



COUNCIL DISTRICT 2 PLAN IMPLEMENTATION COMMITTEE MEETING

Meeting Room 3078, Third Floor-North, Fresno City Hall 2600 Fresno Street, Fresno CA 93721-3604

AGENDA

MONDAY, July 13, 2015- 5:30 P.M.

1. ROLL CALL

Members: Rose Hendry, Ralph Kachadourian, David Rodriguez, William Scott, Jasdeep Singh

Staff: Bruce Barnes, Development and Resource Management Department

2. APPROVAL OF AGENDA AND MEETING ACTION AGENDA

- a. Agenda for July 13, 2015
- b. Action Agenda for April 27, 2015

COMMITTEE BUSINESS

3. PROJECT REVIEW – OLD MATTERS

4. PROJECT REVIEW- NEW MATTERS

a. Bella Vista Professional Office Complex-Development of Dialysis Facility

PROJECT DESCRIPTION AND LOCATION:

Proposed Bella Vista Professional Office Complex consisting of the construction of a ±10,200 square-foot dialysis clinic ,multiple office/medical buildings, parking lot, utilities, landscaping, lighting, carports, and future building addition to the existing Bella Vista Memory Care senior care facility. The property is zoned C-1/EAUGM (*Neighborhood Shopping Center/ Expressway Area*).

APN: 502-180-07,08, 09, 10, 11,12 ZONING: C-1/EAUGM ADDRESS: 5425 W. Spruce Avenue

DATE ROUTED: June 11, 2015

COMMENT DEADLINE: June 30, 2015

<http://m3.fresno.gov/upload/files/37963420/5425WSpruceBellaVistaDRC61115.pdf>

b. New Single-family home/pool on the bluffs

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-14-022 was filed by Edmund Bergthold of Fresno Supreme, Inc., on behalf of Blake and Ashlee Hoffman, and pertains to 0.6 acre of property located along the southern bluff edge of the San Joaquin River between North Blackstone and North Palm Avenues in North Fresno. The applicant proposes the construction of a ±8,843 square-foot two-story residential dwelling on the San Joaquin River Bluff pursuant to Fresno General Plan, Fresno Municipal Code Section 12-243 (*Bluff Preservation Overlay District*), and City Council Resolution No. 87-475. The property is zoned R-1-C/BP/UGM (*Single Family Residential, minimum 9,000 square-foot lot size/Bluff Preservation Overlay District/Urban Growth Management*).

APN: 402-580-30s

ZONING: R-1-C/BP/UGM

ADDRESS: 450 West Bluff Avenue

DATE ROUTED: June 19, 2015

COMMENT DEADLINE: June 30, 2015

<http://m3.fresno.gov/upload/files/19832534/S14022electronicrouting61915.pdf>

c. Proposed construction of a 52, 055 square foot commercial development on 6+ acre site

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-071 and Vesting Tentative Parcel Map No. 2014-06 have been filed by Jeff Cazaly, on behalf of Sky Park, LLC, pertaining to ±6.46 acres of property located on the north side of West Herndon Avenue between North Blythe Avenue and North Doolittle Drive. Conditional Use Permit Application No. C-05-071 requests authorization for the construction of an integrated shopping center within a planned development comprised of approximately 52,055 square feet of total commercial retail space; and, includes a request for authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises where sold*) for an approximately 3,600 square-foot convenience store proposed to operate in conjunction with an Arco gas station with 16 fueling positions. Vesting Tentative Parcel Map No. 2014-06 proposes to subdivide the subject property for purposes of creating 11 commercial parcels within the proposed planned development.

APN: 501-048-01
Avenue

ZONING: C-3/EA/UGM

ADDRESS: 4415 West Spaatz

DATE ROUTED: July 01, 2015

COMMENT DEADLINE: July 21, 2015

<http://m3.fresno.gov/upload/files/59436778/C15041electronicrouting.pdf>

d. Plan Amendment Application No. A-15-001 proposes to amend the Fresno General Plan, the Bullard, Edison, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Highway City Neighborhood Specific Plan, the Sierra Sky Park Land Use Policy Plan, and the Fresno Chandler Executive Airport Land Use Compatibility Plan, as noted in the map and table below. The Plan Amendment application was filed pursuant to City Council action on December 18, 2014 for consideration of various general plan modifications and clean-up items.

<http://www.fresno.gov/NR/rdonlyres/60470707-E634-4C55-9480-E958CAF23EA3/0/GPCleanUpEnvironmentalAssessment.pdf>

e. STAFF INFORMATIONAL REPORT

f. PUBLIC COMMENTS

g. 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.

h. ADJOURNMENT