

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

Wednesday, May 21, 2025

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

Planning Commission

Chairperson – Peter Vang

Vice Chair - Kathy Bray

Commissioner – David Criner

Commissioner – Monica Diaz

Commissioner – Jacqueline Lyday

Commissioner - Linda M Calandra

Commissioner – Gurdeep Singh Shergill

THE PLANNING COMMISSION WELCOMES YOU TO COUNCIL CHAMBERS, LOCATED AT CITY HALL, 2600 FRESNO STREET, FRESNO, CALIFORNIA 93721.

PUBLIC PARTICIPATION – Any interested person may appear at the public hearing and present written testimony or speak in favor or against the matters scheduled on the agenda. Public participation during Fresno City Planning Commission meetings is always encouraged and can occur by attending a meeting in the Council Chambers, City Hall, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721. When called to speak during a meeting, you may approach the speaker podium upon the Chair’s call for public comment.

All public speakers will have up to 3 minutes to address the Commission pursuant to Rule No. 13 of the Planning Commission Bylaws of the City of Fresno (available in the City Clerk’s Office).

SUBMIT DOCUMENTS / WRITTEN COMMENTS –

1. E-mail – Agenda related documents and comments can be e-mailed to the Planning & Development Department. Unless otherwise required by law to be accepted by the City at or prior to a Commission meeting or hearing, no documents shall be accepted for Commission review unless they are submitted to the Planning and Development Department at least 24 hours prior to the commencement of the Commission meeting at which the associated agenda item is to be heard. All comments received at least 24 hours prior will be distributed to the Planning Commission prior and during the meeting and will be a part of the official record, pursuant to Article 4 (3).

a. Email comments to PublicCommentsPlanning@fresno.gov.

b. Emails should include the agenda date and item number you wish to speak on in the subject line of your email. Include your name and address for the record, at the top of the body of your email.

VIEWING PLANNING MEETINGS (non-participatory) – For your convenience, there are ways to view Planning Commission meetings live:

- 1. Community Media Access Collaborative website: <https://cmac.tv/>**
- 2. Cable Television: Comcast Channel 96 and AT&T Channel 99**
- 3. Participate Remotely via Zoom:**

https://fresno.zoomgov.com/webinar/register/WN_JRC95sI1SW6vrTmNwLLrPw

a. The above link will allow you to register in advance for remote participation in the meeting via the Zoom platform. After registering, you will receive a confirmation email containing additional details about joining the meeting.

Should any of these viewing methods listed above experience technical difficulties, the Commission meeting will continue uninterrupted. Commission meetings will only be paused to address verifiable technical difficulties for all users participating via Zoom or in the Chambers.

The City of Fresno's goal is to comply with the Americans with Disabilities Act (ADA). Anyone requiring reasonable ADA accommodations, including sign language interpreters, or other reasonable accommodations such as language translation, should contact the office of the City Clerk at (559) 621-7650 or clerk@fresno.gov. To help ensure availability of these services, you are advised to make your request a minimum of 48 hours prior to the scheduled meeting.

I. ROLL CALL**II. PLEDGE OF ALLEGIANCE****III. PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition of the project will be limited to three minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating time has expired. All public testimony must be presented to the Commission at the podium. Any testimony that references race, religion, ethnicity, economic status, national origin, or any other classification protected under state or federal law in a derogatory manner shall be deemed irrelevant and will not be considered by the Commission in making its land use determinations.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony or before the close of the hearing.

IV. AGENDA APPROVAL**V. CONSENT CALENDAR****VI. REPORTS BY COMMISSIONERS****VII. CONTINUED MATTERS****VIII. NEW MATTERS**

VIII-A [ID 25-511](#)

Consideration of Development Code Text Amendment Application No. P25-00996 amending various sections of the Fresno Municipal Code pertaining to tiny houses on wheels, accessory dwelling units, manufactured homes, the RM-MH zone district, agricultural labor housing, and housing terminology; and corresponding General Plan Text Amendment amending Chapter 3 of the Fresno General Plan, Table 3-1: Citywide Standards for Density and Development Intensity.

1. **RECOMMEND ADOPTION** (to the City Council), of the environmental determination that Plan & Text Amendment Application No. P25-0096 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.
2. **RECOMMEND APPROVAL** (to the City Council) of the Development Code Text Amendment set forth by Application No. P25-00996, amending the following sections of the Fresno Municipal Code:
 - a. Section 15-2738, updating regulations pertaining to tiny houses on wheels (THOW) and design standards for manufactured homes;
 - b. Section 15-903, updating regulations pertaining to minimum density in the RM-MH zone district;
 - c. Sections 15-310, 15-802, 15-902, 15-1002, 15-1102, 15-1202, 15-1502, 15-2004, 15-2409, 15-2723, 15-2753, 15-2754, 15-4907, and 15-6702 of the Fresno Municipal Code, updating regulations pertaining to accessory dwellings units;
 - d. Sections 15-902, 15-1002, 15-1302, 15-1402, and 15-6707, updating regulations pertaining to where agricultural labor housing is permitted; and
 - e. Sections 15-107, 15-310, 15-313, 15-404, 15-405, 15-9, 15-901, 15-902, 15-903, 15-904, 15-906, 15-10, 15-1001, 15-1002, 15-1003, 15-1004, 15-1101, 15-1104, 15-1201, 15-1204, 15-1304, 15-1606, 15-1609, 15-2004, 15-2006, 15-2008, 15-2012, 15-2015, 15-2016, 15-2303, 15-2304, 15-2305, 15-2308, 15-2311, 15-2405, 15-2409, 15-2414, 15-2416, 15-2421, 15-2429, 15-2609, 15-2612, 15-2713, 15-2716, 15-2720, 15-2722, 15-2723, 15-2725, 15-2734, 15-2735, 15-2738, 15-2746, 15-2747, 15-2753, 15-2754, 15-2763, 15-3701, 15-3804, 15-3906, 15-4103, 15-4105, 15-4108, 15-4906, 15-4907, 15-5102, 15-6102, and 15-6702, updating language from “single-family” and

“multi-family” to “single-unit” and “multi-unit.”

3. **RECOMMEND APPROVAL** (to the City Council) of the General Plan Text Amendment amending Chapter 3 of the Fresno General Plan, Table 3-1: Citywide Standards for Density and Development Intensity, pertaining to minimum density of the RM-MH Zone District.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Development Code Text Amendment](#)

[Exhibit B - General Plan Text Amendment](#)

[Exhibit C - Fresno Bee Notice](#)

[Exhibit D - CEQA Exemption Memo](#)

[Exhibit E - Fresno Municipal Code Findings](#)

[Exhibit F - ALUC Memo](#)

[Exhibit G - Presentation](#)

VIII-B [ID 25-657](#)

Public hearing to consider the adoption of the Southeast Development Area Specific Plan and related Final Environmental Impact Report, State Clearinghouse (SCH No. 2022020486). The following applications have been filed by the City of Fresno and pertain to approximately 9,000 acres in the Development Area-3 Southeast and Development Area-4 East:

1. **RECOMMEND CERTIFICATION** (to the City Council) of Final Environmental Impact Report (EIR SCH No. 2022020486), for the Southeast Development Area Specific Plan.
 - a. **RECOMMEND ADOPTION** (to the City Council) of an appropriate Findings of Fact and Statement of Overriding Considerations prepared pursuant to CEQA Guidelines Section 15091; and
 - b. **RECOMMEND ADOPTION** (to the City Council) of an appropriate Mitigation Monitoring and Reporting Program (MMRP) prepared pursuant to CEQA Guidelines Section 15097.
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P23-03090 which proposes to adopt the Southeast Development Area Specific Plan and accompanying Planned Land Use Map (see Exhibits E and H).
3. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P23-03091 which proposes to update the Planned Land Use Map (Figure LU-1), the Dual Designation Map (Figure LU-2) and text of the Fresno General Plan to incorporate the land use changes proposed in the Southeast Development Area Specific Plan (see Exhibits D and F).

Attachments:[Exhibit A - Initiating Documents](#)[Exhibit B - Vicinity Map](#)[Exhibit C - General Plan Land Use Map](#)[Exhibit D - Proposed Changes to General Plan Figure LU-](#)[Exhibit E - Proposed Land Use Map \(P23-03090\)](#)[Exhibit F - General Plan Text Amendment](#)[Exhibit G - Proposed SEDA Phasing Map](#)[Exhibit H - SEDA Specific Plan Draft](#)[Exhibit I - EIR Comment Letters](#)[Exhibit J - Draft Program EIR](#)[Exhibit K - FMC Findings Final](#)[Exhibit L - Outreach Materials](#)[Exhibit M - Public Notice](#)[Supplemental Exhibit N - Comment Letters Received from](#)**IX. REPORT BY SECRETARY****X. SCHEDULED ORAL COMMUNICATIONS****XI. UNSCHEDULED ORAL COMMUNICATIONS**

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission Agenda should contact the Planning and Development Department (telephone: 559-621-8277) at least 10 days before the desired appearance date.

XII. ADJOURNMENT