



COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA

TUESDAY, August 19, 2025 – 5:30 P.M.

PUBLIC PARTICIPATION – Any interested person may appear at the public meeting and present written testimony or speak in favor or against the matters scheduled on the agenda. Public participation during Council District Project Review Committee meetings is always encouraged and can occur by attending a meeting in the City Hall, 2nd Floor, Room 2165. When called to speak during a meeting, you may approach upon the Chair's call for public comment.

SUBMIT WRITTEN COMMENTS –

1. **E-mail** – Agenda related documents and comments can be e-mailed to the Planning & Development Department. Unless otherwise required by law to be accepted by the City at or prior to a Committee meeting, no documents shall be accepted for Committee review unless they are submitted to the Planning and Development Department at least 24 hours prior to the commencement of the Committee meeting at which the associated agenda item is to be heard. All comments received at least 24 hours prior will be distributed to the District Committee prior and during the meeting and will be a part of the official record.

- a. Email comments to PublicCommentsPlanning@fresno.gov .
- b. Emails should include the agenda date and item number you wish to speak on in the subject line of your email. Include your name and address for the record, at the top of the body of your email.

VIEWING PLANNING MEETINGS (non-participatory) – For your convenience, there is a way to view the District Committee meetings live:

Participate Remotely via Zoom:

https://fresno.zoomgov.com/webinar/register/WN_E0Y14uysRjKSfjqCtywiCA

- a. The above link will allow you to register in advance for remote participation in the meeting via the Zoom platform. After registering, you will receive a confirmation email containing additional details about joining the meeting.

* 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.

COMMITTEE MEMBERS

Chair Al Moncada

Vice-Chair Lynisha Senegal

Camalah Saleh

1. CALL TO ORDER & ROLL CALL

2. AGENDA APPROVAL

a. August 19, 2025 Meeting Agenda

3. CONSENT CALENDAR

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

4. 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. P25-01923 was submitted by Cesar Rodriguez of CR Design Build Inc on behalf of Vikram Vohra pertaining to the ± 3.58 acres located on the northwest corner of East Ashlan Avenue and North First Street, at 4287 North First Steet (APN: 428-264-06). The applicant requests authorization to establish a new use of a proposed social hall at an existing 18,835 square foot building with a 8,877 square foot assembly area. Exterior façade and parking lot modifications will be made. Interior modifications will be made consisting of a floor plan that will contain 2 full bar areas, dining area, dance floor, kitchen, and storage. The parcel is zoned CC (*Community Commercial*).

Project Manager: Oscar Salvatierra, Planner
559-621-8490
Oscar.Salvatierra@fresno.gov

- c. Rezone Application No. P25-01778 was filed by Terra Mortensen of Galloway & Company, Inc. and pertains to approximately 4 acres of property located on the southeast corner of North Cedar Avenue and East Hampton Way (APNs: 438-220-01, -02, -03, -04, -05, -06, -07, -08, -09, -10). The applicant proposes to remove the conditions of zoning which prohibit an adult daycare/healthcare facility for all ten parcels of the existing Granite Park Professional Center. Related Development Permit Application No. P25-01774 proposes to construct a $\pm 20,000$ square-foot adult day care facility (PACE) and approximately 1.2 acres of site improvements. The parcels are zoned O/cz (*Office/conditions of zoning*)

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

5. ADMINISTRATIVE MATTERS

Any announcements or updates will be provided by the Staff Liaison for the Council District 4 Project Review Committee.

6. UNSCHEDULED COMMUNICATIONS

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.

7. ADJOURNMENT

The next meeting is scheduled for September 16, 2025, at 5:30PM, pending availability of projects.

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

Staff Liaisons

Office of Councilmember Maxwell

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Fresno, CA 93721

Staff Contact: Shawn Clark, Council Assistant
(559) 621-7847, Shawn.Clark@fresno.gov

Planning and Development Department

2600 Fresno Street, 3rd Floor
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Staff Contact: Thomas Veatch, Planner III
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