



COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA MINUTES

TUESDAY, November 19th, 2024 – 5:30 P.M.

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

Committee

Chair Al Moncada

Vice-Chair Lynisha Senegal

Joe Haydock

Carlene Tinker

Meeting called to order at 5:35 PM.

Present: Chair Moncada, Vice-Chair Senegal, Haydock, Tinker

Absent: None

3. *AGENDA APPROVAL*

a. November 19, 2024, Meeting Agenda

Committee member Haydock moved to approve the agenda, seconded by Committee member Senegal. The motion carried, 4 votes to 0.

4. *APPROVAL OF MINUTES*

a. Draft Minutes for September 17, 2024 (see instructions above to view)

Committee member Tinker moved to approve the minutes, seconded by Committee member Senegal. The motion carried, 4 votes to 0.

5. *PROJECT REVIEW – NEW MATTERS*

a. 2025 Calendar

Committee member Senegal moved to approve the calendar, seconded by Committee member Tinker. The motion carried, 4 votes to 0.

- 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*

Staff presented the project.

The committee inquired about the change in number of licenses allowed, how a grocery store would be regulated under the ordinance compared to smoke shop, who checks on the age of smoke shop customers, how University High at Fresno State would be affected, how the lottery would work, the process to grandfather existing establishments, if improvement grants would be offered, and the timeline of when it would go into effect, and requested additional information be provided in meetings related to items for review. Individually, the committee members stated that it was appreciated that the issue is being considered, appreciated that there is opportunity for existing smoke shops to bring their business into compliance and/or become a different use, and concern for the number of possible businesses that could cease to operate under the new limits.

- 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*

The applicant presented the project.

The committee inquired about any notices that were provided to the neighbors, why a Starbucks is proposed, and the availability of parking for the project. Individually the committee members stated that they generally advocate for less drive throughs, that the project utilizes an underinvested infill opportunity that could be good for the health care uses nearby, suggested they coordinate with offices on the adjacent corners to share parking between uses, and recommended the project move forward.

6. ADMINISTRATIVE MATTERS

None

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.

The Committee acknowledged Committee Member Haydock's service to the committee.

8. ADJOURNMENT

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

The meeting adjourned at 6:48 PM

*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*