



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

Monday, January 11, 2016 - 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 MATTER

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 the RM-1/EA/UGM (*Residential Multi-Family, Medium High Density/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.

4. PROJECT REVIEW – NEW MATTERS

- a. **Plan Amendment Application No. No. A-15-007 and Rezone Application No. R-15-016** were filed by the City of Fresno Development and Resource Management Director and pertain to ±265 acres of property located within the Fresno General Plan Planning Area. **Plan Amendment Application No. A-15-007** proposes to amend the Fresno General Plan, the Bullard, Fresno High, McLane, Roosevelt, West Area, and Woodward Park Community Plans, the Tower District Specific Plan, the Fresno Yosemite Airport Land Use Compatibility Plan and the Sierra Sky Park Land Use Policy Plan, as noted in the City of Fresno General Plan Land Use Map Amendment and table attached. The Plan Amendment application was filed for consideration of additional general plan clean-up items, including implementation of Master Environmental Impact Report mitigation measures and technical adjustments to meet general plan goals and policies. **Rezone Application No. R-15-016** proposes to update the Zoning Map of the

(continued on next page)

City of Fresno to be consistent with the City of Fresno General Plan Land Use and Circulation Map adopted on December 18, 2014, and as subsequently amended. All conditions of zoning will remain in effect. See Zoning Map Update attached. More information will be available after January 8, 2016 online at www.fresno.gov/mapupdate

- b. **City of Fresno Housing Element Update** – presentation by Development and Resource Management Department Long Range Planning staff.
- c. **Vesting Tentative Tract Map Application No. 6126/UGM** was filed by Gary Giannetta, consulting Civil Engineer, on behalf of subdivider Lennar Homes, Inc., and property owner Gyda Land Company, Inc.. The application pertains to Assessor's Parcel Numbers 579-074-58 and -59, comprising 30.10± acres of property along the northerly boundary of the Copper River Ranch Planned Community, north of East Copper Avenue and between North Friant Road and North Willow Avenue. The Vesting Tentative Tract Map proposes a conventional single family residential subdivision with 94 lots. The property is planned for Medium Low Density Residential land use in the Fresno General Plan. That planned land use designation would be consistent with the RS-4 (*Residential Single Family, Medium Low Density zone district*), one of the Single Family Residential zoning classifications established by the Development Code; however, the tract map application was verified and submitted prior to the effective date of the Development Code and will be processed pursuant to its preceding zoning classification, R-1/EA/UGM/cz (*Single Family Residential District/Expressway Area Overlay/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.

6. INFORMATIONAL ITEMS

- a. The appeal of CUP No. C-15-152, the Yosemite Ranch Restaurant patio was withdrawn by the appellant. There will not be any Planning Commission hearing on this matter.
- b. The appeal of CUP No. C-15-104 was heard by the Planning Commission on December 16, 2015 (report: <http://www.fresno.gov/planningdocs/Dec162015/VIIIIB.pdf>). The Planning Commission upheld the Director's approval of this project as proposed.

7. ADJOURNMENT

BELOW IS THE LINK TO A PDF WITH FULL AGENDA MATERIALS FOR THIS MEETING:

<http://m3.fresno.gov/upload/files/121408176/full20160111CouncilD.6agenda.pdf>

This link will work for at least 72 hrs after its creation January 7, 2016 at 12:40pm