



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

**MINUTES**

**REGULAR MEETING**

**THURSDAY, April 11, 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](#) and [meeting video](#), 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**

*Vice Chair Torres called the meeting to order at 6:20 P.M.*

*Committee Member Thea Fabian arrived to the meeting at 6:22 P.M.*

*Staff Present:*

*Martin, Tran, Siegrist, Mouavangsou*

**Present 4** - Vice Chair Angelica Torres, Committee Member Thea Fabian, Committee Member Gilbert Felix, Committee Member Linda Renland

**Absent 1** - Chair Nichole Castech

**2. AGENDA APPROVAL**

- a. April 11, 2024, Meeting Agenda

*On a motion by Committee Member Renland, seconded by Committee Member Felix, the Committee voted unanimously to approve the agenda.*

**3. APPROVAL OF MINUTES**

- a. Minutes for February 8, 2024, Meeting

*On a motion by Committee Member Felix, seconded by Committee Member Fabian, the Committee voted unanimously to approve the minutes for March 14, 2024.*

**4. PROJECT REVIEW - CONTINUED MATTERS**

- a. **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:** 4448 North West Avenue

**APN:** 426-010-03

**CITY STAFF:** Planner Michael Tran

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

*The applicant Bill Robinson provided an update of the proposed project including information about the proposed neighborhood meeting.*

*The Committee asked questions related to the wall located between the project and the residential property, concerns of residents at the neighborhood meeting, security, contact methods used to reach out to residents for the neighborhood meeting, the previous committee recommendations, city notification process for permits, fence maintenance and alleyways, and the appeal timeline for permits.*

*The applicant and Planning staff responded to the questions posed by the committee. Details can be found in the meeting recording.*

*No members of the public spoke in favor of or against the project.*

***Committee Member Felix and Committee Member Renland provided no comments and recommended approval of the project.***

***Vice Chair Torres had the following recommendations: (1) The City Planner incorporate concerns of the committee into the project to manage fence repair and maintenance of the 3-foot alleyway area.***

***Committee Member Fabian provided comments regarding clarifying the questions asked, the City of Fresno's outreach and community involvement for the project and provided the following recommendations: (1) Consider collaborating with the City of Fresno to provide verbal door to door contact in multiple languages to notify adjacent residents about the project and fencing provided.***

## **5. PROJECT REVIEW – NEW MATTERS**

- b. 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:** Planning Manager Phillip Siegrist and Project Liaison (Non-Residential)  
Leefong Mouavangsou

**APPLICABLE FMC:** [Section 15-2706 Alcohol Sales – The Responsible Neighborhood Market Act, Amendments to Development Code Text, Rezones, and Plan Amendments](#)

*City Planning staff Phillip Siegrist and Leefong Mouavangsou provided an overview of the proposed text amendment.*

*The Committee asked questions related to the intent of the existing Responsible Neighborhood Market Act (RNMA), the existing regulations within the RNMA and how they currently apply, and the effect of current regulations on businesses and the underserved areas of the community.*

*City Planning staff responded to the questions posed by the committee. Details can be found in the meeting recording.*

*One member of the public spoke in favor of the project. No members of the public spoke against the project. Details can be found in the meeting recording.*

**All four committee members approved the project and provided comments and recommendations.**

**Vice Chair Torres and Committee Member Fabian provided the following recommendations for the project: (1) Recommend City Council approves the amendment, (2) Incorporate more collaboration with the community on the Planning application processes and projects.**

**Committee Member Renland commented that the text amendment is a great initiative and provided the following recommendation: (1) Include a component requiring a minimum amount of grocery stores in each district that will encourage an increase of grocery stores and will provide healthy food within walking distance for citizens.**

**Committee Member Felix commented that he is in full support of the project and the incremental progress being made.**

- b. Planned Development Application No. P23-03041** was filed by Drew Phelps of Granville Homes and pertains to ±31.60-acres located on the east side of North Garfield Avenue between West Gettysburg and West Ashlan Avenues. The Planned Development application proposes modifications to the zoning code to reduce the front yard setback, rear yard setback, the setback from the garage to the façade of the building, and to remove the requirement for pedestrian access to major streets along Garfield Avenue. The modifications would allow for more diverse floor plans and price points, more attractive streetscape, and eliminate concerns about public safety and police access along Garfield Avenue. The parcel is zoned RS-5/UGM/cz (*Residential Single-Family, Medium Density/Urban Growth Management/conditions of zoning*).

**ADDRESS:** 4445 North Grantland Avenue  
**APN:** 512-021-26

**CITY STAFF:** Supervising Planner Chris Lang

**APPLICABLE FMC:** [Planned Development Permits](#), [Subdivision Design Standards](#)

*The applicant Drew Phelps provided an overview of the proposed project.*

*The Committee asked questions related to the intention of the regulations within the Fresno Municipal Code which the Planned Development application proposes to change, the applicant's reasoning in regard to the regulations and proposed changes, size of the proposed lots, the pedestrian pathways, and whether the project is a gated community.*

*The applicant responded to the questions posed by the committee. Details can be found in the meeting recording.*

*No members of the public spoke in favor of or against the project.*

*The Council District 1 Project Review Committee voted to deny the project. The motion was carried by a vote of three (3) in favor and one (1) opposed.*

*Committee Member Felix voted to approve the project with no comments or recommendations.*

*Vice Chair Torres, Committee Member Fabian, and Committee Member Renland voted to deny the project and provided recommendations. Committee Member Renland provided the following recommendations (1) Provide pedestrian entrances to the neighborhood, (2) The project follow the regulations of the Fresno Municipal Code, and (3) Speed bumps be provided. Committee Member Fabian provided the following recommendations (1) City Council deny the project, and provided comments that there needs to be an increase in pedestrian access, and evidence-based reasoning should be considered for the requested modifications.*

## **6. ADMINISTRATIVE MATTERS**

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

*No announcements were made.*

## **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.*

*Committee Member Fabian provided comments related to the procedures provided by Planning Staff.*

*Committee Member Felix asked questions related to Ethics Training.*

*City Planning staff responded to the questions posed by the committee. Details can be found in the meeting recording.*

## **7. ADJOURNMENT**

**8:25 P.M.**