

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Final

Wednesday, April 16, 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

6:00 p.m.

Director Clark made an announcement that the meeting would begin as soon as quorum was met.

Chair Vang called the meeting to order at 6:20 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Phillip Siegrist, Robert Holt, Kari Camino, Heather Thomas (CAO), Dejan Pavic (DPU), Denise Soria (DPU), and Jill Gormley (DPW).

Present 4 - Chairperson Peter Vang, Commissioner David Criner , Commissioner Kathy Bray, and Commissioner Gurdeep Singh Shergill

Absent 3 - Commissioner Monica Diaz, Commissioner Jacqueline G. Lyday, and Commissioner Linda Calandra

II. PLEDGE OF ALLEGIANCE

6:20 p.m.

III. PROCEDURES

6:20 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:22 p.m.

Siegrist reported no changes to the agenda.

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

Aye: 4 - Chairperson Vang, Commissioner Criner , Commissioner Bray, and Commissioner Shergill

Absent: 3 - Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

V. CONSENT CALENDAR

6:23 p.m.

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

Aye: 4 - Chairperson Vang, Commissioner Criner , Commissioner Bray, and Commissioner Shergill

Absent: 3 - Commissioner Diaz, Commissioner Lyday, and Commissioner Calandra

V-A [ID 25-526](#) April 2, 2025 Planning Commission Regular Meeting Minutes

VI. REPORTS BY COMMISSIONERS

6:23 p.m.

Commissioner Shergill read aloud a letter received from Governor Gavin Newsom.

VII. CONTINUED MATTERS

N/A

VIII. NEW MATTERS

VIII-A [ID 25-372](#)

Consideration of Plan Amendment Application No. P23-03006, Rezone Application No. P23-03006 and related Environmental Assessment pertaining to approximately 55.31 acres of property bounded by East Annadale Avenue to the north, State Route 41 to the east, South Elm Avenue to the west, and East Chester/East Samson Avenue (alignment) to the south (Council District 3) - Planning and Development Department.

Based upon the evaluation and options presented within this report, as well as public testimony and appeals received, Staff requests the Planning Commission consider the following actions for recommendations to the Fresno City Council:

1. **RECOMMEND CONSIDERATION** (to the City Council) of the Addendum to Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan, dated February 10, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164.
2. **RECOMMEND CONSIDERATION** (to the City Council) of Plan Amendment Application No. P23-03006 proposing to amend the Fresno General Plan and the Southwest Fresno Specific Plan to change the planned land use designation for the subject properties from Neighborhood Mixed-Use to Employment - Light Industrial and amendment to Policy LU-8.1 of the Southwest Fresno Specific Plan.
3. **RECOMMEND CONSIDERATION** (to the City Council) of Rezone Application No. P23-03006 proposing to rezone the subject properties from the NMX (*Neighborhood Mixed-Use*) zone district to the IL/cz (*Light Industrial/conditions of zoning*) zone district.

6:24 p.m.

Holt started his presentation by announcing the Applicant and Environmental Consultant were present and available for questions. He continued his presentation on the project including the specific applications under consideration, location, conditions of zoning, uses not permitted, health and pollution concerns, public outreach, and Staff's recommendations.

John Kinsey (on behalf of the Applicant) began his presentation by thanking Staff for their hard work. He continued by explaining the existing conditions, background, new proposed conditions of zoning, environmental impacts,

common misconceptions, and community outreach.

Public Comment:

4 people spoke in support of the project citing that the current zoning has increased Industrial vacancies, created difficulties finding new tenants, job retention, and stability. They feel Light Industrial Zoning is appropriate for the area.

17 people spoke in opposition of the project citing concerns of increased pollution, noise, traffic, and health issues for the residents living in the area. They also spoke of the time, dedication, and participation in completing the South West Specific Plan, and this project does not comply with the visions laid out.

Commissioners spoke of compassion for both sides of the project. They appreciated the passion from the public, and encouraged them to continue the discussions with City Council.

**On motion of Commissioner Criner, seconded by Commissioner Shergill, that the above Action Item be RECOMMENDED FOR DENIAL.
The motion PASSED by the following vote:**

Aye: 3 - Chairperson Vang, Commissioner Criner , and Commissioner Shergill

No: 1 - Commissioner Bray

Absent: 3 - Commissioner Diaz, Commissioner Lyday, and
Commissioner Calandra

IX. REPORT BY SECRETARY

8:15 p.m.

Clark stated the next meeting was scheduled for May 7, 2025, and reminded the Commissioners of the importance of notifying Staff of their attendance when trying to identify a quorum.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

8:16 p.m.

2 members of the public spoke about community environmental health statistics, limited food and beverage choices, low education attainment, household income, pollution and concerns that the Community is not notified or involved when decisions are being made, especially in South West Fresno.

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 8:25 p.m.