



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

DRAFT MINUTES
REGULAR MEETING
THURSDAY, July 11, 2024 – 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

Chair Castech Called the meeting to order at 6:02 P.M.

Committee Member Thea Fabian arrived at the meeting at 6:12 P.M.

Staff Present:

Lara

Present 5 - *Chair Nichole Castech, Vice Chair Angelica Torres, Committee Member Thea Fabian, Committee Member Gilbert Felix, Committee Member Angelica Torres.*

2. APPROVAL OF AGENDA

- a. July 11, 2024, Meeting Agenda

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

3. APPROVAL OF MINUTES/CONSENT CALENDAR

- a. Minutes for May 9, 2024, Meeting

On a motion by Chair Castech, seconded by Committee Member Torres, the Committee voted unanimously to approve the agenda with.

4. PROJECT REVIEW - CONTINUED MATTERS

a. None

5. PROJECT REVIEW – NEW MATTERS

- a. **Annexation Application No. P22-03846, Pre-zone Application No. P22-04069** pertaining to approximately 20.23 acres of property on the north and south sides of West Ashlan Avenue between North Polk and North Gregory Avenues. The applicant proposes to initiate annexation proceedings for the Ashlan- Polk Nos. 3 and 4 Reorganization proposing incorporation of the subject properties within the City of Fresno, and detachment from the Kings River Conservation District and North Central Fire Protection District and requests authorization to pre-zone: approximately 9.54 acres of the subject property from the Fresno County RR/NB (*Rural Residential/Neighborhood Beautification*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district; approximately 9.78 acres of the subject property from the Fresno County RR/NB (*Rural Residential/Neighborhood Beautification*) zone district to the RS-5/cz(*Single-Family Residential, Medium Density/conditions of zoning*) zone district. The proposed annexation and pre-zone application to facilitate the development of Tentative Tract Map No. 5756 previously approved on March 25, 2008. All parcels are planned for RS-5 (Residential Single-Family, Medium Density) land uses.

ADDRESS: 5613 West Ashlan Avenue

APN: 511-011-06, 510-210-01, 510-210-02, 510-210-03, 510-210-06, 510-210-07

CITY STAFF: Juan Lara, Planner III

APPLICABLE FMC: [Tentative Parcel and Tentative Map Filing and Processing](#), [Subdivision Design Standards](#), [Residential Single-Family Districts](#), [Pre-zoning](#), [Annexation Criteria](#)

The Applicant Lorren Smith provided an update

The applicant presented the Item to the committee.

The Committee asked questions regarding the proposed project

The applicant responded to the questions posed by the committee member

The committee provided the following comments, recommendations and approval for the project.

Chair asked why approval of the project is important to applicant

Committee member Torres asked what the implication on the detachment from the Kings River Conservation District are and what is the County stance on the Annexation.

Committee member Torres asked what the implications are for the City services after approval of this project.

Committee member Renland asked if green space will be provided.

Committee member Torres asked why this project does not include affordable housing.

Committee member Renland asked what the applicant is doing about bringing grocery stores to buy food.

Committee member Torres asked about the previously completed traffic study.

Committee member Torres asked when the general plan would be updated so that it includes areas designated for affordable housing.

There was a very rich discussion between committee members on the need for ongoing collaboration between the city planning department, the city council, the planning committee members and business leaders to find ways to utilize state incentives. Furthermore, there are no evidence that business is being incentivized to create facilities that would meet goals of our city charter.

Chair Castech commented that she will be contacting Council member Perea office to schedule a meeting.

Committee moved to recommended to approve the project unanimously with the commentary that centers around affordable housing, green spaces, getting comment from the underrepresented public, access to affordable healthy food, being mindfully of the traffic impacts.

Chair Castech acknowledged committee member Fabian at 6:45 P.M.

6. ADMINISTRATIVE MATTERS

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

No announcements were made.

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.

Committee member Renland asked why the City of Fresno is not providing more incentives to promote affordable housing, and if a representative for Council District 1 can attend and provide feedback on the concerns.

Committee member Renland asked why City Council meetings are held during the day and not in the afternoon so that more public members can attend.

8. ADJOURNMENT

7:01 P.M.