



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

MONDAY November 24, 2014 -- 5:30 p.m. to 7:00 p.m.

Woodward Park Library Meeting Room

944 East Perrin Avenue., Fresno, CA 93720

(This is the meeting room located just inside the entrance doors.)

AGENDA

1. ROLL CALL

2. APPROVAL OF AGENDA AND MINUTES OF PRIOR MEETINGS

INFORMATIONAL NOTE: Because no quorum was present at the October 20th meeting when the **Draft policy of the Development and Resource Management Department relating to recycling centers** and the **proposed Fresno Municipal Code update related to solid waste and recycling** were first considered by this Committee, these items they will be returned for Committee consideration. However, they have not been agendized as "Continued Items" for November 24th because the City Council hearing on these matters has been continued to at least January, 2015. Therefore, these items will appear on a future agenda as "CONTINUED MATTERS" at a later date, prior to the City Council hearing on them.

3. PROJECT REVIEW – CONTINUED MATTERS

Conditional Use Permit (CUP Application No. C-14-090) was filed by Ed Kaczmarek on behalf of the Fresno/Madera Youth for Christ organization. This application pertains to 8681 North Chestnut Avenue (APN 403-532-29), 2.58 acres of property on the west side of N. Chestnut Ave. between East Teague and East Shepherd Avenues. The applicant requests authorization to convert an 1,821 sq. ft. single family dwelling on the property to a center for youth programs, gatherings, and activities. A second dwelling on the site is proposed to be used as a caretaker's residence. Related site improvements include a parking lot and connection to the City's sewer system. The property is planned for Medium Low Density Residential use in the Woodward Park Community Plan and 2025 Fresno General Plan. It is zoned R-1/UGM (*Single Family Residential District/Urban Growth Management Area*).

4. PROJECT REVIEW – NEW MATTERS

- a. **CUP Application No. C-14-116**, filed by Josh Green of Complete Wireless Consulting on behalf of Verizon Wireless, pertains to a 1,250 sq. ft. lease area on a 2.99-acre parcel located at 9666 - 9684 North Maple Avenue (APN 568-271-01S), on the south side of East Plymouth Way between N. Maple Ave. and North Sommerville Drive. The application proposes installation of a new wireless communications facility within this leased area, consisting of a 70 ft. tall "monopine"

(continued)

(synthetic pine tree) with 12 hidden antennae, cabling to connect to the ground equipment inside a prefabricated equipment shelter, and standby generator, all enclosed within an 8-ft. tall slatted chain link fence enclosure. The property is planned for Medium Density Residential use (Woodward Park Community Plan) and is zoned R-1/UGM/cz (*Single-Family Residential District/Urban Growth Management Area/conditions of zoning*).

- b. **CUP Application No. C-14-121**, filed by Richard Fairbank on behalf of Zinkin Development and property owner DeWayne Zinkin Family Partnership LP, pertains to 38.93 acres located at 8550 North Friant Road (comprising three parcels, APNs 402-220-37, -60, and -61 and referred to as the “Fresno 40” project site), which is on the southeast side of N. Friant Road between East Audubon Drive, East Cole Avenue/Sugar Pine Trail, and North Fresno Street. This property is designated for Office Commercial land use (Woodward Park Community Plan, as amended by approved Plan Amendment No. A-08-010) and was classified by approved Rezone No. R-08-014 into three different zone districts: C-2/UGM/cz (*Community Shopping Center District/UGM Area/conditions of zoning*); C-P/UGM/cz (*Administrative and Professional Office District/UGM Area/conditions of zoning*); and R-P/UGM/cz (*Residential and Professional Office District/UGM Area/conditions of zoning*). CUP Application No. C-14-121 is a Minor Revised Exhibit to previously approved CUP No. C-08-157 for the “Fresno 40” property. It proposes to shift locations of some buildings in the portions of the subject property zoned C-2/*Community Shopping Center District* and C-P/*Administrative and Professional Office District*, and it proposes to re-allocate square footage between some of these buildings. The previously approved extent of development approved through CUP No. C-08-157 will remain unchanged: 209,650 sq. ft. of retail commercial uses; 278,200 sq. ft. of office commercial uses; and 24 multiple-family residential units. General circulation within the project will remain the same.

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

7. ADJOURNMENT

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

<http://m3.fresno.gov/upload/files/3063694/00.2014-11-24fullID.6ComteAgd.pdf>