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Agenda Item: ID#15-1133 (2:30 P.M.)

Date: 12/17/15

CITY CLERK, FRESNO

## FRESNO CITY COUNCIL



### Supplemental Information Packet Agenda Related Item(s) – ID#15-1133 (2:30 P.M.)

**Contents of Supplement: Letters from Integrated Community Development, Patience Milrod, Paul Halajian, Architects and Fresno Housing Authority**

**Item(s)**

Attached please find a Supplement to File ID#15-1133. The title of the item is as follows:

Consider adopting minor changes to the Citywide Development Code contained in Chapter 15 of the Fresno Municipal Code, as introduced by the Fresno City Council at the December 3, 2015 adoption hearing for Bill No. B-43 relating to Recycling Centers, Mobile Vendors and Small Scale Entertainment Centers in Mixed Use Districts

**Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

**Americans with Disabilities Act (ADA):**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.



**Integrated**  
Community Development

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December 15, 2015

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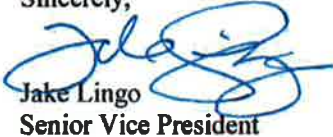
RE: City of Fresno Development Code's Multi-Family Housing Section

Dear Mayor Ashley Swearengin,

I write this letter in support of the newly proposed City of Fresno Development Code's Multi-Family Housing section. The stakeholder meetings provided the development community an opportunity to voice our opinions and concerns and I appreciate the opportunity to be a part of the process. The final proposed Development Code will make significant contributions to sustainable health and prosperity in Fresno and I am excited to see what the future holds.

I respectfully request the Council to adopt the final version of the Development Code's Multi-Family Housing Section. I look forward to working with the City of Fresno to implement the new vision of the General Plan and Zoning Code to provide residents with new high quality housing opportunities.

Sincerely,

  
Jake Lingo  
Senior Vice President

Integrated Community Development  
5951 Variel Avenue  
Woodland Hills, CA 91367  
818-974-2966  
[jakelingo@hotmail.com](mailto:jakelingo@hotmail.com)

Cindy Bruer

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**From:** Patience Milrod <pm@patienmilrod.com>  
**Sent:** 2015 DEC 16 AM 8 44 Wednesday, December 16, 2015 8:02 AM  
**To:** Gregory Barfield  
**Cc:** CITY CLERK, FRESNO CA Cindy Bruer; Lee Brand; Lee Brand; Scott Miller; Bruce A. Owdom; Paul Pierce; Mike Clifton; Kiel Thomas Schmidt; Michael Birdsong; Bill Kuebler; Paul Smith  
**Subject:** Development Code comments--Agenda item #15-1154

Dear Greg—

By this note I'm forwarding for the Council's consideration some concerns I share with numerous others about the proposed weakening of the Development Code design standards. I'm courtesy-copying Council Member Brand, and Dan Zack.

We note from the agenda packet "Participants List" that no community members, Tower District Design Review Committee members, architects (except for Granville's), or neighborhood historic preservationists, had an opportunity to weigh in on these proposals.

This matters because—contrary to the agenda item title—the proposals are not “minor changes.” As you know, the Development Code gives project proponents a by-right green light for even major neighborhood-changing projects.

Without a CUP requirement, a project that would never pass muster at the Tower Design Review Committee will sail through DARM under the various “Flexibility Options” in exactly the same way these weakened design standards have landed on Thursday's Council agenda: multiple meetings among developers and staff without meaningful input from the community whose neighborhood fabric the project will significantly alter.

We ask that you not make it more difficult for us to protect what we value about our neighborhood! This includes facade articulation and other treatments that are visible from the street (not only street-facing), and maximum pedestrian connectivity.

### **WHAT WE'RE ASKING**

—We respectfully request the Council to adopt the original, well-vetted design standards, to reject the proposed changes included in the agenda packet, and to repudiate entirely the 24-page further gutting submitted to you on Tuesday (not only because it's an egregious overreach, but also because the public has had no notice of it). If there needs to be further conversation on this, we trust this time the Participants List would include as many neighborhood good-design advocates as representatives from the development community.

—If the Council is inclined to adopt the proposed changes Mr. Ginder supports, we request that the Reviewing Authority for each project be any Design Review Committee in the project area. If the neighborhood or District has no Design Review Committee, the Reviewing Authority should be the pertinent District Implementation Committee.

“We the people” actually live in our neighborhoods. We respectfully ask you to allow us a mechanism for having some control over our own neighborhoods’ growth, development and prosperity—including the evolution of our vernacular architecture.

Thanking you for your attention to these comments, I remain,

Very truly yours,

**Patience Milrod**

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**PAUL HALAJIAN  
ARCHITECTS**

December 16, 2015

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Jennifer Clark, Director  
Development and Resource Management Department  
2600 Fresno Street, Room 3065  
Fresno, Ca 93722  
CITY CLERK, FRESNO CA

Dear Director Clark:

I am writing to express my support for adoption of the new Development Code and in particular, the multi-family housing sections. I have observed a process that has been transparent, objective, and ultimately effective.

The effort and intelligence that has been focused on drafting the new Development Code demonstrates the reality that Fresno's leadership is serious about promoting a positive vision for the future of our city with respect to the built environment. The thoughtfulness of how we plan and the quality of what we build defines how we view ourselves as a community. I believe that the new Development Code casts a bright vision for **Fresno's future** while recognizing the pressures at play in the marketplace.

Fresno is at a critical juncture in its history as the city continues to grow and take on more complex challenges that impact the urban environment. Housing will continue to be one of the most important aspects of the way in which our city is perceived. Quality housing is needed in our community and as the available housing stock improves for all demographics our collective quality of life will also improve. This reality has the potential to improve the local economy. The new Development Code contains a set of reasonable requirements that will help those who build quality housing of all types to continue to do so.

I therefore offer my support for adoption of the new Development Code. Additionally, I wish to thank you, Mayor Swearengin and your respective staff members who have championed the effort of updating this extremely important document.

Sincerely:

PAUL HALAJIAN ARCHITECTS

Paul N. Halajian, AIA LEED AP  
President

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CITY CLERK, FRESNO CA

December 16, 2015

The Honorable Ashley Swearengin  
City of Fresno  
2600 Fresno Street  
Fresno, CA 93721

RE: Development Code - Multi-Family Housing Section

Dear Mayor Swearengin:

On behalf of the Boards and Staff of the Fresno Housing Authority, I'm writing to express our support of the newly proposed City of Fresno Development Code, specifically the Multi-Family Housing section.

I have been privileged to be a part of the stakeholder meetings, which have also included my colleagues throughout the housing industry, and have been helpful in providing the opportunity to have constructive dialogue and input on this matter. The provisions of this section have significant impact on the work and mission of the Fresno Housing Authority to *"create and sustain vibrant communities..."*

Fresno Housing is in its 75<sup>th</sup> year as an affordable housing provider and developer, owning and operating more than 40 affordable housing properties throughout the City. We share a common vision to ensure all residents have access to quality housing that contributes to vibrant communities. Thus, we are requesting the Council's support in adopting the Multi-Family Housing Section of the Development Code, affirming their commitment to move our City forward in ensuring quality housing for all its citizens.

Thank you for your leadership and for considering Fresno Housing a partner in this process.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Preston Prince'.

Preston Prince  
CEO/Executive Director