



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING

Monday, July 13, 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 ACTION AGENDA FROM PRIOR MEETING**
- 3. PROJECT REVIEW – CONTINUED MATTERS - none**
- 4. PROJECT REVIEW – NEW MATTER**
 - a. Site Plan Review Application No. S-15-064**, filed by architect Ron Mazzeo, on behalf of Tina Nguyen DDS, pertains to 1440 East Champlain Avenue, 1.16 acres of property located on the easterly corner of East Champlain Drive and North Hickory Hill Drive (APN 567-030-75). The applicant proposes the construction of a 9,808 square-foot single story office building for Northside Dental Practice and other general medical offices. The property is planned for Office Commercial use in the Woodward Park Community Plan and is zoned C-P/UGM/cz (*Administrative and Professional Office/Urban Growth Management/conditions of zoning*).
 - b. Alcoholic Beverage Conditional Use Permit (ABCUP) Application No. C-15-076**, filed by Richard Paumen of The Vernal Group on behalf of Clovis Point Partners LLC, pertains to 4,440 square feet (Suites 107 and 109) in a shell building located at 2940 East Nees Avenue, in the Montecito Shopping Center, a 4.52 acre site located on the northwest corner of North Willow and East Nees Avenues (APN 403-770-26S). The applicant is seeking a Type 47 license (*Restaurant – sale of beer, wine, and distilled spirits for consumption on the licensed premises*) from the Alcoholic Beverage Commission (ABC). The applicant proposes to establish “The Point” Patio Bar and Bistro, with indoor and outdoor seating, through interior improvements to the building and exterior improvements to create a 1,980 square foot outdoor patio enclosed with concrete masonry wall topped by metal fence. The subject site is planned for Community Commercial use in the Woodward Park Community Plan and is zoned C-2/UGM/cz (*Community Shopping Center District/Urban Growth Management/conditions of zoning*). The premises is located in Fresno County Census Tract No. 55.08, which is authorized for 5 on-site (restaurant) and 5 off-site ABC licenses. Currently, there are no existing on-site licenses and three off-site licenses; therefore no finding of Public Necessity and Convenience would be required for overconcentration.

(continued)

- c. **Plan Amendment Application No. A-15-01**, filed by the Development and Resource Management Department, to make minor correcting adjustments in the Fresno General Plan adopted on December 18, 2013. On June 11, 2015, a Mitigated Negative Declaration was proposed as the environmental finding for Environmental Assessment No. A-15-01.

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/8730604/20150713fullCouncilD.6agd.pdf>

This link will remain valid for at least 72 hrs after its establishment on 7-9-15 at 11:30am.