City of Fresno

City Hall Council Chambers
2600 Fresno Street

Meeting Minutes - Draft

Wednesday, March 19, 2025

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://zoom.us/webinar/register/WN_I18M0bh8TbSGAo27i5ze1Q**

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.

Commissioner Criner arrived at 6:05 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Karen Jenks, Israel Trejo, Robert Holt, Heather Thomas (CAO), Denise Soria (DPU), and Jairo Mata (DPW).

Present 7 - Chairperson Peter Vang, Commissioner David Criner , Commissioner Kathy Bray, Commissioner Monica Diaz, Commissioner Jacqueline G. Lyday, Commissioner Linda Calandra, and Commissioner Gurdeep Singh Shergill

II. PLEDGE OF ALLEGIANCE

6:01 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 Commissioner Diaz, seconded by Commissioner Lyday, the AGENDA was APPROVED. The motion carried by the following vote:

Aye: 6 - Chairperson Vang, Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

Absent: 1 - Commissioner Criner

V. CONSENT CALENDAR

N/A

VI. REPORTS BY COMMISSIONERS

6:03 p.m.

None

VII. CONTINUED MATTERS

N/A

VIII. NEW MATTERS

VIII-A ID 25-376 Consideration of Tentative Tract Map No. 6494 and related Environmental Assessment No. T-6494 for approximately 1.13 acres of property located on the southeast corner of West Barstow Avenue and North Veterans Boulevard (Council District 2) - Planning and Development Department.

1. **ADOPTION** of Environmental Assessment No. T-6494 dated March 19, 2025, a determination that the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 (In-fill Development Projects) of CEQA Guidelines.

2. **APPROVE** Tentative Tract Map No. 6494 proposing to subdivide approximately 1.13 acres of property into a 6-lot conventional single-family residential subdivision, subject to compliance with Conditions of Approval dated March 19, 2025.

6:04 p.m.

Commissioner Criner arrived at 6:05 p.m.

Holt made a presentation on the project including the general location, land use, zoning, proposed tract map, Conditions of Approval, and Staff recommendations.

Brandon De Young (Applicant), and Ernie Escobedo thanked Staff for their hard work, gave a brief history of De Young Homes, and stated they were happy to be able to develop the property that was used as a temporary ponding basin until permanent drainage services were available. Escobedo also stated they accepted all of the Conditions of Approval.

Commissioners asked about affordable housing and if the houses would be energy efficient. In response, De Young stated the houses would be market-value and would be considered smart, energy efficient homes.

Public Comment:

No public comment was given.

On motion of Commissioner Shergill, seconded by Commissioner Diaz, that the above Action Item be APPROVED. The motion carried by the following vote:

Aye: 7 - Chairperson Vang, Commissioner Criner , Commissioner Bray, Commissioner Diaz, Commissioner Lyday, Commissioner Calandra, and Commissioner Shergill

VIII-B ID 25-365 Workshop: Citizen Participation Plan for HUD Community Planning & Development Funding

6:16 p.m.

Clark introduced Karen Jenks from the Community Development Division. Jenks presented a workshop on the Citizen Participation Plan for HUD Community Planning and Development Funding. She gave an overview of the funding process, different types of Citizen participation, primary goals for the plan, and requirements. She went into further detail explaining what updates have been made, public hearings that have been held, public notice given, review periods, accessibility, and multiple ways to provide comments. She was available for questions.

Commissioners thanked Jenks for the update, asked for a hard copy of the workshop, and suggested the Citizen Participation Plan be made available in Punjabi as well as English, Spanish and Hmong.

VIII-C ID 25-388 Workshop: Planning Commission and the Review of Planning Entitlements

6:24 p.m.

Director Clark presented a review of Planning Authorities and Entitlement Types. She briefly described the different Planning Authorities, their roles, and gave an in-depth description of the Planning Commission. She went on to explain the different types of decisions (Ministerial Decisions, Discretionary Quasi-Judicial, and Discretionary Legislative), and stated that Table 15-4907 that was provided to them is a convenient way to identify the proposed activity, type of decision, review authority, appeal body, and if public notice or a hearing is required.

Trejo continued the workshop with specific types of applications (Zone Clearance, Development Permits, Conditional Use Permits, Variance Applications, Planned Development Permits, Subdivisions, Text Amendments, Rezones, and Plan Amendments), and a brief outline of the Development and Planning Review process.

Commissioners thanked Staff for the information. Chair Vang asked about recent recommendations given to City Council, and Commissioner Shergill asked about the process of building an Accessory Dwelling Unit (ADU). Clark confirmed that City Council did in fact receive the Commission's recommendations, and explained the ADU permitting process.

IX. REPORT BY SECRETARY

7:01 p.m.

Clark stated that all Commissioners were added to the Public Notification List, and should be receiving daily notifications of any projects that have been posted for Public Review. The West Area Specific Plan Environmental Impact Report (EIR) was posted recently, and hopes they will get a head start on their reading.

Commissioner Shergill said the community members residing in the area West of State Route 99 are very excited for development in that area.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

7:02 p.m.

2 members of the public voiced concerns about lack of community notification, insufficient community meetings, and safety of the residents, especially in South West Fresno.

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 7:08 p.m.