



COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

AGENDA

REGULAR MEETING

THURSDAY, February 8, 2024 – 6:00 P.M.

In Person: City Hall, Second Floor, Room 2165-A

[Virtual Participation Registration](#)

Join by Phone: +1(669)900-9128, Phone Conference ID: 955 3834 6851#

*To view exhibits, please visit <https://fresno.legistar.com/calendar.aspx>, select "Council District 1 Project Review Committee" in the dropdown menu, then click "Meeting Details" for the applicable meeting date.

1. CALL TO ORDER & ROLL CALL

Committee

Nichole Castech

Thea Fabian

Gilbert Felix

Linda Renland

Angelica Torres

2. AGENDA APPROVAL

3. APPROVAL OF MINUTES

- a. Minutes for January 11, 2024, Meeting

4. ACTION ITEMS

- a. **Conditional Use Permit Application No. P23-03925** was filed by Nicholas Kennedy of 1211 Wishon Avenue, LLC. and pertains to the ±1.83 acres located at 1211 North Wishon Avenue. The applicant is requesting authorization to obtain a Type 90 alcohol license for the music venue at the Tower Theatre. A Type 90 alcohol license authorizes the sale of beer, wine, and distilled spirits at retail for consumption on the premises in a music entertainment facility, as defined in BPC § 23550. Sale, service, and consumption of alcoholic beverages are limited to the time period from 2 hours before a live performance until one hour after the live performance. Minors are allowed on the premises. The parcel is zoned CMS (*Commercial – Main Street*).

ADDRESS: 1211 North Wishon Avenue

APN: 451-265-03

CITY STAFF: Planner Colby Maiden

APPLICABLE FMC: : [Commercial - Main Street \(Commercial Districts\) Design Standards, Section 15-2751 - Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges, Performance Standards](#)

- b. Conditional Use Permit Application No. P23-01667 and Conditional Use Permit Application No. P23-01668** was filed by Same Sabbah of Omni Development and pertains to the ±2.32 acres located at 5450 W. Ashlan Avenue. The applicant proposes to construct a ±4,409 square-foot McDonald's with a ±336 square-foot patio and a ±1,150 square-foot Dutch Bros Coffee. No patio is proposed with the Dutch Bros Coffee project. The parcel is zoned CC/UGM (*Commercial – Community/Urban Growth Management*).

ADDRESS: 5450 West Ashlan Avenue

APN: 510-022-82

CITY STAFF: Planner Erik Young

APPLICABLE FMC: : [Community Commercial \(Commercial Districts\) Design Standards, Drive-In and Drive-Through Facilities, Outdoor Dining and Patio Areas, General Site Regulations, Landscape, Parking and Loading, Performance Standards](#)

- c. Conditional Use Permit Application No. P23-04168** was filed by Bill Robinson of Sol Development, on behalf of Derrel's Mini Storage, and pertains to a ±3.68-acre mini-storage facility located on the east side of North West Avenue between Burlington Northern Santa Fe Railroad and North Holt Avenue. The applicant proposes to construct 23 new single-story storage buildings, totaling ±88,318 square feet. The parcel is zoned RS-4 (*Residential Single-Family, Medium Low Density*).

ADDRESS:

APN: 426-010-03

CITY STAFF: Planner Michael Tran

APPLICABLE FMC: : [Residential Single-Family, Medium Density \(Residential Single Family Districts\) Design Standards, Section 15-2747 - Personal \(Mini\) Storage, General Site Regulations, Landscape, Parking and Loading, Performance Standards](#)

5. ADMINISTRATIVE MATTERS

Any announcements from the City of Fresno Planning Department or Council District 1 Chief of Staff.

- a. Annual Netfile Form 700 reminder.
- b. Status update regarding Committee Training.

6. UNSCHEDULED MATTERS/PUBLIC COMMENTS

Unscheduled communication is not scheduled for a specific time and may be heard at any time during the meeting, which includes discussion of any matter not scheduled for the approved agenda.

7. ADJOURNMENT