



COUNCIL DISTRICT 2 PLAN IMPLEMENTATION COMMITTEE MEETING

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

AGENDA

MONDAY, July 27, 2015- 5:30 P.M.

1. ROLL CALL

Members: Rose Hendry, Ralph Kachadourian, David Rodriguez, William Scott, Jasdeep Singh

Staff: Bruce Barnes, Development and Resource Management Department

2. APPROVAL OF AGENDA AND MEETING ACTION AGENDA

a. Agenda for July 27, 2015

b. Action Agenda for July 13, 2015

COMMITTEE BUSINESS

3. PROJECT REVIEW – OLD MATTERS

a. Bella Vista Professional Office Complex-Development of Dialysis Facility

PROJECT DESCRIPTION AND LOCATION:

Proposed Bella Vista Professional Office Complex consisting of the construction of a ±10,200 square-foot dialysis clinic ,multiple office/medical buildings, parking lot, utilities, landscaping, lighting, carports, and future building addition to the existing Bella Vista Memory Care senior care facility. The property is zoned C-1/EAUGM (*Neighborhood Shopping Center/ Expressway Area*).

APN: 502-180-07,08, 09, 10, 11,12 ZONING: C-1/EAUGM ADDRESS: 5425 W. Spruce Avenue

DATE ROUTED: June 11, 2015

COMMENT DEADLINE: June 30, 2015

<http://m3.fresno.gov/upload/files/37963420/5425WSpruceBellaVistaDRC61115.pdf>

b. Proposed construction of a 52, 055 square foot commercial development on 6+ acre site

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-071 and Vesting Tentative Parcel Map No. 2014-06 have been filed by Jeff Cazaly, on behalf of Sky Park, LLC, pertaining to ±6.46 acres of property located on the north side of West Herndon Avenue between North Blythe Avenue and North Doolittle Drive. Conditional Use Permit Application No. C-05-071 requests authorization for the construction of an integrated shopping center within a planned development comprised of approximately 52,055 square feet of total commercial retail space; and, includes a request for authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises*

where sold) for an approximately 3,600 square-foot convenience store proposed to operate in conjunction with an Arco gas station with 16 fueling positions. Vesting Tentative Parcel Map No. 2014-06 proposes to subdivide the subject property for purposes of creating 11 commercial parcels within the proposed planned development.

APN: 501-048-01
Avenue

ZONING: C-3/EA/UGM

ADDRESS: 4415 West Spatz

DATE ROUTED: July 01, 2015

COMMENT DEADLINE: July 21, 2015

<http://m3.fresno.gov/upload/files/69752713/C15071TPM201406RoutingPacket.pdf>

c. Proposed construction of two single story shell buildings in Palm Bluffs Corporate Center

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-15-074 was filed by Todd Clark of Henderson Architectural Group, on behalf of Messrs. George Holland III and George Pappas, and pertains to 1.77 acres of property located on the southeast corner of West Cromwell and North Wilson and on the southwest corner of West Cromwell and North Colonial Avenues in the Palm Bluffs Corporate Center. The applicant proposes the construction of two single story shell buildings—8,152 square foot and 8,192 square foot—for B Type Occupancy, and the installation of on-site and off-site improvements. The property is zoned C-M/cz (*Commercial and Light Manufacturing/conditions of zoning*).

APN: 405-545-01, 02
Ave

ZONING: C-M/cz

ADDRESS: 695 W Cromwell, 7585 N Colonial

DATE ROUTED: July 9, 2015

COMMENT DEADLINE: July 23, 2015

<http://m3.fresno.gov/upload/files/104115804/S15074electronicrouting.pdf> (click on bookmarks to navigate)

PROJECT REVIEW- NEW MATTERS

a. ABCUP at Ha Ha Sushi Restaurant

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-15-079-ABCUP was filed by Ha Younghyo and pertains to 2,700 square feet of tenant space within the Herndon Place Shopping Center at the southwest corner of West Herndon and North Milburn Avenues. The applicant requests authorization to establish a State of California Alcoholic Beverage Control alcohol license Type 41 (*Restaurant – sale of beer and wine for consumption on or off the premises where sold*) for the Ha Ha Sushi Restaurant. The property is split zoned C-2/EA/BA-15/UGM (*Community Shopping Center/ Expressway Area Overlay/Boulevard Area Overlay, 15 feet/Urban Growth Management*) and M-1/EA/BA-15/UGM (*Light Manufacturing/Expressway Area Overlay/Boulevard Area Overlay, 15 feet/Urban Growth Management*).

APN: 507-021-18s

ZONING: C-2/EA/BA-15/UGM and M-1/EA/BA-15/UGM

ADDRESS: 6721 North Milburn Avenue, Suite 110

DATE ROUTED: July 20, 2015

COMMENT DEADLINE: August 3, 2015

<http://m3.fresno.gov/upload/files/44334306/C15079electronicrouting.pdf> (click on bookmarks to navigate).

b. Proposed construction of metal warehouse for Bakman Water District

PROJECT DESCRIPTION AND LOCATION:

Site Plan Review Application No. S-15-076 was filed by Bryan Cobb of Associated Design and Engineering, on behalf of Richard Bakman, and pertains to 0.36 acre of property located on the west side of North Palm Bluffs Avenue between West Locust and West Beechwood Avenues. The applicant proposes the construction of an 11,126 square-foot, two-story insulated panel metal warehouse building for the intended use as storage for Bakman Water District equipment. The property is zoned M-3 (*Heavy Industrial*).

APN: 405-305-04T

ZONING: M-3

ADDRESS: 7069 North Palm Bluffs Avenue

DATE ROUTED: July 21, 2015
2015

COMMENT DEADLINE: August 4,

<http://m3.fresno.gov/upload/files/37385801/S15076electronicrouting.pdf> (click on bookmarks to navigate).

e. STAFF INFORMATIONAL REPORT

f. PUBLIC COMMENTS

g. 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.

h. ADJOURNMENT