Exhibit 3a
Draft Minutes for August 13, 2026
District 1 Project Review Committee

City of FRESNO

COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE

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

DRAFT MINUTES

REGULAR MEETING

THURSDAY, August 13, 2026 – 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 Berry, Called the meeting to order at 6:03 P.M.

Staff Present:
Juan Lara

***Present 5** –Committee Member Scott Berry, Committee Member Gilbert Felix, Committee Member Alexis Costales*

***Absent:** Committee Member Bryan Alonso*

2. APPROVAL OF AGENDA

A. August 13, 2026, Meeting Agenda

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

3. APPROVAL OF MINUTES/CONSENT CALENDAR

A. Draft Minutes for April 9, 2026

On a motion by Committee Member Costales, seconded by Committee Member Felix, the Committee voted to approve the Minutes for April 9, 2026, Council District 1 Project Review Committee meeting with no changes.

DRAFT

4. PROJECT REVIEW – NEW MATTERS

a. Approval/Comments/Recommendations – Development Permit Application No. P25-03462: Filed by Ken Vang of Vice Engineering and pertains to the ±2.89-acre lot located on the west side of N Hayes Ave, south of W Shaw Ave. The applicant proposes to construct a gated 60-unit multi-family residential development. The project also consists of site improvements such as a Class I Pedestrian Trail, curb, sidewalk, and a drive approach. The parcel is zoned OS+RM-2 (Open Space+Multi-Unit Residential, Urban Neighborhood).

The applicant Presented the project.

The Committee discussed the project and asked the applicant questions regarding the public Open Space.

The Committee voted to recommend approval of the project.

b. Approval/Comments/Recommendations - Vesting Tentative Tract Map No. 6552 (P26-00966): Vesting Tentative Tract Map No. 6552 (P26-00966) was filed by Derek Sylvester of Yamabe & Horn Engineering, on behalf of Matt Tranah of D.R. Horton, and pertains to approximately 10.02 acres of property located on the west side of North Hayes Avenue between West Dakota and West Dayton Avenues. The applicant is requesting authorization to subdivide three (3) properties into a ninety-five (95) lot single-unit residential development. The subject properties are zoned RS-5/ANX/UGM (APNs: 512-141-16,17 & 18)

The applicant Presented the project.

The Committee discussed the project and asked the applicant questions.

The Committee voted to recommend approval of the project with the recommendation that the developer consider a playground within the open space area.

c. Approval/Comments/Recommendations - Vesting Tentative Tract Map No. 6551 (P26-00648): Vesting Tentative Tract Map No. 6551 (P26-00648) was filed by Derek Sylvester of Yamabe & Horn Engineering, on behalf of Matt Tranah of D.R. Horton, and pertains to approximately 19.54 acres of property located on the west side of North Bryan Avenue between West Dakota and West Shields Avenues. The applicant is requesting authorization to subdivide five properties into a 117-lot single-unit residential development. The subject properties are zoned in the County and planned for Medium Low Density Residential and Open Space - Neighborhood Park. (APNs: 512-131-36, -37, -38, -41, & -42)

The applicant Presented the project.

The Committee discussed the project and asked the applicant questions.

The Committee voted to recommend approval of the project with no additional recommendations.

d. Approval/Comments/Recommendations - Text Amendment Application No. P26-02359: Text Amendment Application No. P26-02359 proposes to amend the Citywide Development Code to comply with the 2023-2031 6th Cycle Housing Element. Proposed edits include amendments to residential and mixed-use development and façade design standards to ensure all standards are objective, compliance with state law in the following topic areas: Density Bonus, Parking, Emergency Shelters, Low-Barrier Navigation Centers, Residential Care Facilities, Single Room Occupancy Units, Supportive Housing, and standards to encourage missing middle and multi-unit housing types in single-unit zones within ¼ mile of a transit stop

The applicant Presented the project.

The Committee discussed the project and asked the applicant questions.

The Committee voted to recommend approval of the project with no additional recommendations.

5. ADMINISTRATIVE MATTERS
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

7:16 P.M.