

Exhibit E
Council District 3 Project Review Committee
June 13, 2023 Agenda

ID 23-1785: Consideration of Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment



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

MEETING AGENDA
Tuesday, June 13, 2023 – 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
2nd 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/j/96995356092>

Or One tap mobile:

+1 (669) 900-9128, 96995356092# US (San Jose)

+1 (253) 215-8782, 96995356092# US (Tacoma)

Or join by phone:

**US: +1 (669) 900-9128 or +1 (253) 215-8782 or +1 (346) 248-7799 or +1 (301) 715-8592 or
+1 (312) 626-6799 or +1 (646) 558-8656**

Webinar ID: 969 9535 6092

International numbers available: <https://zoom.us/j/96995356092>

*** 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), Debbie Darden, Albert Sanchez, Crystal Vasquez (vice chair)

2. APPROVAL OF AGENDA

A. June 13, 2023 Meeting Agenda

3. APPROVAL OF THE MINUTES

A. May 23, 2023 Meeting Minutes (see exhibit instructions above)

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. Conditional Use Permit Application No. P23-00557 & Planned Development Permit Application No. P22-03021

This application was filed by C. C. Planning & Permitting Services, on behalf of Sunny Ghai, and pertains to a portion of the 1.26 acres of property located on the north side of West Olive Avenue, between North Hughes and North Crystal Avenues (1834 W Olive Ave). The applicant requests authorization to construct an approximately 2,630 sq. ft. Burger King restaurant with drive-thru,

and parking lot. The Planned Development Permit is requesting authorization to modify the NMX zone district development standards to allow for an increased maximum building setback, decreased minimum parking setback from back of sidewalk, and decreased minimum building frontage coverage. The subject property is zoned NMX (*Neighborhood Mixed-Use*).

APN: 449-231-27

Project Submittals (see instructions above to view exhibits)

Project Contact: Steven Martinez, Planner II
Steven.Martinez@fresno.gov
(559) 621-8047

B. Conditional Use Permit Application No. P23-00835

This application was filed by Vermeltfoort Architects, Inc. and pertains to approximately 2.98 acres of property located at the southwest corner of East Church Avenue and South Martin Luther King, Jr. Boulevard (820 E Church Ave). The applicant requests authorization to construct an approximately 5,781 sq. ft. multi-tenant shell building with a drive-thru including full development of the site with a parking lot, landscaping, trash enclosures, and future building pad. The subject property is zoned CC (*Commercial – Community*).

APN: 479-050-14

Project Submittals (see instructions above to view exhibits)

Project Contact: Steven Martinez, Planner II
Steven.Martinez@fresno.gov
(559) 621-8047

C. Council District 3 Project Review Committee 2023 Meeting Calendar Revision

This item is to revise the remainder of the 2023 meeting calendar for the Council District 3 Project Review Committee to only meet on the 4th Tuesday of each month (see instructions above to view revised calendar).

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, June 27, 2023 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

Office of Councilmember Miguel A. Arias

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Staff Contact: Gabriela Olea, Chief of Staff
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Gabriela.Olea@fresno.gov

Planning and Development Department

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Staff Contact: Rob Holt, Supervising Planner
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Robert.Holt@fresno.gov