

Exhibit B

APPL. NO.	P22-03749	EXHIBIT	O-1	DATE	11/09/2023
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					

Operational Statement

Applicant: Bahadar S. Johal.

Property Owner: Same as above

Project Address: 10047 N. Chestnut Avenue, Fresno

Representative: Dirk Poeschel Land Development Services, Inc.
923 Van Ness Ave., Suite No. 200
Fresno, CA 93721

APN: 578-020-13, 578-020-16, & 578-020-17

Zoning: Office

Proposed Zone: RM-2 (16-30 D.U. /acre)

Area: 3.6 +/- Acres

BACKGROUND

Owner desires to rezone the site to build apartments. The architectural theme will be unified and of a similar quality to the proximate architecture. The project will be landscaped per city requirements. The project site plan is in the design phase. Currently, 48 units are planned for the site. The preliminary site plan shows 48 units at a density of approximately 16 units per acre.

Unit Mix

There will be 3, 8-plex buildings and 2, 16-plex buildings. Unit mix is as follows: 16, 1 bedroom / 1 bath units, 20, 2 bedroom / 2 bath units, 12, 3 bedroom / 2 bath units. Square footages are as follows: 1 bedroom / 1 bath units are approximately 880 sq. ft., 2 bedroom / 2 bath units are 1,150 sq. ft., 3 bedroom / 2 bath units are 1,325 sq. ft. This product mix is conceptual.

Parking

Parking will be provided per code. The preliminary site plan shows 81 stalls (only 78 required per code). The preliminary site plan shows 48 designated garages (3 ADA), and 33 stalls are open for tenants and their guests.

Planned Development Permit

List of Modifications

“A detailed list of deviations from the Development Code, General Plan, applicable operative plan, or adopted policy being proposed, and an explanation as to why the project cannot be successful should it comply with the strict application of adopted regulations.”

Without the Planned Development Permit, development of the site would not be economically feasible. The site is oriented in such a way that complete conformity to the current development code would not be possible. This is mostly due in part to a large FID easement that runs along the property. No permanent structures can be constructed within this easement, necessitating the creative placement of site structures resulting in a site that does not conform to all setbacks.

Community Benefits

“The applicant shall provide a list of types of community benefits. For example, the amount of common open space or design is of higher quality than would otherwise be required.”

The design and quality of the building will exceed those required by code. The project will be befitting of the surroundings and have similar luxury amenities to other luxury apartments in the north Fresno area.

Planned Development Plan

“A PD Plan indicating the proposed land uses and the total floor area or land area devoted to each; the proposed density or intensity of development; the location of proposed streets, pedestrian ways, and bike ways; and the location of proposed lot lines, structures, buildings, parking, yards, pathways, open spaces, and other public or private facilities.” Provided by Vigen, Inc.

Project Boundaries

“A map showing the proposed project boundaries, the perimeter of the ownership, location, and dimensions of any existing property lines and easements within the site, and the location of buildings, roads, parking, and open areas.” Please see the attached from Vigen Inc.

Utilities

“The locations and capacities of existing utilities in the vicinity of the site, and tentative extensions to the site.” Please see the attached from Vigen Inc.

Development Guidelines

“Guidelines for the physical development of the property, including illustrations of proposed architectural, urban design, and landscape concepts.” Please see the attached from Vigen Inc.

Development Schedule

“A development schedule, including anticipated timing for commencement and completion of each phase of development, tabulation of the total number of acres in each separate phase and percentage of such acreage to be devoted to particular uses, and an indication of the proposed number and type of dwelling units by phase of development, if applicable.”

Project will be completed in one phase. This phase is approximately 3.5 acres in size. It is anticipated that construction of the project will take approximately one year.

Other Information

“Any other information deemed necessary by the Director to ascertain if the project meets the required findings for a PD Plan.”

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