

5240 N State Ave.  
Neighborhood Meeting Summary

On February 28th, 2019 at 6:00 pm we had our neighborhood meeting at 4630 W Jacquelyn Ave Ste. 108 Fresno Ca 93722. We set up 36x48 size of the site plan, floor plan, and elevations. Also we had provided 8x11 size hand outs of the notice that was mailed out to each resident along with the site plan, floor plan, and elevations. The meeting started at approximately 6:10 pm and we had 2 residents/property owners show up. Mr. Renteria stated that he was the neighbor behind the project and was excited to see new development in the area since neighborhood has been going through all the changes due to high speed rail. Mr. Jelladian is a property owner in the area, and also a local broker and was very excited to see the new construction in the area. We express to them that we would be providing a quality product that would bring up local property values and would address any of the requirement that the City of Fresno would require. We ensure them that we would keep our project area clean both during construction and after tenants move in. The meeting ended at approximately 7:00 pm.



February 1, 2019

**Application Number: P18-03984**

**SUBJECT:**

APPLICANT: Star Housing Project Inc.

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

PROJECT DESCRIPTION: Proposed Conditional Use Permit for a 5-unit detached multi-family  
Townhouse development.

To whom it may concern,

A meeting is scheduled for February 28, 2019 at 6pm at the following location:  
**4630 W. Jacquelyn Ave Suite 108, Fresno, CA 93722**

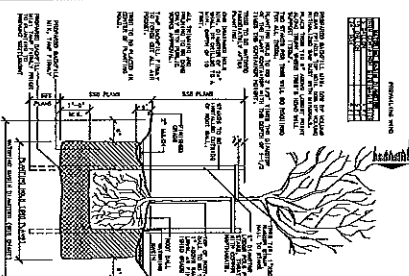
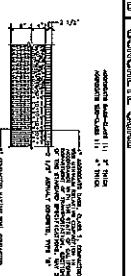
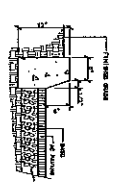
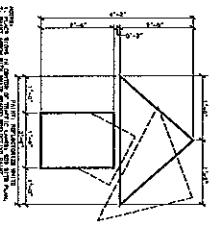
**OPERATIONAL STATEMENT:**

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 5-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. Should you have any questions regarding this meeting you may contact Project Manager Josie at (559) 515-1433.

Sincerely,

Star Housing Project, Inc



**PROJECT DATA**

PROJECT NAME: STAR HOUSING PROJECT INC.  
 ADDRESS: 12345 MAIN ST, LOS ANGELES, CA 90001  
 CLIENT: STAR HOUSING PROJECT INC.  
 ARCHITECT: MICHAEL S. BAKER CORP.  
 DATE: 10/15/2008

**VICINITY MAP**

**MODEL WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO)**

THIS PLAN IS A MODEL WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PLAN. IT IS DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA WATER RESOURCES CONTROL BOARD (CWRB) AND THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PROGRAM. THE PLAN IS BASED ON THE FOLLOWING ASSUMPTIONS:

- 1. THE LANDSCAPE ORNAMENTANCE IS DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA WATER RESOURCES CONTROL BOARD (CWRB) AND THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PROGRAM.
- 2. THE LANDSCAPE ORNAMENTANCE IS DESIGNED TO MEET THE REQUIREMENTS OF THE CALIFORNIA WATER RESOURCES CONTROL BOARD (CWRB) AND THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PROGRAM.

**HYDROZONE INFORMATION TABLE**

HYDROZONE	PLANTING	PERCENTAGE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...

**ESTIMATED TOTAL WATER USE (ETWU) CALCULATION**

ETWU = (ETC x A) x (1 + F) x (1 + L) x (1 + M) x (1 + N) x (1 + O) x (1 + P) x (1 + Q) x (1 + R) x (1 + S) x (1 + T) x (1 + U) x (1 + V) x (1 + W) x (1 + X) x (1 + Y) x (1 + Z)

ETWU = 100,000 GPD

**HYDROZONE TABLE FOR CALCULATING ETWU**

HYDROZONE	PLANTING	PERCENTAGE	ETWU (GPD)
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...

**PLANTING SPECIFICATIONS**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PROGRAM.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PROGRAM.

**GENERAL NOTES**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PROGRAM.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PROGRAM.

**SHADE AND TREE REQUIREMENTS**

ONE TREE OR ONE SHADE PER 500 SQUARE FEET OF SHADING SHALL BE PROVIDED FOR EVERY 1000 SQUARE FEET OF SHADING AREA.

**PLANT LIST**

NO.	PLANT NAME	SIZE	QUANTITY
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...

**STANDARD SYMBOLS**

1. ...

2. ...

3. ...

**DEVELOPMENT NOTES**

1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PROGRAM.

2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORNAMENTANCE (MWELO) PROGRAM.

**SITE KEY NOTES**

1. ...

2. ...

3. ...

**STANDARD SYMBOLS**

1. ...

2. ...

3. ...

**MPA**

**MIKE DE ALBA AND ASSOCIATES**

4814 N. FIRST STREET, TEL: 562-252-8100  
 IRVINE, CA 92614 FAX: 951-252-7322

**STAR HOUSING PROJECT INC.**

12345 MAIN ST, LOS ANGELES, CA 90001

**ARCHITECT'S SEAL**

MICHAEL S. BAKER CORP.

**SP.1**

10/15/2008

**STANDARD SYMBOLS**

1. ...

2. ...

3. ...

**MPA**

**MIKE DE ALBA AND ASSOCIATES**

**SITE PLAN**

4814 N. FIRST STREET

