



**COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE**  
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

**MEETING AGENDA**  
**Tuesday, April 23, 2024 – 5:30 PM**

**THIS MEETING WILL OCCUR IN PERSON AND ELECTRONIC.**  
**THE MEETING ROOM WILL BE IN CITY HALL (2600 FRESNO ST, FRESNO, CA 93721) ON THE**  
**2<sup>nd</sup> FLOOR, ROOM 2165 A.**

**FOR ELECTRONIC, THE MEETING WILL ALSO OCCUR VIA ZOOM.**

**ZOOM MEETING & PHONE INSTRUCTIONS**

**Join from a PC, Mac, iPad, iPhone or Android device:**

**Please click this URL to join: [https://zoom.us/s/96995356092](https://zoom.us/j/96995356092)**

**Webinar ID: 969 9535 6092**

**\* To view exhibits, please visit <https://fresno.legistar.com/calendar.aspx>, select “Council District 3 Project Review Committee” in the dropdown menu, then click “Meeting Details” for the applicable meeting date.**

**1. CALL TO ORDER & ROLL CALL**

James Sponsler (chair), Crystal Vasquez (vice chair), Debbie Darden, Albert Sanchez

**2. APPROVAL OF AGENDA**

**A. April 23, 2024 Meeting Agenda**

**3. CONSENT CALENDAR**

**A. March 26, 2024 Meeting Minutes**

**4. UNSCHEDULED COMMUNICATIONS**

Unscheduled communication is not scheduled for a specific time and may be heard any time during the meeting, which includes discussion of any matter not scheduled for the approved agenda.

**5. PROJECT REVIEW**

**A. Workshop - Text Amendment Application No. P24-01100** proposes to amend the Citywide Development Code and modify Section 15-2706; otherwise known as the Responsible Neighborhood Market Act (RNMA). The RNMA provides regulations relating to the establishment of alcohol licenses and the sale of alcoholic beverages for off-site consumption. The proposed text amendment would allow flexibility for full-service grocery stores seeking to operate by allowing an additional exception to the Location Restrictions and an exemption to the Cancel & Transfer Provisions. In addition, the proposed text amendment defines Full-Service Grocery Store and its exclusions.

**Project Documents:** (see instructions above to view exhibits)

**City Staff:** Phillip Siegrist, Planning Manager  
559-621-8061, [Phillip.Siegrist@Fresno.gov](mailto:Phillip.Siegrist@Fresno.gov)  
Leefong Mouavangsou, Project Liaison  
559-621-8051, [Leefong.Mouavangsou@Fresno.gov](mailto:Leefong.Mouavangsou@Fresno.gov)

**B. Tentative Tract Map No. 6468 (P23-03663) and related Planned Development Permit Application No. P23-04061** were filed by YCG Engineering, Inc. and pertain to approximately 7.82 acres of property located on the west side of South Crystal Avenue, between West Orleans and West Hawes Avenues. The applicant requests authorization to subdivide the subject property and modify FMC Standards for the RS-5 zone district. The modifications include reduced lot frontage, reduced lot depth, and reduced lot size.

**APN:** 464-070-05

**Project Documents:** (see instructions above to view exhibits)

**Project Contact:** Luke Risner, Planner II, [Luke.Risner@fresno.gov](mailto:Luke.Risner@fresno.gov), (559)621-8045

**C. Conditional Use Permit Application No. P24-00696** was filed by Green Bean Pharm and pertains to approximately 0.26 acres of property located at 721 Broadway. The applicant requests authorization to establish a cannabis retail business in an existing approximately 9,714 square-foot commercial building. The subject property is zoned DTN (Downtown Neighborhood, Activity Class B).

**APN:** 468-286-05

**Project Documents:** (see instructions above to view exhibits)

**Project Contact:** Robert Holt, Supervising Planner, [Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov), (559)621-8056

## 6. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILPERSON

Any announcements or updates will be provided by the Chief of Staff for Council District 3.

## 7. ADMINISTRATIVE MATTERS

*None.*

## 8. ADJOURNMENT

The next scheduled meeting is scheduled for Tuesday, May 28, 2024 at 5:30 p.m. Due to the nature of possible weekly changes, the location and type of meeting will be determined at least 72 hours in advance of the scheduled meeting.

### Staff Liaisons

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**Planning and Development Department**  
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[Saul.Perez@fresno.gov](mailto:Saul.Perez@fresno.gov)