City of Fresno

City Hall Council Chambers
2600 Fresno Street

Meeting Minutes - Draft

Wednesday, May 7, 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://fresno.zoomgov.com/webinar/register/WN_JRC95sl1SW6vrTmNwLLrPw

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

Vice Chair Bray called the meeting to order at 6:01 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Phillip Siegrist, Israel Trejo, Chris Lang, Isaac Garza, Kari Camino, and Talia Kolluri (CAO).

Present 6 - Commissioner David Criner , Commissioner Kathy Bray, Commissioner Monica Diaz, Commissioner Jacqueline G. Lyday, Commissioner Linda Calandra, and Commissioner Gurdeep Singh Shergill

Absent 1 - Chairperson Peter Vang

II. PLEDGE OF ALLEGIANCE

6:01 p.m.

III. PROCEDURES

6:02 p.m.

Vice Chair Bray read the procedures aloud.

IV. AGENDA APPROVAL

6:04 p.m.

Trejo reported no changes to the agenda.

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

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

Absent: 1 - Chairperson Vang

V. CONSENT CALENDAR

6:04 p.m.

On motion of Commissioner Criner, seconded by Commissioner Shergill, the CONSENT CALENDAR was APPROVED. The motion carried by the following vote:

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

Absent: 1 - Chairperson Vang

V-A ID 25-605 April 16, 2025 Planning Commission Regular Meeting Minutes

VI. REPORTS BY COMMISSIONERS

6:05 p.m.

Commissioner Shergill spoke about the Safe Streets Project, and urged the community to complete the survey.

VII. CONTINUED MATTERS

N/A

VIII. NEW MATTERS

VIII-A ID 25-507 Consideration of an appeal regarding the denial of Conditional Use Permit Application No. P23-02631, requesting authorization to establish a banquet hall within an existing ±8,384 tenant space located at 4927 East McKinley Avenue, on the northwest corner of East McKinley Avenue and North Fine Avenue (Council District 4) - Planning and Development Department.

1. **DENY** the Appellant's appeal and **UPHOLD** the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P23-02631, requesting authorization to establish and operate an ± 8,384 square foot banquet hall.

6:06 p.m.

Lang made a presentation on the project including location, zoning, current use of the project facilities, the proposed Conditional Use Permit (CUP) application, and parking requirements. He spoke of how staff worked with the Applicant to explore options for the project to comply with the parking requirements, however, the CUP application does not meet the on-site parking requirements contained in Fresno Municipal Code 15-2409. Lang concluded his presentation with the required findings needed to approve the CUP, public outreach, and Staff's recommendations.

Commissioners asked if a temporary wall could be installed, other parking options explored, and if a Temporary Use Permit could be obtained for evening events.

Xiamy Ly-Yang (Applicant) gave a brief summary of the operations of the Adult Day Care Center, and the types of events that have been held after hours. She stated she wants to give the community an option for a reasonably priced venue. She stated that a temporary wall is not an option as it would limit the wheelchair access needed for the Adult Day Care Center.

Public Comment:

4 members of the public spoke in support of the appeal. They stated the property is a clean, safe space for the community to be able to host special

events such as line dancing, dance practices, family blessings, quinceaneras, and cultural events.

The Commissioners spoke of referring the item back to Staff, to work with the Applicant to find a solution to allow the CUP.

On motion of Vice Chair Bray, seconded by Commissioner Shergill, that the above Action Item be REFERRED TO STAFF. The motion carried by the following vote:

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

Absent: 1 - Chairperson Vang

VIII-B ID 25-633 Workshop: Accessory Dwelling Units

7:03 p.m.

Commissioner Criner excused himself.

From 7:03 p.m. to 7:09 p.m. the Planning Commission was on a brief break.

7:10 p.m.

Trejo began his presentation by introducing Isaac Garza, an Engineer II with the City of Fresno Building Department. He went on to define what an Accessory Dwelling Unit (ADU) is, and the benefits of building an ADU. He explained that State law requires local agencies to approve up to two ADUs and one JADU on a single-family lot. He concluded by explaining side, rear, and front yard setbacks, and parking requirements.

Garza continued the presentation by showing the 5 Pre-Approved Standard ADU Plans available on The City of Fresno website. He further explained the process for approval of the standard plans, the pros, cons, and the number of ADU applications received since 2022.

Commissioners had questions regarding open space, commercial zoned properties, and if a fee schedule was available. Commissioner Shergill felt the presentation was full of useful information given the housing shortage Fresno is currently facing.

IX. REPORT BY SECRETARY

7:30 p.m.

Clark thanked Staff for the presentation on Accessory Dwelling Units. She reminded the Commissioners that May is Historical Preservation Month and encouraged them to attend at least one of the events that are planned.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

7:32 p.m.

None

XII. ADJOURNMENT

Vice Chair Bray adjourned the meeting at 7:32 p.m.