stanislaus Streets in downtown Fresno. The applicant proposes a 2,800 square-foot interior remodel of current Sunday school classrooms on the first floor of the Cornerstone Church three-story office building to accommodate two First Grade classrooms for Kepler Neighborhood School. The property is zoned C-4 (*Central Trading*).

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**PROJECT DESCRIPTION AND LOCATION:**

**Conditional Use Permit Application No. C-15-060** was filed by Debbie Bernard of the City of Fresno Public Works Department and pertains to 0.77 acre of vacant property located on the northwesterly corner of Fulton and Calaveras Streets in downtown Fresno. The applicant proposes the construction of the Cultural Arts District (CAD) Park that will include landscaping and trees, seating, lighting, shade structure with small stage area, playground for children ages 2 to 5 years old ("tot-lot"), exercise equipment, and other recreational amenities. The property is zoned C-4 (*Central Trading*).

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**PROJECT DESCRIPTION AND LOCATION:**

**Site Plan Review Application No. S-15-066-ABC** was filed by Abdul Baker and pertains to 0.25 acre of property located on the northwesterly corner of Kern Street and Van Ness Avenue in downtown Fresno. The applicant proposes a neighborhood bistro-type bar, "2039 Lounge," serving beverages and food from 11 a.m. to 2 a.m. daily, and downtown event hall for banquets, "2035 Banquet Hall," that proposes to be a dry establishment—no alcoholic beverages sold or consumed. Both businesses are proposed to be located in existing areas in the same downtown building. The applicant also requests authorization to establish a State of California Alcoholic Beverage Control alcohol license Type 48 (*On Sale General – Public Premises: Bar, Night Club – sale of beer, wine, and distilled spirits for consumption on the premises where sold*). The property is zoned C-4 (*Central Trading*).

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**PROJECT DESCRIPTION AND LOCATION:**

**Site Plan Review Application No. S-15-063** was filed as a minor revised exhibit by Jeff Yan of Jeff Yan Drafting Service, on behalf of Robb Ross Foods, Inc., and pertains to 2.2 acres of property located on the northeast corner of South Cherry and East Edgar Avenues. The applicant proposes the construction of a 1,361 square-foot office addition to the existing office building for the intended use as a conference room, small test kitchen, and office space. The property is zoned M-3 (*Heavy Industrial*).

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**PROJECT DESCRIPTION AND LOCATION:**

**Site Plan Review Application No. S-15-067** was filed by Larry Champagne of Brasher's Fresno Auto Auction/Fresno Auto Dealers Exchange, and pertains to ±2.19 acres of property located in the northeast corner of the cul-de-sac on East Commerce Avenue east of South East Avenue. The applicant requests authorization to expand his automotive auction company's storage of vehicles awaiting sale at auction onto an adjacent property and to install a 12-foot by 40-foot self-contained office trailer on the site. The property is zoned M-3 (*Heavy Industrial*).

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

**UPCOMING MEETING DATES**

July 20, 2015 and August 3, 2015

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