



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

Thursday, February 18, 2016 - 5:30 p.m. to 7:00 p.m.

Woodward Park Library Main Meeting Room 944 East Perrin Avenue, Fresno, CA 93720

AMENDED AGENDA

1. ROLL CALL
2. APPROVAL OF ACTION AGENDA FROM PRIOR MEETING
3. PROJECT REVIEW – CONTINUED MATTER

Consideration of **Plan Amendment Application No. A-16-001, City of Fresno Housing Element Update**, filed by the City of Fresno Development and Resource Management Director. This application pertains to property located within the Fresno General Plan Planning Area and proposes to amend the text of the Fresno General Plan by updating Chapter 11, Housing Element Consistency, with an updated Housing Element that will be valid until 2023; and adding information to Chapter 3, the Land Use Element, relating to Disadvantaged Unincorporated Communities. The Housing Element is the City's policy document for meeting its housing needs, including housing affordable to low- and moderate-income families and special needs groups. **Plan Amendment Application No. A-16-001** intends to 1) provide direction for future planning programs to ensure that sufficient consideration is given to housing goals and policies; 2) establish and portray community goals and policies relative to housing through the identification of existing, stated and implicit goals, and the identification of housing needs and problems; and 3) establish and identify programs intended to implement and attain the community's goals and policies, taking into consideration the feasibility of those programs, and act as a meaningful guide to decision-makers regarding housing-related issues. More information about the Housing Element and the Housing Element Public Draft is available online at www.fresno.gov/housingelement. Staff from the Long Range Planning section will present this item and answer questions.

4. PROJECT REVIEW – NEW MATTERS

- a. Consideration of **Conditional Use Permit (CUP) Application No. C-15-189**, filed by Dirk Poeschel Land Development Services on behalf of Dutch Brothers Coffee and Behymer Partners LLC. The application pertains to a site in the Country Club Plaza Shopping Center, 10033 North Maple Avenue, a 3.51-acre parcel located on the northwest corner of East Behymer and North Maple Avenues (Assessor's Parcel No. 577-010-18S). The applicant proposes a 480 square foot coffee kiosk with drive-through window, an 880-sq. ft. patio for outdoor seating, and an 550-sq. ft. pergola style covered common area. The subject property is planned for the Commercial - Community land use and has been reclassified to the CC/UGM (*Commercial – Community/ Urban Growth Management Area*) zone district through the recently adopted citywide rezoning (Rezone No. R-15-016, effective March 7, 2016).

(Agenda continues on the next page)

- b. Consideration of **CUP Application No. C-16-001**, filed by Brandon Broussard of Yamabe & Horn Engineering on behalf of Vincent Ricchuti. The application pertains to 2740 East Shepherd Avenue, 20.16± acres of property located on the northwest corner of East Shepherd and North Willow Avenues (APN 568-010-20). The applicant proposes a mixed use commercial and multi-family residential gated development, with 34,800 sq. ft. of trail-oriented retail commercial uses and activity areas (including a paseo for outdoor dining and a corner patio area), and 255 dwelling units, some designed as three-story walk-up stacked flats and others as two-story paired townhomes. The subject property is planned for the Corridor/Center Mixed Use land use and has been reclassified to the CMX/UGM (*Corridor/Center Mixed Use/UGM Area*) zone district through the recently adopted citywide rezoning (effective March 7, 2016).
- c. Consideration of **Alcoholic Beverage CUP Application No. C-16-006**, filed by Richard Fairbank of the Law Offices of DeWayne Zinkin on behalf of DeWayne Zinkin. The application pertains to 8478 North Friant Road, Suite 104, a 13,500 sq. ft. tenant space in the 38.93-acre Park Crossing Shopping Center located on the east side of North Fresno Street between N. Friant Road and East Cole Avenue (APNs 402-220-37, -60, and -61). The applicant requests authorization to establish a California Alcoholic Beverage Control Type 21 license (*Package Store – sale of beer, wine and distilled spirits for consumption off the premises where sold*) for a Trader Joe’s store. The property is planned for the Commercial – Community land use and has been reclassified to the CC/UGM/cz (*Commercial – Community/ Urban Growth Management Area/conditions of zoning*) district through the recently adopted citywide rezoning (Rezone No. R-15-016, effective March 7, 2016, which did not remove pre-existing conditions of zoning from property).

5. INFORMATIONAL ITEMS

6. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

7. ADJOURNMENT