

Exhibit B

Date: 03/23/2023

Re: 3484 West Shields Avenue, Fresno California 93722

APN: 433-090-21S

Operational Statement

The proposed project is being submitted by Alejandro Magallan on behalf of Sukhminder Singh and pertains to the approximate 2.23-acre vacant property located at 3484 West Shields Avenue 93722 in the City of Fresno, CA. The subject APN number is 433-090-21S and has a current zoning of RS-5. The intended land use for this project will be medium density multi-family residential, which is in conformance with the City of Fresno General Plan. This property is situated on West Shields Avenue with the closest major cross street being North Valentine Avenue. Ingress and egress to the site will be derived from West Shields Avenue.

We are pleased to present this project and we request the City's approval to construct a total of six (6) two-story buildings with a multi-family residential land use. The proposed buildings will encompass a total floor area of 39,452 sf+/- across 36 units. The unit mix is planned to consist of sixteen (16) two-bedroom, one-bath apartments in addition to twenty (20) three-bedroom, two-bath units. The floor area of the units will range from 917sf+/- to 1,239sf+/-.

This project has been designed to expand the provision of housing for low-income families, and as a result, thirty five percent (35%) of the total number of units will be designated as income restricted affordable housing units. By proposing this mixed-income project, the developer requests that the City of Fresno grant a density bonus to make this project feasible and help increase the City's inventory for much needed affordable housing options.

The goal of this development is to provide a vibrant and active living experience for its future residents. Currently the subject property sits undeveloped and underutilized. When the current developer of this project acquired control of this land, they did so with a commitment to construct a high-quality infill development that meets the great demand for housing in this area of the City.

This project will provide seventy three (73) standard and accessible covered parking stalls. Bike parking in conformance with the City's development code will be provided.

Additionally, the applicants have committed to designing this project to accommodate all open space requirements as well as site lighting and landscape plans designed per City standards. The developer will ensure that this project is consistent with all City of Fresno development ordinances pertaining to traffic, noise and lighting, and maintains compliance with the California Building Code.

We look forward to partnering with the City of Fresno in making this greatly needed project a reality. If you should have any questions about this project; please contact me by phone at: (559) 308-8101 number and/ or email at: amgdrafting@att.net.

Thank you.

APPL. NO.	P24-04504	EXHIBIT	O	DATE	6/26/25
PLANNING REVIEW BY					DATE
TRAFFIC ENG.					DATE
APPROVED BY					DATE
CITY OF FRESNO DARM DEPT					