



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

Monday, December 14, 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. **Plan Amendment Application No. A-15-004, Rezone Application No. R-15-013, Site Plan Review Application No. S-15-115, and Variance Application No. V-15-006** were filed by Bryan Sassano of S.I.M. Architects, on behalf of owner Gregory Sassano and Steven G Spencer of the development firm Spencer Enterprises, Inc. These applications pertain to ±18.5 acres of property located at 3206 – 3138 East Herndon Avenue (Assessor's Parcels Nos. 404-083-33 and -34) located on the north side of East Herndon Avenue between North Chestnut and North Willow Avenues. **Plan Amendment Application No. A-15-004** proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the current Community Commercial planned land use designation to the Medium-High Density Residential land use designation. **Rezone Application No. R-15-013** proposes to amend the Official Zone Map to reclassify the subject property from C-2/EA/UGM (*Community Shopping Center/Expressway Area Overlay/Urban Growth Management*) to R-2/EA/UGM (*Low Density Multiple Family Residential/Expressway Area Overlay/Urban Growth Management*) zone district. **Site Plan Review Application No. S-15-115** proposes a phased, gated 296-unit multiple family development with amenities such as community buildings, swimming pools, garages, and carports. **Variance Application No. V-15-006** requests a reduced setback of ten feet (10') for garages along property lines and an increased height of 14'11" for garages and over six feet for the block wall at property lines.
 - b. **Alcoholic Beverage Conditional Use Permit (ABCUP) Application No. C-15-175** was filed by Kelly Bray, on behalf of proprietor Sunny Sandhu and property owner DeWayne Zinken Family Partnership LP. This application pertains to 8482 North Friant Expressway, a 1,392 sq. ft. tenant space within the ±19.46-acre Park Crossing Shopping Center located on the southeast corner of North Friant Expressway and East Audubon Drive (APN 402-220-61). The applicant proposes to establish the Craft Beer Wine Bistro serving high quality food with fine wines and craft beer, along with specialty coffee and espresso. The applicant requests authorization to establish

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a State of California Alcoholic Beverage Control Type 41 alcohol license (*Restaurant – sale of beer and wine for consumption on or off the premises where sold*) for the Bistro. The property is planned for Community Commercial land use in the Fresno General Plan and Woodward Park Community Plan, and is zoned C-P/UGM/cz (*Administrative and Professional Office/Urban Growth Management/conditions of zoning*).

- c. **ABCUP Application No. C-15-177** was filed by Kelly Bray, on behalf of Kristina and Gabriel Ekezyan, proprietors of the Ark Mediterranean Grill, and property owner Via Montana LLC. The application pertains to 1528 East Champlain Avenue Suite101, 1,900 sq. ft. of tenant space within the 11.08± acre Via Montana Shopping Center located on the northeast corner of East Champlain Drive and East Shepherd Avenue (APN 567-030-69). The applicant requests authorization to establish a State of California Alcoholic Beverage Control Type 41 alcohol license (*Restaurant – sale of beer and wine for consumption on or off the premises where sold*) for the restaurant. 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/Urban Growth Management/conditions of zoning*).

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/11382303/01.20151214fullCouncilD.6ComteAgd.pdf>

NOTE: This link will be valid for at least 72 hours after its creation on 12/10/15.