

Planning Commission

May 5, 2026



Information Packet

ITEMS

File ID 26-427

HEARING to Consider Plan Amendment and Rezone Application No. P21-01960, Conditional Use Permit Application No. P21-01959, Conditional Use Permit Application No. P21-03251, Planned Development Permit Application No. P21-03252 and related 2026 Final Environmental Impact Report (FEIR), State Clearinghouse (SCH) No. 2021100443 pertaining to ±22.4 acres of property located on the northeast corner of West Herndon Avenue and North Riverside Drive (Council District 2) - Planning & Development Department.

Contents of Supplement:

Supplemental Exhibit I – Public Comments 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 I

From: Jones, Keyomi.L@DOT
To: [Steven Martinez](#)
Cc: Padilla, Dave@DOT
Subject: Public Hearing Notice-Costco Commercial Warehouse
Date: Thursday, April 30, 2026 2:37:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

External Email: Use caution with links and attachments

Steven,

Thank you for forwarding the Public Hearing Notice (Notice). for the proposed Costco Commercial Warehouse in Fresno, Ca to Caltrans for review. The Costco Wholesale Corporation (Costco) proposes to construct the Costco Commercial Center, including a new Costco facility with an attached tire center and a detached gas station and drive-through car wash in the City of Fresno. At this time Caltrans has no additional comments regarding the Notice.

Thank you,



Keyomi Jones, MBA
Associate Transportation Planner
Caltrans District 6|Transportation Planning
Local Development Review Branch

Mobile 559-981-7284

Web www.dot.ca.gov | **Email**

keyomi.jones@dot.ca.gov

1352 W. Olive Avenue|Fresno, CA 93728



From: [Cindy D](#)
To: [Steven Martinez](#)
Cc: [PublicCommentsPlanning](#)
Subject: Re: Costco Commercial Center Project | Notice of Public Hearing
Date: Wednesday, April 15, 2026 12:31:44 PM

External Email: Use caution with links and attachments

Build it already!... Please!

On Wed, Apr 15, 2026, 10:46 AM Steven Martinez <Steven.Martinez@fresno.gov> wrote:

Greetings,

Please find attached to this email the Dual Notice of Public Hearing for the Costco Commercial Center Project located at [7120 North Riverside Drive](#) ([State Clearinghouse Number 2021100443](#)).

Please let me know if you have any questions, comments, or concerns.

In Public Service,

Steven Martinez | Planner

Current Planning | Planning & Development

[2600 Fresno Street | Fresno CA 93721](#)

[559.621.8047](#)

Steven.Martinez@Fresno.gov



From: [Daniel Brannick](#)
To: [Steven Martinez](#)
Subject: Re: City of Fresno Notices Have Been Posted
Date: Monday, April 27, 2026 5:21:07 PM

External Email: Use caution with links and attachments

Hi Steven,

We are within 10 days of the noticed Planning Commission meeting date for the Costco project, but I have not yet seen that the Final EIR has been released.

I know that for some recent projects the City has taken the approach of treating the FEIR deadline as being 10 days before the City Council meeting date rather than the PC date. However, in 2024 when the project was originally up for review, the Final EIR, RTC, and Findings of Fact and Statement of Overriding Considerations were all part of the materials presented to the Planning Commission.

Can you confirm whether the City intends to publish these materials ahead of the PC meeting date or if the approach will be to wait until 10 days before the scheduled City Council meeting?

Thanks,

Daniel Brannick
Herndon-Riverside Coalition for
Responsible Community Development
5588 N. Palm Avenue, Suite 208
Fresno, CA 93704
Tel: (559) 473-1376
Fax: (559) 203-7032

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On Mon, Apr 27, 2026 at 4:23 PM Daniel Brannick <daniel.brannick@gmail.com> wrote:

Forwarded copy. (Note: Comments on PR-DEIR were sent from Herndon-Riverside email, but City notice was sent to other email.)

Begin forwarded message:

From: PlanningNotices No-Reply <planningnotices-no-reply@fresno.gov>
Date: April 15, 2026 at 4:01:24 PM PDT
To: Undisclosed recipients;;
Subject: City of Fresno Notices Have Been Posted

Good afternoon,

New Planning notices have been posted (please see below). Notices can also be viewed at <https://www.fresno.gov/cityclerk/notices-and-publications/>.

(Document links below)

[5-6-2026 and 5-21-2026 Notice of Public Hearing - NE corner of W Herndon Ave and N Riverside Dr - Costco](#)

[5-6-2026 Public Hearing Notice - T-6419 Vesting Tentative Tract Map Plan Amendment Rezone DP P24-00452](#)

You are receiving this email because you have requested to receive notices pursuant to Government Code §54954.1, Public Resources Code §21092.2, California Code of Regulations §15072, §15082, §15087, and/or Fresno Municipal Code §15-5009.B. To be removed from the noticing list, please contact Planning@fresno.gov.

From: [Gary W. Chapman](#)
To: [Steven Martinez](#)
Subject: RE: Costco Commercial Center Project | Notice of Public Hearing
Date: Thursday, April 16, 2026 8:28:37 AM

External Email: Use caution with links and attachments

Steven,
Thank you,

Gary Chapman
Engineering Technician III
Fresno Metropolitan Flood Control District
5469 E Olive Ave
Fresno, CA 93727
garyc@fresnofloodcontrol.org
559-456-3292 Office
559-456-3194 Fax



From: Steven Martinez <Steven.Martinez@fresno.gov>
Sent: Thursday, April 16, 2026 8:13 AM
To: Gary W. Chapman <garyc@fresnofloodcontrol.org>; Steven Martinez <Steven.Martinez@fresno.gov>
Subject: RE: Costco Commercial Center Project | Notice of Public Hearing

Hello,

The notice is to inform the public that the Project, in its entirety, will be reconsidered by the Planning Commission and City Council. The notice is not requesting comments, however, informs individuals and agencies how to submit comments should they choose to.

Please let me know if you have any questions, comments, or concerns.

Steven Martinez | Planner
Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721
559.621.8047
Steven.Martinez@Fresno.gov



From: Gary W. Chapman <garyc@fresnofloodcontrol.org>

Sent: Wednesday, April 15, 2026 2:12 PM

To: Steven Martinez <Steven.Martinez@fresno.gov>

Subject: Costco Commercial Center Project | Notice of Public Hearing

External Email: Use caution with links and attachments

Steven,

Is the Public Hearing to discuss the partially recirculated EIR from late last year? Or does the District need to provide new comments?

Thank you,

Gary Chapman

Engineering Technician III

Fresno Metropolitan Flood Control District

5469 E Olive Ave

Fresno, CA 93727

garyc@fresnofloodcontrol.org

559-456-3292 Office

559-456-3194 Fax



From: [Janet's Bergmanfamily email](#)
To: [Steven Martinez](#)
Cc: [PublicCommentsPlanning](#)
Subject: RE: Costco Commercial Center Project | Notice of Public Hearing
Date: Wednesday, April 22, 2026 3:11:33 PM

External Email: Use caution with links and attachments

Is there anything I can do still do to oppose this short of attending and speaking at the hearings? I can't believe this monstrosity is moving forward. It is going to be hazardous in this area with young children walking to and from school, and a senior care facility with 300 beds that has residents cursing around in there electric wheelchairs and pushing walkers.

From: Steven Martinez <Steven.Martinez@fresno.gov>
Sent: Wednesday, April 15, 2026 10:45 AM
To: Steven Martinez <Steven.Martinez@fresno.gov>
Cc: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Subject: Costco Commercial Center Project | Notice of Public Hearing

Greetings,

Please find attached to this email the Dual Notice of Public Hearing for the Costco Commercial Center Project located at 7120 North Riverside Drive ([State Clearinghouse Number 2021100443](#)).

Please let me know if you have any questions, comments, or concerns.

In Public Service,
Steven Martinez | Planner
Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721
559.621.8047
Steven.Martinez@Fresno.gov



From: [Lynette Dias](#)
To: [Steven Martinez](#)
Cc: [PublicCommentsPlanning](#)
Subject: Re: [EXT] Costco Commercial Center Project | Notice of Public Hearing
Date: Wednesday, April 15, 2026 2:50:45 PM

External Email: Use caution with links and attachments

Thank Steven,

Looks good. We appreciate you making these dates happen!

LYNETTE DIAS

URBAN PLANNING PARTNERS, INC.

O: [510.251.8210](tel:510.251.8210)

C: [510.206.4456](tel:510.206.4456)

From: Steven Martinez <Steven.Martinez@fresno.gov>
Sent: Wednesday, April 15, 2026 10:45:12 AM
To: Steven Martinez <Steven.Martinez@fresno.gov>
Cc: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Subject: [EXT] Costco Commercial Center Project | Notice of Public Hearing

Greetings,

Please find attached to this email the Dual Notice of Public Hearing for the Costco Commercial Center Project located at 7120 North Riverside Drive ([State Clearinghouse Number 2021100443](#)).

Please let me know if you have any questions, comments, or concerns.

In Public Service,
Steven Martinez | Planner
Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721
559.621.8047
Steven.Martinez@Fresno.gov



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