

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Agenda - Final

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.

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

Sponsors: Planning and Development Department

Attachments: [Exhibit A - June 4, 2025 DRAFT Planning Commission Min](#)

VI. REPORTS BY COMMISSIONERS**VII. CONTINUED MATTERS**

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.

Sponsors:

Planning and Development Department

Attachments:

[Exhibit A - 2025 Aerial Photograph](#)
[Exhibit B - Proposed Rezone \(Conditions of Zoning\) Exhib](#)
[Exhibit C - Fresno Municipal Code Findings](#)
[Exhibit D - Ordinance Bill No. 2021-003](#)
[Exhibit E - Department of Public Works, Memo \[4-10-2025\]](#)
[Exhibit F - Environmental Assessment P25-04357, EIR Ad](#)
[Exhibit G - Traffic Operational Analysis Report \[11-22-2024\]](#)
[Exhibit H - Noticing Vicinity Map](#)

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 Overlay*) 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.

Sponsors:

Planning and Development Department

Attachments:

- [Exhibit A - Vicinity Map](#)
- [Exhibit B - Aerial Map](#)
- [Exhibit C - Fresno General Plan Land Use & Zoning Map](#)
- [Exhibit D - Project Information Tables](#)
- [Exhibit E - Public Hearing Notice Radius Map \(1,000 feet\)](#)
- [Exhibit F - Proposed Pre-Zone Exhibit](#)
- [Exhibit G - Proposed Annexation Exhibit](#)
- [Exhibit H - Operational Statement \[3-2-2023\]](#)
- [Exhibit I - Exhibits \(Site Plan, Elevations, Floor Plan, & Lan](#)
- [Exhibit J - Neighborhood Meeting Information](#)
- [Exhibit K - Conditions of Approval \[6-18-2025\]](#)
- [Exhibit L - Comments and Requirements from Responsible](#)
- [Exhibit M - Figure IM-1 of the Fresno General Plan](#)
- [Exhibit N - Environmental Assessment P21-05778/P21-058](#)
- [Exhibit O - Fresno Municipal Code Findings](#)
- [Supplemental Exhibit P - Public Comment Received](#)
- [Supplemental Exhibit Q - Staff Presentation](#)

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.

Sponsors:

Planning and Development Department

Attachments:

- [Exhibit A - Project Exhibits \(Site Plan, Floor Plan, & Elevati](#)
- [Exhibit B - Operational Statement \[11-9-2023\]](#)
- [Exhibit C - Aerial Map](#)
- [Exhibit D - Fresno General Plan Land Use & Zoning Map](#)
- [Exhibit E - Proposed Planned Land Use Exhibit](#)
- [Exhibit F - Proposed Rezone Exhibit](#)
- [Exhibit G - Fresno Municipal Code Findings](#)
- [Exhibit H - Public Hearing Notice Radius Map \(1,000 feet\)](#)
- [Exhibit I - Neighborhood Meeting Summaries \[12-17-2019,](#)
- [Exhibit J - Conditions of Approval for Development Permit](#)
- [Exhibit K - Comments and Requirements from Responsible](#)
- [Exhibit L - Environmental Assessment P20-00213/P22-037](#)
- [Exhibit M - Opposition Letter \[6-4-2025\]](#)
- [Supplemental Exhibit N - 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