



## **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,



Rob Holt  
Committee Staff Liaison