

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - 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.

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 Vang called the meeting to order at 6:02 p.m.

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

Present 6 - Chairperson Peter Vang, Commissioner David Criner ,
Commissioner Kathy Bray, Commissioner Jacqueline G.
Lyday, Commissioner Linda Calandra, and Commissioner
Gurdeep Singh Shergill

Absent 1 - Commissioner Monica Diaz

II. PLEDGE OF ALLEGIANCE

6:02 p.m.

III. PROCEDURES

6:02 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:04 p.m.

Trejo reported no changes to the agenda.

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

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

Absent: 1 - Commissioner Diaz

V. CONSENT CALENDAR

6:05 p.m.

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

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

Absent: 1 - Commissioner Diaz

V-A [ID 25-1121](#) August 6, 2025 Planning Commission Regular Meeting Minutes

V-B [ID 25-1183](#) August 20, 2025 Planning Commission Regular Meeting Minutes

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.

6:05 p.m.

Commissioner Lyday recused herself from Item V-C (ID 25-1169) due to potential business conflicts.

On motion of Commissioner Criner, seconded by Chair Vang, that the above Action Item be APPROVED ON CONSENT CALENDAR. The motion carried by the following vote:

Aye: 5 - Chairperson Vang, Commissioner Criner , Commissioner Bray, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Commissioner Diaz

Recused: 1 - Commissioner Lyday

VI. REPORTS BY COMMISSIONERS

6:05 p.m.

None

VII. CONTINUED MATTERS

N/A

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.

6:07 p.m.

Vice Chair Bray recused herself from Item VIII-A (ID 25-1159) due to potential business conflicts.

Lara made a presentation on the project including the general location, land use, zoning, annexation and pre-zone applications, the proposed Tract Map, open space requirements, and Staff's recommendations.

Cameron Graham (Applicant) and Luke Risner (Consultant) thanked Staff for their hard work and provided a brief description of the project. Commissioners had questions regarding pricing, neighborhood input, and security. Graham stated the development would be a Build to Rent complex, and the units would be rented at market-rate. He further explained they held a neighborhood meeting, and the neighbor's were receptive of the proposed development, and he felt the gated complex would provide enough security for the area.

Public Comment:

One member of the public had questions regarding the proposed development that included the screening process of prospective applicants, would low-income units be available, and the block wall surrounding the project. Graham reiterated there would be no low-income units, and a block wall will surround the development.

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

Aye: 5 - Chairperson Vang, Commissioner Criner, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Commissioner Diaz

Recused: 1 - Commissioner Bray

VIII-B [ID 25-1192](#) Workshop: Basics of Street Maintenance

6:22 p.m.

Vice Chair Bray returned to Council Chambers.

Jairo Mata (DPW) gave a presentation on the Pavement Management Program. He broke down the process of assessing the roads using the Pavement Condition Index (PCI), the ranges for Good, Fair, Poor, and Very Poor, and that Fresno's Arterial, Collector, and Residential Roads all fall in the Fair Condition Index. Mata explained how the Public Works Department prioritizes streets that need maintenance or rehabilitation based on condition, traffic and available funding, and choosing the correct treatment for each segment (slurry seal, crack seal or repaving). He concluded with Budget Optimization and how the Department decides where to allocate funds for the greatest need and impact, current funding levels, the Pave More Now Bond, and funding sources. He was available for questions.

Commissioners had questions regarding how often the road's are assessed and how residents can report bad segments. Commissioner Shergill expressed his concern with the road conditions especially in certain parts of Fresno, and feels that Fresno deserves better than a "D" grade. Overall, Commissioners thanked Mata for his hard work, and thanked Public Works for the improvements that have been made, especially in communities that tend to get overlooked.

IX. REPORT BY SECRETARY

6:56 p.m.

Clark thanked Jairo Mata for the presentation. She explained that one of the roles of the Planning Commission is to appropriately review new projects to ensure that the City is meeting the legal nexus between the impact of the project, and the application requirements related to that specific project. She further explained the importance of the relationship between the project and the impact on the City's infrastructure, such as sewer, water, parks, and roads, and how to maintain a standard level.

Commissioner Shergill spoke about Measure C, and encouraged the residents of Fresno to attend the upcoming meetings.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:59 p.m.

None

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:59 p.m.