



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

Monday, October 19, 2015 - 6:00 p.m. to 7:00 p.m.

New Covenant Church Conference Room 1744 East Nees Avenue, Fresno, CA 93720

(Enter via the main church driveway on Nees Avenue; Pastor Brown will guide us to the room.)

AGENDA

1. **ROLL CALL**
2. **APPROVAL OF ACTION AGENDA FROM PRIOR MEETING**
3. **PROJECT REVIEW – CONTINUED MATTERS - [none]**
4. **PROJECT REVIEW – NEW MATTERS**
 - a. **Conditional Use Permit Application No. C-15-137** was filed by Michael Mallard of Boos Development West LLC and Peter Klein, Trustee for the property owner. The application pertains to 6720 North Fresno Street, 4± acres of property located on the southeast corner of North Fresno Street and East Herndon Avenue (Assessor Parcel No. 408-070-32). The applicant proposes the construction of a 14,600 square-foot CVS/Pharmacy building with a drive-through service window on approximately 2.04 acres of the site. The property is planned for the Employment/Office land use and is zoned C-P/EA/cz (*Administrative and Professional Office/Expressway Area Overlay/conditions of zoning*). The current Zoning Ordinance permits establishment of a prescription pharmacy by conditional use permit, subject to the provisions of Fresno Municipal Code §12-105-P-10 and Director’s Classification No. 15-001.
 - b. **Alcoholic Beverage Conditional Use Permit Application No. C-15-148** was filed by Chris Ward of Centerline Design, on behalf of James Shehadey and property owner JST LLC. The application pertains to 7010 North Cedar Avenue, approximately 0.75 acre of property located on the northeast corner of North Cedar and East Herndon Avenues (APN 404-060-13). The applicant proposes the demolition of an existing 1,800 square-foot lube shop building and the construction of a 4,400 square-foot retail building with a proposed Starbucks with a drive-through service window and 640 square-foot outdoor dining patio; also construction of a 2,600 square-foot “Shop-N-Go” convenience store that will incorporate the existing 5 multi-product gasoline dispensers. The applicant also requests authorization for a State of California Alcoholic Beverage Control Type 20 license (*Package Store – sale of beer and wine for consumption off the premises*) for the Shop-N-Go. The subject property is located in Census Tract No. 55.10, which is authorized for 4 “off [premises consumption]-sale ABC licenses and currently has 1 (one) such license; no finding of public convenience and necessity will be required for issuance of this ABC license. The property is planned for the Commercial/Community land use and is zoned C-1/EA/cz (*Neighborhood Shopping Center/Expressway Area Overlay/conditions of zoning*).

(Agenda continues on next page)

5. 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.

4. INFORMATIONAL ITEMS

7. ADJOURNMENT

BELOW IS THE LINK TO THE AGENDA MATERIALS FOR THIS MEETING:

<http://m3.fresno.gov/upload/files/112181770/20151019FullagendaCouncilD.6Comte.pdf>

NOTE: This link will be valid for at least 72 hours after its creation on 10/15/15.