

## Exhibit B

## PROJECT DESCRIPTION/OPERATIONAL STATEMENT

This project is a request to develop 129 multifamily multi-story residential dwelling units on 4.3 acres (30 units per acre density) located at 174,158, and 144 S. Peach Avenue (APN's 463-09-11, 28, 57, 59), as shown in the attached site plan. The property is an infill site, with one existing single-family residence and vacant land. It fronts on Peach Avenue and is immediately south of the southeast corner of two major streets, Peach Avenue (arterial) and Tulare Avenue (collector). The property is currently unincorporated and would be annexed to the City of Fresno as part of a larger annexation extending to the southeast corner of Peach and Tulare Avenues, as shown in the provided annexation exhibit map.

The required public informational meeting for this project was properly noticed and conducted on November 26, 2019. The meeting agenda, minutes, and sign in roster are attached.

In order for the project to be built, the following attached applications would need to be filed and approved:

- An amendment to the Fresno General and Roosevelt Community Plans, from the Medium Density (5 to 12 units per acre) residential designation to the Urban Neighborhood (16 to 30 units per acre) residential designation.
- A rezoning to the RM-2 Zone District.
- A development permit consisting of site, elevation, floor, and landscape plans.
- An annexation proposal (filed by the City of Fresno).
- An environmental assessment and finding pursuant to CEQA.

Given the information in the above applications, the applicant recommends the City approve this project for the following reasons:

- Plan Consistency
- Site Plan Attributes
- Adequate Public Services/Infrastructure
- Environmental Impacts Mitigated