



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA

Tuesday, April 28, 2026 - 5:30 PM

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_8EK7YXTTRt6v-dSyTcklvQ

- 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 3 Project Review Committee” in the dropdown menu, then click “Meeting Details” for the applicable meeting date.*

COMMITTEE MEMBERS

Chair Albert Sanchez
Vice-Chair Debbie Darden
James Sponsler
Ashley Mireles-Guerrero

1. CALL TO ORDER & ROLL CALL

2. AGENDA APPROVAL

a. April 28, 2026 Meeting Agenda

3. MINUTES APPROVAL

a. Draft Minutes for December 23, 2025 (*see instructions above to view)

4. PROJECT REVIEW – NEW MATTERS

a. Text Amendment Application No. P26-01326

California Government Code Sections 65580-65589.11 establish the statutory framework that requires cities to adopt, update and implement a compliant Housing Element. As a requirement of State Law, the City of Fresno (Applicant) is preparing a Text Amendment which would amend Sections 15-1002, 15-1102, 15-1502, 15-5102 and 15-6802 of the Fresno Municipal Code to permit the following: Housing developments with at least 20 percent of units affordable to lower-income households shall be permitted without discretionary action at appropriate densities, consistent with objective development and design standards, on any nonvacant site identified in a prior housing element and a vacant site included in two or more consecutive Housing Elements, in compliance with Government Code Section 65583.2. Such a housing development would also not be subject to CEQA and would not be appealable.

b. Variance Application No. P26-00094

Variance Application No. P26-00094 was filed by Dhanvinder Bhatti of GTJF Investments LLC, and pertains to the ±0.79 acre property located on the northeast corner of Calaveras and "B" Streets with address 1540 B St. The applicant is requesting authorization to permit the existing 6-foot wrought iron perimeter fence at a 2-inch setback from back of sidewalk. The parcel is zoned RS-5/NR.

c. Conditional Use Permit Application Nos. P25-03983 and P26-00801, Annexation Application No. P25-03971, and Plan Amendment - Rezone Application No. P25-03990

These applications were filed by Catherine Otis of Site Design Collaborative on behalf of Mavericks and pertains to ±116.51 acres of land located at and around site address 45 North Marks Avenue, Fresno, CA 93706; APN 326-0150-15S. The applicant proposes to annex the land into the City of Fresno and zone the land per their respective planned land uses: CMX (Corridor/Center Mixed Use). The proposed service station development pertains to ±4.00 acres of land within the project area and will consist of 10 fuel pumps (20 fueling positions) under a single canopy, a diesel fueling area with six (6) fueling stations, and a ±5,982 SF convenience store building with a Type 21 alcohol license for the sale of beer, wine and distilled spirits for consumption off premise. Additional improvements include three (3) underground storage tanks (USTs) for fuel storage and a CAT (1) truck scale. In addition, full on- and off-site improvements including parking areas, landscaping, curb, gutter, sidewalks, drive approaches, and other improvements necessary to comply with city standards.

5. ADMINISTRATIVE MATTERS

Any announcements or updates will be provided by the Staff Liaison for the Council District 3 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 May 26, 2026, at 5:30 PM, 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 Miguel A. Arias

2600 Fresno Street, 2nd Floor
Fresno, CA 93721

Staff Contact: Gabriela Olea, Chief of Staff
(559) 621-7833, Gabriela.Olea@fresno.gov

Planning and Development Department

2600 Fresno Street, 3rd Floor
Fresno, California 93721

Staff Contact: Nicholas Caldera, Planner III
(559) 621-8032, Nicholas.Caldera@fresno.gov