Agenda Items: ID#19-11588 (10:15 A.M.)

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Date: 12/5/2019

2019 DEC -3 PFRESNO CITY COUNCIL

CITY OF FRESNO CITY CLERK'S OFFICE



Additional Information

Agenda Related Item(s) - ID#19-11588 (10:15 A.M.)

Item(s)

HEARING to consider Prezone Application No. P18-03343; Annexation Application No. P18-03263; Planned Development Permit Application No. P18-03739; Vesting Tentative Tract Map No. 6224 (P18-03724); and related Environmental Assessment No. P18-03724 for approximately 69.15 acres of property located on the east side of North Temperance Avenue, between East Shields and East Clinton Avenues. (Council District 4) – Planning and Development Department.

Contents: Two Letters

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.

Search Nextdoor

David Taub (/profile/47330205/), Clovis Estates

Park Rezone Vote, This Thursday, Dec. 5

(/news_feed/?post=130987705)

The city council vote on the park rezone is this Thursday, Dec. 5. It will start no earlier than 10:15a, but probably around that time.

This is our last chance to voice our opinion that we do not want that 10 acres on the southeast corner of Temperance & Shields rezoned away from a neighborhood park.

If you cannot appear in person, please leave a comment here. I can make a copy and turn it into the council members. I've been told the more voices, the stronger they are likely to vote no.

So, please leave a comment, and say if you might be able to make it.

Here are the phone numbers to the council members or their chief of staff. It doesn't matter if you don't live in the district. Phone calls can make the difference. Call them all and ask them to vote no on the rezone:

District 1: Esmeralda Soria, 559-621-7810

District 2: Mike Karbassi, 559-621-8000

District 3: Miguel Arias, (559) 621-7836

District 4: Paul Caprigolio, 559-621-7842

District 5: Luis Chavez, 559-621-8000

District 6: Garry Bredefeld, (559) 621-7861

District 7: Nelson Esparza, 559-621-8000

Here is the link to the staff report:

https://fresno.legistar.com/LegislationDetail.aspx?ID=4230929&GUID=066CC6E1-0BDC-4F75-A89C-FC0DF24E1476&Options=&Search= (https://fresno.legistar.com/LegislationDetail.aspx?ID=4230929&GUID=066CC6E1-0BDC-4F75-A89C-FC0DF24E1476&Options=&Search=)

Any questions, please reach out to me: 1davidtaub@gmail.com (mailto:1davidtaub@gmail.com) or 805-215-8277.

Thanks,

David

City of Fresno - File #: ID19-11588

Title: HEARING to consider Prezone Application No. P18-03343; Annexation Application No. P18-03263; Planned Development FRESNO.LEGISTAR.COM

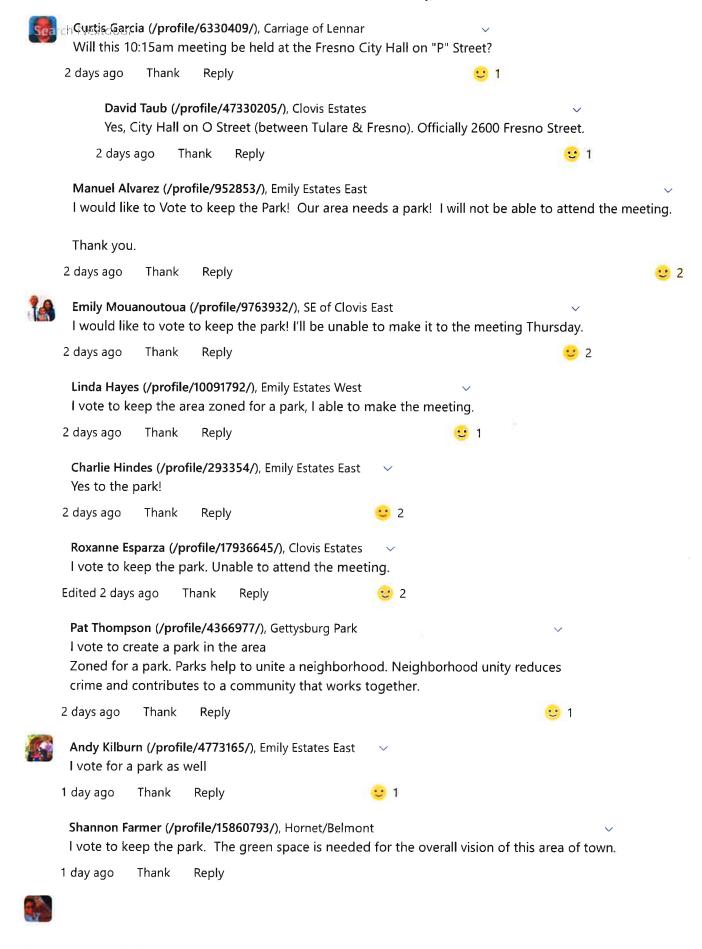
2 days ago (/news_feed/?post=130987705) · 54 neighborhoods in General (/general/)

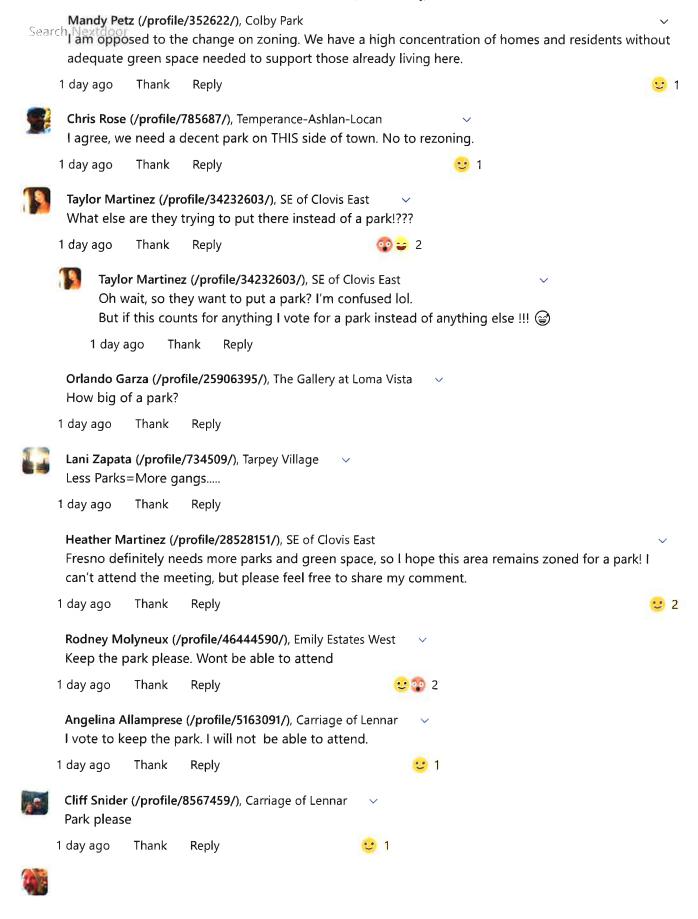
Thank

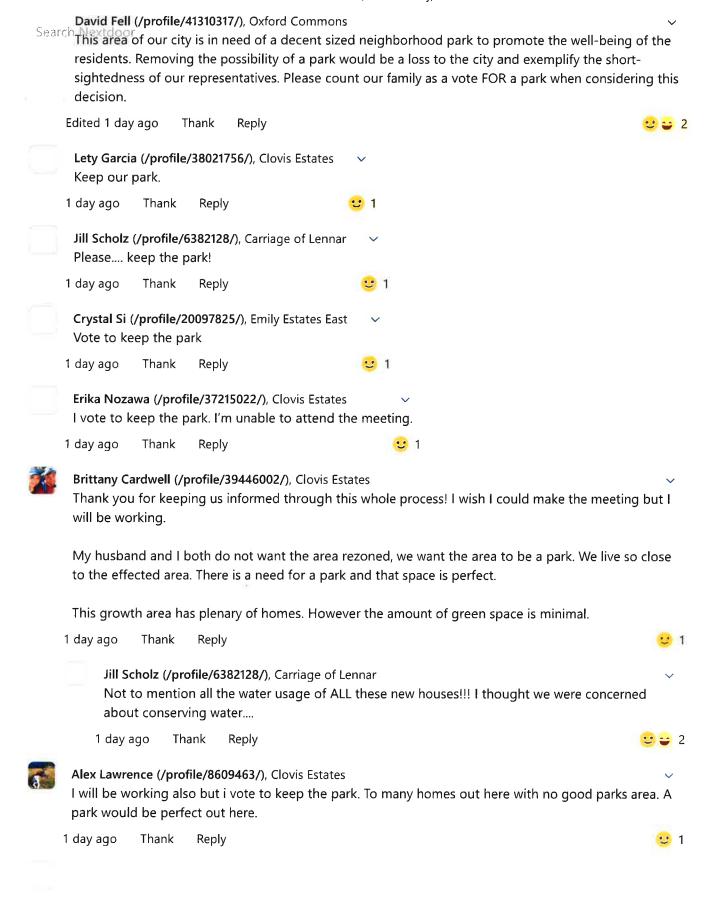




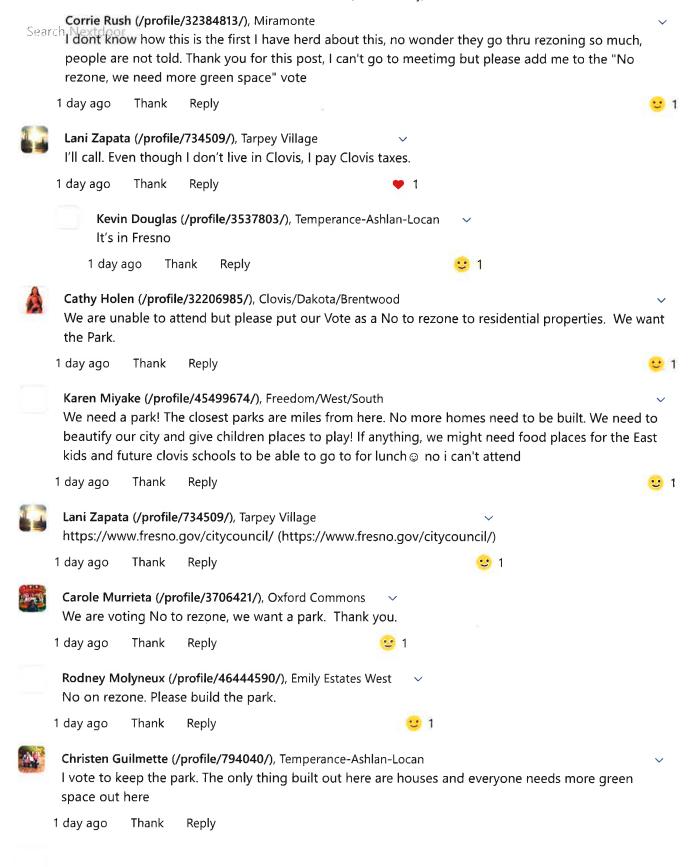
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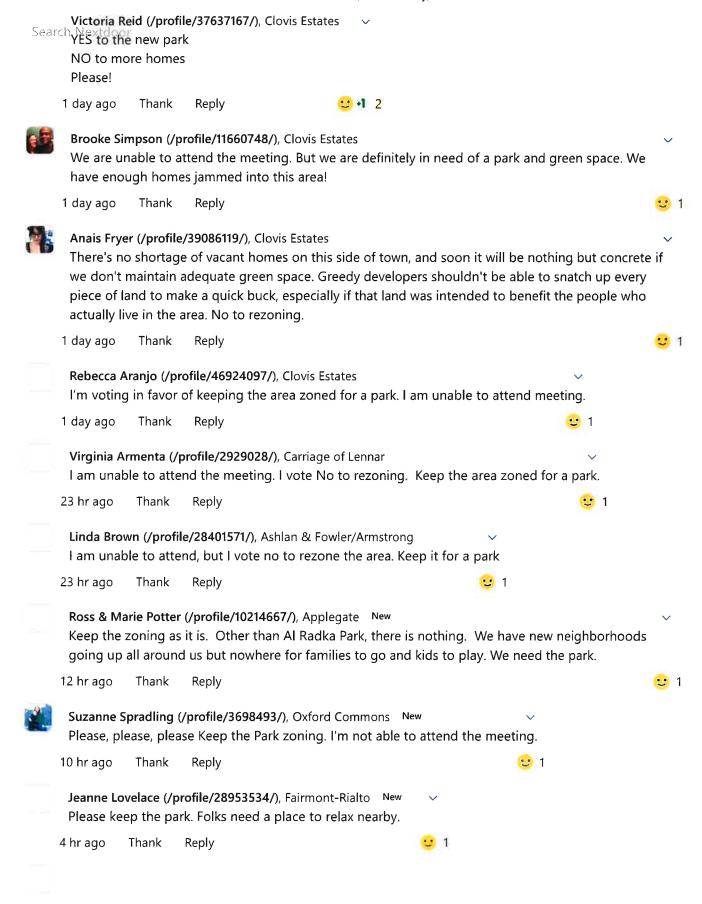






Patty Van Oosbree (/profile/37287399/), Temperance Colony Search Next door the park. Out of curiosity.....what do the want to rezone it to? Patty, Temperance Ave 1 day ago Thank Reply David Taub (/profile/47330205/), Clovis Estates Rezone for residential. The vote is to permit Lennar to build 349 homes on the 60 acre plot of land. 1 day ago Thank Reply Janie Lee (/profile/40691121/), Carriage of Lennar Keep the park 1 day ago Thank Reply Glenn Rucker (/profile/31798531/), Gettysburg Park More houses, more tax revenue, the California way. 1 day ago **2** +1 💀 3 Thank Reply kathryn padgett (/profile/12727554/), Tarpey Village We need more parks around here. Removing a park is so backwards. In New York City, they are converting removed building plots to community parks and gardens for hard learned reason. the corners of Clovis and Santa Ana St to Sierra Vista St. were huge lots. Now asphalt per Costco side and a hotel, apartments, and houses with tiny yards behind the mall. 1 day ago Thank Reply Glenn Rucker (/profile/31798531/), Gettysburg Park The bureaucrats are laughing all the way to the bank. 1 day ago Thank Reply Lani Zapata (/profile/734509/), Tarpey Village We should have a say since we pay taxes, right? 1 day ago Thank Reply David Taub (/profile/47330205/), Clovis Estates That's true. If you are someone who wants that area to remain zoned a park, and maybe even have a park built, you have a say. Call the councilmembers. Ask for a no vote on the rezone. 1 day ago Thank Reply Kenna Hol (/profile/45937571/), Miramonte Park please! 1 day ago Thank Reply





Sherry Vetter (/profile/30167282/), Red Bank New Search Nextdoor. That growing neighborhood needs a park. I don't live there but I have a lot of friends wit that do. Please keep the park.	h families
4 hr ago Thank Reply	2 1
Ross & Marie Potter (/profile/10214667/), Applegate New Earlier I mentioned Al Radka park. What I didn't say was that this is not really a family polike it covers just a few acers between Belmont & 180. Really no shade or family areas. When the beable to attend the meeting, I feel strongly that this area has been without adequate posuppose forever. Vote NO on the rezone.	/hile we won't
2 hr ago Thank Reply	<u></u> 1
Add a comment	

Dear Mr. Caprioglio

I am a resident of your district and I live on the North East corner of Shields and Temperance, inside the Woodside Homes Development. When my wife and I bought our home in 2013, one of the major things that made us decide to stay in Fresno and to choose this specific neighborhood was that the city has designated a neighborhood park to be built across the street (South East corner of Shields and Temperance. This is the reason why I am imploring you to do anything in your power to preserve the planned neighborhood park in the southeast corner of Shields and Temperance. I also urge you to do the same with your fellow councilmembers, as I believe this is a city-wide issue and speaks to what we want to become known as a city in the future.

East and Southeast Fresno Parks Deficit

The Shields and Temperance neighborhood has one city park within a 1 mile radius, which is the 5 acre Melody Park. In contrast, the following city neighborhoods/major cross streets have multiple city parks or recreational facilities within a 1-mile radius. Within the neighborhoods below, the total parks and recreation space ranges from 39 - 60 plus acres, which far exceed the 5 acres within 1 mile of Shields and Temperance. Even if you count the new 15-acre Al Radka Park, which is 3 miles away from Shields and Temperance, it wouldn't come close to the total acreage park access the comparable neighborhoods below have. In fact, based on this analysis, East and Southeast Fresno is close to the bottom of access to City Parks within a 1 mile walking distance when compared to any other neighborhood in Fresno.

- Shields and First (45+ acres, 10 city parks or recreational assets)
 - o Radio Park, 8.6 acres
 - Manchester Park, 9.4 acres
 - o Einstein Neighborhood Center
 - o Romain Neighborhood Center
 - Lafayette Neighborhood Center, 4.5 acres
 - o University Park
 - Cary Park, 6.0 acres
 - Rotary West, 14.5 acres
 - Large Park, 6.91 acres
 - Granny's Park, 1.15 acres
- First and Shaw (40+ acres, 10 city parks or recreational assets, plus proximity to Woodward)
 - o El Dorado Park, 2.5 acres
 - First and Bullard
 - Barstow and Del Mar
 - Robinson Park, 4.97 acres
 - Einstein Neighborhood Center
 - University Park
 - Cary Park, 6.0 acres
 - Rotary West, 14.5 acres
 - Large Park, 6.91 acres
 - Granny's Park, 1.15 acres
- Clinton and Marks (37+ acres, 3 city parks or recreational facilities, plus proximity to Roeding)
 - Jaswant Singh Khalra, 19.72 acres
 - Quigley Park, 8.6 acres
 - Lions Park, 9.02 acres

East and Southeast Fresno Parks Deficit (continued)

- Marks and Bullard (60+ acres, 10 city parks or recreational assets)
 - Lions Park, 9.02 acres
 - Biola Junction
 - Logan Park, 9.0 acres
 - Stallion Park, 5.65 acres
 - Fig Garden Loop Park, 5.0 acres
 - Koligian Park, 7.06 acres
 - Emerald Park, 1.43 acres
 - Orchid Park, 5.6 acres
 - Holman Park, 4.8 acres
 - Oso de Oro Park, 9.32 acres

A Question of Fairness

The Shields and Temperance neighborhood, along with most of the homes built on Shields east of Fowler Avenue, were built after the city adopted its current Parks Impact Fee Program in 2005. Because of this, I assume that developers (or most of them) paid the \$3,800 Parks Impact Fee per door, which anyone in the industry knows gets passed on to the eventual purchasers of the home. Impact Fees are meant to cover the cost of capital improvements brought on by new development. By this, a purchaser can reasonably assume that the impact fees paid by the developer, and passed on to consumers, were to go towards the City's funding and ability to execute its general plan for neighborhood parks. In the Shields and Temperance neighborhood, I estimate that the city would have collected over \$5 million in impact fees, just on the existing homes there to date. In addition, if the City would levy the same impact fee to the 300 or so homes proposed by Lennar, it would collect approximately \$1 Million in Park Impact Fees that could go towards the purchase of 5 or so acres for the Neighborhood Park. Because of this, I am struggling to understand how the City can abandon the plan for a park for the reason that it has "no ability or funding to build a park in that area", which is what was stated in the staff report to the planning commission last month.

A Modest Request

If the city does not have 100% of the funds to build a completed neighborhood park, that is sort of understandable. However, what I do not understand is why the city does not even have enough funds from the impact fees it collected in the homes we purchased to at least purchase the land and earmark it for a future park. Residential land within the city boundaries cost approximately \$150,000 per acre. To acquire 5 acres in this intersection for a neighborhood park will cost \$750,000. Certainly, after existing homeowners have paid (through development impact fees passed on to consumers) approximately \$6 Million in impact fees, it is only fair that the city use \$750,000 of those funds to earmark the land for the future Neighborhood Park it had intended in the general plan. If it can't, I would certainly question where those funds have been used on and to what bond debt financed projects were they directed to.

I also reject the notion that Lennar cannot simply change their plans if the City decides to purchase 5 acres of the property (if the city acquires the land to earmark for future park use). Lennar will spend to modify their plans. That is what they do, that is how they make their money, and they will continue to sell profitable homes within Clovis Unified. What is at stake here is whether a current or future resident can trust the City's general planning process. I understand that legally a dual designation zoning allows the city to do this rezone. However, it doesn't make it right. If it was planned for a park and the city collected park impact fees from the immediate community, then a reasonable person can assume that the City will have the means to carry out this plan.

Respectfully yours,

