



# DISTRICT 4 PLAN IMPLEMENTATION COMMITTEE MEETING

## MONDAY, July 27, 2015 -- 4:30 P.M.

Room 3039, Third Floor, Fresno City Hall      2600 Fresno Street, Fresno, CA 93721-3604

### AGENDA

#### 1. ROLL CALL

#### 2. APPROVAL OF AGENDA AND MINUTES

- a. Agenda for July 27, 2015
- b. Minutes for June 15, 2015

#### 3. PROJECT REVIEW – CONTINUED ITEMS

- a. **Conditional Use Permit Application No. C-14-093** was filed by Sid Evans of Trilogy Properties LLC and pertains to 0.79 acre of property located on the north side of E. Bulldog Lane, between N. Sixth St. and N. Millbrook Ave. just west of Fresno State Bulldog Stadium. The applicant proposes the construction of an approximate 65,000 square-foot four-story student housing project with ground level parking and 3 stories of apartment living that include 2 elevators, 12 two-bedroom apartments and 18-four bedroom apartments for a total of 30 units (96 bedrooms) and Tuscan-style architecture. The applicant is proposing additional parking by using a lift system ([http://www.parklift.com/Independent-Access-Semi-Automatic-product.php?product\\_id=21](http://www.parklift.com/Independent-Access-Semi-Automatic-product.php?product_id=21)).

<http://m3.fresno.gov/upload/files/42927526/C14093electronicrouting.pdf>

**APN: 418-163-06s**

**ZONING: R-4**

**ADDRESS: 1470 E. Bulldog Lane**

- b. **Conditional Use Permit Application No. C-15-061** was filed by Dave Blanchard of 3D Construction Management, Drafting & Design, on behalf of New Spirit Charter Academy, and pertains to 2.23 acres of property located on the east side of North Millbrook Avenue just south of East Ashlan Avenue. The applicant proposes a two-phased project consisting of the installation of infrastructure and landscaping to accommodate a master plan of 15 new 24-foot by 40-foot DSA-approved modular classroom buildings and one 24-foot by 24-foot DSA-approved modular restroom building for the nonprofit New Spirit Charter Academy. The property is zoned R-1 (*Single Family Residential*).

**APN: 436-080-54**

**ZONING: R-1**

**ADDRESS: 4144 N. Millbrook Avenue**

<http://m3.fresno.gov/upload/files/120370551/C15061electronicrouting.pdf>

#### 4. PROJECT REVIEW – NEW ITEMS

- a. **Site Plan Review Application No. S-15-075** was filed by Bill Robinson of Sol Development Associates, on behalf of Paul Ridenour of Derrel's Mini Storage, and pertains to ±6.99 acres of property located on the south side of East Ashlan Avenue between North Barton Avenue and State Route 168. The applicant proposes Phase III

development of the current 93,330 square-foot Derrel's Mini Storage facility, which will include removal of approximately 2,000 square feet of existing buildings to accommodate the addition of 31,000 square-feet of buildings and 13,760 square-feet of container storage. The total building square footage of the existing site and proposed expansion will be 136,090 square feet plus the existing 2,147 square-foot caretaker's residence and office for a total of 138,237 square feet. The property is zoned M-1/cz (*Light Manufacturing/conditions of zoning*).

**APN: 438-021-91      ZONING: M-1/cz      ADDRESS: 4546 E. Ashlan Avenue**

<http://m3.fresno.gov/upload/files/12051834/S15075electronicrouting.pdf>

- b. **Conditional Use Permit Application No. C-15-083** was filed by architect Scott Vincent, on behalf of Paul Owhadi, and pertains to a 10.94-acre site located west and north of the northwest corner of East Barstow and North Cedar Avenues. The applicant proposes site modifications to an existing multiple family residential development (University Commons Apartments) that include (1) wrought iron fencing along the street frontages of Barstow and Cedar Avenues with sliding gates at all of the entrances, (2) an entrance plaza at the entrances on Cedar Avenue, (3) outdoor activity areas within the complex, (4) site accessibility upgrades, (5) arbors over the existing trash enclosures, and (6) relocation of mail center that will have an arbor and seating. The property is zoned R-4 (*High Density Multiple Family Residential*).

**APN: 418-420-14      ZONING: R-4      ADDRESS: 5469 N. Cedar & 1728 E. Barstow Ave.**

<http://m3.fresno.gov/upload/files/99296/C15083electronicrouting.pdf>

**5. COMMITTEE COMMENTS**

**6. PUBLIC COMMENTS**

**7. 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.

**8. ADJOURNMENT**