

Planning Commission

May 6, 2025



Information Packet

ITEMS

File ID 25-507

Consideration of an appeal regarding the denial of Conditional Use Permit Application No. P23-02631, requesting authorization to establish a banquet hall within an existing ±8,384 tenant space located at 4927 East McKinley Avenue, on the northwest corner of East McKinley Avenue and North Fine Avenue (Council District 4) - Planning and Development Department.

Contents of Supplement:

Supplemental Exhibit P – Comment Letters Received from Public

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Commission 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 Planning Commission meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available online 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.

Supplemental Exhibit P

From: [paulette kalebjian](#)
To: [PublicCommentsPlanning](#); [Saul Perez](#)
Cc: [Saul Perez](#)
Subject: Re: May 7 agenda; ID 25-507; CPU P23-02631
Date: Friday, May 2, 2025 10:41:15 AM
Attachments: [25_05_07_FINAL_PC_Agenda.pdf](#)

External Email: Use caution with links and attachments

Good Afternoon,

I still have huge concerns in reviewing the documents attached from Mr. Perez from the planning department

You can see as well that the plans are for an event center of approx. 10,000 sq ft. that can seat up to 480 people and operating during the week and on weekends until either 11 PM weekdays and until midnight on weekends. As you all know there is no 'on street' parking on Fine Avenue and the parking that they are showing is approximately 80 spaces. But of those existing 80, only 44 actually are on the owners APN (494-291-10), The corner parcel (APN 494-291-10) has existing spaces and a large dirt patch at the corner. That parcel may be sold for development and those spaces could most likely go away. My question still remains, where will all these attendees park?

I have stated before of the problems of vandalism I have experienced and have actually called Mr. Maxwell's office to relate my issues and concerns. That much overflow of vehicles at those late hours will only exacerbate the problems I have experienced including Broken windows, vandalism and Copper and brass theft.

Please uphold your denial of this CUP

Thank you

Paulette Kalebjian
Adjacent property owner

> On May 2, 2025, at 8:10 AM, Saul Perez <Saul.Perez@fresno.gov> wrote:

>

> Good afternoon,

>

> Attached is the agenda for the upcoming Planning Commission Hearing. On Page 5, you can find links for all the project documents. If you have any questions, please let me know.

>

> Sincerely,

> Saul Perez | Planner II

> Current Planning | Planning & Development

> 2600 Fresno Street | Fresno CA 93721

> 559.621.8321

> Saul.Perez@Fresno.gov

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> Resources: [Current Planning](#) | [GIS & Mapping](#) | [Citywide Development Code](#)

> [Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

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> -----Original Message-----

> From: paulette kalebjian <[REDACTED]>

> Sent: Thursday, May 1, 2025 7:44 PM

> To: Saul Perez <Saul.Perez@fresno.gov>

> Subject: CPU P23-02631

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> External Email: Use caution with links and attachments

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>

> Good evening

> I would like to get the documents that are available for public review whatever electronically you could provide regarding the above numbered conditional use permit.

>

> I'll be interested to see what changes have been made from the last denial Thank you Paulette Kalebjian

>

> Sent from my iPhone

From: [Aaron Krikorian](#)
To: [PublicCommentsPlanning](#); [Saul Perez](#)
Subject: ID 25-507 - May 7 Agenda
Date: Friday, May 2, 2025 12:30:41 PM

External Email: Use caution with links and attachments

Hi Mr. Perez,

We are owner-occupants of property immediately North of the planned CUP. I believe you have heard from our neighbor, Paulette Kalebjian, whose building is exposed to the street on Fine Ave.

I wanted to offer my personal observations, when I have been here after hours and on weekends. There are events that are occurring on the subject property. With those events, there have been attendees who park on Fine Avenue on both the West and East side of the street, as well as in the Yellow Pages building parking lot, which is the property immediately East of the subject property. On the days where events are happening, when I have left the office, I wait until our security gate closes behind me before driving off to ensure no car or person decides to come into our complex.

I feel Paulette's concerns are valid, in that her building is right on Fine Avenue and there has been foot traffic on Fine Avenue as a result of folks parking on the street and walking to whatever event is occurring on the subject property. Our building is adjacent to hers, inside of the security gate and, although we don't have immediate exposure to anyone parking on Fine Avenue, when I do leave, I do "look over my shoulder" to make sure nobody is trying to access our property.

If you require any further information from me, please let me know. Thank you for your consideration.

Thanks,
[Aaron Krikorian](#)

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