

# Planning Commission

September 30, 2025



## Information Packet

### ITEMS

#### **File ID 25-1216**

Public hearing to consider the adoption of the West Area Neighborhoods Specific Plan and related Final Environmental Impact Report (FEIR), State Clearinghouse (SCH No. 2019069117). The following applications have been filed and pertain to approximately 7,077 acres in the Development Area-1 North Development Area.

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

*Supplemental Exhibit R – 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 R*

**From:** [Audrey Martel](#)  
**To:** [PublicCommentsPlanning](#)  
**Subject:** Please support the West Neighborhood area plan!  
**Date:** Tuesday, September 23, 2025 12:35:52 PM

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

Fresno City Planning Commission  
2600 Fresno Street  
Fresno, CA 93721

Reference: West Area Neighborhood Specific Plan

To Whom It May Concern:

I support the West Area Neighborhood Specific Plan and recommend its approval.

Thank you,

Audrey Martel

**From:** [Janet Chilingarian](#)  
**To:** [PublicCommentsPlanning](#)  
**Subject:** West Area Neighborhood Specific Plan Oct 1 Agenda  
**Date:** Tuesday, September 23, 2025 5:17:31 PM

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

September 23, 2025

Fresno City Planning Commission  
2600 Fresno Street  
Fresno CA 93721

To Whom It May Concern:

I support the West Area Neighborhood Specific Plan and recommend its approval.

Thank you.

Janet Chilingarian

JEFFREY T. ROBERTS  
PLANNING AND DEVELOPMENT SERVICES

September 29, 2025

*Via e-mail to jennifer.clark@fresno.gov*

Jennifer Clark, Director  
Planning and Development Department  
City of Fresno  
2600 Fresno Street, 3rd Floor  
Fresno, Calif. 93721

RE: 19.65 acres on the east side of N. Cornelia Ave. between W. Dakota Ave. and  
W. Shields Ave. – Request to retain existing "Medium High Density Residential"  
Land Use Designation

Dear Director Clark,

On behalf of TCM Inc., I am requesting that the discussions at the upcoming Planning Commission and Fresno City Council hearings on the "West Area Neighborhood Specific Plan" (WANSP) include our request to retain a "Medium High Density Residential" land use designation on the below referenced, proposed 19.65-acre project area. As we have discussed several times, TCM, Inc. intends to develop the site in accordance with the density and other provisions of the existing land use designation and will "Pre-zone" the site to the "RM-1" Zone District as necessary to Annex the property into the City of Fresno city limits. The 19.65-acre project site is made up of five (5) Assessor's Parcel Numbers (APNs) listed below:

1. APN 511-220-30S ( 2.30 acres)
2. APN 511-220-31S ( 2.00 acres)
3. APN 511-220-32S ( 2.00 acres)
4. APN 511-220-33S ( 2.00 acres)
5. APN 511-220-34S (11.35 acres)

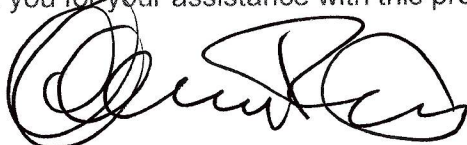
During the past few months, TCM, Inc. has spent a considerable amount of time and effort meeting with City staff, LAFCo staff, County staff, and area residents to discuss the Annexation process individually and at a "Neighborhood Meeting" held on 8/28/25. Additionally, there have been follow-up discussions with area residents after the 8/28/25 Neighborhood Meeting.

We will be in attendance at both of the upcoming scheduled hearings and will speak during the discussion on the WANSP to elaborate and advocate for our position. We do appreciate this opportunity to submit this request to retain the existing land use designation for our site and we will be available to answer any questions.

*P. O. Box 483 / FRIANT, CA / 93626  
(559)288-0688 / JTRPLANNING@YAHOO.COM*

Jennifer Clark, Director  
Planning and Development Department, City of Fresno  
September 29, 2025  
Page 2

Thank you for your assistance with this project and for your attention to this request.



Jeffrey T. Roberts, Consultant  
P.O. Box 483  
Friant, CA 93626  
(559) 288-0688  
E-Mail: [jtrplanning@yahoo.com](mailto:jtrplanning@yahoo.com)

cc: Philip Skei [philip.skei@fresno.gov](mailto:philip.skei@fresno.gov)  
Israel Trejo [israel.trejo@fresno.gov](mailto:israel.trejo@fresno.gov)  
Robert Holt [robert.holt@fresno.gov](mailto:robert.holt@fresno.gov)  
Terry Cox [terry.cox@fresno.gov](mailto:terry.cox@fresno.gov)  
Ashley Atkinson [ashley.atkinson@fresno.gov](mailto:ashley.atkinson@fresno.gov)

**From:** [Casey Lauderdale](#)  
**To:** [PublicCommentsPlanning](#)  
**Subject:** Comment on ID 25-1216 WANSP via phone  
**Date:** Friday, September 26, 2025 6:12:53 PM

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Hello,

Could you please include this email to add to the record a comment that was made via phone?

The property owners of APN 44204017 and 44204018 have requested a land use designation that would allow for truck parking instead of the Plan's proposal to designate the properties as Residential Medium High (they are currently Residential Medium).

Thank you,  
Casey

-

**Casey Lauderdale | Supervising Planner**  
Long Range Planning | Planning & Development  
City of Fresno  
**2600 Fresno Street | Fresno CA 93721**  
559.621.8515  
[Casey.Lauderdale@Fresno.gov](mailto:Casey.Lauderdale@Fresno.gov)

**From:** [NATALIE ORTIZ](#)  
**To:** [PublicCommentsPlanning](#)  
**Cc:** [dortiz559](#); [Nortiz559](#)  
**Subject:** Support-West Area neighborhood specific plan (Oct. 1st Agenda)  
**Date:** Saturday, September 27, 2025 1:15:05 PM

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

## To Whom It May Concern:

We support the West Area Neighborhood Specific Plan and recommend its approval.

Thank you,

David Ortiz Sr.  
Natalie Ortiz  
Elijah Ortiz



**From:** [Mark Saleh](#)  
**To:** [PublicCommentsPlanning](#)  
**Subject:** West Area Neighborhood Specific Plan, October 1, Agenda  
**Date:** Sunday, September 28, 2025 11:10:39 AM

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

September 28, 2025

From:

Mark Saleh

1698 N. Hornet Ave., Fresno, CA 93737

To:

Fresno City Planning Commision

2600 Fresno Street

Fresno, CA 93721

Re: West Area Neighborhood Specific Plan, October 1, Agenda

To Whom It May Concern:

**I support the West Area Neighborhood Specific Plan and recommend its approval.**

Thank you,

Mark D. Saleh

**From:** [ph057@cvip.net](mailto:ph057@cvip.net)  
**To:** [PublicCommentsPlanning](#)  
**Subject:** West Area Neighborhood Specific Plan  
**Date:** Sunday, September 28, 2025 4:12:00 PM

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External Email: Use caution with links and attachments

Fresno City Planning Commission,

I understand that a vote on whether the West Area Neighborhood Specific Plan should be approved will take place on October 1, 2025.

I support the West Area Neighborhood Specific Plan and urge the Commission to approve the Plan.

Thank you,

Paulette Hiraoka

**From:** [Juliet Doty](#)  
**To:** [PublicCommentsPlanning](#)  
**Subject:** Support for the West Area Neighborhood Plan  
**Date:** Monday, September 29, 2025 3:35:20 PM

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

Fresno City Planning Commission  
2600 Fresno Street  
Fresno, CA 93721

9/29/25

Fresno City Planning Commission  
2600 Fresno Street  
Fresno, CA 93721

Reference: West Area Neighborhood Specific Plan On the October 1  
Agenda

To Whom It May Concern:

I support the West Area Neighborhood Specific Plan and recommend its  
approval.

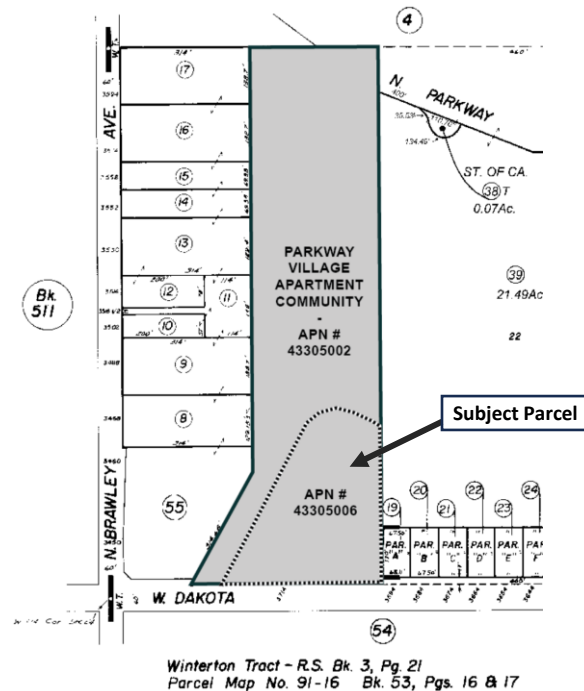
Thank you,

Juliet Doty

Until next time,  
Juliet

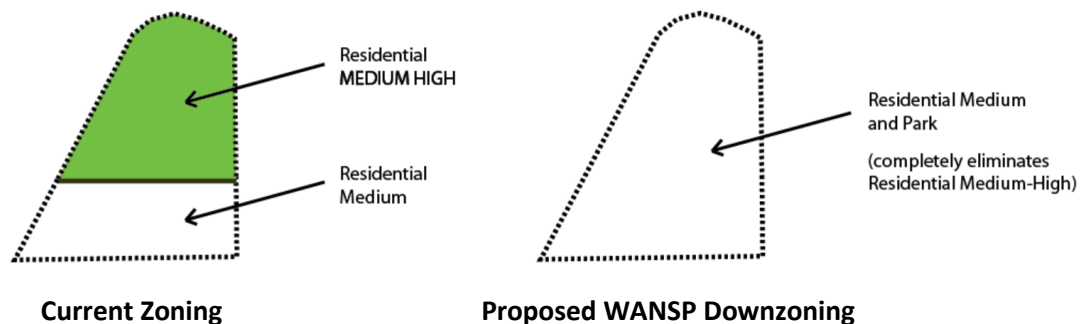
**Re: Property Owner Objection to Proposed Zoning Change to APN No. 43305006**

My name is Salvatore Giovannotto, and our family owns APN No. 43305006, a 2.9-acre parcel with a street address of 3714 W. Dakota Avenue, Fresno. Perhaps unknown to planning staff because the ownership entity differs, we also own the contiguous “Parkway Village” apartment community (please see below a diagram of both parcels). The proposed West Area Neighborhood Specific Plan (WANSP) proposes to downzone our Dakota parcel, reducing its potential to add much-needed housing. **We object to this proposed downzoning because we intend to build housing on our Dakota Parcel (APN No. 43305006) to complement our Parkway Village Apartments.**



**THE CURRENT ZONING AND PROPOSED DOWNZONE OF APN No. 43305006:**

The Dakota parcel (APN No. 43305006) is currently split-zoned: as shown in the diagram below, most of the parcel is designated “Residential – **Medium High** Density,” with the remainder designated “Residential – **Medium** Density.” Under the proposed WANSP the parcel would be downzoned to “Residential – Medium Density” with a dual designation of “Park,” a change that would vastly reduce housing capacity — from 12-16 dwelling units per acre to 5-12 dwelling units per acre.



### FRESNO'S HOUSING NEEDS:

Fresno urgently needs more housing. As documented in Fresno's 2023-2031 Multi-Jurisdictional Housing Element, Fresno faces a significant housing shortage and identifies the need to substantially increase the supply of residential units across all types and densities. The Housing Element also emphasizes facilitating site development and removing governmental barriers that constrain housing production.

Downzoning our Dakota parcel from predominantly "Residential – Medium High Density" to "Residential – Medium Density" works against Fresno's housing objectives by substantially reducing the site's housing capacity and its potential contribution to the community's housing supply. Imposing a concurrent "Park" designation on this privately owned land compounds the regulatory and practical barriers to development, creating risk, uncertainty and real obstacles to creating housing on the site.

### OUR REQUEST TO THE PLANNING COMMISSION:

To encourage, rather than discourage, housing creation on the Dakota parcel (APN No. 43305006), we respectfully request the following:

1. **Extend the majority "Residential – Medium High Density" designation** to the remainder of the parcel to eliminate the split zoning, simplify the regulation, and facilitate housing creation.
  - a. If full extension is not acceptable, then preserve the parcel's current split zoning to prevent a downzone of housing capacity.
2. **Remove the proposed "Park" designation** to avoid creating a layer of regulatory and practical barriers to housing creation.

Taking these steps would align the WANSP with the city's stated housing objectives and avoid undermining Fresno's ability to meet the community's housing needs.

Thank you for your time and consideration.

Sincerely,

Salvatore Giovannotto  
Owner, APN No. 43305006

Emailed 9-30-25

[Jennifer.clark@fresno.gov](mailto:Jennifer.clark@fresno.gov)

Jennifer Clark, Director

Planning and Development Department

City of Fresno

2600 Fresno Street, 3rd Floor

Fresno, Calif. 93721

My Name is Palwinder Singh Owner for 20 years of parcels 510-022-78 & 510-022-79

Regarding:

West Area Neighborhood Specific Plan – the Plan is intending to convert my 2 properties from community commercial to RM-2. I don't object to converting from commercial to residential, however I cannot afford a 25 million dollar project nor do I believe that would be a place for one to occur. But would like to develop RM-1 allowing a much less expensive project, that I would soon pursue.

I will attend the Planning and Council meetings, to also speak directly to those in power.

Parcels:

510-022-78 – Aprox 3.71 Acres

510-022-79 - Aprox ½ Acre

Cc: [casey.lauderdale@fresno.gov](mailto:casey.lauderdale@fresno.gov)



CORPORATE OFFICE: **3239 W. ASHLAN AVE., FRESNO, CA 93722 (559) 224-9900**

September 30, 2025

Jennifer Clark, AICP, Director  
Planning and Development Department  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

Re: Derrel's Mini Storage  
5645 & 5675 W Shaw Ave, **APN 510-040-38S**

Dear Director Clark:

This letter is an APPEAL OF THE CHANGE OF THE LAND USE DESIGNATION AND ZONING of the parcel identified above as proposed in the pending West Area Neighborhood Specific Plan (WANSP).

The WANSP proposes to change the Land Use Designation from Residential–Urban Neighborhood and Zoning RM-2, to Mixed-Use–Corridor/Center and Zoning CMX.

The parcel has been developed as a Derrel's Mini Storage facility since 2022 and is currently a conforming use. The proposed Land Use Change to Corridor-Center and Zoning of CMX will create a non-conforming use condition. **Personal Storage is not an allowed use in the CMX Zone.** The current zoning of RM-2 allows personal storage with a Conditional Use Permit.

Derrel's Mini Storage facilities are constantly evolving in response to market changes. Facilities start with a mix of storage buildings and RV parking and eventually may become fully developed with only buildings as the facility is developed in phases. Phase VI of this facility was recently approved in January 2024; please see the attached approved Site Plan.

The WANSP Public Hearing Notice received on September 24, 2025 states **“Please note that businesses, land uses, and buildings that are legally established under current or**



CORPORATE OFFICE: **3239 W. ASHLAN AVE., FRESNO, CA 93722 (559) 224-9900**

**older regulations may continue indefinitely. New regulations only apply to new businesses, land uses and buildings.”**

The issue is since not all planned buildings in this facility have been constructed yet it is evident that once the Land Use and Zoning are changed new storage buildings to complete the facility may not be granted building permits due to the parcel being a non-conforming use condition.

Therefore, we respectfully request that the Land Use Designation to Mixed-Use-Corridor/Center and Zoning to CMX changes to this parcel be cancelled so the facility can develop as planned with the subsequent installation of storage buildings with building permits.

If you have any questions please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Madelyn Cuellar-Gomez".

Madelyn Cuellar-Gomez  
Entitlement Manager

Cc: Sophia Pagoulataos, Long Range Planning Manager  
Casey Lauderdale, Planner, Long Range Planning Division  
Mike Karbassi, Councilmember District Two

Attachment: Derrel's Mini Storage facility approved Site Plan



**CHIELPEGIAN • COBB**  
A LIMITED LIABILITY PARTNERSHIP  
5200 NORTH PALM AVENUE, SUITE 201  
FRESNO, CALIFORNIA 93704  
TELEPHONE (559) 225-5370  
FACSIMILE (559) 244-6931  
WWW.CHIELPEGIANCOBB.COM

MICHAEL S. CHIELPEGIAN  
MARK E. CHIELPEGIAN  
LEE S.W. COBB

ELLIOTT D. CHIELPEGIAN (1935 - 2012)  
LAWRENCE E. SMALL (1952 - 1996)  
HON. TIMOTHY S. BUCKLEY (RET.)

September 30, 2025

VIA EMAIL (casey.lauderdale@fresno.gov)

Fresno City Planning Commission  
2600 Fresno Street, Third Floor  
Fresno, California 93721

**Re:** West Area Neighborhood Specific Plan  
Proposed Change of Land Use Designation  
APN: 512-032-03  
Fresno City Planning Commission Hearing  
October 1, 2025 at 6:00 p.m.

Dear Honorable Commission Members:

This law firm represents the owners of the above-referenced property. Additionally, my brother, Mark Chielpegian, and I are co-owners of this property in our individual capacities. On behalf of all the co-owners of this property, I respectfully submit this objection and request that the City reject the proposed change of land use designation for the reasons below.

**1. Inconsistency with the General Plan**

California law requires that zoning ordinances be consistent with the City's adopted General Plan (Gov. Code §65860). Based on my review, the proposed change is inconsistent with the General Plan's stated goals and policies regarding housing, economic development, neighborhood character, public safety, traffic, and environmental concerns. Any change that conflicts with the General Plan is legally invalid. The proposed change is also inconsistent with the specific plan and the EIR.

**2. Arbitrary and Capricious Impacts on Property Rights**

The proposed change would substantially devalue the property. Such action appears arbitrary and not reasonably related to legitimate public health, safety, or welfare objectives (CCP Code §1085).

**3. Regulatory Taking/Inverse Condemnation Concerns**

The proposed change would deprive the owners of significant investment-backed expectations and may leave the property without economically viable use. This raises serious

## CHIELPEGIAN • COBB

Fresno City Planning Commission  
September 30, 2025  
Page 2

concerns under both the U.S. and California Constitutions regarding regulatory taking and inverse condemnation. If adopted, the City may be exposed to liability for just compensation.

### RESERVATION OF RIGHTS

Please consider this a formal objection. I reserve all legal and equitable rights, including but not limited to challenges under Gov. Code §§65860, 65009, CEQA, and constitutional protections against uncompensated takings.

In the alternative, I respectfully request the City postpone the Planning Commission hearing for at least sixty (60) days to allow the property owners more time to research the matter and prepare more complete objections. Our mailed notice was postmarked September 23, 2025 and not received until September 26, 2025.

Thank you for your consideration of this objection.

Very truly yours,



MICHAEL S. CHIELPEGIAN

MSC:eb

cc: Hon. Annalisa Perea  
(via email: Annalisa.Perea@fresno.gov)

**From:** Elizabeth Rojo <[elizabeth.rojo@ldico.com](mailto:elizabeth.rojo@ldico.com)>

**Sent:** Tuesday, September 30, 2025 3:58 PM

**To:** Casey Lauderdale <[casey.lauderdale@fresno.gov](mailto:casey.lauderdale@fresno.gov)>

**Cc:** Todd Sheller <[tsheller@ldico.com](mailto:tsheller@ldico.com)>; Luke Risner <[lrisher@precisioneng.net](mailto:lrisher@precisioneng.net)>

**Subject:** West Area Neighborhood Specific Plan

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

Hi Casey,

As the property owner for APN No 51102201, I am writing to express our full support for the proposed land use changes in the West Area Neighborhood Specific Plan. We are truly excited that the WANSP is finally being heard by the Fresno City Planning Commission tomorrow, and we are looking forward to its approval.

Thank you for your attention to this matter, and we hope for a favorable outcome.



Elizabeth Rojo  
Development Asset Manager  
559.441.1900 ext. 3109 | direct 559.978.1348  
[elizabeth.rojo@ldico.com](mailto:elizabeth.rojo@ldico.com)

Lyles Diversified, Inc.  
P.O. Box 26085 | Fresno, CA 93729  
525 W. Alluvial Avenue, Ste. A | Fresno CA 93711

*B*

**William Beekman**  
7791 E. Carmen Ave.  
Fresno, CA 93737

Date

9/26/15

Fresno City Planning Commission  
2600 Fresno Street  
Fresno, CA 93721

**RECEIVED**

OCT 02 2015

Reference: West Area Neighborhood Specific Plan  
On the October 1 Agenda

Planning & Development Department  
City of Fresno

To Whom It May Concern:

I support the West Area Neighborhood Specific Plan and recommend its approval.

Thank you,

*William A. Beekman*

*B*

Ms. Marjory Beekman  
7791 E. Carmen Ave.  
Fresno, CA 93737

Date

9/26/25

Fresno City Planning Commission  
2600 Fresno Street  
Fresno, CA 93721

RECEIVED

OCT 02 2025

Planning & Development Department  
City of Fresno

Reference: West Area Neighborhood Specific Plan  
On the October 1 Agenda

To Whom It May Concern:

I support the West Area Neighborhood Specific Plan and recommend its approval.

Thank you,

*Marjory Beekman*

Date

9/29/2025

Fresno City Planning Commission  
2600 Fresno Street  
Fresno, CA 93721

Reference: West Area Neighborhood Specific Plan  
On the October 1 Agenda

To Whom It May Concern:

I support the West Area Neighborhood Specific Plan and recommend its approval.

Thank you,



Michael V Mathew  
8126 E Carmen Ave  
Fresno, CA 93737-9443

RECEIVED

OCT 02 2025

Planning & Development Department  
City of Fresno

Date Sept. 29, 2025

Fresno City Planning Commission  
2600 Fresno Street  
Fresno, CA 93721

Reference: West Area Neighborhood Specific Plan  
On the October 1 Agenda

To Whom It May Concern:

I support the West Area Neighborhood Specific Plan and recommend its approval.

Thank you,

*Marilyn H. Mathew*

*M*

Marilyn Mathew  
8126 E Carmen Ave  
Fresno, CA 93737

**RECEIVED**

OCT 02 2025

Planning & Development Department  
City of Fresno

September 27, 2025

Fresno City Planning Commission  
2600 Fresno Street  
Fresno, CA 93721

Reference: West Area Neighborhood Specific Plan  
On the October 1, agenda

To Whom it may concern:

I support the West Area Neighborhood Specific Plan and recommend its approval.

Thank You,

  
Nancy L. Nelson

RECEIVED

OCT 02 2025

Planning & Development Department  
City of Fresno



September 24, 2025

Fresno City Planning Commission  
2600 Fresno Street  
Fresno, CA 93721

Reference: West Area Neighborhood Specific Plan  
On the October 1 Agenda

To Whom It May Concern:

I support the West Area Neighborhood Specific Plan and recommend its approval.

Thank you,

A handwritten signature in black ink, appearing to read "Lyle R. Nelson", written over a light blue circular stamp.

Lyle R. Nelson

**RECEIVED**

OCT 02 2025

Planning & Development Department  
City of Fresno