

REQUEST TO APPEAR

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BEFORE THE FRESNO CITY COUNCIL 2016 OCT 3 PM 4 11

CITY CLERK, FRESNO CA

On April 1, 1980, the Fresno City Council adopted a policy relating to procedures to be used for those persons wishing to appear before the Fresno City Council, as follows:

SCHEDULED ORAL COMMUNICATIONS – APPEARANCES ON PRINTED AGENDA

In order to be placed on the agenda for a scheduled time, complete and submit the form below. State the topic to be discussed and provide any supporting material, if any. Also state the action you want the City Council to take. Your request will be referred to the City Manager and placed on the agenda no sooner than ten (10) days after receipt of your written letter in order to provide an opportunity for City staff to prepare comments for Council consideration. The policy is to limit your presentation to three (3) minutes pursuant to Ordinance 96-67. The City Clerk shall provide copies of your request to the Fresno City Council.

UNSCHEDULED ORAL COMMUNICATIONS

You may address the City Council at the conclusion of the Council meeting and the policy is to limit your presentation to three (3) minutes pursuant to Ordinance 96-67. Please be present at the conclusion of the Council meeting if you wish to be heard.

REQUEST TO APPEAR BEFORE THE FRESNO CITY COUNCIL

Name Jeffrey T. Roberts (Granville Homes)

Address \_\_\_\_\_

Telephone No. \_\_\_\_\_

Date: October 3<sup>rd</sup>, 2016

Topic: 'Property Development Standards'

Action (if any): See Attached requested action

## **Jeffrey Roberts**

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**Subject:** "Request to Appear" - October 13th, 2016

Request that the Fresno City Council interpret the 2035 Fresno General Plan and its associated Zoning Ordinance and Development Code regarding the use of "Conditional Use Permits".

1. Prior to the adoption of the new Development Code", the lot area has always been considered as a "Property Development Standard". A CUP has been used to provide "flexibility" in terms of lot size while continuing to adhere to the adopted density requirements. This has been "common practice" for at least 25 years.
2. Under the new code, the area of a lot cannot be decreased to accommodate residential development even if the density continues to conform to the planned land use.
3. We would request that City Council determine that "Lot Area" is a "Property Development Standard" and that a Conditional Use Permit (CUP) can be used to address alternative standards.

**Jeffrey T. Roberts**

**Granville Homes**

*Passion, Commitment & Innovation Everlasting*

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