

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - 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

Chair Vang called the meeting to order at 6:03 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Sophia Pagoulatos, Casey Lauderdale, Kari Camino, Talia Kolluri (CAO), Heather Thomas (CAO), Dejan Pavic (DPU), and Denise Soria (DPU).

Present 5 - Chairperson Peter Vang, Commissioner David Criner ,
Commissioner Kathy Bray, Commissioner Monica Diaz, and
Commissioner Linda Calandra

Absent 2 - Commissioner Jacqueline G. Lyday, and Commissioner
Gurdeep Singh Shergill

II. PLEDGE OF ALLEGIANCE

6:03 p.m.

III. PROCEDURES

6:04 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:05 p.m.

Director Clark asked that Item VIII-B (ID 25-657) be referred back to Staff at this time.

On motion of Chair Vang, seconded by Vice Chair Bray, the AGENDA was APPROVED AS AMENDED. The motion carried by the following vote:

Aye: 4 - Chairperson Vang, Commissioner Bray, Commissioner Diaz,
and Commissioner Calandra

Absent: 2 - Commissioner Lyday, and Commissioner Shergill

Abstain: 1 - Commissioner Criner

V. CONSENT CALENDAR

N/A

VI. REPORTS BY COMMISSIONERS

6:10 p.m.

Vice Chair Bray, Commissioner Calandra, and Commissioner Criner all received communication from Keith Bergthold, and/or Patience Milrod regarding Item VIII-B (ID 25-657). The Commissioners stated the communication received would not cause bias in their decision.

VII. CONTINUED MATTERS

N/A

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.

6:11 p.m.

Lauderdale made a presentation on amending various sections of the Fresno Municipal Code (FMC) pertaining to tiny houses on wheels, accessory dwelling units, manufactured homes, the RM-MH zone district, agricultural housing, and housing terminology. She explained the purpose of the amendments is to bring sections of the code that are outdated into alignment with newer State laws and to improve clarity. She also spoke of changing "family" to "unit" to avoid assigning any definition to "family" per the Housing Element. She concluded with examples of how the proposed change will remove the outdated, restricted codes, responses from the various Project Review Committees, public outreach, and Staff's recommendation.

Chair Vang left Council Chambers at 6:21 p.m. and returned at 6:22 p.m.

Commissioner Calandra asked for clarification on the conveyance provisions pertaining to ADUs.

Public Comment:

No public comment was provided.

On motion of Vice Chair Bray, seconded by Commissioner Criner, that the above Action Item be RECOMMENDED FOR APPROVAL. The motion carried by the following vote:

Aye: 5 - Chairperson Vang, Commissioner Criner, Commissioner Bray, Commissioner Diaz, and Commissioner Calandra

Absent: 2 - Commissioner Lyday, and Commissioner Shergill

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).

Item VIII-B (ID 25-657) is being referred to Staff as noted during agenda approval.

IX. REPORT BY SECRETARY

6:28 p.m.

Clark thanked Staff for their hard work bringing the Development Code and General Plan consistent with State requirements. All of the changes build on the City's housing capacity to comply with State Law and also make it more easy, certain, and flexible for individuals to invest in housing in the City of Fresno.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:29 p.m.

None

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:30 p.m.