

Exhibit A

Jeff Roberts

Subject: "Operational Statement" - Bliss Ave. Project (P21-01202)

BACKGROUND:

The owner and applicant are interested in amending the Fresno General Plan for 7.94 acres of land located in East - Central Fresno located in City Council District No. 4. The subject property is located on the west side of Bliss Ave., just south of E. Shields Ave., north of E. Princeton Ave., and east of N. Fowler Ave. The property is currently designated for "Business Park" uses by the General Plan and the applicant is proposing to change the designation to "Medium Density Residential". In addition, the property is currently zoned "BP" and the applicant is requesting a change to the "RS-5" Zone District.

PROPOSAL:

If the pending applications are approved by the City of Fresno, the applicant will design and submit a residential project that conforms to the newly approved "Medium Density Residential" land use designation and the "RS-5" zone district regulations. The applicant will submit a "Tentative Subdivision Map" and process it according to City policies and regulations. If this map is approved by the City, the applicant will then prepare and process a "Final Subdivision Map" as associated improvement plans with the City.

The lots that will be proposed by the mapping procedure will each accommodate the construction of a single family home. The use and activities that will occur within the homes will be "typical" and consistent with other homes built by the applicant to the south and east of the subject 7.94 acre site. It is assumed at this time that each of the future lots will front upon a public street. If, in the future, private streets are proposed, then additional applications and approvals may be required by the City of Fresno.



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