



## COUNCIL DISTRICT 2 PROJECT REVIEW COMMITTEE

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

### MINUTES

**Monday, May 8, 2023 – 5:30 p.m.**

#### 1. CALL TO ORDER & ROLL CALL

*Committee Members:*

*David Rodriguez (Chairperson)*

*Amy Fuentes*

*Austin Ferreria*

**Meeting called to order at 5:34 PM.**

Present: Chair Rodriguez, Fuentes, Ferreria

#### 2. ADMINISTRATIVE MATTERS

A. *None*

#### 3. APPROVAL OF AGENDA

A. *May 8, 2023 Meeting Agenda*

**Committee member Fuentes moved to approve the agenda, seconded by Committee Member Ferreria. The motion carried, 3 votes to 0.**

#### 4. APPROVAL OF THE MINUTES

A. *Minutes for April 10, 2023 meeting*

*Minutes for December 12, 2022 meeting*

*Minutes for November 14, 2022 meeting*

**Committee member Fuentes moved to approve the minutes, seconded by Chair Rodriguez. The motion carried, 3 votes to 0.**

#### 5. PROJECT REVIEW – NEW MATTERS

A. *Conditional Use Permit No. P23-01211 was filed by Rahul Marwah of MG Hospitality LLC on behalf of Fairfield Inn & Suites and pertains to the 2.30 acres located north of Shaw Avenue, between North West Avenue and North Channing Way, at 1710 West Shaw Avenue (APN: 417-270-33). The applicant requests a Type 70 ABC License (On-Sale General - Restrictive Service - sale or furnishing of beer, wine and distilled spirits for consumption on the premises to the establishment's overnight transient occupancy guests or their invitees) for the existing hotel. The parcel is zoned CMX (Corridor/Center Mixed Use).*

*Attachments: Operational Statement, Site Plan, Elevations, and Floor Plan, (linked above)*

*Relative Link(s): Fresno Municipal Code (FMC) Section 15-2751 – Restaurants with alcohol sales, bars, nightclubs, and lounges.*

Project Contact: Steven Martinez, Planner, (559) 621-8047,  
[steven.martinez@fresno.gov](mailto:steven.martinez@fresno.gov)

Applicant presented the project.

The committee inquired if the hotel included a lounge and how the proposed alcohol for sale would be displayed.

**Committee Member Ferreria moved to approve the item, seconded by Committee member Fuentes. The motion carried, 3 votes to 0.**

*B. Variance Application No. P22-04866 was filed by Kenny Reyes of Yamabe and Horn and pertains to a portion of the ±10.14 acres at the Park Ridge Apartments located north of West Audubon Avenue, between North Glenn Avenue and State Route 41, at 8680 N Glenn. Ave (APN: 402-640-X1). The applicant requests a variance to install a 6'-0" fence within the front yard setback for security reasons. The parcel is zoned OS+RM-1/UGM/cz (Residential Multi-family, Medium High Density/Open Space/Urban Growth Management Area/conditions of zoning).*

*Attachments: Operational Statement, Site Plan, Elevations, and Floor Plan, (linked above)*

*Relative Link(s): Fresno Municipal Code (FMC) Chapter 15 Article 55 – Variances*

Project Contact: Steven Martinez, Planner, (559) 621-8047,  
[steven.martinez@fresno.gov](mailto:steven.martinez@fresno.gov)

Applicant presented the project.

The committee inquired on if the properties pool fence would be altered; the specific areas of existing fence that would be heightened; the type and height of fencing around surrounding properties; if the fence on Del Mar Avenue heightened; and if the entrance fences would be altered.

**Committee Member Fuentes moved to approve the item with the recommendation that the final plan be provided to the committee, seconded by Committee member Ferreria. The motion carried, 3 votes to 0.**

*C. Conditional Use Permit Application No. P23-00801 was filed by Dustin Moore of Embarc Fresno D2 and pertains to approximately 0.62 acres of property located on the west side of North Blackstone Avenue, between West Pinedale and West Alluvial Avenues, at 7363 North Blackstone Avenue (APN: 303-053-16). The applicant proposes the establishment of a cannabis retail business in an existing building. The property is zoned CMX (Corridor/Center Mixed use).*

*Attachments: Operational Statement, Site Plan, Elevations, and Floor Plan, (linked above)*

*Relative Link(s): Fresno Municipal Code (FMC) Section 15-2739 - Adult Use And Medicinal Cannabis Retail Business And Commercial Cannabis Business*

Project Contact: Robert Holt, Supervising Planner, (559) 621-8056,  
[robert.holt@fresno.gov](mailto:robert.holt@fresno.gov)

Applicant presented the project.

The committee inquired about parking; size of the store; hours of operation; number of visitors; and proposed security measures for homeless and panhandlers.

Chair Rodriguez abstained from voting and spoke in opposition of the project on behalf of neighborhood. Concerns ranged from the projects potential to increase vagrancy on Pinedale Street; the proximity to the existing cannabis establishment in the area; and the desire for additional public outreach to be conducted for the project.

**Committee Member Fuentes moved to continue the item to allow additional public outreach to occur, seconded by Committee member Ferreria. The motion carried, 2 votes to 0 (Chair Rodriguez Abstained).**

#### 6. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

*Unscheduled matters are items added to the agenda without the 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.*

##### *Open Discussion*

*This is an open discussion between the Committee to discuss any matters they feel necessary regarding Council District 2, such as project inquiries, updates, upcoming events, etc.*

None

#### 7. ADJOURNMENT

*The next meeting is scheduled for June 12, 2023, at 5:30 p.m.*

**Meeting adjourned at 6:35 PM**

*City of Fresno Planning and Development Department  
2600 Fresno Street – Third Floor  
Fresno, California 93721-3604*

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