



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING MINUTES

Tuesday, March 28, 2023 – 5:30 p.m.

Planning and Development Department – Development Services Division

Fresno City Hall, Room 2165A & Zoom

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:42 p.m. with a master roll call.

Present – 4: *James Sponsler (chair), Debbie Darden, Andrew Feil (vice chair), Albert Sanchez*

Absent – 2: *Griffin Estes, Crystal Vasquez*

Committee Staff: *Gabriela Olea, District 3 Council Office
Rob Holt, Planning and Development Department*

2. APPROVAL OF THE AGENDA

Committee Member Darden moved to approve the agenda, seconded by Committee Member Feil (vice chair). The motion passed 4 votes to 0.

3. APPROVAL OF THE MINUTES

Committee Member Darden moved to approve the meeting minutes for February 28, 2023, seconded by Committee Member Feil. The motion passed 4 votes to 0.

4. UNSCHEDULED COMMUNICATIONS

None.

5. PROJECT REVIEW – CONTINUED MATTERS

A. Pre-zone Application No. P21-05870 & Development Permit Application No. P23-00149

This application was filed by Precision Civil Engineering, on behalf of Crown Enterprises, and pertains to approximately 15.20 acres of property located on the west side of South Cherry Avenue, between East North and East Central Avenues. The applicant is requesting authorization to develop a long-term regional facility for Central Transport that will provide for less-than-truck-load freight services for local and national businesses. The proposed project includes construction of an approximately 3,200 sq. ft. administrative office, 68,570 sq. ft. cross-dock transfer platform, 11,880 sq. ft. fleet maintenance shop, 3,494 sq. ft. office, and parking for fleet vehicles. The property is currently located in Fresno County and is planned for City of Fresno (*Employment - Heavy Industrial*) uses.

The representative of the project was in attendance and presented the item.

Committee Member Darden moved to not vote on the item and request review of the environmental analysis and how the project's impacts affect the nearby school and area, and request the project have better stakeholder engagement and is noticed with a 3,000-foot radius buffer, seconded by Committee Member Feil. The motion passed 4 votes to 0.

Vote Tally

Ayes (4): Darden, Feil (vice chair), Sanchez, Sponsler (Chair)

Noes (0): None

Abstain (0): None

Absent (2): Estes, Vasquez

6. PROJECT REVIEW – NEW MATTERS

A. Conditional Use Permit Application No. P23-00658

This application was filed by Marvin Armstrong, on behalf of Pinnacle Investments, LLC, and pertains to approximately 0.51 acres of property located at the southeast corner of East Florence Avenue and South G Street (2309 S G St). The applicant requests authorization to convert the existing motel to a 24-unit multi-family apartment complex (lodging to dwelling use). The subject property is zoned IL (*Employment - Light Industrial*).

The representative of the project was not in attendance.

Committee Member Darden moved to continue the item to the April 11, 2023 meeting, seconded by Committee Member Sanchez. The motion passed 4 votes to 0.

Vote Tally

Ayes (4): Darden, Sanchez, Feil (vice chair), Sponsler (chair)

Noes (0): None

Abstain (0): None

Absent (2): Estes, Vasquez

7. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILMEMBER

None.

8. ADMINISTRATIVE MATTERS

None.

9. ADJOURNMENT

The Committee, having concluded all business, adjourned at 6:45 p.m.

You can find the recording of the meeting at the following link: [Zoom Recording](#)

Access Passcode: .Tn4vGV?

Respectfully,



Rob Holt

Committee Staff Liaison