MINUTES
THURSDAY, April 1, 2021 – 4:30 P.M.
via WebEx

Please click on the link to join WebEx Meeting ID: 187 660 6323:
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1. ROLL CALL

Daniel Brannick - Present
Joseph Martinez - Present
Scott Miller - Absent
Dillon Savory - Present
Andrew Feil - Present
Christine Barker - Present
Laura Splotch - Present
Samantha Gonzales - Absent
Lisa Flores - Present

2. APPROVAL OF MINUTES

3. PROJECT REVIEW

a) Development Permit Application No. P21-00779, filed by Aldi Ramirez of the City of Fresno PARCS Division, and pertains to ±4.5 acres of property. The site is located on the northeast corner or West Dakota and North Milburn Avenues. The proposed development permit proposes to construct a new neighborhood park. Amenities include a multi-use field, covered stage, playgrounds, a water play area, restrooms, picnic shelters, a rubberized jogging track, dog park, multi-use courts (for tennis, basketball, futsal, and pickleball), and an exercise area.

ADDRESS: 3520 North Milburn Avenue
APN: 511-200-30T
PROJECT DOCUMENTS:
http://m3.fresno.gov/upload/files/102615615/P2100779ProjectDocuments.pdf

The applicant provided an overview of the project.
Committee members asked about jogging tracks at other parks within the City of Fresno, small-dog park configuration, shading, and the North Milburn Avenue sidewalk pattern.

On a motion by Daniel Brannick, seconded by Dillion Savory, the Committee voted to recommend approval of the proposed Development Permit application with the following considerations: consider implementing a splash pad design that incorporates a "fountain" theme or similar visual aesthetic; provide ongoing review to ensure that the placement of park fencing is locationally compatible with existing and planned sidewalks and walkway; provide transitional shading between the small- and large-dog park areas; increase the small-dog park area; and that PARCs staff provide updates to the Committee as needed.

Approved, 6-0.

b) **Tentative Tract Map No. 6326 (P20-03254),** was filed by Jerome Keene of QK, Inc. and pertains to the ±12.34 acres of vacant property, located on the northeast corner of West Dakota and North Cornelia Avenues. The applicant proposes to subdivide the subject property into a 62-lot single-family development. The subject property is zoned RS-4/UGM/cz (Residential Single-Family, Medium Low Density/Urban Growth Management/conditions of zoning).

**ADDRESS:** 4769 West Flint Avenue  
**FMC:** Article 9, Residential Single-Family (RS)  
**PROJECT DOCUMENTS:**  

The applicant provided an overview of the project.

The Committee asked if Lot 15 of Tract 6326, can be replaced with Outlot A to allow for connectivity from North Lodi Avenue to West Flint Way. In addition, the Committee asked about: sidewalk and landscape improvements along West Dakota Avenue, specifically along the two rural residential lots; the undergrounding of public utilities along West Dakota and North Cornelia Avenues; wall and landscaping at entrances.

The Applicant stated that a condition of zoning was previously placed on the property to prevent access to Tract 4289, which dictated the current tract design. Staff and the applicant responded that powerlines along North Cornelia would be relocated and landscaping would consist of smaller trees. Along West Dakota Avenue, lines would be conditioned to be underground. The applicant responded that landscape planters would be installed between sidewalks and block walls.

Staff stated that The Fresno Metropolitan Flood Control assumed storm water would flow from Tract 4289 through the proposed Tract (6326). Such a requirement would likely force the exchange of Outlot A with Lot 15 to allow for piping of storm water flows.

On a motion by Daniel Brannick, seconded by Andrew Feil, the Committee voted to continue the proposed Tract Map application to its following meeting, schedule for May 6, 2021, to allow for further discussion on connectivity and storm water flows.

Continued,7-0.
c) Conditional Use Permit Application No. P21-00058 & Variance Application No. P21-00058, filed by Phillip Camacho of Centerline Design, and pertains to ±1.5 acres of property. The site is located on the southeast area of West Clinton and North Weber Avenues. The proposed conditional use permit proposes to construct a 6,816 square-foot AutoZone and a 6,786 square-foot shell building with a drive-through for future tenants. The proposed variance pertains to the location of the proposed drive-through speaker box and its proximity to residential. The parcels are zoned CC (Community Commercial).

ADDRESS: 1839 West Clinton Avenue  
APN: 442-102-22 & -26  
FMC: Article 12, Commercial Districts (C); Section 15-2728, Drive-in & Drive-Through Facilities  
PROJECT DOCUMENTS:  
http://m3.fresno.gov/upload/files/28868449/P2100058ProjectDocuments.pdf

The applicant provided an overview of the proposed project.

The Committee asked questions related to the proposed drive-through location, vehicular stacking and spill over onto North Weber Avenue, idling at the proposed drive-through and its proximity to residential.

On a motion by Andrew Feil, seconded by Daniel Brannick, the Committee voted to recommend approval of the proposed Conditional Use Permit application with the following recommended conditions: a 7-foot block wall along the southern and eastern property boundary (adjacent to residential) and additional landscape within those landscape buffers.

Approved, 4-2.

d) Conditional Use Permit Application No. P21-00102, filed by Dale Mell of Dale Mell & Associates, and pertains to ±4.9 acres of property. The site is located on the south side of West Ashlan Avenue, between State Route 99 and North Golden State Boulevard. The applicant proposes to construct a new ±14,184 square-foot convenience store with a food mart and drive-through lane. In addition, the project consists of eight (8) fuel-dispenser islands under a ±3,744 square-foot canopy, and five (5) diesel-fuel dispensers under a ±1,680 square-foot canopy. The parcel is zoned IL (Light Industrial).

ADDRESS: 3977 North Golden State Boulevard S/A  
APN: 433-040-54  
FMC: Article 13, Employment Districts; Section 15-2755, Service Stations  
PROJECT DOCUMENTS:  

The applicant provided an overview of the proposed project.

The Committee asked questions relating to the proposed dog park, the proposed above-ground fuel tanks, pedestrian connectivity to the proposed dog park, the drive-through configuration and idling. Additional questions were asked regarding truck ingress and
egress vs primary vehicular traffic. The Committee also asked questions regarding the level of CEQA review for the proposed project.

On a motion by Daniel Brannick, seconded by Laura Splotch, the Committee voted to recommend approval of the proposed Conditional Use Permit application.

Approved, 5-0.
Lisa Flores abstained.

4. STAFF INFORMATIONAL REPORT:

Terry Cox, Council District 1 Chief of Staff

5. PUBLIC COMMENTS

6. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

7. ADJOURNMENT

7:00 p.m.