

Exhibit M

From: Manharsh Singh Sekhon <manharshsekhon@gmail.com>
Sent: Wednesday, June 04, 2025 11:00 AM
To: PublicCommentsPlanning
Cc: Robert Holt; District6; Nicole DeMera
Subject: Planning Commission Hearing scheduled on June 18th, 2025 at 6pm
Attachments: [VICINITY MAP.pdf](#); [CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT.pdf](#); [petition_signatures_jobs_19647030_20191221090114.pdf](#)

External Email: Use caution with links and attachments

Surinder Kaur Sekhon

10048 N Dearing Ave
Fresno, CA 93730

Fresno City Planning Commission
2600 Fresno Street, Room 3065
Fresno, CA 93721

Dear Members of the Fresno City Planning Commission,

I am writing to you as a concerned homeowner at **10048 N Dearing Avenue** to express my **strong opposition** to the proposed multifamily housing project led by **Melanie Halajian of Land Development Services, Inc.**, which seeks to construct a **two-story, 48-unit apartment complex** at the northeast corner of **Chestnut and Behymer Avenues**, directly adjacent to **Kids Kare River Bluff daycare** and within a few feet of my backyard.

Our neighborhood is composed of **single-story, owner-occupied homes**, with a density of about **6–7 units per acre**. The proposed project would more than double this density to **14.9 units per acre**, disrupting the long-standing residential character and raising urgent concerns about traffic, infrastructure strain, public health, and safety.

As a directly impacted resident, my concerns are as follows:

1. Traffic Congestion and Pedestrian Safety

The addition of 48 units could result in **up to 100 additional vehicles**, significantly worsening congestion on **Chestnut Avenue**, which is already

a single-lane road heavily used by parents, students, and commuters accessing **Riverview Elementary, Clovis North High School, and Clovis Community College**. The nearby intersection is already a safety concern, and this development would only intensify the risk, particularly for young children and pedestrians.

2. **Loss of Backyard Privacy**

My home is **one of several directly behind the proposed complex**, meaning the **second-story balconies and windows** will have an **unobstructed view into our backyard**. The current landscaping plan calls for **small trees** along the border, which do **not provide adequate screening**. This will lead to a serious and irreversible loss of privacy for me and many of my neighbors.

3. **Inadequate Parking Capacity**

With only **88 parking spaces** planned, the development falls far short of the needs of 48 families. This will result in significant overflow parking on Chestnut and Behymer, worsening traffic, limiting visibility, and making street parking more difficult for current residents and visitors.

4. **Noise Pollution**

The proposed complex, with its increased density, will generate **considerable daytime and nighttime noise**—from traffic, communal activity, and parking turnover. As a nearby resident, this change will have an outsized impact on our previously quiet and peaceful environment.

5. **Overcrowding in Local Schools**

The schools serving this area are already **at or near capacity**. Additional families from the proposed development will strain existing resources, increase student-teacher ratios, and impact the quality of education for all children in the area.

6. **Health Impact from Increased Air Pollution**

Both my husband and I suffer from **chronic respiratory conditions**, and the proposed development would expose us to a higher concentration of vehicle emissions and dust from increased traffic. The health risks this presents to us—and to others with asthma, COPD, or similar conditions—are significant and unacceptable.

This is not the first time our community has come together in opposition to such a development. In **2019**, a petition opposing a similar proposal at this same

location received **support from over 272 residents (attached to this email):**

 <https://chng.it/ybF7pt6L74>

Today, our community stands united once again. A **new petition opposing the current project** is now underway and is rapidly gaining traction:

 <https://chng.it/SDBQJJNygS>

We expect this petition to receive **strong support from hundreds of residents** in the coming days, reflecting the widespread and deeply rooted concerns across District 6.

I urge you, as members of the Fresno City Planning Commission, to **reject this proposal in its current form**. We ask that any development at this location:

- Reflects the **scale and density** of the surrounding community,
- Protects our **health, privacy, and safety**,
- Ensures **adequate infrastructure and parking**, and
- Preserves the **residential character** of our neighborhood.

Thank you for your time and for listening to the concerns of those most affected by this decision.

Sincerely,

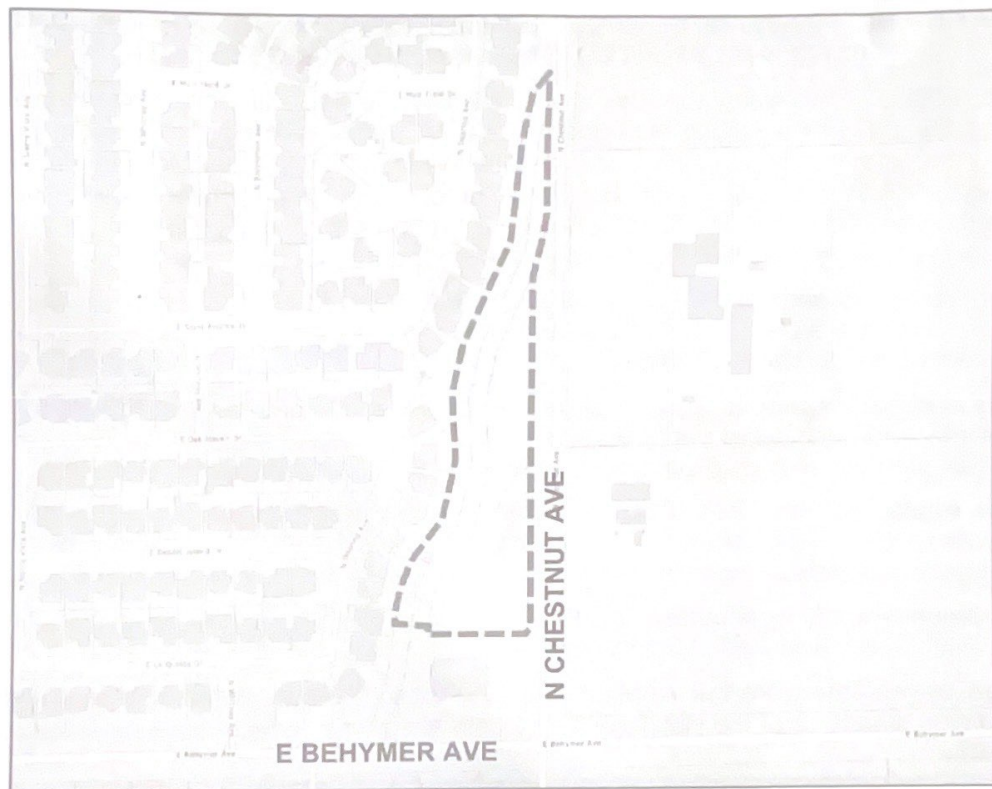
Surinder Kaur Sekhon

Homeowner

10048 N Dearing Ave

Fresno, CA 93730

VICINITY MAP



Project Area



**CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
PLAN AMENDMENT-REZONE APPLICATION NO. P20-00213, DEVELOPMENT PERMIT
APPLICATION NO. P22-03749, PLANNED DEVELOPMENT PERMIT APPLICATION NO. P23-
03173, AND RELATED ENVIRONMENTAL ASSESSMENT**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Sections 15-4903 and 15-5007 of the Fresno Municipal Code (FMC) and California Government Code Section 65854, will conduct a public hearing to consider the items below, filed by Melanie Halajian of Land Development Services, Inc., on behalf of B.J. Johal, pertaining to approximately 3.78 acres of property located on the west side of North Chestnut Avenue, between East Behymer and East International Avenues. At the hearing, the following will be considered:

1. **Environmental Assessment No. P20-00213/P22-03749/P23-03173** dated May 16, 2025, consideration of a Mitigated Negative Declaration of the proposed project pursuant to the California Environmental Act (CEQA) Guidelines.
2. **Plan Amendment Application No. P20-00213** consideration of a request to amend the Fresno General Plan and Woodward Park Community Plan to change the planned land use designation of the subject property from Employment – Office to Medium High Residential Density.
3. **Rezone Application No. P20-00213** consideration of a rezone of property from the O/UGM/cz (*Office/Urban Growth Management/conditions of zoning*) zone district to the RM-1/UGM/cz (*Multi-Family Residential, Medium High Density/Urban Growth Management/conditions of zoning*) zone district.
4. **Development Permit Application No. P22-03749** consideration of the construction of a 48-unit private multi-family residential development.
5. **Planned Development Permit Application No. P23-03173** consideration of the modification of development standards of the RM-1 zone district to allow for a reduced parking setback from back of sidewalk.

FRESNO CITY PLANNING COMMISSION

Date/Time: Wednesday, June 18, 2025, at 6:00 p.m. or thereafter

Place: City Hall Council Chamber, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721; or, watch the live broadcast via the Zoom link located on the Planning Commission agenda found here: <https://fresno.legistar.com/Calendar.aspx>

Any interested person may also watch the meeting electronically during the public hearing through instructions provided on the Planning Commission Agenda, and present written testimony at least 24 hours in advance of the Planning Commission agenda item being heard, via e-comment or by email to PublicCommentsPlanning@fresno.gov (cc Robert.Holt@fresno.gov). All documents to be submitted to the Planning Commission for its consideration prior to or at the hearing shall be submitted to the Planning Commission at least 24 hours prior to the Commission agenda item being heard pursuant to the Planning Commission rules and procedures.

If you challenge the above applications in court, you may be limited to raising only those issues you, or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Development Services Division of the Planning and Development Department and/or Planning Commission at, or prior to, the public hearing. The Planning Commission action on the proposed above applications will be considered by the City Council.

This public hearing notice is being sent to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of FMC Section 15-5007. All documents related to this project are available for public review at the Planning and Development Department at the address listed below or electronic copies may be requested by contacting the Planner at the number listed below. Documents are available for viewing at City Hall during normal business hours (Monday-Friday, 8 a.m.-5 p.m.) by appointment only. **Please contact the Planner listed below via e-mail or by phone to request electronic copies or schedule an appointment to view documents.**

For additional information, contact **Rob Holt**, Planning and Development Department, by telephone at (559) 621-8056, or via e-mail at Robert.Holt@fresno.gov. **Si necesita información en Español, comuníquese con Valeria Ramirez al teléfono (559) 621-8046.**

PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director

Dated: May 23, 2025

Assessor's Parcel No(s). 578-020-13, 578-020-16, 578-020-17

SEE MAP ON REVERSE SIDE
Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277

Recipient: Jarred Olsen, Planning Commission, Jennifer Clark, Garry Bredefeld,
Planning and Development - City of Fresno, Mike Sanchez, Robert Holt

Letter: Greetings,

Stop the Proposed Multifamily Project at the Northwest Corner of Chestnut
and Behymer Ave

Signatures

Name	Location	Date
Manharsh Sekhon	Fresno, CA	2019-12-19
Emmett Grealy	Fresno, CA	2019-12-19
Mignon West	Fresno, CA	2019-12-19
Lorence Liscano	Fresno, CA	2019-12-19
Sheralyn Manuszak	FRESNO, CA	2019-12-19
Austin Kerr	Fresno, CA	2019-12-19
Nolan Frates	Fresno, CA	2019-12-19
REBECCA ADAME	Fresno, CA	2019-12-19
Mindy Humphrey	Fresno, CA	2019-12-19
Katie Bailey	Fresno, US	2019-12-19
Jeffrey Transou	Fresno, CA	2019-12-19
Janice Walters	Fresno, CA	2019-12-19
Linda Gardner	Fresno, CA	2019-12-19
Tammy Kent	Clovis, CA	2019-12-19
Steven West	Fresno, CA	2019-12-19
Jill Ruiz	Fresno, US	2019-12-19
Korrina Dietrich	Citrus Heights, CA	2019-12-19
David Shearen	Fresno, CA	2019-12-19
Katherine L. Noverr	Fresno, CA	2019-12-19
Ashlee Rocchi	Fresno, CA	2019-12-19

Name	Location	Date
Lucas Diaz	San Mateo, CA	2019-12-19
Jordin Giello	Fresno, CA	2019-12-19
A Y	Fresno, CA	2019-12-19
Kray Thomas	Santa Ana, CA	2019-12-19
charles bravo	Fresno, CA	2019-12-19
Rebecca Cutler	Fresno, CA	2019-12-19
Mike Phenicie	Fresno, CA	2019-12-19
Patricia Sue	Clovis, CA	2019-12-20
H N	Fresno, CA	2019-12-20
Marianne Pierce	Fresno, CA	2019-12-20
Jennifer Schantz	Fresno, CA	2019-12-20
Carolina Amriott	Oakland, CA	2019-12-20
Eunice Chang	Fresno, CA	2019-12-20
Susan Boitano	Fresno, CA	2019-12-20
Taneha Martin	Fresno, CA	2019-12-20
Brytani Keys	Fresno, CA	2019-12-20
Kristine Todd	Fresno, CA	2019-12-20
Betty Anne Litzie	Fresno, CA	2019-12-20
Kerri Curtis	Fresno, CA	2019-12-20
Billy Jack Pierce	Fresno, CA	2019-12-20
Clay Beavers	Fresno, CA	2019-12-20
Aimee Bogna	Fresno, CA	2019-12-20

Name	Location	Date
Amabelle Shayeghi Marquez	Fresno, CA	2019-12-20
Zachary Curtis	Fresno, CA	2019-12-20
Ronald Williams	San Mateo, CA	2019-12-20
Lawrence Sue	Fresno, CA	2019-12-20
Kristina Breshears	Fresno, CA	2019-12-20
Allison Hosoda	Fresno, CA	2019-12-20
Desiree Rocha	Fresno, CA	2019-12-20
julie olsen	Clovis, CA	2019-12-20
Rita Henriksen	Fresno, CA	2019-12-20
Nellicharice Garcia	Oakland, CA	2019-12-20
Maddie Daetwyler	Fresno, CA	2019-12-20
Hollie Gabel	Fresno, CA	2019-12-20
Mark Humphrey	US	2019-12-20
Maria Luisa Malimban	Fresno, CA	2019-12-20
Cauryn Updegraff	San Francisco, CA	2019-12-20
Kristina Foote	Fresno, CA	2019-12-20
Richard Evans	San Francisco, CA	2019-12-20
Michelene Fitzgerald	Fresno, CA	2019-12-20
Hina Fatima	Fresno, CA	2019-12-20
Bernard Malimban	Fresno, CA	2019-12-20
Donnita Wiliker	Fresno, CA	2019-12-20
Kari Genco	Clovis, CA	2019-12-20

Name	Location	Date
Gladys Martinez	Fresno, CA	2019-12-20
Daniel Hernandez	Fresno, CA	2019-12-20
Jody McTavish	Fresno, CA	2019-12-20
Kirsten Nolan	Friant, CA	2019-12-20
Geoffrey Barry	Fresno, CA	2019-12-20
Sandra Trejo	Fresno, CA	2019-12-20
Arlette Belisle	Los Angeles, CA	2019-12-20
Gary Jacobs	Bloomington, CA	2019-12-20
Hannah Burley	Clovis, CA	2019-12-20
Lisa Fain	Fresno, CA	2019-12-20
Janice Bruno	Fresno, CA	2019-12-20
Kimberly Bell	Fresno, CA	2019-12-20
Karen Gomez	Fresno, CA	2019-12-20
Nicholas Buchanan	Fresno, CA	2019-12-20
Mary Miller	Fresno, CA	2019-12-20
Traci Clark	Fresno, CA	2019-12-20
Hope Anderson	Clovis, CA	2019-12-20
Shanon Dominguez	Fresno, CA	2019-12-20
Julie Shows	Fresno, CA	2019-12-20
Xai Torres	Fresno, CA	2019-12-20
ALLYSON TAPLEY	CLOVIS, CA	2019-12-20
Mike Hazelrigg	Fresno, CA	2019-12-20

Name	Location	Date
Kristi Goerlich	Fresno, CA	2019-12-20
Taylour Paige	Clovis, CA	2019-12-20
Janelle Wilson	Fresno, CA	2019-12-20
Margarita Spalard	Fresno, CA	2019-12-20
Nina Yagi	Fresno, CA	2019-12-20
gia smith	Clovis, CA	2019-12-20
Kim Love	Fresno, CA	2019-12-20
Melissa Carter	Fresno, CA	2019-12-20
Stephanie Vance	Fresno, CA	2019-12-20
Brandon Vance	Fresno, CA	2019-12-20
Kaitlyn Vance	Fresno, CA	2019-12-20
Terry Watts	Fresno, CA	2019-12-20
Cristina Jelladian-Buchner	Fresno, CA	2019-12-20
Rebecca Underwood	Fresno, CA	2019-12-20
Tom Schiebelhut	Fresno, CA	2019-12-20
Lisa Thurman	Fresno, CA	2019-12-20
Dawnette Rivas	Fresno, CA	2019-12-20
Sandra Franco	Fresno, CA	2019-12-20
Isaias Maldonado	Fresno, CA	2019-12-20
Tiffany Williams	Clovis, CA	2019-12-20
Dena Dauer	Clovis, CA	2019-12-20
James Underwood	Fresno, CA	2019-12-20

Name	Location	Date
Jenell Munoz	Fresno, CA	2019-12-20
Vannessa Gresham	Fresno, CA	2019-12-20
MAX AMARA	Fresno, CA	2019-12-20
Daniel Quezadas Sandoval	Fresno, CA	2019-12-20
Shannon Cegielski	Fresno, CA	2019-12-20
Donna Lotia	Fresno, CA	2019-12-20
Imran Lotia	Fresno, CA	2019-12-20
Brianna Yoon	Fresno, CA	2019-12-20
Sarah Fecht	Clovis, CA	2019-12-20
Amy Zaninovich	Fresno, CA	2019-12-20
Stephen Munsch	Fresno, CA	2019-12-20
Natalie Ramos	Fresno, CA	2019-12-20
Missi BURT	Fresno, CA	2019-12-20
Stan Holt	Fresno, US	2019-12-20
Debra Clark	Fresno, CA	2019-12-20
Richard Sanikian	Fresno, CA	2019-12-20
Anthony Reta	Fresno, CA	2019-12-20
Debbie Warring	Fresno, CA	2019-12-20
Heather Piccolo	Clovis, CA	2019-12-20
Laurette Lee	Fresno, CA	2019-12-20
Alyssa Chrisman	Fresno, CA	2019-12-20
Aurora Cabrera	Fresno, CA	2019-12-20

Name	Location	Date
Paulette Hearon	Fresno, CA	2019-12-20
Elizabeth Marquez	Fresno, CA	2019-12-20
Billy Anderson	Clovis, CA	2019-12-20
Moses Ramos	Fresno, CA	2019-12-20
Nathan Bartlett	Fremont, CA	2019-12-20
Kirsten Higgins	Eugene, OR	2019-12-20
Rajesh Shaik	Hyderabad, US	2019-12-20
Josue Montes	Clovis, CA	2019-12-20
Carrie Gleason	Littleton, CO	2019-12-20
Allegra Maddux	Fresno, CA	2019-12-20
D E	Brooklyn, US	2019-12-20
Joanna Herrera	Los Angeles, US	2019-12-20
Riley Hancock	Fresno, CA	2019-12-20
Miguelito Santos	Fresno, CA	2019-12-20
Tonya Hill	Pomona, CA	2019-12-21
Regine Marquez	Fresno, CA	2019-12-21
Krista Beavers	Clovis, CA	2019-12-21
Mia Senda	Portland, US	2019-12-21
Raquel Martin	Fresno, CA	2019-12-21
Amy Zuniga	Clovis, CA	2019-12-21
Joycelyn Davis	Fresno, CA	2019-12-21
Ann Rader	Fresno, CA	2019-12-21

Name	Location	Date
viola martin	Fresno, CA	2019-12-21
Marlene Lim	Fresno, CA	2019-12-21
Katie Leal	Clovis, CA	2019-12-21
Rosie Bedrosian	Fowler, CA	2019-12-21
Armen Bedrosian	Fowler, CA	2019-12-21
Laura Lencioni	Fresno, CA	2019-12-21
Stephen Farmer	Clovis, CA	2019-12-21
Amy Dolan	Fresno, CA	2019-12-21
Lisa Orr	Fresno, CA	2019-12-21
Doretta Hovanessian	Fresno, CA	2019-12-21