



COUNCIL DISTRICT 4 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA - MINUTES

TUESDAY, January 21, 2025 – 5:30 P.M.

1. **PLEDGE OF ALLEGIANCE**
2. **CALL TO ORDER & ROLL CALL**

Committee

Chair Al Moncada

Vice-Chair Lynisha Senegal

Carlene Tinker

Meeting called to order at 5:30 PM.

Present: Chair Moncada, Tinker

Absent: Vice-Chair Senegal

3. **AGENDA APPROVAL**
 - a. *January 21, 2025, Meeting Agenda*

Committee member Tinker moved to approve the agenda, seconded by Chair Moncada. The motion carried, 2 votes to 0.

4. **APPROVAL OF MINUTES**
 - a. *Draft Minutes for November 19, 2024 (see instructions above to view)*

Chair Moncada moved to approve the minutes, seconded by committee member Tinker. The motion carried, 2 votes to 0.

5. **PROJECT REVIEW – NEW MATTERS**
 - a. *Annual election of Chairperson for 2025*

Moved to next meeting

- b. *Annual election of Vice Chairperson for 2025*

Moved to next meeting

- c. *Tentative Parcel Map No. P24-02812 (TPM No. 2024-08) was filed by Ken Vang, on behalf of Hinds Investments, LLC., pertaining to approximately 17.57 acres of property located on the northeast corner of East Barstow Avenue and North Blackstone Avenue (APN: 418-450-11, 12, 13, 14). The applicant requests authorization to subdivide the subject property into a 8-lot commercial subdivision. No physical improvements are proposed. The subject properties are zoned RMX (Regional Mixed-Use).*

Relative Application(s): (see instructions above to view exhibits)

*Project Manager: Matthew Woodward, Planner
559-621-8067
Matthew.Woodward@fresno.gov*

Applicant presented the project.

The committee inquired about why the change is requested, how it would affect current tenants, what lots are occupied and what are empty, what the advantages are to divide the parcels.

Chair Moncada moved to recommend approval of the item, seconded by Committee member Tinker. The motion carried, 2 votes to 0.

d. Conditional Use Permit Application No. P24-04037 was filed by Nick Ware and pertains to a tenant space within the existing Hoover Marketplace commercial retail center located at the Southeast corner of East Bullard Avenue and North First Street, 5730 North First Street, Ste 113 (APN 418-030-66). The applicant requests authorization to establish a Type 40 (On-Sale Beer) State of California alcoholic beverage control license for a new 1,260 square-foot karaoke business (That One Place) that will rent private rooms. No lounge or waiting area will be available. The business will operate from 3 pm - 11 pm Tuesday through Thursday and 3 pm - 12 am Fridays and Saturdays. Appointments will be available on Mondays and Sundays up to closing at 11 pm. The parcel is zoned CC (Commercial Community).

Relative Application(s): (see instructions above to view exhibits)

*Project Manager: Nicholas Caldera, Planner
559-621-8032
Nicholas.Caldera@fresno.gov*

Applicant presented the project.

The committee inquired about how popular karaoke businesses are, if minors are able to rent spaces, if alcohol will be sold in rooms rented that include minors, what the rooms will consist of, size of the rooms, which businesses nearby support the project, what the attendance has been since the establishment opened, and how long rooms are rented for.

Chair Moncada moved to recommend approval of the item, seconded by Committee member Tinker. The motion carried, 2 votes to 0.

6. ADMINISTRATIVE MATTERS

None

7. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

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

a. Open Discussion

Chair Moncada mentioned he's noticed an increase of unhoused residents around the Save Mart Center.

This is an open discussion between the Committee to discuss any matters they feel necessary regarding Council District 4, such as project inquiries, updates, upcoming events, etc.

8. ADJOURNMENT

The meeting adjourned at 5:55 PM

The next meeting is scheduled for Tuesday, February 18, 2025, at 5:30 p.m.

*City of Fresno Planning and Development Department
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thomas.veatch@fresno.gov*