

MINUTES

NOVEMBER 26, 2019 PUBLIC INFORMATION MEETING

A public information meeting was held for the proposed 129 unit multifamily residential project on 4.3 acres located immediately south of the intersection of S. Peach and E. Tulare Avenues. The meeting was sponsored by the developer of the project, TEF Group Inc. Noticing for the meeting was done pursuant to City of Fresno requirements (1000ft radius / property owners). The meeting was held at the Fresno Center located at 4879 E. Kings Canyon Road. It began at 6:30 pm and ended at 7:45 pm. Approximately 30 neighbors attended the meeting.

The meeting was started by the applicants and representatives of TEF Group. The applicant described their company background and presented the project. The presentation included several large displays of the project's site plan and elevations. Neighbors of the project site stated the following points and concerns:

- Most neighbors did not want to be included as part of the annexation for the project.
- There was concern about adequate availability of school facilities at the elementary, junior high, high school levels.
- The street system was not capable of handling the added traffic, especially around the school sites.
- Property values would decrease.
- The meeting should have been noticed to more people.
- The project will add crime to the area.
- Subsidized or assisted housing should not be built.
- The project's fence should include added security provisions such as barbed wire.
- There should be an additional neighborhood meeting and the affected council members should be invited and attend.

The project applicants responded to the points and concerns and stated they would be addressed as part of the review and process.

MINUTES

JUNE 2, 2020 PUBLIC INFORMATION MEETING

A second public information meeting was held for the proposed 129 unit multifamily residential project on 4.3 acres located immediately southwest of the intersection of S. Peach and E. Tulare Avenues. Councilmember Nelson Esparza and representatives from Councilmember Luis Chavez were in attendance as requested at the first meeting. The meeting was sponsored by the developer of the project, TEF Group Inc. Noticing for the meeting was done pursuant to City of Fresno requirements (1000ft radius / property owners). The meeting was held via Zoom due to the current coronavirus restrictions.

The meeting was started by the applicants and representatives of TEF Group. The applicant began by giving an update on the application status and addressed the concerns from the first meeting, as stated in the first meeting minutes. Neighborhood concerns at the second meeting mirrored those of the first meeting and included:

- Overcrowding impacts on nearby public schools.
- The ability of the City's street system to handle project traffic.
- Potential increases in crime.
- Adverse impacts on neighborhood property values.
- The need to maximize the use of local employees for construction of the project.
- Density increases in a primarily large lot single family area.

The applicant and his representatives responded to these concerns by stating:

- Fresno Unified School District has concluded that adequate school capacity is available, subject to the payment of project impact fees.
- The City Traffic Engineer has studied potential circulation issues in the area, and has concluded the City's street system will accommodate the project.
- The Fresno Police Department has made safety and security recommendations, which are being incorporated into the project.
- A real estate appraisal expert has been consulted and has concluded the project will not diminish area property values.
- The project design contains appropriate setback and transition development standards to property interface with the existing neighborhood. Adequate onsite parking has been incorporated in the project design.