



COUNCIL DISTRICT 2 PROJECT REVIEW COMMITTEE

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

MINUTES

Monday, March 13, 2023 – 5:30 p.m.

Click the link below to download to Plan Exhibits for all items:

<https://cityoffresno.sharefile.com/d-s5e9f8ca1558f4808b3a56f9c8a2af344>

1. CALL TO ORDER & ROLL CALL

Committee Members:

David Rodriguez (Chairperson)

Amy Fuentes

Austin Ferreria

Meeting called to order at 5:30 PM.

Present: Chair Rodriguez, Fuentes, Ferreria

Absent: None

2. ADMINISTRATIVE MATTERS

Discussion of future Chair/Vice-Chair vote.

Nominations to be added to next agenda for a vote

3. APPROVAL OF AGENDA

March 13, 2023 Meeting Agenda

Chair Rodriguez moved to approve the agenda, seconded by Committee Member Fuentes. The motion carried, 3 votes to 0.

4. APPROVAL OF THE MINUTES

None

5. PROJECT REVIEW – CONTINUED MATTERS

A. Conditional Use Permit Application No. P23-00163, was filed by Beth Aboulafia of Hinman & Carmichael LLP on behalf of the Target Corporation and pertains to a portion of the 11.15 acres located at 6655 North Riverside Drive, in the Marketplace at El Paseo Commercial/Retail center (APN 504-092-28S). The applicant proposes to upgrade the existing State of California Alcoholic Beverage Control (ABC) License Type 20 (Off-sale beer & wine) license to a Type 21 (Off-sale general – beer, wine, distilled spirits) license. The parcel is zoned CR/UGM (Commercial Regional/Urban Growth Management Area).

Attachments: Operational Statement, Site Plan, Elevations, and Floor Plan, S (linked above)

Relative Link(s): Fresno Municipal Code (FMC) [Section 15-2706 Alcohol Sales – The Responsible Neighborhood Market Act](#)

Project Contact: Erik Young, Planner, (559) 621-8009, erik.young@fresno.gov

Applicant presented the project.

Committee Member Ferreria moved to approve the item, seconded by Committee member Fuentes. The motion carried, 3 votes to 0.

B. Conditional Use Permit P23-00078, was filed by Timothy Luskin on behalf of Chipotle Mexican Grill and pertains to the 0.75 acres located generally located at the Southeast corner of West Herndon and Brawley Avenues, at 6702 North Brawley Avenue (APN: 406-411-68). The applicant requests a State of California Alcoholic Beverage Control (ABC) Type 41 (On-sale beer & wine – eating place) License for the existing restaurant. The parcel is zoned CC/EA/UGM/cz (Community Commercial/Expressway Area/Urban Growth Management Area/conditions of zoning).

Attachments: Operational Statement, Site Plan, Elevations, and Floor Plan, (linked above)

Relative Link(s): Fresno Municipal Code (FMC) [Section 15-2751 – Restaurants with alcohol sales, bars nightclubs and lounges.](#)

Project Contact: Enrique Aponte, Planner, (559) 621-8046, enrique.aponte@fresno.gov

Applicant presented the project.

Committee asked for clarification on the process for ABC licenses; why the upgrade was requested; and if an existing license had been purchased on the license market.

Committee Member Fuentes moved to approve the item, seconded by Chair Rodriguez. The motion carried, 3 votes to 0.

C. Conditional Use Permit Application P22-04611, was filed by Andrew Bowman of Barghausen Consulting Engineers, Inc. and pertains to 1.10 acres located on 6617 North Riverside Drive at in the Marketplace at El Paseo Commercial/Retail center (APN: 504-092-30S). The application proposes to construct a new 1,190 square foot Dutch Bros Coffee with dual drive-through lanes to accommodate stacking for up to 20 vehicles. A customer walk-up window is located on the north side of the building. Additional site improvements include new interior and perimeter landscaping and construction of a masonry trash and recycling enclosure. Parking will include nineteen (19) parking spaces. The parcel is zoned CR/UGM (Commercial Regional/Urban Growth Management).

Attachments: Operational Statement, Site Plan, Elevations, and Floor Plan (linked above)

Relative Link(s): Fresno Municipal Code (FMC) [Section 15-2728 – Drive-in and drive-through facilities](#)

Project Contact: Steven Lieng, Planner, (559) 621-8007, steven.lieng@fresno.gov

Staff presented the project.

The committee asked for clarification on location of the project; the location of the access to the parcel; the proposed operation of the drive-through; the cities review process for drive-throughs; and the cumulative impacts of the total number of drive-throughs at the shopping center.

Committee Member Fuentes moved to approve the item on the recommendation that city staff thoroughly consider the cumulative traffic impacts and congestion prevention measures to avoid overflow of vehicles from the drive through lane impacting the surrounding area, prior to approval of the project, seconded by Chair Rodriguez. The motion carried, 3 votes to 0.

6. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the 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.

Open Discussion

This is an open discussion between the Committee to discuss any matters they feel necessary regarding Council District 2, such as project inquiries, updates, upcoming events, etc.

Chair Rodriguez provided an update on the Pinedale Centennial

Committee discussed procedures for parking for Committee members.

7. ADJOURNMENT

Meeting adjourned at 6:02 PM

The next meeting is scheduled for March 27, 2023, at 5:30 p.m.

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