



DISTRICT 4 PLAN IMPLEMENTATION COMMITTEE MEETING MONDAY, November 23, 2015 -- 4:30 P.M.

Room 3039, Third Floor, Fresno City Hall 2600 Fresno Street, Fresno, CA 93721-3604

AGENDA

1. ROLL CALL

2. APPROVAL OF AGENDA AND MINUTES

- a. Agenda for November 23, 2015
- b. Minutes for October 26, 2015

3. PROJECT REVIEW – CONTINUED ITEMS

4. PROJECT REVIEW – NEW ITEMS

- a. **Site Plan Review Application No. S-15-110** was filed by Doug Henson of Don Pickett & Associates, Inc., and pertains to ±1.67 acres of property located on the east side of North Winery Avenue, south of the North Chestnut Avenue Diagonal, between East Lansing Way and East Pontiac Way. The applicant proposes the construction of a 28,896 square-foot office/warehouse building with a 1,134 square-foot canopy covering two loading docks, and parking area for Dadant & Sons, Inc., which is being displaced by the California High Speed Rail project. Lot Line Adjustment No. LLA-2015-19 has been recorded to reconfigure the property. The property is zoned C-M/cz (*Commercial and Light Manufacturing/conditions of zoning*).

APN: 493-192-15 & 14 (portion) ZONING: C-M/cz ADDRESS: 3914 N. Winery Ave.

<http://m3.fresno.gov/upload/files/117697952/S15110electronicrouting.pdf>

- b. **Plan Amendment Application No. A-15-002 and Rezone Application No. R-15-009** were filed by Jeffrey Roberts, on behalf of Fowler Development Company, and pertain to ±6.56 acres of property located on the northeast corner of North Fowler and East Clinton Avenues; and ±14.37 acres of property located on the southeast corner of East Shields and North Bliss Avenues. **Vesting Tentative Tract Map No. 6108/UGM and Conditional Use Permit Application No. C-15-167** were filed by Gary Giannetta of Gary G. Giannetta Consulting Civil Engineer, on behalf of Fowler Development Company, and pertain to ±6.56 acres of property located on the northeast corner of North Fowler and East Clinton Avenues.

Plan Amendment Application No. A-15-002 proposes to amend the Fresno General Plan and the McLane Community Plan as follows:

- ±2.09 acres from Community Commercial to Medium Density Residential
- ±4.47 acres from Medium-Low Density Residential to Medium Density Residential
- ±14.37 acres from Urban Neighborhood to Medium Density Residential

Rezone Application No. R-15-009 proposes to amend the Official Zone Map to reclassify the subject property as follows:

- ±2.09 acres **from** C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/conditions of zoning*) to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district
- ±14.37 acres **from** C-M/UGM/cz (Commercial and Light Manufacturing/Urban Growth Management/conditions of zoning) to the R-1/RS-5/UGM (*Single Family Residential/Urban Growth Management*) zone district

Vesting Tentative Tract Map No. 6108/UGM proposes a 55-lot single family residential planned unit development with public streets.

Conditional Use Permit Application No. C-15-167 proposes modified property development standards.

APN: 310-740-08 and 09

SITE ADDRESS: 6117 East Shields Avenue

APN: 310-041-39 and 38 (portion)

SITE ADDRESS: 2534 North Fowler Avenue

ZONING: From: C-1/UGM/cz and C-M/UGM/cz To: R-1/RS-5/UGM

<http://m3.fresno.gov/upload/files/31198051/A15002R15009C15167T6108electronicrouting.pdf>

c. Meeting Calendar for 2016

<http://m3.fresno.gov/upload/files/17576765/2016MEETINGSCHEDULE.pdf>

5. COMMITTEE COMMENTS

6. PUBLIC COMMENTS

7. 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.

8. ADJOURNMENT