

Exhibit G – Comment Letters

From: JANET KROEGER <janet.kroeger@comcast.net>
Sent: Monday, November 14, 2022 7:28 PM
To: Thomas Veatch; Jose Valenzuela
Subject: 8715 N Chestnut rezone
Attachments: November 14 cover letter.docx; Marquise Collection Resolution III.docx

External Email: Use caution with links and attachments

Good Evening Thomas and Jose

Attached is a Marquise Collection resolution presented to the Architect this evening in opposition to a zoning change to 8715 N Chestnut.

A couple of concerns, the Architect indicated a EIR had already been completed on the property for this zoning change and he believed it was not under a negative declaration. There was a lot of ambiguity to when trying to respond to questions from the neighbors. So, I am not sure what exactly we were all doing there. He had pictures.....

Please keep us informed of any further hearings or meetings we should be in attendance.

Thank you

Janet kroeger

November 13, 2022

City of Fresno
2600 Fresno St
Room 3065
Fresno CA 93721

Attention: Planning Director, Ms. Jennifer Clark
Planning Commission
Council member, Gary Bredefeld

To Whom it May concern:

The Marquise Collection residents are in receipt of a letter from Ubaldo Garcia Hernandez, Architecture regarding a neighborhood meeting on November 14 for a proposed zoning change for 8715 N. Chestnut.

The Marquise Collection consists of 49 homes and is represented by a HOA. I have enclosed a resolution adopted by the Board in opposition to the proposed change in zoning from SF residence to high density multi family housing. Included in the resolution is a list of new developments that have either been built or are in the process of being constructed in our area that will have a negative impact on our schools, parks and traffic. As it is, leaving our community to go west on Teague during school hours is not achievable, as traffic is backed up halfway to Chestnut and Teague from Maple and Teague. This forces us to go east when we need to go west for appointments, meetings and work.

Additionally, Nees Ave has been negatively impacted with traffic with recent occupancy of the units construction along Nees Ave. This does not include the units being built on the North side of Nees Ave, across from the Woodward Park Post Office. Compounding the traffic will be the recently announced construction of units at the corner of Cole and E. Audubon Dr.

This area has given up the quality of life we once had due to the amount of multi family housing units that have been built and will further be impacted by additional units already approved for construction. It is time for the developers to impact other area of towns.

We respectfully request this application for rezoning be denied. We moved into this community based on the General Plan which indicates this address is Single Family Residents.

Marquise Collection

Marquise Collection Resolution
In opposition of proposed zoning change

Whereas, the Marquise Collection residents received a notice for a proposed zoning change for 8715 N Chestnut Ave.

Whereas, the proposed zoning change calls for development of 32 units of multi-family Housing at 8715 N Chestnut;

Whereas, the December 2014 General Plan addresses healthy neighborhoods, traffic flow and calls for 8715 North Chestnut designated Single Family medium to low density housing;

Whereas, in 2017 and 2018 there have been approximately 600 additional multi-family units added to the Selma Layne Park area which have had a negative impact on our neighborhood schools and streets.

Whereas, subsequently, there have been additional Multi family, High Density Units added at Willow and Herndon, Willow and Shephard, Chestnut and Alluvial, Nees and First, and Maple and Shephard, and Chestnut and Nees.

Whereas, the Selma Layne Park area residents have surrendered enough of our quality of life in order to support the Local housing shortage and have endured the negative impacts in the community.

Therefore, be it resolved, the Marquise Collection Board of Directors, representing the residents of 49 homes are opposed to the proposed zoning change for the following:

- 1) Proposed zoning change is incongruent with the 2014 General Plan,
- 2) Local schools are already busing neighborhood children out of the neighborhood to other schools,
- 3) A multi-family housing development will further negatively impact traffic at Maple and Teague and Chestnut and Alluvial, Chestnut and Nees and Maple and Nees;
- 4) The proposed zoning change appears to fit the definition of spot zoning.

Signed: Terry Karr, Vice President
Marquise Collection Homeowner Association

Moved: Terry Karr, 2416 E Marquise Ct. Fresno CA
Second: Betty Stallings, 2417 E Marquise Ct. Fresno CA

February 1, 2023

COUNCIL DISTRICT 6 PROJECT REVIEW COMMITTEE

Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

Council District 6 Liaison: Chris Lang, Planner | (559) 621-8023, Chris.Lang@fresno.go

To Whom It May Concern:

We have been notified of a request for zoning change for 8715 N. Chestnut from Single Family Residence to High Density Multi-family housing.

The 2014 General Plan was painstakingly reviewed and developed to create neighborhoods that would be of mixed use, promote walkability, minimize air pollution, and facilitate the ease of movement between neighborhoods and communities by having street classifications/designations. However, since the 2014 General Plan was adopted, the 93720-zip code has been inundated with developers building Multi-family high density housing which is impacting our neighborhoods. City planning records show 1,973 multi-family units have either been built or are in the process of being built with 1,801 of those units being high density. There have been 663 more apartments approved through zoning changes that were not included in the original plan. This request is for an additional 32 units.

Chestnut avenue is designated as an arterial roadway; however, three parts of Chestnut from Shepard to Herndon appear to be constructed to meet the definition of a local roadway. There are areas along this route that only have two or three lanes. In more than 20 years, the City has not improved the roadways to meet the arterial classification. Teague, from Chestnut to Millbrook is the same. Teague is classified as a collector street even though the number of vehicles attempting to access Maple Creek Elementary and Clovis West High School only allows for a two-lane roadway.

When we leave home during commute hours and need to travel west we are forced to go east for one half mile to find an alternative route in order to go where we need to. Children living on the north east side of Teague and attend Maple Creek elementary must travel north in order to circle around south on Maple to get back to Maple Creek school. We are unable to travel south on Chestnut as the road is still two lanes instead of four lanes. Going a longer route to achieve our desired outcome defeats the whole goal and strategy of the 2014 General Plan to reduce the VMT (vehicle miles traveled) or speed consistency.

Additionally, when we purchased our homes we performed our due diligence in reviewing what was to come in the future by checking the existing zoning records. We feel this is basically a social contract between the homeowners and the City. The City published information on what we could expect to be built around us and therefore, we were comfortable purchasing our homes based upon that information. Now, the City wants to make changes to that contract. Why have a general plan if no one is going to follow it?

We understand there is a housing crisis in California; however, we do not believe 32 additional high-density units need to be built at 8715 N Chestnut. We also do not believe these 32 units will solve the housing crisis in California. This type of density housing would be better suited along those express ways with 6 lanes of roadway and signal lights that facilitate the smooth movement of traffic.

We respectfully request that the rezoning application be denied.

Sincerely,

Betty Stallings 2417 E. Marquise Ct. Fresno

Carl Huen 2415 E. Marquis Ct. Fresno

Jally Holmes 2413 E Marquise Ct Fresno

Barbara J Reis 2406 " " "

Jane Yang. 2456 E Marquest Ct. Fresno.

Joann Johnston 2442 Marquise Ct. Fresno

Lee Stallings 2417 E Marquise Ct. Fresno, CA

Mil R Hu 2466 E Marquise Ct Fresno

Mary Marlowski 2460 E. Marquise Ct. Fresno

Tina Chiello 2458 E. Marquise Ct Fresno CA 93720

We respectfully request that the rezoning application be denied.

Sincerely,

Larry Chanen 2440 E. MARQUISE CT. 93720
Adi Beren 2428 E. Marquise Ct. 93720
Rose Marie Wyke 2430 E MARQUISE CT 93720
Diane McLean 2433 N. MARQUISE CT 93720
Barbara Dull 2436 E. Marquise Ct 93720
Carol Spillone 2435 E. MARQUISE CT 93720
Paul Murphy 2431 E. Marquise Ct 93720
Anne K Ogden 2431 E. Marquise Ct 93720
M. Theresa Wey 2419 E. Marquise Ct 93720
Dag Clark 2437 E Marquise Court 93720
Gwonne Sipa 2421 E. Marquise 93720
Alicia Ward 2242 E. Marquise Court 93720
Janet Hoeger 2422 E Marquise Ct 93720

We respectfully request that the rezoning application be denied.

Sincerely,

Terry P. Kam - 2416 E. MARQUISE CT.

WACK WSKINKO 2412 E. MARQUISE CT.

DASHAN SHIRZAD ~~2480~~ 2408 W. Marquise Ct.

John Rosenfeld 2404 E. MARQUISE

Betty Minton 2454 E. Marquise

Ameli Tidel 2446 E. Marquise Ct.

Pada Kamps 2444 E. Marquise Ct.

Katherine Jones 2438 E. Marquise Ct.

Ramon G. Sinyof 2451 E. Marquise Ct.

Danna Tours 2418 E. Marquise Ct.

Jame - Dempsey 2453 E. Marquise Ct.

~~Ann Dempsey~~
Vartan Vartanian 2410 E. MARQUISE CT

Frankie Phelan 2449 Marquise

Beverly J. Strehl 2455 Marquise

Court

Brenda Egbenware 2402 E. Marquise Ct.

J. D. Lellmann

F.
2414 E. MARQUISE CT.