

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, May 20, 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.

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.

I. ROLL CALL

Chair Vang called the meeting to order at 6:03 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Kari Camino, Jayda Symonds, Heather Thomas (CAO), and Darcy Brown (CAO).

Present 5 - Peter Vang
Monica Diaz
Jacqueline Lyday
Linda Calandra
Gurdeep Singh Shergill

Absent 2 - David Criner
Kathy Bray

II. PLEDGE OF ALLEGIANCE

6:03 p.m.

III. PROCEDURES

6:04 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:05 p.m.

Trejo reported no changes to the Agenda.

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

Aye: 5 - Vang, Diaz, Lyday, Calandra, and Shergill

Absent: 2 - Criner , and Bray

V. CONSENT CALENDAR

6:05 p.m.

None

VI. REPORTS BY COMMISSIONERS

6:05 p.m.

Commissioner Shergill reported an increase in community calls regarding potholes and park concerns. Shergill encouraged residents to use the FresGo app to report issues, including potholes, park maintenance needs, and other neighborhood concerns while noting that the City of Fresno has invested significantly in the app and hopes the community will utilize it to support ongoing beautification efforts.

VII. CONTINUED MATTERS

VII-A [ID 26-668](#) REFER BACK TO STAFF (TO BE NOTICED AT A LATER DATE)

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

6:06 p.m.

Director Clark asked the Commission to make a motion to refer Item ID 26-668 back to staff. The item will be re-noticed and brought back at a later date.

Chair Vang opened the item for public comment.

No public comment was received.

On motion of Chair Vang, seconded by Commissioner Shergill, that the above Action Item be REFERRED TO STAFF. The motion carried

by the following vote:

Aye: 5 - Vang, Diaz, Lyday, Calandra, and Shergill

Absent: 2 - Criner , and Bray

VII-B [ID 26-669](#) **CONTINUED TO JUNE 3, 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

6:08 p.m.

Chair Vang announced the Item ID 26-669 would be continued to June 3, 2026.

VII-C [ID 26-670](#) CONTINUED TO JUNE 3, 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

6:08 p.m.

Chair Vang announced the Item ID 26-670 would be continued to June 3, 2026.

VIII. NEW MATTERS

6:08 p.m.

None

IX. REPORT BY SECRETARY

6:09 p.m.

Director Clark encouraged both the Commissioners and the public to participate in the pub quiz on May 21, 2026, in support of Historic Preservation Month.

X. SCHEDULED ORAL COMMUNICATIONS

6:09 p.m.

None

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:09 p.m.

None

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:09 p.m.