



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA

Tuesday, July 28, 2026 - 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 Albert Sanchez
Vice-Chair Debbie Darden
James Sponsler
Ashley Mireles-Guerrero

1. CALL TO ORDER & ROLL CALL

2. AGENDA APPROVAL

a. July 28, 2026 Meeting Agenda

3. MINUTES APPROVAL

a. Draft Minutes for June 23, 2026 (*see instructions above to view)

4. PROJECT REVIEW – NEW MATTERS

a. Text Amendment Application No. P26-02359

This application proposes to amend the Citywide Development Code to comply with the 2023-2031 6th Cycle Housing Element. Proposed edits include amendments to residential and mixed-use development and façade design standards to ensure all standards are objective, compliance with state law in the following topic areas: Density Bonus, Parking, Emergency Shelters, Low-Barrier Navigation Centers, Residential Care Facilities, Single Room Occupancy Units, Supportive Housing, and standards to encourage missing middle and multi-unit housing types in single-unit zones within ¼ mile of a transit stop.

b. Pre-zone Application No. P21-05870 and Development Permit Application No. P23-00149

These applications were filed by Precision Civil Engineering, on behalf of Crown Enterprises, and pertain to approximately 16.19 acres of property located on the west side of South Cherry Avenue, between East North and East Central Avenues (APNs: 329-100-52, 329-100-01, & 329-100-51). The applicant is requesting authorization to develop a long-term regional facility for Central Transport that will provide for less-than-truck-load freight services for local and national businesses. The proposed project includes construction of an approximately 3,200 sq. ft. administrative office, 68,570 sq. ft. cross-dock transfer platform, 11,880 sq. ft. fleet maintenance shop, 3,494 sq. ft. office, and parking for fleet vehicles. The property is currently located in Fresno County and is planned for City of Fresno (Employment – Heavy Industrial) uses.

c. Conditional Use Permit Application No. P25-01410 and Rezone Application No. P26-00873

Conditional Use Permit Application No. P25-01410 was filed by Luis Bravo of Cal Shine Construction on behalf of Gill Amandeep Kaur and Sembhi Harvarinder Singh and pertains to ±2.96 acres of property generally located north of West Olive Avenue, between North Marks and North Valentine Avenues, at 3048 West Olive Avenue (APN: 449-060-56). The application proposes construction of a 4,800 square-foot large vehicle repair shop. On and off-site improvements are proposed including 10 large truck stalls, 13 automobile parking stalls, fencing with gates, landscaping, solid waste enclosures, ponding basin, curb, gutter, and sidewalks. The property is zoned CG/UGM/cz (Commercial General/Urban Growth Management/conditions of zoning).

Related Rezone Application No. P26-00873 proposes to remove conditions of zoning that limit development of the property for church uses. The zoning designation of Commercial General is proposed to remain.

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 August 25, 2026, at 5:30 PM, pending availability of projects.

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Staff Liaisons

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