

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, July 1, 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

Vice Chair Bray called the meeting to order at 6:00 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Kari Camino, Jayda Symonds, Robert Holt, Valeria Ramirez, and Darcy Brown (CAO).

Present 4 - Kathy Bray
Jacqueline Lyday
Linda Calandra
Gurdeep Singh Shergill

Absent 2 - Peter Vang
Monica Diaz

II. PLEDGE OF ALLEGIANCE

6:01 p.m.

III. PROCEDURES

6:01 p.m.

Vice Chair Bray read the procedures aloud.

IV. AGENDA APPROVAL

6:03 p.m.

Trejo requested that Item VIII-A be moved up on the agenda to be presented before Item VII-C.

On motion of Commissioner Calandra, seconded by Commissioner Shergill, the AGENDA was APPROVED AS AMENDED. The motion carried by the following vote:

Aye: 4 - Bray, Lyday, Calandra, and Shergill

Absent: 2 - Vang, and Diaz

V. CONSENT CALENDAR

6:04 p.m.

On motion of Commissioner Calandra, seconded by Commissioner Lyday, the CONSENT CALANDER was APPROVED. The motion carried by the following vote:

Aye: 4 - Bray, Lyday, Calandra, and Shergill

Absent: 2 - Vang, and Diaz

V-A [ID 26-918](#) January 7, 2026 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

V-B [ID 26-919](#) January 21, 2026 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

V-C [ID 26-920](#) May 6, 2026 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

V-D [ID 26-921](#) May 20, 2026 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

V-E [ID 26-884](#) June 3, 2026 Planning Commission Regular Meeting Minutes

Sponsors: Planning and Development Department

VI. REPORTS BY COMMISSIONERS

6:14 P.M.

Commissioner Shergill shared Fourth of July greetings, thanked Mayor Dyer for a recent ribbon cutting of two affordable housing developments in West Fresno, noted future affordable housing efforts, and encouraged continued collaboration among City leadership and the community.

VII. CONTINUED MATTERS

VII-A [ID 26-926](#) **CONTINUED TO JULY 15, 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

6:15 p.m

Vice Chair Bray announced the Item ID 26-926 would be continued to July 15, 2026.

VII-B [ID 26-923](#) **CONTINUED TO JULY 15, 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

6:15 p.m

Vice Chair Bray announced the Item ID 26-923 would be continued to July 15, 2026.

VII-C [ID 26-922](#) **CONTINUED FROM JUNE 17, 2026**
Election of Chair and Vice Chair

Sponsors: Planning and Development Department

6:16 p.m.

Vice Chair Bray called for nominations for Chair; Commissioner Calandra nominated Vice Chair Bray, Commissioner Lyday seconded, and the motion passed unanimously.

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

Aye: 4 - Bray, Lyday, Calandra, and Shergill

Absent: 2 - Vang, and Diaz

6:15 p.m.

Chair Bray called for nominations for Vice Chair; Chair Bray nominated Commissioner Lyday, Commissioner Calandra seconded, and the motion passed unanimously.

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

Aye: 4 - Bray, Lyday, Calandra, and Shergill

Absent: 2 - Vang, and Diaz

VII-D [ID 26-924](#) **CONTINUED FROM JUNE 17, 2026**

Consideration of Rezone Application No. P26-00729 and related Environmental Assessment No. P26-00729 for approximately 3.30 acres of property located on the south side of East Barstow Avenue, between North Blackstone Avenue and North Fresno Street (Council District 4) - Planning and Development Department.

1. **RECOMMEND ADOPTION** (to the City Council) of the Statutory Exemption prepared for Rezone Application No. P26-00729, dated June 17, 2026, for the proposed project pursuant to California Environmental Quality Act (CEQA); and,
2. **RECOMMEND APPROVAL** (to the City Council) of Rezone Application No. P26-00729, proposing to rezone the subject property from the RM-1/cz (*Multi-Unit Residential, Medium High Density/conditions of zoning*) zone district to the RM-1 (*Multi-Unit Residential, Medium High Density*) zone district.

Sponsors: Planning and Development Department

6:17 p.m.

Ramirez presented Rezone Application P26-00729, summarizing the site and land use designations and explaining that prior entitlements included Rezone R-04-39, CUP C-04-112 for the 152-unit Avery Apartments, and Tentative Parcel Map 2004-12 dividing the property into Parcels A and B. Ramirez noted that the zoning conditions were intended only for Parcel B and have already been fulfilled, making them infeasible for Parcel A, and therefore recommended approval of the rezone to remove those conditions.

No public comment.

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

Aye: 4 - Bray, Lyday, Calandra, and Shergill

Absent: 2 - Vang, and Diaz

VIII. NEW MATTERS

VIII-A [ID 26-925](#) Resolution of Appreciation for Peter Vang and David Criner

Sponsors: Planning and Development Department

6:08 p.m.

Director Clark presented a Resolution of Appreciation honoring former Commissioner David Criner for his six years of service, noting his appointment in 2020 by Mayor Brand, his continued service under Mayor Dyer, and his dedication, leadership, and contributions to the community; Commissioner Criner and several Commissioners offered brief remarks of gratitude, reflection, and well-wishes.

IX. REPORT BY SECRETARY

6:24 p.m.

Director Clark extended Fourth of July greetings, noted the start of the new fiscal year, and thanked Commissioners for their ongoing commitment, preparation, and participation, expressing appreciation for their service and encouraging attendance at future meetings.

X. SCHEDULED ORAL COMMUNICATIONS

6:25 p.m.

None

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:25 p.m.

None

XII. ADJOURNMENT

Chair Bray adjourned the meeting at 6:25 p.m.