



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

Monday, March 21, 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 MATTERS *[none]*
4. PROJECT REVIEW – NEW MATTERS
 - a. Consideration of **Development Permit Application No. D-16-009**, filed by Arturo Nava of CADesign, on behalf of New Heights Church and property owner Sierra Heights Baptist Church. The application pertains to 6385 North Fresno Street, ±2.52 acres of property located on the southwest corner of North Fresno Street and East Sierra Avenue (Assessor's Parcel No. 409-140-21). The applicant proposes construction of a 3,926 sq. ft., two-story multi-purpose building to serve New Heights Church administration and the youth community of the church. The property is planned for the Employment – Office land use and is zoned O, *Office*.
 - b. Consideration of **Alcoholic Beverage CUP Application No. C-16-014**, filed by Joel Alonzo of Sips-n-Clips and property owner Carlulu V LLC. The application pertains to 1668 East Champlain Drive, Suite 101, a 1,233 sq. ft. tenant space in 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 40 alcohol license (*Bar, Tavern – sale of beer for consumption on or off the premises where sold*) for the Sips-n-Clips hybrid barbershop/tavern. The property is planned for the Commercial – Community land use and is zoned CC/UGM/cz (*Commercial-Community/Urban Growth Management/conditions of zoning*).
 - c. Consideration of **Conditional Use Permit Application No. C-16-022**, filed by architect Paul Halajian, on behalf of Father Arsany Paul and property owner Archangels Michael and Gabriel Coptic Orthodox Church. The application pertains to 8669 North Maple Avenue (also addressed as 1995 East Powers Avenue), 2.3± acres located on the west side of North Maple Avenue between East Teague and East Shepherd Avenues (APN 403-022-09). The applicant proposes construction of a 13,624 square-foot Coptic Orthodox Church of Egypt with religious educational classrooms, a social hall, and an outdoor plaza; plans include a future 3,227 and 5,042 sq. ft. buildings. The property is planned for the Residential Medium Low Density land use and is zoned RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*).

(Agenda continues on the next page)

5. INFORMATIONAL ITEMS

Presentation by applicants Austin Ewell III of the Ewell Group and Brian Domingos of Premier Valley Realty, on behalf of Trustees Louis Brosi Jr and Louis Brosi III, regarding a multi-phase blended density residential project proposed for the 18.52 acres located on the northwest corner of North Chestnut and East Alluvial Avenues (2350 East Alluvial Avenue, APN 404-071-45). The proposal would include a mixture of multi-family units (duplexes, apartments) with an on-site recreational amenity (pool and “clubhouse,” and a 30-lot subdivision for development of single-family homes. With adoption of the General Plan in December of 2014, the Residential – Medium Density (5.0 to 12.0 dwelling units/acre) planned land use designation was assigned to the parcel. Because it is not yet annexed to the City of Fresno, it was not reclassified in the recent citywide rezoning; its County zoning remains AL-20 (*Limited Agricultural District, 20-Acre Minimum Parcel Size*). The property will be required to be annexed, and its proposed City zoning classification is RS-5 (*Residential Single-Family, Medium Density*).

6. 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.

7. ADJOURNMENT

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

<http://m3.fresno.gov/upload/files/33698388/full20160321CouncilD.6Aqdwbackup.pdf>

NOTE: This link will be valid for at least 72 hours after its creation on 3/17/16 at 2:15pm.