

# Operational Statement

## Barstow Commons

**SUBMITTAL:**

May 14, 2019

**SITE ADDRESS:** 130 W. Barstow Ave, Fresno CA 93704

### *OPERATIONAL STATEMENT*

#### **1. PROJECT DESCRIPTION**

This operational statement is being submitted by the Housing Authority of the City of Fresno, California, for development of a new construction project at 130 W. Barstow Ave, Fresno CA 93704. The site is currently 2.77 acres of vacant land (APN 416-040-09) and is zoned RM- 1. The subject property abuts an RM district to the east and west, and RS-4 district to the north.

The proposed development includes the new construction of 42 units of affordable housing (families and individuals at or below 80% Area Median Income (AMI)) and community building (approximately 4,000 square feet). The project will include 6 buildings, each two stories high. There will be a total of 59 parking stalls for tenant and visitor parking.

As provided in the City of Fresno Development Code § 15-2205.C.1.c, & 2.A the project is requesting two concessions related to affordable housing, for the following:

1. A reduction in the allowable parking required of the site. The ratio of units to stalls currently sits at 1.4 stalls per unit, while the code currently requires 1.5 stalls per unit.
2. A reduction of the allowable open space on the site. The site currently shows open space at 15% of the project site. This is lower than the 20% required.

The development is designed to be visually consistent with the surrounding neighborhood along Barstow Avenue.

Property Verification: The parcel does not meet any of the 6 methods listed on the application for verification of property as a legal lot of record, however pursuant to City of Fresno Policy and Procedure No. G-005 and referenced Section 66412.6 of the State of California Government Code (Subdivision Map Act), "any parcel created prior to March 4, 1972 shall be conclusively presumed to have been lawfully created if the parcel resulted from a division of land in which fewer than five parcels were created and if at the time of the creation of the parcel, there was no local ordinance in effect which regulated divisions of land creating fewer than five parcels." This parcel was created November 10, 1961 and the City of Fresno did not have an ordinance in place regulating divisions of land creating fewer than five parcels until December 7, 1967. Based upon these facts, the parcel is a legal lot of record.

Community and Specific Plan: Bullard Community Plan  
Specific Plan: NA-

Efforts to contact neighbors: The owner will hold a community meeting with neighbors to discuss the proposed development. Meetings will discuss the proposed development, residents, and community features available; along with the proposed construction timeline. The development will also allow for community input on naming of the development

The project will help address the needs of the Fresno General plan by developing much needed affordable housing units. The project will rent will to families up to 80% AMI and will add 42 units of new affordable housing stock to the community. The site is being developed on vacant land that is surrounded by residential development.

Impacts of Construction: The only impacts would be traditional construction related activities that are typical of residential construction. All work will be done onsite, and within the property boundaries. All efforts to minimize impacts of construction of neighbors will be done. Hours of operation during construction will be 8AM-5PM, Monday through Friday. All proper noticing of any required work will be done in accordance with City of Fresno requirements.

Security Measures: The site will have a full time on site property manager who lives full time at the complex. There will be site lighting that ensures coverage of all areas of the property so as to ensure all areas of the complex are visible. All community and offices spaces will be alarmed and monitored.

## **2. HOURS OF OPERATION**

The proposed hours of operation will follow a typical apartment complex structure. The community building and management office will be open between 8 am and 5 pm, Monday through Friday. In the case of events, the community building may be open later than 5 pm, as well as on weekend hours.

## **3. NUMBER OF CUSTOMERS OR VISITORS PER DAY**

The only visitors will be residents and their guests. With 42 units, the estimated number of future residents is 55.

## **4. NUMBER OF CURRENT AND FUTURE EMPLOYEES**

The property's manager will live on-site. Several other service employees, including one maintenance professional and one social services professional will routinely spend time on the property.



## Project Submission Success

Project Name: HOUSI-000527642-19

Project HOUSI-000527642-19 has been submitted successfully to the FAA.

Your filing is assigned Aeronautical Study Number (ASN):  
**2019-AWP-6343-OE**

Please refer to the assigned ASN on all future inquiries regarding this filing.

Please return to the system at a later date for status updates.

It is the responsibility of each e-filer to exercise due diligence to determine if coordination of the proposed construction or alteration is necessary with their state aviation department. Please use the link below to contact your state aviation department to determine their requirements:  
[State Aviation Contacts](#)

*To ensure e-mail notifications are delivered to your inbox please add [noreply@faa.gov](mailto:noreply@faa.gov) to your address book. Notifications sent from this address are system generated FAA e-mails and replies to this address will NOT be read or forwarded for review. Each system generated e-mail will contain specific FAA contact information in the text of the message.*