



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

**MEETING MINUTES**  
**Tuesday, November 26, 2024 – 5:30 PM**

**1. CALL TO ORDER & ROLL CALL**

**The meeting was called to order by Committee Member Sponsler (chair) at 5:30 p.m.**

*Present – 3: James Sponsler (chair), Debbie Darden, Albert Sanchez (vice chair)*

*Absent – 0: None*

*Committee Staff: Juan Lara (interim), Planning and Development Department  
Gabriela Olea, Council District 3 Office*

**2. APPROVAL OF AGENDA**

**On motion of Committee Member Darden, seconded by Committee Member Sanchez (vice chair), the AGENDA was APPROVED. The motion carried by the following vote:**

*Aye – 3: Darden, Sanchez (vice chair), Sponsler (chair)*

**3. CONSENT CALENDAR**

**On motion of Committee Member Darden, seconded by Committee Member Sanchez (vice chair), the MINUTES for the October 22, 2024 meeting were APPROVED. The motion carried by the following vote:**

*Aye – 3: Darden, Sanchez (vice chair), Sponsler (chair)*

**4. CONTINUED ITEMS**

**A. Development Permit Application No. P24-00851**

*Committee Liaison Lara (interim) provided responses to the Committee's questions from the previous meeting which were provided by the applicant and staff planner (Steven Lieng).*

*The Committee had the following additional questions/concerns on the item:*

- *What are the hours of operation?*
- *What is the security plan?*
- *A request to possibly install a wrought iron fence.*
- *Security cameras would be a good option.*
- *How will material be brought to the location?*
- *Will there be any machinery for cutting materials?*
- *Will there be any valuables stored outside of the building?*
- *Will there be any deliveries of tires?*
- *What plans are in place to prevent issues of noise and growth for the future site?*
- *Does the owner live near the area?*
- *Any plans for renewable energy?*
- *Is there a trash disposal plan and will trash enclosures be secured?*
- *Will there be any barbed wire?*
- *Warehousing is a concern for the residents across the street.*

- *There are issues of transients in the area.*
- *What is the plan for lighting at night?*
- *Will the business be open to the public?*

*The applicant responded to all of the Committee's questions.*

*The Committee recommended a continuance to the bring the item back. It is not expected to be brought back due to project timelines.*

## **5. PROJECT REVIEW**

### **A. Conditional Use Permit Application No. P24-03274**

*The applicant provided a presentation for the item. The Committee had the following questions/concerns on the item:*

- *Will there be beer and wine to-go?*
- *Will this just be a bar only?*
- *Confirmation that hours of operation are 12:00 p.m. – 2:00 a.m. (may be adjusted)*
- *Concern that 12:00 p.m. is an early start time.*
- *The operation is seven days per week.*
- *Will there be wine tastings?*
- *What are some things the applicant will do to increase business?*

*The applicant responded to all of the Committee's questions and the Committee did not provide any recommendations.*

### **B. Text Amendment Application No. P23-03140 (Smoke Shop Ordinance)**

*The City of Fresno provided a presentation for the item. The Committee had the following questions/concerns on the item:*

- *Can a member of the Council change the rules for smoke shops? They should not be allowed to.*
- *How often will Code Enforcement ensure that there is no loitering?*
- *How will the smoke shops be maintained after 5:00 p.m.*
- *This might be problematic if Code Enforcement cannot catch the illegal activities.*
- *Consideration on how the City will enforce the regulations.*
- *Recommend that windows face towards the street so the public and Code Enforcement can easily see inside.*
- *Will the current smoke shops be competing with the new smoke shops that will be obtaining the new CUP?*
- *Will current locations be forced to close and change locations?*
- *We have to think about how we are bi-surgical and how we will implement these new rules. How do we pick winners and losers on who keeps their shops open?*
- *When will this ordinance go into effect?*
- *What is the current number of smoke shops in Fresno?*
- *What is the process of disclosing new CUP's for smoke shops?*
- *Is there a maximum limit of CUP's?*
- *Is it possible to limit the number of CUP's based on number of registered voters?*
- *The City needs to talk to the Police Department about smoke shops that have issues and look at previous areas on the news.*

*The City responded to all of the Committee's questions.*

### **C. Rezone Application No. P24-03970 (South Central Specific Plan)**

*The City of Fresno provided a presentation for the item. There was a clarification made by the City that this project involves a series of Plan Amendments and the minor Rezone (P24-03970). The Committee had the following questions/concerns on the item:*

- Make sure all communications are in multiple languages (referring to the letters city staff sent out at the end of the process)*
- Within buffer areas, plant more mature trees, and plant evergreen trees (to save resources on maintenance).*
- The Plan is missing the option of businesses paying for voluntary relocation of residents.*
- The City responded to all of the Committee's questions.*

*The public provided the following questions/concerns:*

- The Plan should have been reviewed by the Advisory Committee prior to bringing it to decision-making bodies*
- The Plan still falls short in protecting residents, since it is the most pollution-burdened area in California*
- The Plan should further reduce land use intensity around Orange Center School, and prioritize infrastructure around the school: curb, gutters, sidewalks, safe crossings.*
- The Plan should include more mixed use*
- 1000 feet is insufficient for buffers*
- When asked by the Committee what the first priority should be, she stated that per resident input, providing the land use protections and upgrades for Orange Center School should be the top priority.*

### **D. Acceptance of the 2025 Meeting Schedule**

**On motion of Committee Member Darden, seconded by Committee Member Sanchez (vice chair, 2025 Calendar Year was APPROVED. The motion carried by the following vote:**

*Aye – 3: Darden, Sanchez (vice chair), Sponsler (chair)*

### **6. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILPERSON**

*Committee Member Darden wanted to make Councilmember Arias aware to finish painting the poles not finished, and when they are going to be finished, at the entrance into Kearney between Fresno and Thorne. Tower District's were painted ASAP, but these were still unpainted. Will this be in next year's budget cycle? A tree also fell over at Kearney Park.*

### **7. ADMINISTRATIVE MATTERS**

*None.*

### **8. ADJOURNMENT**

*The Committee, having concluded all business, adjourned at 8:00 p.m.*

*You can find the recording of the meeting at the following link: <https://fresno.legistar.com/calendar.aspx>*

### **Staff Liaisons**

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