



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

Monday, January 12, 2015 -- 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 Library building's main entrance doors.)

AGENDA

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA AND MINUTES OF PRIOR MEETINGS**
- 3. PROJECT REVIEW – CONTINUED MATTERS**

Further Revised Exhibits for Conditional Use Permit (CUP) Application No. C-14-121, filed by Richard Fairbank on behalf of Zinkin Development and property owner DeWayne Zinkin Family Partnership LP. This project was originally reviewed by the Council District 6 Plan Implementation Committee on November 24, 2014; the Committee recommended approval of the major revised exhibit application filed to amend the previously approved CUP (C-08-157) 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 to re-allocate square footage between some of these buildings, while maintaining the general internal circulation pattern for the project, and the previously the approved extent of development: 209,650 sq. ft. of retail commercial uses; 278,200 sq. ft. of office commercial uses; 24 multiple-family residential units. In December, the applicants provided revised building designs (elevations).

[Reference information: This project involves 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)*.]

- 4. PROJECT REVIEW – NEW MATTERS**

- a. Conditional Use Permit (CUP) Application No. C-14-125**, filed by Barghausen Consulting Engineers on behalf of Costco Wholesale and property owner WP Gateway LLC, pertains to 14.95 acres located at 7100 North Abby Street

(continued)

(APN 303-170-89), which lies between North Blackstone Avenue and Freeway 41, north of East Herndon Avenue. This is a major revised exhibit application that proposes to expand the existing Costco fueling facility by adding 2,552 sq. ft. of canopy over three new multi-product dispensers that would serve six new fueling positions, along with the addition of two new underground storage tanks (a 20,000 gallon tank for diesel fuel, and a 1,500 gallon tank for diesel fuel additive). The property is planned for General Heavy Commercial use and is zoned C-6/*UGM (Heavy Commercial District/Urban Growth Management Area)*.

- b. **Text Amendment Application No. TA-14-003**, filed by Nicolas Kazarian on behalf of Lance-Kashian & Company, proposes to amend Section 12-325 of the Zoning Ordinance (Chapter 12 of the Fresno Municipal Code/FMC) relating to mixed-use projects in the C-P (*Administrative and Professional*) Zone District. The text amendment would allow a Family Restaurant, Game and Entertainment Center (defined by FMC §12-105-F-3.1) when a C-P zoned property exceeds 20 acres.
- c. **Conditional Use Permit (CUP) Application No. C-14-151**, filed by Marisa Sigala on behalf of Lance-Kashian & Co. and property owner River Park Properties III, pertains to 1.92± acres of an overall 21.8-acre commercial development (office and retail), the Village at River Park. This site is addressed as 210 East River Park Circle (APN 402-750-29), which lies on the east corner of Freeway 41 and North Friant Road. This application proposes construction of a 41,000± sq. ft. building, of which 30,000 sq. ft. are proposed for a Dave & Buster's Family Restaurant, Game, and Entertainment Center. The remaining 11,000 sq. ft. would be reserved for commercial office and retail uses. The property is planned for Office Commercial use and is zoned C-P/*UGM/cz (Administrative and Office Commercial District/UGM Area/conditions of zoning)*.

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/75448396/full2015-01-12CouncilD.6Aqdpackage.pdf>