

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, January 28, 2026

6:00 PM

Special 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.

NOTICE OF SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF FRESNO

DATE: Wednesday, January 28, 2026

TIME: 6:00 p.m.

LOCATION: Council Chambers, City Hall

Please Take Notice the Planning Commission of the City of Fresno hereby calls a Special Meeting of the Planning Commission pursuant to California Government Code section 54956 at the above stated time and place. The purpose of the special meeting is to meet and consider the following:

I. ROLL CALL

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

Vice Chair Bray arrived at 6:04 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Phillip Siegrist, Robert Holt, Valeria Ramirez, Kari Camino, and Heather Thomas (CAO).

- Present** 6 - Peter Vang
- David Criner
- Kathy Bray
- Monica Diaz
- Jacqueline Lyday
- Gurdeep Singh Shergill

Absent 1 - Linda Calandra

II. PLEDGE OF ALLEGIANCE

6:02 p.m.

III. PROCEDURES

6:02 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:03 p.m.

Siegrist reported no changes to the agenda.

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

Aye: 6 - Vang, Criner , Bray, Diaz, Lyday, and Shergill

Absent: 1 - Calandra

V. CONSENT CALENDAR

None

VI. REPORTS BY COMMISSIONERS

6:05 p.m.

Commissioner Shergill encouraged the Fresno community to participate in Beautify Fresno, noting that it is a valuable program supported by Mayor Dyer and benefits the entire city. He emphasized the importance of keeping parks, streets, and neighborhoods clean, as this contributes to overall property value. He concluded by reminding attendees to report graffiti or other City related concerns using the FresGO app or by calling 311.

VII. CONTINUED MATTERS

VII-A [ID 26-120](#) **CONTINUED FROM JANUARY 21, 2026**

Consideration of Rezone Application No. P25-01778; Development Permit Application No. P25-01774; and related Environmental Assessment No. P25-01774/P25-01778 for ±3.96 acres of property located on the southeast corner of North Cedar Avenue and East Hampton Way (Council District 4) - Planning and Development Department.

1. RECOMMEND ADOPTION (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. P25-01774/P25-01778, dated December 18, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines; and,

2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P25-01778, proposing to remove one (1) of the three (3) existing conditions of zoning on ±3.96 acres of property; and,

3. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. P25-01774, proposing to construct a senior healthcare facility on ±1.17 acres of property, subject to compliance with the Conditions of Approval dated January 21, 2026, and contingent upon approval of Rezone Application No. P25-01778 and the related environmental assessment.

Vice Chair Bray arrived at 6:04 p.m.

6:05 p.m.

Ramirez presented Rezone Application P25-01778 and Development Permit Application P25-01774, noting that the Applicants were present. The approximately 3.96 acre site is located at the southeast corner of North Cedar Avenue and East Hampton Way and is partially developed with two existing office buildings and parking. The proposed development involves constructing a senior health care facility on 1.17 acres, serving 100-200 patients per day ages 55 and older, with no overnight stays. The project includes a new building, parking lot modifications, and new landscaping and is consistent with Office Zone District standards. Ramirez explained that although adult daycare facilities are currently prohibited under existing zoning conditions established by prior actions, the rezone application requests removal of one such condition. She concluded her presentation with Staff's recommendations.

A representative from Turner Impact Capital on behalf of the Applicant thanked the Planning Commission and Staff for their flexibility following the prior week's power outage. She outlined the proposal for a 20,000 square foot single-story Welbe Health facility, which would be the Applicant's second Fresno location. She reviewed the project's background, need for the rezone due to existing zoning conditions, and key features including site reconfiguration, 167 parking stalls, 26 EV chargers, and program space designed to support the PACE model of senior care. Examples of similar facilities and outreach efforts to nearby residents were presented. The applicant noted a target construction completion of March 2027, with opening planned for fall 2027, and requested approval to advance the project to City Council.

The Executive Director of Welbe Health Fresno, provided an overview of the PACE program and their operations. She explained that Welbe operates 11 centers across California, serving over 2,500 seniors with comprehensive, high touch care aimed at keeping participants out of hospitals and skilled nursing facilities. She described the interdisciplinary care model, transportation services, home care support, and the program's flexibility in addressing participant needs, including home safety improvements. She noted that Fresno has the fastest growing PACE program in the state, demonstrating high local need, and emphasized the importance of the proposed second facility. Butler addressed questions regarding the difference between PACE and hospice, multilingual staffing, Medicare/Medi-Cal funding structure, and at-home care services. She also reported that community outreach, including mailers and a meeting, generated no opposition and only positive feedback.

No Public comment was given.

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: 6 - Vang, Criner , Bray, Diaz, Lyday, and Shergill

Absent: 1 - Calandra

VIII. NEW MATTERS

None

IX. REPORT BY SECRETARY

6:27 p.m.

Clark stated there is another Planning Commission Meeting on February 4, 2026, and reminded the Commissioners of the importance of notifying Staff of their attendance when trying to identify quorum.

X. SCHEDULED ORAL COMMUNICATIONS

None

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:28 p.m.

None

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:29 p.m.