



COUNCIL DISTRICT 5 PROJECT REVIEW COMMITTEE

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

MINUTES

Wednesday, April 24, 2024 – 4:00 PM

Planning and Development Department - Fresno City Hall, Room 2120 & Zoom

CALL TO ORDER & ROLL CALL

The meeting was called to order at 4:00 PM with a master roll call.

Present – 3: Michael J Rabara (Chair), Josephine Baroni (Vice Chair), Michael E Vasquez

Absent – 2:, Gurjant Singh, Sunny Kooner

Staff: Phillip Siegrist, Leefong Mouavangso, Luke Risner, Steven Lieng

i. APPROVAL OF AGENDA

A. April 24, 2024, Meeting Agenda

The agenda was APPROVED by the following vote:

Ayes (3): Vasquez, Baroni, Rabara

Noes (0): none

Abstain (0): none

Absent (2): Singh, Kooner

ii. APPROVAL OF THE MINUTES

A. February 28, 2024, Meeting Minutes

On motion of Committee Member Baroni, seconded by Committee Member Vasquez, the minutes were APPROVED. The motion carried by the following vote:

Ayes (3): Vasquez, Baroni, Rabara

Noes (0): none

Abstain (0): none

Absent (2): Singh, Kooner

iii. PROJECT REVIEW – CONTINUED MATTERS

None

iv. PROJECT REVIEW – NEW MATTERS

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.

Staff was in attendance and presented the item.

A master roll call vote was made for the approval of item 4A. The motion passed 3 votes to 0.

Chair Rabara, Committee Member Vasquez, and Committee Baroni approved the project as is with no further comment or recommendations.

B: Approval – Development Permit Application No. P24-01038 was filed by Elias Saliba of Aesthetics Design on behalf of Kaur Jaswinder and Khushpal Singh and pertains to the ±2.77 acres located at 6000 East Jensen Avenue, Fresno CA, 93725. The applicant proposes to construct a Multifamily development consisting of (22) townhouse/carriage row houses, and (22) condos in a 3-story residential tower with elevator totaling to 44 dwelling units. In addition, a ± 2,000 square foot community building with a ± 1,000 square foot covered patio and swimming pool will be constructed along with the drive approach, curb, gutter, and landscaping. The property is zoned RM-1/UGM (*Residential Multi-Family, Medium High Density/Urban Growth Management*).

The applicant was in attendance and presented the item.

A master roll call vote was made for the approval of item 4B. The motion passed 3 votes to 0.

Chair Rabara, Committee Member Vasquez, and Committee Baroni approved the project with the recommendation of cementing the trail in the front of the property along Jensen.

v. ADMINISTRATIVE MATTERS

None

vi. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

None

vii. ADJOURNMENT

The Committee, having concluded all business, adjourned at 4:47 p.m.

Access to the Council District 5 Project Review Committee's meeting calendar, videos, agendas, and minutes can be found at the following link:

<https://fresno.legistar.com/calendar.aspx>

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