



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

DRAFT MINUTES
REGULAR MEETING
THURSDAY, July 10, 2025 – 6:00 P.M.
In Person: City Hall, Second Floor, Room 2165-A

ZOOM MEETING & PHONE INSTRUCTIONS:

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 Chair Scott Berry Called the meeting to order at 6:03 P.M.

Committee Member Bryan Alonso arrived at the meeting at 6:19 P.M.

Staff Present:

Juan Lara

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

2. APPROVAL OF AGENDA

A. July 10, 2025, Meeting Agenda

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

3. APPROVAL OF MINUTES/CONSENT CALENDAR

A. Draft Minutes for June 12, 2025

On a motion by Committee Member Felix, seconded by Committee Member Costales, the Committee voted unanimously to approve the Minutes for June 12, 2025, Council District 1 Project Review Committee meeting with no changes.

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).

No applicant was present; staff committee liaison presented the item to the committee.

The Committee asked questions regarding the proposed project.

Staff Committee liaison addressed the questions posed by the committee.

The Committee voted unanimously to approve the project with the comment that more open space, and a playground should be considered.

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 ± 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.

The Applicant presented the project

The Committee had a discussion on the project and asked the applicant questions about Open Space, Number of units and anticipated cost of the future homes.

That applicant provided a response to the questions as requested by the committee.

The Committee voted unanimously to approve the project with the comment that a larger Open Space area should be consider due to the amount of housing units proposed.

5. 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

6:37 P.M.