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Agenda Item: ID#15-643 (2:00 P.M.#2)

Date: 7/16/15

CITY CLERK, FRESNO, CA

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Item(s) – ID#15-643 (2:00 P.M.#2)

Contents of Supplement: 2 letter from constituents

Item(s)

RESOLUTION - Consideration for Plan Amendment Application No. A-15-001 and related Environmental Assessment for property located within the planning area of the Fresno General Plan (Council District 1-7)

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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July 9, 2015

2015 JUL 15 AM 9 57

Jennifer K. Clark, Director
Development and Resource Management Department
2600 Fresno Street, Room 3076
Fresno, CA 93721

CITY CLERK, FRESNO CA

RE: Environmental Assessment Number: EA No. A-15-001
Item No. 34: 5351 North Salinas Avenue, Fresno, California (12.28 acres)
Located at Salinas Avenue and San Jose Avenue, Northwest Fresno

Dear Ms. Clark:

This letter is being sent in response to the request to change the zoning designation for the above listed property. The change would be from Residential Medium High back to Residential Urban Neighborhood as listed in the August 9, 2012 Initiation Draft General Plan Land Use.

As a longtime resident in this neighborhood I have witnessed first-hand the successes and failures in the original planning and subsequent changes to the planning for this area. Although everyone purports to project the future when making the day to day changes it is clear that in this area many mistakes have been made.

At long last there remains one small undeveloped parcel of land. That property is 5351 North Salinas Avenue. Currently this parcel of land is surrounded by a canal, two ponding basins, apartments and residential homes. In addition, San Jose Avenue, which was built to become a major road, was supposed to go right through this property.

Since the recent construction of two small housing developments and a large 224 unit two-story apartment complex all on Salinas Avenue, traffic congestion and noise have increased in the neighborhood. This area already has many large apartment complexes in close proximity- all currently have vacancies which indicate more available apartments than demand. We do not want or need extra traffic which will be further magnified if, and when, San Jose Avenue is opened up to meet Bullard Avenue.

In addition, we are painfully aware of how one bad apartment complex can destroy an entire area. This is in reference to Brierwood Apartments located just off Salinas Avenue. It is well documented how crime took over the area once these apartments were built. If not for The Northwest POP Team who were very active in the area in responding to and combating gang activity including drive by shootings, our neighborhood would've been as violent and unattractive as so many other areas of Fresno. We know first-hand the impact that certain types of apartments can have on an area.

We are concerned that if the zoning is allowed to go back to Residential Urban Neighborhood status that it could potentially discourage the building of residential homes or up-scale apartment units. The change to Residential Medium High was made for a reason and I believe that reason was because it would be a better fit for this area. According to the attached chart the City of Fresno Staff Preferred Land Use was Residential Medium High. See Exhibit 1-3 pages. [December 5, 2014 Land Use Change Requests – I.D. #43--5351 N. Salinas Avenue].

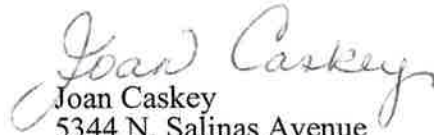
Jennifer K. Clark, Director
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While we are open to development of the property we do not feel a need for more density in the area. We have very little green space, walking space or breathing space. Traffic congestion and noise needs to be addressed as well. Although there are no plans at this time for building on this property, allowing the change back to Residential Urban designation would allow larger apartment units to be built. Again, we are vehemently against that for all the reasons detailed above.

On a second note, we are suggesting a better means for the Noticing by the City. While we are thankful for the placement of the notice on the property, the actual notice was placed basically in the roadway and just a few feet off the ground. I had to sit in the dirt to read it. It was mentioned that the notice was also published in the Fresno Bee. Currently I do not take the Fresno Bee and would never see it in that publication. I do not think I am the only one who has stopped taking the Fresno Bee newspaper. I am not sure what can be done about this, but it is worth a discussion at the very least.

Again, thank you for considering our concerns. We feel the change back to Residential Urban Neighborhood is not needed at this time and the property should remain as currently zoned for Residential Medium High.

Thank you.


Joan Caskey
5344 N. Salinas Avenue
Fresno, CA 93722
H. (559) 275-5466
W. (559) 487-5002 Ext. 229

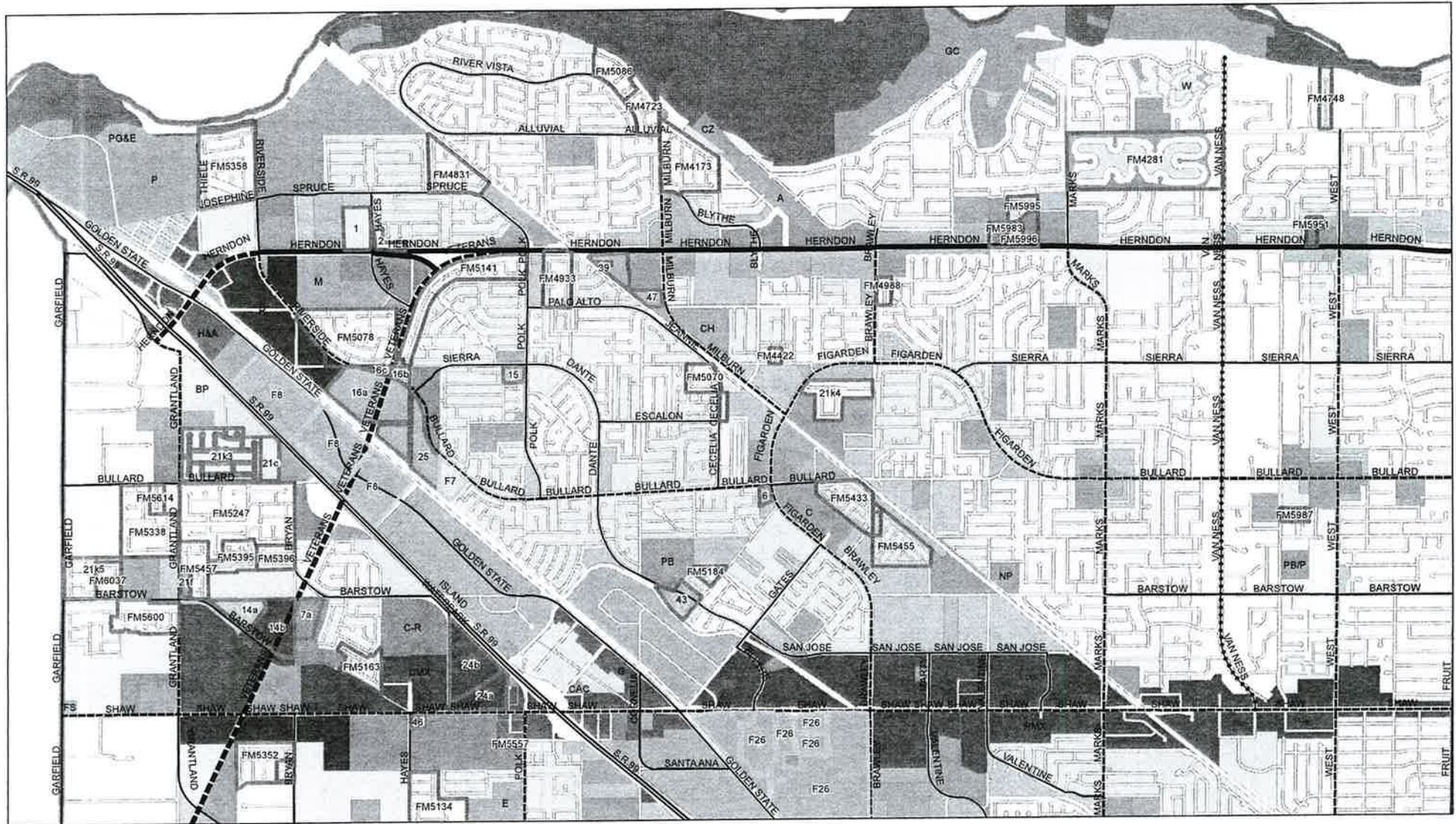
Enclosures (3 pages)

cc: Steve Brandau, Councilmember District 2
Sophia Pagoulatos, Supervising Planner

Land Use Change Requests

December 5, 2014

Land Use Change Requests



Public ☐ Staff ☐ Recorded Final Map ☐

#43 = 5351 N. Salinas Avenue

Dec. 5, 2014

				Land Use Change Request			City of Fresno Staff Preferred Land Use				Additional Land Use Request (2)				
I.D.	Exhibit Page	Acres	Initiation Draft GP Land Use (Aug. 9, 2012)	Land Use Request	Change in # of dwelling units (1)	Change in square feet (1)	Staff preferred land use	Change in # of dwelling units (1)	Change in square feet (1)	Dwelling unit type	I.D.	Land Use Request	Change in # of dwelling units (1)	Development Area	Location
35	4	2.25	Res. Low	Res. Medium Low	3	0	Res. Medium Low	3	0	Single family				DA-4 West	City
36	8, 9	8.73	Open Space/ Community Park	Res. Low	17	0	Res. Low	17	0	Single family				EN South of Shaw	City, County
37	4	19.85	Res. Medium High	Res. Medium Low	-185	0	Res. Medium Low	-185	0	Single family				DA-1 North	City
38	7, 8	.38	Open Space	No PLU to match request	0	0	Open Space	0	0	none				EN South of Shaw	City
39	2	.86	Community Commercial	Light Industrial	0	0	Light Industrial	0	0	none				EN South of Shaw	City
40a	8, 11	11	Open Space Park	Res. Medium	72	0	Res. Medium	72	0	Single family				EN South of Shaw	County
40b	8, 11	5	Open Space Park	Res. Medium	32	0	Open Space Park	0	0	none				EN South of Shaw	County
41a	11	34.83	Light Industrial (17.83) Business Park (17)	Heavy Industrial	0	-74,052	Light Industrial (17.83) Business Park (17)	0	0	none				South Industrial	County
41b	11	26	Res. Medium	Light Industrial	-175	351,529	Res. Medium	0	0	Single family				DA-3	County
41c	11	3.06	Res. Urban Neigh. (1.86) Res. Medium (1.2) Canal	Regional Business Park	-45	53,317	Res. Urban Neigh. (1.86) Res. Medium (1.2) Canal	0	0	Single and Multi-family				DA-3	County
41d	11	5.77	Res. Urban Neigh. (4.77) Res. Medium (1) Canal	Regional Business Park	-102	100,537	Res. Urban Neigh. (4.77) Res. Medium (1) Canal	0	0	Single and Multi-family				DA-3	County
41e	11	19.1	Res. Urban Neigh. (18) Res. Medium (1.1)	Regional Business Park	-367	332,798	Res. Urban Neigh. (18) Res. Medium (1.1)	0	0	Single and Multi-family				DA-3	County
41f	9, 11	19.55	Res. Medium	Regional Business Park	-127	340,639	Res. Medium	0	0	Single family				DA-3	County
41g1	9, 11	7	Corridor/Center Mixed-Use	Res. Urban Neighborhood	84	-45,738	Corridor/Center Mixed-Use	0	0	Multi-family				DA-3	County
41g2	9, 11	30	Office	Res. Medium	195	-653,400	Office	0	0	none				DA-3	County
41h	9, 11	37.72	Office	Res. Medium	245	-821,542	Office	0	0	none				DA-3	County
41i	9, 11	80	Regional Business Park	Res. Medium	520	-1,393,920	Regional Business Park	0	0	none				DA-3	County
41j	9, 11	14	School with Park	Res. Medium	91	0	School with Park	0	0	none				DA-3	County
41k1	9, 11	20	Res. Urban Neighborhood	Corridor/Center Mixed Use	-240	130,680	Res. Urban Neighborhood	0	0	Multi-family				DA-3	County
41k2	9, 11	13	School with Park	Res. Medium	85	0	School with Park	0	0	none				EN North of Shaw	City
42	1	2.8	Res. Urban Neighborhood	Res. Medium High	-17	0	Res. Medium High	-17	0	Multi-family				EN North of Shaw	City
43	2	12.28	Res. Urban Neighborhood	Res. Medium High	-74	0	Res. Medium High	-74	0	Multi-family				EN North of Shaw	City
44	3	2.1	Office	Corridor/Center Mixed Use	16	-32,017	Office	0	0	none				EN North of Shaw	City
45a	3	18.25	Corridor/Center Mixed Use (17) Park (1.25)	Recreation Commercial	-136	-26,136	Recreation Commercial	-136	-26,136	none				EN North of Shaw	City
45b	3	9.15	Corridor/Center Mixed Use (5.25) Park (3.9)	Office	-42	148,649	Office	-42	148,649	none				EN North of Shaw	City
45c	3	.6	Corridor/Center Mixed Use	Community Commercial	-5	1,307	Community Commercial	-5	1,307	none				EN North of Shaw	City
46	2	2.2	Res. Urban Neighborhood	Community Commercial	-44	19,166	Neighborhood Mixed Use	-29	11,979	Multi-family				DA-1 North	City
47	2	13.04	Community Commercial	General Commercial	0	28,401	Light Industrial	0	0	none				EN North of Shaw	City
48	3	1.48	Corridor/Center Mixed Use	Office	-12	22,564	Office	0	0	none				BRT Corridors (Non-V)	City
49	4	2.77	Res. Medium	Light Industrial	-18	36,198	Res. Medium	0	0	Single family				EN South of Shaw	City
50	9, 11	19.02	School with Park	Community Commercial	0	165,702	School with Park	0	0	none				DA-3	County
51	9, 11	17.53	Res. Medium	Community Commercial	-351	152,721	Res. Medium	0	0	Single family				DA-3	County
52a	9, 11	18.95	Regional Business Park	Corridor/Center Mixed Use	152	-206,366	Regional Business Park	0	0	none				DA-4 East	County
52b1	9, 11	4.27	Regional Business Park	Res. Urban Neighborhood	85	-74,400	Regional Business Park	0	0	none				DA-4 East	County
52b2	9, 11	5.65	Regional Business Park	Res. Medium	37	-98,446	Regional Business Park	0	0	none				DA-4 East	County

Sophia Pagoulatos

From: JUNEANDFELIX@comcast.net
Sent: Friday, July 10, 2015 2:53 PM
To: Sophia Pagoulatos
Subject: Environmental Assessment Number: EA No. A-15-001, Item No. 34

July 10, 2015

RE: Environmental Assessment Number: EA No. A-15-001

Item No. 34: 5351 North Salinas Avenue, Fresno, California (12.28 acres)

Located at Salinas Avenue and San Jose Avenue, Northwest Fresno

Dear Ms. Pagoulatos:

I am writing this letter to express my agreement with my neighbor, Joan Caskey. In her letter to you, dated July 9, 2015, she expressed her concerns on the above mentioned property. I live at 5325 N. Salinas Avenue, so my property is directly connected to the proposed changes in the use of Item No. 34. I have owned this property for 31 years, and while I am open to development of the property, I have seen a dramatic increase in the amount of people that use the undeveloped property as a walking trail to the canal, since the recent construction of the large 224 unit apartment complex located directly on North Salinas Avenue. As you can imagine, this has encouraged an increase in vandalism, and other crimes related to vacant properties that are out of the direct view of the public. I feel that keeping the zoning at Residential Medium High, or at best zoning it for a walking trail, would fill the needs of the residents in the neighborhood better.

I have spoken with my other neighbors, Bernnabe DeSantiago-5333 N. Salinas Avenue, Bob Fujito-5319 N. Salinas Avenue, Randy Steine-5320 N. Salinas Avenue, Manuel Agnanza-5332 N. Salinas Avenue, and we all are united in our adamant disapproval of the proposed change.

Thank you for considering our concerns, and as property owners and taxpayers, our vested interest in the proposed changes to this undeveloped property.

Felix Torres
5325 N. Salinas Avenue
Fresno, CA 93722
(559) 275-9128