

**Agenda Item: ID#18-0423 (10:15 A.M.)**

**Date: 4/19/18**

REC'D APR 18 '18 4:15 PM  
FRESNO CITY CLERK

# **FRESNO CITY COUNCIL**



## **Supplemental Information Packet**

**Agenda Related Item(s) – ID#18-0423 (10:15 A.M.)**

**Contents of Supplement: Letter and Petition from residents of the Maroa Heights**

### **Item(s)**

HEARING to consider of Plan Amendment Application NO. A-18-003, Rezone Application No. R-18-004, Development Code Text Amendment Application No. TA-18-002, and related Environmental Finding filed by the Development and Resource Management Department Director pertaining to 419.18 acres within the City of Fresno

#### **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.

Residents of Maroa Heights Neighborhood  
City of Fresno and County of Fresno

April 17, 2018

Dear City Council Members:

We are representatives of the Maroa Heights neighborhood (properties within the area bounded by North Del Mar, North Maroa, West Shaw, and West San Jose Avenues). Our neighborhood is Site Two of twenty-six sites recommended for land-use and zoning changes by the Planning Commission and the Development and Resource Management Department. As residents of Site Two, we are affected by the proposed Plan Amendment Application A-18-003, Rezone Application R-18-004, Text Amendment Application TA-18-002, and related environmental documents. We, the residents most affected by this proposal, urge you, as our representatives, to approve these applications as they affect Site Two.

Our neighborhood is, almost without exception, single-storey, mostly single-family homes. Previously, the neighborhood had a medium-density land-use designation and R-1, Single-Family Residential zoning. Upon the adoption of the new development code and the 2035 General Plan (December, 2014), the land-use designation became Corridor/Mixed Use, and the zoning also became Corridor/Mixed Use (C/MX).

There are neither commercial nor mixed use occupancies in our neighborhood, nor are our neighborhood streets transit corridors. Our residential neighborhood does not front on West Shaw Avenue, which is a transit corridor and has commercial uses.

The swath of C/MX land-use and zoning extending north perpendicularly from the West Shaw Avenue Transit Corridor, a distance of one-quarter of a mile from that corridor, is an anomaly that must be corrected.

We applaud the Development and Resource Management Department for its diligence in performing the 'monitor and correct' phase of the planning process: finding situations such as ours and urging that they be corrected.

That we, residents of Site Two, stand solidly together in our desire to see these applications approved is evidenced by the nearly 60 signatures supporting single-family uses and zoning, the 39 of us that attended two Planning Commission hearings, and the two dozen, or so, of us who have spoken in those public hearings.

Again, we urge you to approve these applications, particularly as they pertain to Site Two.

Attached you shall find our original letter to the city Planning Commission as well as copies of the residents' signatures.

Sincerely,

The residents of the Maroa Heights

## **MAROA HEIGHTS NEIGHBORHOOD REZONE APPLICATION PETITION**

### **Application No. R-17-020**

We the residents of the Maroa Heights neighborhood have a number of concerns regarding the proposed zoning change and development on application R-17-020. These concerns include the following:

1. This has been a neighborhood of primarily single story, single family homes. We are concerned with the consequences of higher density development. A development of this size and scope is out of character with this mature, stable single story, single family neighborhood.
2. We have concerns regarding traffic flow, increased street parking and through flows from Shaw to San Jose.
3. This is a quiet neighborhood of primarily retired people, many of whom live alone. There are a few families with children and there are grandparents providing day care for their grandchildren. We have concerns with safety issues with increased traffic flow as well as increased noise levels.
4. There is also the issue of privacy with a multi-story building(s) next to single story homes.

If this rezone application is approved, we urge the Planning Commission to place conditions on the application. Specifically, we would like it limited to one-story buildings. For both construction and the completed, occupied site, public access should only be from San Jose Ave. and only emergency access on Scott Ave.

We are not opposed to infill development in our area, but we would like this to be reasonable and something that harmonizes with and contributes to the character of our community.

**MAROA HEIGHTS NEIGHBORHOOD REZONE APPLICATION PETITION**  
**Application No. R-17-020**

Print Name	Signature	Address
PETERA FLORESS		5064 N. BUNGALOW LN FRESNO, CA, 93709
Rebecca Pafford		5052 N. Bungalow Lane Fresno, CA 93704
Marie Silva		5039 N. Bungalow. Fresno CA 93704
Phillis McNATT		5106 N BUNGALOW FRESNO, CA 93704
Shirley Biswas		5145 N. Bungalow Lane Fresno 93704

**MAROA HEIGHTS NEIGHBORHOOD REZONE APPLICATION PETITION**  
**Application No. R-17-020**

Print Name	Signature	Address
Victoria Wall		5139 N. Poplar Ave
Lora Nelson		5106 N Poplar Ave
Rebecca Nelson		5106 N Poplar Ave
Eric Nelson		5106 N. Poplar Ave
Ysenia Ramirez		5090 N. College Ave
PATRICK TACKETT		5090 N. College Ave #112
Susan Medrano		5090 N. College Ave FSD.
NITA EDWARDS		5090 N. College Ave #103
NORA SANDERS		5090 N. College Ave #117
Liffany MOSS		5090 N College Ave #106
Polly Bisco-Wall		5090 N. College #115
Willard Neufeld		5133 N. Poplar
Judith Neufeld		5133 N. Poplar
Arthur Longoria		5122 N. Poplar Ave.
Teresa Sanchez		5146 N. College
Roger Wall		5139 N. Poplar Ave
Scott Love		5090 N. COLLEGE #108
Ludith Willems		5117 N Poplar
Mike Reinhold		5145 N. Poplar
Jonathan Cusch		5092 N. Bungalow

**MAROA HEIGHTS NEIGHBORHOOD REZONE APPLICATION PETITION**  
**Application No. R-17-020**

Print Name	Signature	Address
SHEILA MARTIN	Sheila Martin	5128 N. College Ave Fresno, CA 93704
ELIZABETH DAVIS	Elizabeth Davis	273 W. SAN JOSE FRESNO 93704
Susan Goldman	Susan Goldman	5120 N. College, Fresno 93704
Regina Parker	Regina Parker	5143 N. College Fresno 93704
Mitchell Graham	Mitchell Graham	5129 N College Ave
Betty Morris	Betty Morris	5105 N. College Ave
Sarah Morales	Sarah Morales	5061 N. College Ave Fresno, CA 93704
Lydia Rocha	Lydia Rocha	5110 N. College 93704
Robert T Rowles	Robert B. Rowles	310 N. SCOTT, AVE 93704
Thomas Gaxiola	Thomas Gaxiola	310 W. Scott Ave., 93704
Brook Bower	Brook Bower	5023 N College
Novice Tavaraz	Novice Tavaraz	281 W. San Jose Ave. 93704
Raymond Tavaraz	Raymond Tavaraz	1111
Judy Shehadeh	Judy Shehadeh	
Judy Shehadeh	Judith E Shehadeh	289 W. San Jose 93704
Nancy Farr	Nancy Farr	295 W. San Jose 93704
Maureen Cook	Maureen Cook	5134 N. College Ave 93704
Twila Card	Twila Card	5117 N. College 93704
Jim Card	Jim Card	5117 N. College 93704
Tom Neumeier	Tom Neumeier	5095 N. College 93704
Dorothy Smith	Dorothy Smith	342 W. Scott Blvd
Jennifer Cusak	Jennifer Cusak	5092 N Bungalow Lane

# MAROA HEIGHTS NEIGHBORHOOD REZONE APPLICATION PETITION

Application No. R-17-020

Print Name	Signature	Address
John W. Van Patten	[Signature]	5142 N. College Ave Fresno, CA 93704
John D. Van Patten	[Signature]	5142 N. College Ave, Fresno 93704
KARIN GRUET	[Signature]	5133 N. Bungalow Ln
JAMES SILVER	[Signature]	5118 Bungalow
Kimberly Eckhardt	[Signature]	5100 N. Bungalow Ln Fresno 93704
DONALD DWELLE	[Signature]	5093 N. BUNGALOW
Verma Cakem	[Signature]	5067 N. Bungalow Ln
Mark GROWICK	[Signature]	5067 N. Bungalow
John Cogdill	[Signature]	5055 N. Bungalow
Tanya Archer	[Signature]	5053 N. Bungalow
BILL CODY	[Signature]	5040 BUNGALOW Ln