



COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA

TUESDAY, June 17, 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.zoomgov.com/webinar/register/WN_E0Y14uysRjKSfiqCtywiCA

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

3. AGENDA APPROVAL

- a. June 17, 2025, Meeting Agenda

4. APPROVAL OF MINUTES

- a. Draft Minutes for April 15, 2025 (see instructions above to view)

5. PROJECT REVIEW – NEW MATTERS

- a. **Plan & Text Amendment Application No. P25-00974** pertains to existing Drive-Through facilities. Pursuant to Table 15-1102 (Use Regulations - Mixed Use Districts) of the Development Code, Drive-In and Drive-Through Facilities are permitted in the MX districts subject to an approved CUP but also subject to Specific Limitation No. 15, which 1.) prohibits the use/facilities within 100 feet of a planned or existing BRT station and 2.) prohibits drive-through related facilities from being located between a building and a sidewalk. This proposed Text Amendment would add an exception to the 100-foot limitation (Specific Limitation No. 15 of Table 15-1102 of the FMC) for projects involving existing establishments w/ drive-through facilities that are required to relocate as a result of a taking by eminent domain. A qualifying project/establishment's new location may be located within 100 feet of a planned or existing BRT stop provide the new site is within 1 mile of the original location. All other drive-through design guidelines shall apply.

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

Project Manager: Erik Young, Supervising Planner
559-621-8009
erik.young@fresno.gov

- b. **Conditional Use Permit Application No. P25-01134** was filed by Dirk Poeschel of Dirk Poeschel Land Development Services on behalf of Dionysos Stefanopoulos of Aeronot Studio LLC and pertains to the ± 2.96 acre lot located at the northeast corner of West Shaw and North College Avenues at 280 West Shaw Avenue (APN 417-333-04). The applicant is requesting authorization to establish a $\pm 6,450$ square-foot event center and $\pm 5,600$ square-foot architectural studio within an existing building, with a $\pm 3,500$ square-foot outdoor courtyard with an outdoor pizza oven located on the northeast portion of the property, a $\pm 9,000$ square-foot outdoor patio located on the southeast corner of the property, and two (2) designated taco truck parking stalls with hookups on the east side of the property. Additionally, the applicant is requesting authorization to establish a State of California Type 47 Alcoholic Beverage Control (ABC) license (On-Sale General - Eating Place), which authorizes the sale of beer, wine, and distilled spirits for both on-site and off-site consumption. The parcel is zoned CMX (*Corridor-Center Mixed-Use*) **Related Variance Application No. P25-01690** requests authorization to allow an increase in fence height from the maximum allowed 3 feet to a proposed 5 feet-6 inches and a reduction in the front yard setback from 26 feet to 9 feet 10 inches.

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

- c. **Conditional Use Permit No. P25-01234** was filed by Jose Miranda Contreras on behalf of Maria Perez Escobedo of Los Mariscos, pertaining to an existing restaurant located north of East McKinley Avenue, between North Chestnut and North Winery Avenues, at 4815 East McKinley Avenue (APN 494-160-19). The applicant requests authorization to upgrade the existing Type 41 (On Sale Beer & Wine – Eating Place) ABC License for the restaurant to a Type 47 (On Sale General – Eating place – Beer, wine, and distilled spirits) ABC License. The restaurant will operate from 10:00 AM to 10:00 PM Monday to Sunday. The parcel is zoned CC (*Community Commercial*).

Project Manager: Nicholas Caldera, Planner
559-621-8032
Nicholas.Caldera@fresno.gov

ADMINISTRATIVE MATTERS

6. 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.

7. ADJOURNMENT

The next meeting is scheduled for Tuesday, July 15, 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