

Exhibit N

RECEIVED

March 3, 2021

Dear Supervisor Brandau,

I live approximately 0.70 miles from the proposed City of Fresno project at Shaw and Glenn Avenues, so I will never be publicly noticed regarding the potential impacts this development may bring to the surrounding County of Fresno neighborhoods. I am concerned enough about this project I am contacting you now.

I was unaware of how easily the 2015 City of Fresno General Plan allows for density increases. This project is zoned CMX, Commercial Mixed Use, and is normally approved for a maximum of 30 dwelling units per acre. (In and of itself, 30 dwelling units per acre would result in a three story building). But, if the project is located within 500 feet of an existing or planned bus rapid transit station and provides either a public plaza (NO), public art (NO) or 90% of its frontage on the bus rapid transit route (NO, but they will argue YES), the project can immediately double its density to 60 dwelling units per acre. This is what is proposed.

Essentially, because of where City forces bolt a bus stop to a sidewalk, adjacent projects can double their densities. This raises several problems at once.

#### 1) Spillover Density.

I do not believe the intention of the City is for development along transportation corridors to be spotty and subject to wherever a bus stop happens to get located. Any property owner in that corridor more than 500 feet from a bus stop will claim their property has been arbitrarily encumbered economically when they watch their neighbor double the density of their properties. And as such, my guess is the City will always grant density increases along transportation corridors uniformly.

This project does not have frontage on Blackstone Avenue, a requirement for doubling density. Blackstone Avenue has a bus rapid transit route, Shaw Avenue does not. The City will likely approve the density anyway arguing either the northeast corner of the project is less than 500

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feet from a bus rapid transit station (around the corner) or because a bus rapid transit route is eventually planned for Shaw Avenue.

This means properties under City of Fresno jurisdiction will seek density increases around the edges of County islands as long as a bus rapid transit route is in place or merely planned. When does bus rapid transit come to Shaw Avenue, to Palm Avenue?

#### 2) Traffic Patterns.

With increased density comes increased vehicle traffic. I know from living in Old Fig Garden that traffic routinely stacks up on Shaw Avenue, often west of Glenn Avenue. The right lane on Shaw feeds onto Highway 41 after crossing Blackstone. I think it is perfectly reasonable to expect the residents of the proposed development to find other ways to filter through the neighborhood to access Blackstone, Gettysburg and even Palm. Any future high density projects, especially after the precedent of this one is made upon approval, will likely pose similar problems.

#### 3) Parking

This project is proposed with 138 dwelling units, and with only 118 parking spaces. The additional 10 parking spaces are effectively dedicated to the ground floor medical clinic.

How do we know if this is enough parking for the use and how it will be enforced? The net result could very well mean residents will utilize street parking to make up for the lack of spaces.

Simple observation of multifamily buildings in the area, which were never built with parking reduction exceptions, clearly indicate current residents utilize street parking all the time.

The County of Fresno has no jurisdiction over this project's approval. If this project is approved as proposed, I am concerned the precedent set opens up a number of properties bordering Old Fig

Garden to density increases and the subsequent negative effects mentioned above.

I think the effects of high density development immediately adjacent to historic, low density residential neighborhoods will result in negative effects.

I am surprised the City of Fresno did not consider edges immediately adjacent to County of Fresno areas with historic low densities. One would think that if density can be so easily doubled for a City project, the City would have offered mitigation to the County either by substantially increasing the public noticing or simply not allowing the doubling of density of a project immediately adjacent to a low density County area.

I have long thought the County of Fresno should pursue the deannexation of properties along the urban edges of Old Fig Garden precisely to avoid these types of conflicts.

4881 N. Wishon Avenue  
Fresno, CA. 93704  
CC: Jennifer Clark, Director  
City of Fresno Planning and Development Department  
2600 Fresno Street  
Room 3065  
Fresno, CA. 93721  
CC: Fig Garden Homeowner's Association

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From: Jason Miller <jwmillertyme@gmail.com>  
Date: March 17, 2021 at 8:57:16 AM PDT  
To: Jerry Dyer <Jerry.Dyer@fresno.gov>  
Cc: figgarden411@gmail.com  
Subject: Shaw and Glenn Project

Hello Mayor,

I live in the Old Fig Garden neighborhood, on the corner of Fairmont and Maroa. Though my home is located in a county island, I am still a resident of Fresno. As you can attest as your days of the chief of police, Maroa is a very busy street with a lot of traffic. I have witnessed several accidents, some resulting with vehicles destroying my property. The City of Fresno police department speeds up and down Maroa daily, using it as a bypass for Blackstone or Palm. The traffic flow through Old Fig Garden by residents of the City of Fresno is what I am writing about today.

As you know there is a plan to add 128 residential units on Shaw and Glenn. I believe this is not a suitable location for a project this large. The increase in traffic that this will cause will be unmanageable, and more importantly unsafe. Our roads are narrow. Most of the intersections require a level of caution that most drivers don't respect. Add into the additional traffic and our streets will become even more dangerous. Though we are a county island, we are directly impacted by decisions that the City of Fresno makes.

Traffic on eastbound Shaw Ave. is regularly backed up to Maroa daily. Adding residential and commercial traffic in this location would only exacerbate the situation. This will push more traffic into the county island. Our streets are not designed to handle that amount of traffic. Add into the additional traffic and our streets will become even more dangerous.

I feel it would be unsafe and irresponsible to build this project in the proposed location, I have heard rumors that the owner of this property also owns the property directly north of it on Shaw where the Farmer's Market is hosted on the weekends. I personally feel that moving this project across the street to that location would be an acceptable compromise, as it would limit the unsafe additional traffic flow into our neighborhood.

Sincerely,

Jason Miller  
4919 N. Maroa  
Fresno, CA 93704

**From:** [Bryan Bird](#)  
**To:** [PublicCommentsPlanning](#)  
**Cc:** [Robert Holt](#)  
**Subject:** Shaw/Glenn project  
**Date:** Monday, August 29, 2022 4:29:53 PM

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External Email: Use caution with links and attachments

A high – density residential development, as proposed, is not an appropriate use of the currently vacant parcel at Shaw and Glenn avenues.

This proposed project will create an unacceptable level of vehicular traffic on the adjacent streets, as well as east-bound traffic on Shaw Ave. During rush-hour, there is already considerable backing up of traffic on east-bound Shaw Ave. approaching the on-ramps to freeway 41. The proposed project would undoubtedly add an unacceptable strain to this existing traffic problem.

The density of the project, as currently proposed, would adversely effect the quality of life of other residents of Glenn Avenue in particular, and of neighboring streets in general.

It would make much more sense to develop this type of complex on the north-west corner of Shaw and Blackstone, west of the farmer’s market, which is also currently vacant and undeveloped. Why hasn’t this been proposed or considered?

Developing it at this alternative site would avoid the above mentioned traffic problems, as well as adverse effects on existing residents.

A neighborhood park might be a more reasonable and appropriate use of the Shaw-Glenn parcel. If a residential complex is to be constructed here, it would need to be of much lower density than proposed, in keeping with current standards.

As a lifelong resident of Fresno, and a 24 year resident of the Old Fig Garden neighborhood, it is my hope and expectation that you will listen to the concerns of the community members and homeowners who will be adversely affected by this proposed development, and proceed responsibly.

Sincerely,

Bryan Bird

Sent from my iPhone

**From:** [marie meade](#)  
**To:** [Robert Holt](#)  
**Subject:** Environmental Assessment No P21-00420  
**Date:** Wednesday, August 31, 2022 4:24:45 PM

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

I am not able to attend the public hearing regarding the application for Development Permit Application No P21-00420. Please address my concerns and objections to the development of this property.

The traffic on Shaw between Blackstone and Maroa is already highly congested. A left turn from DelMar onto Shaw is so impossible, that usually I end up making a right and having to make a U-turn at Maroa back onto Shaw. Adding even more traffic with this proposed development is unsafe and dangerous. At the very least a light needs to be added to DelMar and Shaw.

The left turn from Shaw to the businesses, Eye Glass World and Farmers Market is equally unsafe.

More importantly, this area opens into a neighborhood. It has been safe for walking your dog, bike riding and gathering with friends/family. The increased congestion of more people, retail and work units will mar our peace, quiet, and safety. Affordable housing implies low income, which with the already large homeless population in this area, invites crime.

Construction snarls traffic and the noise is unbearable. While it may be time limited, it still is not acceptable.

While this a noble project, with much potential, the development for it in this area is wrong. Please consider building in a larger space, more conducive than an established neighborhood.

Thank you, Marie Meade

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