



## **COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE MEETING**

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

### **AGENDA**

**THURSDAY, September 11, 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](mailto: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](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. September 11, 2025, Meeting Agenda

## 3. CONSENT CALENDAR

- a. Draft Minutes for July 10, 2025 (\*see instructions above to view)

## 4. PROJECT REVIEW – NEW MATTERS

- a. **Approval/Comments/Recommendations - Tentative Tract Map No. 6511 (Parc West Phase II), Tentative Tract Map No. 6507 (Parc West Phase III), and Plan Amendment-Rezone Application No. P25-01637** :Tentative Tract Map Nos. 6511 and 6507, and Plan Amendment-Rezone Application No. P25-01637 were filed by Darius Assemi of Granville Homes, pertaining to approximately 234.58 total acres of property. Tract 6511 proposes to subdivide approximately 145.32 acres of property bounded by Ashlan Ave (north), Grantland Ave (east), Dakota Ave (south) and Garfield Ave (west) into a 678-lot single-family residential subdivision with a portion dedicated for a multi-family residential property, within seven (7) phases. Tract 6507 proposes to subdivide approximately 89.26 acres of property bounded by Dakota Ave (north), Grantland Ave (east), Shields Ave (south), and Garfield Ave (west) into a 525-lot single-family residential subdivision within three (3) phases. Plan Amendment-Rezone Application No. P25-01637 proposes to remove and relocate planned Class I pedestrian trails and designate the proposed North Parc West Drive roads within both tracts as Collector Streets, and rezone and designate an approximately 3.31-acre parcel for RM-1 zoning for a future multi-family residential complex.

**Project Manager:** Robert Holt, Supervising Planner  
559-621-8060  
[Robert.Holt@fresno.gov](mailto:Robert.Holt@fresno.gov)

- b. **Approval/Comments/Recommendations – Tentative Tract No. 6423**:Vesting Tentative Tract Map No. 6423 was filed by Luke Risner of Precision Civil Engineering, Inc., on behalf of Gerald Lyles of D B O Development No. 23, pertaining to approximately 15.57 acres of property on the north side of West Shields Avenue and east side of North Polk Avenue. The applicant requests authorization to subdivide the property into an 81-lot conventional single-family residential subdivision. The subject property is currently zoned CC. The subdivision is relying on the approval of the draft West Area Neighborhoods Specific Plan, which plans for this property to change to the RS-5 zone district.

**Project Manager:** Saul Perez, Planner II  
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- c. **Approval/Comments/Recommendations – Conditional Use Permit Application No. P25-02166**: Conditional Use Permit Application No. P25-02166 was filed by Scott Vincent of The Vincent Company Architects, Inc. on behalf of the Fresno County Recovery Center and pertains to ± 1.42 acres located at 101 West Clinton Avenue. The applicant proposes

continued use of the church for religious services, and request authorization to convert the use of the southern church classroom as a life recovery center for persons with alcohol and drug dependency issues with patients on-site 24 hours per day. The center will house a maximum of 60 persons, who will live on-site 24 hours per day, allowing the counselors and staff to guide their guests through their life transformation journey by providing a holistic treatment approach that addresses both the physical and psychological aspects of addictive behaviors. The parcel is zoned PI (Public and Institutional).

**Project Manager:** Steven Lieng, Planner III  
559-621-8007  
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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 October 09, 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**

**Office of Councilmember Annalisa Perea**  
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Staff Contact: Laura Rios, Chief of Staff  
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