

# City of Fresno

*City Hall Council Chambers  
2600 Fresno Street*



## Meeting Agenda - Final

**Wednesday, September 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](mailto: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](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](mailto: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 25-1121](#)                      August 6, 2025 Planning Commission Regular Meeting Minutes  
          **Sponsors:**                      Planning and Development Department  
          **Attachments:**                [Exhibit A - August 6, 2025 DRAFT Planning Commission M](#)
- V-B**    [ID 25-1183](#)                      August 20, 2025 Planning Commission Regular Meeting Minutes  
          **Sponsors:**                      Planning and Development Department  
          **Attachments:**                [Exhibit A - August 20, 2025 DRAFT Planning Commission](#)

**V-C** [ID 25-1169](#)

Consideration of a request for a discretionary two-year extension of time to the expiration date for Vesting Tentative Tract Map No. 6378/UGM pertaining to approximately 15.25 acres of property located on the west side of North Grantland Avenue between Gettysburg and Ashlan Avenues.

1. **APPROVE** the request for a discretionary two-year extension of time for the expiration date for Vesting Tentative Tract Map No. 6378/UGM, subject to compliance with the original conditions of approval as contained in Planning Commission Resolution No. 13735, and the attached Development Impact Fees dated July 30, 2025.

**Sponsors:**

Planning and Development Department

**Attachments:**

[Exhibit A - Vesting Tentative Tract Map 6378UGM \[12-24-2](#)

[Exhibit B - Planning Commission Resolution 13735](#)

[Exhibit C - Aerial Map](#)

[Exhibit D - Vicinity Map](#)

[Exhibit E - Subdivider Request for Extension of Time \[7-1-2](#)

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

[Exhibit G - Development Impact Fees \[7-31-2025\]](#)

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

**VIII-A** [ID 25-1159](#)

Consideration of Annexation Application No. P23-02268; Pre-zone Application No. P23-02269; Vesting Tentative Tract Map No. 6432; Planned Development Permit Application No. P23-03234; and related **E n v i r o n m e n t a l   A s s e s s m e n t   N o .** T-6432/P23-02268/P23-02269/P23-03234 for approximately 9.46 acres of property located on the west side of South Peach Avenue, between East Tulare Street and East Huntington Avenue (Council District 7) - Planning and Development Department.

1. **RECOMMEND ADOPTION** (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6432/P23-02268 /P23-02269 /P23-03234 dated August 8, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15070.
2. **RECOMMEND APPROVAL** (to the City Council) of Annexation Application No. P23-02268 (for the Tulare-Peach 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. P23-02269 proposing to pre-zone approximately 4.18 acres of property from the Fresno County RA-NB (*Single Family Residential Agricultural/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district and approximately 4.80 acres of the property from the Fresno County AL20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district.
4. **RECOMMEND APPROVAL** (to the City Council) of Vesting Tentative Tract Map No. 6432 proposing to subdivide approximately 3.97 acres of property into a 44-lot single-family residential development, subject to compliance with the Conditions of Approval dated September 3, 2025, and contingent upon approval of Annexation Application No. P23-02268, Pre-zone Application No. P23-02269 and the related environmental assessment.
5. **RECOMMEND APPROVAL** (to the City Council) of Planned

Development Permit Application No. P23-03234 proposing to modify the RS-5 zone district development standards, including, but not limited to, to allow for gated private streets, subject to compliance with the Conditions of Approval dated September 3, 2025, and contingent upon approval of Annexation Application No. P23-02268, Pre-zone Application No. P23-02269, Vesting Tentative Tract Map No. 6432 and the related environmental assessment.

**Sponsors:**

Planning and Development Department

**Attachments:**

[Exhibit A – Vesting Tentative Tract Map 6432 \[6-10-2024\]](#)

[Exhibit A-1 – Planned Development Site Plan \[6-10-2024\]](#)

[Exhibit B - Operational Statement \[6-10-2024\]](#)

[Exhibit C – Aerial Map](#)

[Exhibit D – Vicinity Map](#)

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

[Exhibit F – Proposed Annexation Exhibit](#)

[Exhibit G – Proposed Pre-zone Exhibit](#)

[Exhibit H – Fresno Municipal Code Findings](#)

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

[Exhibit J - Conditions of Approval for Vesting Tentative Tra](#)

[Exhibit K – Conditions of Approval for Plan. Dev. App. P23.](#)

[Exhibit L – Comments & Requirements from Responsible /](#)

[Exhibit M - Environmental Assessment T-6432P23-02268.I](#)

[Exhibit N – Neighborhood Meeting Summary & Notice](#)

**VIII-B [ID 25-1192](#)**

Workshop: Basics of Street Maintenance

**Sponsors:**

Public Works Department

**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**