

Exhibit 3A  
Draft Minutes for February 8, 2024  
District 1 Project Review Committee



## COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE

### DRAFT MINUTES

REGULAR MEETING THURSDAY,

February 8, 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

*Chair Castech called the meeting to order at 6:09*

*P.M. Staff Present:*

*Perez, Martin, Tran, Maiden*

**Present 5** - Chairperson Nichole Castech, Vice Chair Angelica Torres, Committee Member Thea Fabian, Committee Member Gilbert Felix, Committee Member Linda Renland

**Absent 0**

#### 2. AGENDA APPROVAL

*Planning Staff requested Item 4.b. to be postponed to the March agenda and that Unscheduled Matters/Public Comment be moved up on the agenda to be heard after agenda approval, and before approval of minutes.*

*On a motion by Committee Chair Castech, seconded by Vice Chair Torres, the Committee voted unanimously to approve the agenda, move item 4.b. to the March Agenda, and move Unscheduled Matters/Public Comments up on the agenda to be heard after agenda approval, and before approval of minutes.*

#### 3. APPROVAL OF MINUTES

a. *On a motion by Committee Chair Castech, seconded by Committee Member Renland, the Committee voted unanimously to approve the minutes for January 11, 2024.*

#### 4. PROJECT REVIEW

a. **Conditional Use Permit Application No. P23-03925** was filed by Nicholas Kennedy of 1211

Wishon Avenue, LLC. and pertains to the ±1.83 acres located at 1211 North Wishon Avenue. The applicant is requesting authorization to obtain a Type 90 alcohol license for the music venue at the Tower Theatre. A Type 90 alcohol license authorizes the sale of beer, wine, and distilled spirits at retail for consumption on the premises in a music entertainment facility, as defined in BPC § 23550. Sale, service, and consumption of alcoholic beverages are limited to the time period from 2 hours before a live performance until one hour after the live performance. Minors are allowed on the premises. The parcel is zoned CMS (*Commercial – Main Street*).

**ADDRESS:** 1211 North Wishon Avenue

**APN:** 451-265-03

**CITY STAFF:** Planner Colby Maiden

**APPLICABLE FMC:** [Commercial - Main Street \(Commercial Districts\) Design Standards, Section 15-2751 - Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges, Performance Standards](#)

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

*The Committee asked questions related to the types of events proposed, demographics of the customers served, how consumption is monitored, how drinks are sold, how the operations prevent underage alcohol sales, types of non-alcoholic beverages the business will be serving, questions regarding security and licensing, accessibility for patrons, whether tickets are required, how the business approaches smokers, and if there were businesses with a similar type of ABC license in the City of Fresno.*

*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.*

**All committee members approved the project and provided the following recommendations: (1) Increase the security for the venue and address the concerns about security ratio.**

**Committee Member Renland and Committee Member Fabian provided the following recommendations: (1) Consider keeping prices for drinks in a reasonable range during events.**

**Committee Member Fabian provided the following recommendations: (1) Provide a variety of non-alcoholic beverages, and (2) Increase security to address removing weapons.**

**Committee Member Renland provided the following recommendations: (1) Ensure security staff do not engage in discriminatory actions.**

- b. **Conditional Use Permit Application No. P23-01667 and Conditional Use Permit Application No. P23-01668** was filed by Same Sabbah of Omni Development and pertains to the ±2.32 acres located at 5450 W. Ashlan Avenue. The applicant proposes to construct a ±4,409 square-foot McDonald's with a ±336 square-foot patio and a ±1,150 square-foot Dutch

Bros Coffee. No patio is proposed with the Dutch Bros Coffee project. The parcel is zoned CC/UGM (*Commercial – Community/Urban Growth Management*).

**ADDRESS:** 5450 West Ashlan Avenue

**APN:** 510-022-82

**CITY STAFF:** Planner Erik Young

**APPLICABLE FMC:** [Community Commercial \(Commercial Districts\) Design Standards, Drive-In and Drive-Through Facilities, Outdoor Dining and Patio Areas, General Site Regulations, Landscape, Parking and Loading, Performance Standards](#)

*On a motion by Committee Chair Castech, seconded by Vice Chair Torres, the Committee voted unanimously to move item 4.b. to the March Agenda.*

- c. **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:**

**APN:** 426-010-03

**CITY STAFF:** Planner Michael Tran

**APPLICABLE FMC:** [Residential Single-Family, Medium Density \(Residential Single-Family Districts\) Design Standards, Section 15-2747 - Personal \(Mini\) Storage, General Site Regulations, Landscape, Parking and Loading, Performance Standards](#)

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

*The Committee asked questions related to ingress and egress of the project, fencing, the location of storage buildings, the noise and location of the railroad in proximity to the project, the location of neighborhood housing in proximity to the project, potential uses of the site, community notification and involvement, concerns regarding graffiti, emergency access, surrounding neighborhood property values and security, the conditional use permit process, concerns about energy conservation and solar panels, enhanced landscaping, and the role of the City in relation to the project.*

*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.*

**Chair Castech and Committee Member Felix approved the project and provided the following recommendations: (1) Provide enhanced resident engagement in the decision-making process, (2) Provide to residents what the impacts to home values would be during resident**

**engagement meetings, and (3) If moving and reconstructing the bus stop, to provide a nicely designed bus stop.**

**Vice Chair Torres and Committee Member Renland provided the following recommendations: (1) Consider providing on-site personnel, (2) Request for the project to come back to the committee for review, (3) Ensure neighborhood notification, (4) Ensure positive neighborhood response, (5) Consider incorporating more landscaping and color.**

**Committee Member Fabian denied the project and provided the following recommendations: (1) Concerns regarding rights of renters and inclusivity in the process, (2) Appreciation of contribution of the project to noise buffering, (3) Provide multiple options for the site to address community needs, (4) Work with City Planners to ensure the project meets the plans of the City, and (5) Ensure the neighborhood meeting includes communication in additional languages.**

## **5. ADMINISTRATIVE MATTERS**

- a. Annual Netfile Form 700 reminder.

*Planning staff provided a reminder for Committee to complete annual NetFile filing.*

- b. Status update regarding Committee Training.

*Planning staff provided update on the status of the Committee Training.*

*The District Director for City Councilmember Perea provided an update and reminders regarding Committee training and length of Committee meetings.*

*The committee asked questions related to the committee training, committee meetings, and City Council meetings. Details can be found in the meeting recording.*

## **6. UNSCHEDULED MATTERS/PUBLIC COMMENTS**

**Planning Staff requested Item 4.b. to be postponed to the March agenda and that Unscheduled Matters/Public Comment be moved up on the agenda to be heard after agenda approval, and before approval of minutes.**

**On a motion by Committee Chair Castech, seconded by Vice Chair Torres, the Committee voted unanimously to move Unscheduled Matters/Public Comments up on the agenda to be heard after agenda approval, and before approval of minutes.**

*Planning Staff informed the committee about changes to the procedures for project review.*

*The committee asked questions related to clarification of the new procedures, how multiple similar recommendations will be addressed, how the votes from the committee will be reviewed by City Council, if the new procedures are applicable to all District Committees, and reason for the*

*change.*

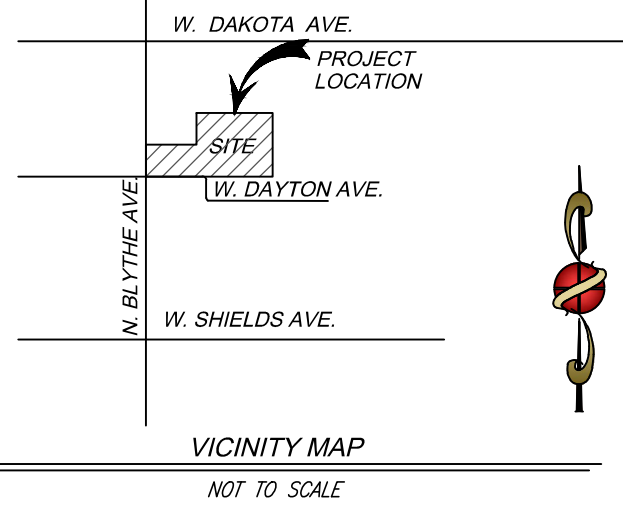
*Planning Staff responded to the questions posed by the committee. Details can be found in the meeting recording.*

## **7. ADJOURNMENT**

**8:00 P.M.**

DRAFT

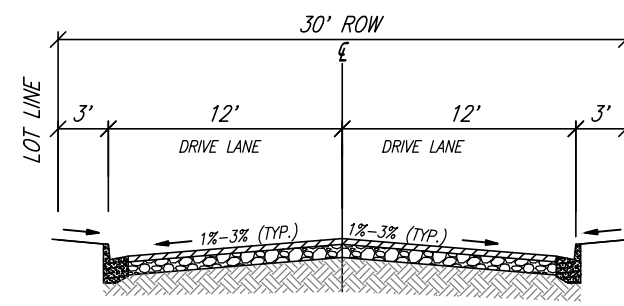
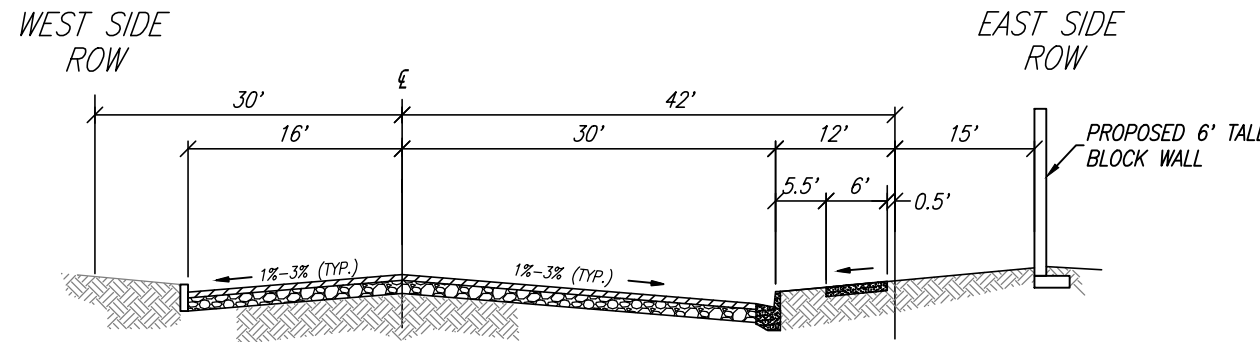
Exhibit 4A  
Tentative Tract Map  
Application No. P21-04821  
and  
Planned Development  
Application No. P23-03377



APPL. NO. P23-03377 EXHIBIT A-1 DATE 01/04/2024  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO DARM DEPT

# PLANNED DEVELOPMENT PROJECT SITE PLAN TRACT MAP NO. 6192

IN THE CITY OF FRESNO  
FRESNO COUNTY, CALIFORNIA  
PREPARED ON SEPTEMBER 25, 2023  
SHEET 1 OF 1



LEGEND	
PUE	PUBLIC UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
ROW	RIGHT OF WAY
▲▲▲▲▲	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
▲▲▲▲▲	WAVES OF DIRECT ACCESS
⊗	EXISTING WATER VALVE
⊗	EXISTING CONCRETE IRRIGATION STANDPIPE
⊗	EXISTING POWER POLE
⊗	EXISTING TRANSFORMER POLE
⊗	EXISTING TELEPHONE POLE
⊗	EXISTING BOLLARD (TO BE REMOVED)
⊗	EXISTING MAILBOX (TO REMAIN)
⊗	EXISTING SIGN
---	SECTION LINE
---	EXISTING RIGHT OF WAY
---	SUBJECT PROPERTY BOUNDARY
---	EXISTING EDGE OF PAVEMENT (TO BE REMOVED)
---	EXISTING OVERHEAD ELECTRICAL LINE
---	EXISTING CHAIN LINK FENCE
---	EXISTING WROUGHT-IRON FENCE
---	EXISTING BARBED WIRE FENCE
---	PROPOSED CURB & GUTTER
---	CONCRETE
---	PROPOSED LOT LINE
---	PROPOSED CENTERLINE
---	PROPOSED SIX-FOOT MASONRY WALL
---	PROPOSED WROUGHT IRON GATE

## SITE INFORMATION

GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL

EXISTING USE: VACANT PARCEL

EXISTING ZONING: RS-5/UGM (RESIDENTIAL-SINGLE FAMILY/  
URBAN GROWTH MANAGEMENT)

SITE ACREAGE: GROSS: ± 16.05 AC  
NET: ± 15.82 AC

NUMBER OF LOTS: 128

AVERAGE LOT AREA: 4,060 SQ. FT.

DENSITY: 8.1 UNITS PER ACRE

ASSESSOR'S PARCEL NUMBER: 511-031-42

SITE LOCATION: NORTHEAST CORNER OF N. BLYTHE  
AVENUE AND W. DAYTON AVENUE  
FRESNO, CA 93722

OWNER/SUBDIVIDER: DR. HORTON  
7625 N. PALM AVE  
FRESNO, CA 93711  
PH 559-436-4467

ENGINEER: PRECISION CIVIL ENGINEERING, INC.  
1234 O ST.  
FRESNO, CA 93727  
PH 559-449-4500

## NOTES

- THERE ARE NO EXISTING TREES OR STRUCTURES ON-SITE.
- MEDIUM DENSITY RESIDENTIAL USE IS INTENDED ON ALL PARCELS OF THE PROPOSED TRACT MAP.
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CITY OF FRESNO ZONING CODES.
- ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:

SANITARY SEWER CITY OF FRESNO  
STORM DRAINAGE FAWCO  
DOMESTIC WATER CITY OF FRESNO  
FIRE PROTECTION CITY OF FRESNO  
ELECTRICITY PG&E  
GAS PG&E  
TELEPHONE AT&T  
CABLE COMCAST  
WASTE DISPOSAL CITY OF FRESNO

- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- SOURCE OF DATA: PARCEL MAP NO. 1528 BK 7, PG 69, FRESNO COUNTY RECORDS.
- TRACT MAP PROVIDES FOR BUILDINGS WITH SOUTHERN EXPOSURE FOR NATURAL HEATING DURING THE WINTER MONTHS, WITH AMPLE SPACE FOR DECIDUOUS SHADE TREES FOR NATURAL COOLING DURING THE SUMMER MONTHS.
- PROPOSED STREET IMPROVEMENTS SHALL BE INSTALLED IN CONFORMANCE WITH LOCAL AGENCY STANDARDS AND/OR ANY MINOR MODIFICATIONS APPROVED BY THE LOCAL AGENCY.
- ALL PUBLIC UTILITIES (PG&E, SBC, COMCAST, WATER AND SEWER) SHALL BE INSTALLED.
- ALL IMPROVEMENTS PROPOSED (SEWER, WATER, STORM DRAIN, CURB, GUTTER, STREETLIGHTS, SIDEWALK, AND PERMANENT PAVEMENT) SHALL BE CONSTRUCTED TO CITY STANDARDS.
- THIS TRACT IS NOT WITHIN 200 FEET OF ANY RAILROAD, FREEMAN OR EXPRESSWAY.
- NO CANALS OR PRIVATE DITCHES PRESENT ON SITE.
- 8,332 SF (0.24 ACRES) OPEN SPACE PROVIDED (OPEN SPACE REQUIRED: 0.001884 ACRE X 128 UNITS = 0.24 ACRES, PER ORDINANCE NO. 2016-57)
- NO UNDERGROUND FEATURES SUCH AS PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, DUMP SITES, OR OTHER UNDERGROUND STRUCTURES ARE PRESENT.
- FOR LOTS WHERE THE STREET SIDE YARD FACES THE FRONT YARD A MINIMUM LANDSCAPE EASEMENT OF FIVE FEET IS REQUIRED, UNLESS A FOUR FOOT PARK STRIP IS PROVIDED BETWEEN THE CURB AND SIDEWALK. A MINIMUM SIX-FOOT MASONRY WALL SHALL BE PLACED AT THE REAR OF THE LANDSCAPE EASEMENT. AN OPENING IN THE MASONRY WALL MAY BE PERMITTED TO PROVIDE A GATE FOR ACCESS IF APPROVED BY THE PUBLIC WORKS DIRECTOR. THIS NOTE PERTAINS TO LOTS 1, 13, 14, 26, 36, AND 39.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

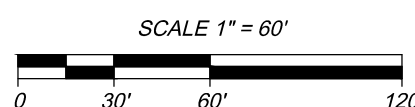
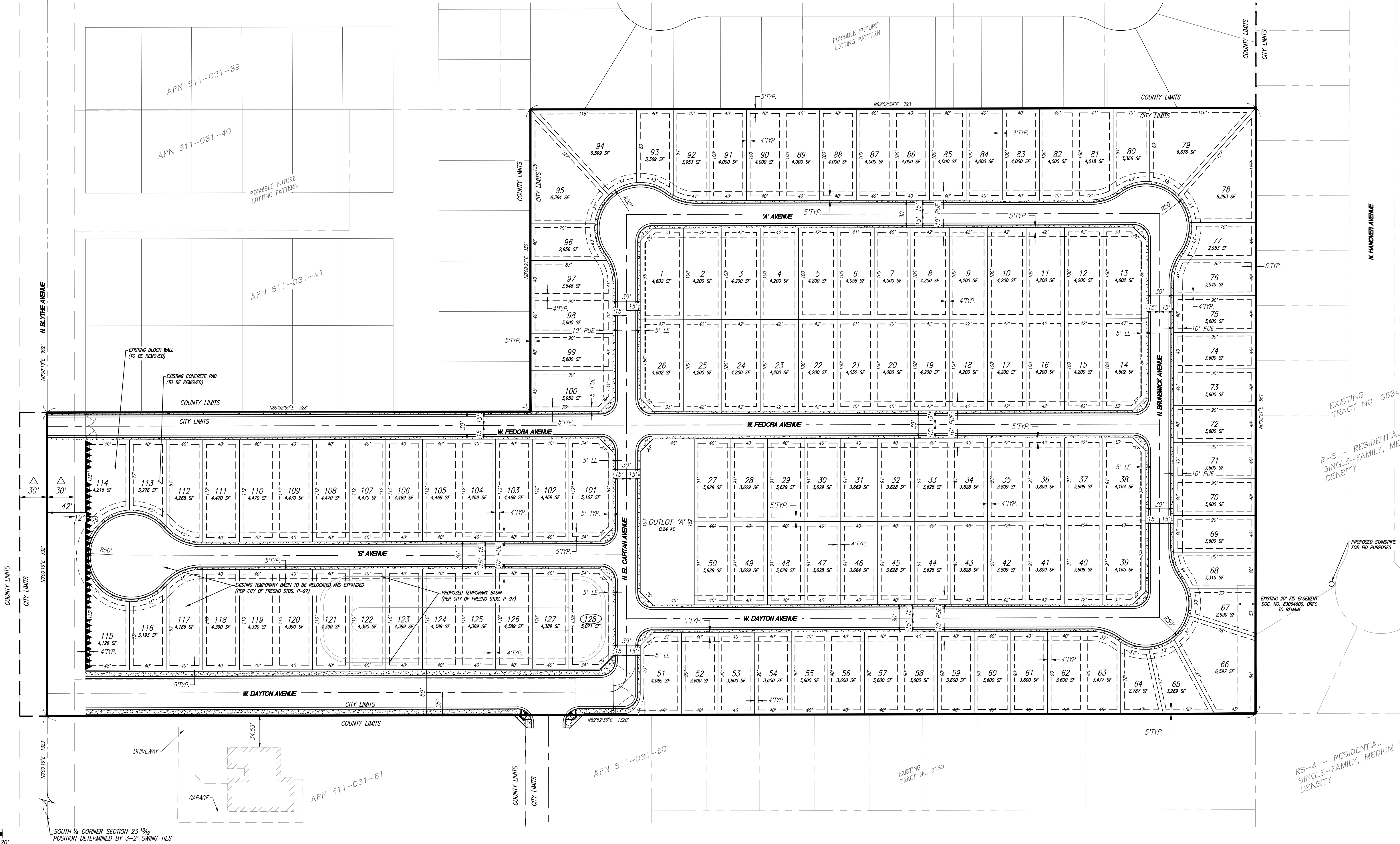
EXCEPTING THEREFROM THE NORTH 330 FEET OF THE WEST 528 FEET THEREOF.

APN : 511-031-42

AREA : 16.05 ACRES (MORE OR LESS)

## OUTLOT NOTES

OUTLOT A TO BE DEDICATED FOR OPEN SPACE PURPOSES.



PLANNING & SURVEYING & CIVIL ENGINEERING  
1234 O STREET, FRESNO, CALIFORNIA 93721  
TEL: 559-449-4500 FAX: 559-449-4505  
WWW.PRECISIONENG.NET

PRECISION  
CIVIL ENGINEERING, INC.

PROJECT TITLE: N. BLYTHE AVE AND W. DAYTON AVE  
SHEET DESCRIPTION: PROJECT SITE PLAN  
CITY OF: FRESNO  
COUNTY OF: FRESNO

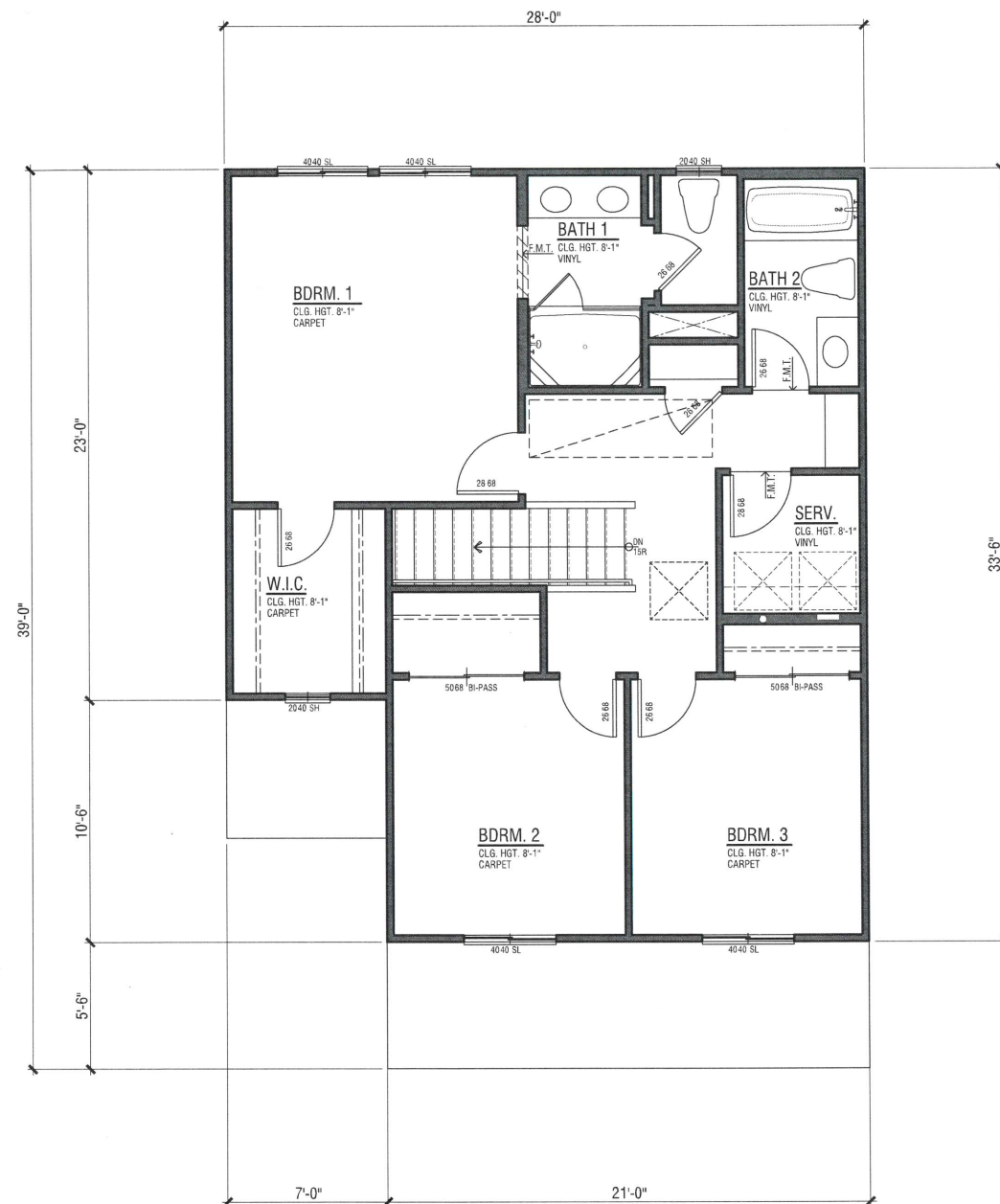
PREPARED FOR: DR. HORTON  
7625 N. PALM AVE  
FRESNO, CA 93711  
(559) 436-4467

REVISIONS

DRAWN BY: LC  
CHECKED BY: JL  
DATE: 9/25/2023

SHEET NUMBER:  
1 OF 1

JOB NUMBER:  
23-111

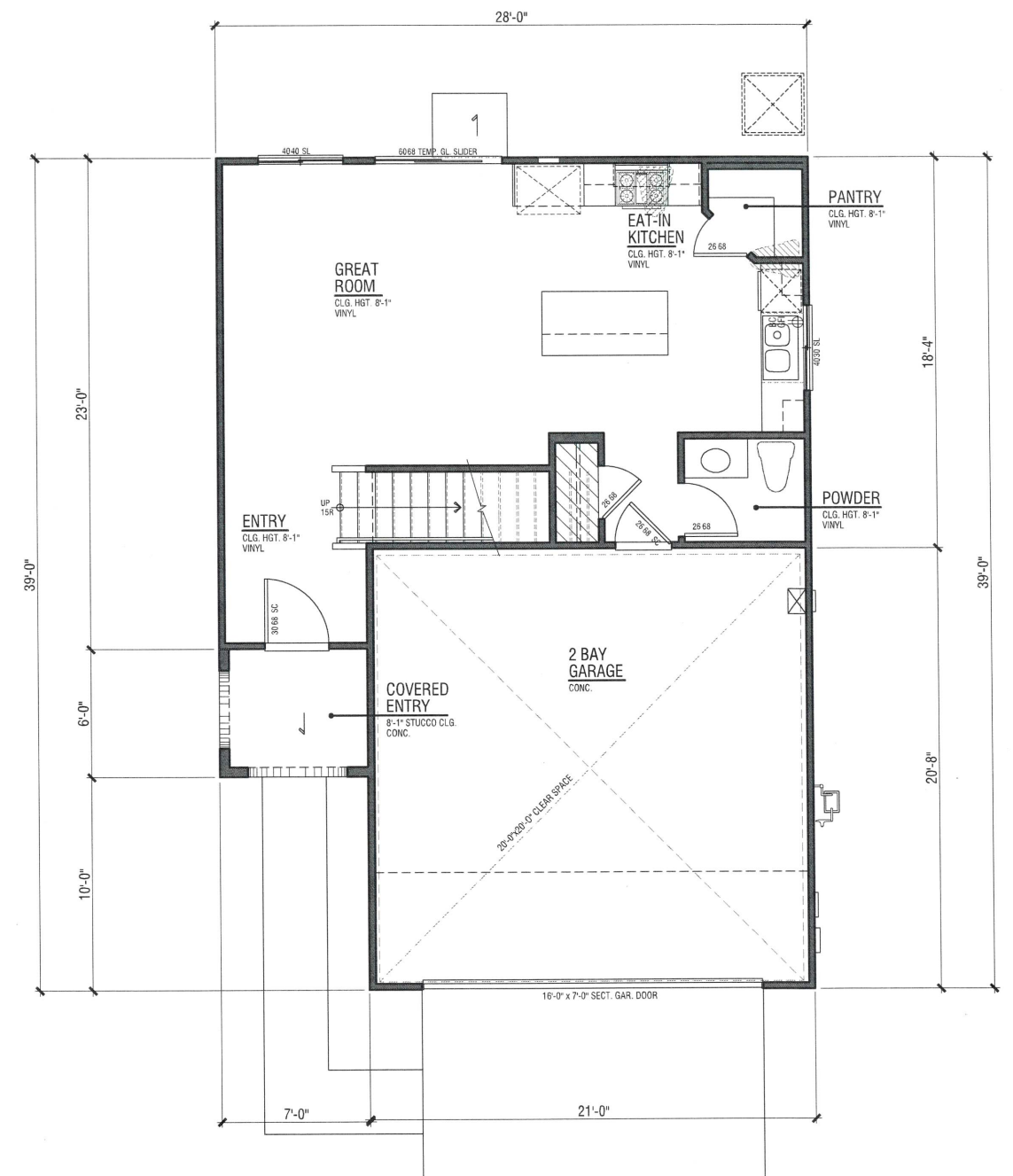


Upper Floor - 831 SF

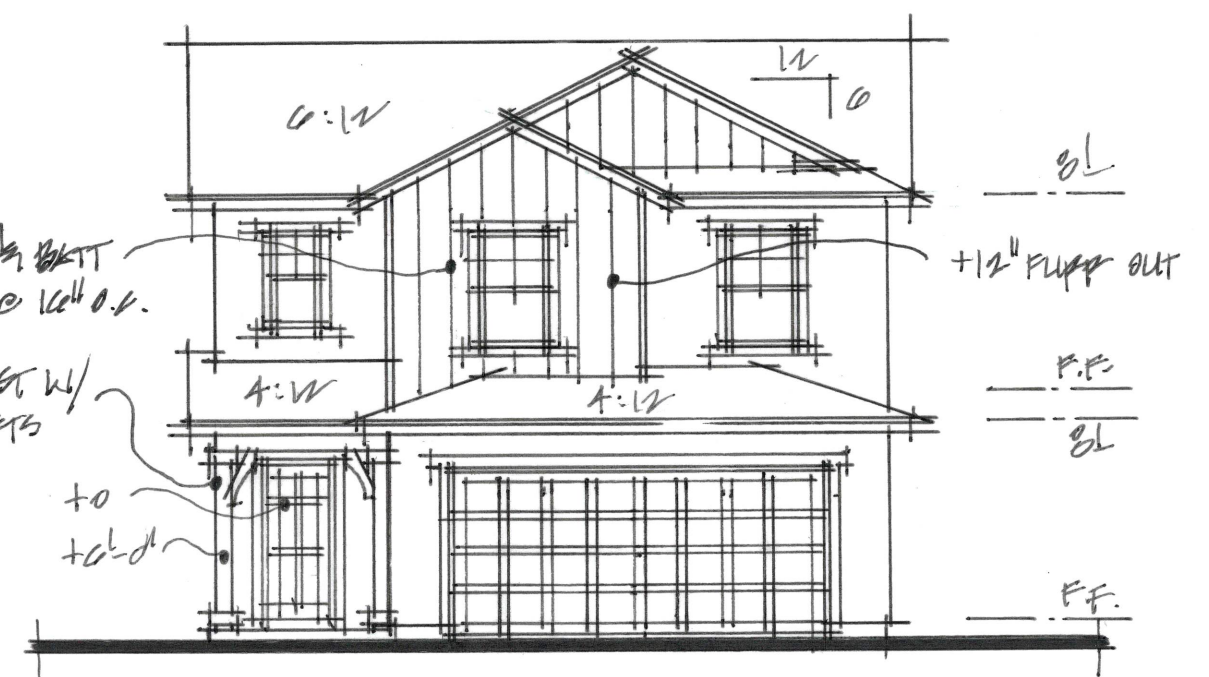
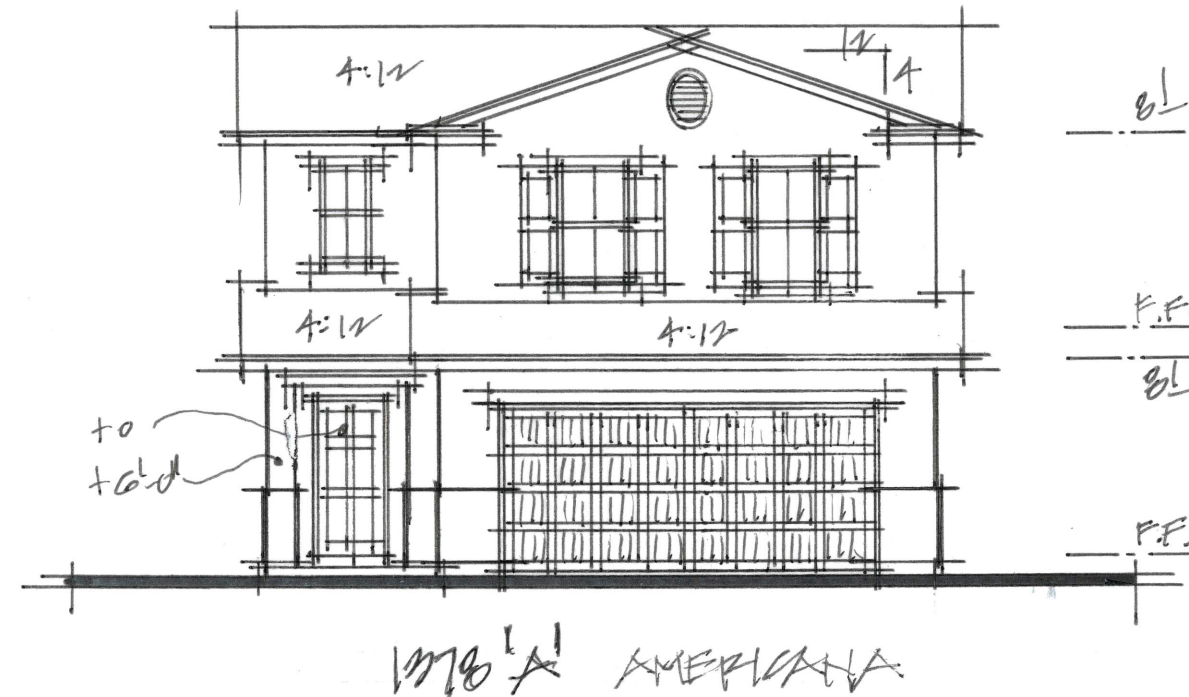
## PLAN 1.1378

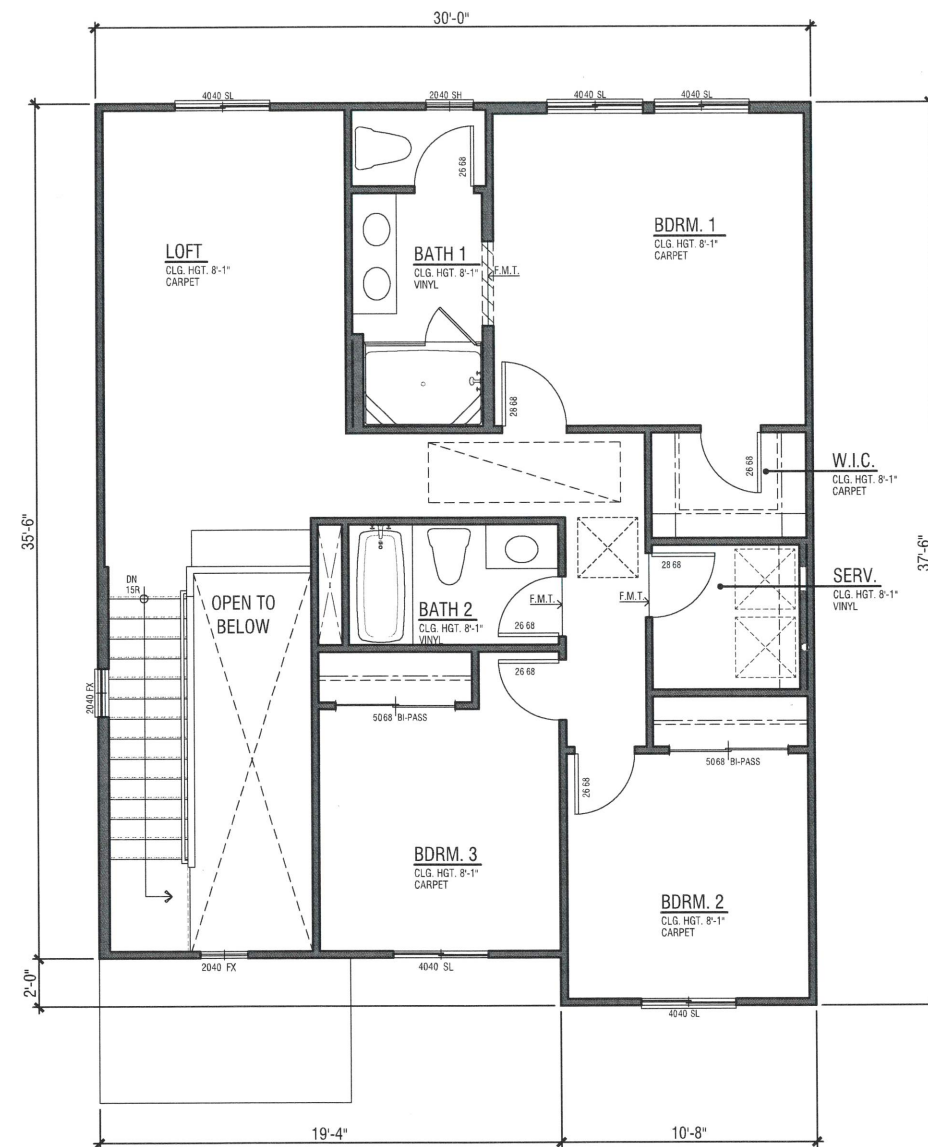
1,378 SF  
3 Bdrm | 2.5 Bath  
2 Bay Garage  
8' | 8' Plates

## EMERALD CREEK



Lower Floor - 547 SF





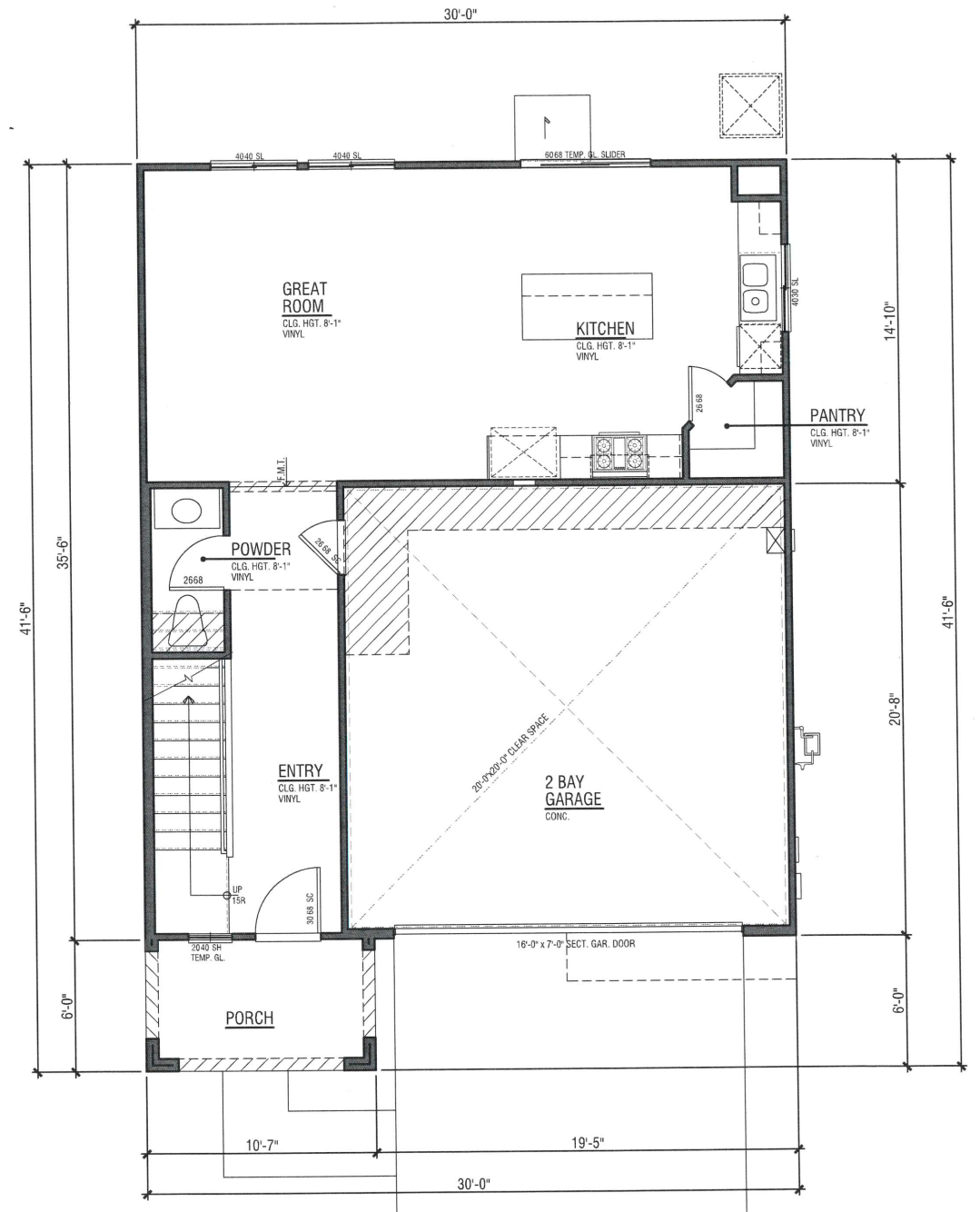
Upper Floor - 946 SF

## PLAN 1.1583

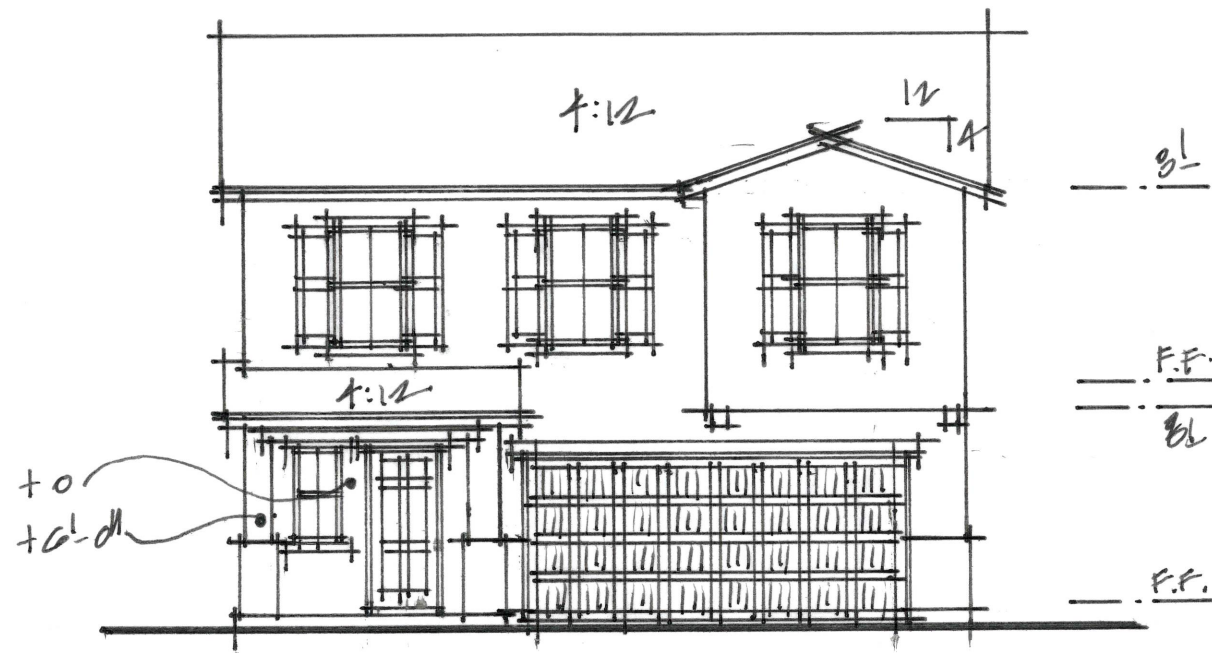
1,583 SF  
3 Bdrm | 2.5 Bath | Loft  
2 Bay Garage  
8' | 8' Plates

## EMERALD CREEK

LIBRARY SERIES



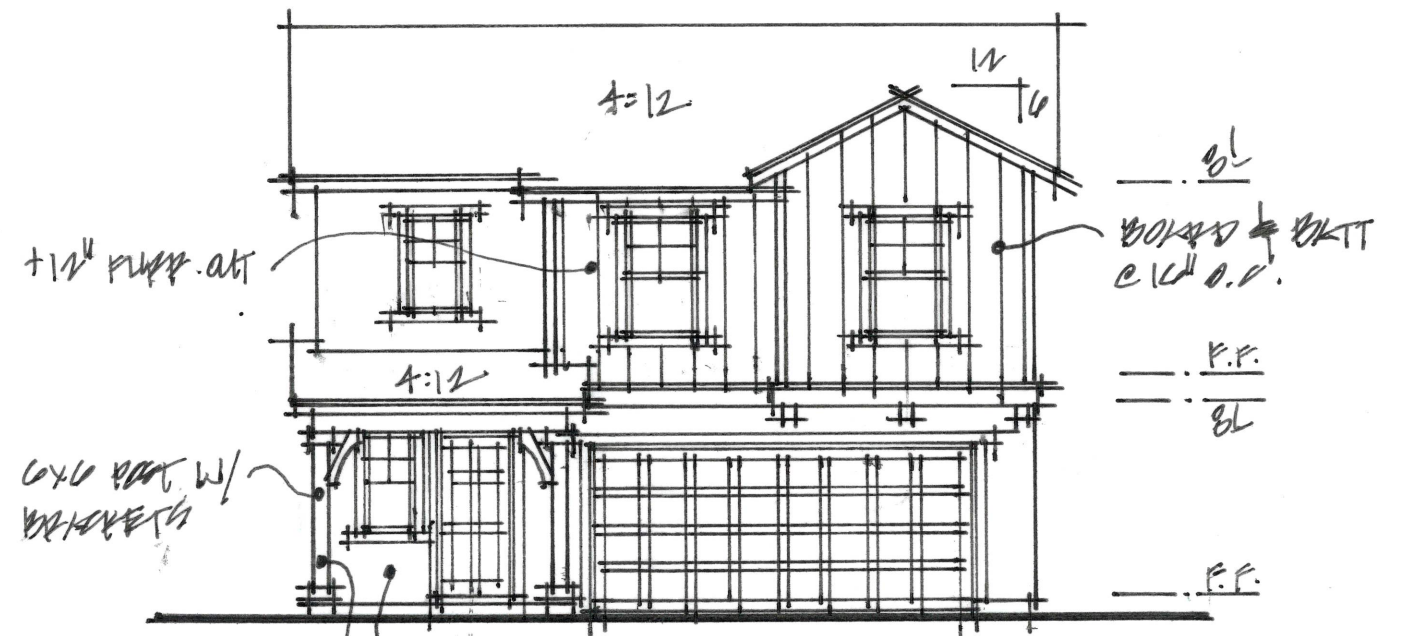
Lower Floor - 637 SF



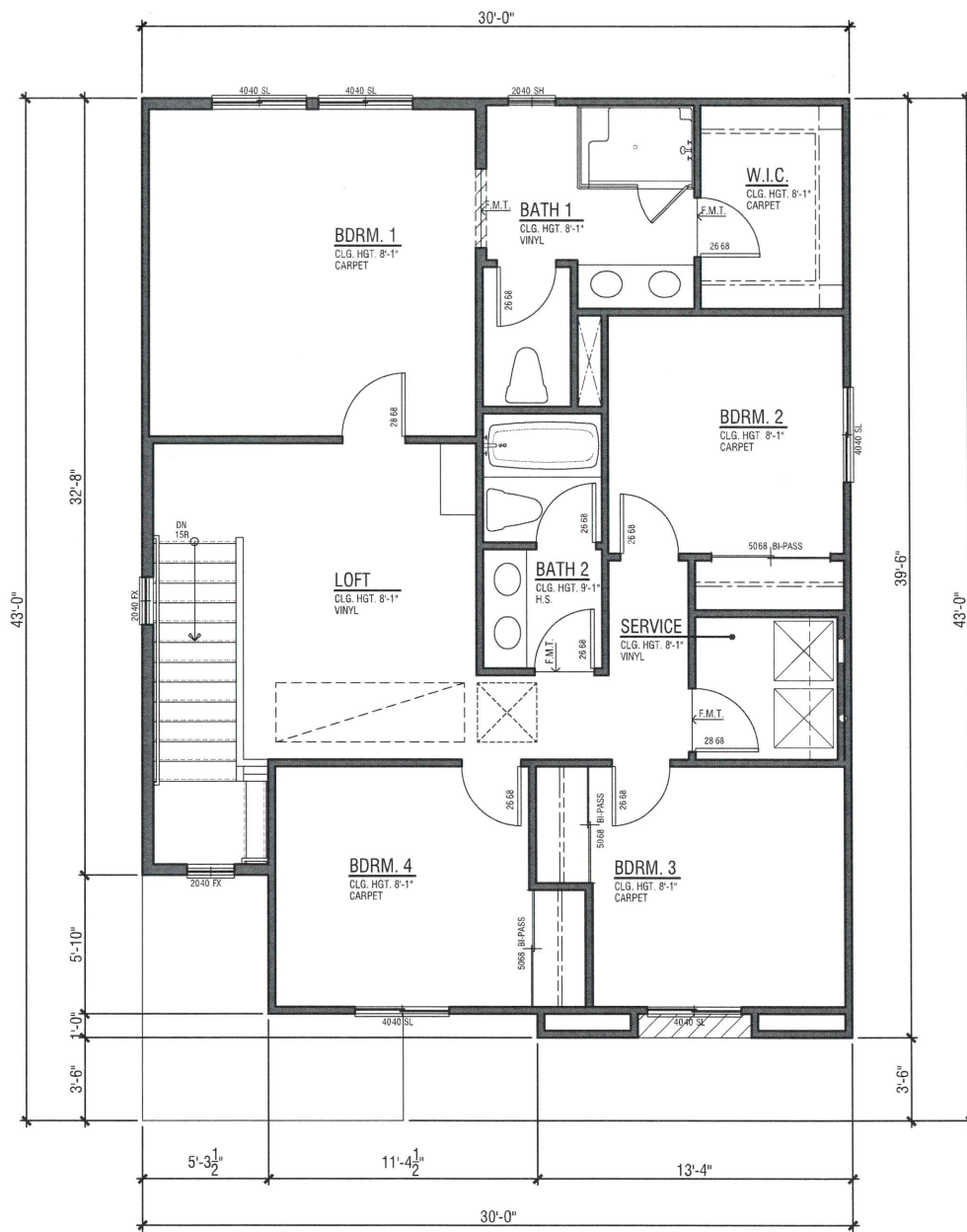
1500S 1A AMERICAN



1500S 1C CRAFTSMAN



1500S 1D FARMHOUSE



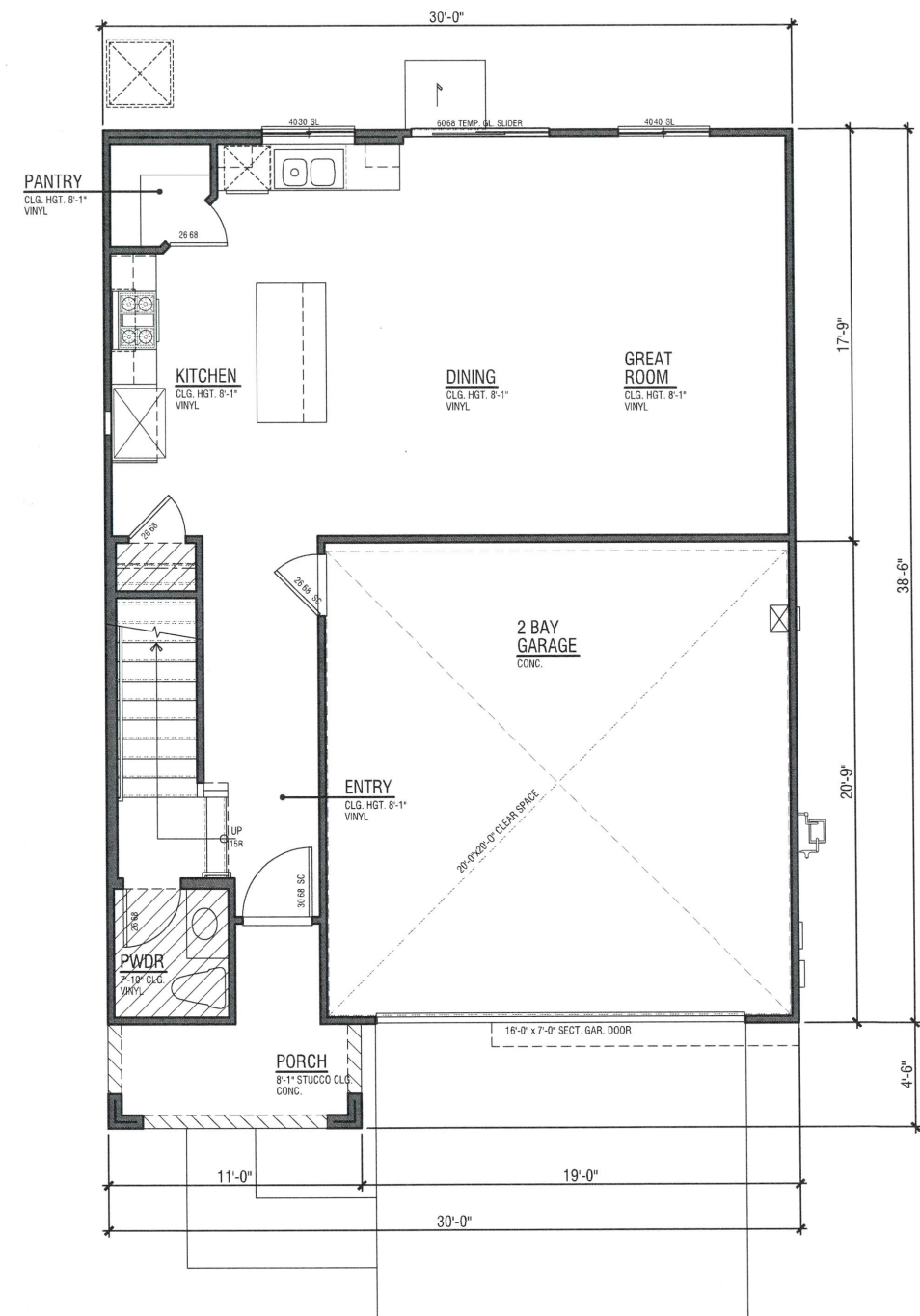
Upper Floor - 1062 SF

## PLAN 3.1775

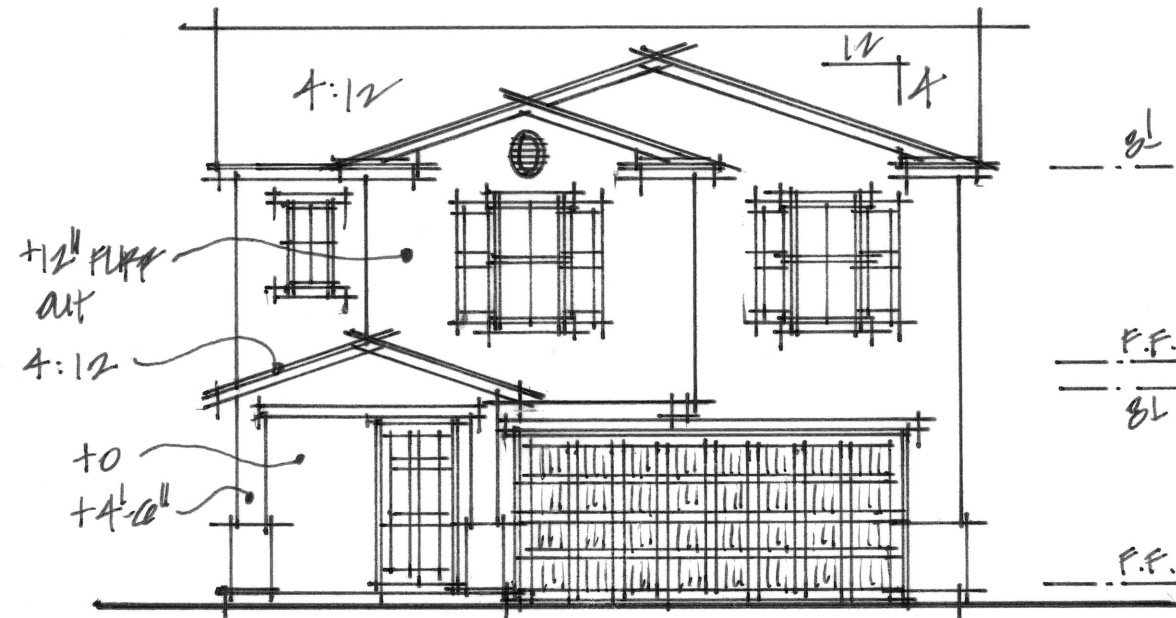
1,775 SF  
4 Bdrm | 2.5 Bath | Loft  
2 Bay Garage  
8' | 8' Plates

## EMERALD CREEK

LIBRARY SERIES



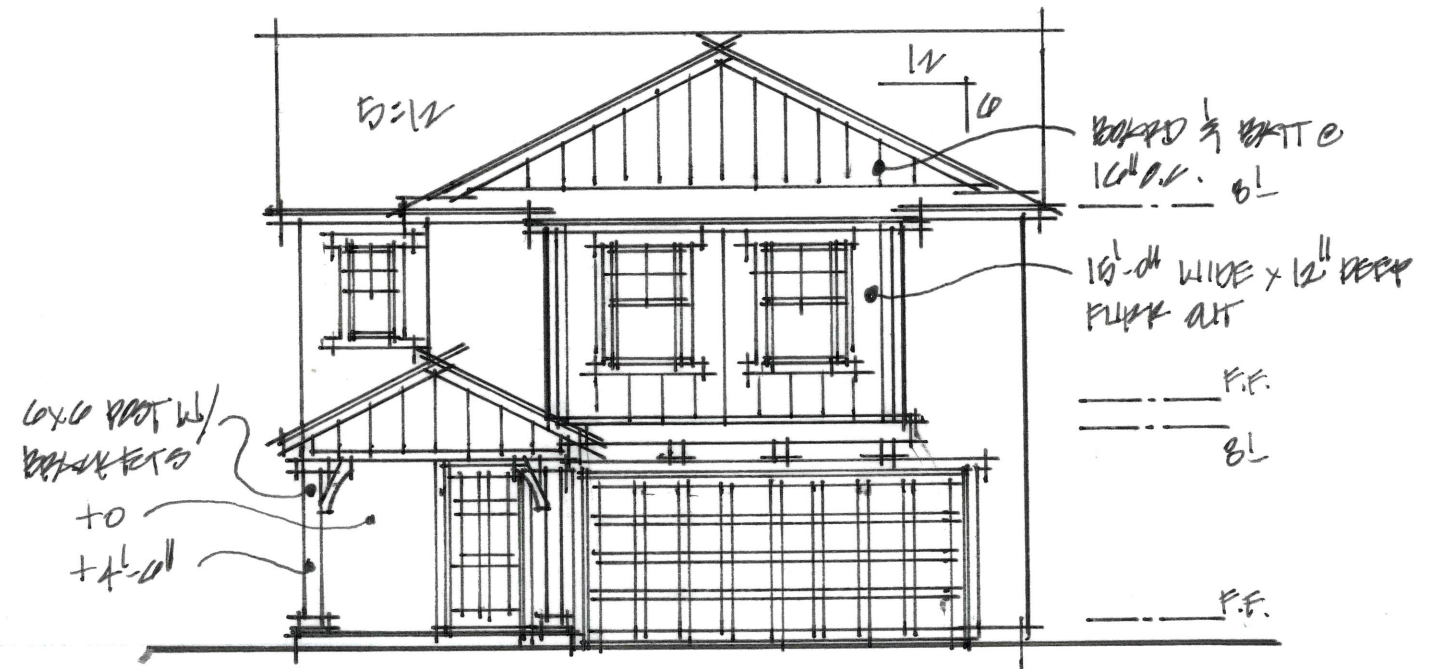
Lower Floor - 713 SF



1775 'A' AMERICAN



1775 'C' CRAFTSMAN



1775 'D' FARMHOUSE

## EMERALD CREEK

LIBRARY SERIES

**D.R. HORTON**  
America's Builder

B3 PLANS

DESIGN DEVELOPMENT

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ARCHITECTS PLANNERS DESIGNERS  
**WHA**  
WILLIAM HERZMACHALCH ARCHITECTS INC.