



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA

Tuesday, October 28, 2025 - 5:30 PM

PUBLIC PARTICIPATION – Any interested person may appear at the public meeting and present written testimony or speak in favor or against the matters scheduled on the agenda. Public participation during Council District Project Review Committee meetings is always encouraged and can occur by attending a meeting in the City Hall, 2nd Floor, Room 2165. When called to speak during a meeting, you may approach upon the Chair's call for public comment.

SUBMIT WRITTEN COMMENTS –

1. **E-mail** – Agenda related documents and comments can be e-mailed to the Planning & Development Department. Unless otherwise required by law to be accepted by the City at or prior to a Committee meeting, no documents shall be accepted for Committee review unless they are submitted to the Planning and Development Department at least 24 hours prior to the commencement of the Committee meeting at which the associated agenda item is to be heard. All comments received at least 24 hours prior will be distributed to the District Committee prior and during the meeting and will be a part of the official record.

- a. Email comments to PublicCommentsPlanning@fresno.gov .
- b. Emails should include the agenda date and item number you wish to speak on in the subject line of your email. Include your name and address for the record, at the top of the body of your email.

VIEWING PLANNING MEETINGS (non-participatory) – For your convenience, there is a way to view the District Committee meetings live:

Participate Remotely via Zoom:

https://fresno.zoomgov.com/webinar/register/WN_8EK7YXTTRt6v-dSyTcklvQ

- a. The above link will allow you to register in advance for remote participation in the meeting via the Zoom platform. After registering, you will receive a confirmation email containing additional details about joining the meeting.

** 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.*

COMMITTEE MEMBERS

Chair James Sponsler
Vice-Chair Albert Sanchez
Debbie Darden
Ashley Mireles-Guerrero

1. CALL TO ORDER & ROLL CALL

2. AGENDA APPROVAL

a. October 28, 2025 Meeting Agenda

3. MINUTES APPROVAL

a. Draft Minutes for September 23, 2025 (*see instructions above to view)

4. PROJECT REVIEW – NEW MATTERS

a. Conditional Use Permit Application No. P25-02582 / Planned Development Application No. P25-02715

Conditional Use Permit Application No. P25-02582 was filed by Drew Metz of NJA Architecture on behalf of the Fresno Chaffee Zoo and pertains to $\pm$ 2.57 acres located at 480 N Teilman Ave, Fresno, CA 93706; APN 458-114-02. The Project proposes to develop the site with a $\pm$ 17,000 square foot maintenance building; two (2) $\pm$ 1,000 square foot greenhouses; one (1) $\pm$ 4,320 square foot solar carport; one (1) $\pm$ 3,272 square foot solar carport; one (1) $\pm$ 2,880 square foot solar carport; a $\pm$ 1.0-acre laydown (outdoor storage) yard; associated screening walls; parking areas; trash enclosure; drive-approaches; landscaping; and other on- and off-site improvements necessary for operation and to comply with the development code. The parcel is zoned NMX (Neighborhood Mixed-Use).

Associated Planned Development Application No. P25-02715 requests authorization to deviate from various Fresno Municipal Code development requirements including setback and frontage requirements contained in Table 15-1103; sidewalk requirements contained in Section 15-1103(F); screening wall material requirements contained in Section 15-2013(D); and location and screening requirements contained in Section 15-2721(C)(2&3).

5. ADMINISTRATIVE MATTERS

Any announcements or updates will be provided by the Staff Liaison for the Council District 3 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 next meeting is scheduled for November 25, 2025, at 5:30 PM, pending availability of projects.

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Staff Liaisons

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