

**DIRK POESCHEL**

*Land Development Services, Inc.*

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October 24, 2022

Ms. Jennifer Clark, AICP  
Director of Development  
City of Fresno Development & Resource Management Department  
2600 Fresno Street, Room 3065  
Fresno, CA 93721  
Via e mail  
[jennifer.clark@fresno.gov](mailto:jennifer.clark@fresno.gov)

SUBJECT: Request to Demolish 925 and 935 Van Ness Avenue

Dear Ms. Clark:

Reference is made to the subject request of Lance-Kashian Company to demolish the building at 925 and 935 Van Ness Avenue. That building is immediately north of the building owned by my wife and I at 923 Van Ness Ave.

I have been a neighbor and property owner adjacent to the subject site for 23 years. Over the past 10 plus years the building has been an incredible eyesore with refuse and remains of human perversity.

I have personal knowledge that the building is in very poor condition. The building was constructed prior to development of concrete and rebar severely limiting in the ability of the exterior walls to withstand energy without substantial reinforcement. The basement has suffered significant flooding over the years and the interior quality of the tenant improvements is extremely poor. Simply, an enormous and economically unsupportable remediation would be necessary for the building to be marketable for office or commercial uses. Further, off-site parking is vastly deficient for such uses.

The arches that exist on the front of the building along Van Ness Ave. are unattractive and out of scale. I am aware that other potential buyers or tenants over the years have all discussed removing the aforementioned arches.

Successful community redevelopment requires a vision of quality. I trust that Lance-Kashian will utilize this parcel in a manner that is a positive attribute to the downtown

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and our community. One only needs to literally look across the street to the east at the Rowell Building housing the District Attorney's office for an example of their tasteful, quality redevelopment effort.

I suspect that if the building had value, Lance-Kashian would find a way to convert that value into a viable project. The corollary is also true, if the building is to be demolished, the conclusion must be that the building has inadequate value and lacks extraordinary social or architectural characteristics to justify its restoration.

For the aforementioned reasons, I fully support the demolition of the subject property. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Dirk Poeschel" followed by a long horizontal flourish.

Dirk Poeschel, AICP  
CalBRE Broker  
License No. 01882606

cc. Mr. Ed Kashian

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