



COUNCIL DISTRICT 1 PLAN IMPLEMENTATION COMMITTEE

Jeff Barrett – Terry Cox – Elizabeth Jonasson - Scott Miller – Sushil Prakash - Jackie Ryle – Jasdeep Sidhu

MEETING AGENDA

TUESDAY, DECEMBER 16, 2014 - 5:30 P.M.

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

1. ROLL CALL

2. APPROVAL OF AGENDA

3. PROJECT REVIEW

- a. **Site Plan Review Application No. S-14-063** was filed by Richard Walbridge of Don Pickett & Associates, Inc., on behalf of David Knott of Fig Garden Rockery, and pertains to 2.37 acres of property located on the west side of North Blythe Avenue adjacent to northbound Golden State Boulevard, south of West Shaw Avenue. The applicant proposes the construction of a 4,955 square-foot building of steel with stucco and metal panel facade for an office/warehouse use on the existing Fig Garden Rockery property. The property is zoned M-1 (*Light Manufacturing*). **APN: 510-050-58**
ADDRESS: 4711 North Blythe Avenue
- b. **Conditional Use Permit Application No. C-14-096** was filed by Mehmet Noyan of Noyan/Frazier Properties LLC and pertains to 8.3 acres of property located on the southwest corner of North Weber and East Clinton Avenues. The applicant proposes the construction of an 85,000 square-foot neighborhood shopping center anchored by a 45,000 square-foot Vallarta Grocery Store. The property is zoned C-M (*Commercial and Light Manufacturing*). A Traffic Impact Study (TIS) and Retail Study are being prepared; once these studies have been completed, they will be routed for review and comment. **APN: 442-101-23, 05, 06, 09, 22T** **ADDRESS: 2323 North Weber Avenue**
- c. **Conditional Use Permit Application No. C-14-099** was filed by Lito Bucu, of the City of Fresno Water Division and pertains to 0.28 acre of property located on the northeast corner of West Dayton and North Hayes Avenues. The applicant requests authorization to drill and operate a water supply well (City Water Pump Station No. 367), construct an equipment building and 6-foot high masonry wall, install emergency generator set, landscape perimeter to screen equipment and treatment facilities, construct public works improvements; future construction of water remediation facilities and treatment systems for various contaminants. The property is zoned R-1/UGM (*Single Family Residential/ Urban Growth Management*). **APN:511-352-01st** **ADDRESS: 5986 West Dayton Avenue p/s**
- d. **Text Amendment Application No. TA-14-003** was filed by Nicolas Kazarian on behalf of the Lance-Kashian Company and proposes to amend Chapter 12 of the Fresno Municipal Code, Section 12-325-D-2-b relating to Mixed-Use projects in the C-P District. The Text Amendment to the Zoning Ordinance would allow the use of a Family Restaurant, Game and Entertainment Center, as defined by Section 12-105-F-3.1, when the C-P zoned property exceeds 20 acres. **CITY WIDE**

4. STAFF INFORMATIONAL REPORT

5. PUBLIC COMMENTS

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