



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

AGENDA

REGULAR MEETING

THURSDAY, March 14, 2024 – 6:00 P.M.

In Person: City Hall, Second Floor, Room 2165-A

[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

Committee

Nichole Castech

Thea Fabian

Gilbert Felix

Linda Renland

Angelica Torres

2. AGENDA APPROVAL

3. APPROVAL OF MINUTES

- a. Minutes for February 8, 2024, Meeting

4. ACTION ITEMS

- a. **Tentative Tract Map Application No. P21-04821 and Planned Development Application No. P23-03377** was filed by Precision Civil Engineering, on behalf of DR Horton, and pertains to approximately ±15.82 acres of property located on the northeast corner of North Blythe Avenue and West Dayton Avenue. The applicant proposes a 128-lot subdivision with a residential density of 5.44 dwelling units per acre. The Planned Development application (P23-03377) proposes modifications to the zoning code to reduce the minimum lot size, street side setback, rear setback, to increase maximum lot coverage, and allow for a reduction in street width for the private roads. The modifications would allow all floor plans to be built on all the lots and create housing that is affordable by design since the overall housing costs would be less than traditional subdivisions because they are smaller and more efficiently designed. The parcel is zoned RS-5/UGM.

ADDRESS: 3230 North Blythe Avenue

APN: 511-031-42

CITY STAFF: Planner John George

APPLICABLE FMC: [Article 33 - Tentative Parcel and Tentative Map Filing and Processing](#), [Article 34 - Vesting Tentative Maps](#), [Subdivision Design Standards](#), [Article 59 - Planned Development Permits](#)

5. ADMINISTRATIVE MATTERS

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

- a. Status Update for the return of Conditional Use Permit Application No. P23-04168.

6. 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.

7. ADJOURNMENT