

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, August 5, 2026

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

Planning Commission

***Chairperson – Kathy Bray
Vice Chair - Jacqueline Lyday
Commissioner – Monica Diaz
Commissioner - Linda M Calandra
Commissioner – Gurdeep Singh Shergill
Commissioner – Jaime K Holt
Commissioner – Joseph R Giles***

**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 Bray called the meeting to order at 6:01 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Phil Siegrist, Adrienne Asadoorian, Kari Camino, Jayda Symonds, Darcy Brown (CAO), Talia Kolluri (CAO), Paul Amico (DPU), Ahmed Aly (DPU), Jairo Mata (DPW), and Jill Gormley (DPW).

Present 6 - Kathy Bray
Monica Diaz
Jacqueline Lyday
Linda Calandra
Gurdeep Singh Shergill
Joseph R Giles

Absent 1 - Jaime K Holt

II. PLEDGE OF ALLEGIANCE

6:01 p.m.

III. PROCEDURES

6:01 p.m.

Chair Bray read the procedures aloud.

IV. AGENDA APPROVAL

6:03 p.m.

Trejo reported no changes to the agenda.

On motion of Commissioner Diaz, seconded by Commissioner Calandra, the AGENDA was APPROVED. The motion carried by the following vote:

Aye: 6 - Bray, Diaz, Lyday, Calandra, Shergill, and R Giles

Absent: 1 - K Holt

V. CONSENT CALENDAR

6:04 p.m

On motion of Vice Chair Lyday, seconded by Commissioner Calandra, the CONSENT CALENDAR was APPROVED. The motion carried by the following vote:

Aye: 6 - Bray, Diaz, Lyday, Calandra, Shergill, and R Giles

Absent: 1 - K Holt

V-A [ID 26-946](#) July 1, 2026 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

VI. REPORTS BY COMMISSIONERS

6:05 P.M.

Commissioner Shergill shared the success of the “Pave Now, Pay Later” program, noting major improvements along Shields Avenue from Brawley to Highway 99. Shergill stated that residents who travel the area daily expressed appreciation for the transformation of what was once one of the worst looking streets into one of the best. Shergill extended gratitude to Mayor Dyer for supporting ongoing infrastructure improvements, and continuing progress on road repairs.

VII. CONTINUED MATTERS

VII-A [ID 26-1033](#) **CONTINUED TO AUGUST 19, 2026**

Consideration of Plan Amendment Application No. P24-00452; Rezone Application No. P24-00452; Vesting Tentative Tract Map No. 6419; Planned Development Permit Application No. P24-00449; and related Environmental Assessment No. T-6419/P24-00452/P24-00449 for approximately 8.47 acres of property located on the northeast corner of East Copper Avenue and North Portofino Drive (Council District 6) - Planning and Development Department.

1. Mitigated Negative Declaration prepared for Environmental Assessment No. T-6419/P24-00452/P24-00449 dated February 27, 2026, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. Plan Amendment Application No. P24- 00452 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for approximately 8.47 acres for the subject property from the Medium Low Density Residential (±2.60 acres) and Commercial Community (±5.87 acres) planned land use designations to the Medium Density Residential (±8.47 acres) (5-12 dwelling units per acres (du/ac)) planned land use designation.
3. Rezone Application No. P24-00452 proposing to rezone approximately 8.47 acres of the subject property from the RS-4 (*Single-Unit Residential, Medium Low Density*) (±2.60 acres) and CC (*Commercial Community*) (±5.87 acres) zone districts to the RS-5 (*Single-Unit Residential, Medium Density*) (±8.47 acres)) zone district.
4. Vesting Tentative Tract Map No. 6419 proposing to subdivide approximately 8.47 acres of property into a 53-lot single-unit residential development, subject to compliance with the Conditions of Approval dated May 6, 2026, and contingent upon approval of Plan Amendment and Rezone Application No. P24-00452, Planned Development Permit Application No. P24-00449, and the related environmental assessment.
5. Planned Development Permit Application No. P24-00449 proposing to modify the RS-5 zone district development standards, including, but not limited to, to allow for gated private streets, and contingent upon approval of Plan Amendment Application No. P24-00452, Rezone Application No. P24-00452, Vesting Tentative Tract Map No. 6419, and the related

environmental assessment.

Sponsors: Planning and Development Department

6:06 p.m.

Chair Bray announced the Item ID 26-1033 would be continued to August 19, 2026.

VII-B [ID 26-1034](#) CONTINUED TO AUGUST 19, 2026

Consideration of Plan Amendment and Rezone Application No. P22-02694, Conditional Use Permit Application No. P22-03569, and related Environmental Assessment No. P22-02694/P22-03569 pertaining to ±0.84 acres of vacant land located on the north side of East Copper Avenue, between North Maple and North Cedar Avenues. (Council District 6) - Planning and Development Department.

1. Mitigated Negative Declaration prepared for Environmental Assessment No. P22-02694/P22-03569, dated September 11, 2025, for the proposed plan amendment/rezone and conditional use permit pursuant to the State of California Environmental Quality Act (CEQA) Guidelines; and
2. Plan Amendment Application No. P22-02694 to amend the Fresno General Plan to change the planned land use designation of the subject property from Commercial - Community (±0.84 acres) to Commercial - General (±0.84 acres); and
3. Rezone Application No. P22-02694 to amend the Official Zoning Map of the City of Fresno to rezone the ±0.84-acre subject property from the CC (*Commercial - Community*) zone district to the CG (*Community - General*) zone district consistent with the plan amendment application; and
4. Conditional Use Permit Application No. P22-03569, requesting authorization to construct a ±3,500 square-foot automated car wash facility with a ±2,813 square-foot canopy.

Sponsors: Planning and Development Department

6:06 p.m.

Chair Bray announced the Item ID 26-1034 would be continued to August 19, 2026.

VIII. NEW MATTERS**VIII-A** [ID 26-1009](#) WORKSHOP - Southeast Development Area Specific Plan

Sponsors: Planning and Development Department

6:07 p.m.

Trejo and Asadoorian presented a workshop on the Southeast Development Area (SEDA) Specific Plan and its related Environmental Impact Report, noting that the formal public hearing and Planning Commission recommendation to the City Council will occur on August 19, 2026. The presentation reviewed the history of Fresno's long-range planning efforts, the role of general and specific plans, and the evolution of the SEDA area over several decades. Asadoorian outlined the proposed land use structure, phased development approach, environmental analysis, and policy revisions made in response to community concerns, including protections for rural residential properties, creation of a community benefit fund to cover water and sewer connection costs, and clarified requirements for connecting to city services. Commissioners asked questions regarding funding mechanisms, impacts on infill development, public concerns, and utility capacity. Asadoorian confirmed that capacity analyses had been completed and that numerous public concerns had been addressed through policy updates and added protections.

IX. REPORT BY SECRETARY

6:49 p.m.

Director Clark welcomed newly appointed Planning Commissioner Joseph Giles to his first meeting and announced that returning Commissioner Jaime Holt will rejoin the Commission in two weeks. With her return, the Commission will once again have a full panel, addressing a concern previously raised by the body. Clark expressed appreciation for the commissioners' service and noted that the Commission looks forward to tackling a substantial workload in the upcoming meetings.

X. SCHEDULED ORAL COMMUNICATIONS

6:50 p.m.

None

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:50 p.m.

None

XII. ADJOURNMENT

Chair Bray adjourned the meeting at 6:50 p.m.