

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, January 21, 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 by 4:00 p.m. the day prior to the commencement of the Commission meeting at which the associated agenda item is to be heard. All comments received by 4:00 p.m. the day 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, Phillip Siegrist, Israel Trejo, Sophia Pagoulatos, Robert Holt, Juan Lara, Valeria Ramirez, Kari Camino, Heather Thomas (CAO), and Dejan Pavic (DPU).

Present 5 - Peter Vang
Kathy Bray
Monica Diaz
Jacqueline Lyday
Gurdeep Singh Shergill

Absent 2 - David Criner
Linda Calandra

II. PLEDGE OF ALLEGIANCE

6:01 p.m.

III. PROCEDURES

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

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

Absent: 2 - Criner , and Calandra

V. CONSENT CALENDAR

None

VI. REPORTS BY COMMISSIONERS

6:03 p.m.

Commissioner Shergill recognized the recent celebration of Dr. Martin Luther King Jr. Day and highlighted an article noting Dr. King's 1964 visit to Fresno, where he advocated for housing equality and equity. He also reflected on the importance of the Commission's work in reviewing, questioning, and approving items that impact the community, and emphasized that housing remains a critical issue. He concluded by expressing appreciation for the efforts of Mayor Dyer, the City Council, and the Planning Commission in advancing this work.

VII. CONTINUED MATTERS

None

VIII. NEW MATTERS

VIII-A [ID 26-77](#)

Consideration of Rezone Application No. P25-01778; Development Permit Application No. P25-01774; and related Environmental Assessment No. P25-01774/P25-01778 for ±3.96 acres of property located on the southeast corner of North Cedar Avenue and East Hampton Way (Council District 4) - Planning and Development Department.

1. RECOMMEND ADOPTION (to the City Council) of the Mitigated Negative Declaration prepared for Environmental Assessment No. P25-01774/P25-01778, dated December 18, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines; and,

2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. P25-01778, proposing to remove one (1) of the three (3) existing conditions of zoning on ±3.96 acres of property; and,

3. RECOMMEND APPROVAL (to the City Council) of Development Permit Application No. P25-01774, proposing to construct a senior healthcare facility on ±1.17 acres of property, subject to compliance with the Conditions of Approval dated January 21, 2026, and contingent upon approval of Rezone Application No. P25-01778 and the related environmental assessment.

6:04 p.m.

Ramirez began her presentation on the project.

6:06 p.m.

Due to an unexpected power outage at City Hall, the Planning Commission recessed briefly to allow time for power restoration. When it became clear that power would not be restored promptly, Chair Vang moved to continue the item to a special meeting scheduled for January 28, 2026, at 6:00 p.m.

On motion of Chair Vang, seconded by Vice Chair Bray, that the above Action Item be CONTINUED TO JANUARY 28, 2026 at 6:00 p.m. The motion carried by the following vote:

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

Absent: 2 - Criner , and Calandra

VIII-B [ID 26-40](#)

HEARING to consider the adoption of the Central Southeast Area Specific Plan and related Environmental Assessment. The following applications have been filed by the Fresno City Council and pertain to approximately 2,067 acres in the Southeast area of the City of Fresno:

1. **RECOMMEND ADOPTION** (to the City Council), of a finding set forth in Environmental Assessment No. P23-00400 dated December 19, 2025, of a Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15168(d) (see Exhibit H).
2. **RECOMMEND APPROVAL** (to the City Council) of Plan Amendment Application P23-00400 which proposes to:
 - a. **Repeal** the Roosevelt Community Plan, pertaining to approximately 15,721 acres, and the Butler/Willow Specific Plan, pertaining to approximately 563 acres (see Exhibit B).
 - b. **Adopt** the Central Southeast Area Specific Plan and accompanying Planned Land Use Map (see Exhibits A, B and C).
 - c. **Amend** the Planned Land Use Map (Figure LU-1) of the Fresno General Plan to incorporate the land use changes proposed in the Central Southeast Area Specific Plan (see Exhibit D).
 - d. **Rezone** approximately 119 acres of property within the Central Southeast Area Specific Plan area to be consistent with the planned land uses proposed in the Plan (see Exhibit E).

Item continued to February 3, 2026.

On motion of Chair Vang, seconded by Vice Chair Bray, that the above Action Item be CONTINUED TO FEBRUARY 3, 2026. The motion carried by the following vote:

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

Absent: 2 - Criner , and Calandra

IX. REPORT BY SECRETARY

None

X. SCHEDULED ORAL COMMUNICATIONS

None

XI. UNSCHEDULED ORAL COMMUNICATIONS

None

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:21 p.m.