

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final-revised

Wednesday, December 3, 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**

V-A [ID 25-1650](#) Consideration and Adoption of the Fresno City Planning Commission Meeting Schedule for Calendar Year 2026

Sponsors: Planning and Development Department

Attachments: [Exhibit A - 2026 PLANNING COMMISSION MEETING SC](#)

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS**VIII. NEW MATTERS****VIII-A [ID 25-1553](#)**

Consideration of Vesting Tentative Tract Map No. 6248 and related Environmental Assessment No. T-6248 for approximately 26.33 acres of property located on the south side of North Alicante Drive between North Crest View and North Portofino Drives (Council District 6) - Planning and Development Department.

1. **ADOPTION** of Environmental Assessment No. T-6248 dated December 3, 2025, an Addendum to the Final Subsequent Environmental Impact Report (SEIR) State Clearinghouse No. 2000021003 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **APPROVE** Vesting Tentative Tract Map No. 6248 proposing to subdivide approximately 26.33 acres of property into a 93-lot conventional single-unit residential development, subject to compliance with Conditions of Approval dated December 3, 2025, and contingent upon approval of the related environmental assessment.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - Vesting Tentative Tract Map No. 6248 \[8-28-2025\]](#)

[Exhibit B - Operational Statement \[8-28-2025\]](#)

[Exhibit C - Aerial Map](#)

[Exhibit D - Vicinity Map](#)

[Exhibit E - Fresno General Plan Land Use & Zoning Map](#)

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

[Exhibit G - Public Hearing Notice Radius Map \(1,000 feet\)](#)

[Exhibit H - Conditions of Approval for Vesting Tentative Tract Map No. 6248](#)

[Exhibit I - Comments & Requirements from Responsible Agencies](#)

[Exhibit J - Environmental Assessment No. T-6248 \[12-3-2025\]](#)

VIII-B [ID 25-1576](#)

Consideration of Annexation Application No. P23-00446, Pre-zone Application No. P23-00449, Development Permit No. P23-00702 and the related Environmental Assessment No. P23-00446/P23-00449/P23-00702 for approximately 10.55 acres of property generally located on the southwest corner of East Nees and North Willow Avenues (Council District 6) - Planning and Development Department.

1. **RECOMMEND ADOPTION** (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. P23-00446/P23-00449/P23-00702 dated October 31, 2025 for the proposed project pursuant to Section 15074 of the California Environmental Quality Act (CEQA) Guidelines.
2. **RECOMMEND APPROVAL** (to the City Council) of Annexation Application No. P23-00446 (for the Nees-Willow No. 3B Reorganization) proposing detachment from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.
3. **RECOMMEND APPROVAL** (to the City Council) of Pre-zone Application No. P23-00449 proposing to pre-zone approximately 5.88 acres of the subject properties from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC/ANX (*Community Commercial/Annexed Rural Residential Transitional Overlay*) zone district; and, ± 3.30 acres of the subject properties from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno CC (*Community Commercial*) zone district.
4. **RECOMMEND APPROVAL** (to the City Council) of Development Permit No. P23-00702 which proposes development of two (2) ±11,160 square-foot buildings and one (1) ±11,780 square-foot building to be utilized for medical, dental, and/or professional offices.

Sponsors:

Planning and Development Department

Attachments:[Exhibit A - Vicinity Map and Aerial Photograph](#)[Exhibit B - Planned Land use and Zoning](#)[Exhibit C - Operational Statement](#)[Exhibit D - Plan Exhibits](#)[Exhibit E - Conditions of Approval](#)[Exhibit F - Proposed Pre-zone Exhibit](#)[Exhibit G - Proposed Annexation Boundary Exhibit](#)[Exhibit H - FMC Findings](#)[Exhibit I - Public Hearing Notice and Radius Map](#)[Exhibit J – Environmental Assessment No. P23-00446/P23](#)[Exhibit K - Comments Received](#)[Exhibit L - Fiscal Analysis](#)[Supplemental Exhibit M - Public Comment Received](#)**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