

OPERATIONAL STATEMENT

PROJECT : 4-units Apartments (1-Duplex & 2-Single detached)

LOCATION : 7236 N. College Ave., Fresno CA 93650

APN : 303-082-37

ZONING : RS-5

Lot Area : 13,600 SQFT

Building Area : 910 sqft./unit x 4 = 3,640 sqft.

Lot Coverage : 26%

Open Space : 5,000 sqft. (36%)

Parking : 5 stalls

APPL. NO. P20-00488 EXHIBIT O-1 DATE 06/05/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

PROJECT DESCRIPTION:

To construct new 4-units apartment on a vacant lot, consisting of 1-Duplex and 2 detached Single units. Our main goal is to provide a safe, affordable and welcoming environment that suits to the existing and future social mix.

The surrounding area consists of mixture of Single family residences and Multi-Family residential units. This infill project conforms to City of Fresno General Plan, so we do not foresee any hazardous effect to the neighbors. Construction activities will take place on the normal 7:00 to 4:00 work time so construction noise will not impact the neighbors.

BUILDING DESIGN:

The design concept is a two story unit, 2 bedrooms and service areas on the ground floor and a master bedroom and bathroom at the second floor. The combination of single story and partial 2nd story in the rear part of the building achieved an effective scale, bulk and height appropriate to the existing character of the property area, street and surrounding buildings. The proposed site and floor plan depicts appropriate room dimensions, efficient layout of service areas for easy access, privacy, indoor and outdoor space. The building incorporates the use of natural cross ventilation and sunlight. Roof top units was set in the roof where it is not be visible from public right of way.

Covered parking was positioned in the back so the frontage will be utilized for more landscape areas. Existing trees in the property will remain and protected. New trees are also proposed to be planted to add more shading and help lower temperature during hot weather.

For the building exterior visual appearance, we will feature balanced composition of colors and elements that complements with the surrounding neighborhood.

SAFETY AND SECURITY:

CCTV camera will be installed to ensure safety and security to the residents. Decorative 6' high wrought iron side fence is also proposed.

HOURS OF OPERATION:

Under normal conditions, access to the compound by residents will be 24 hrs. 7 days a week.

NEIGHBORHOOD MEETING:

We scheduled a neighborhood meeting on December 17, 2018. About 50 or more letters were sent out to residents in the project vicinity. Addresses were provided to us by the City of Fresno Planner. Nobody came to the meeting. We got a phone call from one resident asking about the details of the project but has expressed approval of the project and suggested it be affordable.



APPL. NO. P20-00488 EXHIBIT O-2 DATE 06/05/2020

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT