



**COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE**

Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

**APPROVED MINUTES**

**REGULAR MEETING**

**THURSDAY, January 09, 2025 – 6:00 P.M.**

**In Person: City Hall, Second Floor, Room 2165-A**

**ZOOM MEETING & PHONE INSTRUCTIONS:**

[Virtual Participation Registration](#)

**Join by Phone:** +1(669)900-9128, **Phone Conference ID:** 955 3834 6851#

\*To view exhibits, please visit <https://fresno.legistar.com/calendar.aspx>, select "Council District 1 Project Review Committee" in the dropdown menu, then click "Meeting Details" for the applicable meeting date.

**1. CALL TO ORDER & ROLL CALL**

*Committee Liaison Juan Lara Called the meeting to order at 6:07 P.M.*

*Committee Member Bryan Alonso arrived at the meeting at 6:22 P.M.*

*Staff Present:*

*Ashley Atkinson*

*Juan Lara*

***Present 5 – Committee Member Nichole Castech, Committee Member Bryan Alonso, Committee Member Gilbert Felix, Committee Member Scott Berry, Committee Member Alexis Costales***  
***Absent: None***

**2. APPROVAL OF AGENDA**

**A.** January 09, 2025, Meeting Agenda

***On a motion by Committee Member Castech, seconded by Committee Member Felix, the Committee voted unanimously to approve the agenda with no changes.***

**3. APPROVAL OF MINUTES/CONSENT CALENDAR**

**A.** None

**4. PROJECT REVIEW – CONTINUED MATTERS**

**A.** None

## 5. PROJECT REVIEW – NEW MATTERS

- A. **Election of Chairperson & Vice Chairperson for 2025 Calendar Year:** This item is to determine the Chairperson and Vice Chairperson for the 2025 calendar year of the Council District 1 Project Review Committee.

***On a motion by Committee Member Felix, seconded by Committee Member Castech, the Committee voted unanimously to approve Committee Member Scott Berry as Chair and Committee Member Alexis Costales as Vice Chair.***

- B. **Workshop – Committee Training:** (purpose as a committee), types of entitlements, duties and expectations.

**CITY STAFF: Ashley Atkinson, Assistant Director**

***City staff presented the Committee workshop and training and opened Q&A for the Committee.***

- C. **Approval – Conditional Use Permit Application No. P24-01360:** Conditional Use Application No. P24-01360 submitted by Nicholas Crawford on behalf of Moklis Zidan, this application pertains to the 1.01 acres of property located at 2317 W Dakota Ave., APN: 433-220-06. The site is currently zoned RS-5/cz (Residential Single-Family, Medium Density/conditions of zoning), with a planned land use designation for multi-residential development. The proposed development includes 12 residential units, comprising 8 three-bedroom units and 4 two-bedroom units on a 44, 632 sq. ft. lot. Open space areas will be established on the northern and southern portions of the site, totaling 13,020 square feet. The parking lot will accommodate 23 standard parking spaces, of which 12 will be covered. Access to the site will be via a 20-foot driveway, providing fire department access from West Dakota Avenue. A 6-foot-high wooden fence is proposed along the western and southern boundaries of the property, as indicated in the site plan. New landscaping will be installed in conjunction with the revised parking layout, and water services will be supplied by the city. All curb ramps, driveways, sidewalks, and curb and gutter installations will comply with the City of Fresno standards. Additionally, related application Rezone No. P24-01364 seeks to remove existing conditions of zoning that limit the property to single-story units and restrict the maximum number of units to 10.

**Project Manager: Juan Lara, Planner III**

***The project applicant presented the item to the committee.***

***The committee asked questions regarding the proposed project.***

***The applicant addressed the questions posed by the committee.***

***Council District 1 Committee recommended Approval of the project unanimously with recommendations that amenities for future residents be added to the open space area and that the city consider continuance of the absent sidewalk to the west of the proposed project so that resident have a safe path for walking.***

**6. ADMINISTRATIVE MATTER**

***None.***

**7. UNSCHEDULED MATTERS/PUBLIC COMMENTS**

*Unscheduled communication is not scheduled for a specific time and may be heard at any time during the meeting, which includes discussion of any matter not scheduled for the approved agenda.*

***None.***

**8. ADJOURNMENT**

**6:58 P.M.**