



## COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING

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

### AGENDA

TUESDAY, November 19<sup>th</sup>, 2024 – 5:30 P.M.

#### In Person Location

City Hall, Second Floor, Room 2165-A

#### Electronic (Zoom) Instructions

Click the link below to view the meeting:

[https://fresno-gov.zoom.us/webinar/register/WN\\_HNOonHZfTFWKwMwYruGoaQ](https://fresno-gov.zoom.us/webinar/register/WN_HNOonHZfTFWKwMwYruGoaQ)

Join by phone: Dial +1 669 900 9128      Webinar ID: 957 2786 3551

*\* 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.*

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER & ROLL CALL

#### Committee

Chair Al Moncada  
Vice-Chair Lynisha Senegal  
Joe Haydock  
Carlene Tinker

3. AGENDA APPROVAL
  - a. November 19, 2024, Meeting Agenda
4. APPROVAL OF MINUTES
  - a. Draft Minutes for September 17, 2024 (see instructions above to view)
5. PROJECT REVIEW – NEW MATTERS
  - a. **2025 Calendar**
  - b. **Text Amendment Application No. P23-03140** proposes to amend the Citywide Development Code and modify Section 15-2761 for tobacco and vapor sales. The Text Amendment was initiated pursuant to Fresno City Council Resolution No. 2022-052 (attached) and proposes to amend Section 15-2761 of the Fresno Municipal Code (FMC) relating to the sale of tobacco pursuant to FMC Section 15-5803-A(1). The purpose of the amendment is to establish regulations for Smoke Shops and amortize existing Smoke Shop establishments by allowing up to seven (7) establishments per City Council District. The amendment proposes to: define "Smoke Shop" and other related smoking and tobacco related definitions; establish amortization and Conditional Use Permit requirements and procedures; establish location restrictions and buffers to sensitive uses; and create requirements and restrictions related to operations, signage, and security measures.

Relative Application(s): (see instructions above to view exhibits)

Project Manager: Phillip Siegrist, Planning Manager  
559-621-8061  
[Phillip.Siegrist@fresno.gov](mailto:Phillip.Siegrist@fresno.gov)

- c. **Planned Development Permit Application No. P24-03288 and Conditional Use Permit Application No. P23-02877** were filed by Jay Virk of Bottom Line Development on behalf of Mark Morkos of 3122-3152 N Millbrook Ave and pertains to ±1.13 acres of property generally located on the southeast corner of East Shields and North Millbrook Avenues, at 3152 North Millbrook Avenue (APN's: 44508118). The application is a request to modify the development standards of the Fresno Municipal Code (FMC) through approval of a Planned Development Permit, to allow a drive-through ordering intercom to be located 35 feet from a residential zoned property/district, instead of 100 feet as required by the FMC, Section 15-2728-B,1. The ordering intercom is proposed inside of a partially enclosed pergola structure, utilizes an automatic volume reduction control system, includes enhanced landscaped screening features, and other structural measures to reduce sound/noise related impacts to the adjacent residential properties instead of the typically required setback for these ordering intercoms. The proposed drive through lane will be utilized by a 2,200 square-foot quick-serve restaurant tenant space within the proposed 10,000 square-foot 1-story shell building proposed under related Conditional Use Permit Application No. P23-02877. The subject property is zoned O (Office).

Relative Application(s): (see instructions above to view exhibits)

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

## 6. ADMINISTRATIVE MATTERS

## 7. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

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.

### a. Open Discussion

This is an open discussion between the Committee to discuss any matters they feel necessary regarding Council District 4, such as project inquiries, updates, upcoming events, etc.

## 8. ADJOURNMENT

The next meeting is scheduled for Thursday, December 5, 2024, at 5:30 p.m.

**City of Fresno Planning and Development Department  
2600 Fresno Street – Third Floor  
Fresno, California 93721-3604**

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