



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING MINUTES

Tuesday, August 9, 2022 – 5:30 p.m.

Planning and Development Department – Development Services Division

Fresno City Hall, Zoom

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:39 p.m. with a master roll call.

Present – 4: *James Sponsler (Chairperson), Debbie Darden (Vice Chairperson), Andrew Feil, Crystal Vasquez*

Absent – 1: *Griffin Estes*

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

2. APPROVAL OF THE AGENDA

Chairperson Sponsler moved to approve the agenda, seconded by Vice Chairperson Darden. The motion carried unanimously, 4 votes to 0.

3. APPROVAL OF THE MINUTES

Vice Chairperson Darden moved to approve the meeting minutes for July 26, 2022, seconded by Committee Member Feil. The motion carried unanimously, 4 votes to 0.

4. UNSCHEDULED COMMUNICATIONS

None.

5. PROJECT REVIEW – CONTINUED MATTERS

None.

6. PROJECT REVIEW – NEW MATTERS

A. Development Permit Application No. P22-02079

This application was filed by Gomez Architects, Inc. and pertains to the approximately 6.43-acre property located on the south side of West Nielsen Avenue, between South Hughes Avenue/South Roeding Drive and South West Avenue (1625 West Nielsen Avenue). The applicant is requesting authorization for a phased construction project: Phase 1 is to construct a 53,760 sq. ft. warehouse appliance and distribution building; and, Phase 2 is to construct a 50,193 sq. ft. building with a 6,271 sq. ft. building. The property is zoned IL/UGM/cz (*Employment - Light Industrial/Urban Growth Management/conditions of zoning*).

The representative of the project, Rickard Gomez, was present for the meeting and presented the item.

Vice Chairperson Darden moved to deny the item, seconded by Chairperson Sponsler. The motion passed, 2 votes to 1 with 1 Abstention.

Vote Tally

Ayes (2): Darden (motion), Vasquez

Noes (1): Feil

Abstain (1): Sponsler (second)

Absent (1): Estes

B. ABC Conditional Use Permit Application No. P22-02633

This application was filed by KRS Enterprises Inc. and pertains to the approximately 1.04 acres located in the Mid-State Plaza shopping center at the southwest corner of West Clinton and North Weber Avenues (1937 West Clinton Avenue). The applicant is requesting authorization for a Type 41 ABC License in conjunction with the establishment of a Mountain Mike's Pizza restaurant in an existing approximately 3,392 sq. ft. commercial tenant suite. The property is zoned IL (*Employment - Heavy Industrial*).

The representative of the project, Sarbjot Mehrok, was present for the meeting and presented the item.

Committee Member Feil moved to approve the item, seconded by Chairperson Sponsler. The motion passed, 4 votes to 0.

Vote Tally

Ayes (4): Feil (motion), Sponsler (second), Darden (vice chair), Vasquez

Noes (0): None

Abstain (0): None

Absent (1): Estes

C. Conditional Use Permit Application No. P22-01257

This application was filed by ABCanna and pertains to the approximately 0.52-acre property located at the northwest corner of East Braly Avenue and South Mary Street (1828 South Mary Street). The applicant requests authorization to establish a cannabis microbusiness, including cultivation, distribution, and manufacturing in an existing warehouse building. The subject property is zoned IH (*Employment - Heavy Industrial*).

The representative of the project, Isaac Fonseca, was present for the meeting and presented the item.

Committee Member Vasquez moved to approve the item, seconded by Committee Member Feil. The motion passed, 3 votes to 1.

Vote Tally

Ayes (3): Vasquez (motion), Feil (second), Sponsler (chair)

Noes (1): Darden (vice chair)

Abstain (0): None

Absent (1): Estes

7. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILMEMBER

None.

8. ADMINISTRATIVE MATTERS

None.

9. ADJOURNMENT

The Committee, having concluded all business, adjourned at 6:46 p.m.

You can find the recording of the meeting at the following link: [Zoom Recording](#)
(skip to 09:42 for start of meeting)

Access Passcode: **GdW*5.bk**

Respectfully,

A handwritten signature in blue ink, appearing to read "Rob Holt", with a stylized flourish extending from the end.

Rob Holt
Committee Staff Liaison