

Exhibit G
Appeal Letter

City of Fresno
Development Services Division
Planning and Development Department
2600 Fresno Street
Fresno CA 93721

March 8, 2022

To Whom It May Concern:

This letter, from the Huntington Park Condominium Village Board of Directors, serves as a submission of our **appeal against** the City of Fresno Planning and Development Department's decision to approve Conditional Use Permit No. P21-06304, allowing Verizon Wireless and its contractor to construct an "80-foot mono-pine cell tower" within view of the south boundary of our homes. This appeal is in response to the approval notice received by homeowners, dated February 24, 2022.

Huntington Park Condominium Village in downtown Fresno is adjacent to and north of the subject property.

1. **Finding B, Goal 15 states the project, as outlined, will "...improve Fresno's visual image..."** City Planning has not provided any formal drawings or perspectives of what the proposed "mono-pine" would look like from nearby neighborhoods, or from elevated sections of Freeway 41. Therefore, we can only rely on images available on the internet which show such structures. How a monstrosity like that will "improve Fresno's visual image" is hard for us to imagine. We are not just referring to the eyesore it will produce for our homeowners, but the negative impression the tower will make on the thousands of motorists on their daily commutes. Finding B, Goal 15 also states that "...the overall design shall be aesthetically pleasing." Pleasing to whom? One person in your department? By who's standards? Certainly not ours. We assert that this project will add more blight to downtown Fresno. We don't see how this project fits with the stated goals of Mayor Jerry Dyer's Beautify Fresno initiative. To quote Mayor Dyer from the Beautify Fresno website: "We have allowed the new norm to be one of blight, litter, and debris within our business complexes, streets, neighborhoods, and freeways."
2. **Finding B, Goal 15 further states that the ground lease area have "landscaping," and that "...the overall design shall be aesthetically pleasing."** Again: We say, "aesthetically pleasing" by what standard, and who's standards – one person in your department? This is highly subjective. We would like to be allowed to review your landscaping plans for the ground lease area.
3. **Finding C further states: "The 80-foot-tall mono-pine cell tower will be aesthetically pleasing and the tower's appearance will be well kempt..."** Again: Aesthetically pleasing to whom? By what standard? Additionally, we wonder about the use of the word "shall" in Finding B, and the switch to the word "will" in Finding C. The word "shall" means what is inevitable, or what seems likely to happen in the future, while the

word “will” implies deliberate choice of action. Why the change in the choice of words? Which will it be? To us, it seems the Planning Department is lazy on its logic here.

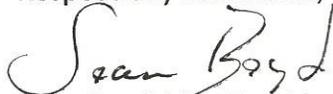
4. **Huntington Park Condominium Village insists that the Planning Department consider an alternate location. We list 6 nearby locations below, which do not have residential properties, and are all industrial locations:**
 - a. West of R Street, near the Bitwise Building (formerly The Old Spaghetti Factory, corner of Ventura and R streets), in the City of Fresno parking lot (just east of the BNSF tracks)
 - b. West of S. Parallel Avenue, near the Salvation Army, south of Ventura Avenue, and the elevated 41 freeway
 - c. West of S. Parallel Avenue, between the Salvation Army, and VAR, Inc., south of Ventura Avenue, and the elevated 41 freeway
 - d. Santa Fe Avenue, just south of Ventura Avenue, next to the Bitwise “Beehive” building, and near the Caltrans right of way just north of the elevated 41 freeway
 - e. Near the O Street offramp, adjacent to the granite countertop company, and near the Caltrans right of way just north of the elevated 41 freeway
 - f. Just south of Ventura Avenue and the elevated 41 freeway, adjacent to the Caltrans right of way, and Holt Distributing Company at 414 P Street.
5. **The City of Fresno Planning Department should also consider an alternate design, such as an obelisk; and, should also consider lowering the height of the tower by 20 feet.**

Huntington Park Condominium Village assumes that our timely appeal by the March 11, 2022 deadline will result in this item being placed on the City of Fresno Planning Commission’s agenda for a hearing within 40 days, as per Section 15-5017.C.2.

Huntington Park Condominium Village was built in 1980 as the first new housing built in downtown Fresno as a redevelopment project. Anyone walking on our grounds for the first time will say things like “wow, I didn’t know there was such a nice place to live downtown,” or “what a nice garden spot this is.” We feel the project as designed will add blight to our homes, and to downtown Fresno.

Please feel free to contact me if you have any comments or concerns.

Respectfully Submitted,



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