



## **COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING MINUTES**

Tuesday, September 13, 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 – 5: *James Sponsler (Chairperson), Debbie Darden (Vice Chairperson), Griffin Estes, Andrew Feil, Crystal Vasquez*

Absent – 0: *None*

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

### **2. APPROVAL OF THE AGENDA**

*Vice Chairperson Darden moved to approve the agenda, seconded by Committee Member Estes. The motion passed, 5 votes to 0.*

### **3. APPROVAL OF THE MINUTES**

*Vice Chairperson Darden moved to approve the meeting minutes for August 9, 2022, seconded by Committee Member Vasquez. The motion passed, 5 votes to 0.*

### **4. UNSCHEDULED COMMUNICATIONS**

*None.*

### **5. PROJECT REVIEW – CONTINUED MATTERS**

*None.*

### **6. PROJECT REVIEW – NEW MATTERS**

#### **A. Tentative Parcel Map No. 2021-15 (P21-06618)**

This application was filed by Greenwood and Associates and pertains to the approximately 4.28-acre property located on the northeast corner of East Garrett and South East Avenues (2585 South East Avenue). The applicant is requesting authorization to subdivide the existing parcel into four parcels. The property is zoned IH (Employment - Heavy Industrial).

*The representative of the project, Mark Greenwood, was present for the meeting and presented the item.*

*Committee Member Feil moved to approve the item, seconded by Committee Member Estes. The motion passed, 5 votes to 0.*

Vote Tally

*Ayes (5): Feil (motion), Estes (second), Darden (vice chair), Vasquez, Sponsler (chair)*

*Noes (0): None*

*Abstain (0): None*

*Absent (0): None*

**B. ABC Conditional Use Permit Application No. P22-02842**

This application was filed by Brian Aranda of Splash Bar Inc. and pertains to the approximately 0.41-acre property located on the southwest corner of East Olive Avenue and North Broadway (644 East Olive Avenue). The applicant is requesting authorization to modify the existing ABCUP that includes an approximately 530 sq. ft. patio expansion, reduction of the number of parking stalls from 47 to 41, relocation of ADA parking stalls, and installation of a permanent food trailer. The property is zoned CMS (Commercial - Main Street).

*The representative of the project, Brian Aranda, was present for the meeting and presented the item.*

*Committee Member Vasquez moved to approve the item, seconded by Committee Member Estes. The motion passed, 5 votes to 0.*

Vote Tally

*Ayes (5): Vasquez (motion), Estes (second), Darden (vice chair), Feil, Sponsler (chair)*

*Noes (0): None*

*Abstain (0): None*

*Absent (0): None*

**C. ABC Conditional Use Permit Application No. P22-02447**

This application was filed by The Badelle Group, Inc. and pertains to the approximately 0.07-acre property located on the west side of North Van Ness Avenue, between East Olive and East Alhambra Avenues (1141 North Van Ness Avenue). The applicant is requesting authorization for a Type 47 ABC license in conjunction with the establishment of a full-service restaurant including arts activities that will operate between 8:00 a.m. through 3:00 a.m. (The Gallery Art Bar). The property is zoned CMS (Commercial - Main Street).

*The representative of the project, Brett Badelle, was present for the meeting and presented the item.*

*Committee Member Estes moved to approve the item, seconded by Committee Member Vasquez. The motion passed, 5 votes to 0.*

Vote Tally

*Ayes (5): Estes (motion), Vasquez (second), Darden (vice chair), Feil, Sponsler (chair)*

*Noes (0): None*

*Abstain (0): None*

*Absent (0): None*

**D. Conditional Use Permit Application No. P22-02524**

This application was filed by Valli Architectural Group, on behalf of Baco Properties, and pertains to the approximately 8.5-acres of property located at the west side of North Marks Avenue, between West Princeton and West Clinton Avenues (2473 North Marks Avenue and 3110 West Clinton Avenue). The applicant requests authorization to convert the existing ice-skating facility into a self-storage facility and construct an approximately 103,476 sq. ft. RV/boat storage area. The subject properties are zoned CG+RS-4/UGM/cz (Commercial - General/Single-Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning).

*The representatives of the project, Nick Mitchell, Ariel Valli, and Derek Luz, were present for the meeting and Nick Mitchell presented the item.*

*Committee Member Estes moved to deny the item, seconded by Vice Chairperson Darden. The motion passed, 5 votes to 0.*

*Vote Tally*

*Ayes (5): Estes (motion), Darden (second), Feil, Vasquez, Sponsler (chair)*

*Noes (0): None*

*Abstain (0): None*

*Absent (0): None*

**7. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILMEMBER**

*Chairperson Sponsler expressed concern of fire at the Glenn Ave and Belmont Ave intersection and is asking the Council Office to provide regular updates on this.*

**8. ADMINISTRATIVE MATTERS**

*None.*

**9. ADJOURNMENT**

The Committee, having concluded all business, adjourned at 6:52 p.m.

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

Access Passcode: **5\*Ssd2fa**

\*Fast forward to 9:00 for start of meeting.

Respectfully,



Rob Holt  
Committee Staff Liaison