

# **City of Fresno**

*City Hall Council Chambers  
2600 Fresno Street*



## **Meeting Minutes - Draft**

**Wednesday, February 4, 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 6:02 p.m.*

*Commissioner Shergill arrived at 6:04 p.m.*

*Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Phillip Siegrist, Sophia Pagoulatos, Juan Lara, Kari Camino, Heather Thomas (CAO), and Andreina Aguilar (DPW).*

**Present** 5 - Peter Vang  
Kathy Bray  
Jacqueline Lyday  
Linda Calandra  
Gurdeep Singh Shergill

**Absent** 2 - David Criner  
Monica Diaz

**II. PLEDGE OF ALLEGIANCE**

*6:02 p.m.*

**III. PROCEDURES**

*6:03 p.m.*

*Chair Vang read the procedures aloud.*

*Commissioner Shergill arrived at 6:04 p.m.*

**IV. AGENDA APPROVAL**

*6:04 p.m.*

*Trejo reported no changes to the Agenda.*

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

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

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

**V. CONSENT CALENDAR**

*None*

**VI. REPORTS BY COMMISSIONERS**

*6:05 p.m.*

*None*

**VII. CONTINUED MATTERS**

**VII-A [ID 26-125](#) CONTINUED FROM JANUARY 21, 2026**

HEARING to consider the adoption of the Central Southeast Area Specific Plan and related Environmental Assessment. The following Plan Amendment and Rezone applications (collectively numbered as application P23-00400) have been filed by the Fresno City Council and pertain to approximately 2,067 acres in the Southeast area of the City of Fresno - Planning and Development:

1. **RECOMMEND ADOPTION** (to the City Council) of the Mitigated Negative Declaration (SCH 2023020138) for Environmental Assessment No. P23-00400 dated December 19, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines. (see Exhibit H).
2. **RECOMMEND APPROVAL** (to the City Council) to repeal the Roosevelt Community Plan, pertaining to approximately 15,721 acres.
3. **RECOMMEND APPROVAL** (to the City Council) to repeal Butler/Willow Specific Plan, pertaining to approximately 563 acres (see Exhibit B).
4. **RECOMMEND APPROVAL** (to the City Council) to adopt the Central Southeast Area Specific Plan and accompanying Planned Land Use Map (see Exhibits A, B and C).
5. **RECOMMEND APPROVAL** (to the City Council) to amend the Planned Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the Central Southeast Area Specific Plan (see Exhibit D).
6. **RECOMMEND APPROVAL** (to the City Council) to Rezone approximately 119 acres of property within the Central Southeast Area Specific Plan area to be consistent with the planned land uses proposed in the Plan (see Exhibit E).

6:06 p.m.

*Pagoulatos presented an update to the Central Southeast Specific Plan, noting that the Planning Commission previously recommended approval in May of 2023 and that minor updates and a re-circulated Mitigated Negative Declaration were now before them. She explained that the plan covers 2,067 acres between Downtown Fresno and Sunnyside and is intended to support infill growth, housing, mobility, and revitalization. The outreach*

*process between 2018–2021 included a 15 member steering committee, multiple public meetings, workshops, and surveys. The Plan establishes goals for land use, mobility, housing, parks, economic development, and public health, with redevelopment of major corridors. Approximately 119 acres are proposed for land use changes, largely to increase residential capacity and support mixed-use development. She further reported that the Plan adds nearly 2,938 units of additional housing capacity and complies with the Housing Crisis Act and new Affirmatively Furthering Fair Housing requirements. Pagoulatos summarized five property owner requests to retain existing zoning designations and noted that environmental review of those requests are still underway.*

*Public Comment:*

*Two members of the public spoke in support of the Plan and one asked about clarification on how rezoning would affect existing businesses.*

*Two members of the public spoke in opposition raising concerns about inadequate notification, limited community participation, and the need for more affordable housing. They also questioned meeting procedures and the timing of the environmental review.*

*The Planning Commission took a brief break at 6:45 p.m. and resumed at 6:48 p.m.*

*Staff addressed questions regarding business grand-fathering, public outreach documentation, and how the Plan increases low income housing capacity.*

*After deliberation, the Commission voted to recommend approval of the Central Southeast Specific Plan and associated actions to the City Council, including an option for property owners' land use requests to be incorporated if determined to be within the scope of the environmental review.*

**On motion of Vice Chair Bray, seconded by Commissioner Calandra,**

that the above Action Item be **APPROVED AS AMENDED**. The motion carried by the following vote:

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

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

### **VIII. NEW MATTERS**

**VIII-A** [ID 26-140](#) Workshop: Substantial Evidence

6:58 p.m.

*Trejo and Segrist presented a workshop on the legal principles of substantial evidence as it applies to Planning Commission decisions. The presentation reviewed the definitions of substantial evidence under CEQA and case law, emphasizing that findings, especially when modifying staff recommendations must be supported by facts, technical reports, and information contained in the record. They explained what does and does not qualify as substantial evidence, provided examples related to parking, traffic, and environmental impacts, and discussed how personal observations can be used when tied to factual conditions. The workshop also outlined how substantial evidence is applied in Environmental Assessments and project findings, and highlighted best practices for Commissioners, including avoiding ex parte communications, differentiate fact from opinion, articulating clear findings during motions, and ensuring any modifications are linked to identifiable evidence. The workshop concluded with guidance on reviewing staff reports, understanding required findings, and ensuring legally defensible decisions.*

### **IX. REPORT BY SECRETARY**

7:29 p.m.

None

### **X. SCHEDULED ORAL COMMUNICATIONS**

None

**XI. UNSCHEDULED ORAL COMMUNICATIONS**

*7:29 p.m.*

*Three community members addressed concerns regarding meeting procedures, enforcement of public comment rules, and the lack of a visible timing system for speakers. Community members also raised issues related to planning processes in Southwest Fresno, alleging insufficient public outreach, inadequate notification regarding proposed infrastructure projects, and improper handling of federal funds.*

**XII. ADJOURNMENT**

*Chair Vang adjourned the meeting at 7:38 p.m.*