



## **COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING MINUTES**

Tuesday, February 28, 2023 – 5:30 p.m.

Planning and Development Department – Development Services Division

Fresno City Hall, Room 2165A & Zoom

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

The meeting was called to order at 5:34 p.m. with a master roll call.

Present – 4: *James Sponsler (Chairperson), Debbie Darden, Andrew Feil (Vice Chairperson), Crystal Vasquez\**

*\* Committee Member Vasquez was in attendance at 5:40 p.m. during Item No. 6A.*

Absent – 1: *Griffin Estes*

Committee Staff: *Gabriela Olea, District 3 Council Office  
Rob Holt, Planning and Development Department*

### **2. APPROVAL OF THE AGENDA**

*Committee Member Darden moved to approve the agenda, seconded by Vice Chairperson Feil. The motion passed 3 votes to 0.*

### **3. APPROVAL OF THE MINUTES**

*Committee Member Darden moved to approve the meeting minutes for February 14, 2023, seconded by Vice Chairperson Feil. The motion passed 3 votes to 0.*

### **4. UNSCHEDULED COMMUNICATIONS**

*None.*

### **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*).

*The representative of the project was in attendance and presented the item.*

*Vice Chairperson Feil moved to approve the item, seconded by Committee Member Darden. The motion passed 4 votes to 0.*

Vote Tally

*Ayes (4): Feil (motion), Darden (second), Vasquez, Sponsler (chair)*

*Noes (0): None*

*Abstain (0): None*

*Absent (1): Estes*

**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*).

*The representative of the project was in attendance and presented the item.*

*Vice Chairperson Feil moved to approve the item with the condition that the vehicular access point is located on Marks Avenue, seconded by Chairperson Sponsler. The motion passed 3 votes to 1.*

Vote Tally

*Ayes (3): Feil (motion), Sponsler (second), Vasquez*

*Noes (1): Darden*

*Abstain (0): None*

*Absent (1): Estes*

**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.

*The representative of the project was in attendance and presented the item.*

*Committee Member Vasquez moved to approve the item, seconded by Vice Chairperson Feil. The motion passed 3 votes to 1.*

Vote Tally

*Ayes (3): Vasquez (motion), Feil (second), Sponsler (chair)*

*Noes (1): Darden*

*Abstain (0): None*

*Absent (1): Estes*

**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*).

*The representative of the project was in attendance and presented the item.*

*Committee Member Vasquez moved to approve the item with the condition that the feasibility and application of mitigation measure efforts from written correspondence of the public on this project are evaluated and incorporated, if necessary, seconded by Chairperson Sponsler. The motion passed 3 votes to 1.*

*Vote Tally*

*Ayes (3): Vasquez (motion), Sponsler (second), Feil (vice chair)*

*Noes (1): Darden*

*Abstain (0): None*

*Absent (1): Estes*

**7. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILMEMBER**

*Chief of Staff Olea informed the Committee that the Council District Office is still working on collecting data on affordable housing in District 3.*

*Chief of Staff Olea informed the Committee of a few items being brought to the March 9, 2023 Council Meeting; the renaming of Cesar Chavez Boulevard; and, upcoming press conference for mobile food vendors during the Council meeting lunch.*

*Committee Member Darden requested the Council District Office to identify all vacant land with industrial zoning in District 3 owned by the City, and if the City is purchasing the Fresno Rescue Mission on G Street.*

*Committee Member Vasquez expressed concern on the standards for recent projects on lodging to dwelling conversions as there is increased trash issues.*

*Chairperson Sponsler requested an update on the Parkway Drive Master Plan.*

*Vice Chairperson Feil notified the Committee of two workshops on Measure P investments on Saturday, March 18, 2023 at Dickey Park from 10:00 a.m. – 12:00 p.m. and Frank H Park from 2:00 – 4:00 p.m.*

**8. ADMINISTRATIVE MATTERS**

*None.*

**9. ADJOURNMENT**

The Committee, having concluded all business, adjourned at 7:16 p.m.

You can find the recording of the meeting at the following link: [Zoom Recording](#)

Access Passcode: f%?w9BY%

Respectfully,

A handwritten signature in blue ink that reads "Robert Holt". The signature is written in a cursive style with a long, sweeping underline.

Rob Holt  
Committee Staff Liaison