

# **City of Fresno**

*City Hall Council Chambers  
2600 Fresno Street*



## **Meeting Minutes - Draft**

**Wednesday, May 6, 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.**

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be paused to address verifiable technical difficulties for all users participating via Zoom or in the Chambers.

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**I. ROLL CALL**

*Vice Chair Bray called the meeting to order at 6:01 p.m.*

*Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Phillip Siegrist, Steven Martinez, Kari Camino, Jayda Symonds, Heather Thomas (CAO), Darcy Brown (CAO), Talia Kolluri (CAO), and Jairo Mata (DPW).*

**Present** 5 - Kathy Bray  
Monica Diaz  
Jacqueline Lyday  
Linda Calandra  
Gurdeep Singh Shergill

**Absent** 2 - Peter Vang  
David Criner

**II. PLEDGE OF ALLEGIANCE**

*6:02 p.m.*

**III. PROCEDURES**

*6:02 p.m.*

*Vice Chair Bray read the procedures aloud.*

**IV. AGENDA APPROVAL**

*6:03 p.m.*

*Siegrist reported no changes to the Agenda.*

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

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

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

**V. CONSENT CALENDAR**

*6:04 p.m.*

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

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

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

**V-A** [ID 26-509](#) January 28, 2026 Planning Commission Regular Meeting Minutes

**Sponsors:** Planning and Development Department

**VI. REPORTS BY COMMISSIONERS**

*6:05 p.m.*

*None*

**VII. CONTINUED MATTERS**

**VII-A** [ID 26-541](#) **CONTINUED TO MAY 20, 2026**

Consideration of Vesting Tentative Tract Map No. 6540; Planned Development Permit Application No. P25-01629; and related Environmental Assessment No. T-6540/P25-01629 for approximately 26.25 acres of property located on the west side of North Willow Avenue between North Portofino and North Alicante Drives (Council District 6) - Planning and Development Department.

1. Environmental Assessment No. T-6540 dated April 1, 2026, an Addendum to the Final Subsequent Environmental Impact Report (SEIR) State Clearinghouse No. 2000021003 for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. Vesting Tentative Tract Map No. 6540 proposing to subdivide approximately 26.25 acres of property into a 138-lot single-unit residential development, subject to compliance with the Conditions of Approval dated April 1, 2026, and contingent upon approval of Planned Development Permit Application No. P25-01629 and the related environmental assessment.
3. Planned Development Permit Application No. P25-01629 proposing to modify the RS-4 zone district development standards to allow for reduced front yard setbacks, and reduced lot size, width, and depth, subject to compliance with the Conditions of Approval dated April 1, 2026, and contingent upon approval of Vesting Tentative Tract Map No. 6540 and the related environmental assessment.

**Sponsors:** Planning and Development Department

*Vice Chair Bray announced the Item ID 26-541 would be continued to May 20, 2026.*

**VIII. NEW MATTERS**

**VIII-A [ID 26-568](#) CONTINUED TO MAY 20, 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

*Vice Chair Bray announced the Item ID 26-568 would be continued to May 20, 2026.*

**VIII-B [ID 26-569](#) CONTINUED TO MAY 20, 2026**

Consideration of Plan Amendment and Rezone Application No. P22-02694, Conditional Use Permit Application No. P22-03569, and related Environmental Assessment No. P22-02694/P22-03569 pertaining to ±0.84 acres of vacant land located on the north side of East Copper Avenue, between North Maple and North Cedar Avenues. (Council District 6) - Planning and Development Department.

1. Mitigated Negative Declaration prepared for Environmental Assessment No. P22-02694/P22-03569, dated September 11, 2025, for the proposed plan amendment/rezone and conditional use permit pursuant to the State of California Environmental Quality Act (CEQA) Guidelines; and
2. Plan Amendment Application No. P22-02694 to amend the Fresno General Plan to change the planned land use designation of the subject property from Commercial - Community (±0.84 acres) to Commercial - General (±0.84 acres); and
3. Rezone Application No. P22-02694 to amend the Official Zoning Map of the City of Fresno to rezone the ±0.84-acre subject property from the CC (*Commercial - Community*) zone district to the CG (*Community - General*) zone district consistent with the plan amendment application; and
4. Conditional Use Permit Application No. P22-03569, requesting authorization to construct a ±3,500 square-foot automated car wash facility with a ±2,813 square-foot canopy.

**Sponsors:** Planning and Development Department

*Vice Chair Bray announced the Item ID 26-569 would be continued to May 20, 2026.*

**VIII-C** [ID 26-427](#)

HEARING to Consider Plan Amendment and Rezone Application No. P21-01960, Conditional Use Permit Application No. P21-01959, Conditional Use Permit Application No. P21-03251, Planned Development Permit Application No. P21-03252 and related 2026 Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2021100443 pertaining to ±22.4 acres of property located on the northeast corner of West Herndon Avenue and North Riverside Drive (Council District 2) - Planning & Development Department.

1. **RECOMMEND CERTIFICATION** (to the City Council) of the 2026 Final Environmental Impact Report (SCH No. 2021100443), for the proposed Costco Commercial Center Project;
  - a. Recommend adoption of the Findings of Fact and Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15091; and,
  - b. Recommend adoption of the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines section 15097; and,
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P21-01960, requesting authorization to amend the Fresno General Plan and Bullard Community Plan to change the planned land use designation for the subject property from Community Commercial to General Commercial, and reclassify West Herndon Avenue, from North Riverside to North Hayes Avenue, from an Expressway to a Super Arterial; and,
3. **RECOMMEND BILL** (to the City Council for introduction and adoption) to approve Rezone Application No. P21-01960, requesting authorization to amend the Official Zoning Map of the City of Fresno to rezone the subject property from the CC/EA/UGM/cz (*Community Commercial/Expressway Overlay/Urban Growth Management/conditions of zoning*) zone district to the CG/UGM/cz (*Commercial General/Urban Growth Management/conditions of zoning*) zone district in accordance with the Plan Amendment Application; and
4. **RECOMMEND APPROVAL** (to the City Council) of Conditional Use Permit Application No. P21-01959, requesting authorization to construct a ±219,216 square-foot Costco warehouse retail building, with a ±4,800 square-foot carwash and a ±13,000 square-foot fuel canopy with 32 fuel pumps, subject to compliance with Draft Conditions of Approval (Exhibit H).

5. **RECOMMEND APPROVAL** (to the City Council) of Conditional Use Permit Application No. P21-03251, requesting authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 21 alcohol license that will allow the sale of beer, wine, and distilled spirits for consumption off the premises where sold, subject to compliance with Draft Conditions of Approval (Exhibit H).
6. **RECOMMEND APPROVAL** (to the City Council) of Planned Development Permit Application No. P21-03252, requesting authorization to modify parking lot development standards to allow for 36.5-foot-tall parking lot light fixtures rather than 25-foot-tall fixtures.
7. **RECOMMEND ADOPTION** (to the City Council) of the Fresno Municipal Code Findings pertaining to P21-01959, P21-01960, P21-03251, and P21-03252 attached as Exhibit G

**Sponsors:** Planning and Development Department

6:07 p.m.

*Martinez presented the revised Costco project, summarizing that the original application was first heard by the Planning Commission in February 2024 before receiving City Council approval later that year. After the City Council rescinded the approvals in November 2025, a revised Environmental Impact Report (EIR) was initiated, with a partially recirculated draft released from November 21, 2025, to January 5, 2026, and the final EIR completed in early 2026. The updated proposal includes a 219,000 square foot Costco warehouse with market delivery operations, a 16 pump fuel station, a 4,800 square foot car wash, and related site improvements, along with a rezone to Commercial General, two plan amendments, and a conditional use permit for a Type 21 ABC license. Staff reported that the revised EIR limited to greenhouse gas emissions found impacts to be less than significant, with four previously identified significant and unavoidable impacts remaining unchanged. A revised Statement of Overriding Considerations and updated Fresno Municipal Code findings were presented, with staff concluding that required findings can be made. Staff recommended that the Planning Commission forward approval of the project and its EIR to the City Council.*

*Commissioner Calandra asked whether a signal would be installed at Arthur Avenue. Martinez confirmed that no traffic signal is planned at the Herndon Avenue and Arthur Avenue intersection.*

*The applicant presented their proposed project, noting the company's strong community presence in Fresno and the limitations of the outdated 1985 Shaw Avenue store, which lacks adequate parking, fuel pumps, and space for modern amenities. The new site was chosen for its zoning compatibility, highway access, and proximity to existing members and will offer expanded services, a 32-pump fuel station, a car wash, and improved parking. Extensive traffic studies, community engagement, and CEQA analysis, resulted in numerous street improvements, new roadway connections, and adjusted truck routes designed to keep deliveries off North Riverside.*

*Commissioner Shergill asked whether Costco considered the traffic in the area.*

*The project team confirmed that traffic impacts were thoroughly evaluated through the CEQA process. Although a Costco typically generates many trips, replacing the existing Shaw store reduces overall Vehicle Miles Traveled (VMT) and alleviates current congestion once drivers adjust to the new layout. Neighborhood impacts were also carefully reviewed through extensive community engagement and a separate transportation study conducted with city engineers. These efforts resulted in a comprehensive set of traffic related conditions and improvements.*

*Commissioner Calandra sought clarification on roadway connections, specifically whether Spruce or Arthur would extend through the area. The project team clarified that Spruce will, in fact, connect fully from Riverside to its current endpoint near Riverside Golf Course, with a narrowed roadway and added traffic calming features to address speeding concerns expressed by neighbors. Additional measures will also be installed at Hayes.*

*Public Comment:*

*One member of the public spoke in support of the Project.*

*One member of the public spoke in opposition raising concerns about the project's environmental review and the zoning approach.*

**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 - Bray, Diaz, Lyday, Calandra, and Shergill

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

**IX. REPORT BY SECRETARY**

*6:40 p.m.*

*Director Clark announced that May is Historic Preservation Month and encouraged both the Commissioners and the public to participate in the events listed on the Historic Preservation Month calendar.*

**X. SCHEDULED ORAL COMMUNICATIONS**

*6:40 p.m.*

*None*

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*6:40 p.m.*

*None*

**XII. ADJOURNMENT**

*Vice Chair Bray adjourned the meeting at 6:41 p.m.*