



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

Monday, November 2, 2015 - 5:30 p.m. to 7:00 p.m.

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

AGENDA

1. ROLL CALL
2. APPROVAL OF ACTION AGENDA FROM PRIOR MEETING
3. PROJECT REVIEW – CONTINUED MATTERS - [none]
4. PROJECT REVIEW – NEW MATTERS
 - a. **Alcoholic Beverage Conditional Use Permit (ABCUP) Application No. C-15-152** was filed by Dirk Poeschel of Poeschel Land Development Services on behalf of Fansler Restaurant Group and property owner Via Montana LLC. This application pertains to the 7,320 square-foot Yosemite Ranch Restaurant located at 1520 East Champlain Drive, on the northeast corner of East Champlain Drive and East Shepherd Avenue, in the 11.08-acre Via Montana Shopping Center (Assessor's Parcel No. 567-030-69). The applicant proposes to add a 1,042 square-foot outdoor dining patio. The property has an approved State of California Alcoholic Beverage Control Type 47 alcohol license (Restaurant – sale of beer, wine, and distilled spirits for consumption on the licensed premises), and this application proposes to serve alcoholic beverages in the outdoor dining patio. The property is planned for Community Commercial land use in the Fresno General Plan and Woodward Park Community Plan, and is zoned C-1/UGM/cz (*Neighborhood Shopping Center District/Urban Growth Management Area/conditions of zoning*).
 - b. **CUP Application No. C-15-187 and Variance Application No. V-15-004** were filed by Bill Robinson of Sol Development Associates on behalf of property owner John Ohanian. These applications pertain to 1514 East Bullard Avenue, a ±0.87 acre located on the north side of East Bullard Avenue between North Millbrook and North Cedar Avenues (APN 409-293-16). The applicant proposes the removal of an existing single-story residential building and construction of a 14-unit housing project for senior citizens. The project will consist of 6 one-bedroom dwelling units in three duplex buildings and 8 two-bedroom dwelling units in one duplex and two triplex buildings. All buildings will be single-story and will have covered entrances, a private patio in the fenced rear yard, and on-site covered parking. Variance Application No. V-15-004 proposes modified property development standards consistent with existing multiple family residential districts. The property is planned for Medium-Low Density Residential land use (3.5 to 6 dwelling units per acre) in the Fresno General Plan and Woodward Park Community Plan. Fresno Municipal Code §12-304-B-13 allows housing for senior citizens to be developed at 3.33 times the planned density by conditional use permit. It is zoned R-1-AH (*Single Family Residential District, Horses permitted*).

(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/123077917/20151102fullCouncilD.6ComteAqd.pdf>

NOTE: This link will be valid for at least 72 hours after its creation on 10/29/15.