



DE ALBA ARCHITECTURE

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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: 293 W. Beechwood Avenue Fresno, Ca. 93650

PROJECT DESCRIPTION: Proposed Conditional Use Permit for a 2-unit detached multi-family 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 **293 W. Beechwood Avenue Fresno, Ca. 93650; APN: 303-152-01**, 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 detached multi-family Townhouse development, which resides on a parcel of 0.24 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 38% of open space. Multi-Family townhouses will be serviced with Basic Containers for solid waste, green waste, and recyclable materials. The proposed two-story Townhouses will each 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-eight 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