



**COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE**  
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

**MEETING MINUTES**  
**Tuesday, April 23, 2024 – 5:30 PM**

**1. CALL TO ORDER & ROLL CALL**

The meeting was called to order by Chair Sponsler at 5:32 p.m.

*Present – 4: James Sponsler (chair), Crystal Vasquez (vice chair), Debbie Darden, Albert Sanchez*

*Absent – 0: None*

*Committee Staff: Saul Perez, Planning and Development Department  
Gabriela Olea, District 3 Council Office*

**2. APPROVAL OF AGENDA**

**On motion of Chair Sponsler, seconded by Committee Member Darden, the AGENDA was APPROVED. The motion carried by the following vote:**

*Aye – 4: James Sponsler (chair), Crystal Vasquez (vice chair), Debbie Darden, Albert Sanchez*

*Absent – 0: None*

**3. CONSENT CALENDAR**

**On motion of Chair Sponsler, seconded by Committee Member Darden, the MINUTES for the March 26, 2024 meeting were APPROVED. The motion carried by the following vote:**

*Aye – 4: James Sponsler (chair), Crystal Vasquez (vice chair), Debbie Darden, Albert Sanchez*

*Absent – 0: None*

**4. UNSCHEDULED COMMUNICATIONS**

*None.*

**5. PROJECT REVIEW**

**A. Workshop - Text Amendment Application No. P24-01100** proposes to amend the Citywide Development Code and modify Section 15-2706; otherwise known as the Responsible Neighborhood Market Act (RNMA). The RNMA provides regulations relating to the establishment of alcohol licenses and the sale of alcoholic beverages for off-site consumption. The proposed text amendment would allow flexibility for full-service grocery stores seeking to operate by allowing an additional exception to the Location Restrictions and an exemption to the Cancel & Transfer Provisions. In addition, the proposed text amendment defines Full-Service Grocery Store and its exclusions.

*City staff, Phillip Siegrist and Leefong Mouavangsou, presented the item to the Committee.*

*The Committee asked questions pertaining to the proposed text amendment and its intended purpose. The Committee had questions regarding the number of active off-sale licenses in the city, ABC's power to overrule local jurisdictions, and enforcement of CUPs. They stated that there is oversaturation of liquor stores in the district, and that there is a need for more full-service grocery stores. They also stressed the importance of enforcing CUP requirements, especially pertaining to loitering.*

*City staff responded to the questions posed by the committee.*

**B. Tentative Tract Map No. 6468 (P23-03663) and related Planned Development Permit Application No. P23-04061** were filed by YCG Engineering, Inc. and pertain to approximately 7.82 acres of property located on the west side of South Crystal Avenue, between West Orleans and West Hawes Avenues. The applicant requests authorization to subdivide the subject property and modify FMC Standards for the RS-5 zone district. The modifications include reduced lot frontage, reduced lot depth, and reduced lot size.

*Representatives for the project were present for the meeting and presented the item.*

*The Committee had questions regarding the level of affordability, community input, amenities, density, and parking. The Committee expressed support for the proposed project.*

*Committee Member Darden recused herself from this item.*

**C. Conditional Use Permit Application No. P24-00696** was filed by Green Bean Pharm and pertains to approximately 0.26 acres of property located at 721 Broadway. The applicant requests authorization to establish a cannabis retail business in an existing approximately 9,714 square-foot commercial building. The subject property is zoned DTN (Downtown Neighborhood, Activity Class B).

*Representatives for the project were present for the meeting and presented the item.*

*The Committee had questions regarding the relocation of the business, the proposed floor plan, changes to the façade, hours of operation, proximity to Chukchansi Park, and security measures. Committee Member Darden recommended denial of the project.*

## **6. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILPERSON**

*Chief of Staff Olea informed the Committee about the projects and issues that the district office is working on.*

*Vice Chair Vasquez expressed concern about the lack of pedestrian lighting in parts of Downtown, near Ventura Ave and P Street.*

*Vice Chair Vasquez and Chair Sponsler expressed concern regarding traffic safety near Highway 99 and Freeway 41. She also expressed concern regarding public safety during Downtown ArtHop nights.*

*Committee Member Darden expressed concern about the lack of landscaping maintenance on several CalTrans properties throughout the district. She also expressed concern regarding palm tree maintenance along Kearney Avenue. She also expressed the need for high quality camera systems throughout the district.*

*Chair Sponsler expressed concern regarding the lack of response to reported potholes. He also expressed concern about the damaged and non-working pineapple lights.*

*Committee Member Sanchez expressed concern regarding the updates to the FresGo application.*

**7. ADMINISTRATIVE MATTERS**

*None.*

**8. ADJOURNMENT**

*The Committee, having concluded all business, adjourned at 7:26 p.m.*

*You can find the recording of the meeting at the following link:*  
<https://fresno.legistar.com/calendar.aspx>

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