City of Fresno

City Hall Council Chambers
2600 Fresno Street

Meeting Agenda - Final

Wednesday, September 2, 2026

6:00 PM

Regular Meeting

City Hall Council Chambers
2600 Fresno Street

Planning Commission

Chairperson – Kathy Bray
Vice Chair - Jacqueline Lyday
Commissioner – Monica Diaz
Commissioner - Linda M Calandra
Commissioner – Gurdeep Singh Shergill
Commissioner – Jaime K Holt
Commissioner – Joseph R Giles

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 by 4:00 p.m. on the day prior to the commencement of the Commission meeting at which the associated agenda item is to be heard. All comments received by 4:00 p.m. on the day 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. **View Remotely via Zoom:**

https://fresno.zoomgov.com/webinar/register/WN_JRC95sI1SW6vrTmNwLLrPw

a. The above link will allow you to register in advance for 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 viewing 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

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

VII-A ID 26-1176

CONTINUED TO SEPTEMBER 16, 2026

Consideration of Plan Amendment Application No. P24-00452; Rezone Application No. P24-00452; Vesting Tentative Tract Map No. 6419; Planned Development Permit Application No. P24-00449; and related Environmental Assessment No. T-6419/P24-00452/P24-00449 for approximately 8.47 acres of property located on the northeast corner of East Copper Avenue and North Portofino Drive (Council District 6) - Planning and Development Department.

1. Mitigated Negative Declaration prepared for Environmental Assessment No. T-6419/P24-00452/P24-00449 dated February 27, 2026, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.

2. Plan Amendment Application No. P24- 00452 proposing to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation for approximately 8.47 acres for the subject property from the Medium Low Density Residential (±2.60 acres) and Commercial Community (±5.87 acres) planned land use designations to the Medium Density Residential (±8.47 acres) (5-12 dwelling units per acres (du/ac)) planned land use designation.

3. Rezone Application No. P24-00452 proposing to rezone approximately 8.47 acres of the subject property from the RS-4 (*Single-Unit Residential, Medium Low Density*) (± 2.60 acres) and CC (*Commercial Community*) (±5.87 acres) zone districts to the RS-5 (*Single-Unit Residential, Medium Density*) (±8.47 acres)) zone district.

4. Vesting Tentative Tract Map No. 6419 proposing to subdivide approximately 8.47 acres of property into a 53-lot single-unit residential development, subject to compliance with the Conditions of Approval dated May 6, 2026, and contingent upon approval of Plan Amendment and Rezone Application No. P24-00452, Planned Development Permit Application No. P24-00449, and the related environmental assessment.

5. Planned Development Permit Application No. P24-00449 proposing to modify the RS-5 zone district development standards, including, but not limited to, to allow for gated private streets, and contingent upon approval of Plan Amendment Application No. P24-00452, Rezone

Application No. P24-00452, Vesting Tentative Tract Map No. 6419, and the related environmental assessment.

Sponsors: Planning and Development Department

VIII. NEW MATTERS

VIII-A ID 26-1173 WORKSHOP - Development Code 101 - How to Read and Use It

Sponsors: Planning and Development Department

VIII-B ID 26-1171 WORKSHOP - Subdivision Maps

Sponsors: Planning and Development Department

Attachments: PC Workshop - Subdivision Map Process

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