



DE ALBA ARCHITECTURE

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ARCHITECTURE - PLANNING - INTERIORS

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April 29th, 2019

City of Fresno
Planning & Development Department
2600 Fresno Street, Third Floor
Fresno, Ca. 93721

SUBJECT:

APPLICANT: Star Housing Project Inc.

JOB ADDRESS: 267 W. Spruce Avenue Fresno, Ca. 93650

PROJECT DESCRIPTION: Proposed Conditional Use Permit for a 2-unit multi-family Duplex Townhouse development.

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 **267 W. Spruce Avenue Fresno, Ca. 93650; APN: 303-121-04**, 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 2-unit multi-family Duplex Townhouse development, which resides on a parcel of 0.22 acres. The current density allows for a minimum of 1 unit with a maximum of 3 units. Current parking requirement of 1.5 spaces per unit (3 required) and 1 designated guest parking space for every units (2 required). Proposed development will provide 4 covered parking spaces and 4 uncovered guest parking spaces in front of garages. On-site tree requirement of 1 per unit (2 required), one per parking space (5 required), and one street tree. Proposed development will provide landscaping and irrigation for 7 on-site trees and 1 street frontage tree. A minimum of 20% on-site open space is required. Proposed development will provide 53% of open space. Multi-Family townhouses will be serviced with Basic Containers for solid waste, green waste, and recyclable materials. 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. Fifty-three 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.

Sincerely,

Mike de Alba Jr.,

Architect