

OPERATIONAL STATEMENT

614 W. San Jose Avenue, Fresno CA 93701

APN: 417-140-21

TT6160

June 28, 2016

Rev November 29, 2016

Project Description:

Owner: AFREI LLC,

The applicant, Granville Homes, is proposing to develop a 13 unit, attached single family home subdivision on the northeast corner of N. Colonial and W. San Jose Avenues in north central Fresno. The subject site is 1.13 acres in size and the proposed density is 11.5 units/acre. The project will feature attached two-story single family homes and one detached single family home.

The attached units will have between 1,472 sf and 1,445 sf of living space and will include 3 bedrooms, 2.5 bathrooms and attached two-car garages; the detached home along San Jose will feature 2,165 sf of living space, will include 4 bedrooms, 3 bathrooms and a 2 car garage. The exterior of the buildings will be finished in stucco and all of the units will have tile roofs. The project will allow space for a potential gate to be placed at the entrance of the shared driveway, for security purposes. The installation of the fence will be decided by a future HOA.

The project site is designated 'Medium Density' by the Fresno General Plan, and is currently zoned 'RS-5'. The project, with a density of 11.5 units/acre, correctly implements the "vision" of the General Plan as well as the Bullard Community Plan, and is consistent with the existing zone district. This project is allowed by-right in both the General Plan and the Bullard Community Plan, as it within the density range allowed for single family homes.

The Bullard Community Plan Policy 4.1.3 states that Medium-High Density Development, which was previously designated as 10.37 to 18.15 units per acre, requires a direct access to a major street, and cannot pass through single family neighborhoods prior to intersecting a major street. The policy doesn't apply to this proposed project because the project is being built within the Medium Density designation as single family housing, as is currently prescribed in the existing General Plan (5-12 units per acre) and not within the Medium High Density (12-16 units per acre).

The surrounding neighborhood includes both existing single family and multifamily development. The project will complement the architecture and character of the established neighborhoods of this community by incorporating appropriate landscaping, architectural

features and setback provisions. The project's proximity to offices and shopping will be mutually beneficial to both the residents and the nearby business owners.

The applicant will concurrently apply for a "Planned Development Permit" (PD Permit) under Article 59 of the Development Code. The PD Permit will request approval of reduced lot sizes which range from 1,700 square feet to 4,200 square feet. Outlot A as shown on the map is 17,400 sf and provides a private driveway/access. The PD Permit will also request approval of modification of the public street frontage requirement for 4 lots located within the subdivision. These 4 lots will have private street access.

The project as proposed meets all other development standards with no additional deviations. The project's proposed 10-foot front set back is allowed, by right, per section 15-904-A-5, with no further requests or approvals needed.

Project Management and Security:

The applicant currently owns and manages several hundred units in the City of Fresno with its own staff. The applicant/owner will rent and manage the property with experienced, professional staff.