



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

**MINUTES**  
**REGULAR MEETING**  
**THURSDAY, June 12, 2025 – 6:00 P.M.**  
**In Person: City Hall, Second Floor, Room 2165-A**

**ZOOM MEETING & PHONE INSTRUCTIONS:**

\*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 6:05 P.M.*

*Committee Member Bryan Alonso arrived at the meeting at 6:15 P.M.*

*Staff Present:*  
*Juan Lara*

***Present 5*** –Committee Member Bryan Alonso, Committee Member Scott Berry, Committee Member Alexis Costales, Committee Member Gilbert Felix  
***Absent:*** Committee Member Nichole Castech

**2. APPROVAL OF AGENDA**

**A.** June 12, 2025, Meeting Agenda

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

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

**A.** Draft Minutes for May 8, 2025

***On a motion by Committee Member Berry, seconded by Committee Member Costales, the Committee voted unanimously to approve the Minutes for the May 8, 2025 Council District 1 Project Review Committee meeting with no changes.***

**4. PROJECT REVIEW – CONTINUED MATTERS**

**A.** None

## 5. PROJECT REVIEW – NEW MATTERS

### A. Approval/Comments/Recommendations – Plan & Text Amendment Application No. P25-00974:

Plan & Text Amendment Application No. P25-00974 pertains to existing Drive-Through facilities. Pursuant to Table 15-1102 (Use Regulations – Mixed Use Districts) of the Dev Code, Drive-In and Drive-Through Facilities are permitted in the MX districts subject to an approved CUP but also subject to Specific Limitation No. 15, which 1.) prohibits the use/facilities within 100 feet of a planned or existing BRT station and 2.) prohibits drive-through related facilities from being located between a building and a sidewalk.

*Staff project manager presented the item to the committee.*

*The Committee asked questions regarding the proposed project.*

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

*On a motion by Committee Member Berry, seconded by Committee Member Costales, the Committee voted unanimously to approve the project.*

### B. Approval/Comments/Recommendations - Conditional Use Permit Application No. P25-01212:

Conditional Use Permit Application No. P25-01212 was applied for by Gary Yasuda, and relates to a business space located at 3117 W Shaw Ave, #108 (APN# 424-650-17), on the south side of W Shaw Ave. The applicant proposes to establish a College/Trade School use offering training and certification in Cosmetology and related fields. The subject address is currently vacant. The Zone District is RMX (Regional Mixed Use).

**The Applicant presented the project and discussed that the trade school has outgrown its clovis location and this is the second location for the school.**

**The Committee had a discussion on the project and asked the applicant questions about the previous use of the building**

**That applicant provided a response on the pervious use which was a trade school with a similar use.**

*The Committee voted unanimously to approve the project.*

### C. Approval/Comments/Recommendations – Conditional Use Permit No. P24-03689:

Conditional Use Permit Application No. P24-03689 was filed by Hector Diaz Albor on behalf of Presbytery of San Joaquin and pertains to ±2.0 acres located at 3601 North Brawley Avenue. The applicant proposes to construct a ±4,232 square foot church building. In addition, the project consists of on and off-site improvements to be provided including landscaping and trees, parking lot, one trash enclosure, two drive approach, and curbs, gutters, and sidewalks. The parcel is zoned RM-1 (Residential Multi-Family, Medium High Density).

**The Applicant presented the project and discussed the reasons on proposing a church in the proposed area.**

**The Committee had a discussion on the project and asked the applicant questions about the light and improvement around the proposed Church.**

**That applicant provided a response that lighting will be included as well as conditioned improvement for sidewalk, curb and gutter.**

***The Committee voted unanimously to approve the project.***

## **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**

**6:49 P.M.**