COUNCIL DISTRICT 1 PROJECT REVIEW COMMITTEE  
Daniel Brannick – Joseph Martinez - Scott Miller – Dillon Savory - Andrew Feil -  
Christine Barker - Laura Splotch - Samantha Gonzales - Lisa Flores  

THURSDAY, May 6, 2021 – 4:30 P.M.  
via WebEx  
Please click on the link to join WebEx Meeting ID: 187 462 2227:  
https://fresnogov2.webex.com/fresnogov2/j.php?MTID=m5fb116ef54177f6d9b95ef1bacf25338  
Password: COFD-1  
Join by Phone: +1(408) 418-9388, Access Code: 187 462 2227

1. ROLL CALL
   Daniel Brannick  
   Joseph Martinez  
   Scott Miller  
   Dillon Savory  
   Andrew Feil  
   Christine Barker  
   Laura Splotch  
   Samantha Gonzales  
   Lisa Flores

2. APPROVAL OF MINUTES
   April 1, 2021 Meeting

3. PROJECT REVIEW

   a) Plan Amendment/Rezone Application Nos. P19-00417, filed by Jeff Roberts of  
      Assemi Group, Inc., and pertains to ±12.0 acres of property. The site is located  
      between north Garfield and north Grantland Avenue and between West Ashlan Avenue  
      and the West Gettysburg alignments. The plan amendment application proposes to change  
      a portion of the subject property’s planned land use designation from the Community Commercial to the Residential Medium Density (±7.33 acres).

      The proposed rezone application request to change the Official Zoning Map to rezone the same portion of the subject property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to the RS-5/UGM/cz (Residential Single Family, Medium Density/Urban Growth Management/conditions of zoning) zone district (±7.33 acres).

      ADDRESS: 4455 North Grantland Avenue  
      APN: 512-021-26 & -50S
b) **Tentative Tract Map No. 6326 (P20-03254)**, was filed by Ernie Escobedo of QK, Inc. and pertains to the ±12.34 acres of vacant property, located on the northeast corner of West Dakota and North Cornelia Avenues. The applicant proposes to subdivide the subject property into a 62-lot single-family development. The subject property is zoned RS-4/UGM/cz (Residential Single-Family, Medium Low Density/Urban Growth Management/conditions of zoning). *(Continued from April 1, 2021).*

**ADDRESS:** 4769 West Flint Avenue  
**FMC:** Article 9, Residential Single-Family (RS)  
**PROJECT DOCUMENTS:**  

### 4. STAFF INFORMATIONAL REPORT:

**Central Southeast Area Specific Plan**

**Item Description:** The Central Southeast Specific Plan will be a long-range plan for growth and development in the community over the next 20 to 30 years. The Specific Plan will address topics that impact the quality of life in the community, including affordable housing, jobs and economic development, transportation, parks and open space, and a healthy environment. The Plan Area covers over 2,200 acres (3.4 square miles) just east and southeast of downtown, bounded by Belmont Ave to the north, South Orange Avenue to the west, East Church Ave to the south, and South Peach Avenue to the east.

**Project Submittals:** [Public Draft of the Central Southeast Area Specific Plan](http://m3.fresno.gov/upload/files/114150048/P1900417RezoneDescription.pdf)  
**Project Contact:** Drew.Wilson@fresno.gov

**Specific Plan of the West Area**

**Item Description:** The Specific Plan of the West Area will be a long-range plan for growth and development in the community over the next 20 to 30 years. The Specific Plan will encourage consistent and compatible land development as this part of the city grows and will identify community needs and recommendations for topics such as neighborhood identity, traffic improvements, public transportation improvements, pedestrian and bicycle enhancements, community design concepts, and locations for future residential and commercial uses. The Plan Area is located west of Highway 99, south of the San Joaquin River, generally north of Clinton Avenue and east of Garfield Avenue.

**Project Submittals:** [http://www.fresno.gov/westareaplan](http://www.fresno.gov/westareaplan)  
**Project Contact:** Casey.Lauderdale@fresno.gov

### 5. PUBLIC COMMENTS

### 6. UNSCHEDULED MATTERS
Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

7. ADJOURNMENT