



COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING

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

MINUTES

TUESDAY, April 15, 2025 – 5:30 P.M.

In Person Location

City Hall, Second Floor, Room 2165-A

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

Committee

Chair Al Moncada

Vice-Chair Lynisha Senegal

Meeting called to order at 5:36 PM.

Present: Chair Moncada, Vice-Chair Senegal

Absent: None

3. *AGENDA APPROVAL*
 - a. *April 15, 2025, Meeting Agenda*

Vice Chair Senegal moved to approve the agenda, seconded by Chair Moncada. The motion carried, 2 votes to 0.

4. *APPROVAL OF MINUTES*
 - a. *Draft Minutes for February 18, 2025 (see instructions above to view)*

Vice Chair Senegal asked for additional information about an item from the previous meeting.

Chair Moncada moved to approve the agenda, seconded by Vice Chair Senegal. The motion carried, 2 votes to 0.

5. *PROJECT REVIEW – NEW MATTERS*
 - a. *Conditional Use Permit No. P25-00444 was submitted by Laura Ambrose on behalf of Woodstock's Pizza pertaining to ±0.92 acres generally located south of East Shaw Avenue, Between North Millbrook and North Cedar Avenues, at 1713 East Shaw Avenue (APN: 427-020-57). The application requests authorization to apply for State of California Alcoholic Beverage Control (ABC) Type 47 (on sale eating place, beer, wine, distilled spirits) and Type 58 (caterers permit) licenses for a proposed restaurant and bar with an outdoor patio area (Woodstock's Pizza) in an existing building. The proposed restaurant and patio will operate from 9:00 AM to 1:00 AM, Sunday through Wednesday, and 9:00 AM to 2:00 AM, Thursday through Saturday, with alcohol service available during the same hours for both the indoor and patio areas. The proposal also includes interior and exterior modifications to*

the ±7,167-square-foot restaurant building, construction of a patio area, and site improvements to trash enclosures and parking areas. The parcel is zoned CMX (Community Mixed-Use).

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

*Project Manager: Brittany Martin, Planner
559-621-8059
Brittany.Martin@fresno.gov*

Applicant presented the project.

The committee inquired about where the original store was located, if the applicants were from Fresno, the theme of the restaurant, if food will be served out of the proposed airstream trailer, if the establishment is family oriented, and if there were limits to ABC licenses for restaurants. The committee thanked the applicant for making improvements to the area and suggested they emphasize hiring people with disabilities.

Vice Chair Senegal moved to recommend approval of the item, seconded by Chair Moncada. The motion carried, 2 votes to 0.

- b. Comments/Recommendations - Text Amendment Application No. P25-00996: Text Amendment Application No. P25-00996 aka "Housing Initiatives Text Amendment (Spring)" proposes to amend multiple sections of Chapter 15 (Citywide Development Code) with the purpose of reducing barriers to housing development. The amended Sections in this Text Amendment pertain to the following: 1) allowing Tiny Homes on Wheels as a primary home, similar to a manufactured home per the City's pro housing designation; 2) removing certain design standards from manufactured homes used as a primary home per State law; 3) Changing "single-family" and "multi-family" to "single-unit" and "multi-unit" to avoid assigning any definition to "family" per State law; 4) Updating the Use Tables to clarify that agricultural labor housing is allowed in the same zones where Crop Cultivation is allowed to improve clarity; 5) Reducing the minimum density of RM-MH zone district from 12 to 8 du/ac to better match existing density of mobile home parks; and 6) Updating regulations pertaining to Accessory Dwelling Units per State law and to improve clarity.*

*Project Manager: Casey Lauderdale, Supervising Planner
559-621-8515
casey.lauderdale@fresno.gov*

Staff presented the project.

The committee inquired about the current process for tiny homes, what barriers hold back construction of tiny homes, how the changes applied to projects utilizing Structurally Implemented Panels, material restrictions, if guides are available to share with the community, how density related to mobile homes, and how tiny homes are taxed. The committee suggested that the City should assist with financing options, provide protection to buyers, and be mindful of affordability.

6. ADMINISTRATIVE MATTERS

None

7. 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.

Chair Moncada asked about development at Campus Pointe.

8. ADJOURNMENT

The next meeting is scheduled for Tuesday, May 20, 2025, at 5:30 p.m.

The meeting adjourned at 6:24 PM

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*Staff Contact: Thomas Veatch, Planner at (559) 621-8076 or
thomas.veatch@fresno.gov*



