

City of Fresno

2600 Fresno Street
Fresno, CA 93721
www.fresno.gov



Meeting Agenda - Final-revised

Thursday, November 6, 2025

9:00 AM

Regular Meeting

Council Chambers

City Council

President - Mike Karbassi

Vice President - Miguel Angel Arias

Councilmembers:

Annalisa Perea, Tyler Maxwell, Brandon Vang,

Nick Richardson, Nelson Esparza

City Manager - Georgeanne A. White

City Attorney - Andrew Janz

City Clerk - Todd Stermer, MMC

The City Council met in regular session in the Council Chamber, City Hall, on the date and time above written.

PUBLIC PARTICIPATION – Public participation during Fresno City Council meetings is always encouraged and can occur by attending a meeting in the Council Chambers on the 2nd floor of City Hall located at 2600 Fresno Street, Fresno, CA 93721.

To be called to speak during a meeting, please fill out a speaker card (located throughout the chamber) and place it in the speaker card collection basket at the front of the chamber. You may also approach the speaker podium upon the Council President’s call for any additional public comment.

Unless otherwise announced, all public speakers will have up to 3 minutes to address Council pursuant to Rule No. 10 of the Rules of Procedure for the City Council of the City of Fresno (available in the City Clerk’s Office).

SUBMIT WRITTEN PUBLIC COMMENTS - Pursuant to Rule 11 (c) of the Rules of Procedure, no documents shall be accepted for Council review unless submitted to the City Clerk at least 24 hours prior to the Council Agenda item being heard. Documents / written comments related to an agenda item can be submitted by one of the following methods:

1) eComment – eComment allows the public to submit agenda related comments through a website prior to the meeting. Submitted comments are limited to 1440 characters and will be a part of the official record.

a) Submit an e-Comment by visiting <https://fresno.legistar.com/Calendar.aspx> and selecting the “eComment” link.

b) e-Comment is available for use upon publication of the agenda and closes 24 hours prior to the meeting start time [pursuant to Rule 11(c)].

c) e-Comment is not permitted for Land use or CEQA items.

d) The e-Comment Electronic User Agreement can be viewed at:
<https://www.fresno.gov/cityclerk/#information>

2) E-mail – Agenda related documents and comments can be e-mailed to the Office of the City Clerk at least 24 hours prior to the agenda item being heard, pursuant to Rule 11(c).

a) E-mail the Clerk's Office at clerk@fresno.gov

b) E-mails should include the agenda date, and the related agenda item number.

VIEWING CITY COUNCIL MEETINGS (non-participatory) - For your convenience, there are several ways to view Fresno City Council meetings live:

1) City of Fresno website: <https://fresno.legistar.com/Calendar.aspx> (click "In Progress" to view the live meeting).

2) Community Media Access Collaborative website: <https://cmac.tv/gov/>

3) YouTube - City of Fresno Council, Boards and Commissions Channel:
<https://www.youtube.com/@cityoffresnomeetings/streams>

4) Facebook: <https://www.facebook.com/FresnoCA/videos>

5) Cable Television: Comcast Channel 96 and AT&T Channel 99

6) Zoom: https://fresno.zoomgov.com/webinar/register/WN_7xJBW8h2QuKtZpm1lt1kdQ

Should any of the viewing methods above experience technical difficulties, the Council meeting will continue uninterrupted. Meetings will only be paused to address verified technical issues that interrupt public participation during meetings.

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GOVERNMENT CODE 84308 CONTRIBUTION PROHIBITIONS AND MANDATORY DISCLOSURES - The Political Reform Act of 1974 (Act) restricts campaign contributions over \$500 to a decision-making public official from a party or participant, or their agent, in a proceeding involving a license, permit, contract, or entitlement for use. The Act requires disclosure of the contribution and creates a conflict where a decision-maker has received \$500 or more from a party or participant to a proceeding in the prior 12 months. A decision-maker must disclose on the record during the proceeding that they have received contributions from a party, participant, or agent of a party or participant, greater than \$500 within the preceding 12 months and the name(s) of the contributor(s). (See 2 CCR 18438.8(a).) Parties to a proceeding are required to disclose on the record if they made contributions over \$500 to a decision-maker within the prior 12 months, and are prohibited from making contributions to a decision-maker during the proceeding and for 12 months after the date a final decision is rendered on the proceeding.

9:00 A.M. ROLL CALL

Invocation by Chaplain (Capt.) Joseph Rios from the US Army

Pledge of Allegiance to the Flag

APPROVE AGENDA

CEREMONIAL PRESENTATIONS

[ID 25-1349](#) Proclamation of "Marine Corps 250th Anniversary"

Sponsors: Councilmember Richardson

[ID 25-1389](#) Proclamation of "Athletic Hall of Fame Day"

Sponsors: Councilmember Maxwell

[ID 25-1513](#) Proclamation of "Central Unified School District"

Sponsors: Councilmember Perea

[ID 25-1478](#) ASE Blue Seal of Excellence Recognition to the Maintenance Divisions of Department of Transportation

Sponsors: Office of Mayor & City Manager and Department of Transportation

COUNCILMEMBER REPORTS AND COMMENTS

MAYOR/MANAGER REPORTS AND COMMENTS

1. SCHEDULED COUNCIL HEARINGS AND MATTERS

9:15 A.M.

[ID 25-1529](#) HEARING to Consider adoption of the Vehicle Miles Traveled (VMT) Reduction Program and Nexus Study and Vehicle Miles Traveled Mitigation Fee; and related Environmental Impact Report SCH No. 2024091129.

1. RESOLUTION - Certifying Environmental Impact Report SCH No. 2024091129, adopting Findings of Fact as required by Public Resources Code Section 21081(A) and CEQA Guidelines, Section 15091, Approving a Mitigation Monitoring

and Reporting Program as Required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, Adopting the Findings of Fact and Statement of Overriding Considerations as Required by Public Resources Code Section 21081(B) and CEQA Guidelines Section 15093, as Related to the Adoption of the Vehicle Miles Traveled Reduction Program and Nexus Study.

a. ADOPT the Findings of Fact and Statement of Overriding Considerations pursuant to CEQA Guidelines Section 15091; and

b. ADOPT the Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Guidelines Section 15097; and

2. ***RESOLUTION - Adopting a Vehicle Miles Traveled Nexus Study, Reduction Program, and Capital Improvement Plan as described in the Vehicle Miles Traveled Reduction Program and Nexus Study document dated September 2025, prepared pursuant to the requirements of California Public Resources Code Section 21099, CEQA Guidelines Sections 15064.3(B), 15064.7, and 15126.4, and the Mitigation Fee Act (Subject to Mayor's Veto)

a. ADOPT the Nexus Study based on the Council's determination that the Vehicle Miles Reduction Program and Nexus Study was prepared in compliance with the Mitigation Fee Act and meets all requirements for a nexus study

b. ADOPT the Capital Improvement Plan (CIP) based on the Council's determination that the CIP was prepared pursuant to the requirements of the Mitigation Fee Act.

c. ADOPT the Program inclusive of the VMT Mitigation Fee based on the Council's determination that the public facilities, services, and amenities contemplated are individually and collectively necessary to contribute to the reduction of VMT Citywide, and that the VMT Mitigation Fee is in compliance with the Mitigation Fee Act and is supported by the Nexus Study.

3. ***BILL B-43 (Introduced October 16, 2025)(For Adoption) - Adding Article 4.17 to Chapter 12 of the Fresno Municipal Code, relating to the Vehicle Miles Traveled Mitigation Fee (Subject to Mayor's Veto)

4. ***RESOLUTION - Adopting the 593rd Amendment to the Master Fee Schedule Resolution No. 80-420 to add a Vehicle Miles Traveled Mitigation Fee in the Planning Section for Planning and Development Department (Subject to Mayor's Veto)

Sponsors:

Planning and Development Department

9:25 A.M. Joint Meeting of the City Council, The City in Its Capacity as Housing Successor to the Redevelopment Agency of the City of Fresno and The Fresno Revitalization Corporation**[ID 25-1530](#)**

Actions pertaining to the City-owned property located at 815 Fulton Street (APN: 468-28-23T; 0.6 Acres) and Housing Successor Agency to the Redevelopment Agency owned properties located at 829 & 835 Fulton Street (APN(s): 468-282-05T (0.08 Acres) & 468-282-22T (0.09 Acres)), near the West corner of Fulton and Inyo (Council District 3):

1. ***RESOLUTION - Declaring property located at 815 Fulton Street (APN: 468-28-23T) to be exempt surplus land (Subject to Mayor's Veto) (City Action Only); and
2. ***RESOLUTION - Finding good cause and clear and convincing benefit to the public pursuant to Fresno Municipal Code Section 4-204 relating to the disposition of real property identified as Assessor's Parcel Number 468-28-23T (815 Fulton Street) for an affordable housing development. (Requires 5 Affirmative Votes) (Subject to Mayor's Veto) (City Action Only); and
3. ***RESOLUTION - Finding good cause and clear and convincing benefit to the public pursuant to Fresno Municipal Code Section 4-204 relating to the disposition of real property identified as Assessor's Parcel Number(s) 468-28-05T & 468-28-22T (829 & 835 Fulton Street) for an affordable housing development. (Requires 5 Affirmative Votes) (Subject to Mayor's Veto); and
4. Approve a Disposition and Development Agreement between the City of Fresno, the City of Fresno in its capacity as Housing Successor, and The Park Partners, LLC.

Sponsors: Planning and Development Department and Successor Agency to the Redevelopment Agency of the City of Fresno

2. CONSENT CALENDAR

2.-A. [ID 25-1458](#) ***RESOLUTION - Adopting the 591st Amendment to the Master Fee Schedule Resolution No. 80-420 to add a per package Tobacco Retail Prohibited Products Fine in the City Attorney's Office/Code Enforcement Section (Subject to Mayor's veto).

Sponsors: City Attorney's Office

2.-B. [ID 25-1522](#) ***BILL B-48 (Introduced October 30, 2025)(For Adoption) - Adding Chapter 9, Article 37 to the Fresno Municipal Code, Entitled "Tobacco Retailer Ordinance" (Subject to Mayor's Veto)

Sponsors: City Attorney's Office

2.-C. [ID 25-1539](#) Actions pertaining to the suspension of the Supplemental Nutrition Assistance Program (SNAP) during the Federal government shutdown:

1. Adopt a finding of Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.
2. ***RESOLUTION - Adopting the 26th Amendment to the Annual Appropriation Resolution No. 2025-179 to appropriate \$250,000 to fund the Central California Food Bank in the City of Fresno (Five Affirmative Votes) (Subject to Mayor's Veto)
3. Affirm the City Manager's finding that Central California Food Bank (CCFB) is Uniquely Qualified to perform the services outlined in the agreement
4. Approve a Service Agreement with Central California Food Bank for the provision of emergency food distribution to at-risk City of Fresno residents from October 31, 2025 through February 28, 2026 in the amount of \$250,000. (Citywide)

Sponsors: Office of Mayor & City Manager, Finance Department and Councilmember Esparza

2.-D. [ID 25-1449](#) Approve Contract Change Order No. 2 with West Valley

Construction Company Incorporated, of Fresno, California in the amount of \$0.00 with thirty (30) additional working days for the Van Ness Avenue Transmission Grid Main Project between Divisadero Street and Stanislaus Street. (Bid File 12401958) (Council District 3)

Sponsors:

Capital Projects Department and Department of Public Utilities

2.-E. [ID 25-1450](#)

Approve the substitution of listed Subcontractor, Anderson Striping & Construction Incorporated of Kingsburg, California for signage and striping work with T&T Pavement Markings and Products Incorporated of Fresno, California for the ITS Clovis Avenue Adaptive Traffic Signal Synchronization Project - CML 5060 (398) - Project ID PW01005. (Bid File 12500629) (Council Districts 4,5,7)

Sponsors:

Capital Projects Department and Public Works Department

2.-F. [ID 25-1493](#)

Approve Contract Change Order No. 2 in the amount of \$188,137.20, with no additional working days, for bid item overruns in Hot Mix Asphalt paving with Avison Construction, Incorporated, of Madera, California, for the Herndon Avenue Overlay from Valentine Avenue to Marks Avenue - Project ID PW01003 (Bid File 12500989) (Council District 2)

Sponsors:

Capital Projects Department and Public Works Department

2.-G. [ID 25-1474](#)

***RESOLUTION - Adopting the 21st Amendment to the Annual Appropriation Resolution No. 2025-179 Appropriating \$500,000 for Costs Associated with the Youth Community Access (YCA) Grant (Requires 5 Affirmative Votes) (Subject to Mayor's Veto)

Sponsors:

Parks, After School and Recreation and Community Services Department

2.-H. [ID 25-1490](#)

RESOLUTION - Authorizing the City Manager or Designee to Apply for a Grant of up to \$500,000 from the Sierra Nevada Conservancy's (SNC) Sustainable Recreation, Tourism, and Equitable Outdoor Access Grant Program to Increase Access to Camp Fresno by Funding Cabin Replacements and Improving Promotional and Communications Activities for

Camp Fresno (Citywide)

Sponsors:

Parks, After School and Recreation and Community Services Department

2.-I. [ID 25-1518](#)

Actions pertaining to the Fresno Airports Public Safety Officers' Association (FAPSOA) for Unit 11

1. ***Adopt a successor Memorandum of Understanding between the City of Fresno and Fresno Airports Public Safety Officers' Association (FAPSOA - Unit 11) (Subject to Mayor's veto)
2. ***RESOLUTION: Adopt the Twelfth Amendment to FY 2026 Salary Resolution No. 2025-177, amending Exhibit 11, Unit 1 - Fresno Airports Public Safety Officers' Association (FAPSOA), to provide a salary increase for respective classes as required by the Memorandum of Understanding between the City of Fresno and Fresno Airports Public Safety Officers' Association (FAPSOA - Unit 11) (Subject to Mayor's veto)

Sponsors:

Personnel Services Department

2.-J. [ID 25-1538](#)

Approve the Sixth Amendment to the Services Agreement with Orange Avenue Disposal Company, Inc., (OAD) to extend the term of the Agreement by one year to February 25, 2035, and to allow OAD to make future requests to materially alter the Agreement or to increase costs to the City under the Agreement which are occasioned by changes in law, legal mandates, or other legally required programs (Citywide)

Sponsors:

Department of Public Utilities

2.-K. [ID 25-1442](#)

The actions pertaining to the dedication of that portion of City-owned property for a public street easement on the east side of North Armstrong Avenue, between East McKinley Avenue and East Clinton Avenue: (Council District 7)

1. Adopt a finding of Categorical Exemption per staff determination, pursuant to Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines, Wellhead Treatment and Site Improvements at Pump Station 347;

2. RESOLUTION - Dedicating that portion of City-owned property for a public street easement on the east side of North Armstrong Avenue, between East McKinley Avenue and East Clinton Avenue.

Sponsors:

Public Works Department

2.-L. [ID 25-1441](#)

Actions pertaining to the summary vacation of a portion of a public street easement and a public pedestrian easement on the west side of North Blythe Avenue, south of West Cornell Avenue (Council District 1):

1. Adopt a finding of Categorical Exemption per staff determination, pursuant to Section 15301 and Section 15305 of the California Environmental Quality Act (CEQA) Guidelines, Environmental Assessment Number P24-03975;
2. RESOLUTION - Approving the summary vacation of a portion of a public street easement and a public pedestrian easement on the west side of North Blythe Avenue, south of West Cornell Avenue.

Sponsors:

Public Works Department

2.-M. [ID 25-1466](#)

BILL B-46 (For Reintroduction) - Amending Sidewalk Vending Ordinance, sections 10-2603 and 10-2606, amending the citation structure

Sponsors:

Vice President Arias and Councilmember Perea

2.-N. [ID 25-1410](#)

RESOLUTION - Initiating an Amendment to Fresno Municipal Code Section 15-2760(B)(6)(b) relating to Paved Temporary Parking Lots

Sponsors:

Council President Karbassi

2.-O. [ID 25-1527](#)

***RESOLUTION - to Support the Allocation of Both Harness and Thoroughbred Racing Dates at the Big Fresno Fair (Subject To Mayor's Veto)

Sponsors:

Councilmember Esparza

CONTESTED CONSENT CALENDAR

3. GENERAL ADMINISTRATION

3.-A. [ID 25-1436](#)

WORKSHOP - Southeast Development Area

Sponsors:

Planning and Development Department

3.-B. [ID 25-930](#)

Consideration of Text Amendment Application No. P24-00794 and related Environmental Finding for Environmental Assessment No. P24-00794, amending Sections 15-1302, 15-4907, 15-6702, 15-6802 of the Fresno Municipal Code, repealing Section 15-1106 of the Fresno Municipal Code, and establishing Section 15-2742.5 of the Fresno Municipal Code to allow residential uses in the Office District.

1. ADOPTION of Mitigated Negative Declaration Sch No. 2024110662 for Text Amendment Application No. P24-00794.
2. ***BILL B-23 (Reintroduced as Amended June 19, 2025) (For Adoption), amending Sections 15-1302, 15-4907, 15-6702, 15-6802 of the Fresno Municipal Code, repealing Section 15-1106 of the Fresno Municipal Code, and establishing Section 15-2742.5 of the Fresno Municipal Code, to permit office-to-dwelling conversions and new residential uses on vacant or underutilized parcels located in the Office District, except when the vacant or underutilized parcel is within 500 feet of a school. (Subject to Mayor's Veto).

Sponsors:

Planning and Development Department

3.-C. [ID 25-1521](#)

Actions pertaining to compliance with Court order to decertify an Environmental Impact Report (EIR) and set aside approvals for a proposed Costco project at the northeast corner of West Herndon Avenue and North Riverside Drive (Project):

1. Adopt a finding that decertifying the Project EIR and setting aside Project approvals are exempt from California Environmental Quality Act (CEQA) pursuant to the common sense exemption set forth in CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that this action will have a significant effect on the environment.
2. RESOLUTION - Rescinding Resolution No. 2024-072 to Decertify Environmental Impact Report, Set Aside Project Approvals, and Rescind Resolution No. 2024-073 Amending

the Fresno General Plan.

3. BILL - (for Introduction and Adoption) - Repealing Ordinance No. 2024-011 Amending the Official Zoning Map Planning and Development Department

Sponsors:

3.-D. [ID 25-1544](#)

Consideration of Plan Amendment Application No. P23-03006, Rezone Application No. P23-03006 and related Environmental Assessment pertaining to approximately 55.31 acres of property bounded by East Annadale Avenue to the north, State Route 41 to the east, South Elm Avenue to the west, and East Chester/East Samson Avenue (alignment) to the south (Council District 3) - Planning and Development Department.

1. DENY - Addendum to Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan, dated February 20, 2025, for the proposed project pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164.
2. DENY - Plan Amendment Application No. P23-03006 proposing to amend the Fresno General Plan and the Southwest Fresno Specific Plan to change the planned land use designation for the subject properties from Neighborhood Mixed-Use to Employment - Light Industrial and amendment to Policy LU-8.1 of the Southwest Fresno Specific Plan.
3. DENY - Rezone Application No. P23-03006 proposing to rezone the subject properties from the NMX (Neighborhood Mixed-Use) zone district to the IL/cz (Light Industrial/conditions of zoning) zone district.

Sponsors:

Planning and Development Department

UNSCHEDULED COMMUNICATION

PLEASE NOTE: UNSCHEDULED COMMUNICATION IS NOT SCHEDULED FOR A SPECIFIC TIME AND MAY BE HEARD ANY TIME DURING THE MEETING

4. CITY COUNCIL

4.-A. [ID 25-1190](#)

WORKSHOP - Fresno Chaffee Zoo: Community Engagement and Upcoming Projects

Sponsors: Vice President Arias

5. CLOSED SESSION

- 5.-A. [ID 25-1508](#) CONFERENCE WITH LABOR NEGOTIATORS -
Government Code Section 54957.6
City Negotiators: Anthony Garcia; Sumeet Malhi
Employee Organization(s): 1. International Union of
Operating Engineers, Stationary Engineers, Local 39 (Local
39); 2. Fresno City Employees Association (FCEA); 3. Fresno
Police Officers Association (FPOA Basic), Unit 4; 4.
International Association of Firefighters, Local 202, Unit 5
(Fire Basic); 5. Amalgamated Transit Union, Local 1027
(ATU); 6. International Brotherhood of Electrical Workers,
Local 100 (IBEW); 7. Fresno Police Officers Association
(FPOA Management); 8. International Association of
Firefighters, Local 202, Unit 10 (Fire Management); 9. City of
Fresno Professional Employees Association (CFPEA); 10.
City of Fresno Management Employees Association
(CFMEA). 11. Employee Organization(s): Unrepresented
Employees in Unit 2 (Non-Represented Management and
Confidential Classes): Airport Public Safety Manager,
Assistant City Attorney, Assistant City Manager, Assistant
Controller, Assistant Director, Assistant Director of Personnel
Services, Assistant Director of Public Utilities, Assistant
Director of Public Works, Assistant Police Chief, Assistant
Retirement Administrator, Background Investigator, Budget
Analyst, Budget Manager, Chief Assistant City Attorney, Chief
Information Officer, Chief Labor Negotiator, Chief of Staff to
Councilmember, Chief of Staff to the Mayor, City Attorney
(City Negotiator, Council President Karbassi), City Attorney
Investigator, City Clerk (City Negotiator, Council President
Karbassi), City Engineer, City Manager (City Negotiator,
Mayor Dyer), Community Coordinator, Community Outreach
Specialist, Controller, Council Assistant, Deputy City Attorney
II , Deputy City Attorney III, Deputy City Manager, Director,
Director of Aviation, Director of Development, Director of
Personnel Services, Director of Public Utilities, Director of
Transportation, Economic Development Coordinator,

Economic Development Director, Executive Assistant to Department Director, Executive Assistant to the City Attorney, Executive Assistant to the City Council, Executive Assistant to the City Manager, Executive Assistant to the Mayor, Fire Chief, Governmental Affairs Manager, Human Resources Manager, Independent Reviewer, Internal Auditor, Investment Officer, Management Analyst II, Payroll Accountant, Payroll Manager, Police Chief, Principal Budget Analyst, Principal Internal Auditor, Principal Labor Relations Analyst, Project Liaison/Program Administrator, Public Affairs Officer, Public Works Director, Retirement Administrator, Retirement Benefits Manager, Retirement Office Manager, Senior Budget Analyst, Senior City Attorney Investigator, Senior Deputy City Attorney I, Senior Deputy City Attorney II, Senior Deputy City Attorney III, Senior Human Resources/Risk Analyst, Senior Law Clerk, Supervising Deputy City Attorney, Veterinarian

Sponsors:

Office of Mayor & City Manager

5.-B. [ID 25-1515](#)

CONFERENCE WITH LEGAL COUNSEL-EXISTING
LITIGATION

Government Code Section 54956.9, subdivision (d)(1)

Case Name: Josephine Eva Dwelshauvers v. City of Fresno,
et al.

Fresno Superior Court Case No. 23CECG00756

Sponsors:

City Attorney's Office

ADJOURNMENT**UPCOMING EMPLOYEE CEREMONIES**

EMPLOYEE SERVICE AWARDS - 11:00 A.M.

- April 16, 2025 (Wednesday) - Employee Service Awards

2025 CITY COUNCIL MEETING SCHEDULE*November 20, 2025 - 9:00 A.M (Regular Meeting)**December 4, 2025 - 9:00 A.M (Regular Meeting)**December 18, 2025 - 9:00 A.M (Regular Meeting)**January 15, 2026 - 9:00 A.M. (Regular Meeting)*