



COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE

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

MEETING AGENDA

THURSDAY, May 9, 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 Casteck (Chair)
Angelica Torres (Vice Chair)
Thea Fabian
Gilbert Felix
Linda Renland

2. APPROVAL OF AGENDA

- a. May 9, 2024, Meeting Agenda

3. APPROVAL OF MINUTES/CONSENT CALENDAR

- a. Minutes for April 11, 2024, Meeting

4. PROJECT REVIEW - CONTINUED MATTERS

- a. **Conditional Use Permit Application No. P23-01667 and Conditional Use Permit Application No. P23-01668** was filed by Same Sabbah of Omni Development and pertains to the ±2.32 acres located at 5450 W. Ashlan Avenue. The applicant proposes to construct a ±4,409 square-foot McDonald's with a ±336 square-foot patio and a ±1,150 square-foot Dutch Bros Coffee. No patio is proposed with the Dutch Bros Coffee project. The parcel is zoned CC/UGM (*Commercial – Community/Urban Growth Management*).

ADDRESS: 5450 West Ashlan Avenue

APN: 510-022-82

CITY STAFF: Supervising Planner Erik Young

APPLICABLE FMC: [Community Commercial \(Commercial Districts\) Design Standards, Drive-In and Drive-Through Facilities, Outdoor Dining and Patio Areas, General Site Regulations, Landscape, Parking and Loading, Performance Standards](#)

5. PROJECT REVIEW – NEW MATTERS

- a. **ABC Conditional Use Permit Application No. P24-01344** was filed by Yeslam Haimed and pertains to the ±0.76-acre lot located at 2717 N Hughes Avenue. The applicant is proposing to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises) at an existing business. The parcel is zoned CC (*Commercial Community*).

ADDRESS: 2717 North Hughes Avenue

APN: 442-082-29

CITY STAFF: Planner Valeria Ramirez

APPLICABLE FMC: [Commercial Districts, Alcohol Sales – The Responsible Neighborhood Market Act, Conditional Use Permits, Performance Standards](#)

- b. **Tentative Parcel Map Application No. P23-03946** was filed by Dirk Poeschel Land Development Services, on behalf of Stan Ratzlaff, for approximately ±0.34 acres of property located on the north side of West Alamos Avenue between North West Avenue and North Channing Way. The applicant is requesting authorization to subdivide the subject property into a two-lot single-family residential subdivision. The parcel is zoned RS-4 (*Residential Single-Family, Medium Low Density*).

ADDRESS: 1146 West Alamos Avenue

APN: 425-101-08

CITY STAFF: Planner John George

APPLICABLE FMC: [Tentative Parcel and Tentative Map Filing and Processing, Subdivision Design Standards, Residential Single-Family Districts](#)

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