



**DEVELOPMENT AND RESOURCE MANAGEMENT
DEPARTMENT
FULTON/LOWELL SPECIFIC PLAN DESIGN REVIEW COMMITTEE
MEETING**

MONDAY, January 5, 2015 - 4:30 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. Minutes for November 3, 2014
- b. Agenda for January 5, 2015

3. PROJECT REVIEW – CONTINUED ITEMS

- a. None

4. PROJECT REVIEW – NEW ITEMS

- a. **375 North Poplar Avenue** – .73 acre parcel located on the west side of North Poplar Avenue between East Franklin Avenue to the north and East McKenzie Avenue to the south (APN: 459-144-07). The applicant, Antonio Reyes, proposes the construction of a composition re-roof, roof-mounted HVAC unit, and exterior window replacement. The aforementioned request was constructed without building permits and Fulton-Lowell review. As a result, the applicant received a Stop Work Order from the City pending permit approval and Fulton-Lowell review. The property is zoned R-1 (Single Family Residential). See attached packet for additional information.
- b. **311 North Abby Street** – **Entitlement No. TBD** was filed by Xang Xiong and Nick Sahota of Central Valley Engineering and Surveying, on behalf of Dr. Tejinder Randhawa, and pertains to 0.77 acres of property located on the west side of North Abby Street at the northwest corner of North Abby Street and East McKenzie Avenue (APN: 459-161-24). The applicant proposes the conversion of a 2,200 square-foot former fast food restaurant (vacant building) to a medical center (Abby Medical Center). The property is zoned C-6 (Heavy Commercial). See attached packet for additional information.
- c. **240 North Calaveras Street** – **Entitlement No. TBD** was filed by Robert Davidson of R.L. Davidson, Inc. – Architects, on behalf of the Housing Authorities of the City and County of Fresno, and pertains to 0.26 acres of property located on the east side of North Calaveras Street between East McKenzie Avenue to the north and East Divisadero Street to the south (APN: 459-243-19). The applicant proposes site improvements to an existing twenty-two (22) unit two-story multiple family residential development (Calaveras Courts Housing Authority project). The property is zoned R-4 (High Density Multi Family Residential). See attached packet for additional information.

- d. **146 North Glenn Avenue – Entitlement No. TBD** was filed by Robert Davidson of R.L. Davidson, Inc. – Architects, on behalf of the Housing Authorities of the City and County of Fresno, and pertains to approximately .37 acres of property located on the east side of North Glenn Avenue between East McKenzie Avenue to the north and East Voorman Avenue to the south (APN: 459-223-17,18). The applicant proposes construction of an eight (8) unit multiple family residential development (Housing Authority project). The property is zoned R-4 (High Density Multi Family Residential). See attached packet for additional information.

- e. **125 North Van Ness Avenue – .20 acre parcel** located on the west side of North Van Ness Avenue between East Nevada Avenue to the north and East Voorman Avenue to the south (APN: 459-303-09). The applicant, Steven Kalpakoff of Terra Bella Residential Design Agency, proposes the re-construction of a detached garage on a parcel that was destroyed in a fire. An existing single family home is located on the property. This will be a like-for-like replacement. The property is zoned C-5 (General Commercial). See attached packet for additional information.

5. PRELIMINARY PROJECT REVIEW – NO ACTION ITEMS

- a. None

6. DISCUSSION ITEM

- a. None

7. COMMITTEE COMMENTS

8. PUBLIC COMMENTS

9. 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.

10. ADJOURNMENT