



## COUNCIL DISTRICT 2 PLAN IMPLEMENTATION COMMITTEE MEETING

Meeting Room 3078, Third Floor-North, Fresno City Hall 2600 Fresno Street, Fresno CA 93721-3604

### *SPECIAL MEETING AGENDA*

**MONDAY, January 6, 2014- 5:30 P.M.**

#### 1. ROLL CALL

Members: Rose Hendry, Ralph Kachadourian, Michael Napoli, David Rodriguez, William Scott, Jasdeep Singh

Staff: Sophia Pagoulatos, Development and Resource Management Department

#### 2. APPROVAL OF AGENDA AND MEETING ACTION AGENDA

- a. Agenda for January 6, 2014
- b. Action Agenda for December 16, 2013

#### 3. COMMITTEE BUSINESS

- a. Election of Chair

#### 4. PROJECT REVIEW – NEW MATTERS

- a. **ADDRESS: 5319 North Grantland Avenue, APN: 505-050-11**  
**ZONING: from R-R (Fresno County) to R-1/UGM (City)**

**Plan Amendment Application No. A-13-001, Rezone Application No. R-13-007 and a Vesting Tentative Map of Tract No. 6036/UGM** have been filed by Yamabe & Horn Engineering, Inc., on behalf of Lennar Fresno, Inc., pertaining to approximately 17.38 net acres ( $\pm$ 18.12 gross acres) of vacant property located on the west side of North Grantland Avenue between West Shaw and West Barstow Avenues.

**Plan Amendment Application No. A-13-001** proposes to amend the planned land use designation of the 2025 Fresno General Plan and West Area Community Plan, for an approximately 5.74 acre *portion* of the subject property, from the Commercial Business Park planned land use designation to the Medium Density Residential (4.99-10.37 dwelling units/acre) planned land use designation.

**Rezone Application No. R-13-007** proposes to prezone the *entirety* of the subject property from the R-R (*Rural Residential [Fresno County]*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management [City of Fresno]*) zone district.

**Vesting Tentative Map of Tract No. 6036/UGM** proposes to subdivide the property into a 99-lot conventional single family residential subdivision with one Outlot designated for common open space purposes at an overall density of approximately 5.75 dwelling units per acre.

**The subject property will require annexation to the City of Fresno and detachment from the North Central Fire Protection District and Kings River Conservation District.**

- b. Site Plan Review Application No. S-13-068** was filed as a minor revised exhibit by Don Armstrong of Donahue Schriber, and pertains to tenant space within the 23± acre Fig Garden Village Shopping Center on the northeast corner of West Shaw and North Palm Avenues. The applicant proposes the addition of an approximate 600 square-foot outdoor dining area in currently designated parking area along the north side of the building for a future 3,728 square-foot Jacks Urban Eats Restaurant. The property is zoned C-3 (*Regional Shopping Center*).

**APN: 417-220-26**

**ZONING: C-3**

**ADDRESS: 718 W Shaw Ave**

**5. STAFF INFORMATIONAL REPORT**

**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**