

Exhibit B



July 23, 2024

City of Fresno Planning and Development Department
2600 Fresno Street, Room 2065
Fresno, CA 93721

APPL. NO. T-6494	EXHIBIT 0	DATE 12/04/2024
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

Subject: Veteran’s Blvd Outlot C Tract Map

Dear City of Fresno:

Introduction

The following information pertains to the proposed Tentative Subdivision Map, being filed with the City of Fresno Planning and Development Department. This Project Description describes the details of the proposal and expands on information not within the development application.

The proposed Tentative Subdivision Map (TSM) would allow the applicant, De Young Properties, to develop a temporary storm drain basin implemented as a part of Tract 5224 in Northwest Fresno. The project is considered an infill project. As a result of the full-build out of Veteran’s Boulevard and the development of Basin “EM”, the temporary storm drain basin is not needed. The storm drain basin was designed with the intention of being converted into future single family residential parcels. The proposed TSM intends to create residential lots and the appurtenant infrastructure consistent with the General Plan designation of Medium Density Residential and proposed Zoning designation of RS-4 (Residential Single-Family, Medium Density), respectively. Future development of single-family homes will be consistent with these designations and would be evaluated by the city through the subsequent building permit submittal.

As proposed, the TSM proposes to subdivide an approximate 1.4-acre parcel (APN: 505-220-60) into six lots, which is approximately 4.23 dwelling units per gross acre. The TSM proposes primary access to W. Barstow Avenue. The project is located within the West Community Plan Area and is not within a Specific Plan Area. Although, this project will be within the West Area Neighborhoods Specific Plan, if the plans is adopted. The project site is relatively flat with minor variations in elevation of two feet. Once developed, the project will drain to the north into existing storm drain facilities located within the W. Barstow Avenue right-of-way (ROW). According to the Fresno Metropolitan Flood Control District, there are inlets within the adjacent ROW that will serve the project site and feed into Basin “EM”.

Project Location:

The project site is currently within the City of Fresno City Limits. The project site (APN: 505-220-60).

General Plan and Municipal Code Standards

The proposed PM is consistent with the General Plan Designation of Medium-Low Density (MLD) and the RS-4 Zone District. RS-4 Zone District standards allow for a minimum lot size of 5,000 square feet and a maximum of 9,000 square feet. All lots meet the minimum and maximum lot size thresholds as well as maintain appropriate lot depth and width standards, which are summarized in Table 15-903-1 within the allowed exceptions¹. As mentioned previously, the density of the proposed TSM would be 4.23 dwelling units per gross acre, which meets the density requirements of the RS-4 District as well as the Medium Low Density Residential General Plan land use designation of 3.5 to 6.0 dwelling units per gross acre. The property is designated in the City of Fresno 2015-2023 Housing Element.

**Table 15-903-1
Lot Standards – Residential Single-Family Districts**

-RS-5 Lot Dimensions	
Minimum lot size (sq.ft.)	5,000
Maximum lot size (sq.ft.)¹	9,000
Minimum lot width (ft.)	
General standard	50
Corner	55
Reversed Corner	60
Where Side Property Line Abuts a Major Street, Freeway, or Railroad	70
Curved/Cul-de-Sac	40
Minimum lot depth (ft.)	
General standard	85
Where Front or Rear Property Line Abuts a Major Street	100
Where a Front or Rear Property Line Abuts a Freeway or Railroad	120

Notes: ¹Maximum lot sizes may be exceeded in developments whose overall density does not fall below the approved General Plan density

Source: City of Fresno Development Code, Table 15-903-1: Lot and Density Standards – Residential Single-Family Districts

The project proposes to have its singular entrance to the subdivision built to a local street standard. The local streets proposed are consistent with the City of Fresno local street widths

¹ In addition, the following caveat applies to the current project. The proposed project may exceed the maximum lot size threshold only if the overall density does not fall below the approved General Plan density.

standard, as shown in the City's Standard Drawing P-56². In addition, the Cul-De-Sac is consistent with the City's Standard Drawing P-18³ The proposed street layout is designed to provide maximum connectivity.

Infrastructure

The project is within proximity of wet utilities (Sewer, Water, and Storm drain). The project will be able to connect to the 10-18 inch sewer lateral located in W. Barstow Avenue. Size and design of the sewer and water pipes that will connect to the main laterals will be determined per City's review. The FMFCD has planned a 36-inch storm drainpipe that can serve the project; that runs within the alignment of W. Barstow Avenue eventually deposits into Basin EM.

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² City of Fresno's Standard Drawing P-56 <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf>

³ COF Standard Drawing P-18 <https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf>