



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

MEETING AGENDA
Tuesday, February 28, 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
2nd 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>

1. CALL TO ORDER & ROLL CALL

James Sponsler (Chairperson), Debbie Darden, Griffin Estes, Andrew Feil (Vice Chairperson),
Crystal Vasquez

2. APPROVAL OF AGENDA

A. February 28, 2023 Meeting Agenda

3. APPROVAL OF THE MINUTES

A. [February 14, 2023 Meeting Minutes](#) (click link)

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 – CONTINUED MATTERS

None.

6. PROJECT REVIEW – NEW MATTERS

A. ABC Conditional Use Permit Application No. P22-04443

This application was filed by India's Oven and pertains to approximately 0.52 acres of property
located on the southwest corner of East Olive Avenue and North Fulton Street (1153 N Fulton
St). The applicant is requesting authorization to expand the utilization of the existing Type 47

ABC license into the newly required adjacent tenant suite with hours of operation from 11:00 a.m. – 2:00 a.m. The property is zoned CMS (*Commercial – Main Street*).

APN: 452-033-03

[Project Submittals](#) (click link)

[Interactive Map](#) (in the top right, select “Layer List” icon and select “ABC License”)

[Census Tract Authorizations](#) (allowances for On-Sale and Off-Sale Licenses per Census Tract)

[Licenses by Census Tract](#) (Type “22” for Census Tract for this location, look for Fresno locations)

Project Contact: Erik Young, Planner III
Erik.Young@fresno.gov
(559) 621-8009

B. Conditional Use Permit Application No. P22-04254

This application was filed by WW Enterprises on behalf of Jesus Sandoval and pertains to approximately 1.12 acres of property located on the northwest corner of West Dan Ronquillo and South Roeding Drives (1984 W Dan Ronquillo Dr). The applicant is requesting authorization to construct an approximately 3,750 sq. ft. building including three service bays and an approximately 1,000 sq. ft. canopy in conjunction with the establishment of a large vehicle and equipment sales and service use. The property is zoned CG (*Commercial – General*).

APN: 458-090-80

[Project Submittals](#) (click link)

Project Contact: Thomas Veatch, Planner III
Thomas.Veatch@fresno.gov
(559) 621-8076

C. Cannabis Conditional Use Permit Application No. P22-03072

This application was filed by Viola Fresno and pertains to approximately 0.69 acres of property located at the southwest corner of Van Ness Avenue and Inyo Street (755 Van Ness Ave). The applicant is requesting authorization to establish a cannabis retail business in an existing commercial building. The property is zoned DTG (*Downtown General*), Activity Class B.

APN: 468-256-01

[Project Submittals](#) (click link)

Project Contact: Rob Holt, Supervising Planner
Robert.Holt@fresno.gov
(559) 621-8056

D. Development Permit Application No. P22-04027

This application was filed by Paul Dhanens Architects on behalf of Pape Properties, Inc. and pertains to approximately 11.75 acres of property located on the east side of South Cedar Avenue, between East Central and East Malaga Avenues (4254 S Cedar Ave). The applicant is requesting authorization to construct an approximately 60,327 sq. ft. building with office, storage, and equipment repair facilities including 20 service bays; a separate approximately 6,000 sq. ft. vehicle wash bay and storage building; and an outdoor storage area in conjunction with the establishment of a large vehicle and equipment sales and service use. The property is zoned IH (*Employment – Heavy Industrial*).

[Project Submittals](#) (click link)

Project Contact: Thomas Veatch, Planner III
Thomas.Veatch@fresno.gov

(559) 621-8076

7. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILPERSON

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

8. ADMINISTRATIVE MATTERS

Any announcements or updates will be provided by the Staff Liaison.

9. ADJOURNMENT

The next scheduled meeting is scheduled for Tuesday, March 14, 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, 2ND Floor

Fresno, CA 93721

Staff Contact: Gabriela Olea, Chief of Staff

(559) 621-7833

Gabriela.Olea@fresno.gov

Planning and Development Department

2600 Fresno Street, 3rd Floor

Fresno, California 93721-3604

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