



Board Agenda Item 9

DATE: October 21, 2025

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Unclassified Conditional Use Permit No. 3751 (Applicant/Owner CV Alliance, LLC)

RECOMMENDED ACTION(S):

1. **Receive verbal presentation from staff regarding the operator's compliance with conditions of approval for Unclassified Conditional Use Permit No. 3751, take public testimony and consider staff's recommendation to relax the modified conditions as follows:**
 - a. **Increase event days by 10 days for a maximum of 20 evening events for the five month period as identified in the operational statement; and**
 - b. **Evening events shall conclude by 9:30 P.M. and clean up and lights turned off by 10:00 P.M.**
2. **As an alternative, your Board may consider allowing the operation to continue with the limitations (10 event days) as specified during the June 18, 2024 approval action.**

The subject parcel is located on the north side of Shields Avenue, approximately 642 feet east of N. Bryan Avenue, and 1,322 feet west of the City of Fresno (APN: 512-160-20) (6338 W. Shields Avenue).

This item comes before your Board based on the June 18, 2024, approval action which required staff to return one year later to evaluate the land use permit for compliance with conditions and reconsider the restrictions placed on the operation as part of the Board's approval action. This item pertains to a location in District 1.

ALTERNATIVE ACTION(S):

Your Board may make a motion to continue the item for additional evaluation regarding compliance and direct department staff to return at a later date with its findings.

FISCAL IMPACT:

Costs associated with the preparation of this agenda item represent a Net County Cost which will be absorbed within the Department's existing budget in Org. No. 43600200.

DISCUSSION:

Conditional Use Permit No. 3751 was approved to allow a high intensity park with related improvements to

host wedding receptions, birthdays, anniversaries and similar special outdoor events. A map illustrating the operation's location is included as Attachment A, and a copy of the Planning Commission's staff report is included as Attachment B.

The appeal of the Planning Commission's denial of Unclassified Conditional Use Permit (UCUP) No. 3751 was initially reviewed by your Board on April 23, 2024. The Commission had denied the UCUP based on its inability to make Finding No. 3, "that the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof." During that hearing the Applicant's representative requested a continuance to consider possible modifications to their plan; however, public testimony was taken including testimony in opposition of the proposed use. The Board unanimously voted to continue the item, which was rescheduled for June 18, 2024, hearing. Copies of both the April 23, 2024, and June 18, 2024, Board Agenda Items are on file with the Clerk of the Board.

At the June 18, 2024, hearing, the item returned, and the Board granted Applicant's appeal, overturning the Planning Commission's decision and granting approval of UCUP No. 3751 with conditions of approval previously recommended by staff, and with the following additional conditions of approval:

- Evening events are limited to 10 per year, with all activities concluding by 9:30 P.M., and clean-up and lights turned off by 10:00 P.M.
- For every 100 attendees at events where alcohol is served, three security personnel must be present.
- All events must comply with the noise ordinances currently in effect within Fresno County.

The Board also directed staff to return in one year to allow the Board the opportunity to assess compliance with the terms of the UCUP, and consider revocation or additional conditions, should the event center's operations not comply with the limitations or otherwise be excessively disruptive to the neighborhood. That review is the matter now before your Board.

Department Staff contacted County of Fresno's Code Enforcement Division, the Sheriff's Office, and the Department of Public Health, Environmental Health Division concerning any complaints or issues related to the use of site since June 18, 2024. As of the preparation date of this agenda item, there have been no calls for service, complaints, or other issues reported since the Board's approval on June 18, 2024. According to the Applicant, there have been six events held this year, five of which took place during the day, and one event that extended into the evening that concluded at 9:00 P.M. The Department has not received any negative reports of activities associated with the use.

The Applicant is requesting elimination of the Board-imposed limitations to allow full operations as originally proposed under UCUP No. 3751. As originally submitted to and analyzed by the Department Staff, UCUP No. 3751 would allow for a maximum of 60 events from the months of May through September with a maximum of 200 guests and events permitted between the hours of 10:00 AM and 10:00 P.M.

While there has been a lack of complaints received regarding the facility's limited operations during the past year, given the originally proposed 60 event days to occur within the proposed five month period (May through September) which is potentially 12 events per month which can create an impacts on the neighboring area and roads, and given the extensive public testimony in opposition received at the June 18, 2024 related to concerns and impacts to the area, staff recommends your Board permit an increase to the number of evening events to allow an additional 10 event days for a maximum of 20 events for the five-month period identified in the operational statement with evening events concluding by 9:30 P.M. and clean-up and lights turned off by 10:00 P.M. This would potentially balance the operator's request for increased event activity with neighborhood concerns expressed at the June 18, 2024 Board Hearing.

REFERENCE MATERIAL:

BAI #7, June 18, 2024

BAI #12, April 23, 2024

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachment A - Location Map

Attachment B - Planning Commission Staff Report

CAO ANALYST:

Maria Valencia