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Agenda Item: ID#15-988 (5:30 P.M.)

Date: 11/12/15

CITY CLERK, FRESNO, CA

FRESNO CITY COUNCIL



Supplemental Information Packet

Agenda Related Item(s) – ID#15-988 (5:30 P.M.)

Contents of Supplement: A Letter from Darius Assemi of Granville Homes, Mike Miller of Lennar Homes and Josh Peterson of Wathen Castanos Homes

Item(s)

Attached please find a Supplement to File ID#15-988 (5:30 P.M.)
The title of the item is as follows:

HEARING to consider Text Amendment No. TA-15-001, Plan Amendment Application No. A-15-003 relating environmental finding for adoption of the Citywide Development Code

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

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November 11, 2015

Mayor Ashley Swearengin
Fresno City Councilmembers
City of Fresno
2600 Fresno Street
Fresno, CA 93721

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CITY CLERK, FRESNO CA

As the City of Fresno moves toward the final adoption of the new development code--the first entirely new Code for our city since 1962--we the undersigned write to express concern on how this code will impact residential development, our local economy, and the quality of life in our city.

Over the past several months the organizations we represent individually and the development community collectively have been working with city administration and DARM staff to provide input on the draft code and its subsequent amended versions. While we are thankful for the progress made, a lot remains to be done.

The stated purpose of the code is to "protect and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare of the City of Fresno" (Sec. 15-102). Director Clark has also stated that the code "allows flexibility for property owners to develop their properties in ways that enhance their community and the city."

We believe the current code falls short of the stated purpose and ideals. As it is currently written, the code is prescriptive and restrictive, which will not allow for orderly and sustainable growth. We have attached a list of our concerns which we feel when addressed will, in the words of Assistant Director Zack, "provide a prudent balance of flexibility and certainty" for our community and allow Fresno to prosper in the years to come.

Furthermore, we hope that the City of Fresno will provide an expedited 90-day text amendment for future changes.

We look forward to your feedback and would welcome a meeting with you to discuss this important issue further.

Best Regards,



Darius Assemi
President/CEO, Granville Homes



Mike Miller
Division President, Lennar Homes



Josh Peterson
President and Partner, Wathen Castanos Homes

c: Bruce Rudd, Jennifer Clark

PREFERRED ALTERNATIVES 11/11/15

Issue	Changes Requested
Sidewalks - 15-4108-M - "All streets shall have sidewalks constructed to City standards on both sides of the street, unless an alternative pedestrian plan is approved by the Review Authority."	<u>Revise</u> Section 15-4108-M: All streets shall have sidewalks constructed to City standards on both at least one side sides of the street; unless an alternative pedestrian plan is approved by the Review and two 15-gallon street trees shall be installed per lot, on both sides of the street.
Cul-de-Sacs - 15-4108-K - The combined length of all cul-de-sacs and other dead-end streets in any subdivision shall not exceed 30 percent of the combined total length of all local residential streets within the subdivision.	<u>Revise</u> Section 15-4108-K: Cul-de-Sacs and Dead-End Streets. Delete 15-4108-K-1, 15-4108-K-2, and 15-4108-K-5 referencing cul-de-sac length restrictions and required connections. Keep subsections in the code found at 15-4108-K-3 and K-4 referencing requirements to meet Public Works Standard Plans.
Blending of Densities within a Master CUP Section 15-5302 Conditional Use Permits - Draft Code does not allow blending or transfer of densities within CUPs or Planned Developments.	<u>Revise</u> Section 15-5302 Applicability of Conditional Use Permits Insert subsection E as follows: "E. This special permit also provides notice that fluctuating project conditions, during the time period of the project's multi-phased implementation, may necessitate the reallocation or shifting of residential densities."
CUP Processing: 15-5017 - Decisions of the Planning Commission may be appealed to the City Council by the Councilmember of the district in which the project is located or by the Mayor, either on their own initiative or upon receiving a petition from any person. Appeals must be initiated by filing a letter with the Director.	<u>Revise</u> Section 15-5017 Appeals A. Applicability. Any action by the Director or Planning Commission in the administration or enforcement of the provisions of this Code may be appealed by the applicant only via a petition to Council in accordance with this section. Delete 15-5017-A-1 and 15-5017A-2, and add subsection #2 below: 2. Any appeals must be filed with the Council within 15 days of said action.
Site Design Development Standards - 15-1004 and 15-1104.	<u>Delete</u> Section 15-1004-E Pedestrian Access; and <u>Delete</u> Section 15-1104-F Pedestrian Access
Intensity and Massing Development Standards Code: 15-1203 - Copper River Mid Rise Corridor Draft Code does not specifically allow mid-rise buildings in CRR, as was proposed in CUP.	<u>Add an exception</u> for Copper River Ranch to allow for a previously approved 85 foot tall or 6 story building(s) by right as was previously approved in the Master CUP.
Annexation Language for public facility, maintenance and public service costs - Code 15-6104-D-4 "The development will fully fund ongoing public facility and infrastructure maintenance and public service costs."	<u>Revise</u> Section 15-6104-D-4 Annexation Criteria 4. The development will fully fund ongoing public facility and infrastructure maintenance and public service costs; fund its proportionate share of public facility, infrastructure, and public service costs according the City Council approved Development Impact Fee Schedule.
Paving in street facing yards (i.e driveways) - 15-904-E - "No more than 50 percent of the entire front yard or the required street-side yard may be covered with a paved impervious surface."	<u>Delete</u> Section 15-904-E Maximum Paving in Street-Facing Yards.
Enhanced Streetscape - 15-904-B - Design list of 13 items to develop with small lots	<u>Revise</u> Section 15-904-B Enhanced Streetscape and <u>reduce</u> required "qualities" met to four (4) out of the following 20 items.

	<p>B. Enhanced Streetscape. When an Enhanced Streetscape is provided, the minimum lot size and minimum front setback shall be reduced as shown on Tables 15-903-1 and 15-903-2. Enhanced Streetscape shall mean that no fewer than five of the following qualities are present on the site or the adjacent public street:</p> <ol style="list-style-type: none"> 1. A landscaped parkway strip of no less than four feet in width; or 2. An elevated first floor which is at no less than three feet above the grade of the adjacent sidewalk or curb; or 3. A front porch with a depth of no less than five feet and a width equal to no less than 20 percent of the building frontage; or 4. A street-facing balcony with a depth of no less than five feet and a width equal to no less than 30 percent of the building frontage; or 5. A bay window with a depth of no less than two feet; or 6. An alley-loaded garage; or 7. A front-loaded garage, the width of which occupies less than 50 percent of the area of the front façade; or 8. A design in which no exterior street-facing wall has a continuous plane of more than eight feet without an opening such as a window or door or a projection, offset, or recess at least one foot in depth; or 9. Stone or brick cladding accounts for no less than 50 percent of the cladding of street-facing facades; or 10. A two-story front elevation; or 11. Shutters, lintels, sills, awnings, decorative trim or similar architectural treatments on all street-facing windows and doors; or 12. Ornamental architectural elements such as medallions, keystones, or quatrefoils, Juliet balconies, and decorative vent covers; or 13. Decorative eave treatments such as cornice moldings, modillions, corbels, and outlookers; or 14. Garage door windows; or 15. 8' tall front door; or 16. Decorative driveway; or 17. Juliet Balcony; or 18. Mix of siding and Stucco on front elevations; or 19. Awnings; or 20. Shutters.
Table 15-903-1: Minimum Lot Size with Enhanced Streetscape requirement is 2,700 sf.	<p><u>Revise Section 15-903-1 Table</u> <u>Minimum Lot Size, with Enhanced Streetscape (sq. ft.)</u> RS-5 changed from 2,700 s.f. to 2,500 s.f.</p>
Parks and Playgrounds, 60% street frontage requirement - Code: 15-4112B - "A minimum of 50 percent of the perimeter of any public park must abut a street, ..."	<p><u>Revise Section 15-4112-B Park Frontage</u> A minimum of 50 25 percent of the perimeter of any public park must abut a street, ..."</p>
Density, Intensity, and Massing Development Standards - 15-1103 - NMX only allows for 12-16 unit per acre, not enough to develop density along transit corridor.	<p><u>Revise Section 15-1103 Table</u> <u>Residential Density, du/ac (min./max.)</u> NMX - Add a note that states "Maximum densities are removed when project is along BRT route and is developed to be affordable housing."</p>
Residential Single Family Lot Sizes - Table 15-903 - Maximum lot size is 6,500 sf.	<p><u>Revise Section 15-903 Table</u> Delete Maximum Lot Size row.</p>