

Agenda Item: 2:00 PM, #2, ID17-701

Date: 05/25/2017

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Items – Meeting of May 25, 2017

Supplemental Packet Date: May 25, 2017

Item(s)

PowerPoint Presentation – Submitted by Jeff Roberts of Granville Homes

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.

2004/2
Jeff P. Dwyer
Granville
Popcorn

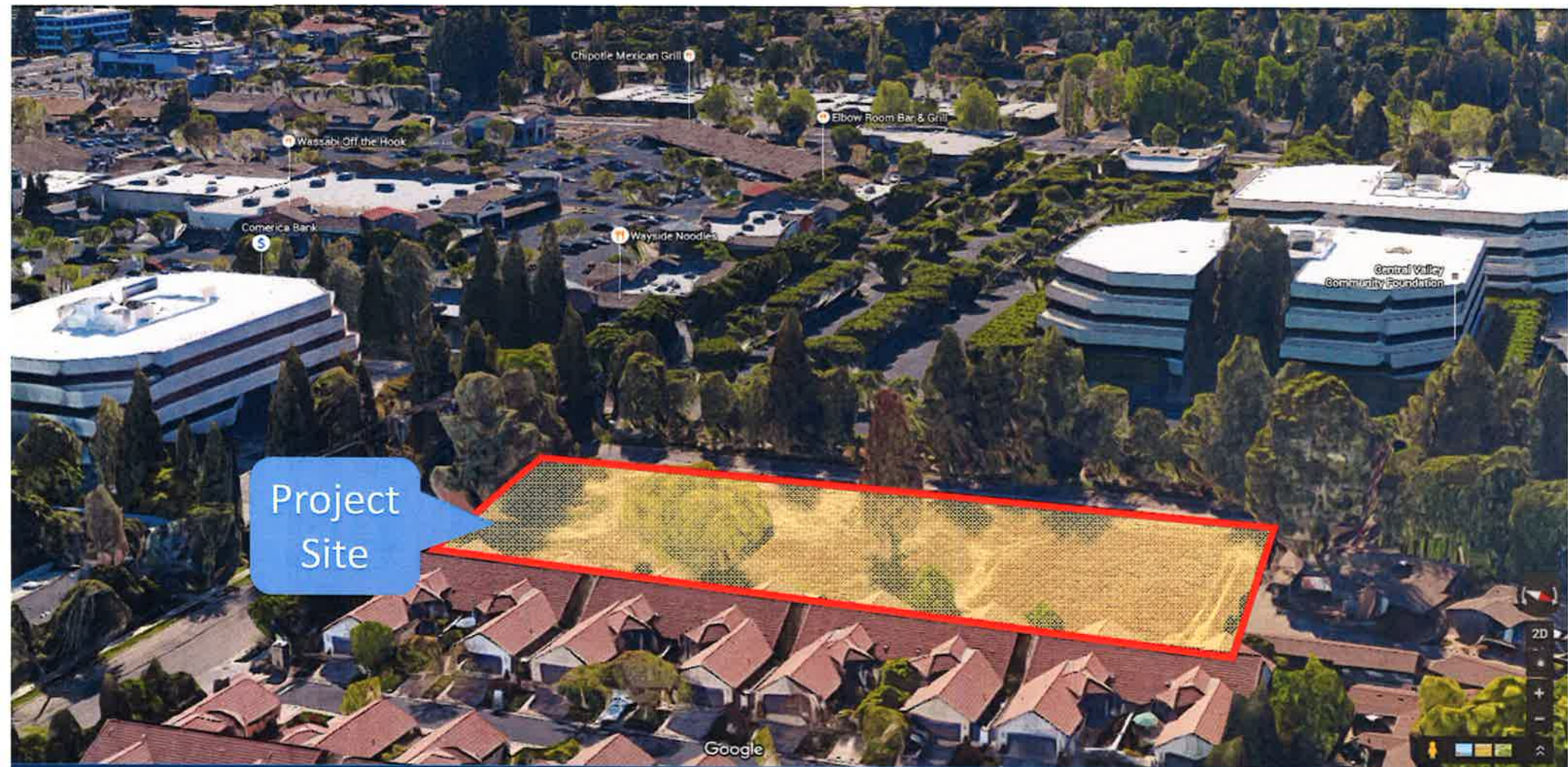
GRANVILLE
HOMES





CRANVILLE
HOMES

Built with Love and Passion



CRANVILLE
HOMES

Built with Love and Passion



GRANVILLE
HOMES

Built with Love and Passion

500 FOOT RADIUS ***BUILDING HEIGHT***

41% ONE STORY

59% 2 & 4 STORY

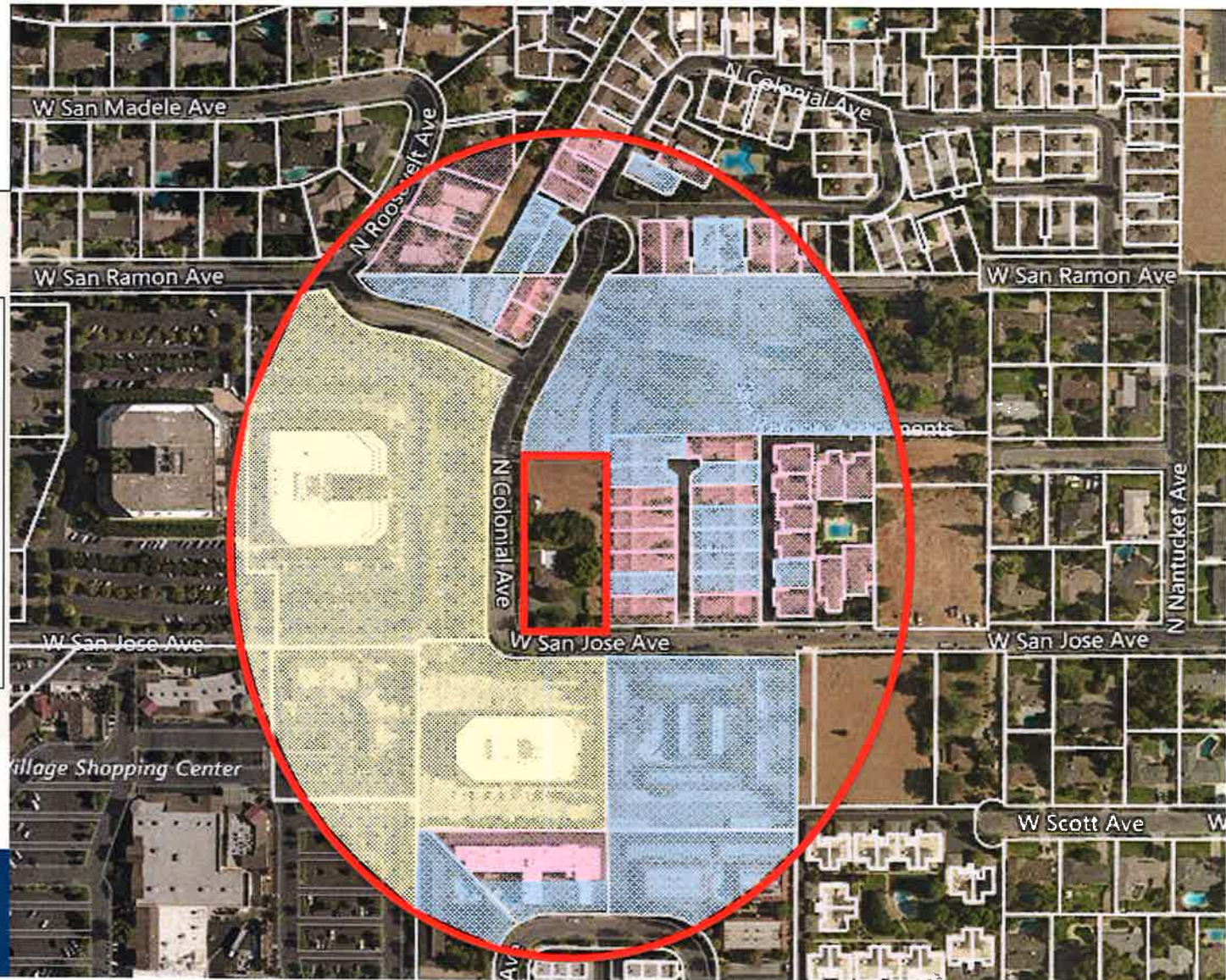


500 FOOT RADIUS ***PROPERTY TYPES***

15% HOMEOWNER

45% RENTAL

40% COMMERCIAL





GRANVILLE
HOMES

Built with Love and Passion



BUILDING HEIGHT IS
5 FEET 4 INCHES IN DIFFERENCE



26'4"



21'

GRANVILLE
HOMES

Built with Love and Passion

NEIGHBORHOOD MEETINGS

#1

- **APRIL 26, 2016**
- Bullard High School
- 60+ people in attendance

#2

- **NOVEMBER 21, 2016**
- Granville Offices
- 7 people in attendance

#3

- **DECEMBER 6, 2016**
- Granville Offices
- 6 people in attendance

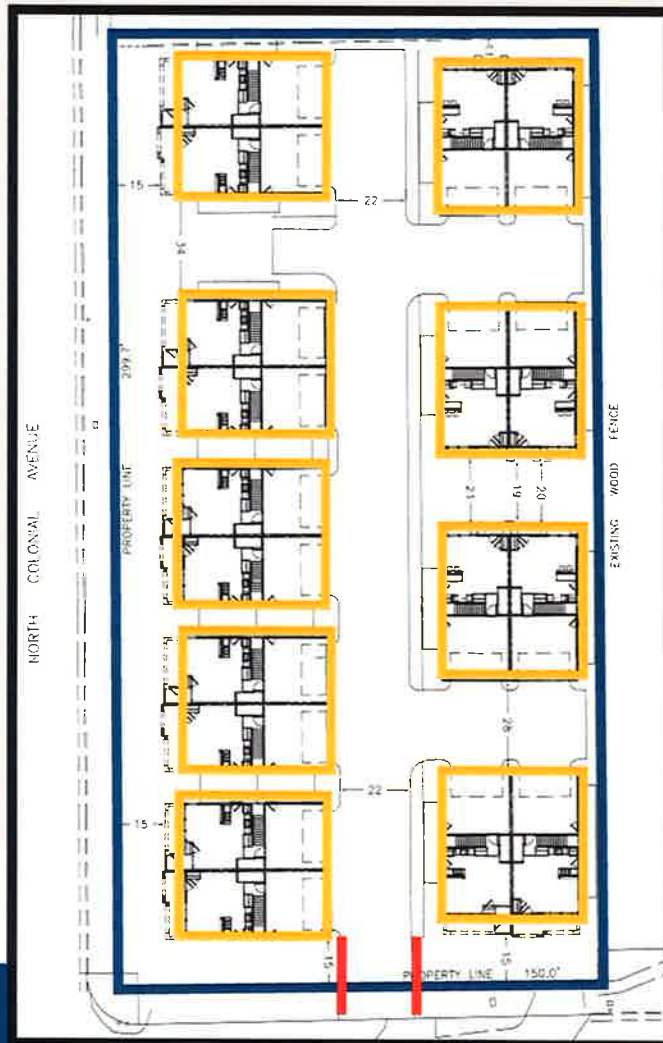
#4

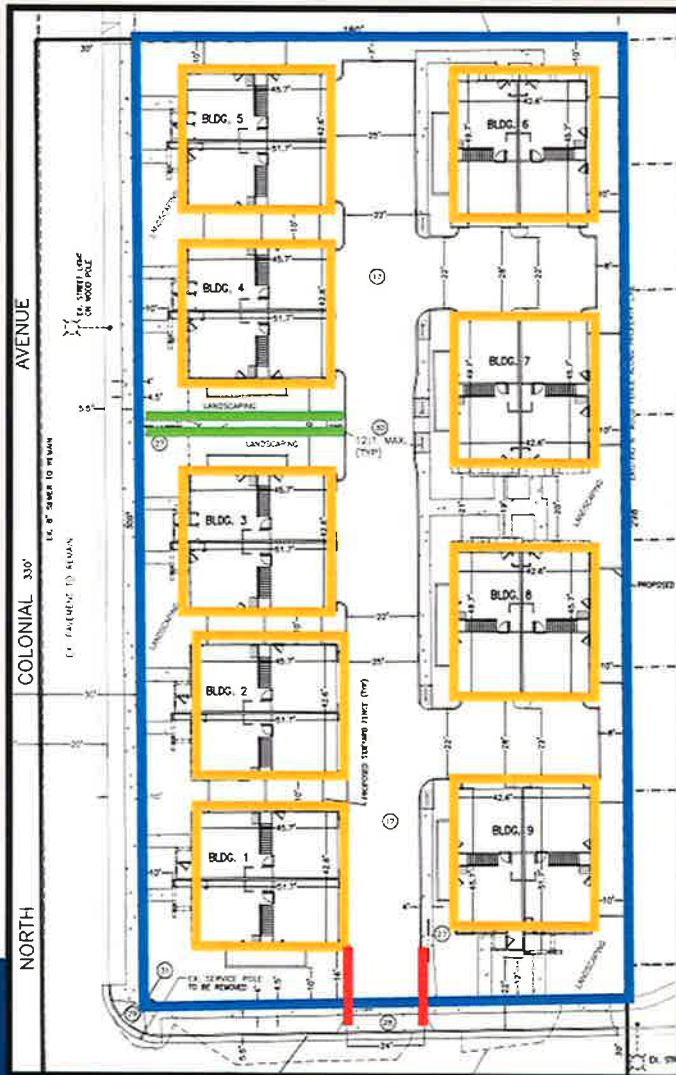
- **APRIL 3, 2017**
- City Offices
- 16 people in attendance

ORIGINAL Project

April 2016

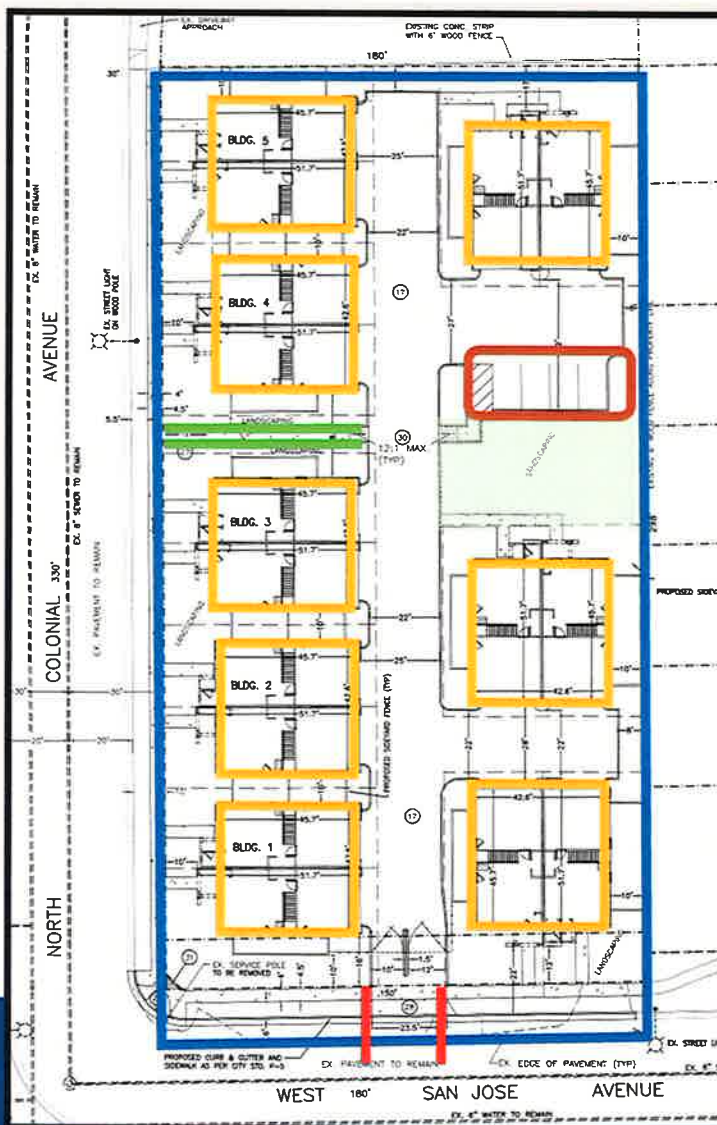
- 18 units total – 9 buildings
- 3 bedroom/2 baths
- 1445 and 1472 sf units
- Limited open space
- No on site guest parking
- Entrance on San Jose





REVISION #1 to Project May 2016

- INCREASED Set Backs
- ADDED pedestrian entrance on Colonial
- IDENTIFIED Attached 2 car garages for all units
- 18 units total – 9 buildings
- 3 bedroom/2 baths
- 1445 and 1472 sf units
- Limited open space
- No on site guest parking
- Entrance on San Jose

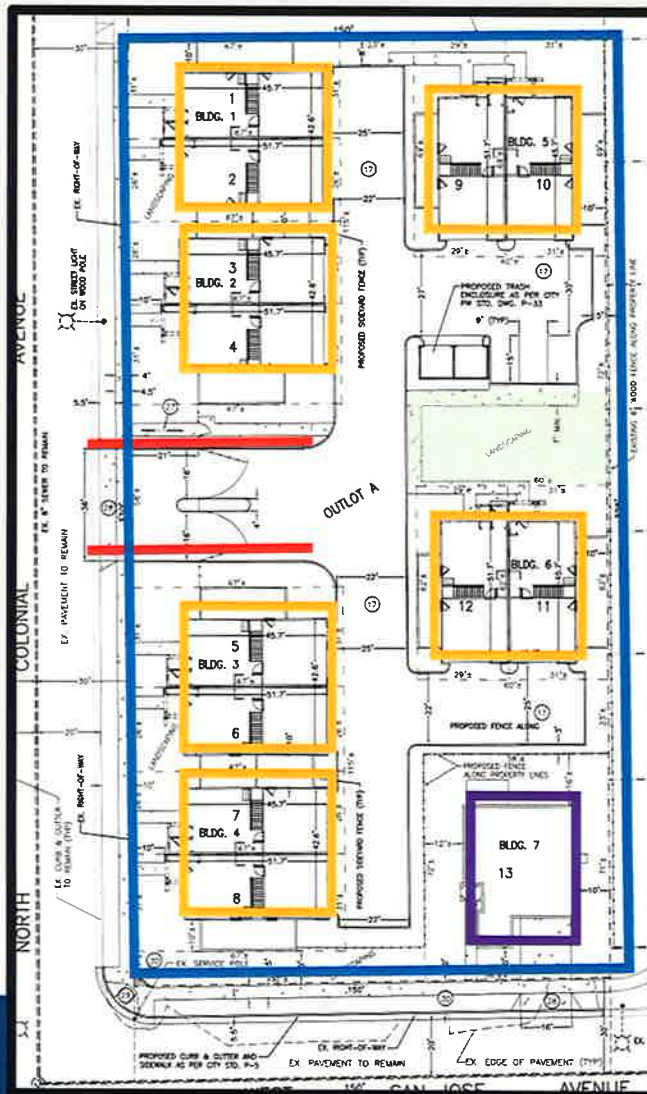


REVISION #2 to Project August 2016

- REMOVED one building - 8 Buildings Total
- REDUCED UNIT COUNT to 16 units total
- REMOVED windows facing east neighbors
- ADDED green/open space
- ADDED 4 on-site guest parking stalls
- Pedestrian entrance on Colonial
- Attached 2 car garage for all units
- 3 bedroom/2 baths
- 1445 and 1472 sf units
- Entrance on San Jose

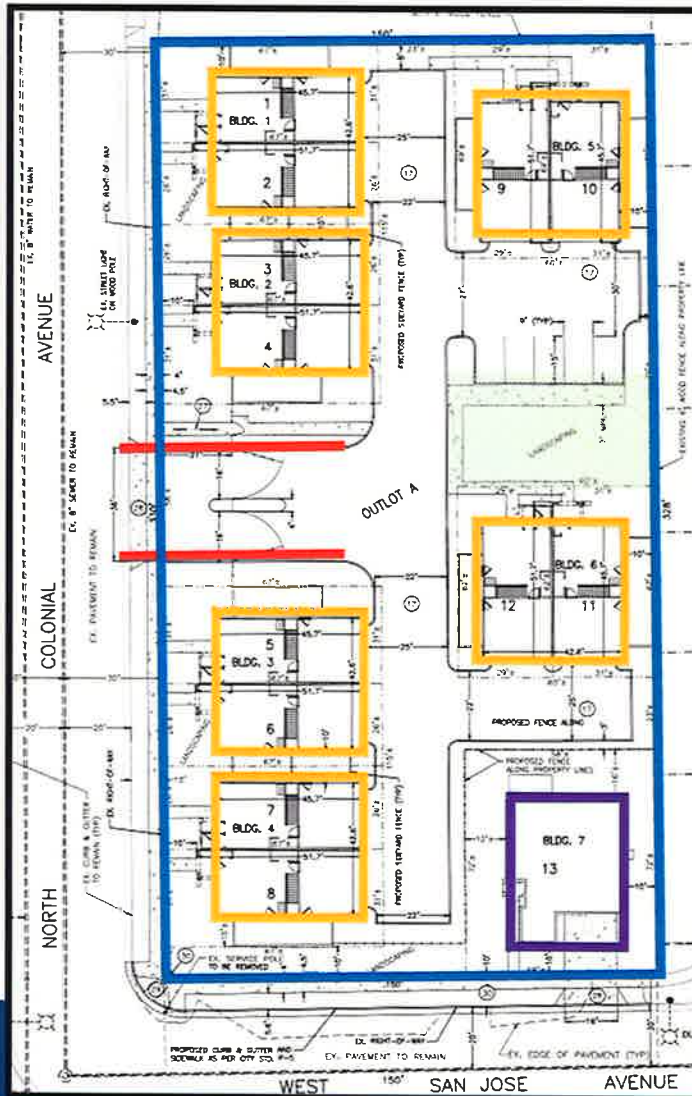
REVISION #3 to Project November 2016

- REMOVED one additional building
 - 7 Buildings Total
- REDUCED UNIT COUNT to 13 units total
- ADDED one detached sfh
- RELOCATED Entrance to Colonial
- ADDED on site waste bins enclosures
- 3/4 bedroom – 2.5/3 baths
- 1,445/1,472 sf and 2,165 sf units
- Attached 2 car garage for all units
- Includes green/open space
- 3 on-site guest parking stalls



REVISION #4 ALTERNATE Project April 2017

- REMOVED on site waste bins enclosures
- ADDED 2 parking stalls, total of 5
- 13 units total – 7 buildings
- 3/4 bedroom – 2.5/3 baths
- 1,445/1,472 sf and 2,165 sf units
- Attached 2 car garage for all units
- Includes green/open space
- Entrance on Colonial



614 SAN JOSE

**PROJECT MODIFICATIONS AS A RESULT
OF DIRECT NEIGHBORHOOD & COUNCILMEMBER INPUT
14 changes**

Original Project - April 2016

- 18 units total – 9 buildings
- 3 bedroom/2 baths
- 1445 and 1472 sf units
- Limited open space
- No on site guest parking
- Entrance on San Jose

Revision #1 - May 2016

- INCREASED Side Yard Set Backs to 10 feet
- ADDED pedestrian entrance on Colonial
- IDENTIFIED attached 2 car garages for all units

Revision #2 – August 2016

- REMOVED one Building (8 Buildings total)
- REDUCED UNIT COUNT (16 units total)
- REMOVED windows facing east neighbors (Council member request)
- ADDED green/open space
- ADDED 4 on-site guest parking stalls

Revision #3 – November 2016

- REMOVED one additional Building (7 Buildings total)
- REDUCED UNIT COUNT (13 units total), including one detached sfh
- RELOCATED ENTRANCE to Colonial
- ADDED on site waste bin enclosure

Revision #4 – April 2017

- REMOVED on site waste bin enclosure
- ADDED 2 parking stalls (5 total)