

Exhibit L

From: Marcia Vanderpoel <marciavanderpoel@yahoo.com>
Sent: Thursday, May 19, 2022 11:24 PM
To: Will Tackett; Aubrie Richardson; jennifer.clark@fresno.gov
Subject: Request for Meeting and More

External Email: Use caution with links and attachments

Dear Jennifer, Will, and Aubrie,

I searched the website for the contact information of the planning commissioners. It's not popping up. Please, could you provide their emails ASAP, so I can personally send them a copy of this letter. I look forward to your kind responses from this letter AND the open letter I read at the meeting. That letter was sent to Will on Tuesday, and it has not yet been acknowledged. Thank you.

Dear Planning Commissioners and Planning Department Staff,

Regarding the property at 255 W Bullard:

There are several issues I would like to address that arose during the meeting on May 18, 2022. We raised our hands at the end to get some of these questions answered, but we were ignored.

1. When will Bullard Heights residents be invited to the table with the planning commission and planning department? Knowing that the property is already in escrow, it is OBVIOUS that "someone" representing the buyer and seller has already had the privilege of being at the table with the planning department. I bet you would do it for your own family, and whether you know it yet or not, we are your Fresno family. Stop excluding us. It is quite bullyish, and it makes the entire department untrustworthy. We ask you to be neighborly and considerate. We have great ideas for the property that could benefit the entire community by building it up and keeping it as safe and sane as possible.

2. Can you arrange a meeting for the residents of Bullard Heights to meet with the buyers and sellers of the property? A few weeks ago, the commissioner arranged for the gentleman opposing the cell phone tower to meet with Verizon. Why isn't a similar meeting being arranged for the residents of Bullard Heights with the buyers and sellers of the property?

3. Regarding the advice from the commissioner to reach out to our city council member: Citizens are often told this. Please be aware it can take weeks to get an appointment and/or return calls from council members? A two-week continuance is not enough time. And even if we are able to contact and meet with our council member, will they be able to answer all of our questions regarding the proposed projects that have been unofficially put on the table in *private meetings*? Perhaps you don't understand that this can be seen as another form of bullying. Bullies deflect. You are sending us down the road to talk about our issues with someone who cannot answer to them. Your department is famous for backdoor deals, lack of transparency, and keeping the public at

bay. We Fresnans want to be able to trust you. Let's all work together and build something beautiful!

4. **The representing lawyer stated they want “*productive use to an infill project*” to make this property usable. What does that mean?** Will our city council member understand it (once he finally calls back)?

5. **Regarding Mr. Hardie flippantly stating at the end of the meeting that he thought the communication issues we were complaining about have to do with the 1000 feet perimeter:** As I stated previously, there are property owners within the 1000 feet perimeter who are not receiving notice. There is either something wrong with your system, or this is intentional. You often have tax paying property owners complaining about this during meetings. When will the issue be addressed and corrected?

6. **How can we work together to speak with infrastructure committees to develop the idea of occupying the property at 255 W. Bullard with a police substation?** There is plenty of parking, and it would help with the current safety and traffic issues we are already dealing with. There are plenty of neighboring schools, churches, and residents that would eagerly welcome a police substation.

7. **And finally --- We Fresnans have been hearing about it from our downtown friends for years, and we get it!** We know there are deep pockets, specific projects get federal funding, backdoor deals have an element of fun, powerful people have agendas, everyone loves *as much money as possible*, and everybody has a buddy who wants a favor. We are asking you to recognize that you have a caring community standing before you who is at the heart of the equation. We want to keep our neighborhood happy, healthy, and safe. We would love to brag one day about how helpful the planning department was during this time of change. Please, bring us to the table before the vote.

With the best of intentions for Bullard Heights and Fresno,

Marcia Vander Poel

From: [Rodney Delara](#)
To: [Janice Monroe](#)
Subject: FW: Rezone Application No. P22-00451
Date: Wednesday, May 25, 2022 4:14:06 PM

External Email: Use caution with links and attachment

My name is Rodney DeLara. I reside in District 4 at 212 West Browning Avenue, 93704-2023. I am writing in regards to rezone application number P22-00451 pertaining to the 5.57 acre parcel of property located at 255 West Bullard Avenue.

We continue to find people who never received notification of the rezone application including Saint Anthony of Padua Church per the Deacon. This is further evidence of a lack of transparency.

The 84 page environmental impact study May 18, 2022 release date does not provide us ample time for a thorough evaluation.

The findings of the ongoing research being conducted by our neighborhood group reinforces our conclusion that a thorough investigation is necessary before a final vote is taken by The Planning Commission. We request that the Planning Commission hold a public town hall meeting to hear the results of our research and to address all our comments, concerns, and answer all the questions from the public.

Therefore, in order to provide complete transparency, we ask that the public hearing and vote scheduled for June 1, 2022 be postponed until after the date of the requested town hall meeting.

Thank you

From: Charles Padilla <surfcap5@att.net>

Sent: Thursday, May 26, 2022 2:54 PM

To: Janice Monroe <Janice.Monroe@fresno.gov>

Subject: concered neighbor opposed to rezoning of 255 W. Bullard building

External Email: Use caution with links and attachments

May 26, 2022

To Planning and Development Board

I live in the neighborhood of the building located at 255 West Bullard/Delmar. I am opposed to rezoning, keep it the way it is.

How about the property owner along with its real estate broker market it to many school districts, public and private universities, private schools, trade schools, etc...

We have invested in this location and feel whatever else other than the school/college will not fit into our community.

There are so many unknown variables with many questions we have. I don't feel it's fair or reasonable for your board to push this through with a yes vote to rezone when

We feel left in the dark with all of you discussing the effects of our neighborhood and us not having any representation or say about it.

Bring us into the discussion when you have meetings just as you did with the property owner and lawyers.

Thank you for your time. If you could respond with an email that you received and will forward to planning and development board.

- Anna P.

From: Roberta Welk <riro329@aol.com>
Sent: Monday, May 30, 2022 9:37 PM
To: Aubrie Richardson
Subject: Consideration of Rezone & Environmental Assessment application No. P22-00451

Follow Up Flag: Follow up
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For consideration on 6/1 at 6 p.m. in City Hall Council Chamber. The address of the property is 255 W. Bullard Avenue, Fresno, CA.

Until there is more public information as to the sale/escrow date, and plan for development of property, I am in opposition to the rezone application.

Roberta Welk
329 W. Bullard Ave. #104
Fresno, CA 93704

From: Claudia Stanley <claudia@stanleycpa.com>
Sent: Tuesday, May 31, 2022 10:04 AM
To: Aubrie Richardson
Subject: Application No P22-00451

Follow Up Flag: Follow up
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I am very concerned about the proposed change to covenants on the property at 255 W Bullard in Fresno. I own the property at 100 W Bullard, have lived in this general area since the late 60's, and graduated from the high school originally constructed on the property. I find it very odd that this request was initiated by the City with no other reason or prompting. Now we learn that the property is in escrow, so there obviously is a reason and a planned purpose for this change. I cannot accept that this change will bring about something for the good of our neighborhood, or else the parties involved would be more transparent. Until, all the facts are revealed, I must go on record as opposing this change.

Claudia Stanley, CPA, EA
C Stanley, CPA & Associates
<http://stanleycpa.com/>
(559) 439-0197

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From: erna maksudi <makser_1@yahoo.com>
Sent: Tuesday, May 31, 2022 9:15 AM
To: Aubrie Richardson
Subject: Rezoning Bullard /Delmard

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Since I have to work am not able to attend the meeting for planning development rezoning my area here my vote is NO

Sent from my iPad

From: Claudia Stanley <claudia@stanleycpa.com>
Sent: Thursday, June 9, 2022 3:37 PM
To: Aubrie Richardson
Subject: Rezone Application No P22-00451

Follow Up Flag: Follow up
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Dear Ms. Richardson,

As the owner of the property at 100 W Bullard, I am writing again to express my concerns over the rezoning of 255 W Bullard Ave, Fresno. I would have liked to have done this in person, but will be out of town the week of the hearing scheduled for 6/15/22. The owners scheduled a brief neighborhood meeting just prior to the planning meeting, which I will unfortunately miss as well. Please pass on my concerns to the commission.

I have lived in the vicinity of this property since the late 60's. The original use of the property was a Catholic high school, Queen of the Valley Academy and I was part of the last class graduating from the school in 1973. It is my understanding that the property was dedicated to educational use. It is also my understanding that the original owners parted with this property under the condition that the property continue to be used for educational purposes in perpetuity. I believe this is the history behind the conditional use that is now the subject before the Planning Commission. As a community, we should not take lightly breaking covenant with a local church/diocese.

As someone who lives and works near this project I am very concerned with the planned use. The fact that the property is in escrow and the City knows full well what is planned, yet chooses not to disclose this to the neighborhood causes us to raise an eyebrow of suspicion. The lack of transparency, is certainly a breach of the public trust. The fact that the owners are meeting with the neighborhood, just one day before the scheduled public hearing, is also suspect. It gives us precious little time to prepare for the hearing. I sincerely hope the owners are forthcoming with all the facts at the meeting and not just conducting a forum that does little more than check the box for compliance. If everyone involved in promoting this project believes it is in the best interest of the community and the neighborhood, they should be proudly bragging about their plan. We can only surmise what is planned is going to be problematic to the neighborhood and possible threaten our property values and way of life. Long after the property is sold and the current commission is out of office, we the neighbors, will be saddled with the fallout for better or for worse.

Please do not run rough shod over us and rush the project through. Until I am aware of the intended and possible use of the property, I must express by opposition to breaking the covenant.

Claudia Stanley, CPA, EA
C Stanley, CPA & Associates
<http://stanleycpa.com/>

(559) 439-0197

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From: erna maksudi <makser_1@yahoo.com>
Sent: Monday, June 13, 2022 8:32 PM
To: Aubrie Richardson
Subject: Re: Rezone Application No. P22-00451

External Email: Use caution with links and attachments

I would like to know what you will do with that building. hope not for homeless shutters because our area too many children and school in the morning a lot of children walking for they safe please don't rezone that building

Sent from my iPhone

On Jun 10, 2022, at 9:11 AM, Aubrie Richardson <Aubrie.Richardson@fresno.gov> wrote:

Hello,

Please see the following link for the Planning Commission agenda and documents associated with Rezone Application No. P22-00451, which will be posted 72 hours prior to the meeting:

[link for Planning Commission agenda and item documents](#)

Thank you,

Aubrie Richardson
Planner – Current Planning
Planning and Development Department
DESK: (559) 621-8059

City of



[Interactive Zoning Map](#)

[Citywide Development Code](#)

[Online Application Portal](#)

From: Aubrie Richardson
Sent: Friday, June 10, 2022 8:48 AM
Subject: Rezone Application No. P22-00451

Good morning,

Thank you for reaching out. Staff is recommending that Rezone Application No. P22-00451 be continued from the Planning Commission meeting on Wednesday June 15, 2022, to **Wednesday July 6, 2022**. Additional notices will be sent out for the new Planning Commission meeting date and the property owner is scheduling a neighborhood meeting. To view documents associated with the application please see the following link. All documents associated with the item will be posted 72 hours prior to the meeting. If you have any questions, please reach out.

Kind regards,

Aubrie Richardson
Planner – Current Planning
Planning and Development Department
DESK: (559) 621-8059

City of



[Interactive Zoning Map](#)

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