



## **COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING**

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

### **AGENDA**

**TUESDAY, July 15, 2025 – 5:30 P.M.**

**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](mailto: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\\_E0Y14uysRjKSfjqCtywiCA](https://fresno.zoomgov.com/webinar/register/WN_E0Y14uysRjKSfjqCtywiCA)

- 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 4 Project Review Committee" in the dropdown menu, then click "Meeting Details" for the applicable meeting date.

### **COMMITTEE MEMBERS**

Chair Al Moncada

Vice-Chair Lynisha Senegal

#### **1. CALL TO ORDER & ROLL CALL**

#### **2. AGENDA APPROVAL**

a. July 15, 2025 Meeting Agenda

3. CONSENT CALENDAR

a. Draft Minutes for April 15, 2025 (\*see instructions above to view)

4. PROJECT REVIEW – NEW MATTERS

- a. **Plan & Text Amendment Application No. P25-00974** pertains to existing Drive-Through facilities. Pursuant to Table 15-1102 (Use Regulations - Mixed Use Districts) of the Development Code, Drive-In and Drive-Through Facilities are permitted in the MX districts subject to an approved CUP but also subject to Specific Limitation No. 15, which 1.) prohibits the use/facilities within 100 feet of a planned or existing BRT station and 2.) prohibits drive-through related facilities from being located between a building and a sidewalk. This proposed Text Amendment would add an exception to the 100-foot limitation (Specific Limitation No. 15 of Table 15-1102 of the FMC) for projects involving existing establishments w/ drive-through facilities that are required to relocate as a result of a taking by eminent domain. A qualifying project/establishment's new location may be located within 100 feet of a planned or existing BRT stop provide the new site is within 1 mile of the original location. All other drive-through design guidelines shall apply.

Related Exhibit(s): (see instructions above to view exhibits)

Project Manager: Erik Young, Supervising Planner  
559-621-8009  
[erik.young@fresno.gov](mailto:erik.young@fresno.gov)

- b. **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  $\pm 2.96$  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  $\pm 6,450$  square-foot event center and  $\pm 5,600$  square-foot architectural studio within an existing building, with a  $\pm 3,500$  square-foot outdoor courtyard with an outdoor pizza oven located on the northeast portion of the property, a  $\pm 9,000$  square-foot outdoor patio located on the southeast corner of the property, and two (2) designated taco truck parking stalls with hookups on the east side of the property. 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*) **Related Variance Application No. P25-01690** requests authorization to allow an increase in fence height from the maximum allowed 3 feet to a proposed 5 feet-6 inches and a reduction in the front yard setback from 26 feet to 9 feet 10 inches.

Project Manager: Valeria Ramirez, Planner  
559-621-8046  
[Valeria.Ramirez@fresno.gov](mailto:Valeria.Ramirez@fresno.gov)

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 next meeting is scheduled for August 19, 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, 2<sup>nd</sup> Floor  
Fresno, CA 93721

Staff Contact: Shawn Clark, Council Assistant  
(559) 621-7847, [Shawn.Clark@fresno.gov](mailto:Shawn.Clark@fresno.gov)

#### **Planning and Development Department**

2600 Fresno Street, 3<sup>rd</sup> Floor  
Fresno, California 93721

Staff Contact: Thomas Veatch, Planner III  
(559) 621-8076, [thomas.veatch@fresno.gov](mailto:thomas.veatch@fresno.gov)