



## DISTRICT 4 PLAN IMPLEMENTATION COMMITTEE MEETING MONDAY, April 14, 2014 -- 5:30 P.M.

Room 3054, Third Floor, Fresno City Hall                      2600 Fresno Street, Fresno, CA 93721-3604

### **AGENDA**

1. **ROLL CALL**
2. **APPROVAL OF AGENDA AND MINUTES**
  - a. Agenda for April 14, 2014
  - b. Minutes for January 27, 2014
3. **PROJECT REVIEW – CONTINUED ITEMS**
4. **PROJECT REVIEW – NEW ITEMS**
  - a. **Site Plan Review Application No. S-13-071** was filed by Jeff Cazaly of Cazaly Consulting, on behalf of E&J Gallo Winery, and pertains to 37.62 acres of property located on the east side of N. Clovis Ave. between State Route 180 and E.Olive Ave. The applicant proposes to install 12 new 350,000 gallon stainless steel storage tanks for the storage of wine. These tanks will be located directly to the south of the existing tank farm and will be visible only from State Route 180. The new tanks will be identical in configuration and appearance to the existing tank farm. The property is zoned M-1 (*Light Manufacturing*).  
  
**APN: 310-111-01s                      ZONING: M-1                      ADDRESS: 5610 E. Olive Ave.**
  - b. **Plan Amendment Application No. A-11-003, Rezone Application No. R-11-003, Conditional Use Permit Application No. C-13-092, and Vesting Tentative Tract Map No. 6033/UGM** were filed by Jeffrey T. Roberts of Granville Homes, Inc., and pertain to ± 34.01 net acres of property located on the northeast corner of N. Fowler and E. Clinton Avenues. The applicant proposes to amend the 2025 Fresno General Plan and McLane Community Plan to change the planned land use designation for a 2.14 acre property (APN 310-041-39) from Light Industrial to Neighborhood Commercial and to change the planned land use designation for a 31.87 acre portion of APN 310-041-38 from Light Industrial to Medium Density Residential, rezone the 2.14 acre property from the C-M/UGM/cz (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) zone district to the C-1/UGM/cz (*Neighborhood Shopping Center/Urban Growth Management/conditions of zoning*) zone district, and rezone the 31.87 acre portion of the subject property from the C-M/UGM/cz (*Commercial and Light Manufacturing/Urban Growth Management/with conditions of zoning*) zone district to the

R-1/UGM/cz (*Single Family Residential/Urban Growth Management/conditions of zoning*) zone district. These applications will facilitate the development of a 169-unit single family residential public street planned development with modified property development standards on a 31.87 net acre portion of the subject property at an overall density of approximately 5.3 dwelling units per acre.

**APN: 310-040-10, 11    ZONING: R-1/UGM    ADDRESS: 6208 E. Clinton Ave.**

- c. **Text Amendment Application No. TA-14-001** was initiated by Fresno City Council Resolution No. 2013-199, dated November 21, 2013, and proposes to amend Chapter 12 of the Fresno Municipal Code, Sections 12-220.3, 12-222.3, 12-231.5, 12-105.P, and 12-306.N.17 relating to payday lending establishments. The Text Amendment to the Zoning Ordinance proposes to define and establish operational and geographical parameters for payday lending establishments.

#### **Citywide Application**

**5. COMMITTEE COMMENTS**

**6. PUBLIC COMMENTS**

**7. 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.

**8. ADJOURNMENT**