COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE
Daniel Brannick – Joseph Martinez – Scott Miller – Dillon Savory – Andrew Feil - Christine Barker - Laura Splotch - Samantha Gonzales - Lisa Flores

MINUTES
THURSDAY, October 7, 2021 – 4:30 P.M.
via WebEx
Please click on the link to join WebEx Meeting ID: 2483 935 3626:
https://fresnogov2.webex.com/fresnogov2/j.php?MTID=me72d5ba389246983ed2551de5a7ccd0d
Password: Tower-1
Join by Phone: +1(408) 418-9388, Access Code: 2483 935 3626

1. ROLL CALL

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

2. APPROVAL OF MINUTES

None

3. PROJECT REVIEW

a) **Tentative Tract Map No. 6350 (P21-03203)**, was filed by Giannetta Engineering on behalf of Granville Homes and pertains to approximately 14.57 acres of vacant land, located on the southside of the West Gettysburg Avenue alignment, between North Garfield and North Grantland Avenues. The applicant proposes a 73-lot, single-family tentative subdivision map. The site is zoned RS-5/UGM/cz (Residential Single-Family, Medium Density/Urban Growth Management/conditions of zoning).

**ADDRESS:** 4445 North Grantland Avenue
**APN:** 512-021-26 & -50S
**REGULATION:** Article 9 – Residential Single-Family Districts: Article 41 – Subdivision Design Standards
Applicant provided an overview of the project.

Committee asked the following questions:
- street improvements; park acreage (2 acre);
- the map’s fit with the overall master plan;
- signalization on Ashlan Avenue;
- residential front-yard frontage along the trails.

The applicant stated that the map to the south T-5378 will have to be modified to provide more front-yard frontage to the planned trail due to current design of T-6350 (homes along the trail back onto the trail).

On a motion by Dillon, seconded by Joseph, the Committee voted to recommend approval of the project on a vote of 5 yes and 0 noes.

b) **Conditional Use Permit Application No. P21-04835**, was filed by Jose Aguilar of CDTCocina and pertains to the 1.83 acres located at 805 East Olive Avenue. The applicant requests authorization to obtain a Type 47 (beer, wine, and distilled spirits) ABC license for CDTCocina. The parcel is zoned CMS (Commercial Main Street).

**ADDRESS:** 805 East Olive Avenue  
**APN:** 451-265-03  
**REGULATION:** Article 12 – Commercial Districts: FMC 15-2751 Restaurants with Alcohol Sales

**PROJECT DOCUMENTS:**  

The applicant provided an overview of the project.

The Committee asked questions related to:  
Designated parking for the existing restaurant and hours of operation.

The applicant responded that they are in communication with the land owner and stated they were afforded parking spaces for their restaurant. The applicant further stated that the business hours of operation are Monday through Friday 4 p.m. to 11 p.m.; Saturday 11 a.m. to 11 p.m.; and Sunday 10 a.m. to 5 p.m.

The Committee asked whether there are any restrictions to selling alcohol on Sundays while church services are conducted at the Tower Theater.

The applicant stated that the church use operations and future are uncertain and they are coordinating with CA ABC on any regulations relating to the sale of on-site alcohol sales near a church use.

Staff stated that parking is existing on site and has been previously established prior to the adoption of the development code. However, staff will look into any parking requirements as part of this application.
On a motion by Dillon, seconded by Andrew, the Committee voted to recommend approval of the project with a vote of 5 yes and 1 no.

4. STAFF INFORMATIONAL REPORT:

Terry Cox stated that the final design review for Echo Weldon Park is nearly complete.

Andrew asked what the cannabis application process will look like and if the Committee will play a role in the process.

Dillon asked if the Committee could hold nominations and elections for a Committee Chair and Vice Chair at its next meeting.

5. PUBLIC COMMENTS

Lisa stated that the Committee should hold in-person meetings when reviewing cannabis applications to allow members of the community to voice their opinions.

6. UNSCHEDULED MATTERS

None

7. ADJOURNMENT

Adjourned at 5:24 p.m.