

City of Fresno

*City Hall Council Chambers
2600 Fresno Street*



Meeting Minutes - Draft

Wednesday, January 7, 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 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 6:01 p.m.

Also present were Jennifer Clark, Ashley Atkinson, Israel Trejo, Robert Holt, Chris Lang, Diego St. Clair, John George, Kari Camino, Heather Thomas (CAO), and Jill Gormley (DPW).

- Present** 6 - Peter Vang
Kathy Bray
Monica Diaz
Jacqueline Lyday
Linda Calandra
Gurdeep Singh Shergill

- Absent** 1 - David Criner

II. PLEDGE OF ALLEGIANCE

6:01 p.m.

III. PROCEDURES

6:02 p.m.

Chair Vang read the procedures aloud.

IV. AGENDA APPROVAL

6:03 p.m.

Trejo reported no changes to the Agenda.

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

Aye: 6 - Vang, Bray, Diaz, Lyday, Calandra, and Shergill

Absent: 1 - Criner

V. CONSENT CALENDAR

6:03 p.m.

None

VI. REPORTS BY COMMISSIONERS

6:03 p.m.

None

VII. CONTINUED MATTERS

6:03 p.m.

None

VIII. NEW MATTERS

VIII-A [ID 26-1](#)

Consideration of Conditional Use Permit Application No. P24-04504 and related Environmental Assessment No. P24-04504, pertaining to approximately 2.23 acres of property at 3484 West Shields Avenue, located on the north side of West Shields Avenue, between North Marty and North Valentine Avenues.

1. **ADOPT** Environmental Assessment No. P24-04504 dated October 22, 2025, a determination that the proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332/Class 32 (Infill Development) of CEQA Guidelines.
2. **APPROVE** Conditional Use Permit Application No. P24-04504, which requests authorization to construct a new thirty-six-unit apartment complex on a vacant site, subject to compliance with the Conditions of Approval dated January 7, 2026.

6:04 p.m.

St. Clair made a presentation on Conditional Use Permit P24-04504, a proposed 36-unit multi-family housing project at 3484 W. Shields Avenue. The project includes affordable units with a 30-year affordability covenant, complies with development standards, and incorporates conditions of approval to include street improvements and a 52-foot easement dedication. Public outreach resulted in no opposition and one letter of support. Commissioners inquired about infrastructure, and Staff confirmed the required repairs and upgrades.

The Applicant's representative emphasized Fresno's housing needs, long-term community benefits, and their commitment to professionally managing the property.

Public Comment:

One member of the public spoke in opposition to the project, citing concerns about increased congestion in the area, potential impacts on property values, and broader traffic-related issues. The Applicant's representative addressed the concerns, stating they do not believe the project will result in any additional issues.

A motion was made to approve the project with the condition that the Applicant plant trees along the west property line, 25 to 30 feet in height, drought-resistant, and fast growing for added privacy.

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

Aye: 6 - Vang, Bray, Diaz, Lyday, Calandra, and Shergill

Absent: 1 - Criner

VIII-B [ID 26-2](#)

Consideration of Tentative Tract Map No. 6440; and related Environmental Assessment No. T-6440 for approximately 8.79 acres of property located on the west side of North Hayes Avenue, between West Shaw and West Gettysburg Avenues (Council District 1) - Planning & Development Department.

1. **ADOPTION** of the Mitigated Negative Declaration prepared for Environmental Assessment No. T-6440 dated October 31, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines.

2. **APPROVAL** of Tentative Tract Map No. 6440 proposing to subdivide approximately 8.79 acres of property into a 45-lot conventional single-unit residential development, subject to compliance with the Conditions of Approval dated January 7, 2026 and contingent upon approval of the related environmental assessment.

6:29 p.m.

George presented Tentative Tract Map No. 6440, for a proposed 45-lot single-unit residential subdivision on 8.79 acres located on the west side of North Hayes between West Shaw and West Gettysburg Avenues. George explained that the project meets the medium density residential land use designation, provides 5,023 square foot average lot sizes, includes a north-south trail, and voluntarily offers 0.44 acres of open space. No opposition was reported from the District 1 Project Review Committee meeting.

The Applicant shared anticipated home prices ranging from \$350,000 to \$400,000 with model sizes between 1,500 and 2,500 square feet.

No public comment was given.

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

Aye: 6 - Vang, Bray, Diaz, Lyday, Calandra, and Shergill

Absent: 1 - Criner

VIII-C [ID 26-3](#)

Consideration of Vesting Tentative Tract Map No. 6443 and related Environmental Assessment No. T-6443 for approximately 1.32 acres of property located on the west side of North Hayes Avenue, between West Shaw and West Gettysburg Avenues (Council District 1) - Planning and Development Department.

1. **ADOPTION** of Environmental Assessment No. T-6443 dated January 7, 2026, a determination that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15332/Class 32 (In-fill Development Projects) of the CEQA Guidelines.
2. **APPROVAL** of Vesting Tentative Tract Map No. 6443 proposing to subdivide approximately 1.32 acres of property into an 11-lot conventional single-unit residential development, subject to compliance with the Conditions of Approval dated January 7, 2026, and contingent upon approval of the related environmental assessment.

6:45 p.m.

George presented Vesting Tentative Tract Map No. 6443 and its associated environmental findings for a proposed 11-lot single-unit residential subdivision located on the west side of North Hayes Avenue between West Shaw and West Gettysburg Avenues. He explained that the project is consistent with the medium density residential land use designation, provides an average lot size of 5,346 square feet, incorporates a north-south trail for future connectivity, and voluntarily includes approximately 13,534 square feet of open space. The District 1 Project Review Committee recommended consideration of public transportation access and traffic flow to minimize impacts on Shaw Avenue.

The Applicant discussed anticipated home prices ranging from \$400,000 to \$500,000 for homes of approximately 2,000 square feet. He also described development constraints, including an existing flood control pipeline along the northern portion of the site, and confirmed coordination with the fire department to ensure appropriate emergency access and the revised cul-de-sac design to improve maneuverability.

Commissioners asked brief clarifying questions, and no further concerns

were raised.

No public comment was given.

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

Aye: 6 - Vang, Bray, Diaz, Lyday, Calandra, and Shergill

Absent: 1 - Criner

IX. REPORT BY SECRETARY

6:51 p.m.

Clark reported that the team is working to ensure compliance with all state laws and local codes. She asked Commissioners to email Staff with any specific training topics they would like included in the upcoming training rotation. Clark emphasized the goal of keeping everyone up to date on current laws, rules, and key procedural topics such as Conditions of Approval and Findings. Clark also noted that some Commissioners previously requested individualized training, and confirmed that one-on-one sessions can be arranged upon request by contacting the Current Planning office.

X. SCHEDULED ORAL COMMUNICATIONS

6:52 p.m.

None

XI. UNSCHEDULED ORAL COMMUNICATIONS

6:52 p.m.

Commissioner Shergill spoke about a recent media press release highlighting that the crime rate is decreasing, helping the city feel more welcoming and safer for everyone.

XII. ADJOURNMENT

Chair Vang adjourned the meeting at 6:55 p.m.