

Exhibit J
Councilmember Miguel Arias Appeal Letter
dated November 20, 2023

ID 23-1785: Consideration of Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment



Miguel Arias
Councilmember, District Three

November 20, 2023

Jennifer Clark, Director
Planning and Development Department
2600 Fresno Street, Room 3065
Fresno, CA 93721

Subject: Appeal of Conditional Use Application No. P23-00835 and Planned Development Application No. P23-02080

Director Clark:

In accordance with Sec. 15-5017 A-1 and Sec. 15-5017 B of the Municipal Code, I hereby appeal to the Planning Commission, the Planning Director's decision to approve Conditional Use Application No. P23-00835 and Planned Development Application No. P23-02080 authorizing the development of a ±5,781 square foot multi-tenant shell building with a drive-thru, 168-car parking lot, and pad for a future building on a ±2.98-acre parcel located at 864 East Church Avenue, Fresno, CA 93706.

I have been requested to appeal against the proposed project by Southwest Fresno residents. Residents have voiced their concern about the lack of specification of potential businesses in the proposed project area that necessitates a 168-car parking lot. Residents are concerned about the increase in traffic from the proposed parking lot that would pose a danger to parents and children crossing the street to school. Furthermore, residents stated that during the initial meetings about the future housing and economic development of the proposed project area, they were told that commercial and retail would be developed along Jensen Avenue. Therefore, I am appealing the Planning Director's decision.

Respectfully,

Miguel Arias
Councilmember
City of Fresno, District 3

CC: Steven Martinez, Planner II