

## **Tulare and Fancher Creek Single-Family Manufactured Home Development Summary of Neighborhood Meeting**

On December 31, 2020, a letter to property owners within 500 feet of 5925 E. Tulare Street was sent notifying them of a Neighborhood Meeting to occur on January 12, 2021. The letter is attached as **Exhibit A**. The meeting was held virtually by Zoom with the option to call-in. We received four (4) general inquiries by phone and email in advance of the meeting. All four (4) inquiries were property owners from the Fancher Creek area, three (3) of which own property adjacent or nearby to the Project site. No opposition to the Project was expressed.

The Neighborhood Meeting held on January 12, 2021 began at 6:01 pm (scheduled start time was 6:00 pm). Six (6) participants were in attendance, in addition the Developer and three (3) representatives from Precision Civil Engineering. A sign-in sheet was not circulated as the meeting was conducted virtually, but a photo of the Zoom Participants List is attached as **Exhibit B**.

Precision Civil Engineering presented a brief overview of the Project (See Project Description attached as **Exhibit C**). Participants were shown images of the site location, layout, elevations, and floor plans. The Developer provided detailed information about manufactured homes and what the neighborhood could expect from the Project (i.e., installation, benefits, etc.).

During Q&A after the presentation, two (2) individuals asked questions. Questions ranged from confirmation of the acreage, vehicular access points, traffic and school impacts, and site layout and design, to types of tenants to expect and reasons for investing in Fresno and at this site. One person who asked several questions, had some concerns regarding the project. She owns the property to the west and indicated that she would rather see single-family homes on the property. This owner called in, so she may not have seen the elevations and interior photos that showed that these manufactured homes were equivalent to typical single-family homes. The meeting concluded at 6:45 pm.

**Exhibit A**  
**Neighborhood Notice and Proof of Mailing**



1234 O Street • Downtown Fresno, CA 93721 • Phone (559) 449-4500 • Fax (559) 449-4515

December 30, 2020

Dear Neighbor:

We are sending this letter in order to provide you with information regarding a Neighborhood Meeting to discuss a proposed housing development at 5925 E Tulare Street, Fresno, CA. The Neighborhood Meeting will be held virtually, by Zoom, on Tuesday, January 12 from 6:00 – 7:00 pm.

The proposed housing development pertains to approximately +/- 5.13 acres of property located north of E. Tulare Street between N. Fowler Avenue and S. Purdue Avenue. The project proposes a single-family manufactured home development consisting of 42 three-bedroom units, ranging in size from 993 square feet to 1,120 square feet. The project also consists of over 40,000 square feet of open space, including portions of the proposed trail along Fancher Creek and additional common open space areas with play equipment, picnic benches, and BBQ pits.

On the back of this letter is a detailed conceptual drawing of the site to help you visualize the proposed project. The site is currently vacant and is within an area zoned and planned for residential uses.

**Neighborhood Meeting for the Tulare/Fancher Creek Housing Development**  
Tuesday, January 12 from 6:00 – 7:00 pm  
By Zoom (See Instructions Below)

Zoom Link:

<https://zoom.us/j/96783447661?pwd=UVVpN0p2bk1HSWlVajdRTjBvSkwxzd09>

Call-in #: +1 669 900 9128

Meeting ID: 967 8344 7661  
Passcode: 078957

Should you have, questions, comments, or suggestions about the future development, you may reach us at the address, email, or phone number listed in this letter. For written correspondence, please reference "Tulare/Fancher Creek Project." If you would like the Zoom invite link e-mailed to you for ease of access or have questions about accessing the virtual meeting, please send an e-mail to the address listed below.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bonique Emerson".

Bonique Emerson, AICP  
Planning Division Manager  
**Precision Civil Engineering, Inc.**  
bemerson@precisioneng.net

Conceptual Drawing of proposed project at  
5925 E Tulare Street, Fresno, CA



Precision Civil Engineering  
1234 O Street  
Fresno, CA 93721

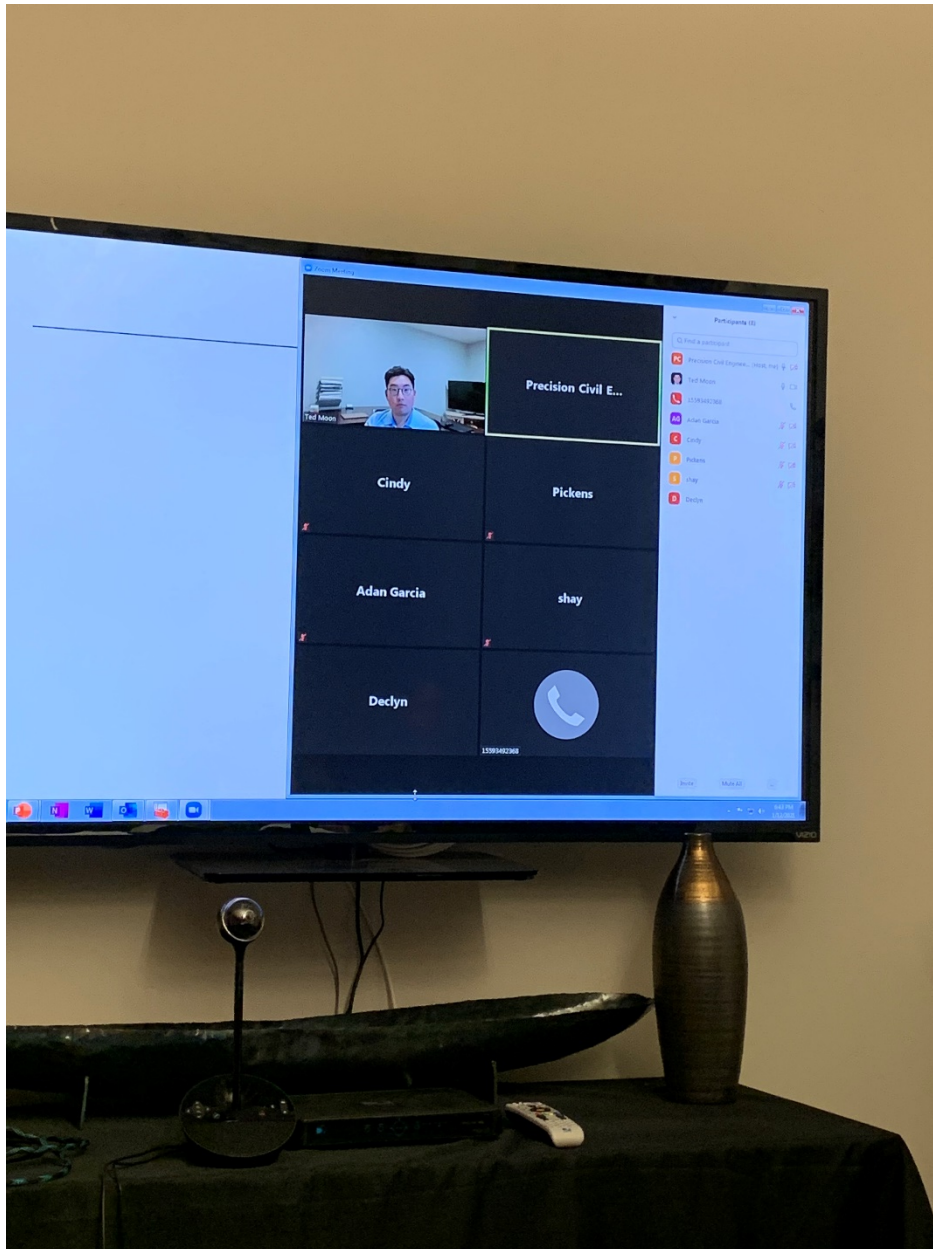
FRESNO CA 936  
31 DEC 2020 PM 1 L

Happy Holiday  
Happy = Life is Good  
WED FOREVER

Precision Civil Engineering  
Attn: Jenna Chilingirian  
1234 O Street  
Fresno, CA 93721

93721-189034

**Exhibit B**  
**Photo of Participants List on Zoom**



## Exhibit C Project Description

### Introduction

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Dear Neighbors,

Thank you for taking the time to attend this meeting to discuss our proposed housing development. We are very excited about the potential opportunity to join the neighborhood and would like to share our project with you. We would love to get your thoughts on our proposed development and be as helpful as we can in answering any questions. Please feel free to reach out to us separately after this meeting if you would like to discuss anything further.

#### Project Introduction

- The proposed housing development is located north of E. Tulare Street between N. Fowler Avenue and S. Purdue Avenue
- The project would consist of 42 three-bedroom units, ranging in size from 933 square feet to 1,120 square feet; each unit will be a single-family manufactured home
- The project would create over 40,000 square feet of open space, including portions of the proposed trail along Fancher Creek and additional common open space areas with play equipment, picnic benches, and BBQ pits



*fancher creek*  
265 E. River Park Circle Suite 150  
Fresno, CA 93720  
559-438-4800

January 12, 2021

Via: Mail

Ms. Bonique Emerson, AICP  
Planning Division Manager  
Precision Civil Engineering, Inc  
1234 O Street  
Fresno, CA 93721

**RE: Oppose Proposed Development at 5925 E Tulare Street, Fresno Incompatibility with "Fancher Creek Parkway Act", Design and Product Type**

Ms. Emerson,

We are in receipt of the information regarding the proposed development project located at 5925 East Tulare Street in Fresno. As you may know, our partnership has been working hard in the Fancher Creek Neighborhood for many years. Specifically, the *Fancher Creek Parkway* is a critical factor for this area of our City. And, toward that end and after a lot of hard work, in October of 2018 the City of Fresno passed the "*Fancher Creek Parkway Act*" which established goals, a five member Fancher Creek Advisory Committee, a definition of what the *Fancher Creek Parkway* is and the creation of a "*Fancher Creek Parkway Day*" in the City of Fresno among other critical open space objectives. We strongly believe that the proposed project needs more consideration given to the prolongation of the *Fancher Creek Parkway*. Moreover, while we have been very supportive of increasing the housing stock, which is critically needed, we are opposed to this project for the aforementioned reason. In addition, we do not believe that the proposed product type is consistent with the current neighborhood.

Again, we oppose this project as it is designed and until greater consideration is given to furtherance of the Parkway as well as the product type. As stated, we have worked very hard over many, many years to create a wonderful Fancher Creek Neighborhood and particularly the *Fancher Creek Parkway and Trail*. Thank you very much for the opportunity to comment on this project.

Very truly yours,

Edward M. Kashian  
Partner

Thomas G. Richards  
Partner

EMK/TGR/lc

cc: Honorable Luis Chavez, Councilmember  
Ms. Jennifer Clark, Director