

# **City of Fresno**

*City Hall Council Chambers  
2600 Fresno Street*



## **Meeting Minutes - Draft**

**Wednesday, February 18, 2026**

**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**

*Chair Vang called the meeting to order at 6:00 p.m.*

*Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Phillip Siegrist, Robert Holt, Chris Lang, Matthew Woodward, Jayda Symonds, Kari Camino, and Heather Thomas (CAO).*

**Present** 5 - Peter Vang  
Kathy Bray  
Monica Diaz  
Linda Calandra  
Gurdeep Singh Shergill

**Absent** 2 - David Criner  
Jacqueline Lyday

**II. PLEDGE OF ALLEGIANCE**

*6:00 p.m.*

**III. PROCEDURES**

*6:00 p.m.*

*Chair Vang read the procedures aloud.*

**IV. AGENDA APPROVAL**

*6:01 p.m.*

*Trejo reported no changes to the agenda.*

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

**Aye:** 5 - Vang, Bray, Diaz, Calandra, and Shergill

**Absent:** 2 - Criner , and Lyday

**V. CONSENT CALENDAR**

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

**Aye:** 5 - Vang, Bray, Diaz, Calandra, and Shergill

**Absent:** 2 - Criner , and Lyday

**V-A** [ID 26-152](#) Consideration of a request for a discretionary one-year extension of time to the expiration date for Vesting Tentative Tract Map No. 6345 pertaining to approximately 36.75 acres of property located on the southeast corner of the East California Avenue alignment and South Willow Avenue.

1. **APPROVE** the request for a discretionary one-year extension of time for the expiration date for Vesting Tentative Tract Map No. 6345, subject to compliance with the original conditions of approval as contained in Planning Commission Resolution No. 13769, and the attached Development Impact Fees dated January 27, 2026.

## **VI. REPORTS BY COMMISSIONERS**

6:04 p.m.

*Commissioner Shergill reported that during a recent drive around Fresno, he observed and appreciated the beautification efforts along Veterans Boulevard, especially the addition of flowers. He expressed hope that similar improvements will eventually extend to Freeway 99 and the Fresno Street exit to create a more welcoming entry into downtown. He commended everyone involved in the Veterans Boulevard project and encouraged continued beautification throughout the city.*

## **VII. CONTINUED MATTERS**

None

## **VIII. NEW MATTERS**

**VIII-A ID 26-75 (REMOVED FROM THE AGENDA BY STAFF)****VIII-A** [ID 26-75](#)

Consideration of Conditional Use Permit Application No. P25-02813 which requests authorization to construct an 80-foot-tall stealth wireless facility on a ± 0.23-acre parcel located near the southwest corner of North Van Ness and East Olive Avenues. (Council District 3) - Planning and Development Department.

1. **CONSIDER** Environmental Assessment No. P25-02813 dated February 18, 2026, a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through a Section 15332/Class 32 Categorical Exemption.
2. **APPROVE** Conditional Use Permit Application No. P25-02813 authorizing the construction of an 80-foot-tall stealth wireless telecommunications facility subject to the draft Conditions of Approval dated February 18, 2026.

*Item removed from agenda.*

**VIII-B** [ID 26-163](#)

Consideration of Conditional Use Permit Application No. P24-04502 and related Environmental Assessment No. P24-04502, pertaining to approximately 0.51 acres of property at 108 West Lemon Avenue, located on the northwest corner of West Lemon and South Thorne Avenues.

1. **ADOPT** Environmental Assessment No. P24-04502 dated January 9, 2026, a determination that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303/Class 3 (New Construction or Conversion of Small Structures) and 15303/Class 32 (Infill Development) of CEQA Guidelines.
2. **APPROVE** Conditional Use Permit Application No. P24-04502, which requests authorization to construct a new six-unit apartment complex, subject to compliance with the Conditions of Approval dated February 18, 2026.

6:06 p.m.

*Commissioner Diaz recused herself from Item VIII-B (ID 26-163) as she owns property within 1,000 feet of the project, and left the meeting.*

*Lang introduced Woodward, a Fresno native and Fresno State graduate, presenting to the Commission for the first time after progressing from intern to planner during his four and a half years with the department. Woodward presented Conditional Use Permit P24-04502 and the associated environmental assessment for a proposed 6-unit, three-building apartment complex on a 0.51 acre parcel at the northwest corner of West Lemon and South Thorne Avenues. The site is zoned residential medium density within the Neighborhood Revitalization Overlay District and is surrounded primarily by single-unit residential uses, with some light industrial use to the west. The project includes nine covered parking spaces, four visitor spaces, and required Type 1 landscape buffers, including drought-tolerant trees for screening adjacent residential properties. The development was reviewed by the District 3 Project Review Committee, and no written public comments were received. During public comment, 3 members of the public raised concerns regarding a lack of community notification and questioned whether the project met true affordability standards, including covenant requirements and income thresholds. Staff clarified that the project is privately funded and not a covenanted affordable housing development. The applicant provided*

*background on their prior West Fresno housing project and emphasized their history of maintaining long-term, below-market rents. Commissioners asked additional questions regarding anticipated rental rates and community outreach. Following discussion, the Commission expressed support for new housing investment in West Fresno, noting the need for additional units.*

*Roll Call vote taken.*

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

**Aye:** 4 - Vang, Bray, Calandra, and Shergill

**Absent:** 2 - Criner , and Lyday

**Recused:** 1 - Diaz

## **IX. REPORT BY SECRETARY**

*6:25 p.m.*

*Director Clark reported that no training would be presented at this meeting but noted appreciation for the opportunity to provide trainings at recent sessions. Staff will resend the Findings workshop materials from a few weeks prior to ensure Commissioners are reviewing Municipal Code Findings appropriately when making determinations and not considering information outside the code. Additional trainings are anticipated in upcoming meetings, and Commissioners were invited to share any Development Code topics they would like to cover.*

## **X. SCHEDULED ORAL COMMUNICATIONS**

*None*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*6:26 p.m.*

*Four community members expressed strong concerns that residents of Southwest Fresno are not being adequately included in planning decisions and emphasized that rising housing costs and lack of meaningful engagement are harming elderly and fixed-income residents.*

**XII. ADJOURNMENT**

*Chair Vang adjourned the meeting at 6:38 p.m.*