



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

MONDAY September 22, 2014 -- 5:45 p.m. to 7:30 p.m.

Conference Room 3078-N, Fresno City Hall (3rd Floor) 2600 Fresno St., Fresno, CA 93721

(This is the meeting room located north of the stairwell; please enter via Room 3076.)

AGENDA

1. ROLL CALL

2. APPROVAL OF AGENDA AND MINUTES OF PRIOR MEETINGS

3. PROJECT REVIEW – CONTINUED ITEMS

- a. **Conditional Use Permit Application No. C-14-062 (ABCUP)** was filed by Debra Keeler of SaveMart Supermarkets. The application pertains to the existing SaveMart store (No. 78) at 1107 East Champlain Drive (APN 401-770-02), located on 4.1± acres of the Washington Square shopping center on the southerly corner of E. Champlain Dr. and East Perrin Avenue. The application requests authorization for a Type 86 California Alcoholic Beverage Commission License for “instructional tasting of wine and beer, on-premise consumption.” The property is planned for Community Commercial use in the Woodward Park Community Plan and the 2025 Fresno General Plan. It is zoned C-2/UGM/PC-1 (*Community Shopping Center District/Urban Growth Management Area/Planned Community 1*).
- b. **Conditional Use Permit (CUP) Application No. C-14-071** was filed by architect Lee Gage on behalf of Nick Patel of J R P Hospitality, Inc. The application pertains to 321 East Fir Avenue (also addressed as 7044 North Howard Street), comprising 1.9± acres on the south side of East Fir Avenue between North Fresno Street and the N. Howard Street alignment (APN 303-180-56); the site is north of East Herndon Avenue and east of Freeway 41. The application proposes construction of a 5-story, 57,270-sq. ft., 100-bed hotel with an adjacent 2-story, 6,000 sq. ft. event center. The property is planned for Office Commercial use, and is within the identified Mid-Rise/High-Rise Corridor, in the Woodward Park Community Plan and the 2025 Fresno General Plan. It is zoned C-P/EA/UGM (*Administrative and Professional Office District/Expressway Area Overlay/Urban Growth Management Area*) and C-P/UGM (*Administrative and Professional Office District/UGM Area*). The C-P zone district allows hotels and exhibit halls by right, but requires a CUP for buildings over 35 feet in height.

(continued)

- c. **The City of Fresno General Plan Update and Draft Master Environmental Impact Report (MEIR)** were circulated for review in July, with comments due by October 9 (the comment deadline for the Draft General Plan and its Draft MEIR was extended). The General Plan Update would revise policies and adjust land use designations of the current Fresno General Plan for the existing 140± square mile City of Fresno Sphere of Influence (this General Plan does not propose any Sphere of Influence expansions). The accompanying MEIR evaluates potential environmental (physical) impacts of the development proposed in the General Plan update.

4. PROJECT REVIEW – NEW ITEMS

- a. **CUP Application No. C-14-070 (ABCUP)** was filed by Stacy Kunishige, KuniSama Japanese Restaurant business co-owner, on behalf of business partner Richard Samano and property owners Jeffrey and Velvet Jue. The application pertains to 6825 North Willow Avenue Suite 101 (APN 410-031-05), involving 3,598 sq.ft. of leased space in the shopping center located on the southwest corner of East Herndon and North Willow Avenues. The application requests authorization for a Type 47 State of California Alcoholic Beverage Commission license (“On-Sale General – Eating Place”—for the state’s list of common ABC license types, go to the website <http://www.abc.ca.gov/forms/abc616.pdf>). This property is planned for Neighborhood Commercial use and is zoned C-1/UGM, *Neighborhood Shopping Center District/Urban Growth Management Area*.
- b. **CUP Application No. C-14-074** was filed by Joe Um of Focus Building Solutions on behalf of Northside Christian Church. The application pertains to a proposed new 3,200 sq.ft. building on a 14.31 acre property located at 2709 East Nees Avenue (APN 404-072-40S) on the south side of E. Nees Ave. approximately midway between North Chestnut and North Willow Avenues. The application proposes that this building be constructed to provide a “WiFi Lounge” on campus with coffee and refreshments served to members of the church community. The property is planned partly for Medium-Low Density Residential use and partly for Public Facility/Church use. It is zoned R-1/UGM, *Single Family Residential District/UGM Area*.

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. ADJOURNMENT

BELOW IS A LINK TO THE FULL AGENDA MATERIALS IN PDF FORMAT:

<http://m3.fresno.gov/upload/files/41540406/2014-09-22fulID.6AgendaforFTPlink.pdf>