

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, June 4, 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

The Planning Commission meeting was relocated to Room 2165-A instead of Council Chambers (City Hall).

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

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Robert Holt, Juan Lara, Kari Camino, 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

6:00 p.m.

III. PROCEDURES

6:01 p.m.

Chair Vang read the procedures aloud.

Commissioner Shergill arrived at 6:01 p.m.

IV. AGENDA APPROVAL

6:02 p.m.

Trejo reported no changes to the agenda.

On motion of Vice Chair Bray, seconded by Commissioner Calandra, the AGENDA was 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

V. CONSENT CALENDAR

6:03 p.m.

On motion of Commissioner Criner, seconded by Commissioner Diaz, the CONSENT CALENDAR was 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

V-A [ID 25-693](#) May 7, 2025 Planning Commission Regular Meeting Minutes

V-B [ID 25-791](#) May 21, 2025 Planning Commission Regular Meeting Minutes

VI. REPORTS BY COMMISSIONERS

6:03 p.m.

Commissioner Shergill spoke of an upcoming Ribbon Cutting Ceremony for Jaswant Singh Khalra Elementary School in Central Unified School District. He also wanted to congratulate all of the graduates.

VII. CONTINUED MATTERS

N/A

VIII. NEW MATTERS

VIII-A [ID 25-794](#)

Consideration of Annexation Application No. P21-05090; Pre-zone Application No. P21-05373; Vesting Tentative Tract Map No. 6376; and related Environmental Assessment No. T-6376/P21-05090/P21-05373 for approximately 39.90 acres of property located on the west side of South Armstrong Avenue, between the Southern Pacific Railroad line and East Church Avenue (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-6376/P21-05090/P21-05373 dated April 25, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.
2. **RECOMMEND APPROVAL** (to the City Council) of Annexation Application No. P21-05090 (for the California-Armstrong No. 3 Reorganization) proposing detachment from the Kings River Conservation District and Fresno County Fire Protection District and annexation to the City of Fresno.
3. **RECOMMEND APPROVAL** (to the City Council) of Pre-zone Application No. P21-05373 proposing to pre-zone approximately 37.98 acres of property from the Fresno County AL20 (*Limited Agriculture*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district.
4. **RECOMMEND APPROVAL** (to the City Council) of Vesting Tentative Tract Map No. 6376, proposing to subdivide approximately 37.98 acres of property into a 202-lot conventional single-family residential development, subject to compliance with the Conditions of Approval dated June 4, 2025, and contingent upon approval of Annexation No. P21-05090, Pre-zone Application No. P21-05373 and the related environmental assessment.

6:06 p.m.

Lara made a presentation on the project including location, zoning, annexation and pre-zone applications, the proposed Tract Map, open space requirements, and Staff's recommendations.

John Bonadelle of Bonadelle Neighborhoods (Applicant) thanked Staff for their hard work. He continued with a presentation on the project including location, school proximity, affordability, elevations, floor plans, and open space requirements.

Commissioners had questions regarding pricing, generational home plans, energy efficiency, open space and park maintenance, and when the project is expected to break ground. Commissioner Shergill was excited that Fresno is growing and development is happening.

Public Comment:

No public comment was provided.

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

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

IX. REPORT BY SECRETARY

6:25 p.m.

Clark thanked the Commissioners for being flexible and Planning Commission should be back in Council Chambers for the June 18, 2025 meeting.

X. SCHEDULED ORAL COMMUNICATIONS

N/A

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:26 p.m.

One member of the public asked about traffic signals and what may happen to an orchard near the project located at Armstrong and Church Avenues. Supervising Planner Holt stated the project required two traffic poles to be installed, but not a signal, and the orchard may be graded, but that is at the discretion of the Developer.

Commissioner Shergill had some questions for Staff regarding the West Area Neighborhood Specific Plan, and the Southeast Development Area Specific Plan. Director Clark updated the Commissioners on the specific projects.

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:30 p.m.