



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

**MINUTES**

**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](#) and [meeting video](#), 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**

*Chair Castech called the meeting to order at 6:11 P.M.*

*Staff Present:*  
*Martin, George*

**Present 4** - Chairperson Nichole Castech, Vice Chair Angelica Torres, Committee Member Thea Fabian, Committee Member Gilbert Felix

**Absent 1** - Committee Member Linda Renland

**2. AGENDA APPROVAL**

*On a motion by Committee Chair Castech, seconded by Committee Member Felix, the Committee voted unanimously to approve the agenda.*

**3. APPROVAL OF MINUTES**

- a. Minutes for February 8, 2024, Meeting

*On a motion by Committee Chair Castech, seconded by Committee Member Fabian, the Committee voted unanimously to approve the minutes for February 8, 2024.*

**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 8.1 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](#)

*The applicant provided an overview of the proposed project.*

*The Committee asked questions related to the proposed modified standards, housing affordability, private and public roads, infrastructure, the proposed HOA and gated community, the temporary ponding basin, who the proposed housing is marketed to, demographics of buyers for housing, and building a private versus public community.*

*The applicant and Planning staff responded to the questions posed by the committee. Details can be found in the meeting recording.*

*No members of the public spoke in favor of or against the project.*

***Chair Castech and Committee Member Felix approved the project. Chair Castech provided the following comments and recommendations: (1) Recommendation to remove the proposed gates, and (2) Concerns regarding the impact of the HOA as it does not fit the current geographics at the location. Committee Member Felix provided the following comments: (1) Supports requested modifications as the land proposed for the project is difficult to work with and the gates will create safety for children playing in the street.***

***Vice Chair Torres and Committee Member Fabian denied the project. Committee Member Fabian provided the following comments and recommendations: (1) Appreciation for providing housing, (2) Recommendation for a traffic study to address the concerns regarding street width in conjunction with the safety of children or adolescents, and (3) Concerns regarding the effect of an HOA, rules it would impose, and concerns that it would socially exclude buyers with lower socioeconomic background, buyers within the labor force, or farm worker families. Vice Chair Torres provided the following comments and recommendations: (1) Concerns regarding the reduction of street width due to the creation of private streets not maintained by the City in conjunction with the proposed gates and HOA, (2) Concerns regarding the lot size and the benefits to growing families, and (3) Recommendation to provide or know the clientele for the proposed project.***

## **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.

*Planning Staff provided overview for the return of projects when requested by the committee.*

*The committee asked questions related to the return of projects, and the dates of the neighborhood meeting for Conditional Use Permit Application No. P23-04168.*

*Planning Staff responded to the questions posed by the committee. Details can be found in the meeting recording.*

## **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.*

*The committee asked questions about future district committee training.*

*Planning Staff responded to the questions posed by the committee. Details can be found in the meeting recording.*

## **7. ADJOURNMENT**

**7:16 P.M.**