



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

AGENDA

Wednesday, November 27, 2024 – 4:00 PM

**THIS MEETING WILL OCCUR IN THE MEETING ROOM WILL BE IN CITY HALL,
ON THE 2nd FLOOR, ROOM 2120.**

FOR CONVENIENCE, THE MEETING WILL ALSO BE VIEWABLE ON ZOOM.

ZOOM 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

Johanes Castellanos

i. APPROVAL OF AGENDA

A. November 27, 2024, Meeting Agenda

ii. APPROVAL OF MINUTES/CONSENT CALENDAR

A. July 24, 2024, Meeting Minutes: (see instructions above to view exhibits)

B. Consideration of the District 5 Project Review Committee Meeting Schedule for Calendar Year 2025

iii. PROJECT REVIEW – CONTINUED MATTERS

A. None

iv. PROJECT REVIEW – NEW MATTERS

A. Approval - Conditional Use Application No. P24-02192: was submitted by Peter Moua on behalf of Henry Hing Vong and pertains to property located on 4958 E Church Ave., APN: 481-080-32 and is currently zoned RS-5/UGM with planned land use for multi- residential.

The proposed development will consist of 48 units of 3 bedrooms / 2 baths and 1 office on the premises and to be constructed in 3 phases as depicted on site plan. There are numerous open space areas throughout the site and two dedicated common open space areas of 4164.8 sf and 3908.9 sf with optional picnic and play-ground areas. The parking lot consists of 106 standard parking, 1 employee parking, 6 EVCS parking, 2 future tenant parking, and 4 accessible parking stalls totaling 119 parking stalls. 97 of the parking stalls will be covered. The complex will be gated with two 20 ft access driveways with fire department access. There will be exterior lighting and security camera system around the property perimeter. A 6' high block wall is proposed along the west side, south side, and east side of the property as shown on site plan. New landscaping will be installed in the areas created by the new parking layout and water usage will be served by City water. The new complex will meet all set back requirements from property lines and streets. All curb ramps, driveways, sidewalks, curb and gutter are per City of Fresno Standards. The project is to be reviewed under the Flexibility Option compliance with facade design standards (FMC Section 15-1005).

City Staff: Juan Lara, Planner III, Current Planning
559-621-8039
Juan.Lara@fresno.gov

Project Documents: (see instructions above to view exhibits)

B. Approval – Text Amendment Application No. P24-02419: Text Amendment Application No. P23-03140 proposes to amend the Citywide Development Code and modify Section 15-2761 for tobacco and vapor sales. The Text Amendment was initiated pursuant to Fresno City Council Resolution No. 2022-052 (attached) and proposes to amend Section 15-2761 of the Fresno Municipal Code (FMC) relating to the sale of tobacco pursuant to FMC Section 15-5803-A(1). The purpose of the amendment is to establish regulations for Smoke Shops and amortize existing Smoke Shop establishments by allowing up to seven (7) establishments per City Council District. The amendment proposes to: define “Smoke Shop” and other related smoking and tobacco related definitions; establish amortization and Conditional Use Permit requirements and procedures; establish location restrictions and buffers to sensitive uses; and create requirements and restrictions related to operations, signage, and security measures.

City Staff: Phillip Siegrist, Planning Manager, Current Planning
559-621-8061
Phillip.Siegrist@Fresno.gov

Project Documents: (see instructions above to view exhibits)

C. Comments/Recommendations – Rezone Application No. P24-03970 (South Central Specific Plan): This application was filed by the City of Fresno and pertains to approximately 5,567 acres of property in the City of Fresno identified as the “South Central Specific Plan.” This is a review of the South-Central Specific Plan and the Final Environmental Impact Report (EIR) in the South Industrial Priority Area.

City Staff: Sophia Pagoulatos, Planning Manager, Long Range Planning
559-621-8062
Sophia.Pagoulatos@Fresno.gov

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, December 25, 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