



COUNCIL DISTRICT 2 PLAN IMPLEMENTATION COMMITTEE

Fresno City Hall, Meeting Room 3078 (3rd Floor-North), 2600 Fresno Street, Fresno CA 93721-3604

ACTION AGENDA FOR THE MEETING OF MONDAY, JULY 14, 2014

1. ROLL CALL

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

Members absent: David Rodriguez, Ralph Kachadourian

Staff: Bruce Barnes, Development and Resource Management Department

2. APPROVAL OF AGENDA AND MEETING ACTION AGENDA

a. Agenda for July 14, 2014

b. Action Agenda for June 2, 2014

Rosie Hendry moved to approve Action Agenda, seconded by Jasdeep Singh. Motion carried.

3. COMMITTEE BUSINESS [none]

4. PROJECT REVIEW – OLD MATTERS

a. REZONE APPLICATION NO. R-14-006

Rezone Application No. R-14-006 was filed by Dirk Poeschel of Dirk Poeschel Land Development Services, on behalf of property owner Wells Fargo National Association. The application pertains to two developed parcels (APNs 506-320-59S and 506-320-60S) with four existing buildings addressed as 6350, 6360, 6370, and 6380 N Figarden Drive, comprising 4.24± acres of property located on the east side of North Figarden Drive between the Burlington Northern Santa Fe Railroad and West Bullard Avenue (please see attached aerial photo, vicinity map, and Assessor's Parcel map). The application seeks to amend conditions of zoning previously applied to the subject property through Rezone No. R-01-037 to permit some previously prohibited uses, and to allow specific commercial uses pursuant to Fresno Municipal Code Section 12-226.1-B-10. The rezone would not change the current M-1/BA-20/UGM/cz (*Light Manufacturing District/Boulevard Area - 20 Feet/ Urban Growth Management Area/conditions of zoning*) classification for these parcels, which are planned for Light Industrial use in the 2025 Fresno General Plan, Bullard Community Plan, and Sierra Sky Park Land Use Policy Plan. The attached application narrative details the uses requested. Staff is in support of this application, with the exception of the request for allowing a liquor store on the subject property.

APN: 506-320-59s and 60s - ZONING: M-1 - ADDRESS: 6350, 6360, 6370, 6380 N. Figarden Dr.

Sandra Brock explained to the Committee that this rezone is basically removal of the conditions of zoning which restricted the available uses. Staff did not support the addition of liquor stores and it was approved by the Planning per the staff's recommendation. William Scott moved to approve this Rezone Application, specifically without the permitted use of liquor stores, seconded by Jasdeep Singh. Motion carried.

b. FIG GARDEN RECONSTRUCTION---(Has not been formally submitted)

Revised Drawing sent under separate cover for Lululemon store

Committee members discussed the "revised" drawing and were pleased to see that the covered walkway had been restored. However, after much discussion, including comments from local architect Tony Ping and developer Edgar Pejoro, the Committee withheld its approval of the revised rendering. Committee members sought "more consistency" with the Figarden style, and expressed concerns with the "massing and height" of the proposed building as well the material being used. Would like to see more natural materials and suggested the building be moved back behind the sidewalk. The committee stressed that they want the businesses to come to the shopping center and encouraged the developer to try again and to come back with a drawing based on the tonight's comments and suggestions.

4. STAFF INFORMATIONAL REPORT [none]

5. PUBLIC COMMENTS [none]

6. 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.

[none]

7. ADJOURNMENT

Rosie Hendry moved to adjourn, seconded by Jasdeep Singh. Motion carried.