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Agenda Items: ID#20-00778 (10:00 A.M.)

Date: 6/25/2020

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CITY OF FRESNO
CITY CLERK'S OFFICE

FRESNO CITY COUNCIL



Item(s)

File ID20-00778 (10:00 A.M.) – HEARING to consider Annexation Application No. P19-02239, Plan Amendment/Rezone Application No. P19-02237, Vesting Tentative Tract Map No. 6234/UGM, and related Environmental Assessment No. T-6234/P19-02237/P19-02239, for property located on the west side of North Hayes Avenue between West Ashlan and West Shields Avenues (Council District 1) – Planning and Development Department.

Contents: Comments from Josefa Price

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.

[REDACTED]

From: Chris Lang
Sent: Monday, June 22, 2020 4:00 PM
To: Clerk
Subject: FW: Housing Development

Good Afternoon,

Please find the below e-mail regarding the Council Item for 10:00 a.m. on June 25th, ID# 20-00778.

Thank you,

Chris Lang
Current Planning

From: josefa price [REDACTED]
Sent: Friday, June 19, 2020 2:32 PM
To: Chris Lang
Subject: Housing Development

External Email: Use caution with links and attachments

Mr. Lang:

This e-mail is in regards to the Fresno City Council meeting scheduled for June 25, 2020, for the approval of building 486 houses on Bryan Avenue to Hayes Avenue. I live at [REDACTED] on three acres.

I have been living at my residence on Bryan Avenue for 20 years. My husband and I built our dream home, that I currently live in, from nearly the ground up. We spent nearly all our free time working on the home for approximately one year, which consisted of the work on evenings and weekends because we both had full time jobs. All of our prior homes were in the country and 20 years ago my house was in the country; at the same time, we appreciated that we were closer to the city as well for shopping and other errands. When we purchased the lot for our dream home, we did not imagine that we would be run out by "progress". I realize that progress must happen, but unfortunately much of this progress in this area has been at my expense and feels like without consideration for me or my neighbors; please let me explain.

I have been affected by the building of Harvest Elementary and Glacier Point Middle School in my area. In addition, the Westerra and Century subdivisions that have been under construction the past year and are located about half a mile north of me. Central Unified High School recently started building the new high school a quarter of a mile from home. Now there is the proposed annexation of the land directly adjacent to south side of my property by the city for 486 houses.

When Glacier Point Middle School was built, they decided to widen Bryan Avenue in front of my house. In order for this project to be accomplished I had to relinquish part of my front yard. The Superintendent from Central Unified at that time said that he needed the land and told me that I would need to sell the front section of my land or he would invoke eminent domain. My residence is located across the street from Holland Park West. I had a good relationship with the original owner, Mr. Holland, and one day in conversation he apologized to me because originally the street was going to be widened on the west side of Bryan, but he objected and told the District that they would have to buy his entire park, so instead the street was widened exclusively on the east side of Bryan, which is my side. I attended the Planning Commission meeting via Zoom on Wednesday, May 20, 2020. They discussed that a sidewalk will be built on the east side of Bryan. If the planned sidewalk happens, even more of my front property is going to be taken and my front yard will get smaller, devaluing my property. In addition, I am a Master Gardener and I grow cacti, irises, fruit trees, and a vegetable garden. One of my cacti, a 30-year old prized saguaro (*Carnegiea gigantea*; still a baby at 30 years) that is planted in my

front yard will need to be removed if the sidewalk is built on the east side of Bryan. The sidewalk may also lead to the tearing down of my storage shelter on my property because of its current distance from the road. This will result in drastic changes for me and will gravely affect my livelihood.

It would make more sense to put the sidewalk on the west side of Bryan as the schools, Harvest Elementary, Glacier Point Middle School, and the new High School are located on the west side of Bryan. That is likely why they proposed it on the west side of Bryan in the first place per my discussion with Mr. Holland. The students will need to cross twice to get to school if the sidewalk is on the east side, but only once on the west side.

In addition to the sidewalk, traffic lights are being proposed at Ashlan and Bryan and other intersections surrounding my property to alleviate the traffic congestion. At the planning commission meeting they said that traffic will not be affected by the Panucci project. This is not true per my 20 years of observing the change in the congestion and increased travel time. Ashlan and Bryan is already congested during drop offs and pick up of students, and now we will have additional congestion from the housing developments and new high school. If the traffic gets backed up at the light, how am I going to be able to get out of my driveway? When I moved here in 2000, it took me approximately five minutes to get to Costco on West Shaw. Now I am lucky if I make it in 20 minutes. Also, to reach Highway 99 took 4 minutes to drive the 2.2 miles and now takes 12 minutes. The city keeps approving developments in this area, but streets are not being well maintained or have been widened to support the additional traffic created by this new construction. A prime example is Shaw and 99 which creates a bottle neck and is so congested that it is honestly dangerous; I rarely drive down Shaw to enter town or return to my home and am surprised there are not more accidents there. Sometimes it takes 3 or 4 light changes to travel east on Shaw while trying to cross the 99. I feel my 20 years of observation of the changes in traffic should have greater weight than a short-term traffic study.

This construction has also been a great nuisance. We had to put up with the inconvenience of the dust, noise, and shut down of roads. When Harvest Elementary located about half a mile north of me was built, Bryan Avenue was blocked for almost a year, leaving me with limited access points to my home. We had to put up with being boxed in by the construction. When they widened the road for Glacier Point Middle School, construction went on for months and was deeply disruptive to my family's life. More than one of us was stopped by the Highway Patrol for being in a construction area, which was the only way to access my home. We had to put up with days of metal scraping against the hard pan ground (which was like nails on a 50 x 580 foot chalkboard) in the early morning hours. We had to put up with our phone and power lines being cut by the construction team because they told us they could not wait any longer for PG&E and AT&T to come mark the lines. We had to put up with our yard and fence being caught on fire from the fault of the construction team, which fortunately was controlled before it did further damage. And with the approval of this housing development, I will have to go through this anguish all over again.

All this progress is affecting me financially and emotionally. The value of my property keeps decreasing as more of my property is taken and being surrounded by housing developments. Another of my concerns is the way they propose the rezoning. The proposed development leaves my nearly three acres and the property of my immediate neighbors, and properties east of Ashlan to Hayes in a county island. I have free-range chickens and they make a lot of noise when they lay eggs. Are the new neighbors going to complain because of the noise my chickens make? I am on a private well and septic and well. God forbid my well goes dry; is the county going to issue a permit for a new well? Since I am a Master Gardener and have a lot of plants; am I going to have problems with my neighbors complaining because I am not following the City's watering schedule?

I am being sandwiched between all this development and my perception is that no matter how loud we complain, we are not going to be heard. I just want to voice my concerns of how this "development" is affecting me personally and financially. I realize the housing development is likely going to proceed as planned, but want to know if there is some sort of compromise. The proposed sidewalk is not as simple as drawing a line on a blueprint, as they did during the planning commission meeting. It seems like they are not considering how the sidewalk will affect the people who own the land. Perhaps they are just thinking: oh, we will just pay them for their land, but there is more to it than they know. Moving the sidewalk to West Bryan seems like a fairer proposition given all the land my taken from my side previously. Knowing all this, I propose that my property be rezoned for commercial or R3 designation purposes. As currently zoned, my property holds less and less value as I become more boxed in by all the construction; rezoning will allow me more potential should I decide to sell my home. For example, if apartments are built, this would boost attendance for the schools as all three mentioned schools are within walking distance.

I just want the council to be aware of how they vote will affect my life and the life of our neighbors. If you have any question, please contact me.

Respectfully,

Josefa Price



Fresno, CA 93723