

Regular Council Meeting

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October 16, 2025

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CITY OF FRESNO
CITY CLERK'S OFFICE

FRESNO CITY COUNCIL



Public Comment Packet

ITEM(S)

4:00 P.M. (ID 25-1318)

HEARING to Consider Development Permit No. P21-00989 for approximately 3.7 acres of property located on the northeast corner of West Herndon and North Prospect Avenues; and related Environmental Assessment No. P21-00989 (Council District 2).

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

Contents of Supplement: Public Comment Received

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

From: [REDACTED]
To: [Clerk](#)
Cc: [Mike Karbassi](#)
Subject: City Council Public Hearing Notice for Herndon/Prospect Project.
Date: Tuesday, October 14, 2025 2:59:07 PM

External Email: Use caution with links and attachments

Dear Clerk:

Please distribute this letter to *a//* Fresno City Council members and place into the public record.

I am writing to comment on the above mentioned Agenda Items to be heard during the **October 16, 2025**, Fresno City Council Meeting.

These comments will discuss the proposed building of high density residential units along West Herndon Avenue and North Prospect Ave and at West Herndon Ave at North Brawley/West Beechwood Avenues.

My wife and I are totally against the construction of up to 6 story high-rise, high-density multi family residential building being considered for the vacant lot located at the SE corner of North Brawley and West Beechwood avenues, and, we still oppose the construction of RM3 units located on North Prospect Ave at Herndon.

We ask that the City Council NOT adopt Environmental Assessment No P21-00989 and to NOT APPROVE Development Permit Application No. P21-00989

We are also against the repeal of Fresno Municipal Code Section 15-1106 as proposed in the Text Amendment Application P24-00794. Removal of this section of the Municipal Code would give the City a green light to ignore required road, parking, pedestrian/bicycle route and traffic signal upgrades under the Fresno Complete Street Policy dated Sept 26, 2019 with new RM-1, RM-2 and RM-3 developments. Fresno Municipal Code Section 15-1106 also requires the City to do traffic

impact studies for all development with 300 or more peak hour new vehicle trips. This would be done away with if this section is repealed.

Regarding the Text Amendment Application P24-00794, I have the following concerns/comments specifically relating to **all of the vacant lots running along both the North and South sides of Herndon Avenue, between N. Marks Avenue and N. Milburn Avenue:**

Section 4.1a “Aesthetics”. The study is flawed when it states that there would be less than significant impacts to scenic vistas with RM-3 developments. RM-3 allows for the construction of up to 45 living units per acre (which could easily house 4 people per unit) and up to 60 feet in height. Apartment units that are 60 feet in height would be a blight on a neighborhood that consists of primarily single story dwellings (houses, apartments, condos and townhomes). If any of the vacant lots along both sides of Herndon Avenue between Marks and Milburn Avenues were converted to RM-3, it would create an aesthetically unpleasant situation for current residents and for the city. As an example, I will refer the Planning Commission to how much the Clinton Avenue Apartments (at 1538 E. Clinton) stand out like a sore thumb when compared to the surrounding neighborhood of single family homes, and they are only *4 stories* high.

Section 4.11. “Land Use Planning”. If RM-3 development is allowed in these lots along the Herndon corridor, it would physically constrict travel between the already established neighborhoods along the North side of Herndon Avenue with access to Herndon Avenue along Marks, Valentine and **Brawley Avenues. RM-3 development in these lots would introduce new, incompatible uses that are inconsistent with the current land use planning. I specifically note that the Text Amendment Application P24-00794 does not propose the construction of any new roadways which may be needed to handle increased traffic flow if RM-3 zoning is allowed.**

Section 4.13. “Noise”. The study is flawed in that there would be a significant negative impact due to increased traffic noise, especially during key commute hours.

Section 4.14. “Population and Housing”. The Text Amendment Application P24-00794 would significantly negatively impact the inducement of unplanned population growth in an area originally planned for offices.

Section 4.15. “Public Services”. The allowance of RM construction in these lots would exasperate overcrowding in Tatarian Elementary School. Impaired access of Ladder Fire Trucks at the traffic circle along N. Prospect Avenue has already been addressed in earlier hearings. There are limited public services, such as medical clinics, grocery stores and pharmacies, along Herndon Avenue between Marks Avenue and Milburn Avenue. To say there are adequate services along this stretch of Herndon Avenue is a stretch.

Sections 4.17 a, c and d. “Transportation”. As pointed out above, there already is inadequate emergency vehicle access along the traffic circle on North Prospect Avenue. Large fire ladder trucks would have a difficult time negotiating the current traffic flow along North Prospect and the frontage road (called North Valentine Ave). If RM3 is approved for this street, traffic flow will be impeded during peak traffic hours, including any emergency vehicles coming into the area during these times. The finding in Section 4.17 (a) is flawed in that there are no sidewalks (or bike path) along the Herndon frontage road between North Prospect Ave and N. Valentine Avenue allowing for safe passage of pedestrians and bicyclists. **The construction of high density apartments at the southeast corner of Brawley and West Beechwood avenues would negatively impact ingress/egress of vehicles into the neighborhoods to the north/east and west of that intersection, and would negatively increase the traffic flow in and around Tatarian Elementary School and the neighborhoods surrounding the school.** There is inadequate space for parking of the additional number of cars that would come with the development (you can safely assume that there will be two additional vehicles per apartment unit constructed).

Allowing the development of RM3 units that are 60 feet tall are totally incompatible with the Herndon corridor and all neighborhoods in Fresno with the exception of downtown where there

are other high rise buildings. Let's keep the buildings along this section of the Herndon avenue corridor to two stories or less to fit in with the current neighborhood. The nearest tall building (4 story) along Herndon Avenue is the Marriott property east of Fresno Street.

The Fresno City Planning Commission used common sense this spring when they declined to adopt the Text Amendment Application and the Mitigated Negative Declaration. They unanimously agreed that citizens needed to have a voice in possible significant changes in their neighborhoods. **Please listen to the voices of the Fresno citizens who are impacted by your decisions.**

Bypassing years of thoughtful planning with the Development Code is not what the residents of the City of Fresno expect nor deserve from their leaders. We recommend that the City of Fresno continues to abide by the current 2024 Zoning Standards and to **NOT** adopt the Text Amendment Application P24-00794 for the City of Fresno and to **NOT allow RM3 High Rise construction along the West Herndon Ave Corridor.**

Best regards,

Scott Nichols,

Fresno, CA

Cell: [REDACTED]

EMAIL: [REDACTED]