



DE ALBA ARCHITECTURE

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ARCHITECTURE - PLANNING - INTERIORS

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MIKE DE ALBA, JR. - ARCHITECT C-33144 MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS

April 29<sup>th</sup>, 2019

City of Fresno  
Planning & Development Department  
2600 Fresno Street, Third Floor  
Fresno, Ca. 93721

## SUBJECT:

APPLICANT: Star Housing Project Inc.

JOB ADDRESS: 5240 N. State Street Fresno, Ca. 93722

PROJECT DESCRIPTION: Proposed Conditional Use Permit for a 6-unit detached multi-family Townhouse development.

## OPERATIONAL STATEMENT:

A proposed Conditional Use Permit application is being submitted by Mike de Alba of De Alba Architecture on behalf of **Star Housing Project Inc.** This property is located at **5240 N. State Street Fresno, Ca. 93722; APN: 508-110-35s**, and is zoned RS-5 "Residential Single-Family District". The General Plan Designation is "West Community plan, with a "Residential - Medium Density" planned land use designation. We are requesting approval to construct a 6-unit detached multi-family Townhouse development, which resides on a parcel of 0.78 acres. The current density allows for a minimum of 3 units with a maximum of 9 units. Current parking requirement of 1.5 spaces per unit (8 required) and 1 designated guest parking space for every 2 units (3 required). Proposed development will provide 10 covered parking spaces and 12 uncovered guest parking spaces in front of garages. On-site tree requirement of 1 per unit (5 required), one per parking space (8 required), and one street tree. Proposed development will provide landscaping and irrigation for 18 on-site trees and 1 street frontage tree. A minimum of 20% on-site open space is required. Proposed development will provide 37% of open space. A proposed masonry trash enclosure with metal door gates will be constructed between townhouses with full landscape coverage around the trash enclosure. The proposed two-story Townhouse will have 2,055 square feet of living space, 420 square feet two car garage, 92 square feet porch, and 145 square foot optional patio. Each unit will have 4 bedrooms and two and one-half baths.

The proposed **exterior development** will consist of wood framed structural exterior walls, with concrete smooth stucco finish, stone veneer accents, dual-glaze vinyl windows, vinyl doors, and concrete tile roof. The proposed **on-site development** will consist of on-site grading preparation for concrete driveways, open space yards, and building pads. Thirty-seven percent of the development will be covered with new lawn, trees, plants, shrubs, and ground cover. The sides and rear property lines will be provided with six-foot-high masonry block walls with intermediate wood picket fencing between townhouses.

Sincerely,

*Mike de Alba Jr.,*

Architect