



COUNCIL DISTRICT 5 PROJECT REVIEW COMMITTEE
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

AGENDA
Wednesday, April 24, 2024 – 4:00 PM

MEETINGS ARE HELD IN PERSON IN CITY HALL, ROOM 2120 AND ELECTRONICALLY VIA ZOOM.

CONFERENCE CALL INSTRUCTIONS
Click the link below to join the meeting
[Join the meeting](#)

Meeting Passcode: District-5
If you prefer by phone, you may call in at +1 669 900 9128

*To view exhibits, please visit <https://fresno.legistar.com/calendar.aspx>, select "Council District 5 Project Review Committee" in the dropdown menu, then click "Meeting Details" for the applicable meeting date.

CALL TO ORDER & ROLL CALL

Committee:

Michael J Rabara (Chair)
Josephine Baroni (Vice Chair)
Michael E Vasquez
Gurjant Singh
Sunny Kooner

i. APPROVAL OF AGENDA

A. April 24, 2024, Meeting Agenda

ii. CONSENT CALENDAR

A. February 28, 2024, Meeting Minutes: (see instructions above to view exhibits)

iii. PROJECT REVIEW – CONTINUED MATTERS

A. None

iv. PROJECT REVIEW – NEW MATTERS

A. Workshop - 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: Phillip Siegrist, Planning Manager
559-621-8061
Phillip.Siegrist@Fresno.gov

Leefong Mouavangsou, Project Liaison
559-621-8051
Leefong.Mouavangsou@Fresno.gov

Applicable Fresno Municipal Code Sections: [Section 15-2706 The Responsible Neighborhood Market Act](#), [Purpose and Structure of Development Code Regulations](#), [Amendments to Development Code Text](#), [City of Fresno General Plan](#)

Project Documents: (see instructions above to view exhibits)

B. Approval – Development Permit Application No. P24-01038 was filed by Elias Saliba of Aesthetics Design on behalf of Kaur Jaswinder and Khushpal Singh and pertains to the ±2.77 acres located at 6000 East Jensen Avenue, Fresno CA, 93725. The applicant proposes to construct a Multifamily development consisting of (22) townhouse/carriage row houses, and (22) condos in a 3-story residential tower with elevator totaling to 44 dwelling units. In addition, a ± 2,000 square foot community building with a ± 1,000 square foot covered patio and swimming pool will be constructed along with the drive approach, curb, gutter, and landscaping. The property is zoned RM-1/UGM (*Residential Multi-Family, Medium High Density/Urban Growth Management*).

Project Manager: Luke Risner | Planner II
559.621.8045
Luke.Risner@fresno.gov

Applicable Fresno Municipal Code Sections: [Residential Multi-Family \(RM Districts\) Design Standards](#), [General Site Regulations](#), [Landscape](#), [Parking and Loading](#), [Performance Standards](#)

Project Documents: (see instructions above to view exhibits)

v. ADMINISTRATIVE MATTERS

A. None

vi. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS

Unscheduled communication is not scheduled for a specific time and may be heard any time during the meeting. This is the time members of the public can address the Committee to request input on a proposed project with no formal recommendations, or to provide general information about projects and events in District 5. The Committee cannot take formal action on these items. All items shall each be limited to five minutes.

vii. ADJOURNMENT

The next District 5 meeting is scheduled for **Wednesday, May 22, 2024, at 4:00PM.** 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.

Access to the Council District 5 Project Review Committee's meeting calendar, videos, agendas, and minutes can be found at the following link:

<https://fresno.legistar.com/calendar.aspx>

Staff Liaisons

Office of Councilmember Luis Chavez

2600 Fresno Street, 2nd Floor

Fresno, CA 93721

Staff Contact: Brenda Rapada - Chief of Staff

559.621.7882

Brenda.Rapada@fresno.gov

Planning and Development Department

2600 Fresno Street, 3rd Floor

Fresno, California 93721-3604

Staff Contact: Steven Lieng- Planner

559.621.8007

Steven.Lieng@fresno.gov