



COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA

THURSDAY, August 13, 2026 – 6:00 P.M.

PUBLIC PARTICIPATION – Any interested person may appear at the public meeting and present written testimony or speak in favor or against the matters scheduled on the agenda. Public participation during Council District Project Review Committee meetings is always encouraged and can occur by attending a meeting in the City Hall, 2nd Floor, Room 2165. When called to speak during a meeting, you may approach upon the Chair's call for public comment.

SUBMIT WRITTEN COMMENTS –

1. **E-mail** – Agenda related documents and comments can be e-mailed to the Planning & Development Department. Unless otherwise required by law to be accepted by the City at or prior to a Committee meeting, no documents shall be accepted for Committee review unless they are submitted to the Planning and Development Department at least 24 hours prior to the commencement of the Committee meeting at which the associated agenda item is to be heard. All comments received at least 24 hours prior will be distributed to the District Committee prior and during the meeting and will be a part of the official record.

- a. Email comments to PublicCommentsPlanning@fresno.gov .
- b. Emails should include the agenda date and item number you wish to speak on in the subject line of your email. Include your name and address for the record, at the top of the body of your email.

VIEWING PLANNING MEETINGS (non-participatory) – For your convenience, there is a way to view the District Committee meetings live:

Participate Remotely via Zoom:

https://fresno.zoomgov.com/webinar/register/WN_xnGft81YQWetY_Pm7HcOyA

- a. The above link will allow you to register in advance for remote participation in the meeting via the Zoom platform. After registering, you will receive a confirmation email containing additional details about joining the meeting.

* 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.

COMMITTEE MEMBERS

Chair – Scott W. Berry
Vice-Chair – Alexis Costales
Gilbert Felix
Bryan Alonso

1. CALL TO ORDER & ROLL CALL

2. AGENDA APPROVAL

a. August 13, 2026, Meeting Agenda

3. CONSENT CALENDAR

a. Draft Minutes for April 9, 2026 (*see instructions above to view)

4. PROJECT REVIEW – NEW MATTERS

- a. Approval/Comments/Recommendations – Development Permit Application No. P25-03462:** f was filed by Ken Vang of Vice Engineering and pertains to the ±2.89 acre lot located on the west side of N Hayes Ave, south of W Shaw Ave. The applicant proposes to construct a gated 60 unit multi-family residential development. The project also consists of site improvements such as a Class I Pedestrian Trail, curb, sidewalk, and a drive approach. The parcel is zoned OS+RM-2 (Open Space+Multi-Unit Residential, Urban Neighborhood).

Project Manager: Valeria Ramirez, Planner II

Valeria.Ramirez@fresno.gov

559-621-8046

- b. Approval/Comments/Recommendations - Vesting Tentative Tract Map No. 6552 (P26-00966):** Vesting Tentative Tract Map No. 6552 (P26-00966) was filed by Derek Sylvester of Yamabe & Horn Engineering, on behalf of Matt Tranah of D.R. Horton, and pertains to approximately 10.02 acres of property located on the west side of North Hayes Avenue between West Dakota and West Dayton Avenues. The applicant is requesting authorization to subdivide three (3) properties into a ninety-five (95) lot single-unit residential development. The subject properties are zoned RS-5/ANX/UGM (APNs: 512-141-16, 17 & 18)

Project Manager: Cody Laird, Planner II

Cody.Laird@fresno.gov

559-621-8070

- c. Approval/Comments/Recommendations - Vesting Tentative Tract Map No. 6551 (P26-00648):** Vesting Tentative Tract Map No. 6551 (P26-00648) was filed by Derek Sylvester of Yamabe & Horn Engineering, on behalf of Matt Tranah of D.R. Horton, and pertains to approximately 19.54 acres of property located on the west side of North Bryan Avenue between West Dakota and West Shields Avenues. The applicant is requesting authorization to subdivide five properties into a 117-lot single-unit residential development. The subject properties are zoned in the County and planned for Medium Low Density Residential and Open Space - Neighborhood Park. (APNs: 512-131-36, -37, -38, -41, & -42)

Project Manager: Saul Perez, Planner II

Saul.Perez@fresno.gov

559-621-8321

- d. **Approval/Comments/Recommendations - Text Amendment Application No. P26-02359:** Text Amendment Application No. P26-02359 proposes to amend the Citywide Development Code to comply with the 2023-2031 6th Cycle Housing Element. Proposed edits include amendments to residential and mixed-use development and façade design standards to ensure all standards are objective, compliance with state law in the following topic areas: Density Bonus, Parking, Emergency Shelters, Low-Barrier Navigation Centers, Residential Care Facilities, Single Room Occupancy Units, Supportive Housing, and standards to encourage missing middle and multi-unit housing types in single-unit zones within ¼ mile of a transit stop.

Project Manager: Adrienne Asadoorian-Gilbert, Supervising Planner
Adrienne.Asadoorian@fresno.gov
559-621-8339

5. ADMINISTRATIVE MATTERS

Any announcements or updates will be provided by the Staff Liaison for the Council District 1 Project Review Committee.

6. UNSCHEDULED COMMUNICATIONS

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

The next meeting is scheduled for September 10, 2026, at 6:00 P.M., pending availability of projects.

City of Fresno Planning and Development Department
2600 Fresno Street – Third Floor
Fresno, California 93721-3604
Staff Liaisons

Office of Councilmember Annalisa Perea
2600 Fresno Street, 2nd Floor
Fresno, CA 93721
Staff Contact: Laura Rios, Chief of Staff
(559) 621-7810, Laura.Rios@fresno.gov

Planning and Development Department
2600 Fresno Street, 3rd Floor
Fresno, California 93721
Staff Contact: Juan Lara, Planner III
(559) 621-8039, Juan.Lara@fresno.gov