



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

**MEETING AGENDA**

**THURSDAY, May 8, 2025 – 6:00 P.M.**

**THIS MEETING WILL OCCUR IN THE MEETING ROOM WILL BE IN CITY HALL,  
ON THE 2<sup>nd</sup> 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

Scott W. Berry (Chair)

Alexis Costales (Vice Chair)

Nichole Castech

Gilbert Felix

Bryan Alonso

**2. APPROVAL OF AGENDA**

a. May 8, 2025, Meeting Agenda

**3. CONSENT CALENDAR**

a. Draft minutes for March 13, 2025, Meeting

**4. PROJECT REVIEW - CONTINUED MATTERS**

a. None

**5. PROJECT REVIEW – NEW MATTERS**

**A. Approval/Comments/Recommendations – Rezone Application No. P24-04357:**  
Rezone Application No. P24-04357 was filed by Granville Homes and pertains to an approximately 155-acre portion of property on the west side of North Grantland Avenue between West Ashlan Avenue and the North Gettysburg Avenue Alignment. The applicant proposes to modify the existing Conditions of Zoning pertaining to the subject property by

amending the requirement for construction of a traffic signal at Grantland and Gettysburg Avenues. Currently, construction of the signal must occur prior to the issuance of building permits 450 homes, and the proposed change will require construction prior to occupancy of the 650th home. The subject property is zoned RS-5/czar (Single Family Residential, Medium Density/conditions of zoning) and CC/cz (Commercial - Community/conditions of zoning).

**Project Manager:** Chris Lang, Supervising Planner  
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**B. Approval/Comments/Recommendations –** Plan & Text Amendment Application No. P25-00996: Plan & Text Amendment Application No. P25-00996 proposes to amend multiple sections of the Citywide Development Code and Table 3-1 of the Fresno General Plan with the purpose of reducing barriers to housing development. The topics addressed in this Plan & Text Amendment pertain to the following: 1) allowing Tiny Homes on Wheels as a primary home, similar to a manufactured home per the City’s prohousing designation; 2) removing certain design standards from manufactured homes used as a primary home per State law; 3) Changing “single-family” and “multi-family” to “single-unit” and “multi-unit” to avoid assigning any definition to “family” per State law; 4) Updating the Use Tables to clarify that agricultural labor housing is allowed in the same zones where Crop Cultivation is allowed to improve clarity; 5) Reducing the minimum density of RM-MH zone district from 12 to 8 du/ac to better match existing density of mobile home parks; and 6) Updating regulations pertaining to Accessory Dwelling Units per State law and to improve clarity.

**Project Manager:** Casey Lauderdale, Supervising Planner  
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## 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