

Exhibit G - Operational Statement

OPERATIONAL STATEMENT FOR

ARMSTRONG APARTMENTS

2594 North Armstrong Avenue
Fresno, California

APPL. NO. P22-02376 EXHIBIT O-1 DATE 12/15/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Project Statistics:

- | | | |
|----|-----------------------------|---|
| a. | Project Developer: | Robert & Debbie Duley
c/o Northstar General
1500 West Shaw Avenue, Ste. 406
Fresno, California 93711
559.222.7903 |
| b. | Project Location: | East side of North Armstrong
Avenue north of East Clinton
Avenue, Fresno, CA |
| c. | Current Project Address(es) | 2594 North Armstrong Avenue |
| d. | Assessor's Parcels: | 310-250-13 |
| e. | Parcel Sizes: | |
| | 1. Existing Parcel Size | 191,172 sf / 4.38 acres |
| | 2. Dedication Required | 8,032 sf / 0.18 acres |
| | 3. Total Proposed Site Size | 183,140 sf / 4.20 acres |
| f. | Community Plan | McLane |
| g. | General Plan Designation: | Low Density Residential |
| h. | Current Zoning: | RS-1 Single Family Residential |
| i. | Current Use: | Retail Nursery |
| j. | Proposed Zoning: | RM-1 Medium Residential, Multi-Family |
| k. | Proposed Use | 64 unit market rate multi-family
residential development |
| l. | Adjacent Uses | |
| | 1. North | Residential (RS-1 Designation) |

- | | | |
|----|-------|--------------------------------|
| 2. | East | Residential (RS-4 Designation) |
| 3. | South | Residential (RS-1 Designation) |
| 4. | West | Residential (RS-5 Designation) |
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- | | | |
|----|--------------------------|----------|
| m. | Proposed Unit Mix: | |
| 1. | One Bedroom / One Bath | 12 units |
| 2. | Two Bedroom / Two Bath | 32 units |
| 2. | Three Bedroom / Two Bath | 20 units |
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- | | | |
|----|--------------------------|----------------------|
| n. | Parking Provided | |
| 1. | Covered Spaces Provided | 64 stalls |
| 2. | Open Spaces Provided | 60 stalls |
| 3. | Total Parking Provided | 124 stalls |
| 4. | Parking Ratio Provided | 1.94 stalls per unit |
| 5. | Bicycle Parking Provided | 10 |
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- | | | |
|----|-------------------------------|-------------------|
| o. | Site Coverage: | |
| 1. | Buildings, including carports | 52,662 sf (28.8%) |
| 2. | Paving, excluding carports | 32,060 sf (17.5%) |
| 3. | Public Open Space | 98,418 sf (53.7%) |
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- | | | |
|----|--|------------|
| p. | Open Space | |
| 1. | Minimum Required (20% of the lot area) | 36,620 sf |
| 2. | Space Provided | 40,700 sf* |
- * includes recreational space in the Community Building, private patios and private balconies
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- | | | |
|----|---|----------------------|
| q. | Site Density | |
| 1. | Allowed Density | |
| a. | Per RM-1 District | 16.00 units per acre |
| 2. | Proposed Density
(64 units / 4.20 net acres) | 15.24 units per acre |

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Project Characteristics:

The project will consist of 64 multi-family residential units to be constructed in two-story wood framed buildings utilizing one bedroom one bath, two bedroom two bath and three bedroom two bath units. These buildings will integrate an architectural theme intended to blend with recently built projects found in the neighborhood, with stucco exteriors and high-profile composition shingle roofs. Additional accents will be added to the building elevations through the addition of panels utilizing alternate finishes and textures, and the use of accent colors on the elevations to break wall surfaces.

The location of the development does include some large lot single family residential development, which is remnant from the former rural nature of this area. However, in recent years, surrounding properties have been designated for much higher density development, including large areas of property designated RS-4 and RS-5,

which allows for the development of multi-family housing units. As such, we consider this proposal to be consistent with the nature of ongoing development in the area.

The residential units will be provided with a covered outdoor patio or balcony to provide private outdoor recreations space. Ample additional recreation space is provided through the provisions of a swimming pool with arbors and bar-b-que amenities within the pool area, as well as open landscaping that can be utilized for activities.

The project will be provided with public access from North Armstrong Avenue, and will be gated for project security. In order to minimize maintenance of the gate operators, the gates will be open during daylight hours (generally from 7:00 am to 7:00 pm). During evening hours, visitors can access the site through the use of a call box (located in a pull-out to allow for through traffic of residents) connected to the residential units. Emergency vehicle access will be provided as required by City of Fresno Fire Department standards. Parking will include 64 carports and 60 open stalls providing an overall parking ratio of over 1.94 stalls per unit.

Environmental Impacts:

During the adoption of the 2035 General Plan, the Master Environmental Impact Report (MEIR) evaluated the subject site for Multi-Family Residential (RM-1) uses. As such, we would expect that any environmental issues have been identified and address in the General Plan based upon the fact that we are developing to a density lower than that included in the MEIR.

In evaluating traffic generation for the project, reference is made to the current 10th Edition of the ITE Trip Generation Manual, which indicates the a factor of 7.32 trips per unit will be generated by low-rise (one- or two-story) apartments, with 0.46 peak morning trips per unit, and 0.56 peak afternoon trips. This would indicate that this project will generate 469 total trips per day, 30 peak morning trips and 36 peak afternoon trips. These levels are below the thresholds for analysis of Vehicle Miles Travelled (VMT) or for requiring the preparation of a traffic impact study.

The project will require the removal of the existing retail and nursery structures prior to construction of the new units. The units being removed do not appear to meet any of the requirements for designation as a Historic Resource under the City of Fresno Historic Preservation Ordinance or designation under the National Register of Historic Places. Prior to obtaining a demolition permit, a hazardous materials study will be conducted and any materials found removed in accordance with current regulations prior to final demolition.

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