



**COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE**  
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

**MEETING AGENDA**  
**Tuesday, June 13, 2023 – 5:30 PM**

**THIS MEETING WILL OCCUR IN PERSON AND ELECTRONIC.**  
**THE MEETING ROOM WILL BE IN CITY HALL (2600 FRESNO ST, FRESNO, CA 93721) ON THE**  
**2<sup>nd</sup> FLOOR, ROOM 2165 A.**

**FOR ELECTRONIC, THE MEETING WILL ALSO OCCUR VIA ZOOM.**

**ZOOM MEETING & PHONE INSTRUCTIONS**

**Join from a PC, Mac, iPad, iPhone or Android device:**

**Please click this URL to join: <https://zoom.us/j/96995356092>**

**Or One tap mobile:**

**+1 (669) 900-9128, 96995356092# US (San Jose)**

**+1 (253) 215-8782, 96995356092# US (Tacoma)**

**Or join by phone:**

**US: +1 (669) 900-9128 or +1 (253) 215-8782 or +1 (346) 248-7799 or +1 (301) 715-8592 or  
+1 (312) 626-6799 or +1 (646) 558-8656**

**Webinar ID: 969 9535 6092**

**International numbers available: <https://zoom.us/j/96995356092>**

**\* 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.**

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

James Sponsler (chair), Debbie Darden, Albert Sanchez, Crystal Vasquez (vice chair)

**2. APPROVAL OF AGENDA**

**A. June 13, 2023 Meeting Agenda**

**3. APPROVAL OF THE MINUTES**

**A. May 23, 2023 Meeting Minutes** (see exhibit instructions above)

**4. UNSCHEDULED COMMUNICATIONS**

Unscheduled communication is not scheduled for a specific time and may be heard any time during the meeting, which includes discussion of any matter not scheduled for the approved agenda.

**5. PROJECT REVIEW**

**A. Conditional Use Permit Application No. P23-00557 & Planned Development Permit Application No. P22-03021**

This application was filed by C. C. Planning & Permitting Services, on behalf of Sunny Ghai, and pertains to a portion of the 1.26 acres of property located on the north side of West Olive Avenue, between North Hughes and North Crystal Avenues (1834 W Olive Ave). The applicant requests authorization to construct an approximately 2,630 sq. ft. Burger King restaurant with drive-thru,

and parking lot. The Planned Development Permit is requesting authorization to modify the NMX zone district development standards to allow for an increased maximum building setback, decreased minimum parking setback from back of sidewalk, and decreased minimum building frontage coverage. The subject property is zoned NMX (*Neighborhood Mixed-Use*).

APN: 449-231-27

Project Submittals (see instructions above to view exhibits)

**Project Contact:** Steven Martinez, Planner II  
[Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov)  
(559) 621-8047

#### **B. Conditional Use Permit Application No. P23-00835**

This application was filed by Vermeltfoort Architects, Inc. and pertains to approximately 2.98 acres of property located at the southwest corner of East Church Avenue and South Martin Luther King, Jr. Boulevard (820 E Church Ave). The applicant requests authorization to construct an approximately 5,781 sq. ft. multi-tenant shell building with a drive-thru including full development of the site with a parking lot, landscaping, trash enclosures, and future building pad. The subject property is zoned CC (*Commercial – Community*).

APN: 479-050-14

Project Submittals (see instructions above to view exhibits)

**Project Contact:** Steven Martinez, Planner II  
[Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov)  
(559) 621-8047

#### **C. Council District 3 Project Review Committee 2023 Meeting Calendar Revision**

This item is to revise the remainder of the 2023 meeting calendar for the Council District 3 Project Review Committee to only meet on the 4<sup>th</sup> Tuesday of each month (see instructions above to view revised calendar).

### **6. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILPERSON**

Any announcements or updates will be provided by the Chief of Staff for Council District 3.

### **7. ADMINISTRATIVE MATTERS**

*None.*

### **8. ADJOURNMENT**

The next scheduled meeting is scheduled for Tuesday, June 27, 2023 at 5:30 p.m. Due to the nature of possible weekly changes, the location and type of meeting will be determined at least 72 hours in advance of the scheduled meeting.

#### **Staff Liaisons**

##### **Office of Councilmember Miguel A. Arias**

2600 Fresno Street, 2<sup>ND</sup> Floor  
Fresno, CA 93721

Staff Contact: Gabriela Olea, Chief of Staff  
(559) 621-7833

[Gabriela.Olea@fresno.gov](mailto:Gabriela.Olea@fresno.gov)

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

2600 Fresno Street, 3<sup>rd</sup> Floor  
Fresno, California 93721-3604

Staff Contact: Rob Holt, Supervising Planner  
(559) 621-8056

[Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov)