



COUNCIL DISTRICT 5 PROJECT REVIEW COMMITTEE MEETING MINUTES

Monday, January 23, 2023 – 4:00 PM

DUE TO THE CORONAVIRUS PANDEMIC (COVID-19), THIS MEETING WAS HELD VIA ZOOM.

AGENDA

1. CALL TO ORDER AND ROLL CALL

This meeting was called to order at 4:02 p.m. with a master roll call.

Present - 4: Michael Rabara, Gurjant Singh, Josephine Baroni, Michael Vasquez

Absent - 0:

Staff: Enrique Aponte

2. APPROVAL OF THE AGENDA

Committee member Baroni moved and Committee member Vasquez seconded the motion to approve the agenda for January 23, 2023. The motion carried four votes to zero.

3. APPROVAL OF THE MINUTES

Committee member Baroni moved and Committee member Vasquez seconded the motion to approve the agenda for January 9, 2023. The motion carried four votes to zero.

4. PROJECT REVIEW – NEW MATTERS

A. Development Permit Application No. P22-03929

Development Permit Application No. P22-03929 was filed by Seth Ramirez of Bottom Line Development and pertains to the 1.75 acres located at 960 N Fowler Avenue. The applicant proposes to construct a 5,500 sq. ft. marketplace building, a 4,902 sq. ft. canopy over 8 fuel pumps, and install electric vehicle charging stations for 6 vehicles, and fully develop the parcel. The parcel is zoned IL/UGM/cz. Related Conditional Use Permit Application No. P22-02271 was filed by Seth Ramirez of Bottom Line Development and pertains to the 1.75 acres located at 960 N Fowler Avenue. The applicant requests a Type 21 ABC license for the proposed 5,500 sq. ft. marketplace building. The parcel is zoned IL/UGM/cz.

Chair Rabara opened the item up for committee discussion.

Committee member Baroni moved for approval of the item 4A and Committee member Singh Second. The motion passed 4-0-0-0.

First Motion Vote Tally (motion to approve)

Ayes (4): Baroni (motion), Singh (second), Vazquez, Rabara

Noes (0): none

Abstain (0):none

Absent (0):none

B. Development Permit Application No. P22-04065

Development Permit Application No. P22-04065 was filed by Daniel Bond of Gateway Engineering and pertains to the 2.97 acres located at 2819 S Maple Ave. The applicant proposes a Major Revised Exhibit to construct and install new storage tanks, pads, and loading station. The parcel is zoned IH.

Chair Rabara opened the item up for committee discussion.

Committee member Baroni moved for approval of the item 4B and Committee member Singh Second. The motion passed 4-0-0-0.

First Motion Vote Tally (motion to approve)

Ayes (4): Baroni (motion), Singh (second), Vazquez, Rabara

Noes (0): none

Abstain (0):none

Absent (0):none

5. ADMINISTRATIVE MATTERS

A. Report By Juan Lara

6. UNSCHEDULED MATTERS

None

7. ADJOURNMENT

The Committee, having concluded all business, adjourned at 4:40 p.m.

Respectfully,

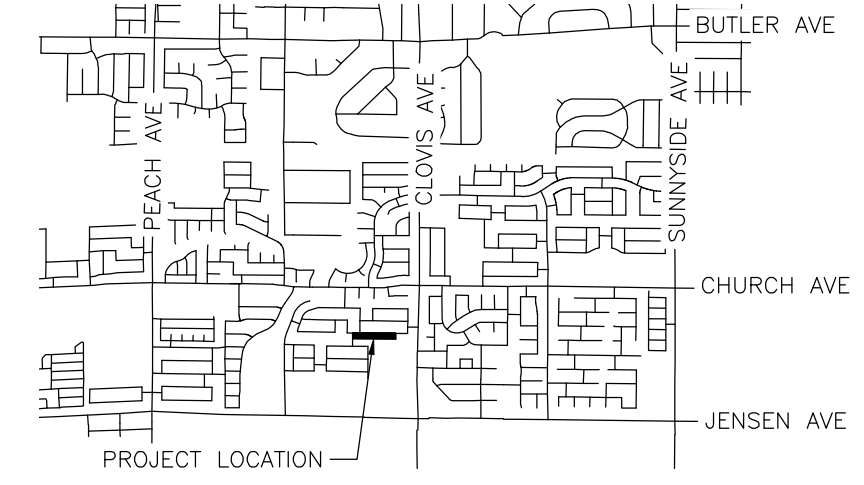
Enrique Aponte

Committee Staff Liaison

APPL. NO. P21-03139 EXHIBIT A DATE 02/08/2022
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

VESTING TENTATIVE TRACT MAP NO. 6352

BEING A SUBDIVISION OF OUTLOT A OF TRACT 5171, AND
 PARCEL B OF LOTLINE ADJUSTMENT NO 2018-20
 IN THE CITY OF FRESNO, FRESNO COUNTY CALIFORNIA



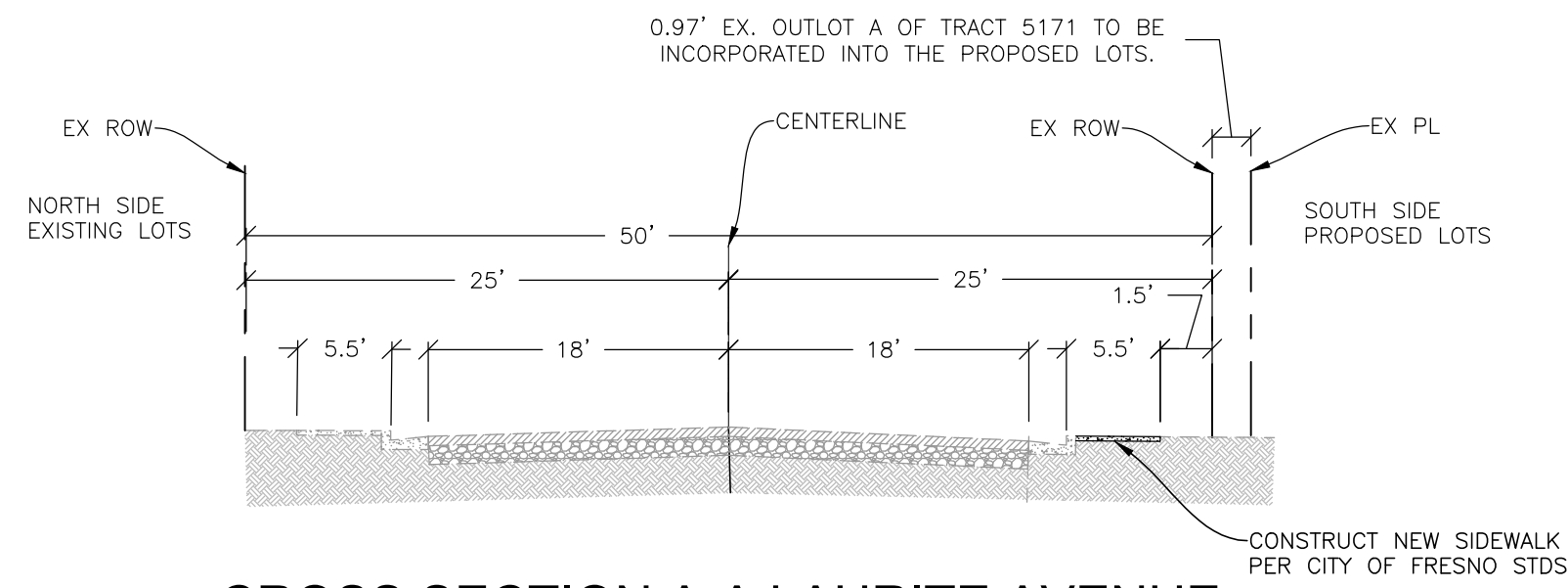
VICINITY MAP
 NOT TO SCALE

LEGEND

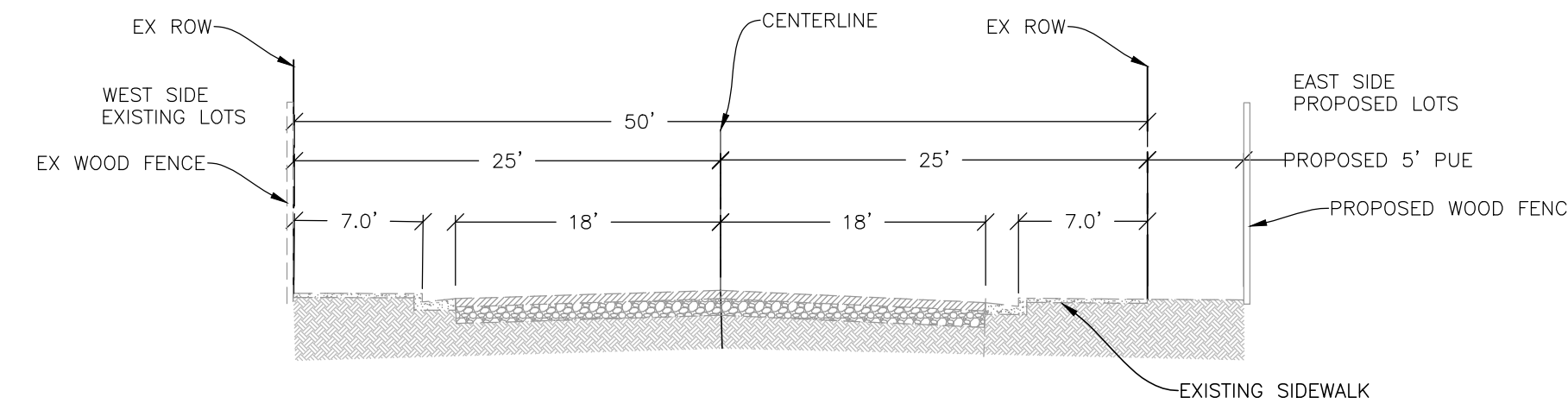
- INDICATES STREETS PREVIOUSLY OFFERED FOR DEDICATION
- PPUE PROPOSED PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED LOT
- EXISTING CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 4" SEWER LATERAL
- EXISTING 1" WATER SERVICE

KEYNOTES

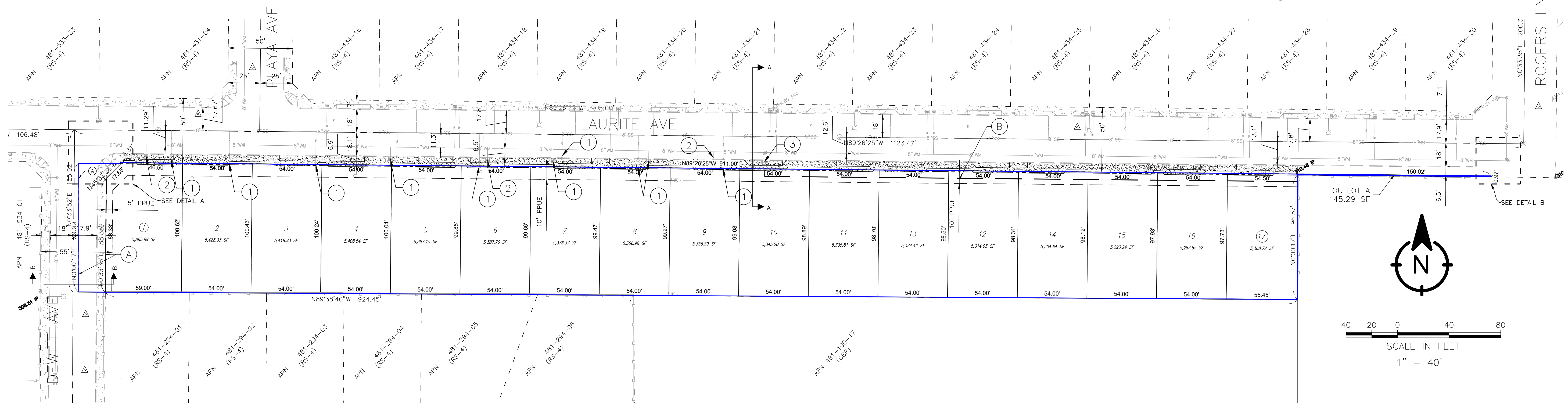
- 1 EXISTING SEWER/WATER SERVICE TO REMAIN
- 2 EXISTING SEWER/WATER SERVICE TO BE RELOCATED
- 3 EXISTING FIRE HYDRANT TO BE RELOCATED



CROSS SECTION A-A LAURITE AVENUE
 NOT TO SCALE



CROSS SECTION B-B DEWITT AVENUE
 NOT TO SCALE



NOTES

1. THERE ARE NO WELLS, CESSPOOLS, SEWER, CULVERTS, DUMPSITES, OR OTHER UNDERGROUND STRUCTURES WITHIN THIS SUBDIVISION.
2. THERE ARE NO EXISTING AREAS WITHIN THIS SUBDIVISION THAT ARE SUBJECT TO INUNDATION OR STORM WATER OVERFLOW.
3. THE SUBDIVISION DESIGN PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES BY MAXIMIZING NORTH-SOUTH FACING BUILDINGS.
4. THERE IS LESS THAN 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
5. THERE ARE NO EXISTING TREES WITHIN THIS PROPERTY TO BE REMOVED.
6. THERE ARE NO EXISTING HOUSES ON THIS PROPERTY TO BE REMOVED WITHIN THE LIMITS OF THIS SUBDIVISION.
7. OUTLOT A TO REMAIN UNDERDEVELOPED AND RETAINED BY PATRICIA RAWLINGS.
8. SEWER AND WATER SERVICES ARE TO BE PROVIDED BY THE CITY OF FRESNO.
9. REFUSE AND SOLID WASTE SERVICES ARE TO BE PROVIDED BY THE CITY OF FRESNO.
10. STORM DRAINAGE SERVICES ARE TO BE PROVIDED BY EXISTING RMFD FACILITIES.
11. ELECTRIC AND NATURAL GAS SERVICES ARE TO BE PROVIDED BY PG&E.
12. TELEPHONE AND INTERNET SERVICES ARE TO BE PROVIDED BY EITHER AT&T OR COMCAST.
13. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
14. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
15. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444.

BENCHMARK:

CITY OF FRESNO TBM 4230
 CHISELED SQUARE ON CURB, NORTH RETURN,
 NORTHEAST CORNER OF CLOVIS AND GROVE
 310.408' NGVD 29

BASIS OF BEARINGS:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14, SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, WAS TAKEN TO BE N00°00'00"E AS SHOWN ON TRACT NO. 5171 RECORDED JUNE 2, 2006 IN VOLUME 75 PAGES 84 AND 85 OF PLATS, FRESNO COUNTY RECORDS.

EASEMENT INFO

- (A) STREET EASEMENT RECORDED OCT. 3, 2005 AS DOC. NO. 2005-0232887, O.R.F.C.
- (B) PG&E EASEMENT RECORDED FEB. 1, 2006 AS DOC. NO. 2006-0022959, O.R.F.C.

LEGAL DESCRIPTION

PARCEL 1
 OUTLOT A, INCLUSIVE, OF TRACT NO. 5171, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED JUNE 2, 2006 IN VOLUME 75 PAGES 84 AND 85 OF PLATS, FRESNO COUNTY RECORDS.

PARCEL 2
 PARCEL B OF LOT LINE ADJUSTMENT NO. 2018-20, AS DOCUMENT NO. 75077, OF OFFICIAL RECORDS OF FRESNO COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF HENRIETTA RANCHO IN CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2, PAGE 20 OF PLATS, FRESNO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 0°00'00" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 1017 FEET; THENCE NORTH 89°26'25" WEST, A DISTANCE OF 374.80 FEET TO A POINT BEING 374.78 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED MARCH 22, 2002 AS DOCUMENT NO. 2002-0048176, OFFICIAL RECORDS OF FRESNO COUNTY SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE, ALONG THE BOUNDARY OF SAID PARCEL, SOUTH 0°00'00" EAST, PARALLEL WITH AND 374.78 FEET WEST ON THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 96.58 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF TRACT NO. 5103, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 68 OF PLATS AT PAGES 48 AND 49, FRESNO COUNTY RECORDS; THENCE NORTH 89°35'40" WEST, ALONG THE EASTERLY PROLONGATION AND ALONG THE NORTH LINE OF SAID TRACT NO. 5103, A DISTANCE OF 945.18 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN GRANT DEED RECORDED APRIL 19, 2011 AS DOCUMENT NO. 2011-0253411, OFFICIAL RECORDS OF FRESNO COUNTY SAID POINT BEING ON THE BOUNDARY OF TRACT NO. 5171, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 75 OF PLATS AT PAGES 84 AND 85, FRESNO COUNTY RECORDS; THENCE NORTH 0°00'00" WEST, ALONG THE BOUNDARIES OF SAID PARCEL AND SAID TRACT NO. 5171, A DISTANCE OF 99.94 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE SOUTH 89°26'25" EAST, ALONG THE NORTH LINE OF SAID PARCEL AND THE EASTERLY PROLONGATION THEREOF AND ALONG THE SOUTH LINE OF SAID TRACT NO. 5171, A DISTANCE OF 945.21 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH UNDERLYING FEE INTEREST, IF ANY, ADJACENT TO THE ABOVE DESCRIBED PROPERTY IN AND TO THE ADJOINING PUBLIC RIGHT OF WAY.

CONTAINING 2,132 ACRES, MORE OR LESS.

PROJECT INFORMATION

OWNER(S): PATRICIA RAWLINGS
 (208)233-2424
 1111 YELLOWSTONE AVE
 POCATELLO, ID 83201

BILL AND GAIL MISAKI
 8534 E. MCKENZIE AVE
 FRESNO, CA 93727
 (559)288-1613

PROJECT LOCATION: 5524 E. LAURITE AVE S/A
 SOUTHEAST CORNER OF LAURITE AND DEWITT AVE
 FRESNO, CA 93727

APN(S): 481-436-01, 481-100-14, AND 481-100-16

LANDUSE: RESIDENTIAL SINGLE FAMILY, MEDIUM LOW DENSITY
 EXISTING: RESIDENTIAL SINGLE FAMILY, MEDIUM LOW DENSITY
 PROPOSED: MEDIUM DENSITY RESIDENTIAL

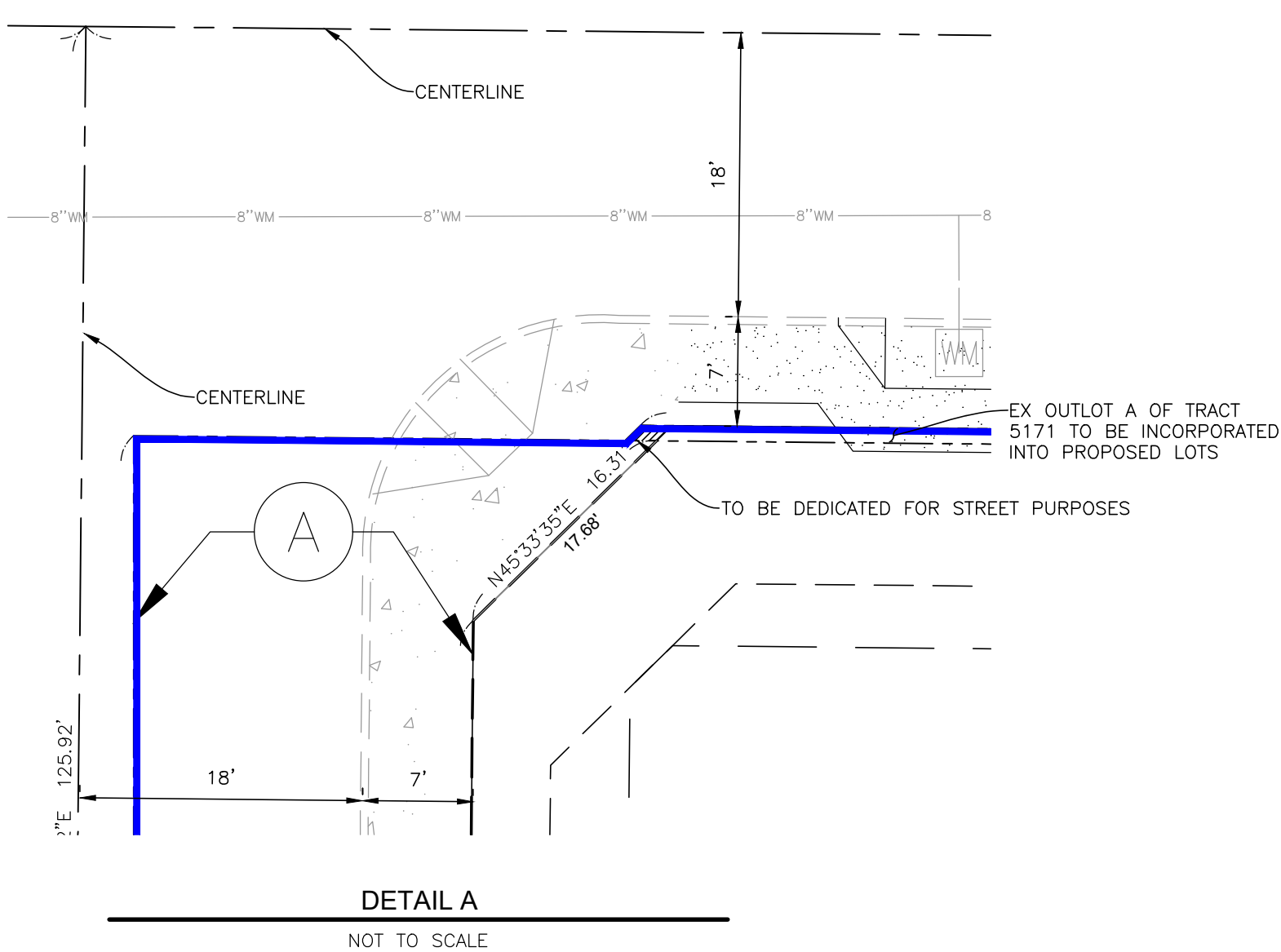
ZONING: EXISTING: RS-4
 PROPOSED: RS-5

SITE AREA: GROSS AREA = 2.15 ± AC
 NET AREA = 2.10 ± AC

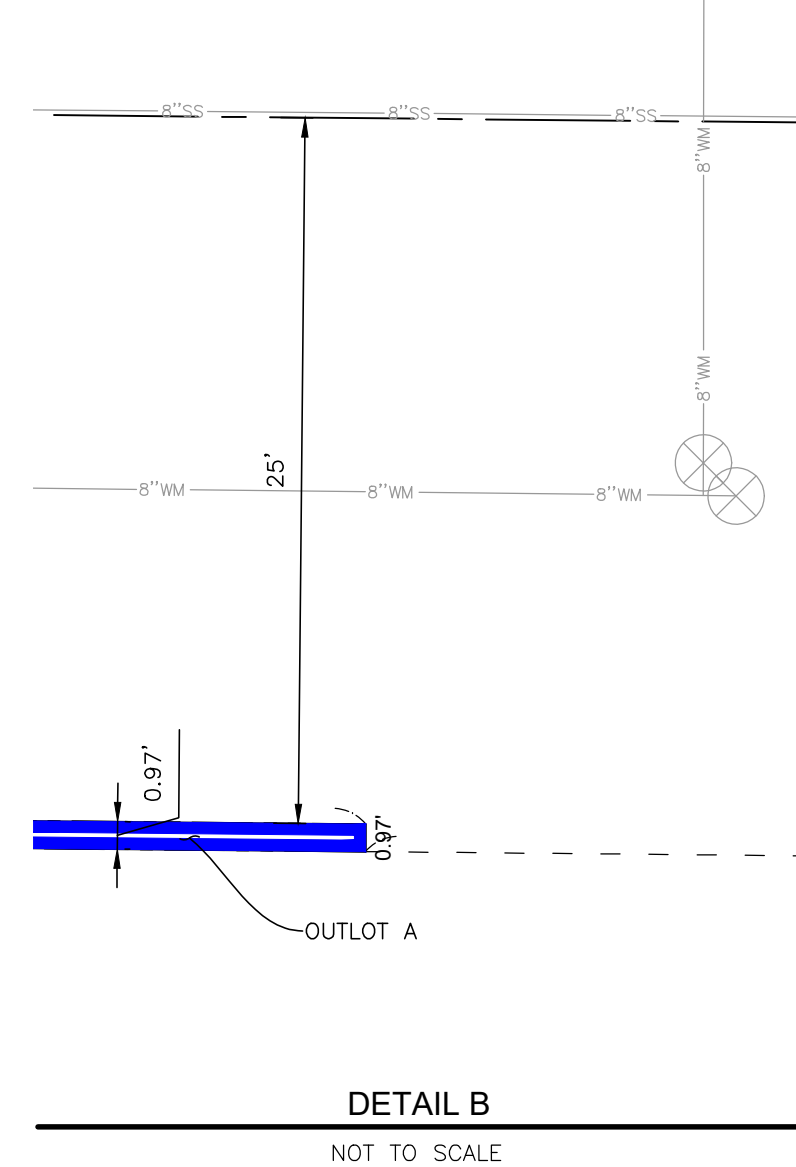
NUMBER OF LOTS: 17 LOTS

PROPOSED DENSITY: 8.10 UNITS PER ACRE

LOT INFO: AVERAGE LOT SIZE = 5,386 SF
 MAX LOT SIZE = 5,865 SF
 MIN LOT SIZE = 5,283 SF



DETAIL A
 NOT TO SCALE



DETAIL B
 NOT TO SCALE

REVISIONS
 NO. DATE BY

2491 ALLUVIAL AVE
 CLOVIS, CA 93619
 (559) 775-0023
 FAX: (559) 775-0016
 WWW.VICE-ENGR.COM

VICE
 VANG INC. CONSULTING ENGINEERS
 CALIFORNIA

VESTING TENTATIVE
 TRACT MAP 6352
 LAURITE SUBDIVISION

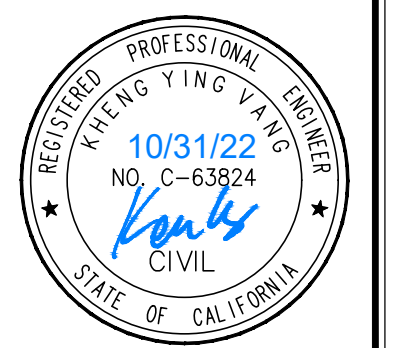
CITY OF FRESNO

DATE: 10/6/2022

PROJ. ENGR: LSV

PROJ. MNGR: KYV

PREPARED FOR: GARY CLARK
 1111 YELLOWSTONE AVE
 POCATELLO, ID 83201



SHEET NO.
 1 / 1

PROJECT NUMBER
 20-015

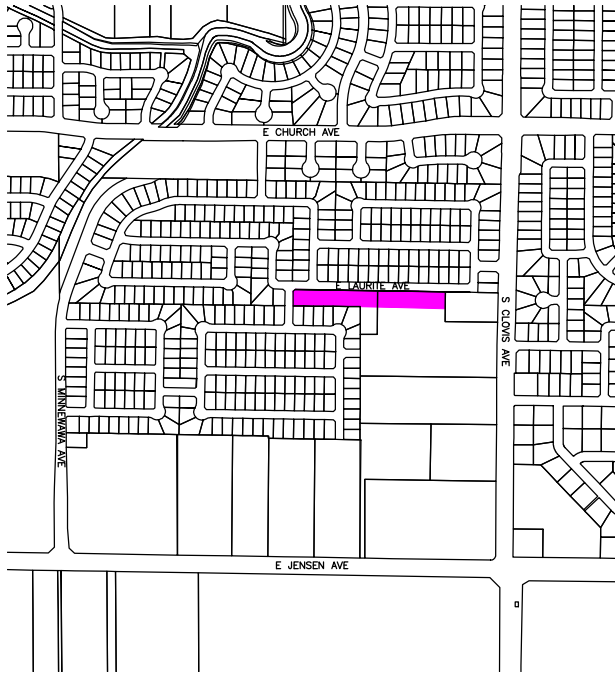
APPL. NO. P21-05405 EXHIBIT A DATE 02/08/2023
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____

CITY OF FRESNO EXHIBIT "A"

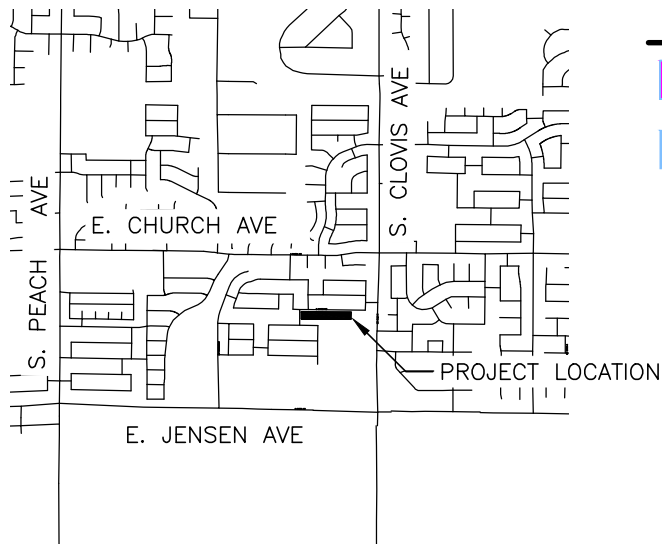
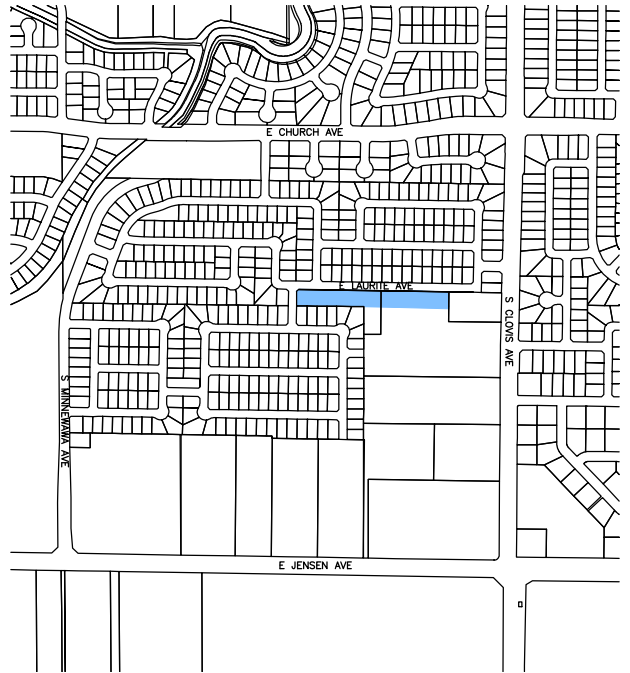
CITY OF FRESNO DARM DEPT

PROJECT INFORMATION: APN(S): 481-436-01, 481-100-14, 481-100-16
 TOTAL ACREAGE: 2.15 ACRES

**EXISTING ZONING DESIGNATION:
RS-4 (MEDIUM LOW RESIDENTIAL)**



**PROPOSED ZONING DESIGNATION:
RS-5 (MEDIUM DENSITY RESIDENTIAL)**

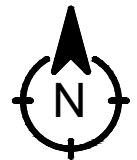


VICINITY MAP

NOT TO SCALE

LEGEND

- RS-4 (MEDIUM LOW RESIDENTIAL)
- RS-5 (MEDIUM RESIDENTIAL)



NOT IN SCALE



VICE
VANG INC. CONSULTING ENGINEERS

**REEDLEY GAS STATION
REZONE EXHIBIT
DINUBA & BUTTONWILLOW**

DATE: 4/9/2021
PROJECT: 20-063

FIGURE
1