

Exhibit B

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

Vesting TTM No. 6441 is being submitted by Precision Civil Engineering, Inc. on behalf of Yanhua Wu and pertains to +/- 3.9 acres of property located at 6709 E Belmont Avenue, Fresno, CA 93727 APN: 313-270-35 and is zoned RS-3/UGM with a planned land use of Low Density Residential.

The applicant is requesting authorization to: subdivide the property into 30 residential lots.

The proposed development will consist of Plan Amendment, Rezone, Vesting Tentative Tract Map applications to allow development of 30 single-family residences.

The existing site currently consists of a main residential dwelling, an ADU, and a vacant shop with 2 attached garages and at least 4 existing parking spaces The proposed hours of operation are from N/A to N/A on N/A Other facts pertinent to this project are as follows: see below.

1. Project Narrative: *(communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.)*

Address: 6709 E Belmont Avenue, Fresno, CA 93727	APN: 313-270-35
Acreage: +/- 3.9 acres	Existing Use: Single-Family Residence
Existing PLU: Low Density Residential	Existing Zoning: RS-3/UGM
Proposed PLU: Medium Density Residential	Proposed Zoning: RS-5/UGM
Community Plan: Roosevelt	The site is within city limits

The Plan Amendment is a request to amend the planned land use designated by the general plan from the Low Density Residential planned land use to the Medium Density Residential planned land use to allow for the site to be developed at a density of approximately 7.69 units to the acre.

The Rezone application is a request to change the City of Fresno official zone map for the subject site from the RS-3/UGM zone district to the RS-5/UGM zone district.

Vesting TTM No. 6441 proposes the subdivision of the approximately 3.9 gross acre site into 30 residential lots with public streets, two (2) outlots, Outlot A and Outlot B, totaling 1,780-sf for landscaping and pedestrian purposes to match the dedication of the adjacent Tract No. 6299. Two (2) local roads are proposed, including a north-south North Apricot Avenue that connects to East Belmont Avenue, the existing major roadway, and a east-west East Grant Avenue, which extends into Tract No. 6299.

How the zoning and land use change is more advantageous to the community in comparison to the existing land use: The proposed zoning and land use changes are more advantageous than the existing land use designations because the proposed zoning will allow the land to be utilized for its highest and best use and will take better advantage of existing resources and public facilities. It will allow for more compact development in an area that is has several existing and future employment opportunities.

How the proposal is complementary to the surrounding neighborhood: Allowing a higher density will allow the project to be developed at approximately 7.69 units per acre. Smaller lots with smaller homes allow for more housing that is generally more affordable to the public. This is complimentary to the surrounding neighborhood because it will allow for a new, more affordable product in this area that has access to existing and future employment uses, and easy access to the future Fancher Creek commercial center. In addition, the project is adjacent to the approved Tract No. 6299, a planned development residential subdivision that is developed at a density of 7.79 du/ac, which is a similar density and layout compared with the proposed project. The proposed project will connect with Tract No. 6299 via a local road, East Grant Avenue and will extend the landscaping and pedestrian dedication along East Belmont Avenue. As a result, the project will ensure compatible development that is complementary to the neighborhood.

Description of how the proposal helps implement the Fresno General Plan:

As proposed, the project will be consistent with the following Fresno General Plan goals:

1. *Provide for housing, increased residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city.*

The proposed project will provide a housing type that allows for more affordable single-family homes to standard lot subdivisions. This will also contribute to the lack of housing within the city of Fresno.

2. *Make full use of existing infrastructure, and investment in improvements to increase competitiveness and promote economic growth.*

By providing more homes on a property that is planned for a lower density residential

APPL. NO. T-6441	EXHIBIT O-2	DATE 06/20/2020
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

development, the proposed project is making better use of infrastructure.

- Promote orderly land use development in pace with public facilities and services needed to serve development.*

The area to the west of the subject site is a 218-lot residential planned development currently under construction and the proposed project site is being proposed in pace with public facilities and services needed to serve the development.

- Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.*

The subject site is in close proximity to an elementary school and a large planned regional commercial/mixed development which provides for a complete neighborhood. In addition, the project proposes dedication of landscaping and pedestrian strip along East Belmont Avenue which will connect to Tract No. 6299, and thus the future Fancher Creek Parkway.

APPL NO. T-6441	EXHIBIT O-3	DATE 05/06/2023
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

Planned Development Application Supplemental Information

Project: Tentative Tract Map No. 6441

Code Section or Plan Policy #	Description of standard	Standard requirement	Requested Modification
15-903-1	Minimum Lot Size (sq. ft.)	4,000	2,500
15-903-1	Maximum Height (ft.)	35'	no modification requested
15-903-2	Front Setback (ft.)	13'	5'
15-903-2	Interior Side Setback (ft.)	8' total, min 3'/side	no modification requested
15-903-2	Street Side Setback (ft.)	10'	5'
15-903-2	Rear Setback (ft.)	10'	5'
15-903-2	Garage, from back of curb or sidewalk (ft.)	18'	no modification requested
15-903-1	Garage from primary façade (ft.)	4'	0'
15-903-1	Maximum lot coverage (ft.)	60%	80%

1. The proposed development is consistent with the General Plan, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply;

The project is consistent with the following Fresno General plan goals and objectives related to land use and urban form:

- LU-2: Plan for infill development that includes a range of housing types, building forms, and land uses that meet the needs of both current and future residents.
- LU-4: Enhance the existing residential neighborhoods through regulations, code enforcement, and compatible infill development.
- LU-5: Plan for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.

Further, the proposed subdivision is being proposed in compliance with the General Plan land use designation and the density identified in the General Plan and therefore consistent with the General Plan.

2. The subject site is physically suitable for the type and intensity of the land use being proposed;

The General Plan designates the subject property as Low Density. The project includes a General Plan Amendment to change the property to Medium Density, with a density range of 5-12 dwelling units/acre. The proposed project requests a density of 7.69 du/ac, which is consistent with the proposed land use designation. Additionally, the proposed project is consistent with the existing and planned land uses of residential for the immediately adjacent areas.

3. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit.

The proposed modifications to setbacks and lot coverage provides superior community design by providing potential homeowners and the city at large with another option to achieving home

attainment. The proposed subdivision creates housing that is affordable by design, meaning that the overall housing costs are less than traditional subdivisions because they are smaller and more efficiently designed while still providing traditional single family residential living.

The proposed subdivision is a standard infill development being proposed in compliance with the City's planned land use designation within the City limits. Infill development contributes to environmental preservation by reducing agricultural land conversion, reduce costs to build and maintain infrastructure, and improving air quality by overall reducing travel distances and subsequent greenhouse gas emissions.

Further, the proposed deviations are not outside the scope of what the City has previously approved with other Planned Developments, which demonstrates the proposed subdivision adequately meets all health, safety, and welfare standards and policies.

4. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered:

1) Appropriateness of the use(s) at the proposed location;

The project site is zoned and planned for single-family residential uses. The project proposes a rezone to change the property from RS-3 to RS-5, which increases the density allowed on the site. However, no changes to the type of development (i.e., residential) are proposed. In addition, the site is adjacent to an existing residential subdivision (Tract No. 6299) that is developed at a density of 7.79 du/ac, similar to the proposed project.

2) The mix of uses, housing types, and housing price levels;

The planned development gives an alternative option to home ownership that is more affordable by design by providing a mainstream, small lot format with less maintenance expenses.

3) Provision of infrastructure improvements;

The project site is in proximity to existing water and sewer mains. The project would include connection to the city's public utilities and infrastructure improvements such as the construction of sidewalks, roadways, curb, gutter, streetlights, etc.

4) Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code;

The proposed project does not reduce the amount of open space as required in the current code of ordinances.

5) Connectivity to public trails, schools, etc.;

The project would improve connectivity to public institutions and spaces since it would provide infrastructure (sidewalks, roadways) improvements.

6) Compatibility of uses within the development area;

The proposed project is appropriate for the site because of the land use designation and because it's an infill lot primed for residential development compatible with the surrounding area.

7) Creativity in design and use of land;

The proposed project provides a creative design and use of land by providing a compact, single-family development on 3.9 acres.

8) Quality of design, and adequacy of light and air to the interior spaces of the buildings; and,

The project does not request modification to the interior side setbacks and height of the buildings, thus the adequacy of light and air to interior spaces are not affected. While the rear setback has become smaller, the proposed 5 feet would still provide adequate light and air into the interior spaces of the buildings, especially since the height of the buildings are restricted to 35 feet.

9) Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.

The proposed project provides a compact and higher density design of single-family subdivision for a more affordable housing choice. This brings benefits to the natural environment as it does not encourage sprawl and reduces VMT and GHG caused by traffic.