



## **COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE**

Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

### **MEETING AGENDA**

**THURSDAY, April 11, 2024 – 6:00 P.M.**

**THIS MEETING WILL OCCUR IN PERSON AND ELECTRONICALLY VIA ZOOM.  
THE MEETING ROOM WILL BE IN CITY HALL (2600 FRESNO ST, FRESNO, CA 93721)  
ON THE 2ND FLOOR, ROOM 2165 A.**

### **ZOOM MEETING & PHONE INSTRUCTIONS:**

Join from a PC, Mac, iPad, iPhone, or Android device.  
Please click this URL to join: [Virtual Participation Registration](#)

**Join by Phone:** +1(669)900-9128, **Phone Conference ID:** 955 3834 6851#

\*To view exhibits, please visit <https://fresno.legistar.com/calendar.aspx>, select "Council District 1 Project Review Committee" in the dropdown menu, then click "Meeting Details" for the applicable meeting date.

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

##### Committee

Nichole Castech (Chair)

Angelica Torres (Vice Chair)

Thea Fabian

Gilbert Felix

Linda Renland

#### **2. APPROVAL OF AGENDA**

- a. April 11, 2024, Meeting Agenda

#### **3. APPROVAL OF MINUTES/CONSENT CALENDAR**

- a. Minutes for March 14, 2024, Meeting

#### **4. PROJECT REVIEW - CONTINUED MATTERS**

- a. **Conditional Use Permit Application No. P23-04168** was filed by Bill Robinson of Sol Development, on behalf of Derrel's Mini Storage, and pertains to a ±3.68-acre mini-storage facility located on the east side of North West Avenue between Burlington Northern Santa Fe Railroad and North Holt Avenue. The applicant proposes to

construct 23 new single-story storage buildings, totaling ±88,318 square feet. The parcel is zoned RS-4 (*Residential Single-Family, Medium Low Density*).

**ADDRESS:** 4448 North West Avenue

**APN:** 426-010-03

**CITY STAFF:** Planner Michael Tran

**APPLICABLE FMC:** : [Residential Single-Family, Medium Density \(Residential Single Family Districts\) Design Standards](#), [Personal \(Mini\) Storage](#), [General Site Regulations](#), [Landscape](#), [Parking and Loading](#), [Performance Standards](#)

## 5. PROJECT REVIEW – NEW MATTERS

- a. **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.

**CITY STAFF:** Planning Manager Phillip Siegrist and Project Liaison (Non-Residential) Leefong Mouavangsou

**APPLICABLE FMC:** [Section 15-2706 Alcohol Sales – The Responsible Neighborhood Market Act](#), [Amendments to Development Code Text, Rezones, and Plan Amendments](#)

- b. **Planned Development Application No. P23-03041** was filed by Drew Phelps of Granville Homes and pertains to ±31.60-acres located on the east side of North Garfield Avenue between West Gettysburg and West Ashlan Avenues. The Planned Development application proposes modifications to the zoning code to reduce the front yard setback, rear yard setback, the setback from the garage to the façade of the building, and to remove the requirement for pedestrian access to major streets along Garfield Avenue. The modifications would allow for more diverse floor plans and price points, more attractive streetscape, and eliminate concerns about public safety and police access along Garfield Avenue. The parcel is zoned RS-5/UGM/cz (*Residential Single-Family, Medium Density/Urban Growth Management/conditions of zoning*).

**ADDRESS:** 4445 North Grantland Avenue

**APN:** 512-021-26

**CITY STAFF:** Supervising Planner Chris Lang

**APPLICABLE FMC:** [Planned Development Permits](#), [Subdivision Design Standards](#)

## 6. ADMINISTRATIVE MATTERS

*Any announcements from the City of Fresno Planning Department or Council District 1 Chief of Staff.*

## **7. UNSCHEDULED MATTERS/PUBLIC COMMENTS**

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

## **8. ADJOURNMENT**