



COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE MEETING

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

AGENDA

THURSDAY, July 10, 2025 – 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
Nichole Castech
Gilbert Felix
Bryan Alonso

1. CALL TO ORDER & ROLL CALL

2. AGENDA APPROVAL

- a. July 10, 2025, Meeting Agenda

3. CONSENT CALENDAR

- a. Draft Minutes for June 12, 2025 (*see instructions above to view)

4. PROJECT REVIEW – NEW MATTERS

- a. **Approval/Comments/Recommendations - Conditional Use Permit Application No. P24-04504**: Conditional Use Permit Application No. P24-04504 was applied for by Alejandro Magallan, and relates to a vacant lot located at 3484 W Shields Ave (APN# 433-090-21S), on the north side of W Shields Ave. The applicant proposes to construct a multi-family apartment complex with 36 units across 7 buildings. This is an infill site that is in close proximity to water and sewer mains. The Zone District is RS-5 (Single Family Residential - Medium Density).

Project Manager: Diego St. Clair, Planner II
559-621-8060
Diego.St.Clair@fresno.gov

- b. **Approval/Comment/Recommendations - Vesting Tentative Tract Map Application No. P24-02495 (VTTM-6429)**: Vesting Tentative Tract Map Application No. P24-02495 (VTTM-6429) was filed by Joseph Crown of Crown Homes and pertains to \pm 23.49 acres of property located at the southeast corner of West Ashlan and North Bryan Avenues. The applicant proposed to subdivide the property into 129 lots. The development will include 129 Single Family Detached home lots on approximately 23.49 acres for a density of 5.49 lots per acre in the RS-5 zone district. Lot sizes will range from 4,500 sq ft to 13,000 sq ft.

Project Manager: Juan Lara, Planner III
559-621-8039
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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 August 14, 2025, 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

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