

Exhibit F

OPERATIONAL STATEMENT FOR
HERNDON & PROSPECT
APARTMENTS
 FRESNO, CALIFORNIA

APPL. NO. <u>P21-00989</u> EXHIBIT <u>O</u> DATE <u>06/02/2021</u>
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Project Statistics:

- a. Project Developer: Land Value Management
155 East Shaw Avenue
Fresno, California 93710
559.227.7477

- b. Project Location: NEC West Herndon and North
Prospect Avenues, Fresno, CA

- c. Project Address: To be assigned

- d. Assessor's Parcels: 500-20-027S
500-20-028S
500-20-029S

- e. Parcel Sizes:
 - 1. 500-20-027S 0.81 acres
 - 2. 500-20-028S 0.85 acres
 - 3. 500-20-029S 2.04 acres
 - 4. Total Site Size* 3.70 acres

* Lots will be merged and property lines abandoned prior to the issuance of building permits

- f. Community Plan: Bullard

- g. General Plan Designation: Residential, Multi-Family, Urban

- h. Current Zoning: RM-2

- i. Current Use: Vacant

- j. Proposed Use: 82 unit multi-family residential
development

- k. Adjacent Uses
 - 1. North Orchid Park
 - 2. East Single Family Residential

3.	South	Single Family Residential / Herndon Expressway
4.	West	Professional Office / Forkner Elementary School
I. Proposed Unit Mix:		
1.	Two BR / 1 BA	8 units
2.	Two BR / 2 BA	74 units
m. Parking Provided		
1.	Covered Spaces Provided	
	a. Carports	72 stalls
	b. Garages	27 stalls
2.	Open Spaces Provided	55 stalls
3.	Total Parking Provided	154 stalls
4.	Parking Ratio Provided	1.88 stalls per unit
5.	Bicycle Parking Provided	12
n. Site Coverage:		
1.	Building*	54,293 sf (33.6%)
2.	Paved Surfaces	42,044 sf (26.1%)
3.	Landscape / Walkways	64,835 sf (40.3 %)
* Includes carports and garages		
o. Open Space		
1.	Minimum Required (15% with a 25% reduction allowed due to Orchid Park)	18,132 sf
2.	Space Provided	22,475 sf
p. Site Density		
1.	Allowed per RM-2 District	30 units per acre
2.	Proposed Density	22.16 units per acre

Project Characteristics:

The project will consist of 82 multi-family residential units to be constructed in three- and four- story wood framed buildings based upon those recently constructed at the Emerson Apartment complex located just south of the Sierra Vista Mall in Clovis, California. These buildings will integrate an architectural theme intended to blend with the recently built adjacent single-family development, with stucco exteriors and flat-profile concrete tile roofs. Additional accents will be added to the building elevations with the addition of thin-set stone veneer panels defining the ground floor, and the use of accent colors on the elevations to break wall surfaces.

A community building with an enclosed area totalling approximately 1,128 square feet will also be provided adjacent to the pool area. A covered outdoor patio will also be integrated so that the community center and pool area function as one. This building will provide space for leasing / management offices and a resident lounge

along with other amenities. The community spaces, including outdoor bar-b-que areas and the swimming pool, will be available to tenants from 8:00 am until 10:00 pm, with the leasing and management offices having hours of operation from 8:00 am until 6:00 pm. It is expected that there will be 1 to 2 office staff members, along with 2 additional maintenance staff occupying the building.

The project will be gated for security, with tenant and public access from North Prospect Avenue, and an emergency vehicle access gate at the northeast corner of the property on West Fir Avenue. The tenant / public gates will be open from 6:00 am until 8:00 pm, and will be closed during evening hours for the security of the residents. A call box will be provided in a pull-out lane at the North Prospect Avenue entrance for after-hours visitor and delivery access. Parking will include 60 carports, 30 garages, and 49 open stalls providing an overall parking ratio of over 1.6 stalls per unit.

With Orchid Park located directly to the north of the project, the requirements of the Development Code for Open Space are allowed to be reduced from the required 15% of the site area to 11.25%. This space is provided on-site with a swimming pool and a covered arbor and covered bar-b-que arbors with seating areas.

This project will help in meeting the Housing Element goals of the Fresno General Plan by providing high-quality market-rate rental housing in a part of the City where this type of housing type is limited.

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-2) 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.