

Regular Council Meeting

July 25, 2024

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CITY OF FRESNO
CITY CLERK'S OFFICE

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

5:00 P.M. (ID 24-899)

HEARING to Consider an appeal regarding Development Permit Application No. P21-00989 and related Environmental Assessment for property located at 7056 North Prospect Avenue on the northeast corner of West Herndon and North Prospect Avenues (Council District 2) - Planning and Development Department.

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

Contents of Supplement: Public Comments & Articles

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council 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 City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line 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.

From: [Bonnie Nowell](#)
To: [Robert Holt](#)
Subject: Response to Valentine Herndon project. Too old to attend meeting but have sent letters via email
Date: Saturday, July 13, 2024 9:47:44 AM

External Email: Use caution with links and attachments

increase pollutants by lowering pedestrian level wind speed and reducing turbulence in urban micro-environments

The four story and three story versus two story has to effect the wind speed in the park and the nearby homes. Thus the pollutants increase because not enough movement to allow the pollutants to escape. The apartment buildings should be placed so the normal wind flow is not blocked by the buildings but create wall canyons to encourage movement of wind and therefore pollutants. This will aid the nearby park instead of blocking the air flow. These should be two story buildings. Lots of cars will be added to the scene and emissions.

Sent from my iPhone

From: [Bonnie Nowell](#)
To: [Robert Holt](#)
Subject: CO2 emissions from buildings and construction hit new high, leaving sector off track to decarbonize by 2050: UN
Date: Saturday, July 13, 2024 9:51:49 AM

External Email: Use caution with links and attachments

<https://www.unep.org/news-and-stories/press-release/co2-emissions-buildings-and-construction-hit-new-high-leaving-sector>

Sent from my iPhone

From: [Bonnie Nowell](#)
To: [Robert Holt](#)
Subject: How tall buildings affect turbulent air flows and dispersion of pollution within a neighbourhood - ScienceDirect
Date: Saturday, July 13, 2024 9:53:44 AM

External Email: Use caution with links and attachments

<https://www.sciencedirect.com/science/article/pii/S0269749117319322>

Sent from my iPhone

From: [Bonnie Nowell](#)
To: [Robert Holt](#)
Subject: Urban park layout and exposure to traffic-derived air pollutants - ScienceDirect
Date: Saturday, July 13, 2024 9:50:33 AM

External Email: Use caution with links and attachments

Also the project on Valentine should not have an allowance of being closer to Herndon. Why do we have guidelines.
<https://www.sciencedirect.com/science/article/abs/pii/S016920461930218X>

Sent from my iPhone

From: [Bonnie Nowell](#)
To: [Robert Holt](#)
Subject: Towards the new generation of courtyard buildings as a healthy living concept for post-pandemic era - PMC
Date: Saturday, July 13, 2024 9:52:45 AM

External Email: Use caution with links and attachments

<https://www.ncbi.nlm.nih.gov/pmc/articles/PMC10284431/>

Sent from my iPhone

Dear Fresno City Council,

Cc: Mr. Rob Holt, Planning and Development Department

Regarding: Fresno City Council Hearing on Thursday, July 25, 2024 at 5:00pm

I represent the ownership of an apartment complex, Country Club Estates, a 68-unit apartment complex nearby to the proposed development site located at 7056 North Prospect Avenue, on the northeast corner of West Herndon and North Prospect Avenues.

I attended the meeting on May 15, 2024 during which the Fresno City Planning Commission voted to deny the applicant's application. It is my understanding that the applicant, Park 7, LLC, is appealing that denial and I hereby submit the following statement in continued objection to the proposed development:

As a nearby property owner whose tenants, contractors, partners and owners would be negatively affected by the proposed development, Country Club Estates Apartments strongly encourages that the Fresno City Council uphold the wise decision made by the Fresno City Planning Commission on May 15, 2024, denying the application for development at the site located at 7056 North Prospect Avenue, on the northeast corner of West Herndon and North Prospect Avenues for the following reasons:

Country Club Estates Apartments' tenants primarily access their residences via Fir Avenue.

Country Club Estates has only one entrance in and out and it is about 125 ft from Marks Avenue. If a good number of tenants from the new complex use Fir Avenue then there would likely be a line of cars looking to turn onto Marks at various times of the day. This would mean that the Country Club Estates tenants who most likely would make a left turn out of the complex to get to Marks would, accordingly, likely have to wait a long time and thus create a logjam within our apartment complex. Along with that congestion, an exit from the shopping center to the south of Country Club Estates could in all likelihood have the shopping center's customers looking to go in the same direction, thus creating an unsafe situation.

Another concern is the access for emergency vehicles, such as fire department trucks; traveling down a 2-lane street could be an issue if a fire occurs or there is an incident in the park which is across the street from the proposed development complex. To make clear, the emergency access for Country Club Estates Apartments is in a residential neighborhood which is inconvenient for fire trucks to enter from. That access is primarily for emergency vehicles to exit Country Club Estates.

Thank you for your thoughtful consideration and attention to this matter,



Calvin Tang

7/19/2024

Date

Manager, Country Club Estates Apartments, LLC

From: [raj kumar](#)
To: [Robert Holt](#)
Subject: Say No to development project on Herndon and Valentine
Date: Tuesday, July 23, 2024 3:35:38 PM

External Email: Use caution with links and attachments

Dear Mr. Holt,

I am writing to express my strong opposition to the proposed multi-unit residential development project located at 7056 North Prospect Avenue (Environmental Assessment No. P21-00989 and Development Permit Application No. P21-00989).

As a resident of the area, I have significant concerns regarding the impact of this development on our community. This neighborhood is known for its high property values and the unique appeal that attracts both residents and visitors alike. Introducing a high-density residential complex in this area would not only disrupt the character and aesthetics of our community but also diminish the appeal of this area, which is renowned for its distinctive charm and well-maintained environment.

The proposed development would likely lead to increased traffic congestion, putting additional strain on our local infrastructure and diminishing the quality of life for current residents. The influx of new residents in such a densely packed area is also a cause for concern regarding safety and environmental sustainability. These factors were not sufficiently addressed in the initial environmental assessment, raising doubts about the suitability and thoroughness of the evaluation process.

Furthermore, the high tax-paying residents of this area have invested significantly in maintaining the neighborhood's exclusive and serene ambiance. Introducing a multi-unit residential complex contradicts the very essence of what this side of town represents. It is crucial to consider the long-term implications of such a development on property values and the overall desirability of the neighborhood.

In light of these concerns, I respectfully urge the City Council to deny the appeal and uphold the Fresno City Planning Commission's recommendation to reject this project. Preserving the integrity and character of our community should be a priority, and this development does not align with the values and expectations of our residents.

Thank you for your attention to this matter and for considering my comments.

Sincerely,
Charanjit Masson

From: [Keith Bergthold](#)
To: [Jennifer Clark](#); [Clerk](#)
Cc: [District2](#); [Jerry Dyer](#); [Keith Bergthold](#)
Subject: RE: Development Permit Application No. P21-00989 - Comment for Fresno City Council Herndon-Prospect Appeal Hearing - 5 pm - July 25th - Fresno City Hall
Date: Tuesday, July 23, 2024 4:14:34 PM

External Email: Use caution with links and attachments

Dear Planning Director, Jennifer Clark, and City Clerk, Todd Stermer (Please distribute to appropriate City Officials and Fresno City Council Members):

We strongly encourage action by the Fresno City Council on July 25, 2024 to Approve Development Permit Application No. P21-00989 and related Environmental Assessment for property located at 7056 North Prospect Avenue on the northeast corner of West Herndon and North Prospect Avenues (Council District 2).

The California Housing Accountability Act prohibits a local agency from disapproving a housing development project that complies with applicable, objective general plan and zoning standards and criteria, unless a local agency makes specified written findings.

This project, as evidenced by thorough professional City Staff written analyses, assessments and conclusions, complies with all City of Fresno objective general plan and zoning standards and criteria.

The developer has acted in good faith over the past 4 years, working within the rules and standards established by the City of Fresno for the planning and development of the subject parcel, and closely conferring with City Staff to meet all City requirements.

Fresno desperately needs more high-quality multiple-family housing as proposed by this project in an appropriate location adjacent a major street and a public park and in convenient walking distance to the local elementary school and shopping opportunities to meet daily needs nearby at Marks and Herndon.

Opposition to the project at the Planning Commission appeal hearing (and in letters submitted) raised many non-factual issues and issues unrelated to the attributes and impacts of the proposed project, as well as several surrounding existing street and pedestrian safety issues that the City of Fresno and the Council District Office should take responsibility for proactively resolving whether or not this project takes place.

This project factually meets all City requirements, is needed to meet a serious housing deficit within the city limits of Fresno in infill areas already efficiently served by public infrastructure and services, and should be expeditiously approved.

Regards, Keith Bergthold, On-Behalf of Members of the Fresno Region Taskforce for Affordable Housing and the Greenfield Coalition

Link to agenda:

<https://fresno.legistar.com/DepartmentDetail.aspx?ID=24367&GUID=3F2858EB-369B-4203-B7B5-EF33E643E2AD&Mode=MainBody>



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