

Exhibit K – Neighborhood Meeting Information



735 West Alluvial Avenue
Suite 103
Fresno, CA 93711

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City of Fresno
2600 Fresno Street
Room 3065
Fresno, CA 93721
Attn: Elizabeth Salazar

June 16, 2022

Re: Neighborhood Meeting & Presentation for Armstrong Apartments

Dear Ms. Salazar,

Introduction:

The proposed Armstrong Apartments project will be comprised of 64 multi-family residential units in two-story wood framed buildings with one-bedroom one bath, two-bedroom two bath and three bedroom two bath units. The proposed project site is located on the east side of North Armstrong Avenue and east of Clinton Avenue. A rezoning of the subject property (which is approximately 4.20 acres) is being requested from the current zoning designation of RS-1 (Single Family Residential) to an RM-1 (Residential, Multi-family) designation.

\$15-5006 and \$15-5805- Neighborhood Meeting:

In compliance with the Fresno's Citywide Development Code §15-5006 and §15-5805, a Neighborhood Meeting was held on Tuesday, June 14th, 2022 at 6:30 p.m., in the Multi-Purpose Room at Roger Oraz Elementary School located at 3468 N. Armstrong Avenue in Fresno, California to give the public an opportunity to discuss the proposed Armstrong Apartments project, and make the community aware of the request to rezone the subject property. The presenters for the meeting were applicants Tim Simons, President of Northstar General, Inc, and Mr. Scott Vincent, Principal of The Vincent Company. The meeting began at 6:30 p.m. and ended at 7:02 p.m. with zero attendees.

The City approved Notices (See Exhibit A) of the meeting, were mailed to the community by First Class Mail on Thursday, June 2nd, 2022 (See Exhibit B), using the list of owners, along with mailing addresses, from the most recent County Assessment Roll you provided for any property within the required 500 feet of the exterior boundaries of the subject property. Copies of the individual Certificate of Mailings and a copy of the receipt for the purchase of First Class Mail postage can be provided upon request.

Notices were placed in a prominent area, and a 24' x 36' sign was posted outside of the multi-purpose room at Oraz Elementary (See Exhibit C).

Additional copies of the Notices and copies of the Operation Statement for the Armstrong Apartments (see Exhibit D) were provided at the entrance of the multi-purpose room next to the sign-in sheet.

Thank you again for your willingness to help as this meeting was coordinated. Should you have any questions please feel free to contact Mr. Tim Simons of Northstar General, Inc. at (559) 222-7903.

Kind Regards,

A handwritten signature in black ink, appearing to read 'Monica McBrearty', is written over a horizontal line.

Monica McBrearty,
Executive Assistant to Mr. Austin Ewell

Cc: Mr. Tim Simons, Northstar General, Inc
Mr. Scott Vincent, The Vincent Company

Enc (Exhibits A-D)



EXHIBIT 'A'

www.northstargeneralinc.com

CA LICENSE #825261

NORTHSTAR GENERAL INC.

Dear Neighbors:

We are pleased to announce a proposed development project of in your area. The Armstrong Apartments, is a multi-family luxury residential community, consisting of eight buildings in total, 12-one bedroom/one bath units, 32-two bedroom/two bath units, and 20-three bedroom/two bath units with either a private patio or balcony, a recreational center and onsite rental office, and resident amenities including a swimming pool with arbors and barbecue area, security fencing, and covered parking. The proposed project site is located on the east side of North Armstrong Avenue and East of Clinton Avenue in Fresno, Calif, totaling approximately 4.2 acres. A rezoning of the subject property is being proposed from the current zoning designation of RS-1 (Single Family Residential) to an RM-1 (Residential, Multi-Family) designation.



BUILDING 'A' - FRONT



BUILDING 'B' - FRONT/ REAR



BUILDING 'C' - FRONT/ REAR

We invite you to attend a presentation on the project, Tuesday, June 14th, 2022, in the Multi-Purpose Room at Orazo Elementary School-3468 N. Armstrong Ave., Fresno, Calif. 93727, starting at 6:30 p.m., and welcome the opportunity to discuss any questions or comments you may have for us. Feel free to contact our office at (559) 222-7903 or by email at: tim@northstargeneralinc.com. Thank you for your time and we look forward to your support.

Sincerely,

Tim Simons,
President, Northstar General Inc.

1500 W. SHAW AVENUE
SUITE 406
FRESNO, CA 93711

TEL: 559. **222.7903**
FAX: 559. 222.7904



Exhibit 'B'

Proof of Mailing



Receipt of Purchase for First Class Mail



Exhibit 'C'

Entrance to the Multi-Purpose Room at Orazo Elementary School



Exhibit 'D'

OPERATIONAL STATEMENT FOR

ARMSTRONG APARTMENTS

2594 North Armstrong Avenue
Fresno, California

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)
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
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
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%)
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	
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

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.