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Agenda Item: ID#15-1154 (1-P)

Date: 12/17/15

CITY CLERK, FRESNO

## FRESNO CITY COUNCIL



### Supplemental Information Packet

Agenda Related Item(s) – ID#15-1154

**Contents of Supplement: Four (4) Letters received**

#### Item(s)

Attached please find a Supplement to Consent Calendar item 1-P (File ID#15-1154). 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.

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TFS INVESTMENTS LLC 14 11 10 35

CITY CLERK, FRESNO CA

December 11, 2015

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 numerous stakeholder meetings, which included developers like myself, provided me the opportunity to give constructive feedback to improve the final multi-family housing section. I am confident that the end product will help us build a brighter future for the city and high quality neighborhoods.

For two decades, TFS Investments, LLC has been working with the city in attempt to remove blight throughout the city, building safer and cleaner neighborhoods. I appreciate city staff's outreach to the various stakeholders and allowing me to provide my perspective in the process. As a result, this section has the flexibility needed to build according to the neighborhood.

Finally, I respectfully request the Council to adopt the final version of this section. While for some this version is not perfect, I know the City is committed to working out any potential issues that may arise. At this point, moving forward is important for the future of our city. I look forward to continue working with the city to build a better future for all with quality housing stock.

Sincerely,



Terance Frazier  
Owner, TFS Investments, LLC



1411 L St #M  
Fresno, CA 93721

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WEB SITE [www.tfsinvestments.com](http://www.tfsinvestments.com)

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CITY CLERK, FRESNO CA



JEFF CAZALY  
ARCHITECT

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FRESNO, CALIFORNIA 93711  
TEL: 559.291.1889 ♦ FAX 559.291.1882

Fresno City Council

2600 Fresno St.  
Fresno, Ca. 93721

Re: Multi Family/Mixed Use Development Code

Members of the Council, as you know, this matter will be before you on Thursday, December 17<sup>th</sup>. I wish to take this opportunity to express my support on behalf of myself and Rick Ginder. Over the last two weeks I've acted as a liaison between Jennifer Clark and her staff and several major stake holders. I also participated in the Mayor's workshop meetings. After numerous meetings with staff and the stake holders, we now have a document that will be extremely helpful in streamlining the entitlement process. I also wish to thank Jennifer and Dan Zack for the transparent process that was employed by them to achieve completion of this document. I plan on speaking in favor of approving this development code at the city council meeting.

Thank you,

Jeff Cazaly.



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December 11, 2015  
CITY CLERK, FRESNO CA

Oliver L. Baines III  
District 3 Councilmember  
2600 Fresno Street, Room 2097  
Fresno, California 93721

Re: Development Code Update

Council President Baines:

I am writing in support of and to encourage the adoption of the newly proposed development code. Although the original draft version would have likely presented unintended consequences for the multifamily developments in which Spencer Enterprises specializes, I am confident the current version adequately protects against such unforeseen challenges while advancing the City's goals of creating a walkable, sustainable and business friendly Fresno.

In addition, I would like to applaud the efforts of Mayor Ashley Swearingen, Planning Director Jennifer Clark and their staffs. In my eleven years operating within the City, I cannot recall a time that equals the industry outreach displayed over the previous two weeks by departments not normally accustomed to such action. From what I have witnessed, City staff has been very receptive of comments and concerns expressed by industry professionals as they relate to the new development code and more than willing to address those concerns whenever feasible.

There will no doubt be issues encountered with the new development code just as there have been with the existing one. However, if the spirit of cooperation recently displayed between City departments and industry professionals continues, I am confident Fresno will remain a place our firm can continue to invest in positive, large-scale multifamily communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S.G. Spencer', is written over a horizontal line.

Steven G. Spencer  
Vice President

BUILDERS OF QUALITY RESIDENTIAL AND COMMERCIAL DEVELOPMENTS

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CITY CLERK, FRESNO CA

December 11, 2015

Jenifer Clark, Director  
Development and Resource Management Department  
2600 Fresno Street, Room 3065  
Fresno, Ca 93722

Director Clark,

I want thank you and all at City Hall for your effort in updating the long needed revisions in the Development Code.

At best, it is a monumental challenge to satisfy the needs of all projects and interested parties. Your effort in meeting with the Private Sector seeking input and feedback is truly appreciated and valued. The changes will surely assist in moving our City forward in an efficient and quality like manner.

In reference to the adoption of Sections 15-1004-E and 15-1005, I write this letter in support of Adoption by the Council.

Thank you for your consideration.

Regards,



Clifford Tutelian