

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, June 18, 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.

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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

Vice Chair Bray called the meeting to order at 6:02 p.m.

Also present were Jennifer Clark, Phillip Siegrist, Israel Trejo, Chris Lang, Robert Holt, Juan Lara, Kari Camino, Heather Thomas (CAO), Dejan Pavic (DPU), Denise Soria (DPU), Jill Gormley (DPW), and Jairo Mata (DPW).

Present 6 - Commissioner David Criner , Commissioner Kathy Bray, Commissioner Monica Diaz, Commissioner Jacqueline G. Lyday, Commissioner Linda Calandra, and Commissioner Gurdeep Singh Shergill

Absent 1 - Chairperson Peter Vang

II. PLEDGE OF ALLEGIANCE

6:03 p.m.

III. PROCEDURES

6:03 p.m.

Vice Chair Bray read the procedures aloud.

IV. AGENDA APPROVAL

6:05 p.m.

Trejo reported no changes to the agenda.

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

Aye: 6 - Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Chairperson Vang

V. CONSENT CALENDAR

6:06 p.m.

On motion of Commissioner Diaz, seconded by Commissioner Criner, the CONSENT CALENDAR was APPROVED. The motion carried by the following vote:

Aye: 6 - Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Chairperson Vang

V-A [ID 25-858](#) June 4, 2025 Planning Commission Regular Meeting Minutes

VI. REPORTS BY COMMISSIONERS

6:06 p.m.

Commissioner Shergill spoke of an upcoming Ribbon Cutting Ceremony for Jaswant Singh Khalra Elementary School in Central Unified School District.

Commissioner Criner wanted to recognize Juneteenth, and to honor and celebrate the liberation of slaves.

VII. CONTINUED MATTERS

N/A

VIII. NEW MATTERS

VIII-A [ID 25-865](#)

Consideration of Rezone Application No. P24-04357 and related Environmental Assessment No. P24-04357 for property located on the west side of North Grantland Avenue between West Ashlan and West Gettysburg Avenues (Council District 1)

1. **RECOMMEND ADOPTION** (to the City Council) of Environmental Assessment No. P24-04357, dated April 15, 2025, an Addendum to the Final Environmental Impact Report (EIR) State Clearinghouse (SCH) No. 2020039061 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P24-04357 proposing to amend the Official Zone Map to reclassify: ±155 acres of property from the RS-5/UGM/cz (Single-Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district to the RS-5/UGM/cz (Single-Family Residential, Medium Density/Urban Growth Management/conditions of zoning) zone district, and ±4.64 acres of property from the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to the CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district.

6:10 p.m.

Lang made a presentation including location, conditions of zoning (existing versus proposed revisions), public outreach, and Staff's recommendations.

Commissioners had questions regarding the modification of zoning, traffic, and road conditions.

Commissioner Lyday recused herself due to a financial conflict, and left Council Chambers at 6:16 p.m.

Darius Assemi of Granville Homes (Applicant) clarified concerns about traffic, and road conditions. He spoke of the homes being affordable, with less amenities, smaller lots, and less options.

Public Comment:

No public comment was given.

On motion of Commissioner Shergill, seconded by Commissioner Diaz, that the above Action Item be **RECOMMENDED FOR APPROVAL**.

The motion carried by the following vote:

Aye: 5 - Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Chairperson Vang

Recused: 1 - Commissioner Lyday

VIII-B [ID 25-863](#)

Consideration of Annexation Application No. P21-05778; Pre-zone Application No. P21-05870; Development Permit Application No. P23-00149; and related Environmental Assessment No. P21-05778/P21-05870/P23-00149 for ±80.91 acres of property located on the west side of South Cherry Avenue between East North and East Central Avenues (Council District 3) - Planning and Development Department.

1. **RECOMMEND ADOPTION** (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. P21-05778/P21-05870/P23-00149 dated May 22, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA); and
2. **RECOMMEND APPROVAL** (to the City Council) of Annexation Application No. P21-05778 (for the North-Cherry No. 3b Reorganization) proposing incorporation of the subject properties within the City of Fresno; and detachment from the Kings River Conservation District and Fresno County Fire Protection District; and
3. **RECOMMEND APPROVAL** (to the City Council) of Pre-zone Application No. P21-05870, requesting authorization to amend the Official Zoning Map of the City of Fresno to pre-zone the subject property from the Fresno County AL 20 (*Limited Agricultural*) zone district (±51.72 acres) to the City of Fresno IH (*Heavy Industrial*) zone district (±15.95 acres) and ; and City of Fresno IH/ANX (*Heavy Industrial/Annexed Rural Residential Transitional Overly*) zone district (±35.77 acres) in accordance with the Annexation Application; and
4. **RECOMMEND APPROVAL** (to the City Council) of Development Permit Application No. P23-00149, requesting authorization to construct a long-term regional facility for the purpose of providing less-than-truckload freight services.

6:22 p.m.

Due to a potential business conflict, Vice Chair Bray recused herself from Item VIII-B (ID 25-863). In her absence, Commissioner Calandra was elected to act as Chair. Vice Chair Bray left Council Chambers at 6:24 p.m., and Commissioner Lyday returned.

Lara made a presentation on the project including location, zoning, the history of Central Transport including their relocation due to the High Speed Rail, and proposed truck routes. He concluded his presentation with the project summary of the Annexation, Pre-Zone, and Development Permit Applications, the Fresno General Plan and North Avenue Industrial Triangle Specific Plan consistency, public outreach, and Staff's recommendations.

Commissioners had questions regarding the Annexation, and community meetings.

Bonique Emerson, on behalf of the Applicant, made a presentation on the project including the timeline, delays due to the PEIR being overturned, public outreach and the neighbors concerns about increased truck traffic, pollution, and proximity to Orange Center Elementary School. She also showed renderings of the proposed project, dense landscaping, and addressed concerns from a letter from the Leadership Counsel for Justice and Accountability. Andrew Falzarano (Applicant) provided a brief background of Central Transport, spoke of their environmentally friendly truck fleet, community outreach, and was available for questions.

Public Comment:

4 members of the public spoke in opposition of the project citing concerns about increased traffic, enforcement of truck routes, pollution, noise, and lack of community outreach.

Commissioners asked for clarification on the enforcement of truck routes, and planned use for the surrounding properties. They expressed concerns with the project, especially lack of transparency with the school district and community, and encouraged the Applicant to work together with the community to create a barrier or buffer to protect the school. After much deliberation, the Commissioners recommend approval to the City Council as amended to create a condition that the Applicant meet with the school.

Roll Call vote was taken.

On motion of Commissioner Diaz, seconded by Commissioner Shergill, that the above Action Item be APPROVED AS AMENDED. The

motion carried by the following vote:

Aye: 4 - Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

No: 1 - Commissioner Criner

Absent: 1 - Chairperson Vang

Recused: 1 - Commissioner Bray

VIII-C [ID 25-842](#)

Consideration of Plan Amendment Application No. P20-00213; Rezone Application No. P20-00213; Development Permit Application No. P22-03749; Planned Development Permit Application No. P23-03173; and related Environmental Assessment No. P20-00213/P22-03749/P23-03173 for approximately 3.78 acres of property located on the west side of North Chestnut Avenue, between East Behymer and East International 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. P20-00213/P22-03749/P23-03173 dated May 16, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P20-00213 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for the subject property from Employment - Office to Medium High Residential Density.
3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P20-00213 proposing to rezone the subject property from the O/UGM/cz (*Office/Urban Growth Management/conditions of zoning*) zone district to the RM-1/UGM/cz (*Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning*) zone district.
4. **RECOMMEND APPROVAL** (to the City Council) of Development Permit Application No. P22-03749 proposing to construct a 48-unit private multi-family residential development, subject to the Conditions of Approval.
5. **RECOMMEND APPROVAL** (to the City Council) of Planned Development Permit Application No. P23-03173 proposing to modify the development standards of the RM-1 (*Multi-Family Residential, Medium High Density*) zone district to allow for a reduction in the minimum parking setback from back of sidewalk, subject to the Conditions of Approval.

Vice Chair Bray returned to Council Chambers at 7:33 p.m.

From 7:34 p.m. to 7:38 p.m. the Planning Commission Meeting was on a break.

7:39 p.m.

Holt made a presentation on the project including location, land use, proposed Plan Amendment Application and Re-Zone Application, and development standards. He also spoke of setbacks, height requirements, open space, lot coverage, and parking requirements. He addressed public outreach and concerns regarding traffic, noise, on-street parking, loss of privacy, and over-crowding in local schools. Holt concluded by explaining that the project complies with the Fresno Housing Element, and Staff's recommendations.

Dirk Poeschel, on behalf of the Applicant, discussed the project, including the design, separation from existing homes, landscaping, parking, and traffic. He answered questions from Commissioners regarding affordability, traffic, and safety concerns.

Public Comment:

No public comment was given.

Commissioner Calandra made a motion to recommend approval to the City Council, with the condition the Developer use extremely dense landscaping by the Kid's Care Center fence line.

On motion of Commissioner Calandra, seconded by Commissioner Lyday, that the above Action Item be APPROVED AS AMENDED. The motion carried by the following vote:

Aye: 6 - Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Chairperson Vang

IX. REPORT BY SECRETARY

8:06 p.m.

Director Clark stated that there are no items for the upcoming July 2, 2025 Planning Commission Meeting. She warned that the July 16, 2025 Planning Commission would be full and reminded them of the importance of notifying Staff of their attendance when trying to identify quorum.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

8:08 p.m.

None

XII. ADJOURNMENT

Vice Chair Bray adjourned the meeting at 8:08 p.m.