

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, June 3, 2026

6:00 PM

Regular Meeting

**City Hall Council Chambers
2600 Fresno Street**

Planning Commission

Chairperson – Peter Vang

Vice Chair - Kathy Bray

Commissioner – Monica Diaz

Commissioner – Jacqueline Lyday

Commissioner - Linda M Calandra

Commissioner – Gurdeep Singh Shergill

Commissioner – Vacant

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 6:01 p.m.

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

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.

Trejo reported no changes to the Agenda.

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

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

Absent: 1 - Lyday

V. CONSENT CALENDAR

6:04 p.m.

On motion of Commissioner Diaz, seconded by Vice Chair Bray, that the CONSENT CALANDER was APPROVED. The motion carried by the following vote:

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

Absent: 1 - Lyday

V-A [ID 26-623](#) April 15, 2026 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

VI. REPORTS BY COMMISSIONERS

6:04 p.m.

Commissioner Shergill stated that he wanted to express his appreciation to the City and to Mayor Dyer for placing flags throughout Fresno. He noted that taking pride in the community where residents live and work is important, and seeing the flags celebrating 250 years of independence and freedom has generated positive feedback. He shared that he had spoken with hundreds of people over the past two weeks, all of whom expressed gratitude and felt the displays made the city look beautiful.

VII. CONTINUED MATTERS

VII-A [ID 26-769](#) CONTINUED TO JUNE 17, 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

6:05 p.m.

Chair Vang announced the Item ID 26-769 would be continued to June 17, 2026.

VII-B [ID 26-770](#) CONTINUED TO JUNE 17, 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

6:05 p.m.

Chair Vang announced the Item ID 26-770 would be continued to June 17, 2026.

VIII. NEW MATTERS

VIII-A [ID 26-560](#) HEARING to consider Text Amendment Application No. P26-01326 and related Environmental Finding for Environmental Assessment No. P26-01326, amending Sections 15-1002, 15-1102, 15-1502, 15-5102 and 15-6802 of the Fresno Municipal Code to ministerially permit housing developments with at least 20 percent of units affordable to lower income households on any nonvacant site identified in a prior housing element and a vacant site included in two or more consecutive Housing Elements, in compliance with Government Code Section 65583.2.

1. **RECOMMEND ADOPTION** (to the City Council), of a finding set forth in Environmental Assessment No. P26-01326, that Text Amendment Application No. P26-01326 is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3).
2. **RECOMMEND ADOPTION** (to the City Council) of Text Amendment Application No. P26-01326, to amend Sections 15-1002, 15-1102, 15-1502, 15-5102 and 15-6802, relating to compliance with the City of Fresno Housing Element and State Law.

Sponsors: Planning and Development Department

6:06 p.m.

Supervising Planner Asadoorian presented Text Amendment P26-01326, which would update the Fresno Development Code to allow ministerial, by right approval of qualifying housing projects as required by State law and Housing Element Program 9. Asadoorian explained that AB 1397 requires cities to maintain a credible Sites Inventory and that State law mandates ministerial approval for certain sites when at least 20% of units are affordable to lower income households. The amendment updates several code sections, applies to multiple residential and mixed use zoning districts, does not change existing zoning, and would process qualifying projects through zone clearance rather than discretionary review. Asadoorian clarified the difference between ministerial and discretionary approvals and noted that many residential projects in these districts are already processed without hearings. The amendment is exempt from CEQA because it does not authorize specific development.

No Public Comment was given.

On motion of Commissioner Calandra, seconded by Vice Chair Bray, that the above Action Item be APPROVED. The motion carried by the

following vote:

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

Absent: 1 - Lyday

IX. REPORT BY SECRETARY

6:15 p.m.

None

X. SCHEDULED ORAL COMMUNICATIONS

6:15 p.m.

None

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:15 p.m.

None

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:15 p.m.