

# Planning Commission

August 19, 2025



## Information Packet

### ITEMS

#### **File ID 25-1108**

Consideration of an appeal regarding Development Permit Application No. P23-03993, Planned Development Permit Application No. P23-03990, and Conditional Use Permit Application No. P23-03982 for property bounded by West Herndon Avenue to the north, North Hayes Avenue to the west, and North Veterans Boulevard to the east (Council District 2) - Planning and Development Department.

#### **Contents of Supplement:**

*Supplemental Exhibit K* – Public Comment Received

#### **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 K*

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** FW: Planning Commission Meeting 8/20 - OBJECTION - Re: Assessor's Parcel Nos. 504-092-09, 504-092-102T, 504-092-15 and 504-092-16 (Development Permit and Conditional Use Applications)  
**Date:** Tuesday, August 19, 2025 10:57:18 AM

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**From:** Wojciech and Dana Lucka [REDACTED]  
**Sent:** Monday, August 18, 2025 8:47 PM  
**To:** Robert Holt [REDACTED]  
**Subject:** Planning Commission Meeting 8/20 - OBJECTION - Re: Assessor's Parcel Nos. 504-092-09, 504-092-102T, 504-092-15 and 504-092-16 (Development Permit and Conditional Use Applications)

**External Email: Use caution with links and attachments**

Re: Assessor's Parcel Nos. 504-092-09, 504-092-102T, 504-092-15 and 504-092-16  
(Development Permit and Conditional Use Applications)

Dear Ms. Clark and Mr. Holt:

Unfortunately, I am unable to attend the Fresno City Planning Commission Meeting on Wednesday August 20th. I am teaching that night thus I am writing to express my serious concerns regarding the above-mentioned properties and their permits.

My husband and I reside at 6598 N. Bain Ave., Fresno, CA 93722 and have lived in the area for more than 25 years. During this time, we have seen much growth and some wonderful improvements. When we purchased our home in 2007, we were aware of the development of Veterans Avenue and the rerouting of Herndon but did not foresee the incredible increase in traffic and the continued problems with collisions and speeding. Routinely we see someone from the motor division of the Fresno PD parked on Warner hoping to slow things down but this is only once or twice a week. That being said, it is very busy, somewhat unsafe and NOT pedestrian or bike friendly.

I attended a meeting with my neighbors about a year ago and we all voiced our concerns about the proposed 396-unit multi-family development/commercial/office development. The proximity to both elementary and junior high schools (River Bluff and Rio Vista) is alarming. We were told that it was going ahead and there was nothing we could do. We suggested increased drive through separation, increased setback, additional green space (hopefully reduced units) and lighting, along with other safety measures. With 396 units, it is safe to assume there will be 396 cars going in and out of the development during peak traffic hours all while students are traveling on foot and by bicycle to their schools. The problem is further exacerbated by the "drop and go" traffic in front of both schools that has both North Riverside Drive and West Palo Alto backed up for nearly a mile on both sides.

For this reason.....

1. I ask you to seriously consider rejecting the current Development Permit Application (NO. P23-03993) to reduce the 396 units and perhaps increase the office space thus reducing the traffic caused by this development. Frankly, many of us would like to see it rejected entirely as the traffic pattern there is problematic. Perhaps call for an additional study of the traffic and its impact on the schools and the neighborhood; and

2. I ask that you flatly reject the Planned Development Permit Application (NO. P23-03990) which asked for the reduction of the drive thru separation, reduction of the expressway setback, reduction in the side yard setback and reduction in the front yard, parking and landscape buffer. Not having this buffer is a huge mistake and will lead to countless problems (traffic accidents, fatalities, noise problems, etc.). We have our children, pedestrians and cyclists to consider. It is bad enough there are cars hitting nearly 70 mph between those lights. If this passes, the city should be held accountable!

I openly admit that I am not pleased with the location of the new Costco but I acknowledge that the City was well compensated for this development, and it holds plenty of employment opportunities for our area. However, trying from the Clovis Costco and onto Clovis Avenue is only a sad glimpse of the problems to come. All that being said, this development (in the proposed location) is a colossal mistake. It should be seriously reconsidered. There is another 3+ acre parcel North Dante (near West Mesa Avenue) that would be far more suitable and with much less risk (there is already a multi-unit facility on the corner of Bullard and Dante). Perhaps the city can turn that parcel into greenspace so children and families can access it from Hayes avenue?

I truly hope you will consider the impact this development has on our neighborhood and our citizens (young and old).

Sincerely,

Dr. Dana Lucka