



COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

MEETING AGENDA

THURSDAY, October 10, 2024 – 6:00 P.M.

**THIS MEETING WILL OCCUR IN THE MEETING ROOM WILL BE IN CITY HALL,
ON THE 2nd FLOOR, ROOM 2165 A.
FOR CONVENIENCE, THE MEETING WILL ALSO BE VIEWABLE ON ZOOM.**

ZOOM INSTRUCTIONS:

Please click this URL to join: [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

Nichole Castech (Chair)

Angelica Torres (Vice Chair)

Thea Fabian

Gilbert Felix

Linda Renland

2. APPROVAL OF AGENDA

a. October 10, 2024, Meeting Agenda

3. APPROVAL OF MINUTES/CONSENT CALENDAR

a. Minutes for September 12, 2024, Meeting

4. PROJECT REVIEW - CONTINUED MATTERS

a. None

5. PROJECT REVIEW – NEW MATTERS

A. Approval – Vesting Tentative Subdivision Map T-6472(P24-01378): Thomas Davis of Lennar Homes, filed Vesting Tentative Tract Map No. 6472 pertaining to approximately 79.96 net acres of property located at the southeast corner of West Shaw and North Grantland. The applicant proposed to subdivide the property into 488 lots. The

development will include 236 Single Family Detached home lots on approximately 20.83 acres for a density of 11.3 lots per acre in the RS-5 zone district. Lot sizes will range from 2,375 sq ft to 5,538 sq ft. The east side of the property is proposed for Residential Multi-Family, Urban Neighborhood (RM-2) development will include 50-cluster type buildings with 5-homes each for a total of 250 units on approximately 18.16 acres for a density of 13.76 units per acre. The buildings will have "alley-style" garage entries, private streets, guest parking, open space, bike and walking trails throughout. Related applications include Pre-zone application P24-02876 proposing to pre-zone approximately 20.83 of the subject property from the Fresno County Rural Residential to the City of Fresno RS-5 (Residential Single-Family, Medium Density) and approximately 18.16 from the Fresno County Rural Residential to the City of Fresno RM-2 (Residential Multi-Family, Urban Neighborhood) zone districts, Annexation Application No. P24-03218, proposing incorporation of APNs 512-031-01S, 512-031-09, 512-031-10, 512-031-11, 512-031-12, 512-031-13, 512-031-14, 512-031-15, 512-031-22, 512-031-17, 512-031-18, 512-031-19, 512-031-20, 512-031-21, 512-031-16, within the City of Fresno; and detachment from the Kings River Conservation District and Fresno North Central Fire Protection District. Planned Development application No. P24-02868 requesting reduction of minimum lot size, reduction of minimum lot width and transfer of density, and Development Permit Application No. P24-03242 proposing development of the portion of property proposed for Residential Multi-Family, Urban Neighborhood (RM-2).

Project Manager: Juan Lara, Planner III
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B. Approval – Conditional Use Permit Application No. P24-02078 (ABC CUP): Conditional Use Permit Application No. P24-02078 was filed by Brent Looney of LRB Architecture and Urban Design, on behalf of Summer Fox Brewery, pertaining to approximately 0.14 acres of property located at 1426 North Van Ness Avenue. The applicant requests authorization for a Type 23 (Brewpub) ABC license and an approximately 341 square foot outdoor patio addition in conjunction with the establishment of a brewpub in an existing commercial building. The subject property is zoned CMS.

Project Manager: Nicholas Caldera, Planner III
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6. ADMINISTRATIVE MATTERS

Any announcements from the City of Fresno Planning Department or Council District 1 Chief of Staff.

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.

8. ADJOURNMENT