



COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA

TUESDAY, February 18, 2025 – 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

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
Carlene Tinker

3. AGENDA APPROVAL
 - a. February 18, 2025, Meeting Agenda
4. APPROVAL OF MINUTES
 - a. Draft Minutes for January 21, 2025 (see instructions above to view)
5. PROJECT REVIEW – NEW MATTERS
 - a. Annual election of Chairperson for 2025
 - b. Annual election of Vice Chairperson for 2025
 - c. Conditional Use Permit No. P24-04457, Planned Development No. P24-04470, Tentative Parcel Map No. P24-04456 (TPM No. 2024-12) was filed by Terra Mortensen of Galloway & Companies Inc on behalf of Pietro De Santis of Desantis Commercial pertaining to approximately 4.22 acre of property located on the east side of North Blackstone Avenue, north of East Gettysburg Avenue behind the Paradise Center commercial/retail center, at 4672 North Blackstone Avenue (APN: 427-171-25). The applicant is proposing to develop a ±119,000 square-foot 3-story climate-controlled personal (mini) storage facility, which includes a sales office and a combination of covered and uncovered RV and boat parking. The project also consists of 17 parking spaces and landscaping. The Planned Development application requests

authorization to deviate from development standards pertaining to residential density, location, and site size. The tentative parcel map requests authorization to subdivide the subject property into a 2-lot subdivision. The parcel is zoned CMX (Corridor/Center Mixed-Use).

Related Exhibit(s): (see instructions above to view exhibits)

Project Manager: Valeria Ramirez, Planner
559-621-8046
Valeria.Ramirez@fresno.gov

- d. **Plan Amendment - Rezone Application No. P24-01208** was submitted by Jon Frame of RL Davidson Inc on behalf of Tehal Thandi of TBros LP and pertains to ± 4.24 acres of property located at the southeast corner of East Clinton Way and North Fine Avenue (APNs: 494-233-03, 04, 05). The Applicant is proposing to amend the Fresno General Plan Land Use and Zoning for the subject properties from CG (Commercial General) to IL (Industrial Light). The property is currently vacant. The change is requested to facilitate development of a multi-floor hotel site including conference room and a restaurant (no development application has been submitted at this time).

Related Exhibit(s): (see instructions above to view exhibits)

Project Manager: Juan Lara, Planner
559-621-8039
Juan.Lara@fresno.gov

- e. **Annexation Application No. P24-02150** was filed by Jeff Roberts of Assemi Group on behalf of Namak Properties LLC and pertains to 1.89 property located on the south side of West San Jose Avenue, Between North Moroa and North Del Mar Avenues, at 327 West San Jose Avenue (APN's 417-251-04, 417-251-055 and 417-251-056). The site has been proposed for a Pre-Zone of RS-5 – Residential Single-Family, Medium Density with an existing land use of Medium Density (5-12 D.U./acre). The project pertains to 1.89 acres of land located on the north side of San Jose APNs: 417-251-004, 055 and 056. This property is zoned R1-NB – Single Family Residential Medium Density - Neighborhood Beautification (in Fresno County) with a General Plan Designation of Medium Density Residential. The existing site currently consists of vacant land and is currently fenced on all four sides with one single point of access on Scott Avenue. No development is proposed at this time.

Project Manager: Juan Lara, Planner
559-621-8039
Juan.Lara@fresno.gov

Related Exhibit(s): (see instructions above to view exhibits)

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 Tuesday, March 18, 2025, 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