## Exhibit O

# Via E-mail Mail John.George@fresno.gov May 10, 2024 

William D. Stevens<br>3304 West Spruce Avenue<br>Fresno, California 93711<br>(559) 432-6033 (h)/(559) 355-8302 (c)<br>onearchitect@sbcglobal.net

## Re: City of Fresno <br> Planning and Development Department <br> Notice of Action Granting Development Permit Application P21-00989 \& <br> Related Environmental Assessment

## Attention: Mr. John George

With all due respect to you as the "fall guy" for the City of Fresno Planning and Development Department, I am attaching a curt, to the point, succinct analysis of the Herndon Prospect Development using the Permit Application as a basis of my analysis. As noted in red script, I only responded to the Planning Department's "WOKE" Agenda. The use of diverse and urban fits the agenda. It does NOT fit the neighborhood. The ineptitude of the Planning Department to see the need to start any new development without addressing the traffic pattern, as well as parking needs, is ludicrous.

I will not go in depth about those needs for the Park and School (using the Park open space to facilitate the density is a scam). It will be over the Commissioner's head. This development is 40 pounds of $S$ $\qquad$ in a 20 -pound bag and smells of it! The Applicant's desires are obviously the priority of the City of Fresno.

It is not possible for the City of Fresno to abdicate their responsibilities to the Developer. The City of Fresno is ultimately responsible.

I hope that the Planning Commission meeting be postponed and moved to the cafeteria at Tartarian Elementary School. This will allow the Planning Commission to see the site in person, as well as understand that we will not give up the fight.

I seriously doubt that this will be distributed to the Planning Commission members due to your requirements to READ ONLY what it sent to you. It is off my chest and in your head to do what is right for the neighborhood and, ultimately, the Community. This development is not it!

Sincerely,

## William D. Stevens

Attachment Please confirm receipt of all by return e-mail. See above.

# CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT <br> NOTICE OF ACTION GRANTING DEVELOPMENT PERMIT APPLICATION NO. P21-00989 \& RELATED ENVIRONMENTAL ASSESSMENT 

NOTICE IS HEREBY GIVEN that the Planning and Development Department Director, in accordance with Fresno Municipal Code (FMC) Section 15-5009, has approved Development Permit Application No. P21-00989 and Environmental Assessment No. P21-00989 filed by Jamie Huelskamp of Park 7, LLC and pertains to the approximately 3.7 acres located at 7056 North Prospect Avenue. The applicant proposes to construct an 82-unit multi-family residential development located at the northeast corner of West Herndon and North Prospect Avenues. The project proposes on-site and off-site improvements including, but not limited to, three (3) three-story multifamily residential buildings and one (1) four-story multifamily residential building consisting of 74 two-bedroom/two bathroom dwelling units and eight (8) two-bedroom/one-bathroom dwelling units, Are there elevators in these units? If not why? one (1) approximately 1,907 square-foot one-story community center building, one (1) swimming pool area, one (1) dog park area, 154 parking spaces It does not look as though a fire truck able to fight a fourstory fire would be able to maneuver through the parking area. Each unit could easily have 2 cars per unit or 164 minimum ( 27 single-car garages, 72 covered carport parking spaces, and 55 uncovered parking spaces), and 6 long-term bicycle parking spaces. A Class 1 Trail for bicycle and pedestrian pathway exists along the Herndon Avenue property frontage and will serve the prospective residents. Direct access to the development will only be provided from North Prospect Avenue via a private gated entrance. One (1) emergency vehicle access approach is proposed along West Fir Avenue. See above note about fire truck. Three (3) private pedestrian gates will be provided along West Fir Avenue and two (2) private pedestrian gates will be provided along North Prospect Avenue. The property is zoned RM-2/EA/UGM/cz (Residential Multi-Family, Urban Neighborhood/Expressway Overlay/Urban Growth Management/conditions of zoning). This project is exempt under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines. The special permit has been granted subject to compliance with the Conditions of Approval, dated March 25, 2024.*
*This document is available for review at the Planning and Development Department, located at 2600 Fresno Street, $3^{\text {rd }}$ Floor, Fresno, California 93721. 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.

Development Permit Application No. P21-00989 was granted subject to the following findings:

## Findings per Fresno Municipal Code Section 15-5206

A Development Permit shall only be granted if the decision-maker determines that the project as submitted or as modified conforms to all of the following criteria. If the decision-maker determines that it is not possible to make all of the required findings, the application shall be denied.
Finding a:
The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code;
a. The proposed use, multi-unit residential, is a permitted use in the RM-2 (Multi-Family Residential, Urban Neighborhood) zone district. Given the conditions of approval, Development Permit Application No. P21-00989 will comply with all applicable development standards of the Citywide Development Code and the RM-2 (Multi-Family Residential, Urban Neighborhood) including but not limited to intensity, massing, pedestrian connectivity and density, parking, and landscaping. This makes the City of Fresno at fault for the development in total.

| Finding b: | The proposed use is consistent with the General Plan and any other applicable plan and <br> design guideline the City has adopted; |
| :--- | :--- |

b. The Fresno General Plan designates the subject site for Urban Neighborhood Residential planned land use. This project meets all policies and objectives of the Fresno General Plan and objectives related to land use and the urban form: This makes the City of Fresno at fault for the development in total.

## Goals

Goal 7: Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the City.
Goal 8: Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

## Objectives

Objective UF-1: Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types. Why because it is the "in thing?"
Objective LU-2: Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents. The two story next door does that. Why three and four story here?
Objective LU-5: Plan for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities. This is not an urban area.

## Implementing Policies

Policy UF-1-a: Support development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities. Not an urban neighborhood.
Policy UF-1-d: Provide for diversity and variation of building types, densities, and scales of development in order to reinforce the identity of individual neighborhoods, foster a variety of marketbased options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the city. We have that already with the two-story standard.
Policy LU-2-a: Promote development of vacant, underdeveloped, and re-developable land within the City Limits where urban services are available by considering the establishment and implementation of supportive regulations and programs. Not this way.
Policy LU-5-e: Promote urban neighborhood residential uses to support compact communities and Complete Neighborhoods that include community facilities, walkable access to parkland and commercial services, and transit stops. Not an urban neighborhood now and never will be.
Policy H-1-a: Noise-sensitive land uses impacted by existing or projected future transportation noise sources shall include mitigation measure so that resulting noise levels do not exceed the standards show in Table 5.11-7. This is an ignorant statement for this development.

The proposed development is consistent with the Fresno General Plan, Urban Neighborhood Residential planned land use and the Bullard Community Plan. Again, not an urban neighborhood.

The proposed project supports the above policies by developing vacant land into multi-family housing in a manner that promotes walkable communities, increases neighborhood connectivity, and accommodates the City's share of the regional housing need. Too dumb to counter.
Upon reviewing the policies contained in the Bullard Community Plan, staff has determined that there are no policies that are applicable or are more restrictive than those contained in the FMC or the Fresno General Plan. Too dumb to counter.

## Finding c: $\quad$ Any applicable design guidelines adopted by the City Council.

c. Based on evidence outlined in the above environmental findings, which do not identify a potential substantial adverse public health or safety risk, compliance with the Conditions of Approval, dated March 25, 2024, will ensure that a multi-family development will not be detrimental to the public health, safety, or general welfare of the community, and will not be detrimental to surrounding properties or improvements. Yes, a multi-family development but not a three- and four-story Super high density development. See development to East.

| Finding d: | Any approved Tentative Map, Conditional Use Permit, Variance, or other planning or <br> zoning approval that the project required. |
| :--- | :--- |

d. The proposed multi-unit residential, is subject to a development permit, in the RM-2 (Multi-Family Residential, Urban Neighborhood) zone district. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing land uses as evidence stated above. Furthermore, the proposed project has been evaluated and is consistent with intensity, massing, building form and location standards of the Fresno Municipal Code. See above.
Finding e: $\quad$ Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5.
e. $\quad$ The proposed development is consistent with the Fresno County Airport Land Use Compatibility Plan (ALUCP) because airspace review is required for any objects over 100 feet tall. The tallest structure in the proposed project is 49 feet 10 inches. Also, the proposed project is in Zone 7 (Precision Approach Zone) and Zone 6 (Traffic Pattern Zone) of the ALUCP where there is no limit on dwelling units per acre. Irrelevant and immaterial BS

## Findings per Fresno Municipal Code Section 15-5607

A decision to grant a deviation shall be based on making all of the following findings:
Finding a: $\quad$ The deviation is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance;
a. Given the project's proximity to the centerline of the nearest moving traffic lane, approval of a minor deviation is necessary to comply with FMC Section 15-1604.C.1.b to allow for the proposed building setback at 68 feet of the centerline of the nearest moving traffic lane instead of the minimum requirement of 75 feet. The subject property is located along an Expressway (West Herndon Avenue) that requires a larger than normal setback requirement. There are
b. adjacent single-family residential buildings adjacent to the east approximately 68 feet from the nearest moving traffic lane that also benefit from a reduction of the minimum required 75 -foot setback requirement. Thus, the deviation is necessary due to the physical characteristics of the property and the proposed four-story multi-family residential structure. This is beyond understanding. The two-stories to the East are set back further and are two-story units. The proposed four-story units are twice as tall and the noise from Herndon will impact the upper floors more than the two-story next door.

| Finding b: | There are no alternatives to the requested deviation that could provide an equivalent <br> level of benefit to the applicant with less potential detriment to surrounding owners and <br> occupants or the general public; This is not true. Only the applicant benefits. |
| :---: | :--- |
| b. The minor deviation is only applicable to the proposed four-story multi-family residential |  |
| building along the southern property line which abuts West Herndon Avenue. Any redesign |  |
| proposal that would require a revision to the location of this four-story building could result in |  |
| other proposed three-story multi-family residential buildings to be relocated closer to the |  |
| existing single-family residential neighborhood adjacent to the east of the subject property. |  |
| Therefore, there are no alternatives that will provide an equivalent level of benefit to the |  |
| applicant with less potential detriment to surrounding owners and occupants or the general |  |
| public. See above statement. |  |

The Development Permit will not become effective until 15 days from the date the permit is granted in order to allow time for any interested parties to file an appeal.

In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal must include the appellant's interest in, or relationship to, the subject property, the decision or action appealed, specific reason(s) why the appellant believes the decision or action should not be upheld. An $\$ 963.77$ fee applies to an appeal by an applicant (no fee applies if member of the public). The fee is required prior to accepting the appeal, as required by Section 15-5017A. 1 of the FMC and established by the Master Fee Schedule.

ANY WRITTEN appeal must be submitted to this office prior to close of business on April 9, 2024.
For additional information regarding this project, contact John George, Planning and Development Department, by telephone at (559) 621-8073 or via e-mail at John.George@fresno.gov. Si necesita información en Español, comuníquese con Valeria Ramirez teléfono (559) 621-8046.

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

Dated: March 25, 2024
Assessor's Parcel No(s). 500-200-28S


## Subject Property

## LEGEND

Planning and Development Department 2600 Fresno Street, Room 3043 • Fresno, CA 93721 • Phone (559) 621-8277

Who are we building this for?

1. The Community
2. The tenants
3. The Developer

Why is diversity to this degree necessary and positive to this Community? This is not an urban neighborhood; it never will be. It is only positive for the Developer. It is my opinion that if the City allows this development to proceed, then the City is totally at fault for the future conditions that this development will fall into as well as the impact the high-density people/parking and traffic will have on the adjacent neighborhood. It is my understanding that the intent of good planning is the highest and best use of a parcel for the Community and not the Applicant. This development is the exact opposite. This is the highest and best use for the Applicant and the highest and worst use for the Community. The City of Fresno, Planning and Development Department owns this despicable development and the sophomoric traffic pattern on Prospect Ave.


May 9, 2024

City of Fresno Planning Commission<br>2600 Fresno Street, $2^{\text {nd }}$ Floor<br>Fresno, CA 93721

Dear Members of the Planning Commission,
I am writing to express my strong opposition to the proposed construction of a fourstory multi-unit housing complex at 7056 North Prospect Avenue in Fresno, California. As an elected official representing this community, it is my duty to convey the concerns of my constituents regarding this development project.

Numerous parents and other constituents have approached me with valid concerns regarding the potential negative impacts that this project may have on our neighborhood. Adding a multi-unit housing complex of this scale will significantly obstruct emergency responders' access due to the narrow streets surrounding the project and compromise public safety.

Furthermore, the immediate impact of increased traffic and parking needs in our neighborhood is a major concern. Our community already faces challenges with limited existing street parking, and the addition of a large housing complex will exacerbate this issue. I urge the Planning Board to conduct a thorough assessment of traffic patterns in the area to accurately gauge the potential impact of this development on local traffic flow and parking availability.

Most importantly, I am deeply concerned about the impact this project may have on nearby Tatarian Elementary School. The safety and well-being of our children must be our top priority. Increased traffic congestion and a higher population density resulting from the construction of this housing complex could pose significant risks to the students and staff of Tatarian Elementary School. It is imperative that these potential risks are thoroughly evaluated before any decisions are made regarding this project.

Considering these concerns, I respectfully urge the City of Fresno Planning Comission to reconsider the approval of the proposed construction at 7056 North Prospect Avenue. It is essential that any development in our community is carefully evaluated to ensure that it enhances the quality of life for all residents and minimizes any potential negative impacts.

Thank you for considering my input on this matter. I trust that the Planning Commission will carefully weigh the concerns of the community during your upcoming public hearing and make a decision that is in the best interest of all stakeholders.

Sincerely,

## Susan Wittiup

Susan Wittrup
Board President

Please add this to the pocket for the
PLAnNing Lommissies HEARing
set for May 15,202y at Good PM
RE. Development Permit Application
No. P21-00989

To: Planning and Development
Jose.Valenzueal@fresno.gov
Mike.Karbassi@fresno.gov
Re: Request of Notification of Activity on property at the northeast corner of Herndon and Prospect.

The property at the northeast corner of Herndon and Prospect received a zoning change about 8 years ago. It is now high density residential. It is our understanding that the owner has a developer wanting to build on this property.

I would like to request that I am personally notified of any activity on this corner in regard to development. This request is to the City of Fresno and would cover ALL DEPARTMENTS that would be involved and/or have knowledge of activity at this location.

Thank you.
Debbie Nard
ddnard © AOZ.com

Debbie Nard
3550 West Spruce Avenue
Fresno CA 93711

October 7, 2021

Ms. Jennifer Clark
Director Planning \& Development
2600 Fresno Street, Room 3065
Fresno, CA 93721
Dear Ms. Clark,
Our neighborhood representatives have been asking for a meeting concerning the Prospect and Fir intersection. There is a high-density project proposed (P21-00989) to ingress and egress off of Prospect, a street that was never designed to handle high density. The street has mostly been abandoned by the large original neighborhoods who used it for ingress and egress to Herndon. The planners I have talked to seemed surprised that to enter Herndon from the frontage road, you have to go the wrong way if there are already two cars or trucks in any of the lanes.

Entering Herndon from Valentine will not ever be possible if this high-density project has cars coming around the roundabout at peak times. The project should definitely not ingress and egress off of Prospect. All other development in this area ingresses and egresses off of Beechwood which runs into Fir, so to be consistent and take the pressure off of the very limited and inadequate infrastructure, the ingress and egress for this project and all future projects including P21-04099 should be either on Beechwood or Fir.

The neighborhood has been promised for years, starting when Orchid Park was built, that the frontage road would be moved to line up with Beechwood. This would be a more direct route in to and out of the existing neighborhood. Since we only have two direct streets to ingress and egress the existing neighborhoods and the school, we must be very aware of what happens on both Prospect and Brawley. The limited infrastructure must be considered. Brawley and Valentine are heavily taxed at peak times with school and office traffic.

We have been asking for a meeting to discuss this concern. We are aware that a traffic counter was placed on Valentine one day last week. As previously stated many times, existing neighborhoods have abandoned this intersection for the most part because it is dangerous. By the time we found out about the counter, it was gone. So, I don't know how accurate the information is. We would use the intersection if we could, but it does not work, is universally hated and is considered to be "an accident waiting to happen."

We have asked to have you come out and meet with our committee and view the traffic flow on Brawley and Prospect. We have had no response other than traffic does not usually go out and look at projects in person.

We want to see how this intersection is going to work, so we are respectfully requesting a meeting with you, Scott Mozier and Jill Gormley. It can be scheduled at City Hall at your convenience.

We would appreciate a reply to this letter within 30 days or we will be forced to take other action.

Sincerely,

Debbie Nard<br>(559) 449-1083<br>ddnard(a.aol.com

Debbie Nard
3550 West Spruce Avenue
Fresno CA 93711

October 7, 2021

Ms. Jill Gormley<br>Traffic Engineering Manager<br>2600 Fresno Street, Room 2075<br>FresnO, CA 93721

Dear Ms. Gormley,
Our neighborhood representatives have been asking for a meeting concerning the Prospect and Fir intersection. There is a high-density project proposed (P21-00989) to ingress and egress off of Prospect, a street that was never designed to handle high density. The street has mostly been abandoned by the large original neighborhoods who used it for ingress and egress to Herndon. The planners I have talked to seemed surprised that to enter Herndon from the frontage road, you have to go the wrong way if there are already two cars or trucks in any of the lanes.

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We want to see how this intersection is going to work, so we are respectfully requesting a meeting with you, Scott Mozier and Jennifer Clark. It can be scheduled at City Hall at your convenience.

We would appreciate a reply to this letter within 30 days or we will be forced to take other action.

Sincerely,

Debbie Nard
(559) 449-1083
ddnard@aol.com

Debbie Nard
Fresno CA 93711

October 7, 2021

Mr. Scott Mozier, Director
Department of Public Works
2600 Fresno Street, Room 4016
Fresno, CA 93721
Dear Mr. Mozier,
Our neighborhood representatives have been asking for a meeting concerning the Prospect and Fir intersection. There is a high-density project proposed (P21-00989) to ingress and egress off of Prospect, a street that was never designed to handle high density. The street has mostly been abandoned by the large original neighborhoods who used it for ingress and egress to Herndon. The planners I have talked to seemed surprised that to enter Herndon from the frontage road, you have to go the wrong way if there are already two cars or trucks in any of the lanes.

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We want to see how this intersection is going to work, so we are respectfully requesting a meeting with you, Jennifer Clark and Jill Gormley. It can be scheduled at City Hall at your convenience.

We would appreciate a reply to this letter within 30 days or we will be forced to take other action.

Sincerely,

Debbie Nard
(559) 449-1083
ddnard@aol.com

## Dennis Nard

Dennis Nard [DNard@pknwlaw.com](mailto:DNard@pknwlaw.com)<br>Tuesday, October 08, 2019 10:50 PM<br>District2@fresno.gov<br>Neighborhood parking and traffic concerns - public safety access

Mike,
,
I talked to your assistant, Andrew a few weeks ago and expressed some of the Concerns that we, as a neighborhood have. We certainly appreciate you Attending the meeting and opposing the re-zone. As you know, I called quite a Few of my neighbors who are interested in these things as soon as we got our Letter. Dennis also requested the plans which we received on Saturday. I also Went door to door on Saturday and Sunday afternoons, so I talked to quite a few people. Several other people helped get the word out on their blocks. Two Other people made up flyers and put them on the porch or taped them to mail Boxes. I believe the original post started on next door on Thursday.

Property values and crime did not come up in my conversations. Many of us, however, have been very unhappy with the Prospect intersection since it Was installed for two reasons - it is poorly designed and unworkable and it Is nearly impossible for public safety vehicles (fire and ambulance) to navigate. The public safety access issue is the biggest concern, as there are Only three street to access'the original neighborhoods. Prospect and Brawley are so congested with traffic during school drop-off and pick-up times, that Access is currently impossible without any added traffic. The traffic patterns in the entire neighborhood have changed drastically since the roundabout was Istalled. I almost never use it. I go down Spruce to Marks, speed bumps and Il to avoid it. I am not alone, I've talked to many, many long term residents . Who do not use it either. Traffic from the neighborhood using Spruce to access Valentine has decreased significantly, since most people who used to use the frontage road, now avoid the Prospect intersection and use Brawley instead. Most of the incoming traffic to the school apparently also avoids Prospect
and uses Brawley instead. : This has greatly increased the traffic on Beech-
Wood and Fir avenues andiis a great source of complaint. I especially feel for the people on Fir Ave., because those who built or bought many years ago could never have anticipated the amount of traffic that currently goes down their residential street. The traffic that does go down Spruce now,
Are cars that came in on Beechwood or Fir and are now using Spruce to get back to Brawley. People on Fir, Brawley and Beechwood now have trouble getting out of their driveways mornings and afternoon. The United Health Center employees (I understand that there are 200) add a lot of congestion on Brawley in the mornings and evenings. I am told that there are people considering building a 7 eleven on Brawley and Herndon. Not only is that not Conducive to the neighborhood, but I don't think think that Brawley can Handle much more traffic and congestion at peak times. That would be the Out of the way alternate public safety route. Many original owners thought That the roundabout and the way the intersection was designed was very disrespectful to the original neighborhoods. Most people have found a Way around it, adding traffic to neighborhood streets, but we remain deeply concerned about response access and times. There was a car fire down the street in June and we thought it took quite a while for fire to respond on a Sunday morning.

Sent from my iPadto be continued.

## Dennis Nard

Dennis Nard [DNard@pknwlaw.com](mailto:DNard@pknwlaw.com)
Wednesday, October 09, 2019 6:46 AM
District2@fresno.gov
Traffic, parking and public safety.

Mike,
To sum up the public safety and traffic issues that we currently have in this Neighborhood, we might want to meet to discuss them. I also have some Very interested people from the neighborhood. It is time to address the current public safety access issues before any zoning or development Issues are considered. The one thing that Dirk Poeschel said that I thought was truthful, was that the Prospect intersection is DANGEROUS.
Many of us think it is an accident waiting to happen which is why we avoid
it. It is also DANGEROUS that public safety has trouble navigating it (we have witnessed this) and they and all of us have to drive out of our way to get where we need to go.

Parking - The parking for Forkner School has long been inadequate, but for the last few years it has been creeping farther and farther down Valentine.
We specifically chose our lot to be able to be farther from the school and not have to deal with the day to day traffic and having cars parked in Front and along the side of our house several times a day. I am not talking about occasional Parking. It is now everyday including most Saturdays and some Sundays during soccer season from September through December. Orchid Park was built next to the school for the intended purpose of being able to Combine with the school play ground to hold large events. There was completely inadequate arking provided by the city for this. Valentine Clear down to my house, Spruce in front of my house, Spruce quite a yays down on both sides of the park, Fir, Locust, Beechwood off of Valentine, the School and park parking lots, the new -ir Ave. that goes to the Leo Wilson development. In addition to this, a number of people park in the dirt lots that are currently undeveloped. The city is aware of this, because a couple of years ago, I saw the parking people out issuing tickets. There is a huge gap between what the city and the government say they want, people doing and the infrastructure they provide for them to do it. These people are hauling equipment, lawn chairs, water, kids etc. There should be adequate parking nearby, so that the neighborhood is not infringed upon and the citizens who are trying to support their children getting some Exercise do not have their day ruined by a parking ticket that is the result of completely inadequate planning on the part of the city. If this problem is not addressed now, it will get even worse when the vacant lots are developed. In the spring, during baseball season and on these soccer tournament days, the Spruce side of the park is Dangerous. You have cars parked on both sides of the street with people loading and unloading kids and equipment. When cars are going both ways on the street, it is dangerously tight. There have been many problems over the years with
the poor planning that went into the park. Some of the problems have been solved over the years, but not before there was a cost to the neighborhood.
This problem really needs to get fixed before there is any further development.
We don't use the park, but we do use the roads and the weekend traffic and Parking in the neighborhood that was designed to be low density is
Unreasonable.

We are from my iPad. To be continued.

| Tom: | Dennis Nard [DNard@pknwlaw.com](mailto:DNard@pknwlaw.com) |
| :--- | :--- |
| Sent: | Wednesday, October 09, 2019 7:14 AM |
| To: | District2@fresno.gov |
| Subject: | Parking, traffic and public safety |

In conclusion, we are not opposed to development in line with the zoning that was carefully considered when the neighborhood was planned and developed. It was a gorgeous, walkable, bike friendly area when we chose to build here 35 years ago. The ability to bike and walk safely and the draw of a good school were strong reasons for choosing this area. Change happens slowly and then you wake up and realize that you have already lost many of the best things that attracted you to the neighborhood in the first place. A trail will not offset the damage that has already been done to the neighborhood. We need to fix what we can now, before it is too late. There are properties on Charles and Alluvial that are every bit as valuable as those on the extension. People are constantly renovating and even rebuilding on those lots. Fresno says they want to attract business.
Owners, executives and managers need places to live and this neighborhood is one of those places. Our homes won't be worth much if they can't be easily accessed or if the areas near them that are choked with traffic and parking issues decline.

I'm sorry that this is long winded, but I know the history a I have attended Many meetings over the years if I found out about them.
Please let me know your thoughts on all of this. We need to be prepared.
Word is that property owner wants this to go though and he doesn't care
/ho he makes mad. This neighborhood is worth preserving. We already
Yave two apartment developments, three high density zero-lot line Developments, the condos in the county island and a very high density Office complex. The infrastructure is already taxed enough.

Hope to hear from you soon. Thanks - Debbie
Sent from my iPad

## Jose

I just wanted to confirm in writing that I dropped off the signatures that we discussed on Thursday, September 16, 2021. I gave them to Elizabeth Salazar at approximately 3:00 p.m. on Monday, September 20, 2021.

I appreciated your time on Thursday and I know you have been busy since returning from vacation, but I was wondering if any progress has been made on getting the Traffic Director and an engineer out here during school drop off at 8:00 a.m.? I talked to Philip about this shortly after you left for vacation and he said he "would look into it at that time. I asked him to let me know and I have not been contacted.

We have brought up the issues with this intersection many times over the years and nothing has been done. It is not only that the intersection does not work, as I have explained to both you and Philip, it is a public safety access issue. The original neighborhoods were cut off from using the intersection for entrance and exit because it doesn't work and it is dangerous. The City councilmen at the time the park was built and when the Wilson Development was built both promised that the frontage road would be moved to line up with Beechwood. Now the road that was originally designed for low density is expected to accommodate a high density 82 unit apartment complex and a potential re-zone for a 53 unit gated housing community. The existing neighborhoods that invested in Fresno years ago and have been paying taxes and maintaining their properties are expected to just keep putting up with more broken promises from the City. The City has created these problems and we believe the least that they can do is come out and physically look at the intersection and discuss it with our committee.

I would appreciate it if you could let me know by the end of business on Thursday if any progress has been made on this. You can e-mail me at ddnard@aol.com or call at 449-1083.

Thank you, Jose and I look forward to hearing from you.

Sincerely,
Debbie Nard

Sent from my iPad

## Proposed Apartments Prospect and West Fir. P21-

 00989July 17, 2021



We object to the arbitrary and quiet way that this parcel was re-zoned with absolutely no input from the neighborhood and no consideration for the very limited infrastructure available. This is in addition to a completely unworkable median and roundabout that was added to one of our main entrance and exit streets when the Wilson Development was built. The Valentine frontage road is nothing more than a country road with asphalt on it. It was never designed for high density and the existing neighborhoods have been cut off from using Prospect because of the unworkable design.

We object to any development over two stories. The entire neighborhood has nothing over two stories and there are very few, if any, apartments in Fresno over two stories. This small intersection cannot handle such high density.

We also object to the ingress and egress onto Prospect. If the City keeps the promise that was made when the park was built and moves the frontage road to connect with Beechwood, this intersection might become a useable feeder street to the school and the existing neighborhoods again. If 40 additional cars feed onto Prospect at peak times, it could back traffic up out onto Herndon. it could also interfere with public safety accessing the existing neighborhoods at peak times which is already a neighborhood concern.

We also object to anything less than two parking spaces per unit. There is absolutely NO STREET PARKING anywhere near these apartments. The City ran the Herndon Bike Lane through the neighborhood any they have posted No Parking signs throughout the immediate area. The existing original neighborhood is already impacted with traffic and parking issues as a result of the woefully inadequate parking that the city provided for Orchid Park. The 1.88 parking spaces includes guest parking, so that will not be adequate when the nearest street parking would be at the next intersection and that area is already overrun with traffic and parking issues when school is in session and during soccer season. Parking and traffic issues are complaints made by tenants of the apartment complex that this development is patterned after.

Lastly, we ask you to consider the fact that there are three other parcels along Herndon to be developed using the very limited infrastructure that is available. The unworkable intersection has transferred nearly all of the traffic that used to use Valentine/Prospect to Brawley. This has burdened many residential streets with heavy traffic during peak times. The original neighborhoods have had to keep making adjustments because of changes to the plans for the neighborhood which do not take into consideration the real life impacts. The quality of life for the original neighborhoods has already deteriorated. Please do not approve this Development as currently proposed.

Please add this to the packet for the
PLanning Lommissiei Hearing
set for May 15,2024 at 6:00 PM
RE. Development Permit Application No. P21-00989

# Proposed Apartments Prospect and West Fir. P2100989 

July 17, 2021

We object to the arbitrary and quiet way that this parcel was re-zoned with absolutely no input from the neighborhood and no consideration for the very limited infrastructure available. This is in addition to a completely unworkable median and roundabout that was added to one of our main entrance and exit streets when the Wilson Development was built. The Valentine frontage road is nothing more than a country road with asphalt on it. It was never designed for high density and the existing neighborhoods have been cut off from using Prospect because of the unworkable design.

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## PUBLIC ADVISORY: FRESNO CITY HALL WILL NOT BE OPEN TO THE PUBLIC

While Emergency Order No. 2020-12 is in effect, City of Fresno public meetings will be conducted electronically and telephonically only. No one will be physically present to attend scheduled meetings and City Hall remains closed to the public.

Due to COVID-19, this meeting will be conducted as a video conference meeting, via WebEx; pursuant to the provisions of the Governor's Executive Orders N-25-20 and N-29-20, which suspend certain requirements of the Ralph M. Brown Act. Members of the public may not attend this meeting in person.
Committee members, City staff, and the public may participate remotely via WebEx by the following link:
https://fresnogov2.webex.com/fresnogov2/i.php?MTID=m81908c8f210c208579c7f3154
5d04b02 or by calling +1(408) 418-9388 with access code 1871107901\#\#.
WebEx Meeting Number: 1871107901
Password: 3iRSnnT2Um4

## Public Comment

The telephone system does not have public comment capabilities. Those attending the meeting via the telephone call-in number will be able to listen to the meeting and will be given opportunity to comment verbally. It is requested that those attending the meeting be respectful and exhibit proper decorum; please do not audibly interrupt meeting proceedings until comment or testimony is invited by meeting facilitators. Public comment may be limited to two minutes.
Public comments also may be submitted in advance of the meeting via email to Nicholas Caldera at Nicholas.Caldera@fresno.gov. Please indicate in your email the agenda item to which your comment applies. Comments submitted before the meeting will be provided to the Committee members before or during the meeting. If you have anything that you wish distributed to the Committee and included in the official record, please include it in your email. Comments that require a response may be deferred for staff reply. Please submit comments as soon as possible.

## Accessibility for Individuals with Disabilities

Upon request, the City of Fresno will provide for written materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services and sign language interpreters, to enable individuals with disabilities to participate in and provide comments at/related to public meetings. Please submit a request, including your name, phone number and/or email address, and a description of the modification, accommodation, auxiliary aid, service, or alternative format requested at least two days before the meeting. Requests should be emailed to Nicholas.Caldera@fresno.gov, submitted by telephone at (559) 621-8032, or by mail at 2600 Fresno Street, Room 3043, Fresno, CA 93721. Requests will be granted whenever possible and resolved in favor of accessibility.

# Proposed Apartments Prospect and West Fir Application No. P21-00989 

Please send emails to Jose Valenzuela, Jennifer Clark and Public Comments
Jose Valenzuela - Planner assigned to the project
iose.valenzuela@fresno.gov
Jennifer Clark - Planning Division Director
Jennifer.clark@fresno.gov
Public Comments
planning@fresno.gov

All emails should reference Proposed Apartments Prospect and West Fir P21-00989

Note: All adults in same household can sign same email.
If an email has already been sent concerning this project "no need to resend."

## Informational Sheet

## Proposed Apartments Prospect and West Fir Application No. P21-00989

On June $14^{\text {th }}$, the Project Review Committee voted against the 82 Unit 3 \& 4 Story Apartment Complex located at Prospect and West Fir Appl. No. P21-00989.

The Developer has decided to move the project forward. The Planner assigned to the project is Jose Valenzuela. Jose Valenzuela will give this proposed project to the Planning Division Director Jennifer Clark on August 19th.

Signature sheet has 13 lines. All adults in the same household can sign.
$1^{\text {st }}$ column for Signatures
$2^{\text {nd }}$ column for Addresses

We hope to have emails and signatures in by August 15th.

The $3^{\text {rd }}$ page you will find email addresses to the Planning Department. If anyone has sent an email on this project "no need to resend." All adults in the same household can sign same email.

Please try to get names, addresses, email addresses and phone numbers while you're out. This will certainly help us be more efficient as we notify our neighborhood in the future.

Our District 2 Councilman Mike Karbassi is planning a Community Meeting. Please be on the lookout for an announcement about a Community Meeting.

Thank you

Thank you,

Nicholas Caldera
-
Planner III

City of Fresno

Planning and Development Department

2600 Fresno Street, Room 3043

Fresno, CA 93721

Office: (559) 621-8032

Nicholas.Caldera@fresno.gov

Please note, I am currently working remotely. The best way to reach me is via e-mail.
<P21-00989 - Public Comments.pdf>

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The undersigned are against a proposed eighty-two unit, three and four story apartment complex at the Northeast corner of Herndon and Prospect avenues.

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Printed name Amanda Huene
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The undersigned are against a proposed eighty-two unit, three and four story apartment complex at the Northeast corner of Herndon and Prospect avenues.

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& \text { Signature } \\
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Scott Kennedy
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Signatures continued from cover page for proposed apartments at Prospect at West Fir


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Signatures continued from cover page for proposed apartments at Prospect at West Fir Development Permit number P21-00989


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Maria Garcia 3599 . W. Menlotve mitis anstiow 3599. w. Menlo Ave 93711
LennSchwartz 6596 N. MARTy 93711
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A. 6727 N knoll ave 93711

Alden Ackley 6721 knoll Ave $93>11$

Signatures continued from cover page for proposed apartments at Prospect at West Fir Development Permit number P21-00989


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Ruben Escoversy
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Signature
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