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BEFORE THE FRESNO CITY COUNCIL

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  
on March 17<sup>th</sup>, 2016 (10 minutes)

Name Jeffrey T. Roberts on behalf of Granville Homes

Address 1396 W. Herndon Ave. #101, Fresno, Ca. 93711

Telephone No. (559) 436-0900 Date: 3-01-2016

Topic: Requests (2) for Impact Fee Waivers for S-15-109 and S-15-108 utilizing the 'Downtown Development Incentive Program' (Filed 2-11-2016)

Action (if any): Request the Council approve fee waivers for S-15-108 (1743 'L' street) and for S-15-109 (1752 'L' street)

# GRANVILLE HOMES

February 11, 2016

Jennifer Clark, Director  
Development and Resource Management Department  
City of Fresno  
2600 Tulare Street, Room 3065  
Fresno, CA 93721

Re: Request for Impact Fees Waiver – 1752 L Street (S-15-109)

Dear Ms. Clark:

We appreciate the opportunity to work with you and City Staff to continue revitalizing Downtown Fresno. Developing downtown, as the City knows, is a difficult undertaking. Therefore we appreciate the City's assistance provided via the Downtown Development Incentive Program, to waive Impact fees for projects in the downtown area. Our project at 1752 L Street will provide much needed housing options for residents wishing to live in the City's urban core and take advantage of the burgeoning cultural realm in the area.

*City staff has provided us with an estimated Impact Fee Schedule (attached – doesn't include water connection fees per staff email). We are requesting waiving of the following fees for S-15-109 at 1752 L Street.*

- **Water Connection Charges**
- **Sewer Connection Charges**
- **Citywide Fire Facilities Impact Fee**
- **Citywide Park Facility Impact Fee**
- **Citywide Police Facilities Fee**
- **Traffic Signal Mitigation Impact Fee**

If you have any additional questions please feel free to call me at (559) 436-0900.

Best regards,



Claudia Cazares, Project Manager  
Granville Homes

Enclosures

C: Bruce Rudd, City Manager

Address: 1396 West Herndon Avenue, Suite 101 Fresno, California 93711  
Website: [www.gvhomes.com](http://www.gvhomes.com) Corporate: 559.436.0900

**GRANVILLE HOMES**  
*Build with Love and Passion*

**DOWNTOWN DEVELOPMENT INCENTIVE PROGRAM APPLICATION**  
*Submittal of this application does not constitute submittal or approval of a formal entitlement application.*

Applicant please complete boxed portion ONLY

Name of project: <b>1752 L Street</b>
Applicant name, address, phone, email: FFDA Properties, LLC Darius Assemi 1396 W. Herndon Ave., #101 Fresno, CA 93711
Assessor's Parcel Number(s) of site: <b>46610333</b>
Street address of site (if address exists): <b>1752 L Street</b>
Total housing units present at site upon completion of project: <u>4</u>
Total land area of parcel(s) at site: Sq. ft. _____ Acres: <u>0.09</u>
Number of entitlement application submitted for project (e.g. C-12-001 or S-12-001): <b>S-15-109</b>
Date submitted: <u>11-16-2015</u>
Does developer request review of the project under the latest draft Downtown Development Code to determine eligibility for waiver of all applicable City impact fees? (If no, project is not reviewed under draft Code and can only be eligible for parks fee waiver.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**FOR CITY USE ONLY**

Application form determined complete

Date \_\_\_\_\_

Time \_\_\_\_\_

Staff signature \_\_\_\_\_

Project is within Downtown Development Incentive Zone.

Staff signature \_\_\_\_\_

Project meets the required 18 units/acre minimum housing density.

Housing units per acre: \_\_\_\_\_

Staff signature \_\_\_\_\_

No construction activity yet begun in relation to project.

No impact fees yet paid for project.

Entitlement application filed for project.

Staff signature \_\_\_\_\_

*(if requested)*

The project meets the draft Downtown Development Code.

The project does not meet the draft Downtown Development Code.

Staff signature \_\_\_\_\_

**IMPACT FEES DUE FOR PROJECT**

Init. est. due	Total	-	Waiver	=	Developer
_____ Parks	_____	_____	_____	_____	_____
_____ Streets	_____	_____	_____	_____	_____
_____ Signals	_____	_____	_____	_____	_____
_____ Police	_____	_____	_____	_____	_____
_____ Fire	_____	_____	_____	_____	_____
<b>TOTAL</b>	_____	_____	_____	_____	_____
% of total	_____	_____	_____	_____	_____

**Final eligibility determination:**

The project  is /  is NOT eligible for waiver of the parks, trails and open space impact fee.

The project  is /  is NOT eligible for waiver of major streets, traffic signals, police and fire impact fees.

Staff signature \_\_\_\_\_

Date \_\_\_\_\_

PREPARED 2/10/16, 10:41:08  
City of Fresno

PAYMENT DUE  
PROGRAM BP920L

-----  
APPLICATION NUMBER: 16-00000452 1752 L ST 101+  
FEE DESCRIPTION AMOUNT DUE  
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*WATER TGM BOND DEBT	100.00
NG'15 M.STREET RESI HIGH	657.85
*TRAFFIC SIGNAL	920.91
CW FIRE FAC IMP FEE MFR	1317.00
CW PARK FAC IMP FEE MFR	8292.00
CW POLICE FAC IMP FEE MFR	1524.00
TOTAL DUE	12811.76

Please present this receipt to the cashier with full payment.



February 11, 2016

Jennifer Clark, Director  
Development and Resource Management Department  
City of Fresno  
2600 Tulare Street, Room 3065  
Fresno, CA 93721

Re: Request for Impact Fees Waiver – 1743 L Street (S-15-108)

Dear Ms. Clark:

We appreciate the opportunity to work with you and City Staff to continue revitalizing Downtown Fresno. Developing downtown, as the City knows, is a difficult undertaking. Therefore we appreciate the City's assistance provided via the Downtown Development Incentive Program, to waive impact fees for projects in the downtown area. Our project at 1743 L Street will provide much needed housing options for residents wishing to live in the City's urban core and take advantage of the burgeoning cultural realm in the area.

*City staff has provided us with an estimated Impact Fee Schedule (attached) and we are requesting waiving of the following fees for S-15-108 at 1743 L Street.*

- *Water Connection Charges*
- *Sewer Connection Charges*
- *Citywide Fire Facilities Impact Fee*
- *Citywide Park Facility Impact Fee*
- *Citywide Police Facilities Fee*
- *Traffic Signal Mitigation Impact Fee*

If you have any additional questions please feel free to call me at (559) 436-0900.

Best regards,

*Claudia Cazares*  
Claudia Cazares, Project Manager  
Granville Homes

Enclosures

C: Bruce Rudd, City Manager

Address: 1396 West Herndon Avenue, Suite 101 Fresno, California 93711  
Website: [www.gvhomes.com](http://www.gvhomes.com) Corporate: 559.436.0900

**GRANVILLE HOMES**  
*Build with Care and Passion*



**DOWNTOWN DEVELOPMENT INCENTIVE PROGRAM APPLICATION**  
*Submittal of this application does not constitute submittal or approval of a formal entitlement application.*

Applicant please complete boxed portion ONLY

Name of project: <b>1743 L Street</b>
Applicant name, address, phone, email: <b>FFDA Properties, LLC</b> <b>Darius Assemi</b> <b>1396 W. Herndon Ave., #101</b> <b>Fresno, CA 93711</b>
Assessor's Parcel Number(s) of site: <b>46613202, 46613203</b>
Street address of site (if address exists): <b>1743 L Street</b>
Total housing units present at site upon completion of project: <b>16</b>
Total land area of parcel(s) at site: Sq. ft. _____ Acres: <b>0.36</b>
Number of entitlement application submitted for project (e.g. C-12-001 or S-12-001): <b>S-15-108</b>
Date submitted: <b>11-10-2015</b>
Does developer request review of the project under the latest draft Downtown Development Code to determine eligibility for waiver of <u>all</u> applicable City impact fees? (If no, project is not reviewed under draft Code and can only be eligible for <u>parks</u> fee waiver.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**FOR CITY USE ONLY**

Application form determined complete  
 Date \_\_\_\_\_  
 Time \_\_\_\_\_  
 Staff signature \_\_\_\_\_

Project is within Downtown Development Incentive Zone.  
 Staff signature \_\_\_\_\_

Project meets the required 18 units/acre minimum housing density.  
 Housing units per acre: \_\_\_\_\_  
 Staff signature \_\_\_\_\_

No construction activity yet begun in relation to project.  
 No impact fees yet paid for project.  
 Entitlement application filed for project.  
 Staff signature \_\_\_\_\_

*(if requested)*  
 The project meets the draft Downtown Development Code.  
 The project does not meet the draft Downtown Development Code.  
 Staff signature \_\_\_\_\_

**IMPACT FEES DUE FOR PROJECT**

Init. est. due	Total	- Waiver	= Developer
_____ Parks	_____	_____	_____
_____ Streets	_____	_____	_____
_____ Signals	_____	_____	_____
_____ Police	_____	_____	_____
_____ Fire	_____	_____	_____
<b>TOTAL</b>	_____	_____	_____
% of total	_____	_____	_____

**Final eligibility determination:**

The project  is /  is NOT eligible for waiver of the parks, trails and open space impact fee.

The project  is /  is NOT eligible for waiver of major streets, traffic signals, police and fire impact fees.

Staff signature \_\_\_\_\_  
 Date \_\_\_\_\_

## CITY OF FRESNO DEVELOPMENT AND IMPACT FEE ESTIMATE

The following estimates are based on preliminary conceptual information. The exact fee obligation will be computed at the time of development by the Public Works Department, Land Division & Engineering. The fee rates in effect at the time of development shall apply.

Proposed Development: Multi-Family - 1743 L Street  
 A.P.N. 466-132-02, 03  
 Planned Land Use: Commercial - Central Trading  
 Site Area: 0.34 acres  
 Living Units / LUE: 16 Living Units  
 Estimate Date: February 10, 2016

WATER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Water Service & Meter Charge		[1]	EA.		[1]	[1] [6]
Frontage Charge		100	L.F.	\$6.50	<i>previously satisfied</i>	
Transmission Grid Main (TGM)		0.34	AC	\$643.00	<i>previously satisfied</i>	
TGM Bond Debt		0.34	AC	\$243.00	\$100.00	[6]
<b>Total Water Connection Charges</b>					<b>\$100.00</b>	

SEWER CONNECTION CHARGES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
House Branch Sewer Charge		[2]	EA	\$0.00	[2]	[2]
Lateral Sewer Charge		10,000	Sq.Ft.	\$0.10	<i>previously satisfied</i>	
Oversized Sewer Charge		10,000	Sq.Ft.	\$0.05	<i>previously satisfied</i>	
Wastewater Facilities Charge		STEP		[3]	[3]	[4] [7]
<b>Total Sewer Connection Charges</b>					<b>\$0.00</b>	

CITYWIDE/REGIONAL IMPACT FEES						
	Service Area	Quantity	Units	Fee Rate	Amount Due	Notes
Citywide Fire Facilities Impact Fee	MFR	15	Units	\$439.00	\$6,585.00	[7] [10]
Citywide Park Facility Impact Fee	MFR	15	Units	\$2,764.00	\$41,460.00	[7] [10]
Citywide Police Facilities Impact Fee	MFR	15	Units	\$508.00	\$7,620.00	[7] [10]
Citywide Regional Street Charge	MFR	0.34	AC	\$15,663.00	<i>no charge due</i>	
New Growth Area Major Street Charge	MFR	0.34	AC	\$36,709.00	<i>n/a</i>	
Citywide Traffic Signal Charge	MFR	15	Units	\$308.97	\$4,604.55	[6]
<b>Total Citywide/Regional Impact Fees</b>					<b>\$60,269.55</b>	
<b>Total Fees and Charges</b>					<b>\$60,369.55</b>	

**Notes:**

Within the City of Fresno's sphere of influence there are other sewer and water utility providers. If the project is within one of those districts, the developer must provide confirmation from the representative Districts that all conditions for sewer and/or water connections and services have been satisfied, prior to issuance of Building Permit.

*Outside agencies developer Impact fees: It is the developer's responsibility to contact those agencies for their fee estimates. These agencies include but are not limited to; Fresno County, Council of Fresno County Governments (FCOG), Fresno Metropolitan Flood Control District (FMFCD), various School Districts that serve the City of Fresno, etc.*

- On July 22, 2008, the Fresno County Board of Supervisors passed Ordinance No. 2008-023 requiring the payment of County Public Impact Facilities Impact Fees. The effective date of this ordinance is September 20, 2008. Contact the County of Fresno, Public Works and Planning Department to determine payment of this fee obligation. Confirmation by the County of Fresno is required before the City of Fresno can issue building permits. For further information regarding the Fresno County Facilities Impact Fees, please contact Fresno County Department of Public Works & Planning at (559) 262-4391.
- The Board of Directors of the Fresno County Regional Transportation Mitigation Fee Agency approved Resolution No. 2009-01 requiring the payment of Regional Transportation Mitigation Fee. The effective date of this resolution is January 1, 2010. Please contact the Council of Fresno County Governments (FCOG) at (559) 233-4148 to determine this fee obligation. Confirmation by the FCOG is required before the City of Fresno can issue building permits.
- Payment of Fresno Metropolitan Flood Control District (FMFCD) impact fees may be required. Please contact FMFCD at (559) 456-3292 to determine fee obligation.
- Payment of applicable school district fees is required prior to issuance of Building Permit. Please contact the respective school district to satisfy your fee obligation. Confirmation by the respective school district is required before the City of Fresno can issue building permits

[1] Fees for Water Service Connections and/or Meters due at time of development. Charges based on service sizes to be determined by the Developer.

[2] Sewer House branches to be Installed by Developer at the Developer's cost.

[3] Upon occupancy of the project, the subdivider shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).

[4] The Wastewater Facilities Charge (WWFC) is applicable to single family, duplex, and triplex developments. (FMC 6-302(I)); For Condominium conversions, WWFC may stay in the S.T.E.P. If the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[5] The Trunk Sewer Charge is applicable to single family, duplex, and triplex developments. (FMC 6-302(I)); For Condominium conversions, Trunk Sewer Charges may stay in the S.T.E.P. If the project continues to be master metered for water. If the condominiums are individually metered, the developer will pay the pro-rated portion of these fees.

[6] Due at Building Permit

[7] Due with Certificate of Occupancy

[8] Traffic Signal Charge Average Daily Trips (ADT's) provided by Traffic Engineering. Average Daily Trip credit for replacement of previously existing development.

ADT's [8]	0
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[9] Construction Fee Credits may be applicable. Contact the Public Works Engineering Services Division at (559) 621-8685 for more information.

[10] Parks fee applicable only to residential developments

[11] Fee not applicable on replacement or reconstruction of an existing structure that has been destroyed or demolished provided that the Building Permit for new construction is obtained within one year after the building is destroyed or demolished, and there is no change in the land use designation. (Res. Nos. 2005-428, 429)

[12] Subject to the acceptance date of the vesting tentative map, fee may not be applicable until 2-years after the date of Final Map recordation; when applicable, fee is due at Building Permit for all un-developed lots at the fee rate then in effect.

Prepared and Reviewed By: Frank Saburit

Date: February 10, 2016

621-8797

**City of Fresno Public Works Department  
Land Division & Engineering**

See notes on page 2

Prepared by Frank 2/10/2016  
Printed 2/10/2016

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