



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

MEETING AGENDA

THURSDAY, January 9, 2025 – 6:00 P.M.

**THIS MEETING WILL OCCUR IN THE MEETING ROOM WILL BE IN CITY HALL,
ON THE 2nd FLOOR, ROOM 2165 A.
FOR CONVENIENCE, THE MEETING WILL ALSO BE VIEWABLE ON ZOOM.**

ZOOM INSTRUCTIONS:

Please click this URL to join: [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

Gilbert Felix

Scott W. Berry

Bryan Alonso

Alexis Costales

2. APPROVAL OF AGENDA

a. January 9, 2025, Meeting Agenda

3. CONSENT CALENDAR

a. None

4. PROJECT REVIEW - CONTINUED MATTERS

a. None

5. PROJECT REVIEW – NEW MATTERS

A. Election of Chairperson & Vice Chairperson for 2025 Calendar Year ____ This item is to determine the Chairperson and Vice Chairperson for the 2025 calendar year of the Council District 1 Project Review Committee.

- B. Workshop – Committee Training** (purpose as a committee), types of entitlements, duties and expectations.

CITY STAFF: Ashley Atkinson, Assistant Director
559-621-8492
Ashley.Atkinson@fresno.gov

- C. Approval – Conditional Use Permit Application No. P24-01360:** Conditional Use Application No. P24-01360 submitted by Nicholas Crawford on behalf of Moklis Zidan, this application pertains to the 1.01 acres of property located at 2317 W Dakota Ave., APN: 433-220-06. The site is currently zoned RS-5/cz (Residential Single-Family, Medium Density/conditions of zoning), with a planned land use designation for multi-residential development. The proposed development includes 12 residential units, comprising 8 three-bedroom units and 4 two-bedroom units on a 44, 632 sq. ft. lot. Open space areas will be established on the northern and southern portions of the site, totaling 13,020 square feet. The parking lot will accommodate 23 standard parking spaces, of which 12 will be covered. Access to the site will be via a 20-foot driveway, providing fire department access from West Dakota Avenue. A 6-foot-high wooden fence is proposed along the western and southern boundaries of the property, as indicated in the site plan. New landscaping will be installed in conjunction with the revised parking layout, and water services will be supplied by the city. All curb ramps, driveways, sidewalks, and curb and gutter installations will comply with the City of Fresno standards. Additionally, related application Rezone No. P24-01364 seeks to remove existing conditions of zoning that limit the property to single-story units and restrict the maximum number of units to 10.

Project Manager: Juan Lara, Planner III
559-621-8039
Juan.Lara@Fresno.gov

6. ADMINISTRATIVE MATTERS

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

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.

8. ADJOURNMENT