



COUNCIL DISTRICT 6 PROJECT REVIEW COMMITTEE

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

Council District 6 Liaison: Chris Lang, Planner | (559) 621-8023, Chris.Lang@fresno.gov

MEETING AGENDA

Wednesday, November 13, 2024 – 5:30 PM

THIS MEETING WILL OCCUR IN PERSON.

THE MEETING ROOM WILL BE IN CITY HALL (2600 FRESNO ST, FRESNO, CA 93721) ON THE 2nd FLOOR, ROOM 2165 A.

FOR CONVENIENCE, THE MEETING WILL ALSO BE VIEWABLE VIA ZOOM.

ZOOM MEETING INSTRUCTIONS

Click on the link below to join the meeting:

[Click here to join the meeting](#)

If you prefer by phone, call in at +1 669 900 9128, Webinar ID: 975 4912 4592

***To view exhibits, please visit <https://fresno.legistar.com/calendar.aspx>, select “Council District 6 Project Review Committee” in the dropdown menu, then click “Meeting Details” for the applicable meeting date.**

CALL TO ORDER & ROLL CALL

Committee Members: Danae Garza (Chairperson), Bonna Rogers-Neufeld (Vice Chairperson), Denise Duerksen-Nemeroff, Sharon Durkin, Janet Mikkelson, Lois Murphy, Robert Nielsen, Kevin Wray, Geraldine Wong

1. APPROVAL OF AGENDA

A. November 13, 2024 Meeting Agenda

2. CONSENT CALENDAR

A. Minutes for September 11, 2024 (see instructions above to view exhibits)

B. 2025 Council District 6 Project Review Meeting Schedule

3. PROJECT REVIEW – CONTINUED MATTERS

None

4. PROJECT REVIEW – NEW MATTERS

A. Text Amendment Application No. P23-03140

Text Amendment Application No. P23-03140 proposes to amend the Citywide Development Code and modify Section 15-2761 for tobacco and vapor sales. The Text Amendment was initiated pursuant to Fresno City Council Resolution No. 2022-052 (attached) and proposes to

amend Section 15-2761 of the Fresno Municipal Code (FMC) relating to the sale of tobacco pursuant to FMC Section 15-5803-A(1). The purpose of the amendment is to establish regulations for Smoke Shops and amortize existing Smoke Shop establishments by allowing up to seven (7) establishments per City Council District. The amendment proposes to: define “Smoke Shop” and other related smoking and tobacco related definitions; establish amortization and Conditional Use Permit requirements and procedures; establish location restrictions and buffers to sensitive uses; and create requirements and restrictions related to operations, signage, and security measures.

City Staff: Phillip Siegrist, Planning Manager

Project Documents (see instructions above to view exhibits)

B. Conditional Use Permit Application No. P24-02657

Conditional Use Permit Application No. P24-02657 was filed by Steve Rawlings of Alcoholic Beverage Specialists on behalf of Grocery Outlet Bargain Market and pertains to the ± 1.67 acres located at 2990 E NEES AVE, FRESNO, CA 93720; APN 40377023S. The applicant requests a California Department of ABC Type 20 (Off-Sale Beer and Wine) License. The parcel is zoned CC/UGM/cz (Commercial Community / Urban Growth Management / conditions of zoning).

Address: 2990 East Nees Avenue

Zoning: CC/UGM/cz

APN: 403-770-23S

Project Documents (see instructions above to view exhibits)

C. Tentative Tract Map No. 6419, Plan Amendment and Rezone Application No. P24-00452, Planned Development Application No. P24-00449

Tentative Tract Map No. 6419 was filed by Bret Giannetta of Giannetta Engineering and pertains to 8.47 acres of property located on the northwest corner of East Copper and North Willow Avenues. The application seeks approval for a gated 53 lot single family residential subdivision with private streets. Related records include Planned Development Application No. P24-00449 and Planned Amendment/Rezone Application No. P24-00452.

Plan Amendment Application No. P24-00452 proposes to amend the Fresno General Plan to change the planned land use designation for a portion of the subject property from Commercial Community to Medium Density Residential and Medium Low Density Residential to Reside Medium Density

Rezone Application No. P24-00452 proposes to amend the Official Zoning Map of the City of Fresno to rezone a portion of the subject property from the CC (Commercial Community) zone district to the RS-5 (Residential Single Family, Medium Density) zone district and a portion of the subject property from the RS-4 (Residential Single-Family, Medium Low Density) to the RS-5 (Residential Single-Family, Medium Density)

Planned Development Application No. P24-00449 is a proposal to modify the RS-5 (Single-Family Residential, Medium Density) zone district development standards to allow for a reduction in the garage setback, rear yard setback, front yard setback, interior side yard setback, street side yard setback, minimum corner lot width, minimum lot size, minimum lot width, an increase in maximum lot coverage, and gated private streets.

Address: 2596 East Copper Avenue S/A

Zoning: CC & RS-4/UGM/cz

APN: 579-390-64S

Project Documents (see instructions above to view exhibits)

D. Tentative Tract Map No. 6312

Tentative Tract Map Application No. P23-04240/T-6312 was filed by Gary Mc Donald of Copper River Ranch Villages LLC. The property is 9.23 acres of vacant land north of Copper Avenue between Chestnut Avenue and Portofino Drive (Road G) in the Copper River Ranch Development. The property consists of 17 single family residential lots and two common area open space lots. The proposed density is 1.84 residential lots per acre. The parcel is zoned PR+RS-3/UGM/cz.

Address: 11135 North Portofino Drive

Zoning: PR & RS-3/UGM/cz

APNs: 579-390-47S

Project Documents (see instructions above to view exhibits)

5. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

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.

A. Open Discussion

This is an open discussion between the Committee to discuss any matters they feel necessary regarding Council District 6, such as project inquiries, updates, upcoming events, etc.

6. ADJOURNMENT

The next scheduled meeting will be Wednesday, December 11, 2024, at 5:30 p.m., pending availability of projects.