

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, April 2, 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_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 6:00 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Phillip Siegrist, Israel Trejo, Robert Holt, Erik Young, Juan Lara, Kari Camino, Kristi Costa (CAO), Dejan Pavic (DPU), Denise Soria (DPU), Jairo Mata (DPW), and Jennifer Horsford (FPD).

Present 5 - Chairperson Peter Vang, Commissioner Kathy Bray, Commissioner Monica Diaz, Commissioner Jacqueline G. Lyday, and Commissioner Gurdeep Singh Shergill

Absent 2 - Commissioner David Criner , and Commissioner Linda Calandra

II. PLEDGE OF ALLEGIANCE

6:00 p.m.

III. PROCEDURES

6:00 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:02 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: 5 - Chairperson Vang, Commissioner Bray, Commissioner Diaz, Commissioner Lyday, and Commissioner Shergill

Absent: 2 - Commissioner Criner , and Commissioner Calandra

V. CONSENT CALENDAR

6:02 p.m.

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

Aye: 5 - Chairperson Vang, Commissioner Bray, Commissioner Diaz, Commissioner Lyday, and Commissioner Shergill

Absent: 2 - Commissioner Criner , and Commissioner Calandra

V-A [ID 25-377](#) March 5, 2025 Planning Commission Regular Meeting Minutes

V-B [ID 25-451](#) March 19, 2025 Planning Commission Regular Meeting Minutes

VI. REPORTS BY COMMISSIONERS

6:03 p.m.

Commissioner Shergill spoke of a Grant that was awarded to the area West of State Route 99 for road improvements. He stated the community held a meeting at the Teague Community Center to discuss the areas they wish to improve.

VII. CONTINUED MATTERS

N/A

VIII. NEW MATTERS

VIII-A [ID 25-448](#)

Consideration of Plan Amendment Application No. P23-01117; Rezone Application No. P23-01117; Vesting Tentative Tract Map No. 6441; Planned Development Permit Application No. P23-03735; and related Environmental Assessment No. T-6441/P23-01117/P23-03735 for approximately 3.90 acres of property located on the south side of East Belmont Avenue, between North Armstrong and North Temperance Avenues. (Council District 5) - Planning and Development Department

1. **RECOMMEND ADOPTION** (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6441/P23-01117/P23-03735 dated March 6, 2025, for the proposed project pursuant to Sections 15070 and 15074 of the California Environmental Quality Act (CEQA) Guidelines.
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application No. P23-01117 proposing to amend the Fresno General Plan and Roosevelt Community Plan to change the planned land use designation for the subject property from Low Density Residential to Medium Density Residential.
3. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P23-01117 proposing to rezone the subject property from the RS-3/UGM (*Single-Family Residential, Low Density/Urban Growth Management*) zone district to the RS-5/UGM (*Single-Family Residential, Medium Density/Urban Growth Management*) zone district.
4. **RECOMMEND APPROVAL** (to the City Council) of Vesting Tentative Tract Map No. 6441 proposing to subdivide approximately 3.90 acres of property into a 30-lot single-family residential development, subject to compliance with the Conditions of Approval dated April 2, 2025.
5. **RECOMMEND APPROVAL** (to the City Council) of Planned Development Permit Application No. P23-03735 proposing to modify the RS-5 (*Single-Family Residential, Medium Density*) zone district development standards to allow for a reduction in setbacks and lot size, and an increase in lot coverage.

6:04 p.m.

Lara made a presentation explaining the proposed project, showing the location, existing land use, zoning, proposed tract map, planned development, Conditions of Approval, and Staff's recommendations.

Bonique Emerson (On behalf of the Applicant) requested to modify the 13-foot front yard setback to a 10-foot front yard setback under Condition 32 in the Conditions of Approval. She explained that the proposed tract map does not have a specific developer yet, and the current Enhanced Streetscape requirement would limit potential developers by not allowing them to maximize the square footage of the lots.

Public Comment:

No public comment was given.

Chair Vang made a motion to approve the project based on Staff's recommendations, without the Applicant's request to change the front setbacks under Condition 32 in the Conditions of Approval.

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

Aye: 4 - Chairperson Vang, Commissioner Bray, Commissioner Diaz, and Commissioner Shergill

No: 1 - Commissioner Lyday

Absent: 2 - Commissioner Criner , and Commissioner Calandra

VIII-B [ID 25-442](#)

Consideration of an appeal regarding the denial of Conditional Use Permit Application No. P24-01344, requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (sale of beer and wine for consumption off the premises where sold) at an existing business located at 2717 North Hughes Avenue, between North Weber and West Princeton Avenues (Council District 1) - Planning & Development.

1. **DENY** the Appellant's appeal and **UPHOLD** the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P24-01344 requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (sale of beer and wine for consumption off the premises where sold) at an existing business.

6:23 p.m.

Commissioner Diaz stated she received a phone call regarding Item 25-442, but did not take the call. Commissioner Lyday recused herself from Item 25-442, due to a potential financial interest within 1,000 square feet, and excused herself from the meeting.

Young made a presentation on the project including topics such as location, zoning, background, definitions of Fresno Municipal Code (FMC) Use Classifications, Responsible Neighborhood Market Act, and public outreach. He discussed the application analysis, particularly Census Tract 37.02, and General Market versus Full-Service Grocery Store definitions, focusing on exceptions and restrictions as well as the FMC Findings needed, and Staff's recommendations.

Yeslam Haimed (Applicant) gave a history of A's Family Market and spoke of the rising cost of rent, and supplies. He explained the need to obtain a Type 20 Alcohol License to sell beer and wine to supplement the current sales. Husam Kaileh (Property Owner) spoke of the history of the property, facility improvements, issues with homeless and illegal dumping on the property, and his future investment in the land directly behind the market.

Public Comment:

5 people spoke in favor of the project, citing convenience of the market,

responsible business operations, local economic growth, commitment to the community, and the expansion on the property behind the market.

No one spoke in opposition to the project.

Commissioners asked for a summary of the Crime Statistics in the area. Jennifer Horsford from the Fresno Police Department spoke about calls for service within a mile radius. The Commissioners spoke of empathy for the Applicant and Landlord, but feel the area is oversaturated and could not make the necessary findings. They support the Directors decision to deny the Conditional Use Permit.

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

Aye: 4 - Chairperson Vang, Commissioner Bray, Commissioner Diaz, and Commissioner Shergill

Absent: 2 - Commissioner Criner , and Commissioner Calandra

Recused: 1 - Commissioner Lyday

IX. REPORT BY SECRETARY

7:18 p.m.

Director Clark stated that May is Historic Preservation Month and she encouraged the Commissioners to attend at least one of the events that are planned. A calendar of events should be available at the next meeting. The West Area Specific Plan Environmental Impact Report was posted recently, and she hopes they will get a head start on their reading.

Commissioner Shergill asked if there was a workshop scheduled on road conditions. Clark stated that there is a workshop on Accessory Dwelling Units (ADU) planned for the April 16, 2025 meeting, and that she will reach out to Scott Mozier at Public Works for a workshop on road conditions.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

7:20 p.m.

None

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 7:21 p.m.