

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

Monday September 14, 2015

Fresno City Hall, Meeting Room 2060 5:30 pm

1. Call to Order/Roll Call
2. Approval of the Minutes: June 15, 2015 & July 20, 2015, August 3, 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.

APNs: 464-020-07, 08, 09, 12, 13, 15, 16, 19, 22s, 24, 25, 26, 28, 29, 30, 31, 34, 35, 36, 37, and 464-060-01, 02T, 04, 07T, 08, 09, and 477-021-09, 10, 11, 14, 17, 18, 19, 20, 21, 23

ZONING: From R-1/UGM/cz & R-2/UGM/cz to R-1/UGM ADDRESS: Multiple

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-130-ABCUP was filed by Eric Zamora, on behalf of Nasser Abdullah, and pertains to ±0.64 acre of property located on the northeast corner of North Van Ness Avenue and East Divisadero Street in the historic Fulton-Lowell neighborhood in downtown Fresno. The applicant proposes to renovate and convert an existing vacant 7,344 square-foot building to a neighborhood grocery store; and requests authorization to establish a State of California Alcoholic Beverage Control alcohol license Type 20 (*Package Store – sale of beer and wine for consumption off the premises were sold*) for the “Valley Food” grocery store. The property is zoned C-4 (*Central Trading*).

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-15-088 was filed by Nicholas Brantley of Don Pickett & Associates, on behalf of Albert Ramirez Bail Bonds, and pertains to ±0.28 acre of property located on the easterly side of M Street between Merced and Fresno Streets in downtown Fresno. The applicant proposes the installation of two solar carports (no metal sheeting) in order to provide a secondary source of power to the existing business on the property. The property is zoned CC (*Convention Center*).

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

UPCOMING MEETING DATES

October 5, 2015

October 19, 2015

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