

Exhibit J
Appeal Letters

City of



Paul Caprioglio

Councilmember, District 4

City Hall • 2600 Fresno Street

Fresno, California 93721-3600

Office (559) 621-8000

FAX (559) 621-7848

June 19, 2014

Ms. Jennifer Clark
DARM Director
City of Fresno
2600 Fresno St., Room 3065
Fresno, CA 93721

*Re: Appeal of Planning Commission vote on C-13-092 at the Northeast
Corner of Fowler and Clinton Avenues*

Dear Ms. Clark:

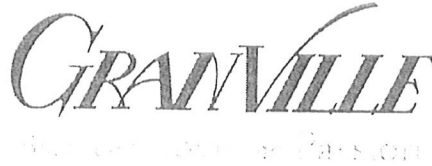
I am appealing the recent Planning Commission approval of Conditional Use Permit No C-13-092 filed by Granville Homes, located on the northeast corner of North Fowler and East Clinton Avenues, pursuant to Fresno Municipal Code Section 12-406-J. This matter is being appealed to address the developer's desired design which includes 8 foot driveway setbacks on residential lots. The proposed project is located in my Council District.

Please set this matter for hearing before the City Council on July 17, 2014.

Respectfully,

A handwritten signature in blue ink that reads "Paul Caprioglio". The signature is fluid and cursive.

PAUL CAPRIOGLIO
Councilmember



GRANVILLE
HOME
HOPE

Over
\$3 Million
raised since 2006
*100% of all proceeds
benefit 5 non profits*
GVHomeofHope.com

June 20, 2014

Councilman Paul Caprioglio
City of Fresno
2600 Fresno St., Room 2097
Fresno, CA 93721

Subject: Appeal of Planning Commission Vote on C-13-092 at the Northeast Corner of
Fowler and Clinton Avenues

Dear Councilman Caprioglio,

As you are aware, the Fresno Planning Commission reviewed our project at the northeast corner of N. Fowler and E. Clinton Avenues (C-13-092) at their hearing on Wednesday April 16, 2014. Subsequently, the City Council approved the rezone and general plan amendment at the May 15, 2014 City Council hearing. While we agree with most of the City's conditions on our project, we disagree with their denial of our requested driveway setbacks lengths of 8 feet.

Nevertheless, it is our understanding that the Development and Resource Management Department will be discussing this issue (and others) at a workshop with the City Council scheduled for either July 17th, or July 24, 2014. Therefore, we respectfully request that you appeal this item to the City Council following conclusion of the workshop(s) and pending expected resolution from the City Council, for the following reasons:

1. There is a long history of approvals for shorter driveway lengths (less than 18') as these are regularly used on private residential streets in the City of Fresno. It has been a common practice for over 20 years.
2. There are numerous examples in the City of Fresno of driveways shorter than 18' with access to public streets. These are typically found in established neighborhoods, yet some are located in newer, growing areas.
3. There is no documentation of health and safety concerns/accidents/etc. as a result of having shorter driveways in the City of Fresno. Additionally, shorter driveways, as allowed on private streets, are approved without any concern for any supposed health and safety risk.
4. All garages served by driveways less than 18' will be equipped with a roll up garage door.
5. The number of shorter driveways (less than 18') within Tract No 6033 will be limited to 35, which represents 21% of the total number of lots in the subdivision. The market will determine the acceptance level, just as it does with floor plans, prices, amenities, etc.

Please feel free to call me if you have any questions, at (559) 436-0900.

Best regards,

Darius Assemi, President
Granville Homes, Inc.

c: Bruce Rudd, City Manager, City of Fresno
Jennifer Clark, DARM Director, City of Fresno

Home Building • Land Development & Urban Infill • Farming

Address: 1396 West Herndon Avenue, Suite 101 Fresno, CA 93711

Corporate: 559.436.0900 **Established:** 1977 **Websites:** gvhomes.com • gvurban.com

CCPS



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CITY CLERK, FRESNO CA

June 19, 2014

Ms. Yvonne Spence
City Clerk
City of Fresno
2600 Fresno St., Room 2133
Fresno, CA 93721

Re: Appeal of Planning Commission vote on T-6033 at the Northeast Corner
of Fowler and Clinton Avenues

Dear Ms. Spence:

I am appealing the recent Planning Commission approval of Vesting Tentative Tract Map No. 6033 filed by Granville Homes, located on the northeast corner of North Fowler and East Clinton Avenues, pursuant to Fresno Municipal Code Section 12-1019. This matter is being appealed to address the developer's desired design which includes 8 foot driveway setbacks on residential lots. The proposed project is located in my Council District.

Please set this matter for hearing before the City Council on July 17, 2014.

Respectfully,


PAUL CAPRIOGLIO
Councilmember