



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

MEETING AGENDA
Tuesday, October 22, 2024 – 5:30 PM

**THIS MEETING WILL OCCUR IN THE MEETING ROOM WILL BE IN CITY HALL,
ON THE 2nd FLOOR, ROOM 2165 A.
FOR CONVENIENCE, THE MEETING WILL ALSO BE VIEWABLE ON ZOOM.**

ZOOM INSTRUCTIONS

Please click this URL to join: <https://zoom.us/j/96995356092>

Webinar ID: 969 9535 6092

* 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.

1. CALL TO ORDER & ROLL CALL

James Sponsler (chair), Debbie Darden, Albert Sanchez

2. APPROVAL OF AGENDA

A. October 22, 2024 Meeting Agenda

3. APPROVAL OF MINUTES

A. September 24, 2024 Meeting Minutes

4. UNSCHEDULED COMMUNICATIONS

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

5. PROJECT REVIEW

A. Election of Vice Chairperson for 2025 Calendar Year & Remainder of 2024 Calendar Year

B. Election of Chairperson for 2025 Calendar Year

C. Tentative Tract Map Application No. 6397 (P23-01677) & Planned Development Permit

This application was filed by Dale G. Mell & Associates, on behalf of Manreet Singh of Forever Truth Real Estate Trust, and pertains to approximately 4.68 acres of property located on the east side of North Cornelia Avenue between West McKinley and West Hedges Avenues. The applicant requests authorization to subdivide the subject property into a 26-lot single-family residential subdivision and modify the RS-5 zone district development standards to allow for a reduction in minimum lot width. The subject property is zoned RS-5 (*Single-Family Residential, Medium Density*).

D. Variance Application No. P24-01598

This application was filed by Jaspal Sidhu and pertains to approximately 5.54 acres of property located at 3028 South Cherry Avenue. The applicant requests authorization to remove and replace an existing 25-foot-tall flagpole with a new 75-foot-tall flagpole where the maximum height requirement for flagpoles is 25 feet. The subject property is zoned IH (*Heavy Industrial*).

E. Conditional Use Permit Application No. P24-02999

This application was filed by Claudia Moreno, on behalf of Tipzy’s Tacos, pertaining to approximately 0.37 acres of property located at 920 East Olive Avenue. The applicant requests authorization to extend the business hours to 1:30 a.m. under the current Type 47 ABC license. The subject property is zoned CMS (*Commercial – Main Street*).

F. Development Permit Application No. P24-00851

This application was filed by Central Valley Engineering and Surveying, Inc., on behalf of Juan Robles of Robles Masonry, and pertains to approximately 0.34 acres of property located at 2394 South Nicholas Avenue. The applicant requests authorization to construct a pre-fabricated approximately 2,400 square foot metal building for a warehouse that will be used for storage purposes. The subject property is zoned IL (*Light Industrial*).

G. Plan Amendment-Rezone Application No. P23-03006

This application was filed by Precision Civil Engineering, on behalf of Ryan Lancer of Buzz Oates Management Services, and pertains to approximately 55.31 acres of property located at the southeast corner of East Annadale and South Elm Avenues. The applicant requests authorization to change the planned land use of the subject properties from Neighborhood Mixed Use to Employment – Light Industrial and change the corresponding zone district from NMX to IL. The subject properties are currently zoned NMX (*Neighborhood Mixed Use*).

6. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILPERSON

Any announcements or updates will be provided by the Chief of Staff for Council District 3.

7. ADMINISTRATIVE MATTERS

None.

8. ADJOURNMENT

The next scheduled meeting is scheduled for Tuesday, November 26, 2024 at 5:30 p.m. Due to the nature of possible weekly changes, the location and type of meeting will be determined at least 72 hours in advance of the scheduled meeting.

Staff Liaisons

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