



COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA - MINUTES

TUESDAY, February 18, 2025 – 5:30 P.M.

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

Committee

Chair Al Moncada

Vice-Chair Lynisha Senegal

Carlene Tinker

Meeting called to order at 5:35 PM.

Present: Chair Moncada, Tinker

Absent: Vice-Chair Senegal

3. *AGENDA APPROVAL*
 - a. *February 18, 2025, Meeting Agenda*

Committee member Tinker moved to approve the agenda, seconded by Chair Moncada. The motion carried, 2 votes to 0.

4. *APPROVAL OF MINUTES*
 - a. *Draft Minutes for January 21, 2025 (see instructions above to view)*

Committee member Tinker moved to approve the minutes, seconded by Chair Moncada. The motion carried, 2 votes to 0.

5. *PROJECT REVIEW – NEW MATTERS*
 - a. *Annual election of Chairperson for 2025*

Moved to next meeting

- b. *Annual election of Vice Chairperson for 2025*

Moved to next meeting

- 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*

Applicant presented the project.

The committee inquired about the purpose of the lot split, if the units would be climate controlled, how the customers will access the units, why deviations from the code were requested, why only two ADA (Americans with Disabilities Act) were proposed, how people living out of the units will be prevented, and the price range of the units.

Chair Moncada moved to recommend approval of the item, seconded by Committee member Tinker. The motion carried, 2 votes to 0.

- 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*

Applicant presented the project.

The committee inquired about where the nearest existing hotels are located near the project, how many rooms it would provide, and if it included a restaurant.

Committee Member Tinker moved to recommend approval of the item, seconded by Chair Moncada. The motion carried, 2 votes to 0.

- 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)

Applicant presented the project.

The committee inquired about the zoning designations of the subject property and density of the project, what the advantages of annexation would be, and if the property would be added to Council District 4.

Committee Member Tinker moved to recommend approval of the item, seconded by Chair Moncada. The motion carried, 2 votes to 0.

6. ADMINISTRATIVE MATTERS

7. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

Chair Moncada inquired about the committees attendance policy and the status of adding new members to the committee to ensure quorum is maintained.

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 meeting adjourned at 6:12 PM

The next meeting is scheduled for Tuesday, March 18, 2025, at 5:30 p.m.

*City of Fresno Planning and Development Department
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thomas.veatch@fresno.gov*