



COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING

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

MINUTES

TUESDAY, September 16, 2025 – 5:30 P.M.

COMMITTEE MEMBERS

Chair Al Moncada

Vice-Chair Lynisha Senegal

Camalah Saleh

1. CALL TO ORDER & ROLL CALL

Meeting called to order at 5:30 PM.

Present: Chair Moncada, Vice-Chair Senegal, Saleh

Absent: None

2. AGENDA APPROVAL

a. *September 16, 2025 Meeting Agenda*

Vice-Chair Senegal moved to approve the agenda, seconded by Committee member Saleh. The motion carried, 3 votes to 0

3. CONSENT CALENDAR

a. *Draft Minutes for August 19, 2025 (*see instructions above to view)*

Committee Member Saleh moved to approve the minutes, seconded by Vice-Chair Senegal. The motion carried, 3 votes to 0.

4. PROJECT REVIEW – NEW MATTERS

- a. *Conditional Use Permit Application No. P25-01134 was filed by Dirk Poeschel of Dirk Poeschel Land Development Services on behalf of Dionysos Stefanopoulos of Aeronot Studio LLC and pertains to the ±2.96 acre lot located at the northeast corner of West Shaw and North College Avenues at 280 West Shaw Avenue (APN 417-333-04). The applicant is requesting authorization to establish a ± 6,450 square-foot event center within an existing building, with a ±9,400 square-foot outdoor courtyard with an outdoor pizza oven located on the northeast portion of the property, two (2) designated taco truck parking stalls with hookups in the parking lot, and landscaping along the West Shaw and North College Avenue frontages. Additionally, the applicant is requesting authorization to establish a State of California Type 47 Alcoholic Beverage Control (ABC) license (On-Sale General - Eating Place), which authorizes the sale of beer, wine, and*

distilled spirits for both on-site and off-site consumption. The parcel is zoned CMX (Corridor-Center Mixed-Use).

Project Manager: Valeria Ramirez, Planner

559-621-8046

Valeria.Ramirez@fresno.gov

Applicant presented the project.

Four members of the public spoke in opposition to the project and raised concerns about the proximity of the project to nearby residences, sales of alcohol off-site, potential litter, increased noise, increases in traffic, and concerns with roadway design and circulation and how it impacts the neighborhood,

The committee inquired about if there were limits on on-site alcohol sales, the purpose of the proposed food trucks, what alcohol would be sold on or off-site, what security would be provided, and if neighbors to the project on County property would still be notified.

No recommendations were made.

5. ADMINISTRATIVE MATTERS

Any announcements or updates will be provided by the Staff Liaison for the Council District 4 Project Review Committee.

6. UNSCHEDULED COMMUNICATIONS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed, but official action may not be taken until legal notices are given as required by law.

7. ADJOURNMENT

The meeting adjourned at 6:25 PM

The next meeting is scheduled for October 21, 2025, at 5:30PM, pending availability of projects.

*City of Fresno Planning and Development Department
2600 Fresno Street – Third Floor
Fresno, California 93721-3604*

Staff Liaisons

*Office of Councilmember
Maxwell
2600 Fresno Street, 2nd Floor
Fresno, CA 93721
Staff Contact: Shawn Clark,
Council Assistant
(559) 621-7847,
Shawn.Clark@fresno.gov*

*Planning and Development
Department
2600 Fresno Street, 3rd
Floor
Fresno, California 93721
Staff Contact: Thomas
Veatch, Planner III
(559) 621-8076,
thomas.veatch@fresno.gov*