

ITEM 3A



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

MEETING AGENDA
Tuesday, March 26, 2024 – 5:30 PM

1. CALL TO ORDER & ROLL CALL

The meeting was called to order by Chair Sponsler at 5:33 p.m.

Present – 3: James Sponsler (chair), Crystal Vasquez (vice chair), Albert Sanchez

Absent – 1: Debbie Darden

Committee Staff: Saul Perez, Planning and Development Department

2. APPROVAL OF AGENDA

On motion of Chair Sponsler, seconded by Vice Chair Vasquez, the AGENDA was APPROVED. The motion carried by the following vote:

Aye – 3: James Sponsler (chair), Crystal Vasquez (vice chair), Albert Sanchez

Absent – 1: Debbie Darden

3. CONSENT CALENDAR

On motion of Chair Sponsler, seconded by Committee Member Sanchez, the AGENDA was APPROVED. The motion carried by the following vote:

Aye – 3: James Sponsler (chair), Crystal Vasquez (vice chair), Albert Sanchez

Absent – 1: Debbie Darden

4. UNSCHEDULED COMMUNICATIONS

None.

5. PROJECT REVIEW

A. Conditional Use Permit Application No. P24-00551 was filed by Dirk Poeschel on behalf of Gurmej Singh. This application seeks to authorize the conversion of an existing Johnny Quik Food Store and service station to a General Market and approve a request to upgrade an existing California Alcoholic Beverage Control (ABC) Type 20 (authorizes the sale of beer and wine for consumption off the premises where sold) alcohol license to a Type 21 (authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold) alcohol license. Parcel is zoned CC/UGM.

Dirk Poeschel, Maria Spera, and Gurmej Singh, representatives for the project, were present for the meeting and presented the item.

The Committee had questions regarding products that will be sold, tobacco sales, proximity to sensitive uses, and potential loitering. Chair Sponsler expressed the importance of creating a

positive impact on the community and following all ABC guidelines and regulations. Committee Member Sanchez and Vice Chair Vasquez expressed support for the project, stating that the business has had a good history.

B. Conditional Use Permit Application No. P23-04210 was filed by Central Valley Herbery and pertains to approximately 1.23 acres of property located at 920 South Topeka Avenue. The applicant requests authorization to demolish the existing 16,875 square-foot industrial building and construct an approximately 15,093 square-foot building for a microcannabis business (cultivation, manufacturing and distribution). Additionally, on-site and off-site improvements shall include, but not be limited to, a new parking lot, bicycle parking spaces, one (1) new trash enclosure, and new landscaping. The subject property is located in the IH (Heavy Industrial) zone district.

Bill Mason and Kevin Lu, representatives for the project, were present for the meeting and presented the item.

The Committee had questions regarding grow operations, outreach to surrounding businesses, proximity to a nearby drug rehabilitation facility, demolition of the existing building, security measures, product advertising, sustainability, and waste disposal. Committee Member Sanchez, Vice Chair Vasquez, and Chair Sponsler recommended that the applicants conduct more community outreach with nearby residents and businesses.

6. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILPERSON

No announcements or updates from Council District 3.

7. ADMINISTRATIVE MATTERS

None.

8. ADJOURNMENT

The Committee, having concluded all business, adjourned at 6:17 p.m.

You can find the recording of the meeting at the following link:
<https://fresno.legistar.com/calendar.aspx>

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ITEM 5A

Text Amendment Application No. P24-01100 – an amendment to Section 15-2706 of the FMC, otherwise known as the Responsible Neighborhood Market Act.

Text Amendment Application No. P24-01100 proposes to amend the Citywide Development Code and modify Section 15-2706; otherwise known as the Responsible Neighborhood Market Act (RNMA). The RNMA provides regulations relating to the establishment of alcohol licenses and the sale of alcoholic beverages for off-site consumption.

The proposed text amendment would allow flexibility for full-service grocery stores seeking to operate by allowing an additional exception to the Location Restrictions and an exemption to the Cancel & Transfer Provisions. In addition, the proposed text amendment defines Full-Service Grocery Store and its exclusions.

Summary of Text Amendment

Text Amendment Application No. P24-01100, proposes to amend Section 15-2706 of the Citywide Development Code that conditionally permits alcohol uses in Mixed Use, Commercial, Employment, Public and Semi-Public, and Downtown zone districts. In addition, the proposed text amendment defines Full-Service Grocery Store. As proposed, the proposed Text Amendment includes:

1. **Provide flexibility for Full-Service Grocery Stores Seeking to Operate.** The proposed text amendment would allow more flexibility for Full-Service Grocery Stores seeking to operate by adding an additional exception to Location Restrictions and allowing an exemption to the Cancel & Transfer Provisions.
 - a. **Full-Service Grocery Store Exception.** Establishments generally known as supermarkets and other grocery retailers (except convenience retailers) primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a general line of food. This exemption excludes convenience retailers, gasoline stations with convenience stores, department stores, pharmacies and drug retailers, warehouse clubs and supercenters, and all other general merchandise retailers.
 - b. **Exemption from the Cancel and Transfer Requirements.** Establishments with the primary use, based on information provided by the applicant, that has been determined by the Review Authority to meet the definition of a Full-Service Grocery Store, including a supermarket, neighborhood grocery store or a Healthy Food Grocer as defined in the Fresno Municipal. This exemption excludes convenience retailers, gasoline stations with convenience stores,

department stores, pharmacies and drug retailers, warehouse clubs and supercenters, and all other general merchandise retailers.

2. Definitions to be Added to: Article 68 – Terms and Definitions, Section 15-6802.

- a. **Full-Service Grocery Store.** Establishments generally known as supermarkets and other grocery retailers (except convenience retailers) primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a general line of food. This definition excludes convenience retailers, gasoline stations with convenience stores, department stores, pharmacies and drug retailers, warehouse clubs and supercenters, and all other general merchandise retailers.
- b. **Convenience Retailers.** This U.S. industry comprises establishments primarily engaged in retailing a limited line of groceries that generally includes milk, bread, soda, and snacks, such as convenience stores or food marts (except those operating fuel pumps).
- c. **Gasoline Stations with Convenience Stores.** This industry comprises establishments primarily engaged in retailing automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) in combination with a limited line of groceries. These establishments can either be in a convenience store (i.e., food mart) setting or a gasoline station setting. These establishments may also provide automotive repair services.
- d. **Department Stores.** This industry comprises establishments generally known as department stores that have separate departments for general lines of new merchandise, such as apparel, jewelry, home furnishings, and toys, with no one merchandise line predominating. Department stores may sell perishable groceries, such as fresh fruits, vegetables, and dairy products, but such sales are insignificant. Department stores with fixed point-of-sale locations may have separate customer checkout areas in each department, central customer checkout areas, or both.
- e. **Pharmacies and drug retailers.** This industry comprises establishments generally known as pharmacies and drug retailers engaged in retailing prescription or nonprescription drugs and medicines.
- f. **Warehouse clubs and supercenters.** This U.S. industry comprises establishments generally known as warehouse clubs, superstores, or supercenters, primarily engaged in retailing a general line of groceries,

including a significant amount and variety of fresh fruits, vegetables, dairy products, meats, and other perishable groceries, in combination with a general line of new merchandise, such as apparel, furniture, and appliances.

- g. **All other general merchandise retailers.** This U.S. industry comprises establishments primarily engaged in retailing new and used general merchandise (except department stores, warehouse clubs, superstores, and supercenters). These establishments retail a general line of new and used merchandise, such as apparel, automotive parts, dry goods, groceries, hardware, housewares or home furnishings, and other lines in limited amounts, with none of the lines predominating. This industry also includes establishments primarily engaged in retailing a general line of new and used merchandise on an auction basis.

Sec. 15-6704. - COMMERCIAL USE CLASSIFICATIONS.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

Farmer's Markets. A commercial use primarily consisting of an organized display, indoors or outdoors, of agricultural products in their natural state for retail sale. Other products such as processed food (dried fruit, cheese or bread, for example), or artisan handiwork or art, are sometimes sold at Farmer's Markets as well. Farmer's Markets which take place within a fully enclosed building which is not disassembled when the Farmer's Market is not in operation shall be considered Healthy Food Grocers.

General Market. Retail food markets of food and grocery items for offsite preparation and consumption. Typical uses include full-service grocery stores ~~supermarkets~~, neighborhood grocery stores, and specialty food stores, such as retail bakeries; candy, nuts, and confectionary stores; meat or produce markets; vitamin and health food stores; cheese stores; and delicatessens. This classification may include small-scale specialty food production such as pasta shops with retail sales.

Healthy Food Grocer. A food and beverage retail sales establishment that (1) dedicates at least 50 percent of retail space to a general line of grocery products intended for home preparation, consumption and use; and (2) dedicates at least 30 percent of retail space to perishable goods including dairy, fresh, produce, fresh meats, poultry and fish, and frozen foods.

Liquor Stores. An establishment less than 10,000 square feet in size that sells liquor for off-site consumption and/or that devotes 30 percent or greater floor area to the selling of packaged alcoholic beverages (such as ale, beer, wine, and liquor) for off-site consumption.

Sec. 15-6802. - DEFINITIONS.

Full-Service Grocery Store. Establishments generally known as supermarkets and other grocery retailers (except convenience retailers) primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a specialized category of food products such as foods from a specific country, ethnicity, or locality not often found in general markets. This definition excludes limited-service restaurants, convenience retailers, gasoline stations with convenience stores, department stores, pharmacies and drug retailers, warehouse clubs and supercenters, and all other general merchandise retailers.

Limited-Service Restaurants. Establishments primarily engaged in providing food services (except snack and nonalcoholic beverage bars) where patrons generally order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location.

Convenience Retailers. Establishments primarily engaged in retailing a limited line of groceries that generally includes milk, bread, soda, and snacks, such as convenience stores (except those operating fuel pumps).

Gasoline Stations with Convenience Stores. Establishments primarily engaged in retailing automotive fuels (e.g., gasoline, diesel fuel, gasohol, alternative fuels) in combination with a limited line of groceries. These establishments can either be in a convenience store setting or a gasoline station setting. These establishments may also provide automotive repair services

Department Stores. Establishments generally known as department stores that have separate departments for general lines of new merchandise, such as apparel, jewelry, home furnishings, and toys, with no one merchandise line predominating. Department stores may sell perishable groceries, such as fresh fruits, vegetables, and dairy products, but such sales are insignificant. Department stores with fixed point-of-sale locations may have separate customer checkout areas in each department, central customer checkout areas, or both.

Pharmacies and Drug Retailers. Establishments generally known as pharmacies and drug retailers engaged in retailing prescription or nonprescription drugs and medicines.

All Other General Merchandise Retailers. Establishments primarily engaged in retailing new and used general merchandise (except department stores, warehouse clubs, superstores, and supercenters). These establishments retail a general line of new and used merchandise, such as apparel, automotive parts, dry goods, groceries, hardware, housewares or home furnishings, and other lines in limited amounts, with none of the lines predominating. This industry also includes establishments primarily engaged in retailing a general line of new and used merchandise on an auction basis.

Warehouse Clubs and Supercenters. Establishments generally known as warehouse clubs, superstores, or supercenters, primarily engaged in retailing a general line of groceries, including a significant amount and variety of fresh fruits, vegetables, dairy products, meats, and other perishable groceries, in combination with a general line of new merchandise, such as apparel, furniture, and appliances.

SEC. 15-2706. ALCOHOL SALES—THE RESPONSIBLE NEIGHBORHOOD MARKET ACT.

- A. **Regulations for On-Site Consumption.** Refer to Section 15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges for standards.
- B. **Regulations for Wholesalers.** Operators who hold a Type 17 ABC license for the purpose of selling beer and wine to retailers or a Type 18 ABC license for the purpose of selling distilled spirits to retailers, who meet the definition of a "wholesaler" within the meaning of California Business and Professions code section 23021, and who are located within the City of Fresno are subject to the following restrictions:
 - 1. Wholesalers shall not supply establishments (as defined below) with any items that would violate this section of the Fresno Municipal Code.
- C. **Purpose.** The following regulations, known as "The Responsible Neighborhood Market Act," are for establishments that sell alcoholic beverages for off-site consumption not otherwise exempt under Section 15-2706.D.2 (henceforth "establishment"). These establishments possess certain characteristics that have the potential to cause deleterious effects and nuisances on surrounding neighborhoods and businesses, especially when such establishments are concentrated near one another. In order to ensure that establishments operate in a manner that is mutually beneficial to surrounding uses and to also provide mechanisms to prevent and correct any associated problems, the following special regulations are provided.
- D. **Applicability.**
 - 1. **New or Expanded Use.** Any proposed new establishment or any existing establishment that requests to modify their alcohol or business license type(s), reinstate their alcohol or business license(s) after an expiration or revocation, extend their hours of alcohol sales, or expand their floor area for retail sales of alcohol, shall obtain a Conditional Use Permit issued in compliance with the standards of this section. An existing establishment that expands their floor area for non-alcohol related retail sales is allowed to retain the conditions on their existing Conditional Use Permit in relation to alcohol requirements. Should an establishment not comply with the strict application of the regulations provided for in this section, said improvements shall be made prior to commencing the sale of alcoholic beverages. Violation of these standards at any time may result in the revocation of a Conditional Use Permit.
 - 2. **Exemptions.** This section does not apply to the following:
 - a. Establishments that serve alcohol for on-site consumption, where an off-site sales component is incidental to the main use and as permitted through an establishment's ABC Conditional Use Permit License Type.
 - b. Temporary uses issued a Temporary License by the California Department of Alcoholic Beverage Control and established in compliance with all City laws and ordinances.

3. **Conditional Use Permit.** Conditional Use Permits issued pursuant to this section shall also be subject to the following:

a. ABC Conditional Use Permit:

- i. Establishments seeking to sell alcoholic beverages for off-site consumption, whether as a new or expanded use, shall obtain a Conditional Use Permit for alcohol sales.

E. **Modifications to Existing Establishments.** A modification to an existing establishment shall not be approved when a condition exists that has caused or resulted in repeated activities that are harmful to the health, peace, or safety of persons residing or working in the surrounding area.

F. **Location Restrictions for New Establishments.** The following location restrictions apply to new establishments, unless the establishment can be found qualified for exception by the Review Authority. These location restrictions shall apply to existing establishments that must obtain a CUP pursuant to this ordinance due to proposed expansion or improvement of an existing use that is currently operating pursuant to a CUP issued prior to the effective date of this ordinance unless the proposed expansion or improvement is only with respect to a necessary repair, or bringing the existing establishment into compliance with current building codes, including but not limited to the California Building Code, the California Fire Code, and the California Electrical Code, as may be amended and any local amendments thereto.

1. **Near Sensitive Uses.** The establishment shall not be located within 1,000 feet of the following:

- a. A public park, playground, recreational area including a trail that is immediately adjacent to a public park, or youth facility, including a nursery school, preschool, or day care facility;
- b. A public or private State-licensed or accredited school; or
- c. An alcohol or other drug abuse recovery or treatment facility.

2. **Near Other Alcoholic Beverage Establishments.** The establishment shall not be located within 1,000 feet of an existing establishment, nor may it lead to a grouping of more than four establishments within a 1,000 foot radius. Notwithstanding this requirement, an establishment shall not be located within 500 feet of an existing establishment when an establishment is located in a Census Tract that is not oversaturated with off-sale licenses.

3. **Within High Crime Areas.** The establishment shall not be located in an area of high crime, as defined by the California Business and Professions Code 23958.4(a)(1) et seq., and as determined by the Department of Alcoholic Beverage Control.

4. **Within High Concentration Areas.** The establishment shall not be located in an area of high concentration, as defined by the California Business and Professions Code 23958.4(a)(3) et seq., and as determined by the Department of Alcoholic Beverage Control.
5. **Citywide Ratio.** No establishment shall be granted a Conditional Use Permit under this Section if the number of sites selling alcohol for off-site consumption will exceed one license per 2,500 residents. This ratio requirement shall not apply to: (1) existing establishments that must obtain a CUP pursuant to this ordinance due to proposed expansion or improvement of an existing use that is currently operating pursuant to a CUP issued prior to the effective date of this ordinance; (2) new establishments that utilize the Cancel and Transfer provisions stated in Section S., below; or (3) an existing establishment that is in good standing which has a change in the ABC License holder, specifically partner franchisees.
6. **Exceptions.** A new establishment may be excepted from location restrictions if the Review Authority determines all of the following:
 - a. The proposed use is not located within an area in which the Chief of Police has determined, based upon quantifiable information, that the proposed use: (a) would be detrimental to the public health, safety, or welfare of persons located in the area; or (b) would increase the severity of existing law enforcement or public nuisance problems in the area.
 - b. The proposed off-premises sale of alcoholic beverages is incidental and appurtenant to a larger retail use and provides for a more complete and convenient shopping experience.
 - c. The proposed outlet for the off-premises sale of alcoholic beverages would act as a public convenience or necessity to an underserved portion of the community and/or enhance the vitality of an existing commercial area without presenting a significant adverse impact on public health or safety.
 - d. The primary use of the establishment, based on information provided by the applicant, has been determined by the Review Authority to meet the definition of a General Market including a supermarket, neighborhood grocery store or a Healthy Food Grocer.
7. **Existing establishment relocation exception.** An existing establishment that relocates and holds a Conditional Use Permit pursuant to this ordinance may be excepted from the location restrictions if the proposed relocation is located: (a) across the street and within a 1/4 mile radius of the current location; (b) within the same Council District; (c) within the same Census Tract; (d) not within 500 feet of a nursery school, preschool, a public or private State-licensed or accredited school or daycare facility; and (e) not in an area of high crime, as defined by the California Business and Professions Code 23958.4(a)(1) et seq., and as determined by the Department of Alcoholic Beverage Control. The original location will be

required to forfeit its existing alcohol entitlements for the original location. Written notice shall be provided to all property owners within a 1,500-foot radius of the subject property for the proposed relocation.

8. **Full-Service Grocery Store exception.** New establishments may be excepted from the location restrictions if the primary use of the establishment, based on information provided by the applicant, that has been determined by the Review Authority to meet the definition of a Full-Service Grocery Store , including a supermarket, neighborhood grocery store or a Healthy Food Grocer as defined in the Fresno Municipal Code.

G. Landscaping.

1. **New Buildings.** Landscaping shall be provided per the underlying District.
2. **Existing Buildings.** Perimeter landscaping and Parking Lot Shading shall be provided per the underlying district. The Review Authority, at their discretion, may make exceptions to the prescribed standards, however in no case shall the reduction result in a net reduction of 35 percent or greater in the amount of landscaping provided. Landscaping may also be aggregated to minimize the impact on existing parking areas.

- H. **Lighting.** The exterior of the premise, including adjacent public sidewalks and all parking lots under the control of the establishment, shall be illuminated during all hours of darkness during which the premises are open for business in a manner so that persons standing in those areas at night are identifiable by law enforcement personnel. However, required illumination shall be placed and/or shielded in a way that minimizes interference with the neighboring residences.

I. Litter and Graffiti.

1. Trash and recycling receptacles shall be provided by public entrances and exits from the building.
2. The owner or operator shall provide for daily removal of trash, litter, and debris from premises and on all abutting sidewalks within 20 feet of the premises.
3. The owner or operator shall remove graffiti within 48 hours.

- J. **Pay Phones and Vending Machines.** External pay phones and snack vending machines are prohibited.

K. Video Surveillance.

1. Establishments must equip a fully functional color digital video camera system.
2. The system must continuously record, store, and be capable of playing back images and be fully functional at all times, including during any hours the business is closed. The system must be maintained in a secured location inside of the business.

3. The system shall have the correct date and time stamped onto the image at all times.
4. The camera storage capacity should be for at least two weeks (14 calendar days). Such cameras must be capable of producing a retrievable and identifiable image than can be made a permanent record and that can be enlarged through projection or other means.
5. If utilizing a digital video recorder, it must be capable of storing at least 14 days of real-time activities.
6. The system shall be capable of producing a CD or digital playback feature and may be provided to an authorized representative of the Fresno Police Department within 24 hours of the initial request relating to a criminal investigation only.
7. The interior of the business must have at least one camera placed to focus on each cash register transaction to include the clerk as well as the customer waiting area.
8. There shall be four exterior cameras placed so as to record activities in the primary customer parking areas of their business. These cameras should be of sufficient quality to be able to identify persons and or vehicles utilizing the business parking lot.
9. All interior cameras shall record in color.
10. All exterior cameras shall record in color and have automatic low light switching capabilities to black and white. Exterior cameras should be in weatherproof enclosures and located in a manner that will prevent or reduce the possibility of vandalism.

L. Signage.

1. The provisions specified under Article 26, Signs and this subsection shall apply. Where conflict may occur between the provisions of Article 26 and this subsection, the more restrictive provisions shall govern.
2. The following copy is required to be prominently posted in a readily visible manner on an interior wall or fixture and not on windows:
 - a. "California State Law Prohibits the Sale of Alcoholic Beverages to Persons Under 21 Years of Age."
 - b. "No Loitering is Allowed On or In Front of These Premises."
 - c. "No Open Alcoholic Beverage Containers are Allowed on These Premises."
3. No more than 5 percent of the square footage of each window and clear door that is visible to the public from a public thoroughfare, sidewalk, or parking lot of an off-sale alcohol retail outlet shall bear advertising, signs, or other obstructions of any sort.

- a. The area covered by signs or advertising includes all clear areas within signs or advertising, such as the clear area within neon signs.
 - b. Signage, advertising, or other obstructions inside or outside the establishment that are not physically attached to the windows or doors, but are visible from a public thoroughfare, sidewalk, or parking lot in the same manner as if they were physically attached is included in the 5 percent limitation.
 - c. Any signage required by law shall not count towards the 5 percent limitation, but shall nonetheless follow rules related to visual obstruction.
- 4. Advertising and signage on windows and clear doors shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the outlets, including the area in which the cash registers are maintained, from exterior public sidewalks, parking lots, or entrance to the outlets.
- 5. Any establishment located within 250 feet of a sensitive use, as listed in Subsection E.1, shall not advertise alcohol sales in a manner visible from the outside of the establishment, such as from a public thoroughfare, sidewalk, or parking lot.
- 6. Displays of alcoholic beverages, freestanding advertising structures of any kind such as cardboard floor stands, or other free-standing signs shall be prohibited within 10 feet of consumer entrance points, shall not be visible from the exterior of the establishment, and shall be prohibited on the exterior of the establishment.
- M. **Loitering and Other Nuisance Activities.** The operation of the establishment shall not result in repeated nuisance activities on the property, which may include, but are not limited to, repeated disturbances of the peace, illegal drug activity, public drunkenness, drinking in public, alcoholic beverage and tobacco sales to minors, harassment of passerby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, loitering, excessive littering, graffiti, illegal parking, excessive loud noises (especially in the late night or early morning hours), traffic violations, curfew violations, lewd conduct, or other violations of City, State, or federal laws, especially when contributing to a proportionally high rate of police reports and arrests to the area. This section shall not apply to operators where offenses are the result of third party conduct beyond the operators' control.
- N. **Training.** The owners and all employees of the establishment who are involved in the sale of alcoholic beverages must complete approved course(s) in training of liquor sales and handling within sixty days after approval of the Conditional Use Permit becomes final, or for employees hired after the approval of the Conditional Use Permit, within sixty days from the date of hire. To satisfy this requirement, a certified program must meet the standards of the California Coordinating Council on

Responsible Beverage Service (CCC/RBS) or other certifying or licensing body designated by the State of California.

- O. **Compliance with Laws.** The establishment must remain in compliance with all local, State, and federal laws, regulations, and orders, as well as all conditions of approval imposed on the use. This includes compliance with annual City business license fees. In the event of non-compliance, the operator shall be given written notice by the City and an opportunity to cure. Article 63 of Chapter 15, regarding Enforcement of the Citywide Development Code shall also apply in relation to compliance issues, in addition to the annual inspection requirements listed within Section R, below.
- P. **Posting of Conditions.** A copy of all conditions of approval and training requirements shall either be posted in a conspicuous and unobstructed place near the entrance, cashier counter, or customer service area of the establishment or posted in an employee area and provided upon request (e.g. via flyer or brochure) to patrons and enforcement officials.
- Q. **Prohibited Products.** The sale or distribution of one or more of the following shall be prohibited.
 - 1. Wine in containers of less than 750 milliliters.
 - 2. Single containers of beer, malt liquor, wine coolers, and similar alcoholic beverages not in original factory packages of three-packs or greater, subject to the following exception:
 - a. Craft beer which is originally packaged in a single 22 oz. bottle.
 - 3. Distilled spirits in containers of less than 375 milliliters.
 - 4. Paper or plastic cups in quantities less than their usual and customary packaging.
- R. **Additional Requirements.**
 - 1. The Director may require the applicant to submit additional information, of such type and in such form as the Director may specify, as the Director may deem relevant to the application, including, but not limited to, an operational statement, floor plans, architectural renderings, and technical studies, as appropriate.
 - 2. The Director may refer the application to other City departments to determine whether the establishment's location will comply with building, health, zoning, and fire ordinances or other applicable ordinances or laws. City departments may conduct an inspection of the premises to determine compliance with the ordinances and other laws they administer, and may subsequently prepare reports summarizing their inspections and recommend whether to approve or deny the application based on their inspections.
 - 3. Additional and/or security measures such as reduced hours of operation, security guards, door monitors, and burglar alarm systems may be required if harm, nuisance, or related problems are demonstrated to occur as a result of business

practices or operations. This will be determined on a case-by-case basis upon review by the Police Department.

4. Establishments shall not acquire an ABC license for use that has been temporarily surrendered by another establishment in any jurisdiction, or is from an establishment located outside the City of Fresno or a County island within the City of Fresno. Establishments must comply with the Cancel and Transfer provisions, set forth below, which require an establishment to acquire active ABC licenses from overconcentrated areas in the City of Fresno.
5. Establishments shall be subject to annual inspection to ensure compliance with this Section and any additional conditions of the Conditional Use Permit. If an annual inspection results in a finding that an operator is not in compliance with this section or the specific conditions of the CUP, that finding may be used as a basis for revoking the CUP. An establishment that is subject to a revocation proceeding will be referred to the Responsible Neighborhood Market Act Committee for review and prior to the start of the revocation process.
 - a. If an operator is determined to be out of compliance with this section or the specific conditions of the CUP, that operator shall be subject to administrative fines set forth in the Master Fee Schedule as may be amended; the fine structure shall consist of progressively higher fines for violations occurring within twelve months of a prior violation, and upon the fourth violation being upheld within a three year period of the first violation, the CUP for the business shall be subject to revocation.
 - b. If an establishment operating under an existing ABC license is purchased by a unassociated and unrelated new operator seeking to continue operation of the establishment, and the new operator is not subject to administrative fines as set forth above at any other establishment in the City, the City Manager, with concurrence of the City Attorney, may waive any administrative fines imposed upon the existing establishment upon transfer to the new operator, if the new operator agrees to and obtains a new CUP.

S. Cancel and Transfer.

1. New establishments shall transfer and cancel ABC licenses in good standing as set forth in Table 15-2706 below, from within a Council District identified as having an overconcentration of ABC licenses for off-sale use, as determined by the Director following review of data prepared by the California Department of Alcoholic Beverage Control. The ABC license will be submitted to the Alcoholic Beverage Control for permanent cancellation. A canceled ABC license cannot be reactivated or reinstated.

TABLE 15-2706: CANCEL AND TRANSFER RATIO

Retail Floor Area	Transfer	Cancel
Less than 10,000 square feet	2	1
10,000 to 30,000 square feet	3	2
More than 30,000 square feet	4	3

2. Each ABC license that is canceled also includes surrender of the alcohol-sales portion of all related Conditional Use Permits and waiver of any legal non-conforming use rights related to the sale of alcohol for off-site consumption.
3. Exemptions.
 - a. The Cancel and Transfer requirements shall not apply when an establishment is required to relocate as the result of a taking by eminent domain and a license transfer to a new establishment site is necessary due to such taking.
 - b. Existing establishments that seek to expand their floor area or extend their operating hours.
 - c. Existing establishments that seek to relocate if the proposed relocation meets the requirements of Section 15-2706.F.7.
 - d. Establishments with the primary use, based on information provided by the applicant, that has been determined by the Review Authority to meet the definition of a Full-Service Grocery Store, including a supermarket, neighborhood grocery store or a Healthy Food Grocer as defined in the Fresno Municipal Code.

(Added Ord. 2015-39, § 1, eff. 1-9-16; Am. Ord. 2020-045 , § 1, eff. 11-15-20; Am. Ord. 2021-050 , § 1, 1-17-22).

ITEM 5B

February 21, 2024

APPL. NO. T-6468	EXHIBIT O	DATE 03/21/2024
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		



City of Fresno
Planning and Development Department
Development Services Division
2600 Fresno Street
Fresno, California 93721

Project: South Crystal Avenue, Fresno, California

Re: Planned Development Application Supplemental Information

Project Narrative

The proposed project is an artfully designed neighborhood consisting of two individual housing projects combined for a unique communal environment. A diversity of residential products will allow for a varying range of affordable housing opportunities within the community. Rather than administrating the affordable element typically associated with the rental market, the proposed designs provide for distinctive and affordable attached and detached single-unit dwelling plans. The aspects of the site plan layout and the adoption of the product types is intended to not only meet the General Plan goals and objectives but to create opportunities supportive to the needs of the community.

The entrance to the project is from South Crystal Avenue through a gated and heavily landscaped point of arrival. Upon entering the project, the initial observation is an internal landscaped area surrounded by attached single-unit dwellings (also rereferred to as *townhouses* or *attached houses* in the application materials), with space for guest and overflow parking. The center area serves as a transitional alignment that provides direct buffering of traffic, headlights, and sound control. The entry then splits off in a T-formation, shielding the attached single-unit dwellings from Crystal Avenue traffic and having all units fronting onto a landscape belt. The detached single-unit dwellings (also referred to as *detached houses* in the application materials) encompass the centralized attached houses in a single looping road that allows easy access to the residences without a meandering road system. At the rear of the project directly behind the landscape belt is a park that will be easily accessible on foot to all residents of this community. The location is private and the furthest point from the heavy vehicular traffic of Crystal Avenue, helping to ensure the safety and comfort of its users.

In the interest of providing as much for-sale housing in Southwest Fresno as possible, lot sizes will be relatively small in this community. The City of Fresno believes that providing an *Enhanced Streetscape* is particularly important in a small-lot environment, and we concur. While we are not applying for reduced lot sizes via the process put forth in Section 15-904-B (rather, we are

LEE • JAGOE ARCHITECTURE
I N C O R P O R A T E D
Mark B. Lee, Architect C012684

2800 W. March Lane, Suite #240, Stockton, CA 95219 • (209) 957-9254
211 West Franklin Street, Monterey, CA • (831) 718-8172

proposing reduced lot sizes via the PD permit process), we took inspiration from those requirements. Except where noted, all homes in the community will have the following Enhanced Streetscape features:

- A front porch with a depth of no less than five feet and a width equal to no less than 20 percent of the building frontage (detached houses only);
- A bay window with a depth of no less than two feet;
- A design in which no exterior front street-facing wall has a continuous plane of more than eight feet without an opening such as a window or door or a projection, offset, or recess at least one foot in depth;
- A two-story front elevation;
- Shutters, lintels, sills, awnings, decorative trim or similar architectural treatments on front street-facing windows and doors;
- Decorative eave treatments such as cornice moldings, modillions, corbels, and outlookers (detached houses only); and
- 8-foot tall front doors.

This community will have a homeowners association that will be responsible for the maintenance of the common area landscaping, front yards of the homes, perimeter walls and fences, and the private roads. Additionally, the entrance gates, turnaround, street widths, and Emergency Vehicle Access points have been designed in coordination with the Fire Department to provide the required access clearances. The roadway width will provide for parking on the street.

The lot boundaries have been laid out to fit the shape of the homes. Vehicle parking provides two off-street parking spaces plus two garage spaces. Each home has its own private courtyard and the side yards are combined for more usable space between the neighboring units. The intent is to minimize the paved surfaces with an emphasis on landscaping and green open space.

List of Modifications

This project will seek a Planned Development permit in order to modify certain development standards. However, per Section 15-5904, this project conforms with the use and density standards of the RS-5 district and the *Medium Density Residential* planned land use. *Residential Single-Unit Dwelling, Detached and Attached* are uses which are permitted by-right, and the proposed gross residential density of this project is 10.7 du/ac, which is below the maximum permitted density of 12 du/ac.

Items that are being modified from the City standards are as follows:

SEC. 15-903 – The minimum lot size for this project is 1,866 SF (req'd: 4,000 SF or 2,500 SF with an Enhanced Streetscape)

The minimum lot frontage is 28ft (req'd: 35ft)

The minimum curved lot frontage is 13ft (req'd: 30ft)

The minimum lot depth is 62ft (req'd: 70ft)

The average lot size is 2,738 SF

PD Permit Findings

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

Single-unit dwellings attached and detached are consistent with the Medium Density Residential General Plan Land Use designation. Single-unit dwellings attached and detached are also permitted uses in the applicable zoning district (RS-5) and the proposed project's gross residential density of 10.7 du/ac is below the maximum density of 12 du/ac.

This project is very supportive of the goals of the General Plan, particularly goals 6 and 8.

Goal 6 is to "Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city." By placing a unique higher-density neighborhood with a mix of attached and detached homes within an existing disadvantaged neighborhood which lacks such housing options, this project helps this part of Southwest Fresno become the type of neighborhood described in Goal 6.

Goal 8 seeks to "Promote a city of healthy communities and improve quality of life in established neighborhoods. Emphasize supporting established neighborhoods in Fresno with safe, well maintained, and accessible streets, public utilities, education and job training, proximity to jobs, retail services, health care, affordable housing, youth development opportunities, open space and parks, transportation options, and opportunities for home grown businesses." Per Figure IM-2 of the General Plan, the project location is an infill area and supports the General Plan policy of directing roughly one-half of residential growth into such areas. The project supports the quality-of-life in established areas by filling in an empty void within the existing City Limits without requiring an annexation and by directing investment toward disadvantaged communities which are typically subject to systemic disinvestment.

This proposal helps to curb suburban sprawl by driving investment away from the northern and eastern Sphere of Influence and into the existing City Limits. Curbing sprawl is a dominant theme of the General Plan and is mentioned throughout the document. Examples include:

Page 3-5: "Fresno has generally grown out over the years from its first origins, Downtown. For decades that growth has been mostly of a low-density suburban style development that relies heavily on the auto as the single means of mobility. This has created a condition of sprawl, sometimes leaving neglected neighborhoods and developed land uses adjacent to a number of major streets either vacant or underutilized. This can be seen in Downtown today, as well as other areas surrounding Downtown."

Page 4-3: "Emphasize the City as a role model for good growth management planning, efficient processing and permit streamlining, effective urban development policies, environmental quality, and a strong economy. Work collaboratively with other jurisdictions and institutions to further these values throughout the region. Positively influence the same attributes in other jurisdictions of the San Joaquin Valley – and thus the potential for regional sustainability -and improve the standing and credibility of the City to pursue appropriate State, LAFCO, and other regional policies that would curb sprawl and prevent new unincorporated community development

which compete with and threaten the success of sustainable policies and development practices in Fresno."

On Page 3-46 the General Plan notes that "Fresno is part of an eight-county region, each with its own Metropolitan Planning Organization. Collectively, they have approved the San Joaquin Valley Blueprint along with... Smart Growth principles... which have been integrated into the General Plan." On Page G-26 Smart Growth is defined as "An urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices. Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health."

The location of this proposed project within the existing City Limits of Fresno, in a neighborhood that began urbanizing decades ago, and is just over 2 miles from Downtown Fresno. By adding a new neighborhood in such a location with a unique variety of housing types, this project helps curb suburban sprawl and promotes the objectives of the General Plan.

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

The project fits comfortably within the project site, resulting in a gross residential density of 10.7 du/ac, which is lower than the maximum allowed density of 12 du/ac. There is a park on-site, and the development will present an attractive interface with the surrounding neighborhood with abundant landscaping.

☒ **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.

This use is permitted by-right and has therefore already been determined to be appropriate through the City's planning process.

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

This project would bring new housing to an area which lacks such options. Further, it provides a variety of lot sizes, home sizes, and attached and detached options—such housing variety is lacking in the Southwest area in particular and in Fresno in general.

(3) Provision of infrastructure improvements.

All required infrastructure will be provided per City standards and the Conditions of Approval.

(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.

0.36 acres of open space will be provided in the subdivision.

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

There are no nearby public trails to which this project can connect.

(6) Compatibility of uses within the development area.

The surrounding area is predominantly residential and agricultural, and single-family residential is compatible with those activities.

(7) Creativity in design and use of land.

The design is extremely efficient and creative. It maximizes the amount of housing which can be accommodated on the site while also creating a variety of lot sizes and housing types. The central parking area is a creative way to accommodate guest and overflow parking, and the attached houses are situated in a configuration that allows side yards to be consolidated into larger spaces, maximizing private and semi-private open space without lowering the residential density. Furthermore, the design of the homes creates an Enhanced Streetscape as put forth in in Section 15-904-B of the Development Code.

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

The detached homes will have access to light and air on all four sides, and the attached homes will have access on three sides. This is consistent with building codes and is conducive to comfort and health.

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

By placing a brand-new neighborhood of for-sale homes in a unique variety of sizes and configurations, and within a historically disadvantaged district within the existing City Limits of Fresno, this development curbs sprawl, produces much-needed housing, promotes housing variety, and effectuates investment in a part of the City that needs and deserves it.

As previously mentioned, all the public and private elements of this project will still provide the services and needs found in a standardized single-family concept but create a more personalized and neighborly community not normally found in affordable housing products.

Thank you for your consideration.

Sincerely,

Mark B. Lee

Mark B. Lee
President/Architect C012684

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER 464-070-05 / 464-070-13
- TOTAL EXISTING PARCELS 2
- PROPOSED PARCELS 84 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
- EXISTING GENERAL PLAN
LAND USE DESIGNATION VACANT PARCEL
- PROPOSED GENERAL PLAN
LAND USE DESIGNATION RESIDENTIAL SINGLE FAMILY, MEDIUM DENSITY
- EXISTING ZONING CLASSIFICATION RS-5 RESIDENTIAL SINGLE-FAMILY MEDIUM DENSITY
- PROPOSED ZONING CLASSIFICATION RS-5 RESIDENTIAL SINGLE-FAMILY MEDIUM DENSITY
- EXISTING LAND USE VACANT PARCEL
- PROPOSED LAND USE SINGLE-FAMILY RESIDENTIAL
- BUILDING TABULATION:
RESIDENTIAL LOTS (RS-5) 5.28± AC
ROAD/HARDSCAPE 2.13± AC
PARK 0.14± AC
OPEN SPACE A 0.12± AC
OPEN SPACE B 0.10± AC
LANDSCAPE 0.05± AC
TOTAL SITE ACREAGE 7.82± AC
- UTILITIES:
WATER CITY OF FRESNO
GAS & ELECTRIC PG&E
SANITARY SEWER CITY OF FRESNO
STORM DRAIN FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
TELEPHONE TBD
- PROPOSED GRADES AS SHOWN ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
- MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS TENTATIVE MAP.
- PLACEHOLDER STREET NAMES FOR THIS PROJECT ARE SHOWN ON THIS TENTATIVE MAP.
- GRADING, SURFACE IMPROVEMENTS, AND UTILITIES ARE CONCEPTUAL AND ARE SUBJECT TO REVISION AND CITY APPROVAL DURING FINAL DESIGN.
- BASE TOPOGRAPHIC INFORMATION WAS CREATED BY BASE CONSULTING GROUP, DATED 01/21/22.
- DOMESTIC WATER WILL BE PROVIDED BY CITY OF FRESNO.
- PROJECT WASTEWATER WILL BE TREATED BY UTILIZING THE FRESNO-CLOVIS REGIONAL WASTEWATER RECLAMATION FACILITY.
- NO EXISTING UNDERGROUND FEATURES SUCH AS PRIVATE WELLS, CESSPOOLS, SEPTIC SYSTEMS, DUMP SITES, ARE PRESENT ON THE PROJECT SITE.
- NO GRADE DIFFERENTIALS OF SIX INCHES OR MORE WILL EXIST AFTER THE SUBDIVISION.
- NO EXISTING TREES ARE TO BE REMOVED AS PART OF THIS PROJECT.
- THE PROJECT SITE IS LOCATED IN ZONE X (SEE FLOOD ZONE NOTE).
- THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NON-RENEWABLE ENERGY SOURCES.
- OUTLOT A AND OUTLOT B ARE INTENDED TO BE LANDSCAPED AS PART OF THE ENTRANCE TO THE PRIVATE DEVELOPMENT. OUTLOT C IS INTENDED TO FUNCTION AS A PARK WITH LANDSCAPING FOR RESIDENTS. ALL OUTLOT LANDSCAPING WILL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.

FLOOD ZONE NOTE

THIS PROJECT IS IN FLOOD ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD. AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) IN THE CITY OF FRESNO.

PANEL NO: 06019C2105H
EFFECTIVE DATE: 02/18/09

LEGAL DESCRIPTION

LOT 7 OF WEST VILLA TRACT, AS PER MAP RECORDED FEBRUARY 16, 1888, IN PLAT BOOK 2 AT PAGE 49, OFFICIAL RECORDS OF FRESNO COUNTY.

LOTS 1 AND 2 OF WEST VILLA TRACT, AS SHOWN ON MAP FILED IN BOOK 2, PAGE 49 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF FRESNO COUNTY, EXCEPTING THEREFROM THE NORTH 398 FEET.

DEVIATIONS FROM CODE

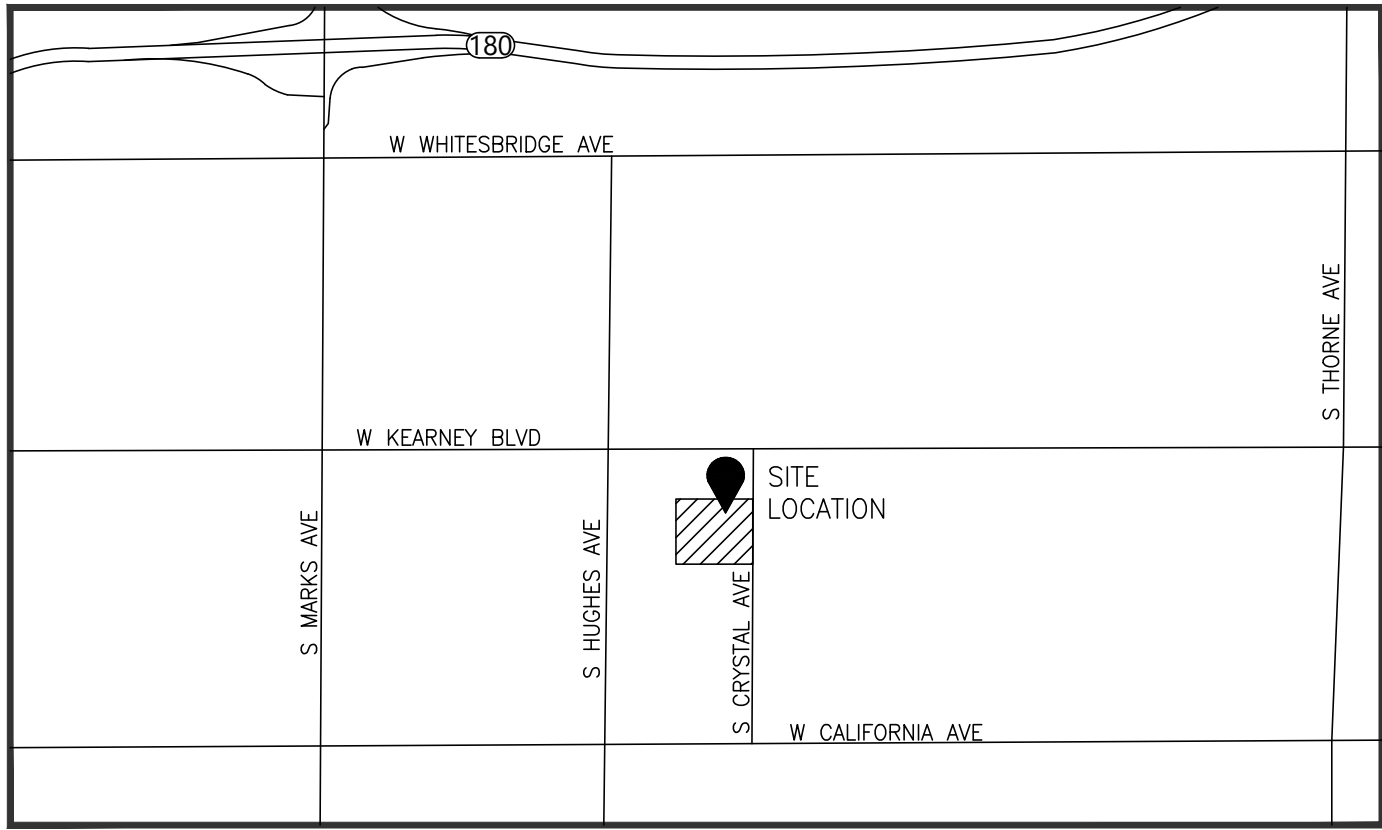
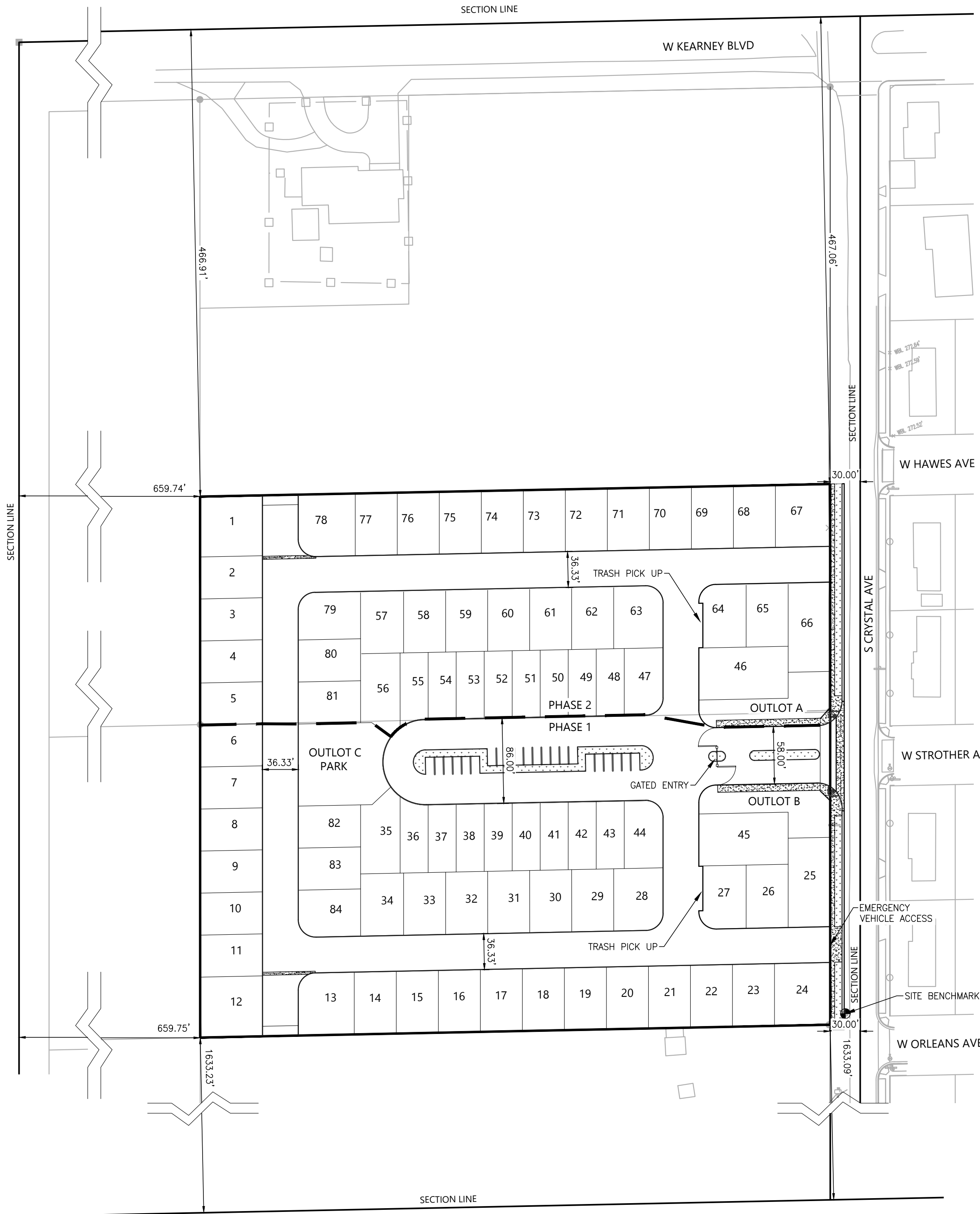
THE FOLLOWING ARE REQUESTED DEVIATIONS FROM CITY OF FRESNO MUNICIPAL CODE AND CONSTRUCTION STANDARDS FOR THIS PROJECT:

CODE SEC. 15-903 - THE MINIMUM LOT SIZE FOR THIS PROJECT IS 1,866 SF (REQ'D: 2,500 SF). MINIMUM LOT FRONTAGE IS 28' (REQ'D: 35'). MINIMUM CURVED LOT FRONTAGE IS 13' (REQ'D: 30'). MINIMUM LOT DEPTH IS 62' (REQ'D 70').

STD. P-56B - THE PUE HAS BEEN MODIFIED TO 5' AND RIGHT-OF-WAY IS PLACED AT BACK OF CURB TO OBTAIN MINIMUM BUILDING SETBACK REQUIREMENTS.

STD. E-91 - NEW STREET LIGHTS ARE NOT PROPOSED ON THE WEST SIDE OF CRYSTAL AVENUE DUE TO THE EXISTING LIGHTS ON THE EAST SIDE.

KEARNEY AND CRYSTAL SUBDIVISION TENTATIVE TRACT MAP



VICINITY MAP
N.T.S.

BENCHMARK:

DATUM: FRESNO CITY DATUM (NAVD88)
NAME: BASE CONTROL POINT NUMBER 2
ELEVATION: 272.05'
LOCATION: COTTON SPINDLE SET AT EDGE OF ASPHALT AT THE SE CORNER OF SITE.

SHEET INDEX

- | | |
|------|---|
| C1.0 | COVER SHEET |
| C2.0 | TOPOGRAPHIC PLAN |
| C3.0 | SITE PLAN |
| C4.0 | GRADING PLAN |
| C5.0 | UTILITY PLAN |
| C6.0 | NOTES |
| A1.1 | HOUSING PLAN 1 FLOOR PLAN |
| A1.2 | HOUSING PLAN 1 OPTIONS |
| A1.3 | HOUSING PLAN 1 EXTERIOR ELEVATION |
| A1.4 | HOUSING PLAN 1 EXTERIOR ELEVATION COLOR |
| A2.1 | HOUSING PLAN 2 FLOOR PLAN |
| A2.2 | HOUSING PLAN 2 OPTIONS |
| A2.3 | HOUSING PLAN 2 EXTERIOR ELEVATION |
| A2.4 | HOUSING PLAN 2 EXTERIOR ELEVATION COLOR |
| A3.1 | HOUSING PLAN 3 FLOOR PLAN |
| A3.2 | HOUSING PLAN 3 OPTIONS |
| A3.3 | HOUSING PLAN 3 EXTERIOR ELEVATION |
| A3.4 | HOUSING PLAN 3 EXTERIOR ELEVATION COLOR |
| D1 | TOWNHOUSE FLOOR PLAN FLOOR 1 |
| D2 | TOWNHOUSE FLOOR PLAN FLOOR 2 |
| D3 | TOWNHOUSE ROOF PLAN |
| D4 | SINGLE-UNIT DWELLING, ATTACHED UNIT EXTERIOR ELEVATION |
| D5 | SINGLE-UNIT DWELLING, ATTACHED EXTERIOR ELEVATION COLOR |
| D6 | COLOR COMBINATION OPTIONS |

CONTACT INFORMATION

PROPERTY OWNER/ APPLICANT:	KEARNEY AND CRYSTAL, LLC 2141 TUOLUMNE ST. SUITE M FRESNO, CA 93721 CONTACT: TERANCE FRAIZER (559) 349-6965
CIVIL ENGINEER:	YCG CIVIL ENGINEERING WWW.YCG.IO CONTACT: YUSHIN IMURA (510) 228-6961 YUSHIN@YCG.IO



0 40 80 120 160
SCALE: 1" = 80'

REVISIONS

NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP

TRACT NO. 6468

KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD

A PLANNED DEVELOPMENT

CALIFORNIA

FRESNO

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

COVER SHEET

SCALE: AS SHOWN

DRAWN BY: VB

CHECKED BY: AUS

PROJECT #

22103

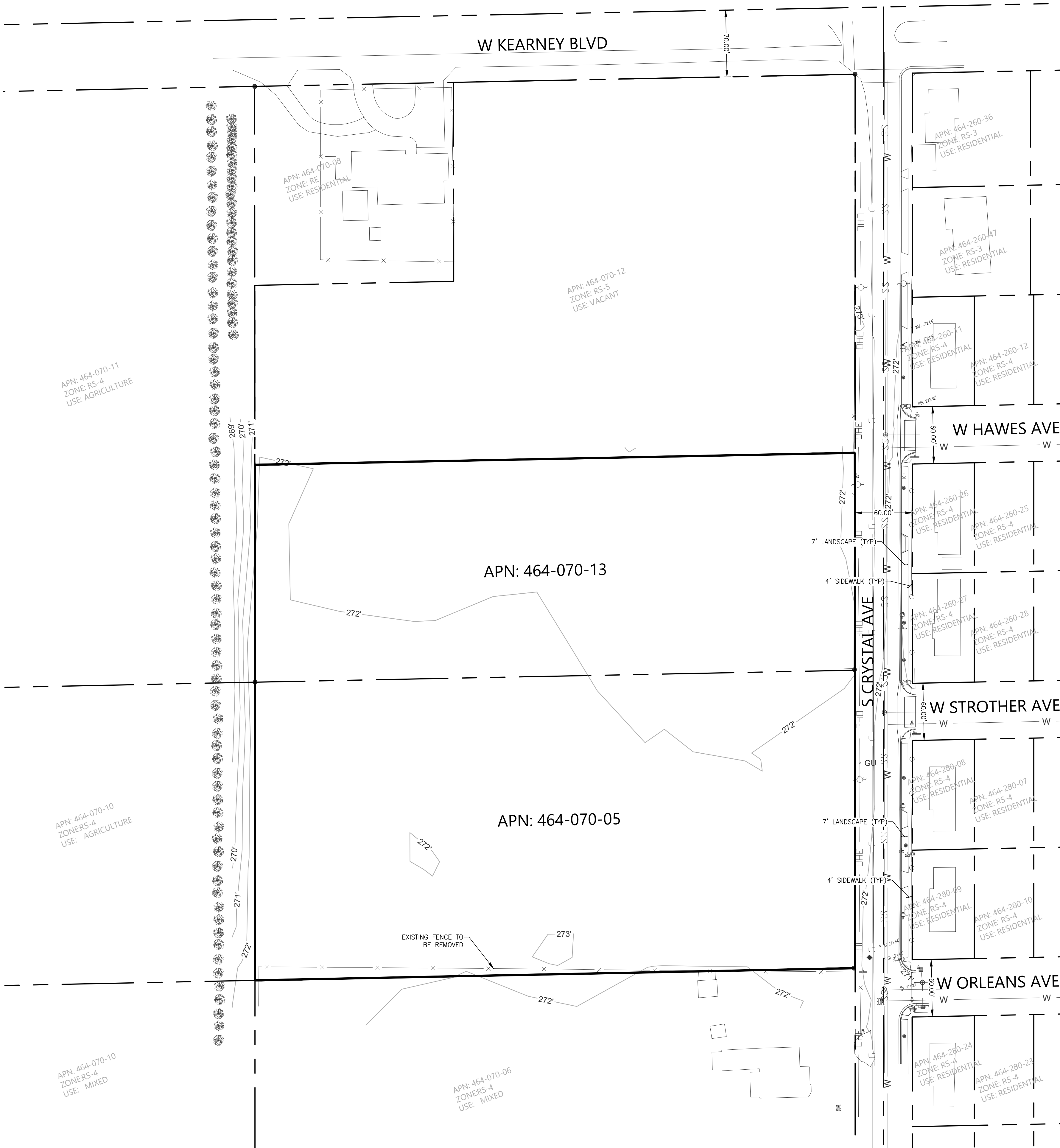
DATE:

2/21/2024

SHEET #

C1.0

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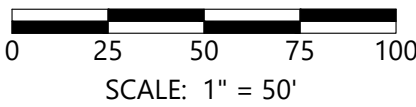
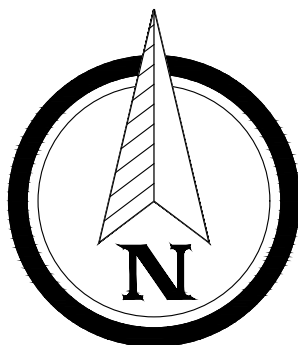


LEGEND:

- FENCE
- OVERHEAD LINES
- SEWER MAIN
- WATER MAIN
- GAS MAIN
- TREE
- UTILITY BOX
- UTILITY VALVE
- STREET LIGHT
- UTILITY POLE
- MAILBOX
- SIGN
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- DRAIN INLET

NOTES

- BASIS OF BEARINGS: THE WEST LINE OF THE NW QUARTER OF THE SE QUARTER OF SECTION 7 AS SHOWN ON THE MAP OF WEST VILLA TRACT RECORDED IN BOOK 2 AT PAGE 49 OF PLATS FRESNO COUNTY RECORDER . TAKEN TO BEAR: NORTH
- BASIS OF ELEVATIONS: FRESNO CITY BENCHMARK 204. ELEVATION = 273.903' FRESNO CITY DATUM(NAVD88).
- SITE BENCHMARKS: BASE CONTROL POINT NUMBER 2. COTTON SPINDLE SET AT EDGE OF ASPHALT AT THE SE CORNER OF SITE. ELEVATION = 272.05', AS SHOWN ON THIS SHEET.



Know what's below.
Call before you dig.



REVISIONS

NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP

TRACT NO. 6468

KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD

A PLANNED DEVELOPMENT

CALIFORNIA

FRESNO

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

TOPOGRAPHIC PLAN

SCALE: 1" = 50'

DRAWN BY: VB

CHECKED BY: AUS

PROJECT #

22103

DATE:

2/21/2024

SHEET #

C2.0

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REVISIONS

NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP

TRACT NO. 6468

KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD

A PLANNED DEVELOPMENT

CALIFORNIA

FRESNO

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

SITE PLAN

SCALE: 1" = 40'

DRAWN BY: VB

CHECKED BY: AUS

PROJECT #

22103

DATE:

2/21/2024

SHEET #

C3.0

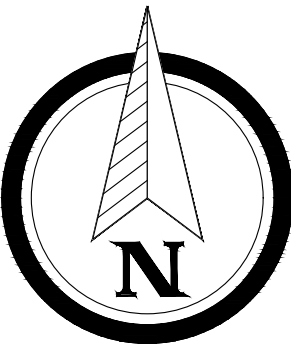
LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED VEHICLE PATH
- PROPOSED FENCE OR WALL

- L LENGTH
- R RADIUS
- S/W SIDEWALK
- L/S LANDSCAPE
- C/G CURB & GUTTER
- SF SQUARE FEET
- EVA EMERGENCY VEHICLE ACCESS
- TYP TYPICAL
- R.O.W RIGHT-OF-WAY

NOTES:

- ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE PER CITY STANDARDS UNLESS OTHERWISE REQUIRED BY THE CITY. ON-SITE IMPROVEMENTS SHALL BE PER ALTERNATE DESIGNS.
- EVA ONLY ENTRANCE SHALL BE GATED PER CITY OF FRESNO STANDARDS.
- FIRE LANDS SHALL BE MARKED WITH RED CURB AND "NO PARKING FIRE LANE" IN 3" RED LETTERS EVERY 50 FEET ON CENTER.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, RADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- FOR STANDARD DRAWINGS VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF)
- FOR TRAFFIC PLANNING'S WEBSITE WITH USEFUL LINKS, ADDITIONAL NOTES, SAMPLE OF LEGEND, PARKING MANUAL AND TRAFFIC STUDY CHECKLIST VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/TRAFFIC-ENGINEERING/#TAB-2](https://www.fresno.gov/publicworks/traffic-engineering/#TAB-2)
- TRAFFIC PLANNING CHECKLIST LINK: [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF)
- FOR TRAFFIC STUDY QUESTIONS PLEASE CONTACT JILL GORMLEY AT (559) 621-8792 OR VIA EMAIL AT JILL.GORMLEY@FRESNO.GOV.



0 20 40 60 80
SCALE: 1" = 40'

W HAWES AVE

S CRYSTAL AVE

W STROTHER AVE

W ORLEANS AVE

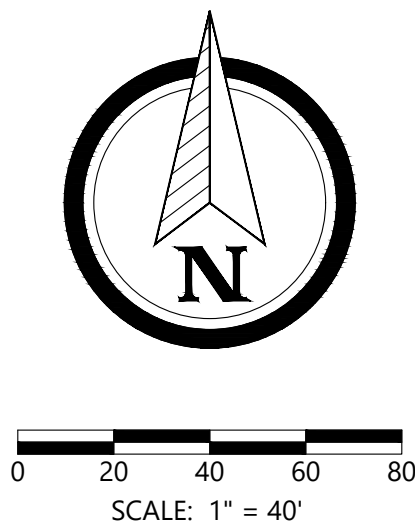
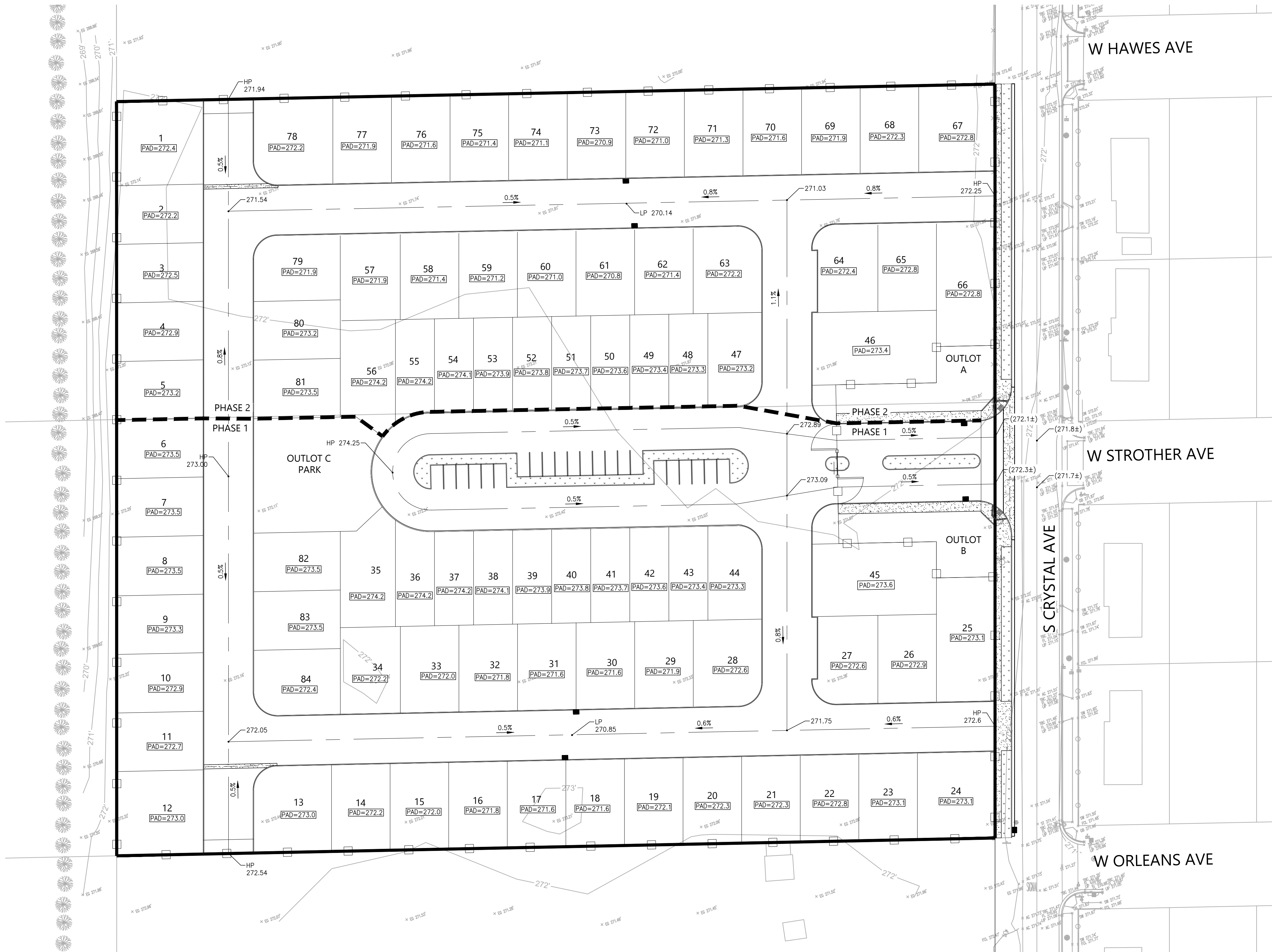
SECTION C-C
NTS

SECTION B-B
NTS

SECTION A-A
NTS



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REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP
TRACT NO. 6468
KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD
A PLANNED DEVELOPMENT
CALIFORNIA
FRESNO

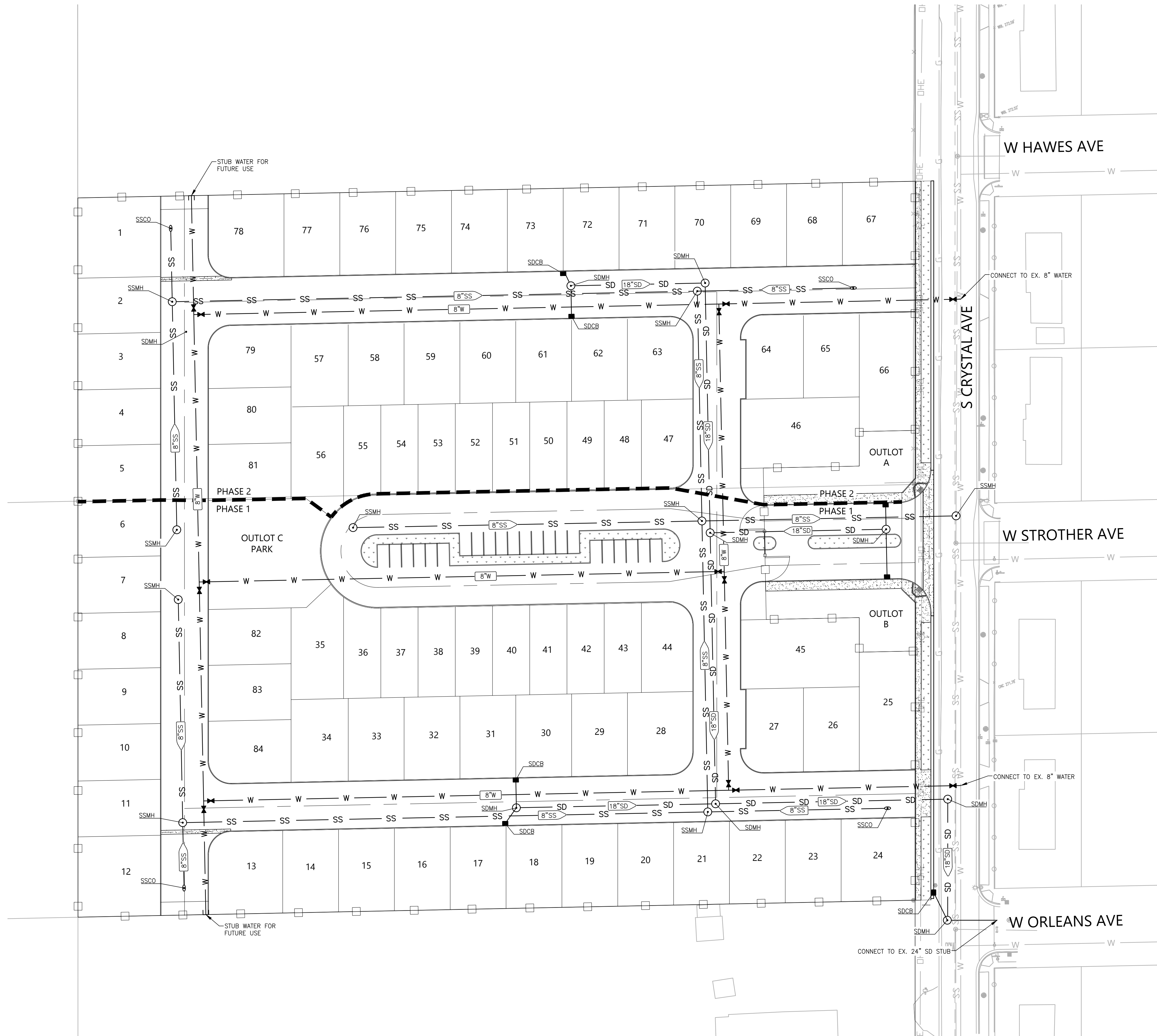
PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

SHEET TITLE:
GRADING PLAN
SCALE: 1" = 40'

DRAWN BY: VB
CHECKED BY: AUS

PROJECT #
22103
DATE:
2/21/2024
SHEET #
C4.0

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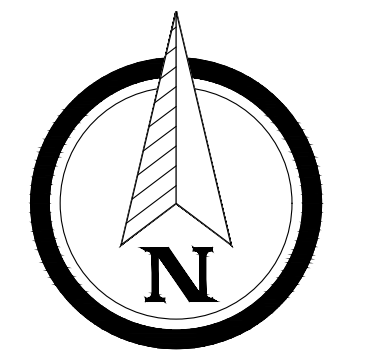


UTILITY LEGEND

- PROPOSED UTILITY STRUCTURE
- UTILITY PIPE INFORMATION (SIZE/UTILITY)
- SDCB CATCH BASIN
SDCO STORM DRAIN CLEANOUT
SDMH STORM DRAIN MANHOLE
SSCO SANITARY CLEANOUT
SSMH SANITARY MANHOLE
WV WATER VALVE
- W WATER LINE
SS SANITARY SEWER LINE
SD STORM DRAIN LINE

NOTES

1. UTILITIES CONNECTING TO AND WITHIN PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF FRESNO STANDARDS.



0 20 40 60 80
SCALE: 1" = 40'



REVISIONS

NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP

TRACT NO. 6468

KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD

A PLANNED DEVELOPMENT

CALIFORNIA

FRESNO

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

UTILITY PLAN

SCALE: 1" = 40'

DRAWN BY: VB

CHECKED BY: AUS

PROJECT #

22103

DATE:

2/21/2024

SHEET #

C5.0

NOTES AND REQUIREMENTS:

GENERAL:

1.

APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE CITYWIDE DEVELOPMENT CODE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATIONAL STATEMENT PROVIDED BY THE APPLICANT. THE OPERATIONAL STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATIONAL STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIRED IF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATIONAL STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
2.

APPROVAL OF THIS SPECIAL PERMIT SHALL BE CONSIDERED NULL AND VOID IN THE EVENT OF FAILURE BY THE APPLICANT AND/OR THE AUTHORIZED REPRESENTATIVE, ARCHITECT, ENGINEER, OR DESIGNER TO DISCLOSE AND DELINEATE ALL FACTS AND INFORMATION RELATING TO THE SUBJECT PROPERTY AND THE PROPOSED DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

2.1.

ALL EXISTING AND PROPOSED IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDINGS AND STRUCTURES, SIGNS AND THEIR USES, TREES, WALLS, DRIVEWAYS, OUTDOOR STORAGE, AND OPEN LAND USE AREAS ON THE SUBJECT PROPERTY AND ALL OF THE PRECEDING WHICH ARE LOCATED ON ADJOINING PROPERTY AND MAY ENCROACH ON THE SUBJECT PROPERTY.

2.2.

ALL PUBLIC AND PRIVATE EASEMENTS, RIGHTS-OF-WAY AND ANY ACTUAL OR POTENTIAL PRESCRIPTIVE EASEMENTS OR USES OF THE SUBJECT PROPERTY; AND,

2.3.

EXISTING AND PROPOSED GRADE DIFFERENTIALS BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTY ZONED OR PLANNED FOR RESIDENTIAL USE.
3.

NO LAND SHALL BE USED, AND NO STRUCTURE SHALL BE CONSTRUCTED, OCCUPIED, ENLARGED, ALTERED, DEMOLISHED, OR MOVED IN ANY ZONING DISTRICT, EXCEPT IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. SPECIFIC USES OF LAND, BUILDINGS, AND STRUCTURES LISTED AS PROHIBITED IN ANY ZONING DISTRICT ARE HEREBY DECLARED TO BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, AND WELFARE.
4.

DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT:
HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2016/09/CITYOFFRESNOSTANDARDSPECIFICATION2016JANUARY.PDF
5.

DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
6.

ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
7.

ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
8.

A PERMIT GRANTED UNDER THE FRESNO MUNICIPAL CODE SHALL AUTOMATICALLY EXPIRE IF IT IS NOT EXERCISED OR EXTENDED WITHIN THREE YEARS OF ITS ISSUANCE. REFER TO SECTION 15-5013, EXPIRATION OF PLANNING ENTITLEMENTS, FOR MORE INFORMATION ABOUT THE EXERCISE OF RIGHTS.

FENCES/WALLS, LANDSCAPING, PARKING:

1.

NOTHING IN THIS DEVELOPMENT CODE SHALL BE DEEMED TO PROHIBIT THE ERECTION OF TEMPORARY FENCING AROUND CONSTRUCTION SITES IN COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE PROVISIONS OF THE FRESNO MUNICIPAL CODE.
2.

FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
3.

FENCES, HEDGES, AND WALLS SHALL BE MAINTAINED IN GOOD REPAIR, INCLUDING PAINTING, IF REQUIRED, AND SHALL BE KEPT FREE OF LITTER OR ADVERTISING. WHERE HEDGES ARE USED AS SCREENING, TRIMMING OR PRUNING SHALL BE EMPLOYED AS NECESSARY TO MAINTAIN THE MAXIMUM ALLOWED HEIGHT. FENCES SHALL BE MAINTAINED AND SHALL STAND UPRIGHT AND SHALL NOT LEAN.
4.

ALL PLANTING AND OTHER LANDSCAPE ELEMENTS SHALL BE PERMANENTLY MAINTAINED IN GOOD GROWING CONDITION. SUCH MAINTENANCE SHALL INCLUDE, WHERE APPROPRIATE, PRUNING, MOWING, WEEDING, CLEANING, FERTILIZING, AND REGULAR WATERING. WHEREVER NECESSARY, PLANTINGS SHALL BE REPLACED WITH OTHER PLANT MATERIALS TO INSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS. YARDS SHALL BE MAINTAINED FREE OF REFUSE, DEBRIS, RUBBISH, OR OTHER ACCUMULATED MATTER AND/OR MATERIALS, AND SHALL BE MAINTAINED CLEAN. GRASS SHALL NOT EXCEED SIX INCHES IN HEIGHT.
5.

NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE ADEQUATE AND EFFICIENT COVERAGE OF ALL PLANT MATERIAL. IRRIGATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND/OR THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND/OR THE CALIFORNIA PLUMBING CODE AS MAY BE AMENDED.
6.

TREES SHALL BE MAINTAINED BY PROPERTY OWNERS TO BE FREE FROM PHYSICAL DAMAGE OR INJURING ARISING FROM LACK OF WATER, CHEMICAL DAMAGE, ACCIDENTS, VANDALISM, INSECTS, AND DISEASE. ANY TREE SHOWING SUCH DAMAGE SHALL BE REPLACED WITH ANOTHER TREE.
7.

NO TREE FOR WHICH A TREE REMOVAL PERMIT IS REQUIRED SHALL BE REMOVED UNTIL ALL CONDITIONS OF THE PERMIT HAVE BEEN SATISFIED AND THE DECISION HAS BECOME FINAL. IN ADDITION, TREE(S) APPROVED FOR REMOVAL IN CONJUNCTION WITH A DEVELOPMENT APPLICATION SHALL NOT BE REMOVED BEFORE THE ISSUANCE OF A BUILDING PERMIT OR UNLESS ALL OF THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT APPLICATIONS ARE SATISFIED.
8.

THE REVIEW AUTHORITY SHALL ISSUE A TREE REMOVAL PERMIT IF ANY OF THE FOLLOWING GENERAL CRITERIA IS MET: A) THE TREE(S) IS IRREPARABLY DISEASED OR PRESENTS A DANGER OF FALLING THAT CANNOT BE CONTROLLED OR REMEDIED THROUGH REASONABLE PRESERVATION AND/OR PREVENTATIVE PROCEDURES AND PRACTICES SO THAT THE PUBLIC HEALTH OR SAFETY REQUIRES ITS REMOVAL. B) THE TREE(S) CAN POTENTIALLY CAUSE SUBSTANTIAL DAMAGE TO EXISTING OR PROPOSED MAIN STRUCTURE(S) (E.G. DWELLINGS, OTHER MAIN STRUCTURES, OR PUBLIC INFRASTRUCTURE) OR INTERFERE WITH UTILITY SERVICES AND CANNOT BE CONTROLLED OR REMEDIED THROUGH REASONABLE RELOCATION OR MODIFICATION OF THE STRUCTURE OR UTILITY SERVICES. C) THE RETENTION OF THE TREE(S) RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERELY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCED BY OWNERS OF SIMILARLY ZONED AND SITUATED PROPERTIES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE REVIEW AUTHORITY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE(S).
9.

LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE CURRENT PLANNING DIVISION.
10.

FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
11.

PARKING LOTS, INCLUDING LANDSCAPED AREAS, DRIVEWAYS, AND LOADING AREAS, SHALL BE MAINTAINED FREE OF REFUSE, DEBRIS, OR OTHER ACCUMULATED MATTER AND SHALL BE KEPT IN GOOD REPAIR AT ALL TIMES.

SIGNAGE:

1.

ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. THE SUBMITTAL CHECKLIST FOR SIGNS IS AVAILABLE ONLINE AT HTTPS://WWW.FRESNO.GOV/DARM/PLANNING-DEVELOPMENT/APPLICATIONS-FORMS-FEES/FTAB-14
2.

EVERY SIGN DISPLAYED WITHIN THE CITY, INCLUDING EXEMPT SIGNS, SHALL BE MAINTAINED IN GOOD PHYSICAL CONDITION AND SHALL COMPLY WITH ADOPTED REGULATIONS. ALL DEFECTIVE OR BROKEN PARTS SHALL BE REPLACED. EXPOSED SURFACES SHALL BE KEPT CLEAN, IN GOOD REPAIR, AND PAINTED WHERE PAINT IS REQUIRED.

MISCELLANEOUS:

1.

NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 15-2506 OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE.
2.

NO VIBRATION SHALL BE PRODUCED THAT IS TRANSMITTED THROUGH THE GROUND AND IS DISCERNIBLE WITHOUT THE AID OF INSTRUMENTS BY A REASONABLE PERSON AT THE LOT LINES OF THE SITE. VIBRATIONS FROM TEMPORARY CONSTRUCTION, DEMOLITION, AND VEHICLES THAT ENTER AND LEAVE THE SUBJECT PARCEL (E.G., CONSTRUCTION EQUIPMENT, TRAINS, TRUCKS, ETC.) ARE EXEMPT FROM THIS STANDARD.
3.

LIGHTS SHALL BE PLACED TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND TO PREVENT ADVERSE INTERFERENCE WITH THE NORMAL OPERATION OR ENJOYMENT OF SURROUNDING PROPERTIES. DIRECT OR SKY-REFLECTED GLARE FROM FLOODLIGHTS SHALL NOT BE DIRECTED INTO ANY OTHER PROPERTY OR STREET. EXCEPT FOR PUBLIC STREET LIGHTS AND STADIUM LIGHTS, NO LIGHT, COMBINATION OF LIGHTS, OR ACTIVITY SHALL CAST LIGHT ONTO A RESIDENTIALLY ZONED PROPERTY, OR ANY PROPERTY CONTAINING RESIDENTIAL USES, EXCEEDING ONE-HALF FOOT-CANDLE.
4.

NO USE SHALL BE OPERATED SUCH THAT SIGNIFICANT, DIRECT GLARE, INCIDENTAL TO THE OPERATION OF THE USE IS VISIBLE BEYOND THE BOUNDARIES OF THE LOT WHERE THE USE IS LOCATED. WINDOWS SHALL NOT CAUSE GLARE THAT MAY DISRUPT ADJOINING PROPERTIES, TRAFFIC ON ADJACENT STREETS, ETC. GLARE OR HEAT REFLECTED FROM BUILDING MATERIALS SHALL BE MITIGATED SO AS TO NOT DISRUPT SURROUNDING PROPERTIES.
5.

ALL PROJECTS, INCLUDING PROJECTS THAT INVOLVE LESS THAN ONE ACRE OF PROPERTY, ARE REQUIRED TO COMPLY WITH THE CITY OF FRESNO'S URBAN STORM WATER QUALITY MANAGEMENT AND DISCHARGE CONTROL ORDINANCE, FRESNO MUNICIPAL CODE (FMC) CHAPTER 6, ARTICLE 7 (FMC SECTIONS 6-701 ET SEQ.)

WHEN A PROJECT INVOLVES ONE ACRE OR MORE OF CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO, GRADING) THE DEVELOPER IS REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION, WITH A NOTICE OF INTENT (NOI) FILED PRIOR TO COMMENCEMENT OF ANY GRADING CONSTRUCTION ACTIVITY. CONTACT THE FRESNO OFFICE OF THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT (559) 445-6281 REGARDING THE REQUIRED NOI AND STORMWATER DISCHARGE PERMIT. ADDITIONAL INFORMATION ON CALIFORNIA'S CONSTRUCTION STORMWATER REGULATION MAY BE OBTAINED FROM THE WATER BOARD VIA THE INTERNET: WWW.WATERBOARDS.CA.GOV/WATER_ISSUES/PROGRAMS/STORMWATER/CONSTRUCTION.SHTML

HELPFUL INFORMATION FOR PREPARING AND IMPLEMENTING STORMWATER POLLUTION PREVENTION PLANS MAY ALSO BE OBTAINED FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION VIA ITS WEBSITE, WWW.CASQA.ORG.
6.

CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
7.

CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.
8.

CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARRANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE. FOR INFORMATION RELATING TO WATER AND SEWER SERVICE REQUIREMENTS AND CONNECTION CHARGES, CONTACT FRANK SABURIT AT (559) 621-8797.
9.

OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED. 49. CROSS-CONNECTION CONTROL. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621-5500 FOR REQUIREMENTS RELATING TO APPROVED DEVICES, LOCATIONS, TESTING AND ACCEPTANCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.
10.

THIS PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT ONLY FOR REQUIREMENTS RELATED TO WATER SUPPLY, FIRE HYDRANTS, AND FIRE APPARATUS ACCESS TO THE BUILDING(S) ON SITE. REVIEW FOR COMPLIANCE WITH FIRE AND LIFE SAFETY REQUIREMENTS FOR THE BUILDING INTERIOR AND ITS INTENDED USE ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY SECTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER OF RECORD FOR THE BUILDING.
11.

OPEN STORAGE (OUTSIDE AN ENCLOSED BUILDING) SHALL BE LIMITED TO VEHICLES, BOATS, RECREATIONAL VEHICLES, AND TRAILERS. OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY BUILDING FACADES OR SOLID FENCES. AT THE DISCRETION OF THE REVIEW AUTHORITY, THE TREATMENT OF THE GROUND SURFACE OF THE OPEN STORAGE AREA MAY BE GRAVEL OR OTHER MATERIALS AS PRESCRIBED BY THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT, THE PUBLIC WORKS DEPARTMENT, THE FIRE DEPARTMENT, AND THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT. ALL OPEN STORAGE MUST BE DEPICTED ON THE SITE PLAN AND DESCRIBED IN OPERATION. IF IT IS NOT, IT IS NOT ALLOWED ON THE SITE.
12.

IF VIDEO SURVEILLANCE CAMERAS ARE REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.

FEES:

NOT ALL FEES WILL BE APPLICABLE TO ALL PROJECTS. PLEASE REACH OUT TO FRANK SABURIT AT (559) 621-8797 FOR FEE QUESTIONS.

1.

NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1), THE IMPOSITION OF FEES, DEDICATION, RESERVATIONS OR EXACTIONS FOR THIS PROJECT ARE SUBJECT TO PROTEST BY THE PROJECT APPLICANT AT THE TIME OF APPROVAL OR CONDITIONAL APPROVAL OF THE DEVELOPMENT OR WITHIN 90 DAYS AFTER THE DATE OF IMPOSITION OF FEES, DEDICATIONS, RESERVATION, OR EXACTIONS IMPOSED ON THE DEVELOPMENT PROJECT. THIS NOTICE DOES NOT APPLY TO THOSE FEES, DEDICATIONS, RESERVATIONS, OR EXACTIONS WHICH WERE PREVIOUSLY IMPOSED AND DULY NOTICED; OR, WHERE NO NOTICE WAS PREVIOUSLY REQUIRED UNDER THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1) IN EFFECT BEFORE JANUARY 1, 1997.
2.

CITYWIDE DEVELOPMENT IMPACT FEES
A) TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1101 TO 12-4.1103) THIS PROJECT SHALL PAY ITS TRAFFIC SIGNAL MITIGATION IMPACT FEE AT THE TIME OF BUILDING PERMIT BASED ON THE TRIP GENERATION RATE(S) AS SET FORTH IN THE LATEST EDITION OF THE MASTER FEE SCHEDULE. REFER TO THE ADOPTED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.
B) FIRE FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
C) POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
D) PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) (BASED ON THE NUMBER OF RESIDENTIAL UNITS)
3.

CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4.1006)
A) STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.
B) STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.
4.

FRESNO COUNTY FACILITY IMPACT FEE
FRESNO COUNTY ADOPTED A FACILITIES IMPACT FEE, BUT THE REQUIREMENT TO PAY THIS FEE WAS SUBSEQUENTLY SUSPENDED BY FRESNO COUNTY. IF THE FEE HAS BEEN REINSTATED AT THE TIME OF ISSUANCE OF BUILDING PERMITS FOR THIS PROJECT, OR AN ALTERNATIVE FEE SYSTEM HAS BEEN ADOPTED BY FRESNO COUNTY, PROOF OF PAYMENT OR PAYMENT OF THIS FEE WILL BE REQUIRED FOR ISSUANCE OF BUILDING PERMITS.
5.

REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)
PAY THE RTMF FEE TO THE JOINT POWERS AGENCY LOCATED AT 2035 TULARE STREET, SUITE 201, FRESNO, CA 93721; (559) 233-4148, EXT. 200; WWW.FRESNOCOG.ORG. THE RTMF FORM SHALL BE SIGNED BY A BUILDING AND SAFETY SERVICES STAFF MEMBER PRIOR TO ISSUANCE OF BUILDING PERMITS. PROOF OF PAYMENT SHALL BE PROVIDED PRIOR TO ISSUANCE OF OCCUPANCY.
6.

SCHOOL FEES
SCHOOL FEES MUST BE PAID, IF REQUIRED, PRIOR TO THE ISSUANCE OF BUILDING PERMITS. CONTACT THE APPLICABLE SCHOOL DISTRICT TO OBTAIN FEE AMOUNT. PROVIDE PROOF OF PAYMENT (OR NO FEE REQUIRED) PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
7.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
A) A FMFCD DEVELOPMENT FEE IS REQUIRED FOR REVIEW OF PROPOSED DEVELOPMENT PROJECTS, INCLUDING APPLICATIONS FOR PLAN AMENDMENTS, REZONES, SPECIAL PERMITS, SUBDIVISIONS, AND GRADING PLANS. THIS FEE IS BASED ON PROJECT ACREAGE AND MUST BE PAID DIRECTLY TO FMFCD IN ORDER FOR THAT AGENCY TO REVIEW PROJECTS AND PROVIDE A NOTICE OF REQUIREMENTS. FOR MORE INFORMATION, CONTACT THE FMFCD AT (559) 456-3292.
B) FMFCD DRAINAGE FEES ARE DUE, IF REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS AND ARE PAYABLE AT THE RATE IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. UNPAID DRAINAGE FEE OBLIGATIONS THAT WERE UNPAID FOR A PRIOR PROJECT AT THE SITE OF A NEW PROJECT MUST BE SATISFIED BY THE DEVELOPER OF THE NEW PROJECT. DRAINAGE FEES MAY BE PAID AT THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO, OR AT THE TIME OF BUILDING PERMIT ISSUANCE. THEY MAY ALSO BE PAID DIRECTLY TO FMFCD, AND PROOF OF PAYMENT PROVIDED TO THE CITY, IN ORDER TO OBTAIN CONSTRUCTION PERMITS.
8.

SEWER CONNECTION CHARGES (FMC SECTION 6-304(A)). THE FOLLOWING SEWER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW SEWER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO THE ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.
A) LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
B) OVERSIZE SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
C) WASTEWATER FACILITIES CHARGE
D) TRUNK SEWER CHARGE
EFFECTIVE JANUARY 9, 1999, ORDINANCE NO. 98-97 ALSO AMENDED CERTAIN SEWER CONNECTION CHARGES. FRESNO MUNICIPAL CODE ARTICLE 15, SECTION 12 PROVIDES PROPERTY OWNERS THE INCENTIVES AND DELETES CERTAIN SEWER CONNECTION CHARGES PURSUANT TO THE SIMPLE TIERED EQUITY PROGRAM (STEP) AND THE EMPLOYMENT DEVELOPMENT PROGRAM (EDP). FOR ADDITIONAL INFORMATION ON THE STEP AND EDP, CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WASTEWATER DIVISION - ENVIRONMENTAL SERVICES SECTION AT (559) 621-5153.

FEES (CONT.):

9.

WATER CONNECTION CHARGES: (FMC SECTIONS 6-501 TO 6-507). THE FOLLOWING WATER CONNECTION CHARGES MAY BE REQUIRED AND WILL BE PAYABLE AT THE FEE RATE LISTED IN THE MASTER FEE SCHEDULE AT THE TIME PAYMENT IS DUE. NEW WATER CONNECTION CHARGES ADOPTED BY THE COUNCIL PRIOR TO ISSUANCE OF BUILDING PERMITS MAY ALSO BE APPLIED.
A) FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE)
B) SERVICE CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT)
C) METER CHARGES (BASED ON SERVICE NEED)
D) WATER CAPACITY FEE (BASED ON SIZE OF METER)
10.

DEFERMENT OF THE PAYMENT OF CITYWIDE DEVELOPMENT IMPACT FEES FOR FIRE, POLICE, PARKS, STREETS, AND TRAFFIC SIGNALS IS AVAILABLE FOR PROJECTS LOCATED WITHIN THE DOWNTOWN PRIORITY AREAS IN ACCORDANCE WITH THE PROVISIONS OF CITY OF FRESNO RESOLUTIONS NOS. 2009-265 AND 2010-19.



REVISIONS		
NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP

TRACT NO. 6468

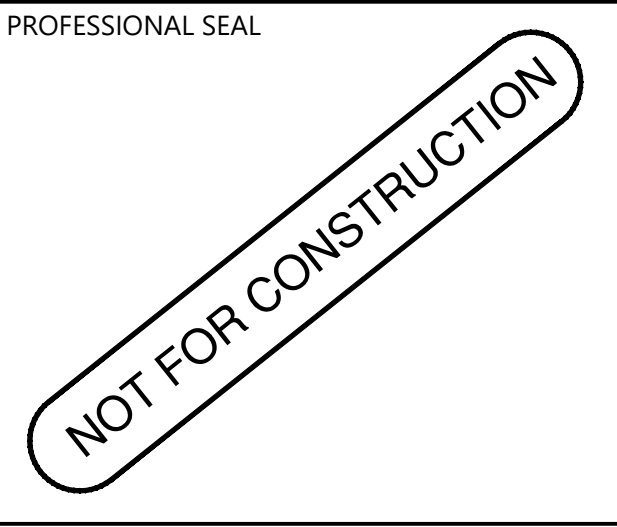
KEARNEY AND CRYSTAL PHASED SUBDIVISION

1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD

A PLANNED DEVELOPMENT

FRESNO

CALIFORNIA



SHEET TITLE:

NOTES

SCALE: 1" = 40'

DRAWN BY: VB

CHECKED BY: AUS

PROJECT #
22103

SHEET #
C6.0

DATE:
2/21/2024



Know what's below.
Call before you dig.

Planned Development Application Supplemental Information

The following items must be submitted in order to process your application. Please submit this on a separate document if additional space is needed. Indicate what standards are being requested to be modified and the findings to support the modification.

Code Section or Plan Policy #	Description of standard of requirement	Requested Modification	Describe how proposed modification is demonstratively superior and will achieve superior community design, environmental preservation, and/or substantial public benefit
FMC SEC. 15-903	Minimum lot size and dimensions are listed for each residential zoning districts.	Minimum lot size and dimensions requested to be reduced as described on the attached document	The project remains within density requirements of the zoning district while providing additional housing units than would otherwise be possible.

On a separate piece of paper please provide sufficient information to support the following findings:

- ☐ 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 subject site is physically suitable for the type and intensity of the land use being proposed;
- ☐ 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 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; (2) The mix of uses, housing types, and housing price levels; (3) Provision of infrastructure improvements; (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; (5) Connectivity to public trails, schools, etc.; (6) Compatibility of uses within the development area; (7) Creativity in design and use of land; (8) Quality of design, and adequacy of light and air to the interior spaces of the buildings; and, (9) Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.

February 21, 2024

City of Fresno
Planning and Development Department
Development Services Division
2600 Fresno Street
Fresno, California 93721



Project: South Crystal Avenue, Fresno, California

Re: Planned Development Application Supplemental Information

Project Narrative

The proposed project is an artfully designed neighborhood consisting of two individual housing projects combined for a unique communal environment. A diversity of residential products will allow for a varying range of affordable housing opportunities within the community. Rather than administrating the affordable element typically associated with the rental market, the proposed designs provide for distinctive and affordable attached and detached single-unit dwelling plans. The aspects of the site plan layout and the adoption of the product types is intended to not only meet the General Plan goals and objectives but to create opportunities supportive to the needs of the community.

The entrance to the project is from South Crystal Avenue through a gated and heavily landscaped point of arrival. Upon entering the project, the initial observation is an internal landscaped area surrounded by attached single-unit dwellings (also rereferred to as *townhouses* or *attached houses* in the application materials), with space for guest and overflow parking. The center area serves as a transitional alignment that provides direct buffering of traffic, headlights, and sound control. The entry then splits off in a T-formation, shielding the attached single-unit dwellings from Crystal Avenue traffic and having all units fronting onto a landscape belt. The detached single-unit dwellings (also referred to as *detached houses* in the application materials) encompass the centralized attached houses in a single looping road that allows easy access to the residences without a meandering road system. At the rear of the project directly behind the landscape belt is a park that will be easily accessible on foot to all residents of this community. The location is private and the furthest point from the heavy vehicular traffic of Crystal Avenue, helping to ensure the safety and comfort of its users.

In the interest of providing as much for-sale housing in Southwest Fresno as possible, lot sizes will be relatively small in this community. The City of Fresno believes that providing an *Enhanced Streetscape* is particularly important in a small-lot environment, and we concur. While we are not applying for reduced lot sizes via the process put forth in Section 15-904-B (rather, we are

LEE • JAGOE ARCHITECTURE
I N C O R P O R A T E D
Mark B. Lee, Architect C012684

2800 W. March Lane, Suite #240, Stockton, CA 95219 • (209) 957-9254
211 West Franklin Street, Monterey, CA • (831) 718-8172

proposing reduced lot sizes via the PD permit process), we took inspiration from those requirements. Except where noted, all homes in the community will have the following Enhanced Streetscape features:

- A front porch with a depth of no less than five feet and a width equal to no less than 20 percent of the building frontage (detached houses only);
- A bay window with a depth of no less than two feet;
- A design in which no exterior front street-facing wall has a continuous plane of more than eight feet without an opening such as a window or door or a projection, offset, or recess at least one foot in depth;
- A two-story front elevation;
- Shutters, lintels, sills, awnings, decorative trim or similar architectural treatments on front street-facing windows and doors;
- Decorative eave treatments such as cornice moldings, modillions, corbels, and outlookers (detached houses only); and
- 8-foot tall front doors.

This community will have a homeowners association that will be responsible for the maintenance of the common area landscaping, front yards of the homes, perimeter walls and fences, and the private roads. Additionally, the entrance gates, turnaround, street widths, and Emergency Vehicle Access points have been designed in coordination with the Fire Department to provide the required access clearances. The roadway width will provide for parking on the street.

The lot boundaries have been laid out to fit the shape of the homes. Vehicle parking provides two off-street parking spaces plus two garage spaces. Each home has its own private courtyard and the side yards are combined for more usable space between the neighboring units. The intent is to minimize the paved surfaces with an emphasis on landscaping and green open space.

List of Modifications

This project will seek a Planned Development permit in order to modify certain development standards. However, per Section 15-5904, this project conforms with the use and density standards of the RS-5 district and the *Medium Density Residential* planned land use. *Residential Single-Unit Dwelling, Detached* and *Attached* are uses which are permitted by-right, and the proposed gross residential density of this project is 10.7 du/ac, which is below the maximum permitted density of 12 du/ac.

Items that are being modified from the City standards are as follows:

SEC. 15-903 – The minimum lot size for this project is 1,866 SF (req'd: 4,000 SF or 2,500 SF with an Enhanced Streetscape)

The minimum lot frontage is 28ft (req'd: 35ft)

The minimum curved lot frontage is 13ft (req'd: 30ft)

The minimum lot depth is 62ft (req'd: 70ft)

The average lot size is 2,738 SF

PD Permit Findings

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

Single-unit dwellings attached and detached are consistent with the Medium Density Residential General Plan Land Use designation. Single-unit dwellings attached and detached are also permitted uses in the applicable zoning district (RS-5) and the proposed project's gross residential density of 10.7 du/ac is below the maximum density of 12 du/ac.

This project is very supportive of the goals of the General Plan, particularly goals 6 and 8.

Goal 6 is to "Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city." By placing a unique higher-density neighborhood with a mix of attached and detached homes within an existing disadvantaged neighborhood which lacks such housing options, this project helps this part of Southwest Fresno become the type of neighborhood described in Goal 6.

Goal 8 seeks to "Promote a city of healthy communities and improve quality of life in established neighborhoods. Emphasize supporting established neighborhoods in Fresno with safe, well maintained, and accessible streets, public utilities, education and job training, proximity to jobs, retail services, health care, affordable housing, youth development opportunities, open space and parks, transportation options, and opportunities for home grown businesses." Per Figure IM-2 of the General Plan, the project location is an infill area and supports the General Plan policy of directing roughly one-half of residential growth into such areas. The project supports the quality-of-life in established areas by filling in an empty void within the existing City Limits without requiring an annexation and by directing investment toward disadvantaged communities which are typically subject to systemic disinvestment.

This proposal helps to curb suburban sprawl by driving investment away from the northern and eastern Sphere of Influence and into the existing City Limits. Curbing sprawl is a dominant theme of the General Plan and is mentioned throughout the document. Examples include:

Page 3-5: "Fresno has generally grown out over the years from its first origins, Downtown. For decades that growth has been mostly of a low-density suburban style development that relies heavily on the auto as the single means of mobility. This has created a condition of sprawl, sometimes leaving neglected neighborhoods and developed land uses adjacent to a number of major streets either vacant or underutilized. This can be seen in Downtown today, as well as other areas surrounding Downtown."

Page 4-3: "Emphasize the City as a role model for good growth management planning, efficient processing and permit streamlining, effective urban development policies, environmental quality, and a strong economy. Work collaboratively with other jurisdictions and institutions to further these values throughout the region. Positively influence the same attributes in other jurisdictions of the San Joaquin Valley – and thus the potential for regional sustainability -and improve the standing and credibility of the City to pursue appropriate State, LAFCO, and other regional policies that would curb sprawl and prevent new unincorporated community development

which compete with and threaten the success of sustainable policies and development practices in Fresno."

On Page 3-46 the General Plan notes that "Fresno is part of an eight-county region, each with its own Metropolitan Planning Organization. Collectively, they have approved the San Joaquin Valley Blueprint along with... Smart Growth principles... which have been integrated into the General Plan." On Page G-26 Smart Growth is defined as "An urban planning and transportation theory that concentrates growth in compact walkable urban centers to avoid sprawl. It also advocates compact, transit-oriented, walkable, bicycle-friendly land use, including neighborhood schools, complete streets, and mixed-use development with a range of housing choices. Smart growth values long-range, regional considerations of sustainability over a short-term focus. Its sustainable development goals are to achieve a unique sense of community and place; expand the range of transportation, employment, and housing choices; equitably distribute the costs and benefits of development; preserve and enhance natural and cultural resources; and promote public health."

The location of this proposed project within the existing City Limits of Fresno, in a neighborhood that began urbanizing decades ago, and is just over 2 miles from Downtown Fresno. By adding a new neighborhood in such a location with a unique variety of housing types, this project helps curb suburban sprawl and promotes the objectives of the General Plan.

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

The project fits comfortably within the project site, resulting in a gross residential density of 10.7 du/ac, which is lower than the maximum allowed density of 12 du/ac. There is a park on-site, and the development will present an attractive interface with the surrounding neighborhood with abundant landscaping.

☒ **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.

This use is permitted by-right and has therefore already been determined to be appropriate through the City's planning process.

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

This project would bring new housing to an area which lacks such options. Further, it provides a variety of lot sizes, home sizes, and attached and detached options—such housing variety is lacking in the Southwest area in particular and in Fresno in general.

(3) Provision of infrastructure improvements.

All required infrastructure will be provided per City standards and the Conditions of Approval.

(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.

0.36 acres of open space will be provided in the subdivision.

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

There are no nearby public trails to which this project can connect.

(6) Compatibility of uses within the development area.

The surrounding area is predominantly residential and agricultural, and single-family residential is compatible with those activities.

(7) Creativity in design and use of land.

The design is extremely efficient and creative. It maximizes the amount of housing which can be accommodated on the site while also creating a variety of lot sizes and housing types. The central parking area is a creative way to accommodate guest and overflow parking, and the attached houses are situated in a configuration that allows side yards to be consolidated into larger spaces, maximizing private and semi-private open space without lowering the residential density. Furthermore, the design of the homes creates an Enhanced Streetscape as put forth in in Section 15-904-B of the Development Code.

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

The detached homes will have access to light and air on all four sides, and the attached homes will have access on three sides. This is consistent with building codes and is conducive to comfort and health.

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

By placing a brand-new neighborhood of for-sale homes in a unique variety of sizes and configurations, and within a historically disadvantaged district within the existing City Limits of Fresno, this development curbs sprawl, produces much-needed housing, promotes housing variety, and effectuates investment in a part of the City that needs and deserves it.

As previously mentioned, all the public and private elements of this project will still provide the services and needs found in a standardized single-family concept but create a more personalized and neighborly community not normally found in affordable housing products.

Thank you for your consideration.

Sincerely,

Mark B. Lee

Mark B. Lee
President/Architect C012684

REVISIONS

NO.	DESCRIPTION	DATE

TENTATIVE TRACT MAP

TRACT NO. 6468

KEARNEY AND CRYSTAL PHASED SUBDIVISION
1604 S CRYSTAL AVE & 1705 W KEARNEY BLVD

A PLANNED DEVELOPMENT

CALIFORNIA

FRESNO

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

SITE PLAN

SCALE: 1" = 40'

DRAWN BY: VB

CHECKED BY: AUS

PROJECT #

22103

DATE:

2/21/2024

SHEET #

C3.0

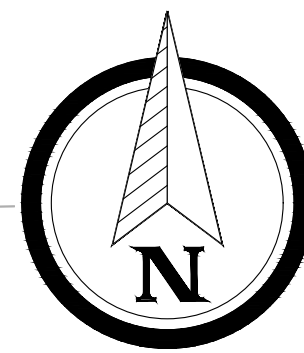
LEGEND:

- PROPOSED FIRE HYDRANT
- PROPOSED FIRE LANE
- PROPOSED VEHICLE PATH
- PROPOSED FENCE OR WALL

- L LENGTH
- R RADIUS
- S/W SIDEWALK
- L/S LANDSCAPE
- C/G CURB & GUTTER
- SF SQUARE FEET
- EVA EMERGENCY VEHICLE ACCESS
- TYP TYPICAL
- R.O.W RIGHT-OF-WAY

NOTES:

- ALL IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY SHALL BE PER CITY STANDARDS UNLESS OTHERWISE REQUIRED BY THE CITY. ON-SITE IMPROVEMENTS SHALL BE PER ALTERNATE DESIGNS.
- EVA ONLY ENTRANCE SHALL BE GATED PER CITY OF FRESNO STANDARDS.
- FIRE LANDS SHALL BE MARKED WITH RED CURB AND "NO PARKING FIRE LANE" IN 3" RED LETTERS EVERY 50 FEET ON CENTER.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, RADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
- THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- FOR STANDARD DRAWINGS VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CITYOFFRESNOSTANDARDDRAWINGS2016FEB.PDF)
- FOR TRAFFIC PLANNING'S WEBSITE WITH USEFUL LINKS, ADDITIONAL NOTES, SAMPLE OF LEGEND, PARKING MANUAL AND TRAFFIC STUDY CHECKLIST VISIT [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/TRAFFIC-ENGINEERING/#TAB-2](https://www.fresno.gov/publicworks/traffic-engineering/#TAB-2)
- TRAFFIC PLANNING CHECKLIST LINK: [HTTPS://WWW.FRESNO.GOV/PUBLICWORKS/WP-CONTENT/UPLOADS/SITES/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF](https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/TRAFFIC-PLANNING-CHECKLIST-04-19.PDF)
- FOR TRAFFIC STUDY QUESTIONS PLEASE CONTACT JILL GORMLEY AT (559) 621-8792 OR VIA EMAIL AT JILL.GORMLEY@FRESNO.GOV.



0 20 40 60 80
SCALE: 1" = 40'

W HAWES AVE

S CRYSTAL AVE

W STROTHER AVE

W ORLEANS AVE

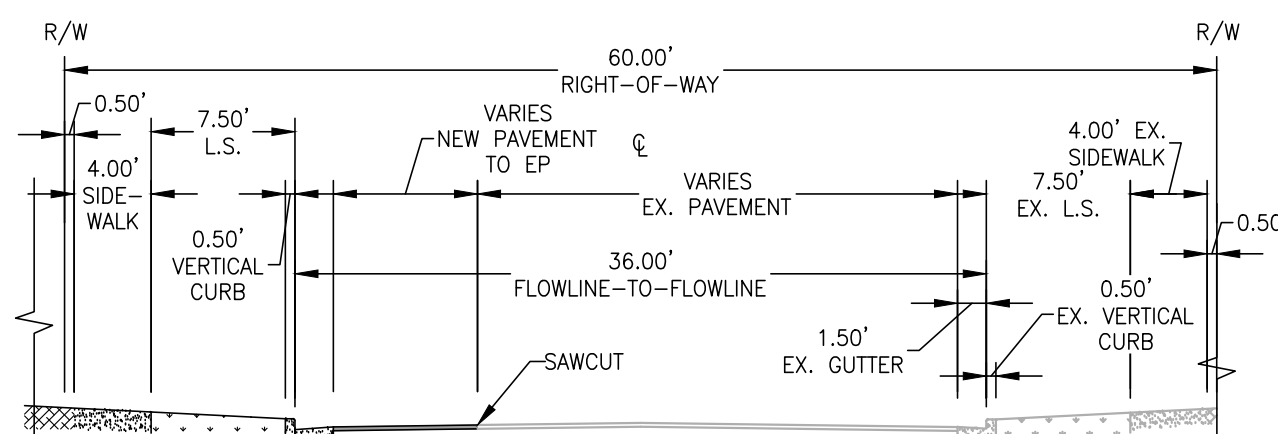
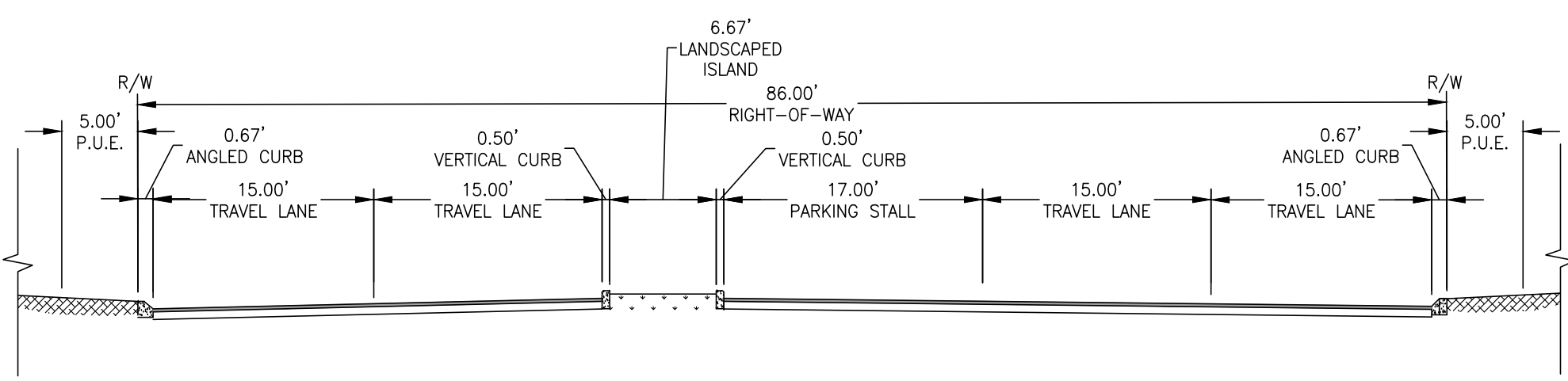
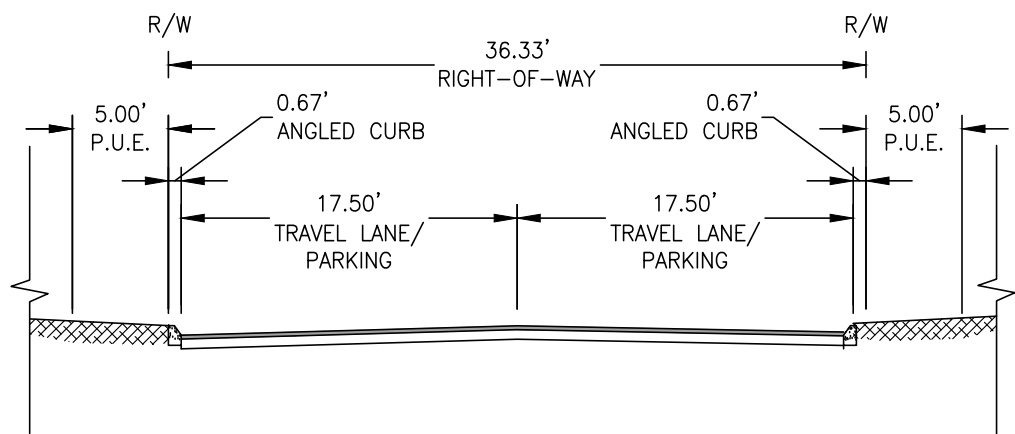


Know what's below.
Call before you dig.

SECTION C-C
NTS

SECTION B-B
NTS

SECTION A-A
NTS



ITEM 5C

APPL. NO.	P24-00696	EXHIBIT	O	DATE	03/22/2024
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					

Operational Statement

VCA-Ops Inc.
Cannabis Retail Business
2/16/2024

(I) Introduction: Our Proposed Use

VCA-Ops Inc. (our “Company”) proposes to operate a storefront adult use cannabis retailer in the city of Fresno (the “City”). With the approval of the City, our Company may perform delivery of cannabis products to qualified customers within a thirteen-mile radius of our premises. We project assisting an average of 920 customers daily, based on data extrapolated from our existing retailers. Our facility will require the following equipment: security shutters, commercial grade doors/locks, alarm equipment, surveillance equipment, battery backup, HVAC, cash registers, computers, tablets, safes, shelving, and secured storage equipment. Our proposed use will generate minimal noise; we do not anticipate an increase in ambient noise with respect to the previous usage, however we will implement policies to both minimize and monitor noise onsite. In the case of a special event, which may occasionally occur at our proposed usage, we will ensure that our business shall remain in compliance with all conditions of state law and the local municipal code, including noise mandates.

(II) Submittal Requirements Checklist

(1) Assessor’s Parcel Number

APN: 468-286-05

(2) Project Site Address

721 Broadway, Fresno CA 93721

(3) Zone District and Planned Land Use Designation

Zone District: DTN (Downtown Neighborhood) Activity Class B

Planned Land Use Designation: Downtown Neighborhood

Community Plan: “Downtown (2016)”

Specific Plan: Fulton Corridor Specific Plan

APPL. NO. P24-00696	EXHIBIT O	DATE 03/22/2024
PLANNING REVIEW BY _____		DATE _____
TRAFFIC ENG. _____		DATE _____
APPROVED BY _____		DATE _____
CITY OF FRESNO DARM DEPT		

(4) Property Size

.258 acres

(5) Hours of Operation and Number of Employees

(i) Hours of operation 9am-10pm daily

(ii) Number of employees

Personnel	Year 1	Year 2	Year 3	Year 4	Year 5
LLC Manager	1	1	1	1	1
Attorney	1	1	1	1	1
Community Liaison	1	1	1	1	1
General Manager	1	1	1	1	1
Asst. General Manager	4	6	8	9	10
Team Lead	3	5	7	8	9
Front Desk	3	4	5	6	8
Sales Representative	35	40	45	50	55
Delivery Drivers	2	3	4	5	6
Total	38	47	57	60	63

(6) Statement – Non-Visible Cannabis Products

Our proposed cannabis retail business will be located in a fully enclosed building and cannabis will not be visible from the public right-of-way.

(7) Statement - No Onsite Physician

Our Company shall not have an onsite physician for the purpose of evaluating patients for issuance of a medicinal cannabis recommendation or identification card, nor shall our Company give or offer to give any form of remuneration to a physician if the physician or his or her immediate family have a “financial interest” in our Company.

(8) Statement - Waste Disposal

Our Company shall contract with and use “Mediwaste”, a full-service waste management solution, as the third-party waste hauler for the collection and disposal of cannabis waste. Features of our Waste Management SOPs include:

- | | | |
|----------------|------------------------|-------------------------------|
| ✓ Waste Record | ✓ Mediawaste One Pager | ✓ Monthly Pickup Schedule |
| Coversheet | ✓ Mediawaste Business | ✓ Contact: Stephen Stagnaro |
| ✓ Waste Log | Information + Process | (855) 449-6334, 235 Deininger |
| | ✓ Visual Guide | Circle, Corona CA 92880 |

Solid waste which is of a non-cannabis nature shall be kept in standard trash bins when indoors, and kept in the existing locked dumpster enclosure when outdoors. Dumpsters will be emptied weekly or bi-weekly based on our needs. Hazardous materials, as defined by Health and Safety Code section 25260, will not be stored, used, or disposed of at the project site.

(9) Statement - Delivery Vehicles

With the approval of the City, our Company may perform delivery of cannabis products to qualified customers within a thirteen-mile radius of our premises. Once our business is operational, our delivery area may be refined based on the flow of traffic in downtown Fresno during our business hours. All deliveries will be performed mindfully, such that they minimize the potential impact on the surrounding neighborhoods. We will service persons 21 years of age and over, from Fresno and the surrounding areas. All mobile deliveries will be provided via hybrid or electric vehicles.

(10) Statement – Security Liaison

Our Company will provide the City and all businesses and residences located within 1,000 feet of the dispensary premises with the name, telephone number, and email address of a designated Community Liaison to whom notice of problems associated with the business can be provided. The Community Liaison shall respond to any such complaints within forty-eight (48) hours of receipt of any complaint.

Name: Elliot Lewis

Email: elliott.lewis.ceo@southcordholdings.com

Phone Number: (562) 310 - 8225

(11) Statement – Termination of Existing CUP

If our Company’s project is approved, we will ensure that extinguishment of an existing approved CUP will occur prior to obtaining our Commercial Cannabis Business license.

APPL. NO. P24-00696	EXHIBIT O	DATE 03/22/2024
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

(III) Verification Property is a Legal Lot of Record

Our parcel was created by the following method: *A lot or parcel resultant from recordation of a Final (Tract) or Parcel Map.*

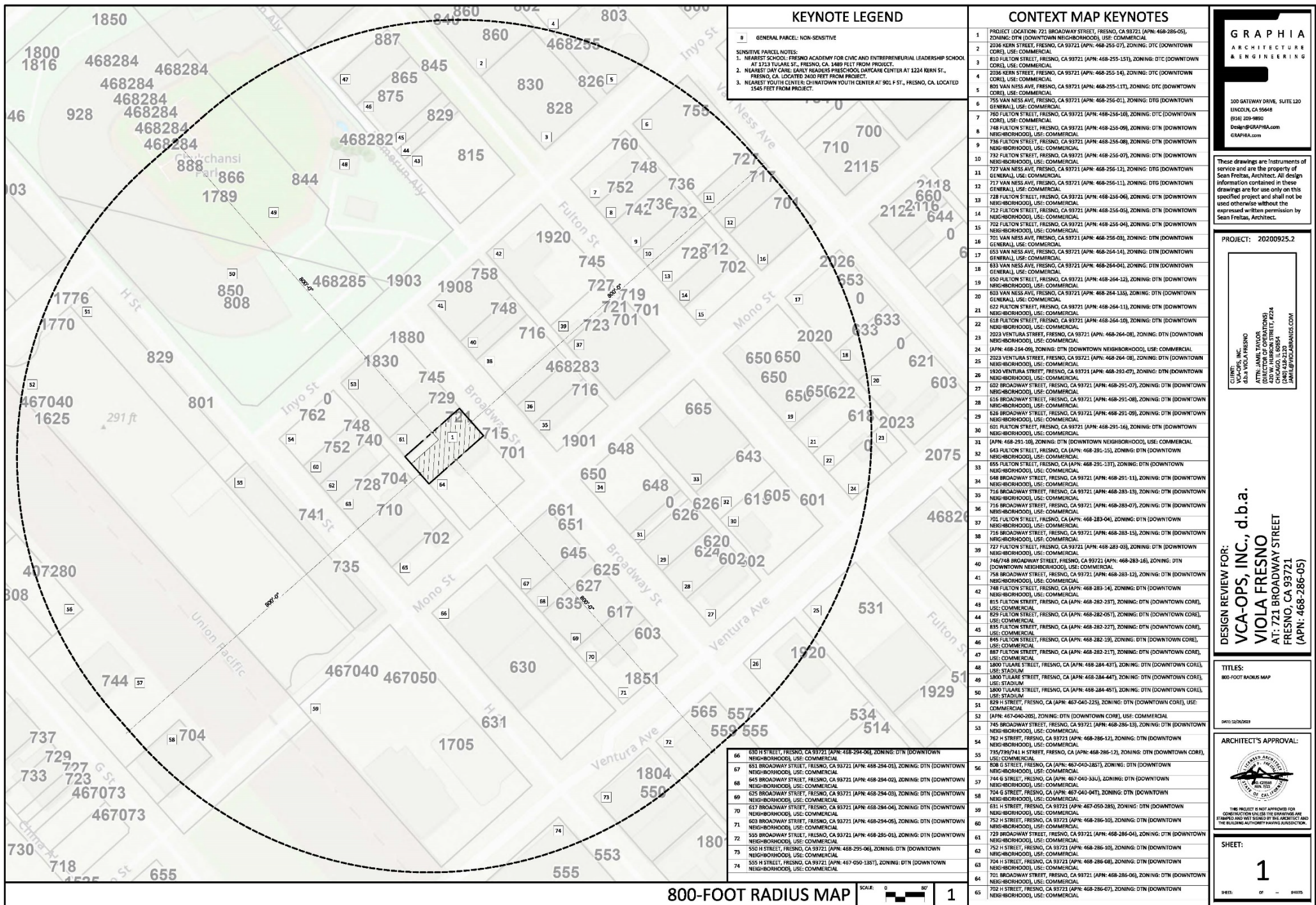
(IV) Supplemental Information for Environmental Assessment Contents Requirements Checklist

(1) How the Proposal is Complimentary to the Surrounding Neighborhood

Our proposed premises at 721 Broadway is an existing structure located in the City's DTN (Downtown Neighborhood) zoning district. It is not located within an 800-foot radius of any sensitives uses such as schools, daycares, or youth centers. 721 Broadway is surrounded by other commercial businesses that serve the Downtown Area and Chukchansi Park. Less than 500 feet away from 721 Broadway are multiple massive parking areas that also serve the Downtown Area and Chukchansi Park. Overall, our Company's dispensary is totally complimentary to the Downtown Area selected.

Our premises will be secured using cannabis-industry-standard security features, such as:

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> • Secured storage vault for cannabis products • Secured storage area for cannabis waste • Limited Access Areas • Controlled Access Protocol | <ul style="list-style-type: none"> • Separate check in area for ID screening • Secured private entry for deliveries • Security lighting • Intrusion alarm • Motion detectors • Panic alarm buttons • 24/7 Alarm monitoring | <ul style="list-style-type: none"> • Surveillance cameras • 24/7 camera monitoring • BSIS licensed security guards during business hours, and for one hour after closing • Afterhours live "talk down" system which is linked to our cameras and alarm. |
|--|---|---|



KEYNOTE LEGEND

- GENERAL PARCEL: NON-SENSITIVE
- SENSITIVE PARCEL NOTES:
1. NEAREST SCHOOL: FRESNO ACADEMY FOR CIVIC AND ENTREPRENEURIAL LEADERSHIP SCHOOL, 47 1/2 S TULARE ST., FRESNO, CA, 1489 FEET FROM PROJECT.
 2. NEAREST DAY CARE: EARLY READERS PRESCHOOL DAYCARE CENTER AT 1224 KERN ST., FRESNO, CA, LOCATED 3400 FEET FROM PROJECT.
 3. NEAREST YOUTH CENTER: CHINATOWN YOUTH CENTER AT 901 F ST., FRESNO, CA, LOCATED 1545 FEET FROM PROJECT.

CONTEXT MAP KEYNOTES

1. PROJECT LOCATION: 721 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-286-05), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
2. 2016 KERN STREET, FRESNO, CA 93721 (APN: 468-255-07), ZONING: DTC (DOWNTOWN CORE), USE: COMMERCIAL
3. 810 FULTON STREET, FRESNO, CA 93721 (APN: 468-255-157), ZONING: DTC (DOWNTOWN CORE), USE: COMMERCIAL
4. 2036 KERN STREET, FRESNO, CA 93721 (APN: 468-255-14), ZONING: DTC (DOWNTOWN CORE), USE: COMMERCIAL
5. 801 VAN NESS AVE, FRESNO, CA 93721 (APN: 468-255-117), ZONING: DTC (DOWNTOWN CORE), USE: COMMERCIAL
6. 755 VAN NESS AVE, FRESNO, CA 93721 (APN: 468-255-01), ZONING: DTG (DOWNTOWN GENERAL), USE: COMMERCIAL
7. 760 FULTON STREET, FRESNO, CA 93721 (APN: 468-255-10), ZONING: DTC (DOWNTOWN CORE), USE: COMMERCIAL
8. 748 FULTON STREET, FRESNO, CA 93721 (APN: 468-255-09), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
9. 732 FULTON STREET, FRESNO, CA 93721 (APN: 468-255-07), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
10. 737 VAN NESS AVE, FRESNO, CA 93721 (APN: 468-255-12), ZONING: DTG (DOWNTOWN GENERAL), USE: COMMERCIAL
11. 717 VAN NESS AVE, FRESNO, CA 93721 (APN: 468-255-11), ZONING: DTG (DOWNTOWN GENERAL), USE: COMMERCIAL
12. 728 FULTON STREET, FRESNO, CA 93721 (APN: 468-255-06), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
13. 712 FULTON STREET, FRESNO, CA 93721 (APN: 468-255-05), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
14. 702 FULTON STREET, FRESNO, CA 93721 (APN: 468-255-04), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
15. 701 VAN NESS AVE, FRESNO, CA 93721 (APN: 468-255-03), ZONING: DTN (DOWNTOWN GENERAL), USE: COMMERCIAL
16. 653 VAN NESS AVE, FRESNO, CA 93721 (APN: 468-254-14), ZONING: DTN (DOWNTOWN GENERAL), USE: COMMERCIAL
17. 633 VAN NESS AVE, FRESNO, CA 93721 (APN: 468-254-04), ZONING: DTN (DOWNTOWN GENERAL), USE: COMMERCIAL
18. 650 FULTON STREET, FRESNO, CA 93721 (APN: 468-254-12), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
19. 603 VAN NESS AVE, FRESNO, CA 93721 (APN: 468-254-135), ZONING: DTN (DOWNTOWN GENERAL), USE: COMMERCIAL
20. 622 FULTON STREET, FRESNO, CA 93721 (APN: 468-254-11), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
21. 618 FULTON STREET, FRESNO, CA 93721 (APN: 468-254-10), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
22. 2022 VENTURA STREET, FRESNO, CA 93721 (APN: 468-254-08), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
23. 2022 VENTURA STREET, FRESNO, CA 93721 (APN: 468-254-07), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
24. 2022 VENTURA STREET, FRESNO, CA 93721 (APN: 468-254-06), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
25. 1920 VENTURA STREET, FRESNO, CA 93721 (APN: 468-252-07), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
26. 632 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-251-07), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
27. 616 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-251-08), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
28. 626 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-251-09), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
29. 601 FULTON STREET, FRESNO, CA 93721 (APN: 468-251-16), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
30. 605 FULTON STREET, FRESNO, CA 93721 (APN: 468-251-137), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
31. 643 FULTON STREET, FRESNO, CA 93721 (APN: 468-251-15), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
32. 645 FULTON STREET, FRESNO, CA 93721 (APN: 468-251-137), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
33. 648 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-251-11), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
34. 716 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-253-13), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
35. 716 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-253-07), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
36. 702 FULTON STREET, FRESNO, CA 93721 (APN: 468-253-04), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
37. 727 FULTON STREET, FRESNO, CA 93721 (APN: 468-253-03), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
38. 716 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-253-13), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
39. 746748 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-253-16), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
40. 748 FULTON STREET, FRESNO, CA 93721 (APN: 468-253-14), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
41. 758 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-253-12), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
42. 748 FULTON STREET, FRESNO, CA 93721 (APN: 468-253-14), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
43. 815 FULTON STREET, FRESNO, CA 93721 (APN: 468-252-237), ZONING: DTN (DOWNTOWN CORE), USE: COMMERCIAL
44. 829 FULTON STREET, FRESNO, CA 93721 (APN: 468-252-051), ZONING: DTN (DOWNTOWN CORE), USE: COMMERCIAL
45. 815 FULTON STREET, FRESNO, CA 93721 (APN: 468-252-227), ZONING: DTN (DOWNTOWN CORE), USE: COMMERCIAL
46. 848 FULTON STREET, FRESNO, CA 93721 (APN: 468-252-39), ZONING: DTN (DOWNTOWN CORE), USE: COMMERCIAL
47. 887 FULTON STREET, FRESNO, CA 93721 (APN: 468-252-217), ZONING: DTN (DOWNTOWN CORE), USE: COMMERCIAL
48. 1800 TULARE STREET, FRESNO, CA 93721 (APN: 468-254-431), ZONING: DTN (DOWNTOWN CORE), USE: STADIUM
49. 1800 TULARE STREET, FRESNO, CA 93721 (APN: 468-254-447), ZONING: DTN (DOWNTOWN CORE), USE: STADIUM
50. 1800 TULARE STREET, FRESNO, CA 93721 (APN: 468-254-451), ZONING: DTN (DOWNTOWN CORE), USE: STADIUM
51. 825 H STREET, FRESNO, CA 93721 (APN: 467-040-225), ZONING: DTN (DOWNTOWN CORE), USE: COMMERCIAL
52. 715/774 H STREET, FRESNO, CA 93721 (APN: 468-256-12), ZONING: DTN (DOWNTOWN CORE), USE: COMMERCIAL
53. 745 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-256-13), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
54. 762 H STREET, FRESNO, CA 93721 (APN: 468-256-12), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
55. 715/774 H STREET, FRESNO, CA 93721 (APN: 468-256-12), ZONING: DTN (DOWNTOWN CORE), USE: COMMERCIAL
56. 808 G STREET, FRESNO, CA 93721 (APN: 467-040-287), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
57. 744 G STREET, FRESNO, CA 93721 (APN: 467-040-330), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
58. 704 G STREET, FRESNO, CA 93721 (APN: 467-040-047), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
59. 631 H STREET, FRESNO, CA 93721 (APN: 467-050-285), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
60. 723 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-256-04), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
61. 752 H STREET, FRESNO, CA 93721 (APN: 468-256-10), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
62. 702 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-256-04), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
63. 704 H STREET, FRESNO, CA 93721 (APN: 468-256-08), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
64. 702 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-256-06), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL
65. 702 H STREET, FRESNO, CA 93721 (APN: 468-256-07), ZONING: DTN (DOWNTOWN NEIGHBORHOOD), USE: COMMERCIAL

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PROJECT: 20200925.2

CLIENT: VCA-OPS, INC.
ATTN: JAMIE TAYLOR
DIRECTOR OF OPERATIONS
CHICAGO, IL 60604
JAMIE@VCA-OPS.COM

DESIGN REVIEW FOR:
VCA-OPS, INC., d.b.a.
VIOLA FRESNO
AT: 721 BROADWAY STREET
FRESNO, CA 93721
(APN: 468-286-05)

TITLES:
800-FOOT RADIUS MAP
DATE: 02/07/2023

ARCHITECT'S APPROVAL:

THIS SEAL IS NOT APPROVED FOR CONTRACT OR FOR ANY OTHER PROJECT. IT IS THE BUILDING AUTHORITY'S RESPONSIBILITY TO STAMP AND NOT REUSE BY THE ARCHITECT AND THE SEALING AUTHORITY'S RESPONSIBILITY TO STAMP.

SHEET:
1
OF - SHEETS

APPL. NO. P24-00096 - EXHIBIT ☐ DATE: _____

PLANNING REVIEW BY: _____ DATE: _____

TRAFFIC ENG. REVIEW BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____

CITY OF FRESNO DARM DEPT

APPL. NO.	P24-00696	EXHIBIT	O	DATE	03/22/2024
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					

(2) How the Proposal Helps Implement the Fresno General Plan

The Fresno General Plan aims to achieve a balanced city with an appropriate proportion of its growth and reinvestment focused on the central core, downtown, established neighborhoods, and along Bus Rapid Transit corridors. In order to attract the investment needed for development and rehabilitation of established neighborhoods, a successful and vibrant downtown is necessary. Our business will aptly uphold the broader goal of enhancing the downtown area. More specifically, the Fresno general plan addresses seven key topics or “elements.” Our proposed site upholds the City’s goals within each of these desired elements.

1. The Land Use Element - Our proposed site has an appropriate land use designation, per the Fresno Municipal Code. We are thereby in harmony with the city’s intended general distribution and intensity of all uses of the land in the community.
2. The Circulation Element - The proposed usage of our site will not impede the flow of vehicular or pedestrian traffic. We will utilize pre-existing nearby major transportation facilities, including major roadways, rail and transit, and airports.
3. The Housing Element - Our proposed commercial development will occur in a pre-existing commercially zoned lot, and will not affect the total amount of available housing in the area.
4. The Conservation Element - our Company has SOPs for our construction and operation to address the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.
5. The Open Space Element - The Open Space Element overlaps the Conservation and Safety Elements; through being mindful of our open spaces, we will preserve open space for (i) the protection of natural resources; (ii) the managed production of resources; and (iii) public health and safety.
6. The Noise Element - We have policies in place to monitor sound levels and other potential nuisances, such as odor and littering. Our policies include both reporting procedures and mitigation strategies.
7. The Safety Element - Our Company has established policies and programs to protect the community from risks associated with natural disasters and other safety hazards.

(3) Effects from Construction and/or Operation of the Site That May Impact the Neighbors

As of January 2024, our company has filed a detailed Neighborhood Compatibility Plan with the City of Fresno. Due to our experience level, we have many SOPs in place to prevent our construction or operation from creating a nuisance in our neighborhood. The below list outlines our recently filed and approved Neighborhood Compatibility plan, which is available upon request.

- | | |
|--|--|
| <ul style="list-style-type: none"> • Vehicles and Pedestrian Traffic • Noise • Litter • Nuisance Prevention (loitering, instructional signage, outdoor security, daily site inspections, and daily graffiti cleanings) • Controlled Storage of cannabis products • Childproof packaging • Odor mitigation practices (potential sources of odor, odor control devices, odor control training, and odor control system maintenance) | <ul style="list-style-type: none"> • Onsite Parking • Lighting • Waste management plan (Waste Disposal, Maintaining Garbage, Destruction Policy, and Disposal of Recalled Products) • Community Involvement • Deliveries • Site maintenance • Prohibition of onsite consumption of cannabis • Facility Design (stationary windows, sealed doors, and negative interior air pressurization) |
|--|--|

Transparency Pledge: Our facility will provide law enforcement and neighbors within 100 feet of our building with the name, phone number and email of our CEO and Security Manager to notify during and after operating hours whom they can report problems if they were to arise.

(4) Safety & Security Measures

Please refer to our separately submitted "Security Plan" and "Safety Plan" for detailed breakdowns of our safety and security measures.

CONDITIONAL USE PERMIT FOR:



VIOLA FRESNO
721 BROADWAY STREET
FRESNO, CA 93721
APN: 468-286-05

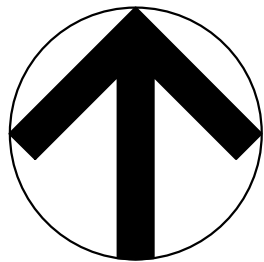


VICINITY MAP



CONDITIONAL USE PERMIT FOR:
VCA-OPS, INC., d.b.a. VIOLA FRESNO
721 BROADWAY STREET
FRESNO, CA 93721
APN: 468-286-05

REFERENCE NORTH



PROJECT DIRECTORY

ARCHITECT ENGINEER
SEAN FREITAS ARCHITECT, INC. (C23563, N8133) (916) 580-9981 SEAN@GRAPHIA.COM GRAPHIA.COM 100 GATEWAY DRIVE, SUITE 120, LINCOLN, CA 95648
OWNER
EEL PROPERTY HOLDINGS LLC (ELLIOT LEWIS, MANAGING MEMBER) (562) 310-8225 ELLIOT.LEWIS.CEO@SOUTHCORDBUILDINGS.COM 401 PINE AVENUE, LONG BEACH, CA 90802
APPLICANT
VCA-OPS, INC. dba. VIOLA FRESNO (JAMIL TAYLOR, DIRECTOR OF OPERATIONS) (240) 418-2120 JAMIL@VIOLABRANDS.COM 420 W. HURRON STREET #224, CHICAGO, IL 60654

PROJECT SCOPE

THE SCOPE FOR THIS PROJECT IS THE REMODEL OF THE EXISTING 9,714 SF BUILDING LOCATED AT 721 BROADWAY STREET, FRESNO, CA 93721 (APN: 468-286-05) FOR A NEW CANNABIS DISPENSARY. EXISTING OCCUPANCY: RENTAL HALL. SCOPE OF WORK SHALL INCLUDE: DEMO WORK, ACCESSIBILITY UPGRADES, NEW WALLS (INTERIOR), RETAIL AREA, PROCESSING SPACES, STORAGE AND RELATED DATA & SECURITY. MECHANICAL, ELECTRICAL, PLUMBING, AND SIGNAGE IMPROVEMENTS (UNDER SEPARATE PERMIT).

APPLICABLE BUILDING CODES

TITLE-19, CALIFORNIA CODE OF REGULATIONS, PUBLIC SAFETY, SFM REGULATIONS
2022 CALIFORNIA ADMINISTRATIVE CODE, TITLE 24, PART 1
2022 CALIFORNIA BUILDING CODE (CBC), TITLE 24, PART 2
2022 CALIFORNIA ELECTRICAL CODE (CEC), TITLE 24, PART 3
2022 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24, PART 4
2022 CALIFORNIA PLUMBING CODE (CPC), TITLE 24, PART 5
2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
2022 CALIFORNIA FIRE CODE (CFC), TITLE 24, PART 9
2022 CALIFORNIA FIRE CODE (CFC), CHAPTER 38 PLANT PROCESSING AND EXTRACTION FACILITIES
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), TITLE 24, PART 11
2022 CALIFORNIA REFERENCED STANDARDS, TITLE 24, PART 12
2022 CBC, CHAPTER 35 AND/OR CFC CHAPTER 45 INCLUDING:
1. 2022 NFPA 13, SPRINKLER SYSTEMS (CALIFORNIA AMENDED)
2. 2022 NFPA 24, FIRE SERVICE MAINS (CALIFORNIA AMENDED)
3. 2022 NFPA 72, FIRE ALARM CODE (CALIFORNIA AMENDED)
NFPA 55, 2022 EDITION COMPRESSED GASES AND CRYOGENIC FLUIDS CODE
MEDICAL AND ADULT USE CANNABIS REGULATION AND SAFETY ACT (MAUCRSA)
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE (BEES)
2022 CALIFORNIA HEALTH AND SAFETY CODE (CHSC)
CALIFORNIA CODE OF REGULATIONS (CCR)

BUILDING AREA ANALYSIS

UNCONDITIONED AREA:	EXISTING AREA:	NEW AREA:	TOTAL AREA:
---	0 SF	0 SF	0 SF
TOTAL UNCONDITIONED AREA:	0 SF	0 SF	0 SF
CONDITIONED AREA:			
(E) BUILDING	9,714 SF	0 SF	9,714 SF
---	0 SF	0 SF	0 SF
TOTAL CONDITIONED AREA:	9,714 SF	0 SF	9,714 SF
TOTAL BUILDING AREA:	9,714 SF	0 SF	9,714 SF
TOTAL BUILDING COVERAGE:			9,714 SF
TOTAL SITE AREA:			11,250 SF
TOTAL SITE COVERAGE AREA:			86.3%

BUILDING ANALYSIS

	ALLOWABLE:	ACTUAL:
OCCUPANCY GROUP (2022 CBC, CHAPTER 3, SECTION 309):	B, F, M	M
CONSTRUCTION TYPE (2022 CBC, TABLE 601):	TYPE III-B	TYPE III-B
NUMBER OF STORIES (2022 CBC, TABLE 504.4):	THREE (3)	ONE (1)
BUILDING HEIGHT (2022 CBC, TABLE 504.3):	75'-0"	20'-0"
BUILDING AREA (2022 CBC, TABLE 506.2):	9,000 SF	9,714 SF
BUILDING SETBACK (FRONT/NORTH):		0'-0"
BUILDING SETBACK (REAR/SOUTH):		0'-0"
BUILDING SETBACK (RIGHT/WEST):		0'-0"
BUILDING SETBACK (LEFT/EAST):		0'-0"
FIRE SPRINKLER SYSTEM:		YES
FIRE ALARM:		NO
FIRE PROTECTION SYSTEMS:		NO
SMOKE CONTROL SYSTEMS:		NO
YEAR BUILDING ORIGINALLY CONSTRUCTED:		1930
HIGH FIRE HAZARD SAFETY ZONE:		NO
SEISMIC SAFETY JOINTS:		NO
EMERGENCY RESPONDER RADIO COVERAGE:		NO

PROJECT SHEET INDEX

A1.00	COVER SHEET
A1.21	NEIGHBORHOOD COMPATIBILITY SCHEMATIC
A2.11	SITE PLAN
A2.21	EXISTING LANDSCAPE PLAN
A3.01	EXISTING/DEMOLITION FLOOR PLAN
A3.11	PROPOSED FLOOR PLAN
A6.11	BUILDING ELEVATIONS
A6.21	COLORDED RENDERINGS (INTERIOR)

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SEAN FREITAS, ARCHITECT.

PROJECT: 20200925.2

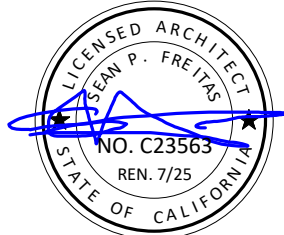
CLIENT:
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d.b.a. VIOLA FRESNO
(DIRECTOR OF OPERATIONS)
420 W. HURRON STREET, #224
CHICAGO, IL 60654
(240) 418-2120
JAMIL@VIOLABRANDS.COM

CONDITIONAL USE PERMIT FOR:
VCA-OPS, INC., d.b.a. VIOLA FRESNO
721 BROADWAY STREET
FRESNO, CA 93721
APN: 468-286-05

TITLE:
COVER SHEET

ISSUES:
Project Issue Date: 02-12-2024
Project Status: CUP SUBMITTAL
Sheet Issue Date: 02-12-2024
Revision Number:
Revision Date:

ARCHITECT'S APPROVAL



THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION
UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY
THE ARCHITECT AND THE BUILDING AUTHORITY HAVING
JURISDICTION OVER THE PROJECT.

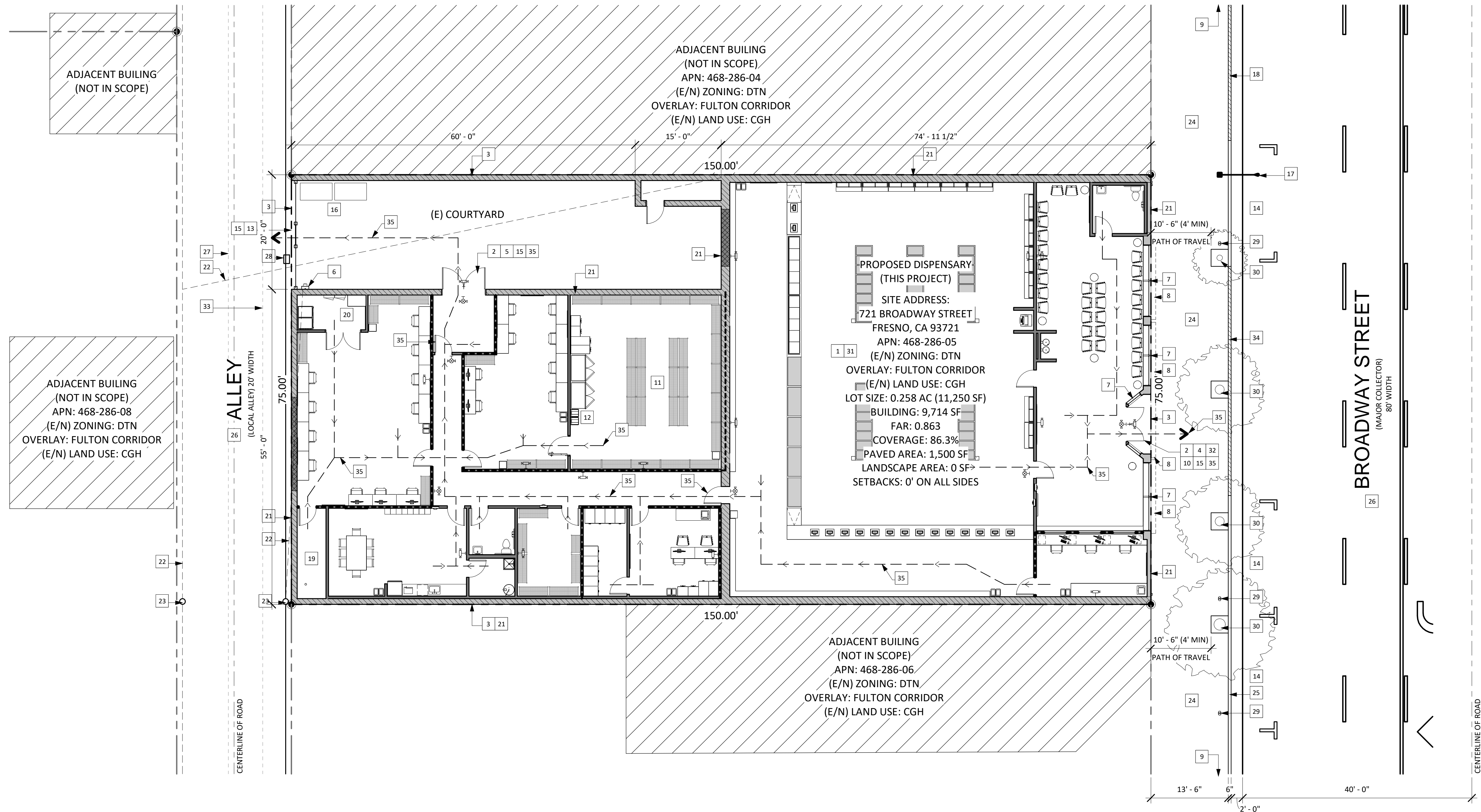
SHEET:

A1.00

SHEET: OF SHEETS

APPL. NO. P24-00696 EXHIBIT A-1 DATE 03/22/2024
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

PROJECT: 20200925.2

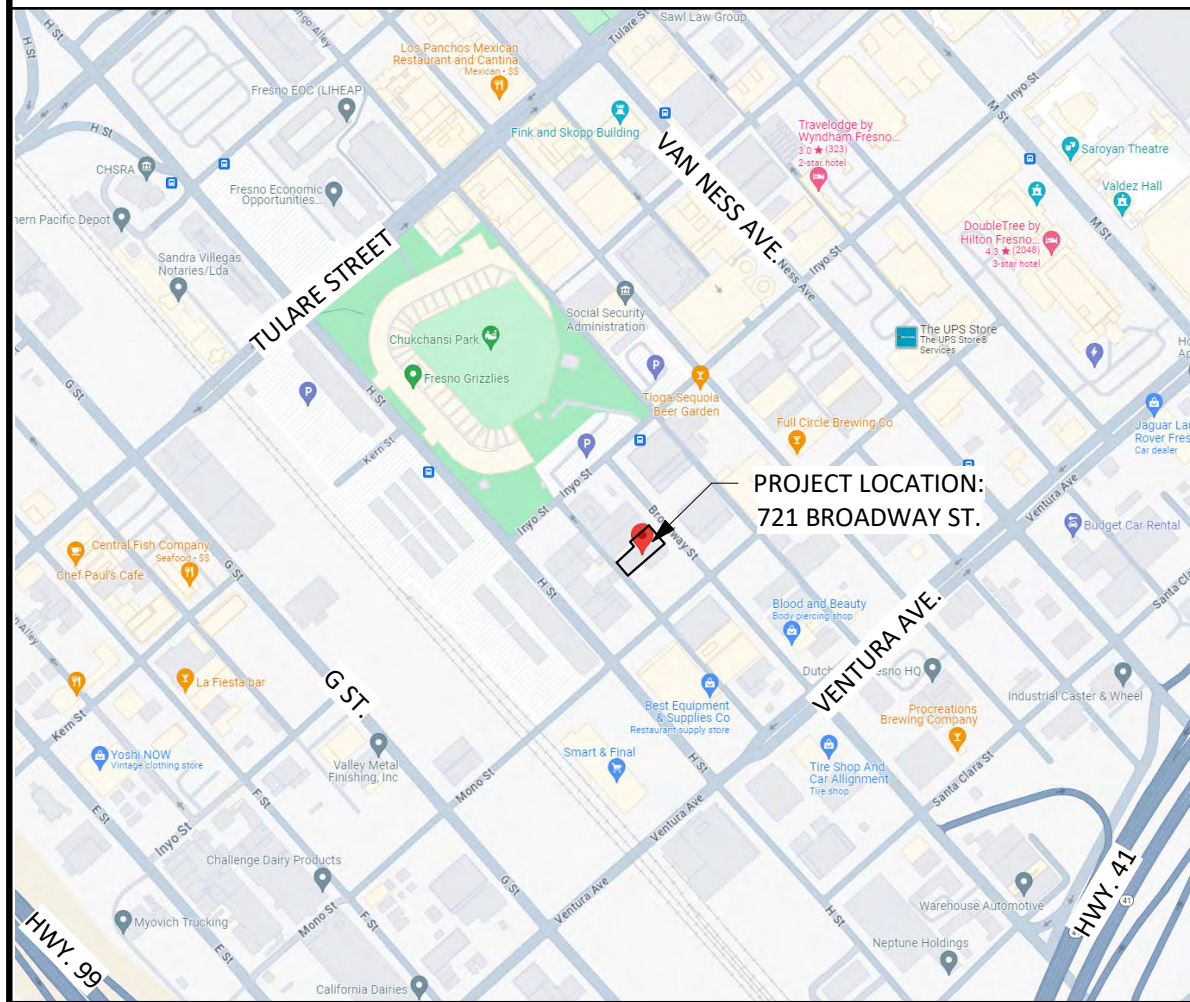
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721 BROADWAY STREET
FRESNO, CA 93721
APN: 468-286-05

SITE PLAN

SCALE
1" = 10'-0"

1

VICINITY MAP



NOTES:

- THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN, THE DOWNTOWN (2016) COMMUNITY PLAN AND FULTON CORRIDOR SPECIFIC PLAN.
- THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH DTN ZONE DISTRICT DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
- THE PROPOSED CANNABIS RETAIL BUSINESS IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE YARDS, WALLS, FENCES, PARKING AND LOADING FACILITIES, LANDSCAPING, AND ALL ITEMS REQUIRED FOR THE DEVELOPMENT.
- THE PROPOSED CANNABIS RETAIL BUSINESS IS SERVED BY HIGHWAYS ADEQUATE IN WIDTH AND IMPROVED AS NECESSARY TO CARRY THE KIND AND QUANTITY OF TRAFFIC SUCH USE WILL GENERATE.
- THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
- THE PROPOSED CANNABIS RETAIL BUSINESS DEMONSTRATES COMPATIBILITY WITH THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD AND BLEND IN WITH EXISTING BUILDINGS. THE ESTABLISHMENT LOOKS SIMILAR TO OTHER NEARBY BUILDINGS.

PROPOSED SITE PARKING COUNT

	PARKING REQUIRED	PARKING PROVIDED
PARKING (DOWNTOWN DISTRICTS): RATIO = NONE REQUIRED (AT 9,714 SF)	0 SPACES	0 SPACES
TOTAL ACCESSIBLE PARKING:	0 SPACES	0 SPACES
TOTAL EV PARKING:	0 SPACES	0 SPACES
TOTAL BICYCLE PARKING:	0 SPACES	0 SPACES

PROPOSED LANDSCAPING

REQUIRED LANDSCAPE AREAS	CRITERIA	LANDSCAPE REQUIRED
PARKING AREAS:	0 SF	0 SF
BUILDING SETBACKS:	0' SETBACKS	0 SF
LOT PERIMETER BUFFERS:	0' SETBACKS	0 SF
TREES REQUIRED IN LANDSCAPE AREAS:	0 SF OF REQ'D LANDSCAPE	0 TREES

NOTE: NO MWEO CALCULATIONS AND HYDROZONES REQUIRED.

KEYNOTES

- NEW RETAIL FACILITY - THIS PROJECT.
- EXISTING EXTERIOR DOORS SHALL BE EQUIPPED WITH A 180 DEGREE VIEWING DEVICE TO SCREEN PERSONS BEFORE ALLOWING ENTRY. NON-GLAZED DOORS SHALL BE SOLID CORE.
- EXISTING PROPERTY LINE.
- EXISTING MAIN BUILDING ENTRANCE
- NEW EMPLOYEE & VENDOR ACCESS POINT W/IN EXISTING DOOR
- EXISTING ELECTRICAL SERVICE LOCATION.
- EXISTING EXTERIOR WINDOWS
- NEW ROLL-UP SECURITY DOOR (FOR AFTER-HOURS LOCK-UP)
- EXISTING (NEAREST LOCATION) FIRE HYDRANTS: TWO AT MONO & BROADWAY AND TWO AT INYO & BROADWAY
- NEW FIRE & LIFE SAFETY: EACH BUILDING'S MAIN ENTRANCE SHALL BE EQUIPPED WITH A 3200 SERIES KNOX-BOX.
- CANNABIS STORAGE ROOM
- CANNABIS WASTE STORAGE BIN
- EXISTING 12' METAL SECURITY FENCE W/ GATE - TO REMAIN
- EXISTING ON-STREET PARKING STALLS
- EXISTING PEDESTRIAN INGRESS/EGRESS
- EXISTING DUMPSTER LOCATION
- EXISTING STREET LIGHTING
- EXISTING FIRE LANE
- NEW FIRE RISER ROOM FOR EXISTING FIRE RISER
- NEW ELECTRICAL ROOM
- EXTERIOR WALL (PROJECT PREMISES).
- EXISTING OVERHEAD ELECTRICAL LINE

- EXISTING UTILITY POLE
- EXISTING CONCRETE SIDEWALK.
- EXISTING CURB AND GUTTER.
- EXISTING ADJACENT ROADWAYS.
- EXISTING UNDERGROUND SANITARY SEWER
- EXISTING WATER METER
- EXISTING PARKING METER
- EXISTING LANDSCAPE TREE PLANTER - NON-IRRIGATED
- ALL NEW AND/OR EXISTING MECHANICAL EQUIPMENT TO BE LOCATED ON THE ROOF AND SCREENED BY EXISTING PARAPETS (IF PARAPET DOES NOT CONCEAL EQUIPMENT, NEW ROOF MOUNTED EQUIPMENT SCREENS TO BE INSTALLED).
- NEW BUILDING SIGNAGE (ABOVE) REF: ELEVATIONS
- EXISTING UNDERGROUND WATER LINE
- EXISTING LOADING/UNLOADING ZONE
- EMERGENCY EXIT, PATHWAYS, AND PATH OF TRAVEL ROUTE

APPL. NO. P24-00696 EXHIBIT A-2 DATE 03/22/2024

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

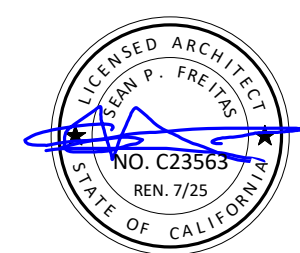
TITLE:

SITE PLAN

ISSUES:

Project Issue Date:	02-12-2024
Project Status:	CUP SUBMITTAL
Sheet Issue Date:	02-12-2024
Revision Number:	-
Revision Date:	-

ARCHITECT'S APPROVAL

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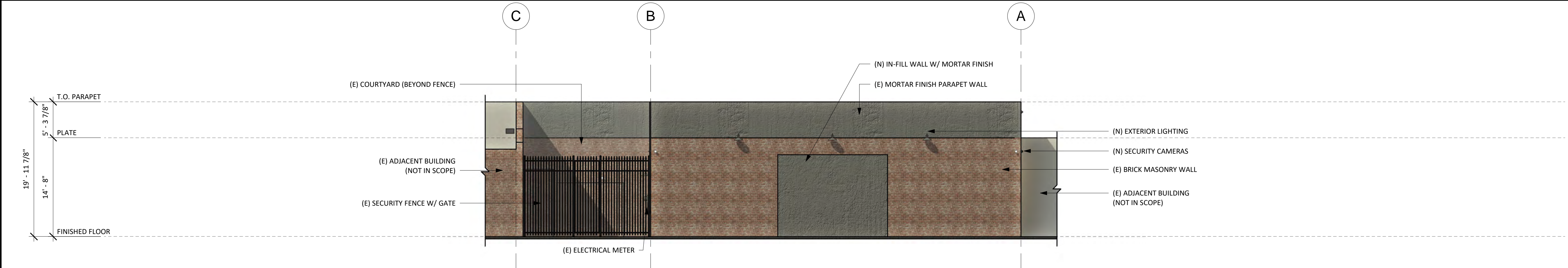
SHEET: OF SHEETS



NORTH EXTERIOR ELEVATION (FRONT)

SCALE
1/8" = 1'-0"

4



SOUTH EXTERIOR ELEVATION (REAR)

SCALE
1/8" = 1'-0"

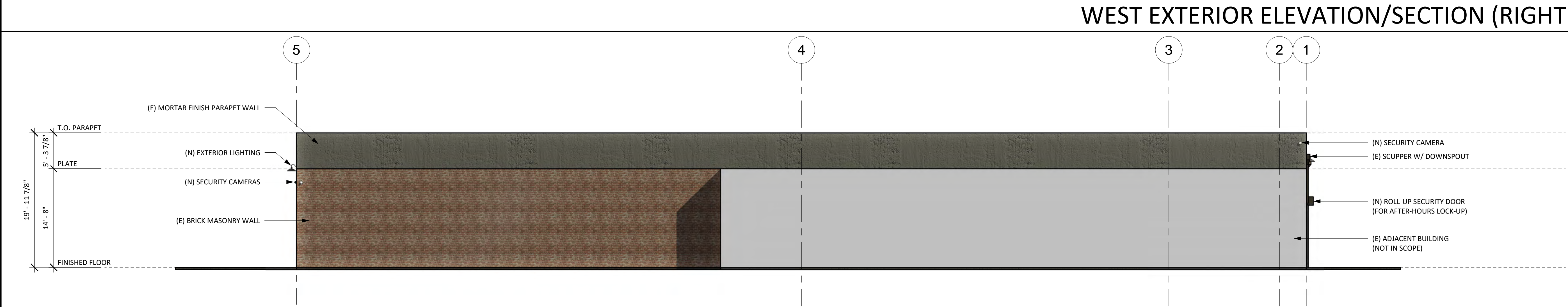
3



WEST EXTERIOR ELEVATION/SECTION (RIGHT)

SCALE
1/8" = 1'-0"

2



EAST EXTERIOR ELEVATION (LEFT)

SCALE
1/8" = 1'-0"

1

APPL. NO. P24-00696 EXHIBIT E-1 DATE 03/22/2024
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

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PROJECT: 20200925.2

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d.b.a. VIOLA FRESNO
(DIRECTOR OF OPERATIONS)
420 W. HUBBARD STREET, #224
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(240) 418-2120
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VCA-OPS, INC., d.b.a. VIOLA FRESNO
721 BROADWAY STREET
FRESNO, CA 93721
APN: 468-286-05

TITLE:
BUILDING ELEVATIONS
ISSUES:
Project Issue Date: 02-12-2024
Project Status: CUP SUBMITTAL
Sheet Issue Date: 02-12-2024
Revision Number: 1
Revision Date:

ARCHITECT'S APPROVAL
SEAN P. FREITAS
LICENSED ARCHITECT
NO. C23563
REN. 7/25
STATE OF CALIFORNIA
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SHEET:
A6.11
SHEET: OF SHEETS

APPL. NO. P24-00696

EXHIBIT E-2

DATE 03/22/2024

PLANNING REVIEW BY

DATE

TRAFFIC ENG.

DATE

APPROVED BY

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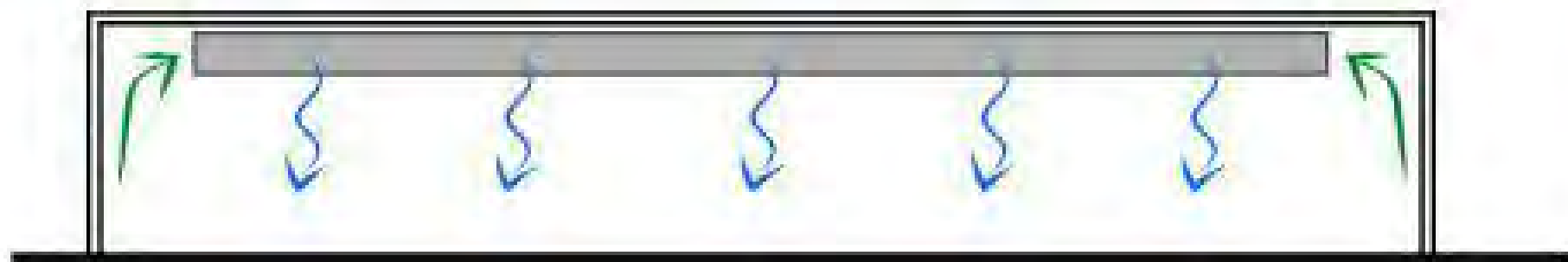
ON-SITE NOTICE SIGNAGE:
NOTIFICATION SIGNAGE TO BE POSTED AT ENTRANCES, EXITS, PARKING LOTS, AND OTHER CONSPICUOUS AREAS. THE 12"x12" SIGNS WILL READ AS FOLLOWS:

- LOITERING, PUBLIC DRINKING, OR PUBLIC SMOKING, VAPING, INGESTING OR OTHERWISE CONSUMING CANNABIS ON THE PREMISES OR IN THE AREAS ADJACENT TO THE PROPERTY IS PROHIBITED; NO ONE UNDER THE AGE OF TWENTY-ONE SHALL BE PERMITTED WITHIN THE PREMISES EXCEPT A QUALIFIED PATIENT OVER THE AGE OF EIGHTEEN
- THESE PREMISES ARE BEING DIGITALLY RECORDED; ALARM MONITORED

ON-SITE CANNABIS WASTE MITIGATION:
OUR COMPANY SHALL USE CANNABIS WASTE SOLUTIONS, ("CWS") A FULL-SERVICE WASTE MANAGEMENT SOLUTION AS THE THIRD PARTY WASTE HAULER FOR THE COLLECTION AND DISPOSAL OF CANNABIS WASTE. ALL AUTHORIZED STAFF WILL BE TRAINED BOTH TO USE OUR OWN INTERNAL WASTE MANAGEMENT PROCEDURES AND WITH THE USE OF CWS'S STANDARD OPERATING PROCEDURES INCLUDED AS PART OF THE SERVICE AGREEMENT. OUR COMPANY SHALL MAKE SURE THAT CWS PERFORMS THE DISPOSAL OF CANNABIS PRODUCTS IN THE DISPENSARY PURSUANT TO THE FOLLOWING OPERATIONAL PROCEDURES:

- OUR COMPANY'S ONSITE MANAGERS, ALONG WITH AT LEAST ONE OTHER PERSONNEL AUTHORIZED TO HANDLE CANNABIS PRODUCTS ACTING AS WITNESS, SHALL BE PRESENT PRIOR TO THE DESTRUCTION OF ANY CANNABIS PRODUCTS.
- BEFORE THE ACTUAL DESTRUCTION OF ANY CANNABIS PRODUCTS, THE GENERAL MANAGER AND OTHER AUTHORIZED PERSONNEL SHALL PHOTOGRAPHICALLY DEPICT THE CANNABIS PRODUCTS AS ORIGINALLY PACKAGED.
- AFTER PHOTOGRAPHICALLY DEPICTING THE CANNABIS PRODUCTS AS ORIGINALLY PACKAGED, OUR COMPANY SHALL TRANSFORM THE CANNABIS PRODUCTS INTO A CANNABIS WASTE BY RENDERING THE CANNABIS PRODUCTS NON-RETRIEVABLE.
- "CANNABIS WASTE" MEANS WASTE THAT IS NOT HAZARDOUS WASTE THAT CONTAINS CANNABIS AND THAT HAS BEEN MADE NON-RETRIEVABLE. "NON-RETRIEVABLE" MEANS THAT THE CANNABIS AND CANNABIS PRODUCTS HAVE BEEN RENDERED UNAVAILABLE AND UNUSABLE FOR ALL PRACTICAL PURPOSES. THE RENDERING OF CANNABIS AND CANNABIS PRODUCTS INTO CANNABIS WASTE SHALL BE RECORDED ON THE VIDEO SURVEILLANCE SYSTEM. CWS WILL PROVIDE A SECURED LOCKABLE STORAGE BIN FOR ALL WASTE EARMARKED FOR DESTRUCTION. THE BIN IS DESIGNED TO ENSURE THAT WITH PROPER USE NO CROSS CONTAMINATION WILL AFFECT CANNABIS PRODUCTS AVAILABLE FOR RETAIL SALE. AS NEEDED OUR COMPANY WILL ARRANGE SECURED PICK UP FOR CANNABIS WASTE. OUR COMPANY EXPECTS MINIMAL CANNABIS WASTE AND WILL ARRANGE A MONTHLY PICK UP AS NEEDED WITH CWS. THE CANNABIS WASTE BIN WILL BE LOCATED IN THE BACK SECURITY ENTRANCE AREA WITH A CAMERA DIRECTLY AIMED AT IT IN ORDER TO MONITOR IF THE WASTE BIN IS TAMPERED WITH.

ON-SITE ODOR MITIGATION:
• THE BUSINESS WILL INCORPORATE AN ODOR CONTROL SYSTEM IN AREAS WHERE CANNABIS IS STORED, DISPLAYED AND SOLD.

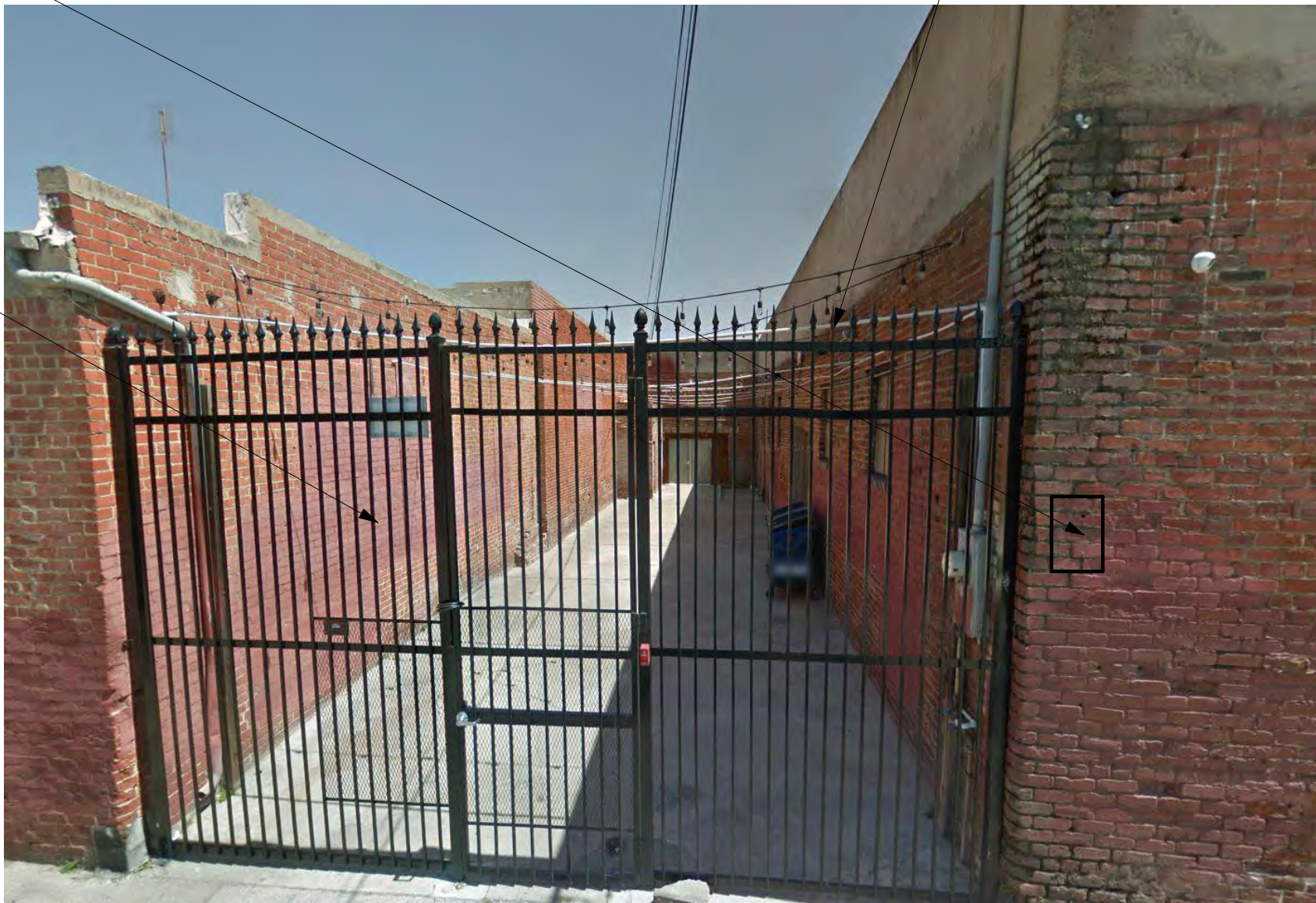
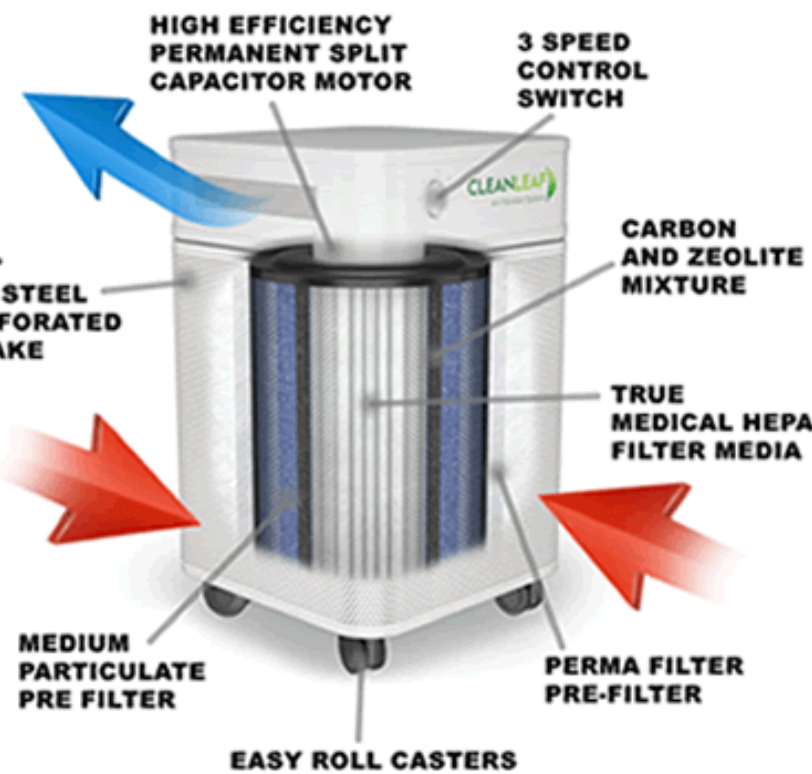
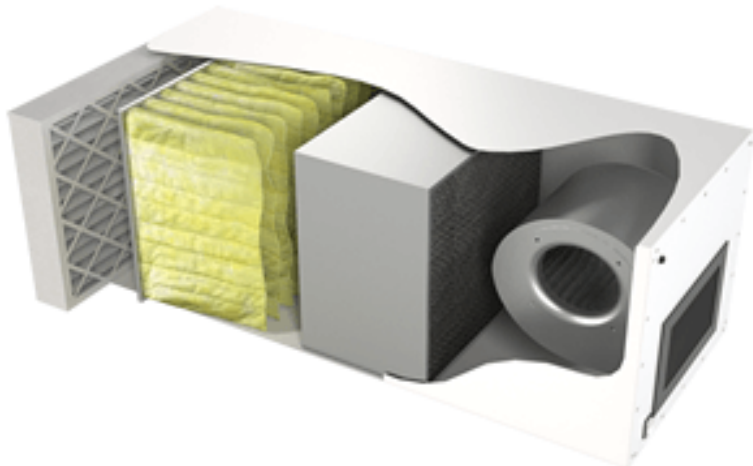


1. EXHAUST AIR FILTRATION SYSTEM WITH ODOR CONTROL THAT PREVENTS INTERNAL ODORS FROM BEING EMITTED EXTERNALLY.
2. AIR SYSTEM THAT CREATES NEGATIVE PRESSURE BETWEEN THE COMMERCIAL CANNABIS BUSINESS' INTERIOR AND EXTERIOR. ODORS INSIDE THE BUSINESS ARE NOT DETECTABLE ON THE OUTSIDE.

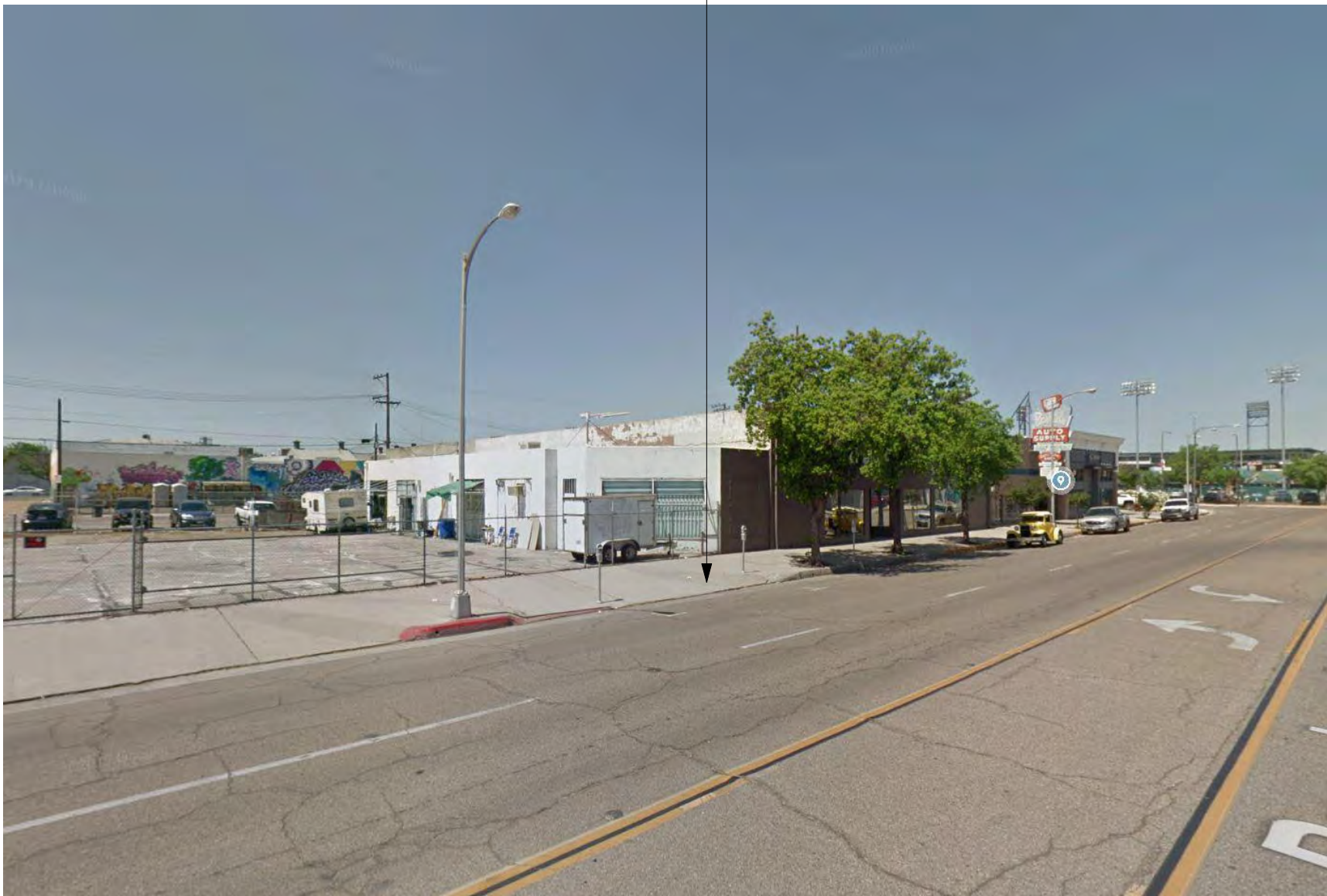


FEATURING AMERICA'S NUMBER 1 FILTER

CLEANLEAF AIR CLEANERS HAVE BEEN CONSISTENTLY RATED AT THE TOP OF AIR CLEANER CATEGORIES IN INDEPENDENT TESTING. THE CLEANLEAF CLEANS UP WITH 15 LBS. OF CARBON-ZEOLITE MIX AND TRUE MEDICAL HEPA FILTER MEDIA FOR ABSORPTION OF ODORS AND GASES.



ON-SITE SECURITY MITIGATION:
• THE BUSINESS WILL INCORPORATE THE USE OF THE EXISTING SECURITY FENCING & GATE FOR ADDED FACILITY SECURITY.



ON-SITE VEHICLE & PEDESTRIAN TRAFFIC MITIGATION:
• THE BUSINESS IS LOCATED IN AN EXISTING DOWNTOWN BUSINESS SECTOR THAT IS EQUIPPED WITH AMPLE STREET PARKING AND NEAR BY PARKING LOTS.

ON-SITE SIGNAGE:
• NEW BUSINESS SIGNAGE.

ON-SITE SECURITY MITIGATION:
• THE BUSINESS WILL EMPLOY SECURITY STAFF WHO WILL HELP REDUCE ANY NOISE FROM ITS CUSTOMERS ON THE EXTERIOR OF THE BUILDING.
• THIS BUSINESS WILL IMPLMENT A COMPLETE SECURITY PLAN.

ON-SITE VEHICLE & PEDESTRIAN TRAFFIC MITIGATION:
• THE BUSINESS IS LOCATED IN AN EXISTING DOWNTOWN BUSINESS SECTOR THAT IS EQUIPPED WITH AMPLE STREET PARKING AND NEAR BY PARKING LOTS.



ON-SITE NOISE MITIGATION:
• THE BUSINESS IN GENERAL IS NOT A NOISE PRODUCING BUSINESS, SO IN-HOUSE NOISES WILL NOT BE AN ISSUE.
• THE BUSINESS WILL EMPLOY SECURITY STAFF WHO WILL HELP REDUCE ANY NOISE FROM ITS CUSTOMERS ON THE EXTERIOR OF THE BUILDING.

ON-SITE LIGHT MITIGATION:
• THE BUSINESS WILL HAVE ITS WINDOWS TINTED TO HELP REDUCE ANY INTERIOR LIGHT TRESPASS. THE BUSINESS IS A RETAIL LOCATION, SO WILL NOT PRODUCE ANY MORE LIGHT THAN AN AVERAGE RETAIL STORE.
• THE EXTERIOR OF THE BUILDING HAS EXISTING LIGHTING THAT IS TO REMAIN.

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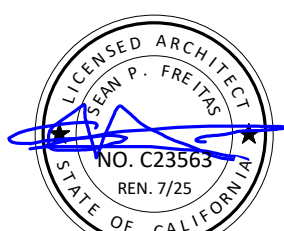
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721 BROADWAY STREET
FRESNO, CA 93721
APN: 468-286-05

TITLE:
NEIGHBORHOOD COMPATIBILITY SCHEMATIC

ISSUES:
Project Issue Date: 02-12-2024
Project Status: CUP SUBMITTAL
Sheet Issue Date: 02-12-2024
Revision Number: 1
Revision Date: 1

ARCHITECT'S APPROVAL



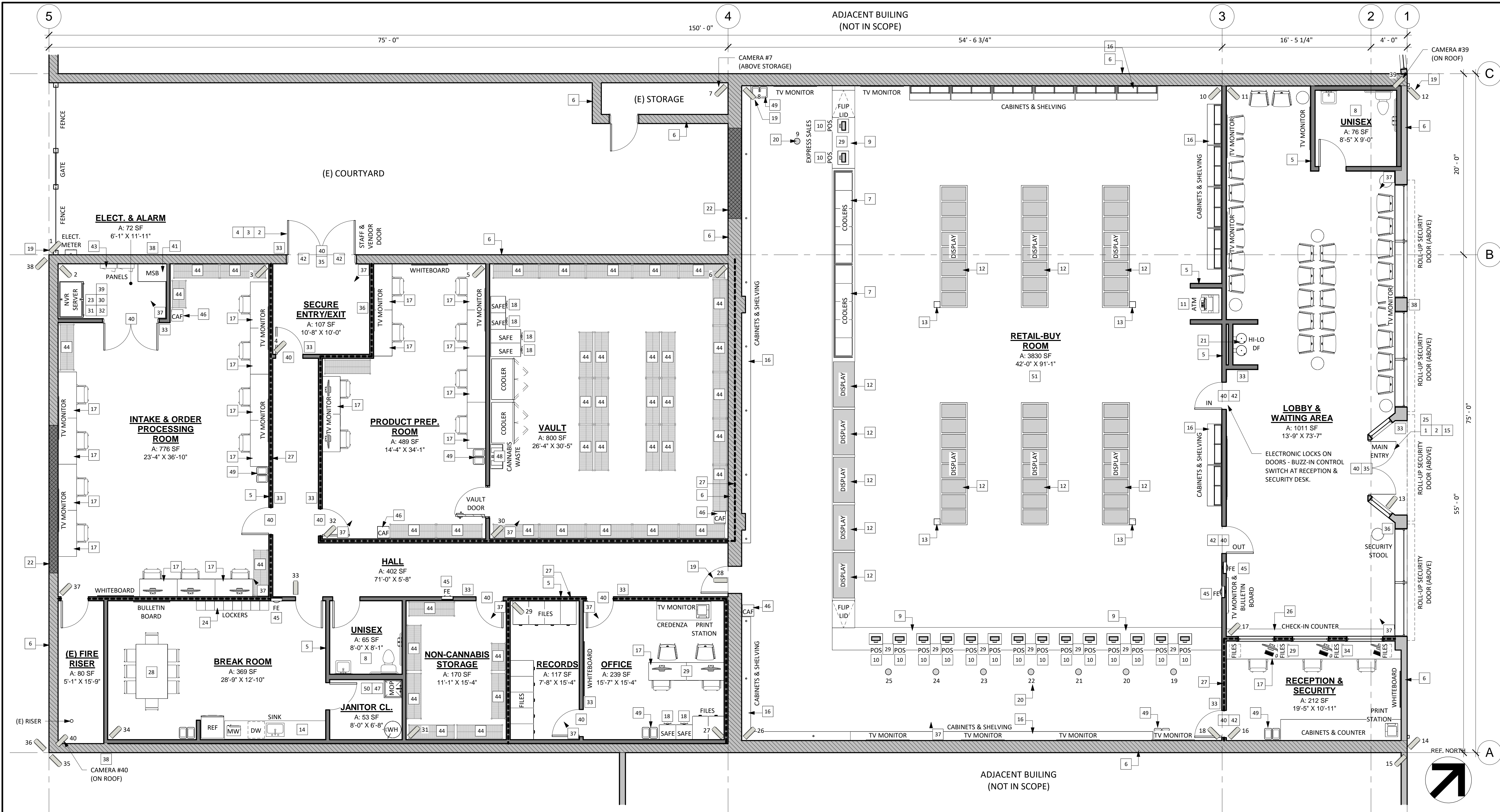
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SHEET:

A1.21

SHEET: OF SHEETS

NEIGHBORHOOD COMPATIBILITY SCHEMATIC



PROPOSED FLOOR PLAN. SCALE 3/16" = 1'-0" 1

NOTES:

1. THE APPLICANT WILL HAVE ON-SITE SECURITY DURING BUSINESS HOURS AND OVERNIGHT MONITORING SERVICE AFTER HOURS AS DESCRIBED IN THE APPLICANT'S WRITTEN SECURITY PLAN.

2. THE FACILITY WILL MAINTAIN A SECURE ENVIRONMENT BY KEEPING ENTRANCES INTO THE FACILITY (OTHER THAN THE LOBBY DOOR) LOCKED AT ALL TIMES VIA AN ELECTRIC ACCESS CONTROL SYSTEM. THE LOBBY DOOR WILL HAVE ELECTRIC ACCESS CONTROL INFRASTRUCTURE (CARD READER) IN PLACE, BUT WILL BE SET ON A SCHEDULE TO REMAIN UNLOCKED DURING PUBLIC BUSINESS HOURS TO ALLOW CUSTOMERS TO ENTER THE LOBBY AREA FOR SECURE CHECK-IN. THE DOOR FROM THE LOBBY TO THE BACK OF HOUSE/RETAIL AREA WILL REMAIN LOCKED 24/7. ENTRY TO THE RETAIL AREA WILL BE STRICTLY CONTROLLED BY CHANNELING EMPLOYEES, CUSTOMERS, AND VENDORS THROUGH THE SECURITY CHECK-IN "CHECK-IN WINDOW", "RECEPTION", A SECURITY GUARD OR ADMINISTRATIVE STAFF WILL UTILIZE "BUZZ-IN" TECHNOLOGY AT THE ENTRY TO THE RETAIL AREA, KEEPING THE RETAIL SPACE SEPARATE FROM THE RECEPTION/LOBBY AREA. WITH BARTON INTEGRATION'S EXPERIENCE IN CREATING SECURITY PLANS IN VARIOUS JURISDICTIONS WITH SIMILAR PROVISIONS, THIS PARTICULAR REGULATION HAS NOT BEEN INTERPRETED TO MEAN THAT THE LOBBY DOOR TO A RETAIL FACILITY NEEDS TO BE LOCKED AT ALL TIMES DURING PUBLIC BUSINESS HOURS. HOWEVER, THE ELECTRIC ACCESS CONTROL SYSTEM AND INFRASTRUCTURE ARE CAPABLE OF ACCOMMODATING THIS CONFIGURATION SHOULD THE CITY OF FRESNO TAKE THE ATYPICAL APPROACH OF REQUIRING THAT THE LOBBY DOOR IS LOCKED AT ALL TIMES.

KEYNOTES	
1	MAIN BUILDING ENTRANCE & EMPLOYEE ACCESS POINT. ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH A 180 DEGREE VIEWING DEVICE TO SCREEN PERSONS BEFORE ALLOWING ENTRY.
2	EXISTING CALIFORNIA ACCESSIBLE COMPLIANT LEVEL LANDING
3	SECURED VENDOR AND STAFF INGRESS AND EGRESS DOOR.
4	STEEL EXIT DOOR. ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH A 180 DEGREE VIEWING DEVICE TO SCREEN PERSONS BEFORE ALLOWING ENTRY.
5	NEW INTERIOR WALL - TYP.
6	EXISTING WALL.
7	NEW OWNER SUPPLIED PASS THROUGH COUNTER BEVERAGE COOLERS
8	NEW RESTROOMS WITH TOILET, LAVATORY, ACCESSORIES AND HARDWARE TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS. EXHAUST VENT TO BE ACTIVATED WHEN THE LIGHT SWITCH IS ACTIVATED.
9	NEW ACCESSIBLE HEIGHT PORTION OF SALES COUNTER (34" HIGH).
10	POINT OF SALE MACHINES.
11	ATM
12	NEW PRODUCT DISPLAY CASES.
13	EXISTING STEEL COLUMN
14	COUNTERTOP AND CABINETRY WITH SINK. PROVIDE SINK 24" OFF WALL TO CENTERLINE OF SINK MIN. RIM OR COUNTER SURFACE NOT TO EXCEED 34" A.F.F. AND PARALLEL APPROACH OF 48"X36" CLEAR OK IF RANGE OR STOVE TOP ARE NOT PROVIDED. UPPER CABINETRY SHOWN DASHED WHERE OCCURS - PROVIDED BY TENANT.
15	NEW CUSTOMER ENTRY DOOR.
16	NEW STORAGE & DISPLAY CABINETS AND SHELVING.
17	NEW WORK DESK

18	NEW FLOOR MOUNTED SAFE
19	FIXED IP CAMERA (NUMBERED).
20	FIXED POS CAMERA (NUMBERED).
21	ACCESSIBLE HIGH-LOW DRINKING FOUNTAIN
22	NEW EXTERIOR WALL OR WALL IN-FILL AREA.
23	NEW UTILITY CLOSET
24	NEW EMPLOYEE LOCKERS.
25	NEW ACCESSIBLE ENTRY SIGNAGE.
26	NEW CHECK-IN WINDOW/COUNTER. TOP OF COUNTER TO BE 34" AFF AND MAINTAIN A 30"X48" CLEAR SPACE BELOW FOR A WHEELCHAIR PARALLEL APPROACH.
27	LIMITED ACCESS ROOM PERIMETER LINE.
28	NEW 34" AFF BREAK ROOM SEATING W/ MOVABLE CHAIRS
29	HOLD-UP ALARM SYSTEM SHALL BE EMPLOYED NEAR THE: TRANSPORT AREA, LOBBY, EMPLOYEE ENTRANCE AND SAFE(S). HOLDUP ALARMS SHALL CAUSE THE DISPATCH OF THE POLICE DEPARTMENT.
30	ACCESS CONTROL PANEL
31	INTRUSION CONTROL PANEL
32	NETWORK VIDEO RECORDER
33	CARD READER
34	DOOR RELEASE
35	DOOR CONTACT
36	KEYPAD
37	MOTION DETECTOR
38	NETWORK SPEAKER HORN
39	UPS BATTERY BACKUP
40	ELECTRIFIED LOCK
41	MSB
42	MAG LOCK

43	ELECTRICAL PANELS
44	STAINLESS STEEL WIRE SHELVING UNITS
45	FIRE EXTINGUISHER CABINET
46	ODOR CONTROL SYSTEM: CARBON AIR FILTER (REF: SHEET A1.21)
47	NEW MOP & BROOM WALL MOUNTED RACK, ABOVE MOP SINK
48	NEW LOCKABLE CANNABIS WASTE BIN, LOCATED IN VAULT AND SUPPLIED BY SECURE WASTE HAULER.
49	NEW NON-CANNABIS WASTE BIN LOCATIONS
50	NEW NSF CHEMICAL STORAGE RACK (CLEANING SUPPLIES), ABOVE MOP SINK
51	ALL NEW AND/OR EXISTING MECHANICAL EQUIPMENT TO BE LOCATED ON THE ROOF AND SCREENED BY EXISTING PARAPETS (IF PARAPET DOES NOT CONCEAL EQUIPMENT, NEW ROOF MOUNTED EQUIPMENT SCREENS TO BE INSTALLED).

APPL. NO. P24-00696 EXHIBIT F DATE 03/22/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

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721 BROADWAY STREET
FRESNO, CA 93721
APN: 468-286-05

TITLE:
PROPOSED FLOOR PLAN

ISSUES:

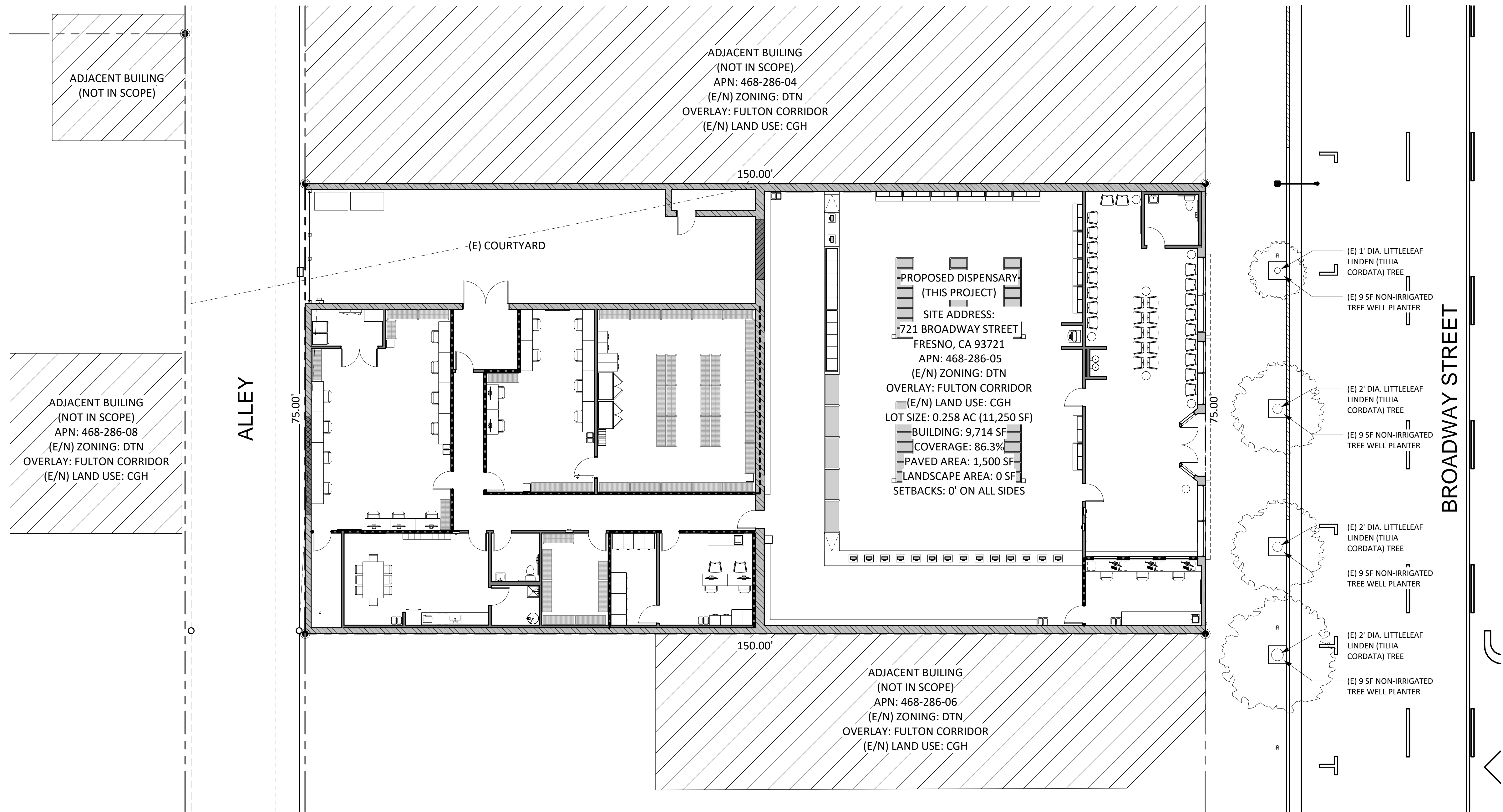
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Revision Date:	

ARCHITECT'S APPROVAL

SEAN P. FREITAS
ARCHITECT
NO. C23563
REN. 7/25
STATE OF CALIFORNIA

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SHEET:
A3.11
SHEET: OF SHEETS



EXISTING LANDSCAPE PLAN

SCALE
1" = 10'-0"

1

PROPOSED SITE PARKING COUNT

	PARKING REQUIRED	PARKING PROVIDED
PARKING (DOWNTOWN DISTRICTS): RATIO = NONE REQUIRED (AT 9,714 SF)	0 SPACES	0 SPACES
TOTAL ACCESSIBLE PARKING:	0 SPACES	0 SPACES
TOTAL EV PARKING:	0 SPACES	0 SPACES
TOTAL BICYCLE PARKING:	0 SPACES	0 SPACES

PROPOSED LANDSCAPING

REQUIRED LANDSCAPE AREAS	CRITERIA	LANDSCAPE REQUIRED
PARKING AREAS:	0 SF	0 SF
BUILDING SETBACKS:	0' SETBACKS	0 SF
LOT PERIMETER BUFFERS:	0' SETBACKS	0 SF
TREES REQUIRED IN LANDSCAPE AREAS:	0 SF OF REQ'D LANDSCAPE	0 TREES

NOTE: NO MWEL0 CALCULATIONS AND HYDROZONES REQUIRED.

LANDSCAPE SUMMARY

3X - 24" DIAMETER - LITTLELEAF LINDEN (TILIA CORATA) TREE (PUBLIC R.O.W.)
1X - 12" DIAMETER - LITTLELEAF LINDEN (TILIA CORATA) TREE (PUBLIC R.O.W.)
4X TOTAL - LITTLELEAF LINDEN (TILIA CORATA) TREE (PUBLIC R.O.W.)
0X TOTAL - TREES ON-SITE

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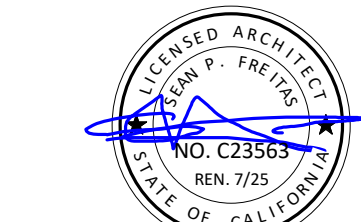
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TITLE:
EXISTING LANDSCAPE PLAN

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CITY OF FRESNO DARM DEPT

Neighborhood Compatibility Plan

Appendix A: Evaluation Criteria

3.1 Describe how the CCB will proactively address and respond to complaints related to noise, light, odor, litter, vehicles and pedestrian traffic

Our Commercial Cannabis Business (CCB) will have a Neighborhood Committee (NC), that consists of the CEO, Dispensary Manager and designated dispensary agents. If there are any issues with noise, light, odor or trash, our neighbors can contact our committee through our website, or social media. Along with our public information, our CCB will provide the name, telephone number and email address of our Neighborhood Committee contact to whom notice of problems associated with the business can be provided. We will provide our contact information to all businesses and residences located within one hundred (100) feet of our business. *SEC 9-3309(m)(1)*. Our Neighborhood Committee will receive complaints, review complaints and provide solutions for the complaint. Please see below how we prevent noise, light, odor and waste management

3.1.A Loitering, Nuisance Prevention & Onsite Parking

Our Company believes in being good neighbors and complying with all rules and regulations. Our facility will operate like any other law-abiding business. Unlike many other local businesses, we will have security officer(s) roaming the exterior of the facility, preventing loitering from customers or others. Our facility will have a no loitering policy and “NO LOITERING” sign will be visibly placed at our entry door and near all parking spaces. Employees are expected to leave the parking lot promptly after work. A security guard roaming our building will consistently and systematically prevent individuals from remaining on the premises if they are not engaging in activity permitted by the Act or rules, which includes preventing loitering in and around our property. If individuals are loitering, our security staff will ask them to leave our property and record any information regarding license plate or physical description of the individuals. If we see the individuals loitering multiple times, we will notify Fresno law enforcement. Per *SEC 9-3309(l)* our CCB will prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises.

Cannabis will **NOT** be allowed to be consumed by any person on the premises; no person will cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of our CCB; and no person will cause or permit the sale of tobacco products on or about the premises of our CCB. *SEC 9-3309(a)(b)(c)*.

Our building will have all the necessary attributes to serve employees and the community. We will have a large, private and dedicated onsite parking lot that provides handicap Americans with Disability Act (ADA) spaces. Our security staff would monitor our parking lot and we would comply with our typical surveillance plan. The parking lot will have dedicated security surveillance, including 1 camera and exterior light for every 5 parking spaces. Cameras



will be equipped with license plate recognition and low light high definition capabilities to over 100 feet from the exterior of the building.

Our facility will provide law enforcement and neighbors within 100 feet of our building with the name, phone number and email of our CEO and Security Manager to notify during and after operating hours whom they can report problems if they were to arise.

(i) Parking Analysis

Our Company's dispensary will be located in Fresno's DTN Downtown Neighborhood. The purpose of the DTN District is to create lively, walkable, mixed-use urban neighborhoods surrounding the Downtown Core. Our site does not have any dedicated parking spaces; per Section 15-2407 of the Fresno Municipal Code, our dispensary does not require any on-site parking. Our building is 9,714 SF.

There are many adjacent parking options. Our premises are bordered by metered parking spaces, Furthermore, less than 1000 feet away from 721 Broadway are multiple massive parking areas that also serve the Downtown Area and Chukchansi Park. For example:

- 1953-1999 Inyo St Parking
- Garage 7 801 Van Ness Ave, Fresno, CA 93721
- 601-699 L St Parking

In light of the availability of adjacent parking alternatives, our staff and customers will utilize the surrounding parking options *without any impact on the existing street parking or vehicular traffic*.

3.1.B Lighting

Our CCB will keep the outside perimeter well-lit. All cameras are equipped with infrared illuminators, in the event that lighting is compromised; these infrared illuminators will produce clear visible video data in absolute darkness.

Our facility will be well lit during all hours of the day using smart lighting. Exterior lighting will not distract or hinder the local neighborhood activities but will make visible any intruder trying to divert product. Our design will comply with Fresno Outdoor Lighting Ordinance rules as well as Fresno lighting for security code. Our lighting system will provide sufficient illumination and clear visibility to all outdoor areas of premises, including all points of ingress / egress and parking lots, reduce light pollution and will not trespass onto adjacent properties.

LED Cobra Light - Example



We plan on installing LED Cobra Head Lights in all parking areas. These style lights are often used for street lighting because they're shaped in such a way that diffuses light to cover a wide area of ground. Our delivery doors will also include LED lights that will monitor the receiving, shipping and loading area during all hours of the day. Our Cobra Head Lights will be maximum heights of 16 feet with compact housings emitting 120-277 watt lights. For safety and security, during business hours, all parking areas and heavy pedestrian areas will be equipped with Cobra Head Lights that will provide a minimum one-foot candle of light at ground level during the hours of darkness. We plan to install one exterior light for every 5 parking spaces. Our lights will be shielded or recessed to reduce light bleed to adjoining properties. Our local construction partners will make sure light bulbs are not visible from off the site and check for glares and reflections within boundaries of our facility.

All of our exterior lights will face downward and away from adjoining properties and public rights-of-way so that no on-site light fixture directly illuminates an area off the site. None of our exterior lights will permanently blink, flash or be of unusually high intensity or brightness. All exterior lights will be sufficient to deter nuisance and criminal activity and facilitate surveillance and must not disturb surrounding businesses or neighbors.

3.1.C Community Involvement

We believe the detection of cannabis odors from outside our facility will be a team effort with our surrounding neighbors. As experienced cannabis operators, many times we become “nose-blind” to the odor of cannabis. We will regularly monitor the site and point sources of odor generation. By forming the Neighborhood Committee, we will validate that our technology, maintenance and testing are all functioning properly. Finally, given our proximity to neighboring buildings we will have a process for the reporting of odor detection by staff and the public to facilitate immediate response. Every business and resident within one hundred (100) feet will be given the contact information of our Neighborhood Committee. If any issues arise the local neighbors can contact our facility directly.

Proactive communication through the NC is an excellent way to promote the emergence of communication between the employees of our facility and nearby businesses and residents. In the process of setting up the NC, a group of volunteers from the community are trained to recognize and quantify odors and how to report odors in a consistent manner. The NC provides an effective communication channel between members of the community and our CCB employees.

Our security staff will constantly remind our employees, customers and visitors to be mindful of our neighbors and our neighborhood to ensure they are entering and leaving our facility, parking in designated spaces and not being a nuisance in and around our CCB.

This helps to convey the odor mitigation plans objectives and odor observations relevant for environmental monitoring and management operations. On a regular basis, members of the



NC are invited to review the results of their participatory monitoring and actions implemented by our CCB.

The *Neighborhood Nuisance Form* will be provided on our website. The form can be downloaded submitted by email, in person at our facility or mailed to our facility.

3.1.D Deliveries

With the approval of the City of Fresno, our company may perform delivery of cannabis products to qualified customers within a thirteen-mile radius of our premises. Once our business is operational, our delivery area may be refined based on the flow of traffic in South Fresno during our business hours. All deliveries will be performed mindfully, such that they minimize the potential impact on the surrounding neighborhoods.



3.2 Describe how the CCB will be managed to avoid becoming a nuisance or having impacts on its neighbors and the surrounding community

Our Company believes in being good neighbors and complying with all rules and regulations. Our facility will operate like any other law-abiding business. Unlike many other local businesses, we will have security officer(s) roaming the exterior of the facility during business hours, preventing loitering or negative impacts from customers, visitors or others. Having security onsite will prevent many of these issues and typically cannabis businesses tend to have positive impacts on communities because of the constant security presence. Our facility will be managed with local Fresno residents. We feel this is important because local residents tend to care about their neighborhoods and this has proven to be true in our other facilities. We will have a Neighborhood Committee that will be provide solutions if our CCB becomes a nuisance to the community.

Our facility will have a no loitering policy and “NO LOITERING” sign will be visibly placed at our entry door and near all parking spaces. Employees are expected to leave the parking lot promptly after work. A security guard roaming our building will consistently and systematically prevent individuals from remaining on the premises if they are not engaging in activity permitted by the Act or rules, which includes preventing loitering in and around our property. If individuals are loitering, our security staff will ask them to leave our property and record any information regarding license plate or physical description of the individuals. If we see the individuals loitering multiple times, we will notify Fresno law enforcement. Per *SEC 9-3309(l)* our CCB will prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises.

Cannabis will **NOT** be allowed to be consumed by any person on the premises; no person will cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of our CCB; and no person will cause or permit the sale of tobacco products on or about the premises of our CCB. *SEC 9-3309(a)(b)(c)*.

Our building will have all the necessary attributes to serve employees and the community. We will have a large, private and dedicated onsite parking lot that provides handicap Americans with Disability Act (ADA) spaces. Our security staff would monitor our parking lot and we would comply with our typical surveillance plan. The parking lot will have dedicated security surveillance, including 1 camera and exterior light for every 5 parking spaces. Cameras will be equipped with license plate recognition and low light high-definition capabilities to over 100 feet from the exterior of the building.

Our facility will provide law enforcement and neighbors within 100 feet of our building with the name, phone number and email of our CEO and Security Manager to notify during and after operating hours whom they can report problems if they were to arise.

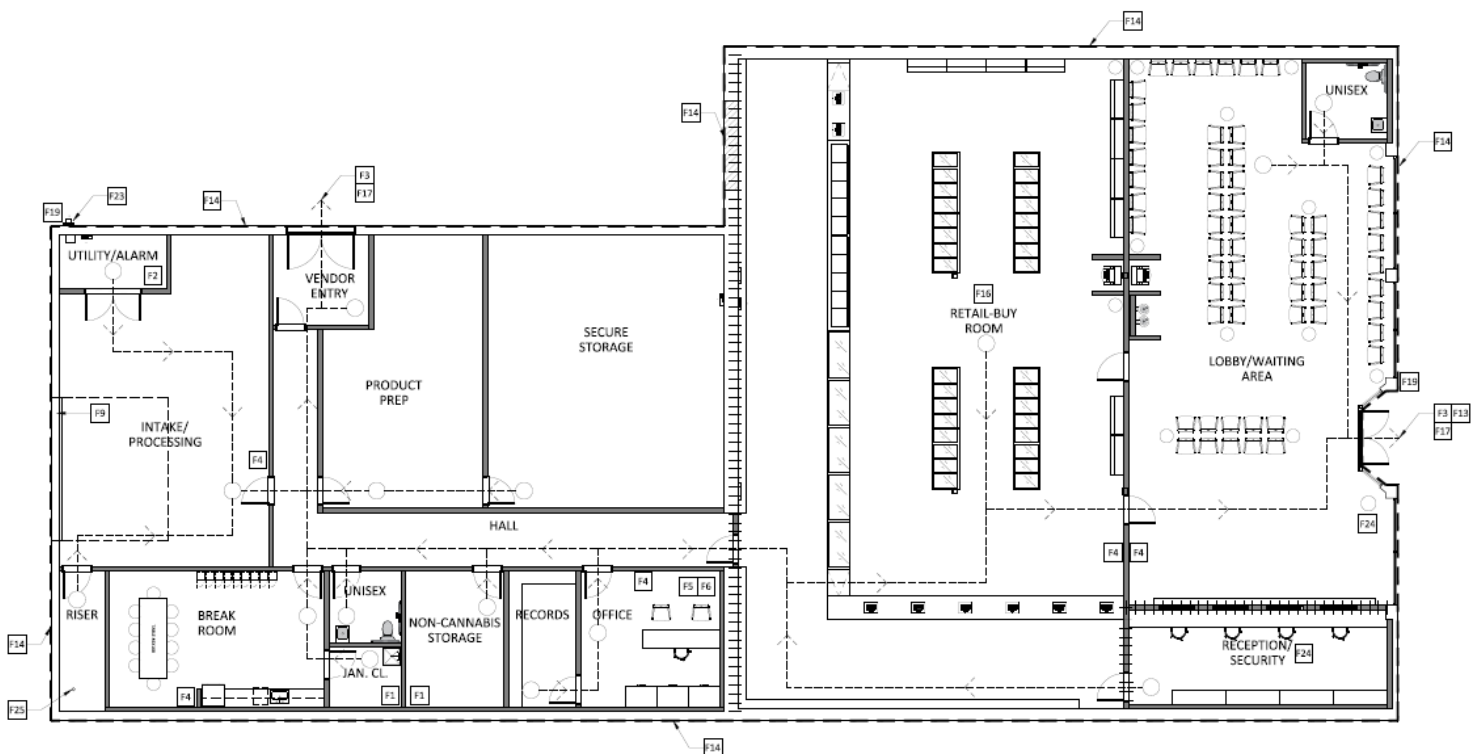
Our CCB will continually maintain the premises and its infrastructure so that it is visually



attractive and not dangerous to the health, safety and general welfare of employees, patrons, surrounding properties and the general public. The premises will not be maintained in a manner that causes public or private nuisance. Litter will be removed daily from the premises, including adjacent public sidewalks and all parking lots under the control of the cannabis retail business or commercial cannabis business. All areas will be swept or cleaned daily, on a weekly basis to control debris and upkeep and operating characteristics will be compatible with abutting properties and the surrounding neighborhood, per *SEC 9-3309(n)*.

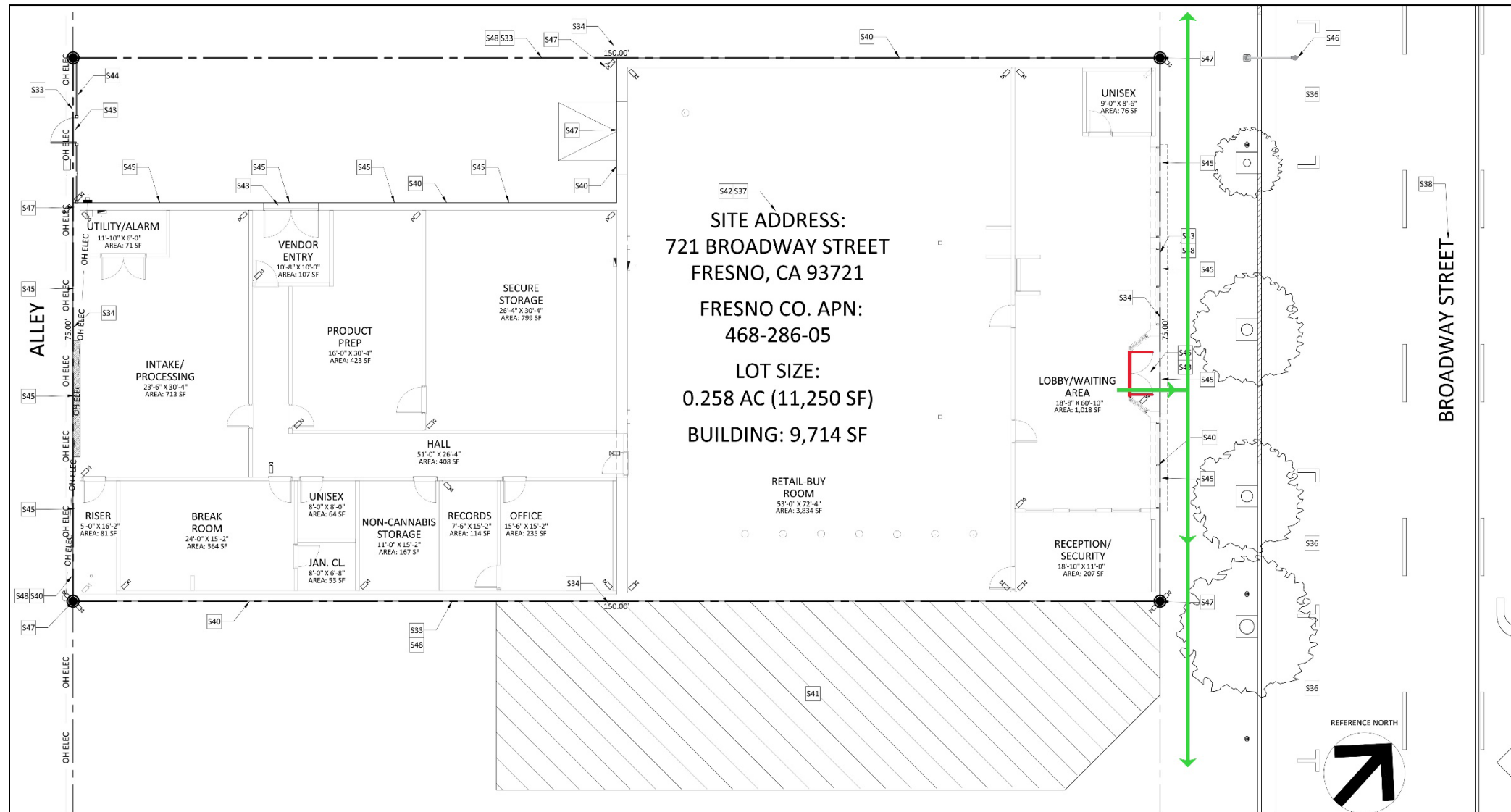
3.2.A Pedestrian Traffic Analysis

Our Company will look to have all pedestrian traffic housed inside the Lobby and Retail-Buy Room. As seen in the diagram below, our Company will be able to have 60 customers waiting in the Lobby and will have no more than three customers for every one employee in the Retail-Buy Room, with a maximum allowed of 24 customers given the eight Point-of-Sale Stations.



The following page shows a schematic of our exterior pedestrian traffic flow, relevant to our public point of entry/exit.





PREMISES SECURITY DIAGRAM - SITE

SCALE: 0 8' 1

- PEDESTRIAN WALKWAYS
- PUBLIC ENTRY/EXIT

KEYNOTES - SECURITY DIAGRAM

- S33 EXISTING PROPERTY LINE.
- S34 EXISTING PROPERTY LINE DIMENSIONS.
- S35 ---RESERVED---
- S36 EXISTING ON STREET PARKING.
- S37 BUILDING & SITE INFORMATION.

3.3 Describe odor mitigation practices

Our facility will operate 7 days a week, using our odor mitigation plan and other environmentally friendly procedures we will minimize our impact to the community. We understand that cannabis odor could be a major concern for all residents nearby our facility. Our Company is prepared to take preventative measures to ensure that our facility does not disturb the environment or culture in the neighborhood. We will do our best to comply with local ordinance and odor prevention rules and regulations. Our odor mitigation plan will outline the steps that will be taken to mitigate cannabis odors and establish a responsible plan of action if cannabis odors are detected outside our facility.

It is important to our management that our various community plans remain transparent so all community members understand the importance of mitigated cannabis odors. Thus, our mitigation plan and records will be made available to the public and documents can be requested at our facility. We plan on presenting our findings and methods of prevention at monthly community meetings, if necessary. Communicating this plan to our neighbors, Fresno residents and local community members is a key component to our Neighborhood Compatibility Plan. Establishing a Neighborhood Committee (NC) will be tasked at the first community meeting. Volunteers from the community will be asked to participate in the detection and relay of odor observations. The NC will volunteer and designate one of the local business / homeowners, within one hundred (100) feet of our facility, to be the individual that files formal complaints or comments to our Company and to the City Manager.

Occasionally the dispensing of cannabis products will produce an odor, but please understand that all cannabis products we sell to customers will be pre-packaged on site in our final packaging area, and cannabis will **NOT** be in the open and available on our sales floor.

To be on the safe side, our Company will take extra measures to prevent undesirable odors by utilizing various bio-filtration systems to reduce the odor, air-sealed storage techniques and technological monitoring tools.

Prevention

Our Company believes odor prevention and mitigation helps protect our local community and better the environment. We will design our Fresno facility putting procedures in place to prevent the smell of cannabis odors from escaping our premises into the rest of the building. To follow *SEC 9-3309(j)(1)(2)*, we will have the best available odor control technology and devices will be incorporated in our CCB to ensure that odors from cannabis are not detectable off-site. A sufficient odor absorbing ventilation and exhaust system will be provided so that odor generate inside the premises that is distinctive to its operation is not detected outside the facility, anywhere on adjacent property or public rights-of-ways, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within



any other unit located inside the same buildings as the CCB. The following equipment, or any other equipment which the Planning and Development Director or his/her designee(s) determine is a more effective method or technology must be installed and maintained:

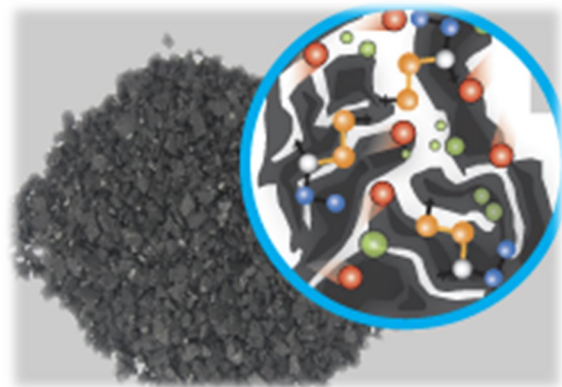
1. An exhaust air filtration system with odor control that prevents internal odors and pollen from being emitted externally;
2. An air system that creates negative air pressure between the premises' interior and exterior, so that the odors generated inside the premises are not detectable outside the premises.

In NO state, where we operate, have we experienced odor complaints from our neighboring businesses or residents. These steps detect, mitigate and prevent odors from reaching the public.

Charcoal Air Filters and HVAC: A charcoal air purifier or charcoal filter, also commonly known as an activated carbon air filter, works by absorbing the gases and odors in the air. The charcoal pellets are activated carbon that has been treated with oxygen to open up millions of pores in between the carbon atoms. This works so well because the millions of tiny cells that are in the charcoal in addition to being very porous also attract and capture odors and gases. Charcoal filters help clean air of particles as to reduce airborne odors, all the while our HVAC will consist of a carbon filtration system to circulate and remove odors and toxic chemicals.

Our facility will have multiple new energy efficient HVAC systems that will include charcoal air filters and monitoring tools that will be utilized to clean and reduce smells. The filtration system will consist of one or more fans, activated carbon filters and be capable of scrubbing the air. At a minimum, the fan(s) will be sized for cubic feet per minute ("CFM") equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) will be rated for the applicable CFM.

Charcoal Carbon Filter



Bulk carbon filters will attach directly to the exhaust of each air handling unit. Carbon filters make use of active carbon that is equipped with highly porous charcoal that allows air to pass through, but the odor is trapped, preventing smells from circulating the facility. Our carbon filters will use 1050+ IAV charcoal, which is one of the most absorbent charcoals available. The filters will be made out of heavy-duty galvanized stainless steel for maximum durability and longevity with perforations at 53% open to maximize airflow and odor management. Our engineers suggest we use EnviroKlenz filters. The EnviroKlenz technology is a highly effective "destructive absorbent" material designed for chemical containment and neutralization. We will ensure our EnviroKlenz system is in good working order with monthly inspections from our certified engineer. We also plan to use ozone generators that will be utilized when necessary to



measure Dilution to Threshold (“D/T”) ratios indicated by the HVAC’s D/T sensors. All controls will be monitored in such a way to know how efficient and effective our facility is mitigating odors.

Controlled Storage: All cannabis products will be securely stored in our Vault Room. As detailed in our Security Plan the Vault Room will comply with all rules and regulations. The Vault Room will be temperature controlled, maintaining 55-65 degrees. All products will be vacuum sealed and placed on shelves for final inventory. Our COO believes in vacuum sealing our inventory to prevent cannabis odors, meanwhile keeping the product fresh from oxidation, which maintains the products medicinal qualities. All flower raw material will be maintained in vacuum sealed bags.

Design: Our facility will have stationary windows, meaning they cannot be opened. All our doors will be sealed with proper weather stripping, keeping air circulating and filtered inside of our facility. Onsite use of cannabis products will be strictly prohibited, which we believe helps further mitigates any potential cannabis odors from reaching to our neighbors. Negative air pressure will be maintained inside the building.

Packaging: All cannabis products we dispense will be packaged and sold in childproof packaging. All dried cannabis flower and all cannabis display containers will be enclosed within our sales floor. We will NOT display raw flower in jars and weigh on the sales floor, all cannabis will be pre-packaged before sale.



3.4 Identify potential sources of odor

Our CCB will operate as a retail facility and the only source of odor will be cannabis odor from the products we sell within our dispensary. Our dispensary is NOT cultivating or producing cannabis products. Close to 60% of our products will be pre-packaged and sold in its original packaging. The only cannabis not packaged in its original packaging will be wholesale dried flower that we plan on packaging in our dispensary in sealed child-proof bags or vials. As mentioned within this application, we mentioned the following to prevent odors: charcoal filters and HVAC, controlled storage, design and pre-packaged products.

Cannabis will **NOT** be allowed to be consumed by any person on the premises; no person will cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of our CCB; and no person will cause or permit the sale of tobacco products on or about the premises of our CCB. *SEC 9-3309(a)(b)(c)*.

In NO state, where we operate, have we experienced odor complaints from our neighboring businesses or residents. These steps detect, mitigate and prevent odors from reaching the public.

No outdoor storage of cannabis or cannabis products is permitted at any time, per *SEC 9-3309(d)*.



3.5 Describe odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the permitted premises

We fully understand the importance of cannabis odor mitigation and will do our best to prevent the issue, but if odors were to be detected outside our facility we have a plan to monitor, detect and remediate. Our devices and techniques are below:

Monitor: Each day the CEO and Dispensary Manager will assess the on-site and off-site odors for potential release of objectionable odors. While driving in the facility each day we will be able to physically monitor odors from outside the facility. The CEO will designate an agent to be responsible for assessing and documenting odor impacts daily. To enhance our odor detection, we plan on purchasing the Nasal Ranger. The Nasal Ranger is an ISO 9001 certified device, based on a scientific method, which can quantify odor strength in terms of Dilution to Threshold (“D/T”) ratios.

Nasal Ranger



Detect: Studies have determined that a 7:1 D/T ratio was a detectable level of cannabis odor. Our Company will use a 6:1 D/T ratio for a measurable maximum threshold. The Nasal Ranger also has a subscription web-based application that provides electronic repository for all odor data.

For example the Odor Track'r™ permanently stores odor inspection data, such as date/time; location code numbers, descriptions, and GPS data; odor strength as D/T from the Nasal Ranger, butanol intensity or word scale intensity; odor character descriptors; and meteorological data (temperature, humidity, barometric pressure, wind direction, wind speed, precipitation and sky cover). If we decide to use the subscription web-based application. Our CEO or designated agent will input that data into our Inventory Tracking System and make available to the City Manager. The City Manager will have the ability to visually track and monitor cannabis odor outside our facility in real time.

If necessary, the sensors in our HVAC will be able to read, record and store D/T levels as well. We will use all data received to adjust our Odor Plan accordingly. Most likely and the most effective way to detect the smell of cannabis odors outside our facility will be: customers, outside personnel, delivery drivers, the public and other neighboring businesses.

Remediate: If highly questionable or objectionable off-site cannabis odors are detected by local residents, the following protocols will be put into immediate action: (i) Investigate the likely source of the odor; (ii) Utilize on site management practices to resolve the odor event including monitoring tools to document D/T; (iii) Take steps to reduce the odor-generating source; (iv) Determine if the odor traveled off-site by surveying the perimeter and making



observations of existing wind patterns; and (v) Document the event for further operational review and the formulation of a corrective action plan. If employees are not able to take steps to reduce the odor-generating source, they are to immediately notify the CEO. All communication will be documented, and our team will come up with a proper solution, if applicable. All employees will be trained on how to detect, prevent and remediate cannabis odors. Our odor mitigation plan and records related to odor mitigation will be maintained at our facility and will be available to any of our neighboring buildings upon request, to ensure our community members are engaged with eliminating odors.

Design: Our facility will have stationary windows, meaning they cannot be opened. All our doors will be sealed with proper weather stripping, keeping air circulating and filtered inside of our facility. Onsite use of cannabis products will be strictly prohibited, which we believe helps further mitigates any potential cannabis odors from reaching to our neighbors. Negative air pressure will be maintained inside the building.

While other applicants may see an environmental plan as an option, we see it as necessary to our operations. We feel it is our Company duty to educate the residents and lead by example to eliminate odor and lower our carbon footprint and positively impact our local environment. A well-engineered facility that properly employs well-maintained carbon filtration technology (and ozone generation if this is insufficient) can then operate without imparting offensive odors on the community.



3.6 Describe all proposed staff odor training and system maintenance

We will train our agents to detect odors when they enter our CCB and we budgeted for a maintenance engineer, which will allow us maintain our HVAC and filtration system in good working order. As mentioned in this section we will follow all rules and regulations outlined in *SEC 9-3309(j)(1)(2)*.

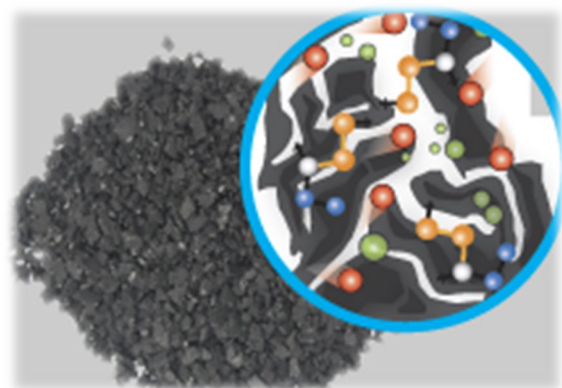
We will have the best available odor control technology and devices will be incorporated in our CCB to ensure that odors from cannabis are not detectable off-site. A sufficient odor absorbing ventilation and exhaust system will be provided so that odor generate inside the premises that is distinctive to its operation is not detected outside the facility, anywhere on adjacent property or public rights-of-ways, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same buildings as the CCB. The following equipment, or any other equipment which the Planning and Development Director or his/her designee(s) determine is a more effective method or technology must be installed and maintained:

3. An exhaust air filtration system with odor control that prevents internal odors and pollen from being emitted externally;
4. An air system that creates negative air pressure between the premises' interior and exterior, so that the odors generated inside the premises are not detectable outside the premises.

In NO state, where we operate, have we experienced odor complaints from our neighboring businesses or residents.

Charcoal Air Filters and HVAC: A charcoal air purifier or charcoal filter, also commonly known as an activated carbon air filter, works by absorbing the gases and odors in the air. The charcoal pellets are activated carbon that has been treated with oxygen to open up millions of pores in between the carbon atoms. This works so well because the millions of tiny cells that are in the charcoal in addition to being very porous also attract and capture odors and gases. Charcoal filters help clean air of particles as to reduce airborne odors, all the while our HVAC will consist of a carbon filtration system to circulate and remove odors and toxic chemicals.

Charcoal Carbon Filter



Our facility will have multiple new energy efficient HVAC systems that will include charcoal air filters and monitoring tools that will be utilized to clean and reduce smells. The filtration system will consist of one or more fans, activated carbon filters and be capable of



scrubbing the air. At a minimum, the fan(s) will be sized for cubic feet per minute (“CFM”) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) will be rated for the applicable CFM.

Bulk carbon filters will attach directly to the exhaust of each air handling unit. Carbon filters make use of active carbon that is equipped with highly porous charcoal that allows air to pass through, but the odor is trapped, preventing smells from circulating the facility. Our carbon filters will use 1050+ IAV charcoal, which is one of the most absorbent charcoals available. The filters will be made out of heavy-duty galvanized stainless steel for maximum durability and longevity with perforations at 53% open to maximize airflow and odor management. Our engineers suggest we use EnviroKlenz filters. The EnviroKlenz technology is a highly effective “destructive absorbent” material designed for chemical containment and neutralization. We will ensure our EnviroKlenz system is in good working order with monthly inspections from our certified engineer. We also plan to use ozone generators that will be utilized when necessary to measure Dilution to Threshold (“D/T”) ratios indicated by the HVAC’s D/T sensors. All controls will be monitored in such a way to know how efficient and effective our facility is mitigating odors.



3.7 Describe the waste management plan

Waste Disposal: We have developed a strict policy for tracking, storing and disposing of cannabis waste to ensure that no useable cannabis or cannabis oil is diverted or poses a threat to our biosecurity. Our CEO will provide the City Manager with notice to dispose of cannabis products waste at least 48 hours prior to the date of destruction and seek approval. The notice will identify the items to be destroyed, whether the destruction will be compostable or non-compostable, the landfill or incinerator that will receive it, and the date and time that the grinding will occur. The notice will also include the weight and quantity data that is tracked in our Inventory Tracking System (ITS). We will follow all destruction procedures as the City Manager sees appropriate. Upon the request of the City Manager, the destruction will be rescheduled to an alternative time. We will schedule the destruction for a date and time when the pertinent personnel will be present and the destruction will be completed so that it is viewable by our surveillance cameras system. Until destroyed, we will store the cannabis and cannabis product intended for destruction in a locked container marked “Waste Cannabis Material. DO NOT DISPENSE. Content Scheduled for Destruction.” The container will be located within a segregated area in the Vault Room designated for product to be destroyed.

Maintaining Garbage: Our Waste Area will be located in our Receiving, Shipping and Loading area. Garbage room area is very vulnerable to bacterial contamination. The agents should follow the cleaning and disposal standards to prevent widespread bacterial contamination of the garbage room and the area around the garbage room. Our facility will have a dedicated garbage area, away from any cannabis storage or production areas.

1. Cleaning to be done regularly to avoid dirt and also to prevent the spread of bacteria.
2. Must be cleaned at least every day.
3. Garbage collection should be done every day (dry garbage and wet garbage).
4. Cleaning should be done after transporting garbage from the garbage room.
5. Cleaning to be done after garbage transportation.

These steps will provide safety of products and all agents will be trained on these SOPs. Other effective cleaning standards include maintaining a high standard of cleanliness and regular disinfection as it's essential to ensure that cannabis is protected from physical and microbial contamination and to prevent the accumulation of material which would attract pests.

Destruction Policy: When the Inventory Manager confirms waste is ready for destruction, all products are given a final weighing by the CEO, and the weight is entered into our ITS in accordance with the destruction procedure described in our SOPs.

Waste cannabis must be rendered unusable, unrecognizable and indistinguishable from the components with which it is disposed and incapable of being ingested, inhaled, injected, swallowed or otherwise used for certified use. We accomplish this by grinding cannabis and incorporating it with other ground materials, so that the resulting mixture is at least 51% non-



cannabis waste by volume. The CEO is responsible for determining the quantity by volume of non-cannabis material needed to meet or to exceed the 51% threshold.

The Inventory Manager will notify the Security Manager and the City Manager at least 48 hours in advance of destruction and schedule a time when the Security Manager can supervise. The entire destruction process takes place in our designated destruction area, in the shipping and receiving area, in direct line of site of the surveillance recording cameras, verification conducted by our CEO.

At the outset of the destruction process, the Inventory Manager will supervise the transportation of all waste cannabis containers of the designated “destruction” area. The Manager weighs each container’s contents and enters the final weight into our ITS. The cannabis waste from all products is then ground with the non-cannabis content until the Manager determines it is no longer usable or recognizable, meaning that it is incapable of being ingested, inhaled, injected, swallowed or otherwise used for certified use.

The final mix is then weighed, and that weight is entered into our ITS. The post mixture waste is handled differently based on whether it is compostable or not. Allowable grinding material for non-compostable destruction include non-cannabis food waste, yard waste, our daily ground used coffee, vegetable-based grease or oils, paper waste and cardboard waste. Non-compostable post-mix will be placed in a locked dumpster marked as “Non-compostable Post-mix”.

Cannabis waste rendered unusable must be promptly disposed. Disposal of any cannabis wasted rendered unusable will be delivered to a permitted solid waste facility for final disposition. If we use compostable mixed waste we will schedule for a compost, anaerobic digester or another facility with approval of Fresno’s Department of Health. If we use non-compostable mixed waste we will schedule for a landfill, incinerator or another facility with approval of Fresno’s Department of Health.

The Inventory Manager will note the destination and date and time of waste transport and will notify the City Manager with all proper information. An electronic documentation will be maintained for three years.

Disposal of Recalled Products: We will coordinate disposal of recalled cannabis with the City Manager. The City Manager or its authorized agents may oversee the disposal to ensure that the recalled cannabis is disposed of in a manner that will not pose a risk to public health and safety. Product destruction at our facility will take place under CEO and Security Manager supervision within the Receiving, Shipping and Loading area of our CCB. All destroyed products will be done in accordance with our policy addressing the disposal of cannabis and cannabis products.



APPL. NO.	P24-00696	EXHIBIT	OMCP	DATE	03/22/2024
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					

Odor Mitigation Plan

Excerpted From Previously Submitted and Approved
Neighborhood Compatibility Plan

3.1 Describe odor mitigation practices

Our facility will operate 7 days a week, using our odor mitigation plan and other environmentally friendly procedures we will minimize our impact to the community. We understand that cannabis odor could be a major concern for all residents nearby our facility. Our Company is prepared to take preventative measures to ensure that our facility does not disturb the environment or culture in the neighborhood. We will do our best to comply with local ordinance and odor prevention rules and regulations. Our odor mitigation plan will outline the steps that will be taken to mitigate cannabis odors and establish a responsible plan of action if cannabis odors are detected outside our facility.

It is important to our management that our various community plans remain transparent so all community members understand the importance of mitigated cannabis odors. Thus, our mitigation plan and records will be made available to the public and documents can be requested at our facility. We plan on presenting our findings and methods of prevention at monthly community meetings, if necessary. Communicating this plan to our neighbors, Fresno residents and local community members is a key component to our Neighborhood Compatibility Plan. Establishing a Neighborhood Committee (NC) will be tasked at the first community meeting. Volunteers from the community will be asked to participate in the detection and relay of odor observations. The NC will volunteer and designate one of the local business / homeowners, within one hundred (100) feet of our facility, to be the individual that files formal complaints or comments to our Company and to the City Manager.

Occasionally the dispensing of cannabis products will produce an odor, but please understand that all cannabis products we sell to customers will be pre-packaged on site in our final packaging area, and cannabis will **NOT** be in the open and available on our sales floor.

To be on the safe side, our Company will take extra measures to prevent undesirable odors by utilizing various bio-filtration systems to reduce the odor, air-sealed storage techniques and technological monitoring tools.

Prevention

Our Company believes odor prevention and mitigation helps protect our local community and better the environment. We will design our Fresno facility putting procedures in place to prevent the smell of cannabis odors from escaping our premises into the rest of the building. To follow *SEC 9-3309(j)(1)(2)*, we will have the best available odor control technology and devices will be incorporated in our CCB to ensure that odors from cannabis are not detectable off-site. A

sufficient odor absorbing ventilation and exhaust system will be provided so that odor generate inside the premises that is distinctive to its operation is not detected outside the facility, anywhere on adjacent property or public rights-of-ways, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same buildings as the CCB. The following equipment, or any other equipment which the Planning and Development Director or his/her designee(s) determine is a more effective method or technology must be installed and maintained:

1. An exhaust air filtration system with odor control that prevents internal odors and pollen from being emitted externally;
2. An air system that creates negative air pressure between the premises' interior and exterior, so that the odors generated inside the premises are not detectable outside the premises.

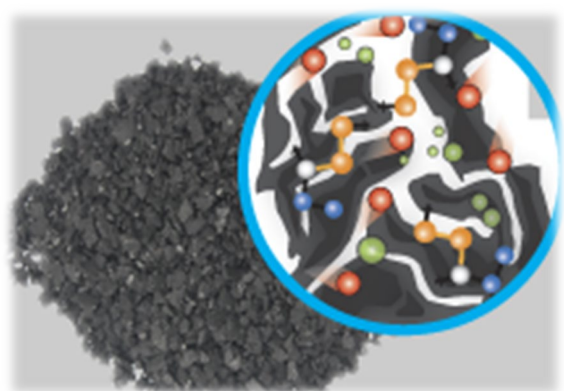
In NO state, where we operate, have we experienced odor complaints from our neighboring businesses or residents. These steps detect, mitigate and prevent odors from reaching the public.

Charcoal Air Filters and HVAC: A charcoal air purifier or charcoal filter, also commonly known as an activated carbon air filter, works by absorbing the gases and odors in the air. The charcoal pellets are activated carbon that has been treated with oxygen to open up millions of pores in between the carbon atoms. This works so well because the millions of tiny cells that are in the charcoal in addition to being very porous also attract and capture odors and gases. Charcoal filters help clean air of particles as to reduce airborne odors, all the while our HVAC will consist of a carbon filtration system to circulate and remove odors and toxic chemicals.

Our facility will have multiple new energy efficient HVAC systems that will include charcoal air filters and monitoring tools that will be utilized to clean and reduce smells. The filtration system will consist of one or more fans, activated carbon filters and be capable of scrubbing the air. At a minimum, the fan(s) will be sized for cubic feet per minute ("CFM") equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) will be rated for the applicable CFM.

Bulk carbon filters will attach directly to the exhaust of each air handling unit. Carbon filters make use of active carbon that is equipped with highly porous charcoal that allows air to pass through, but the odor is trapped, preventing smells from circulating the facility. Our carbon filters will use 1050+ IAV charcoal, which is one of the most absorbent charcoals available. The filters will

Charcoal Carbon Filter



be made out of heavy-duty galvanized stainless steel for maximum durability and longevity with perforations at 53% open to maximize airflow and odor management. Our engineers suggest we use EnviroKlenz filters. The EnviroKlenz technology is a highly effective “destructive absorbent” material designed for chemical containment and neutralization. We will ensure our EnviroKlenz system is in good working order with monthly inspections from our certified engineer. We also plan to use ozone generators that will be utilized when necessary to measure Dilution to Threshold (“D/T”) ratios indicated by the HVAC’s D/T sensors. All controls will be monitored in such a way to know how efficient and effective our facility is mitigating odors.

Controlled Storage: All cannabis products will be securely stored in our Vault Room. As detailed in our Security Plan the Vault Room will comply with all rules and regulations. The Vault Room will be temperature controlled, maintaining 55-65 degrees. All products will be vacuum sealed and placed on shelves for final inventory. Our COO believes in vacuum sealing our inventory to prevent cannabis odors, meanwhile keeping the product fresh from oxidation, which maintains the products medicinal qualities. All flower raw material will be maintained in vacuum sealed bags.

Design: Our facility will have stationary windows, meaning they cannot be opened. All our doors will be sealed with proper weather stripping, keeping air circulating and filtered inside of our facility. Onsite use of cannabis products will be strictly prohibited, which we believe helps further mitigates any potential cannabis odors from reaching to our neighbors. Negative air pressure will be maintained inside the building.

Packaging: All cannabis products we dispense will be packaged and sold in childproof packaging. All dried cannabis flower and all cannabis display containers will be enclosed within our sales floor. We will NOT display raw flower in jars and weigh on the sales floor, all cannabis will be pre-packaged before sale.

3.2 Identify potential sources of odor

Our CCB will operate as a retail facility and the only source of odor will be cannabis odor from the products we sell within our dispensary. Our dispensary is NOT cultivating or producing cannabis products. Close to 60% of our products will be pre-packaged and sold in its original packaging. The only cannabis not packaged in its original packaging will be wholesale dried flower that we plan on packaging in our dispensary in sealed child-proof bags or vials. As mentioned within this application, we mentioned the following to prevent odors: charcoal filters and HVAC, controlled storage, design and pre-packaged products.

Cannabis will **NOT** be allowed to be consumed by any person on the premises; no person will cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of our CCB; and no person will cause or permit the sale of tobacco products on or about the premises of our CCB. *SEC 9-3309(a)(b)(c)*.

In NO state, where we operate, have we experienced odor complaints from our neighboring businesses or residents. These steps detect, mitigate and prevent odors from reaching the public.

No outdoor storage of cannabis or cannabis products is permitted at any time, per *SEC 9-3309(d)*.

3.3 Describe odor control devices and techniques employed to ensure that odors from cannabis are not detectable beyond the permitted premises

We fully understand the importance of cannabis odor mitigation and will do our best to prevent the issue, but if odors were to be detected outside our facility we have a plan to monitor, detect and remediate. Our devices and techniques are below:

Monitor: Each day the CEO and Dispensary Manager will assess the on-site and off-site odors for potential release of objectionable odors. While driving in the facility each day we will be able to physically monitor odors from outside the facility. The CEO will designate an agent to be responsible for assessing and documenting odor impacts daily. To enhance our odor detection, we plan on purchasing the Nasal Ranger. The Nasal Ranger is an ISO 9001 certified device, based on a scientific method, which can quantify odor strength in terms of Dilution to Threshold (“D/T”) ratios.

Nasal Ranger



Detect: Studies have determined that a 7:1 D/T ratio was a detectable level of cannabis odor. Our Company will use a 6:1 D/T ratio for a measurable maximum threshold. The Nasal Ranger also has a subscription web-based application that provides electronic repository for all odor data.

For example the Odor Track'r™ permanently stores odor inspection data, such as date/time; location code numbers, descriptions, and GPS data; odor strength as D/T from the Nasal Ranger, butanol intensity or word scale intensity; odor character descriptors; and meteorological data (temperature, humidity, barometric pressure, wind direction, wind speed, precipitation and sky cover). If we decide to use the subscription web-based application. Our CEO or designated agent will input that data into our Inventory Tracking System and make available to the City Manager. The City Manager will have the ability to visually track and monitor cannabis odor outside our facility in real time.

If necessary, the sensors in our HVAC will be able to read, record and store D/T levels as well. We will use all data received to adjust our Odor Plan accordingly. Most likely and the most effective way to detect the smell of cannabis odors outside our facility will be: customers, outside personnel, delivery drivers, the public and other neighboring businesses.

Remediate: If highly questionable or objectionable off-site cannabis odors are detected by local residents, the following protocols will be put into immediate action: (i) Investigate the likely source of the odor; (ii) Utilize on site management practices to resolve the odor event including monitoring tools to document D/T; (iii) Take steps to reduce the odor-generating source; (iv) Determine if the odor traveled off-site by surveying the perimeter and making observations of existing wind patterns; and (v) Document the event for further operational review and the formulation of a corrective action plan. If employees are not able to take steps to reduce the odor-generating

source, they are to immediately notify the CEO. All communication will be documented, and our team will come up with a proper solution, if applicable. All employees will be trained on how to detect, prevent and remediate cannabis odors. Our odor mitigation plan and records related to odor mitigation will be maintained at our facility and will be available to any of our neighboring buildings upon request, to ensure our community members are engaged with eliminating odors.

Design: Our facility will have stationary windows, meaning they cannot be opened. All our doors will be sealed with proper weather stripping, keeping air circulating and filtered inside of our facility. Onsite use of cannabis products will be strictly prohibited, which we believe helps further mitigates any potential cannabis odors from reaching to our neighbors. Negative air pressure will be maintained inside the building.

While other applicants may see an environmental plan as an option, we see it as necessary to our operations. We feel it is our Company duty to educate the residents and lead by example to eliminate odor and lower our carbon footprint and positively impact our local environment. A well-engineered facility that properly employs well-maintained carbon filtration technology (and ozone generation if this is insufficient) can then operate without imparting offensive odors on the community.

3.4 Describe all proposed staff odor training and system maintenance

We will train our agents to detect odors when they enter our CCB and we budgeted for a maintenance engineer, which will allow us maintain our HVAC and filtration system in good working order. As mentioned in this section we will follow all rules and regulations outlined in *SEC 9-3309(j)(1)(2)*.

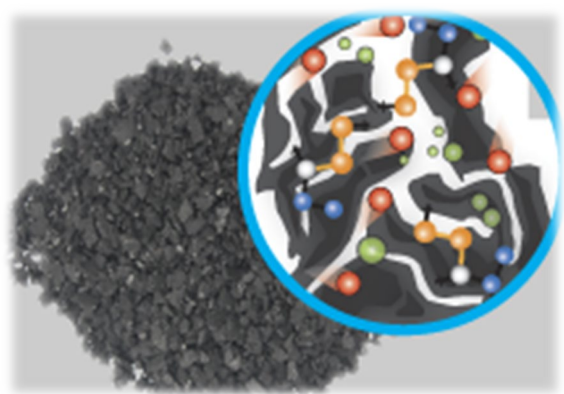
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Charcoal Carbon Filter



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December 22, 2023

Subject: VCA-Ops, Inc.

Dear Mr. Taylor,

This memorandum provides anticipated trip generation numbers for your proposed Cannabis Dispensary located in Fresno California. According to the provided site plan, the project consists of a 9,714 square foot building located at 721 Broadway Street in Fresno. The Assessor Parcel Number for the project site is 468-286-05. The project site is approximately 11,250 square feet or 0.258 acres.

To determine the project's trip generation, we referred to the *Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition*. According to ITE, the most appropriate land use type for the proposed project is Land Use 882 (attached). Therefore, the following table was created using the trip generation rates provided in Land Use 882, as shown below:

PROJECT TRIP GENERATION															
	Land Use (ITE Code)	Size	Unit	AM Peak Hour Trips				PM Peak Hour Trips				Daily Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total		
Proposed	Marijuana Dispensary (882)	9.714	KSF	16.57	Split	54%	46%	24.57	Split	49%	51%	211.12	2051		
				161	87	74			239	117	122				
				Split					Split					0	
				0	0	0			0	0	0				
	Total New Trips					161	87	74		239	117	122		2051	
Existing					Split				Split				0		
					0	0	0			0	0			0	
					Split					Split					0
					0	0	0			0	0			0	
	Total Existing Trips					0	0	0		0	0	0		0	
NET INCREASE/DECREASE TRIPS					161	87	74		239	117	122		2051		

Source: ITE Trip Generation Manual, 11th Edition

According to the ITE trip generation data, the project is forecasted to generate 161 net new AM peak hour trips and 239 net new PM peak hour trips. The total daily net new trips will be 2,051.

Best regards,

Armen Hovanesian

Armen Hovanesian, PE, TE, PTOE
Armen Hovanesian Transportation Consulting

AHTC, Inc.
armen@ahtraffic.com
(818) 438-2253

Attachment



Land Use: 882

Marijuana Dispensary

Description

A marijuana dispensary is a stand-alone facility where cannabis is sold to patients or retail consumers in a legal manner. Marijuana cultivation and processing facility (Land Use 190) is a related land use.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 2010s in California, Colorado, Massachusetts, and Oregon.

Source Numbers

867, 893, 919, 1041, 1059

Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 7

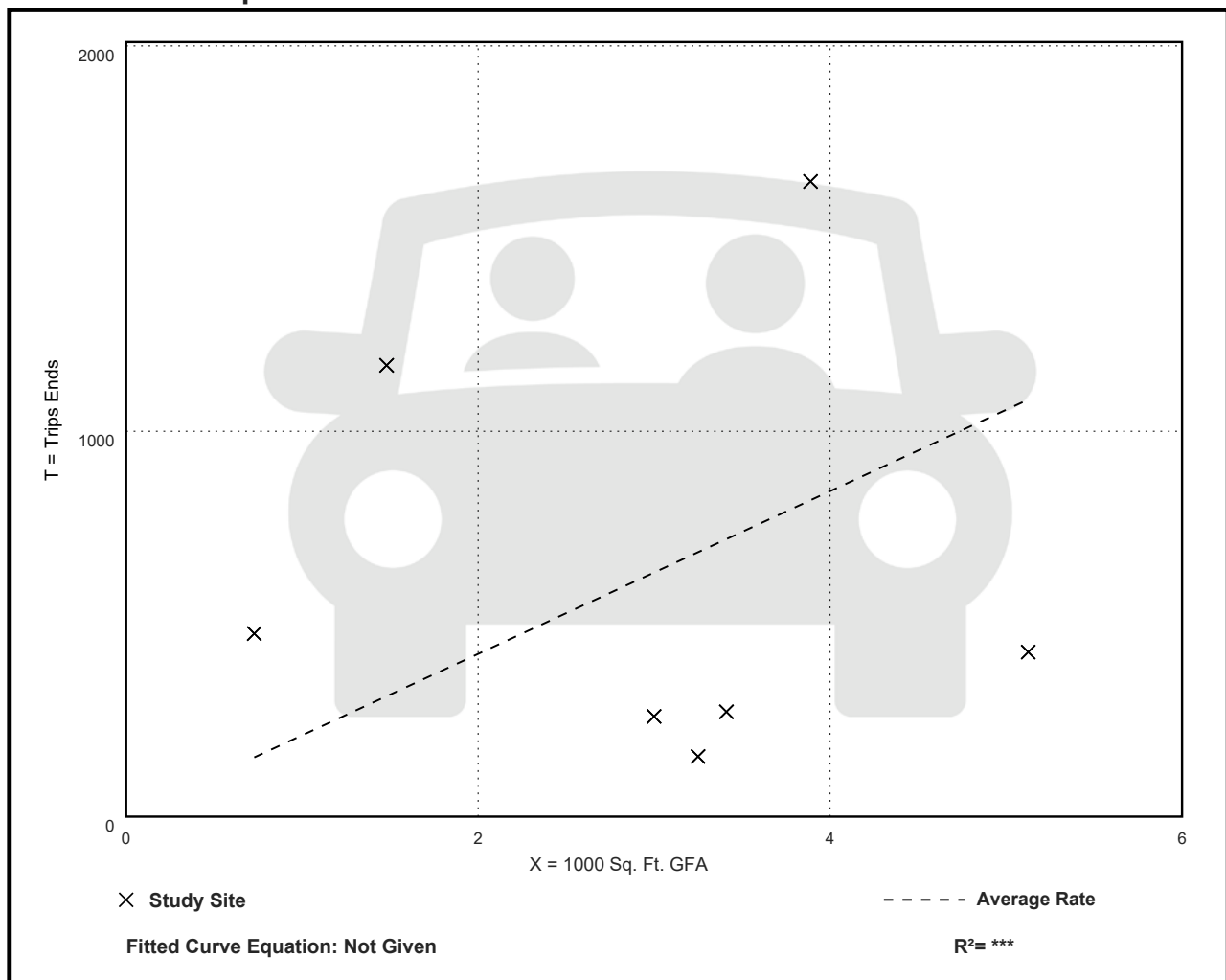
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
211.12	48.00 - 791.22	246.90

Data Plot and Equation



Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

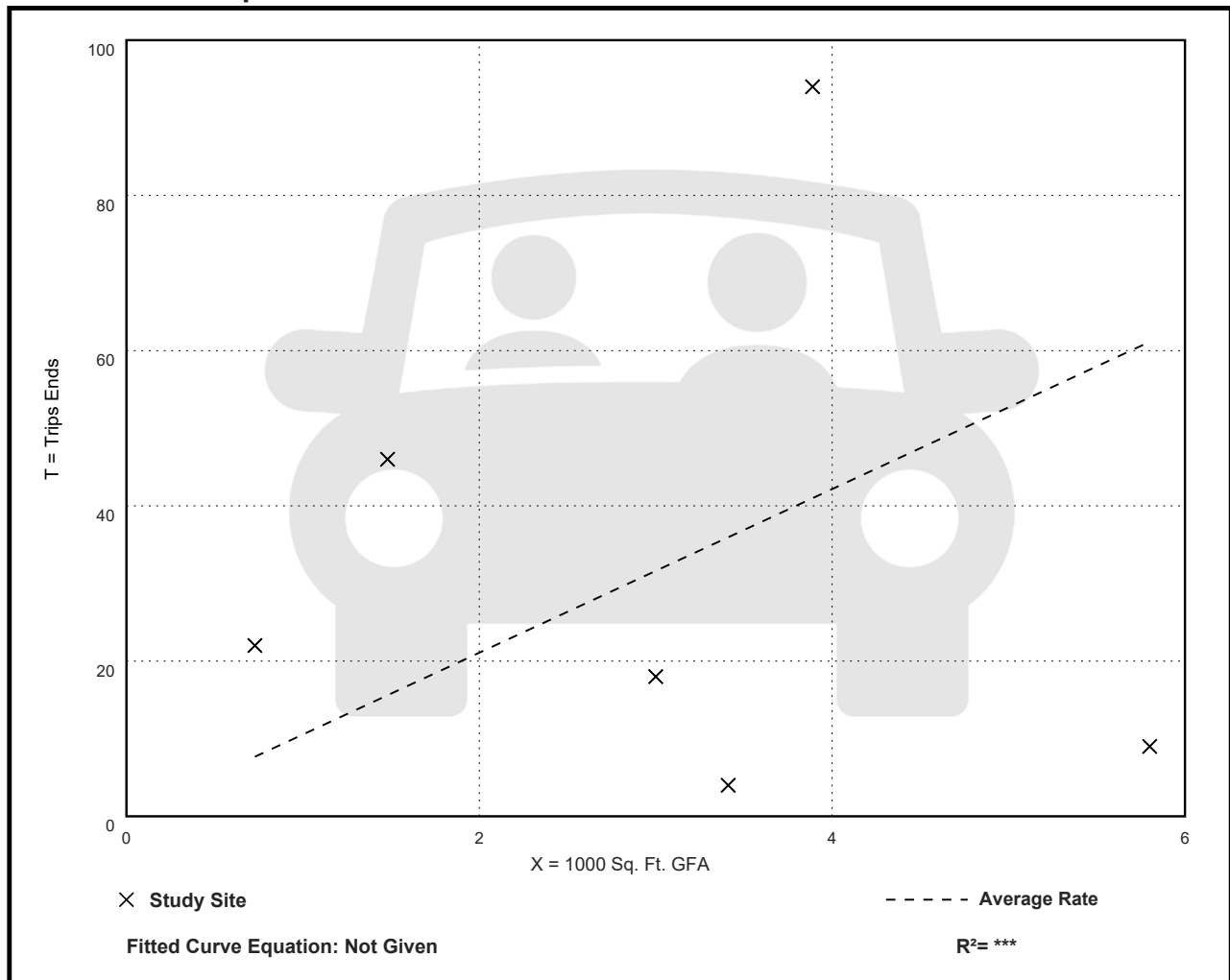
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.54	1.17 - 31.08	12.69

Data Plot and Equation



Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

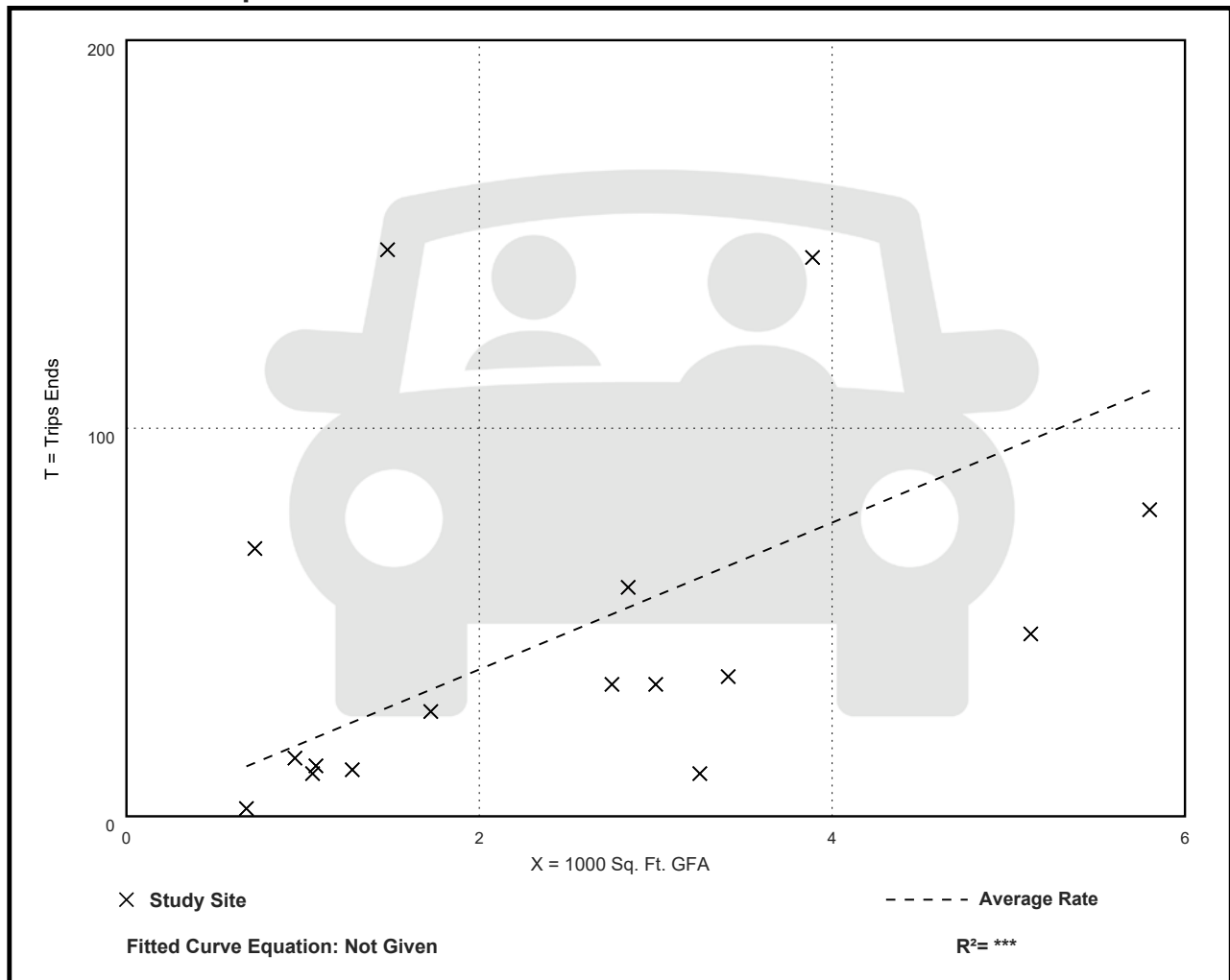
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
18.92	2.94 - 98.65	21.73

Data Plot and Equation



Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 7

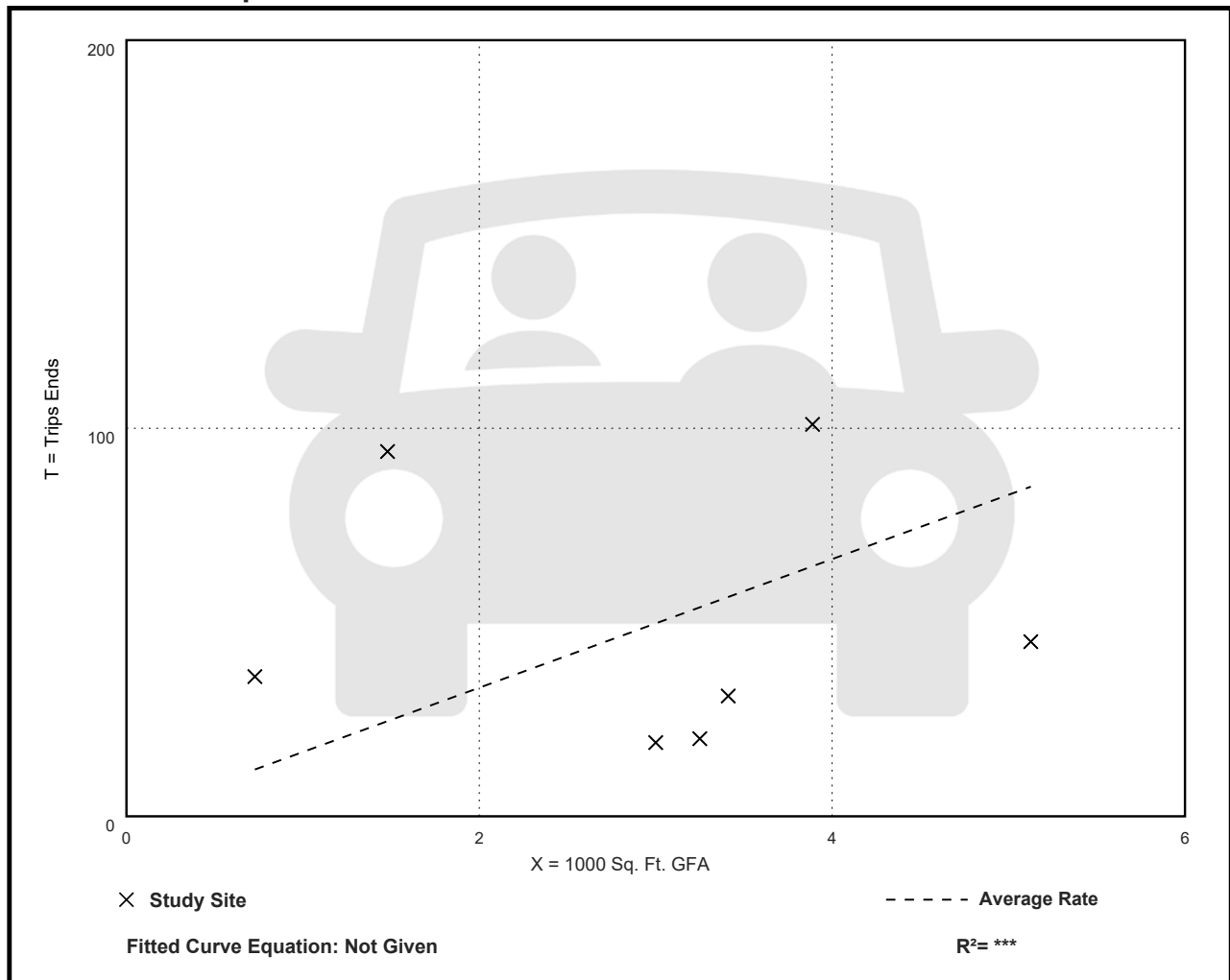
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
16.57	6.15 - 63.51	17.63

Data Plot and Equation



Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 12

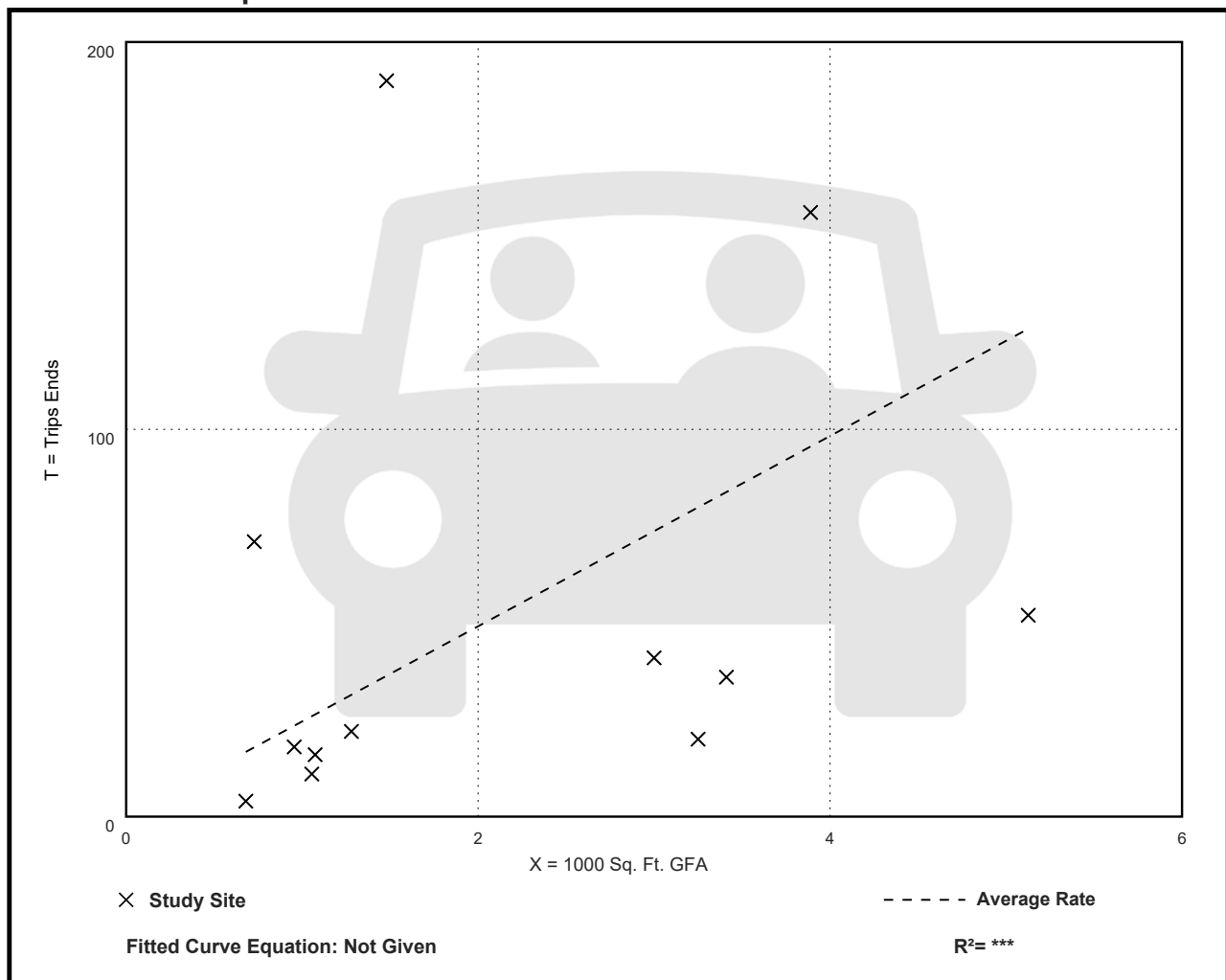
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
24.57	5.88 - 128.38	32.18

Data Plot and Equation



Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 4

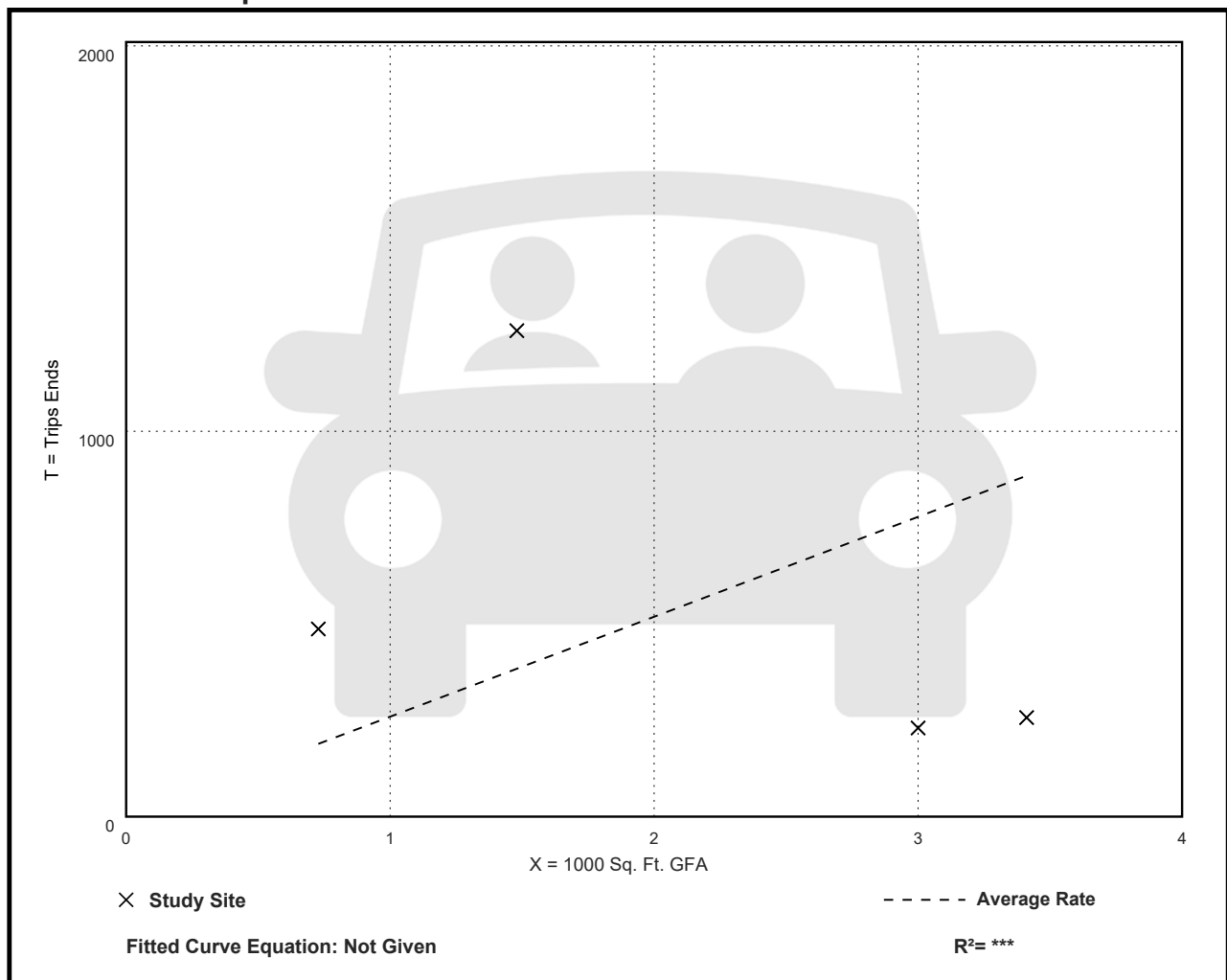
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
259.31	75.34 - 852.03	364.24

Data Plot and Equation



Marijuana Dispensary (882)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

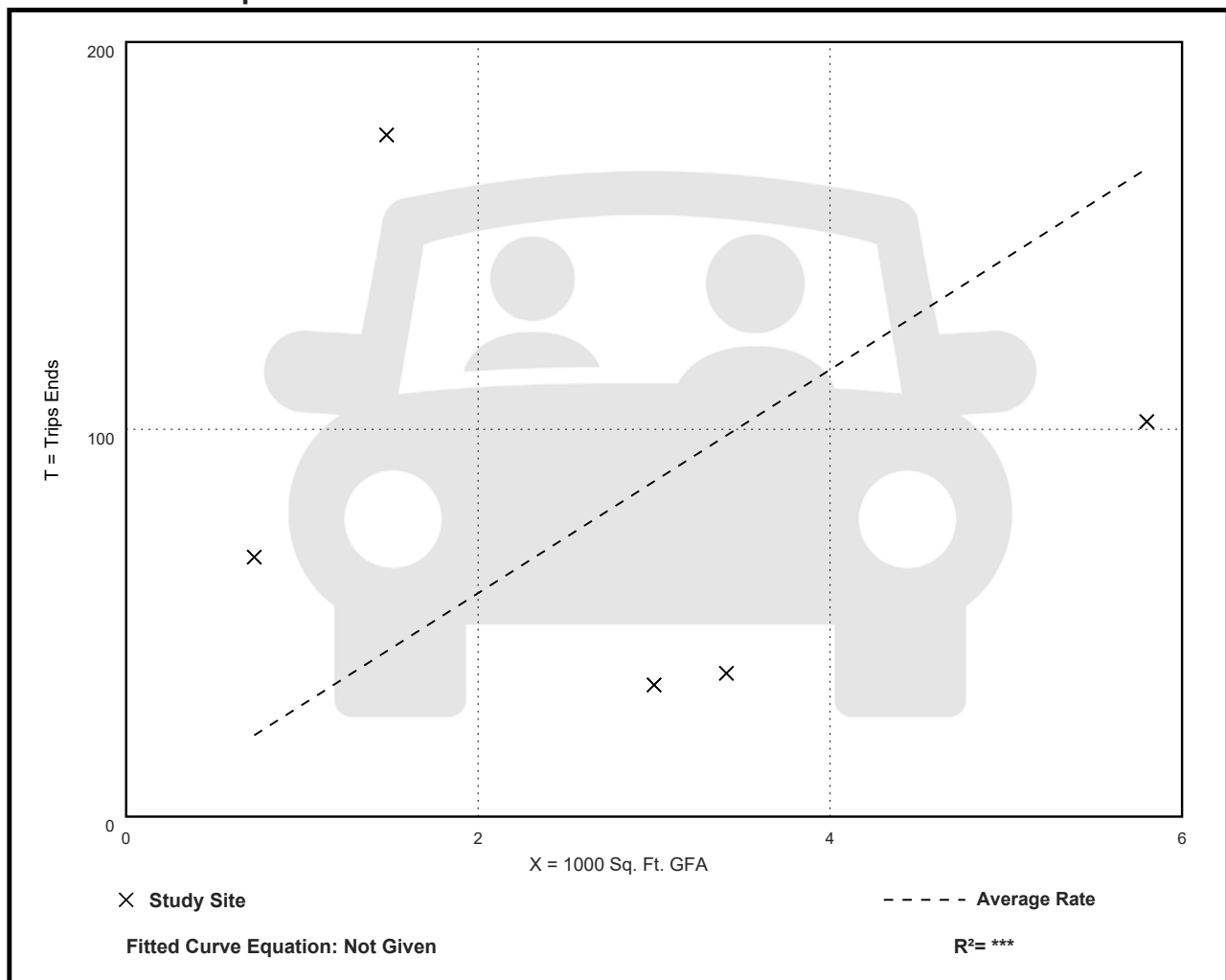
Avg. 1000 Sq. Ft. GFA: 3

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
28.85	10.85 - 118.92	39.14

Data Plot and Equation

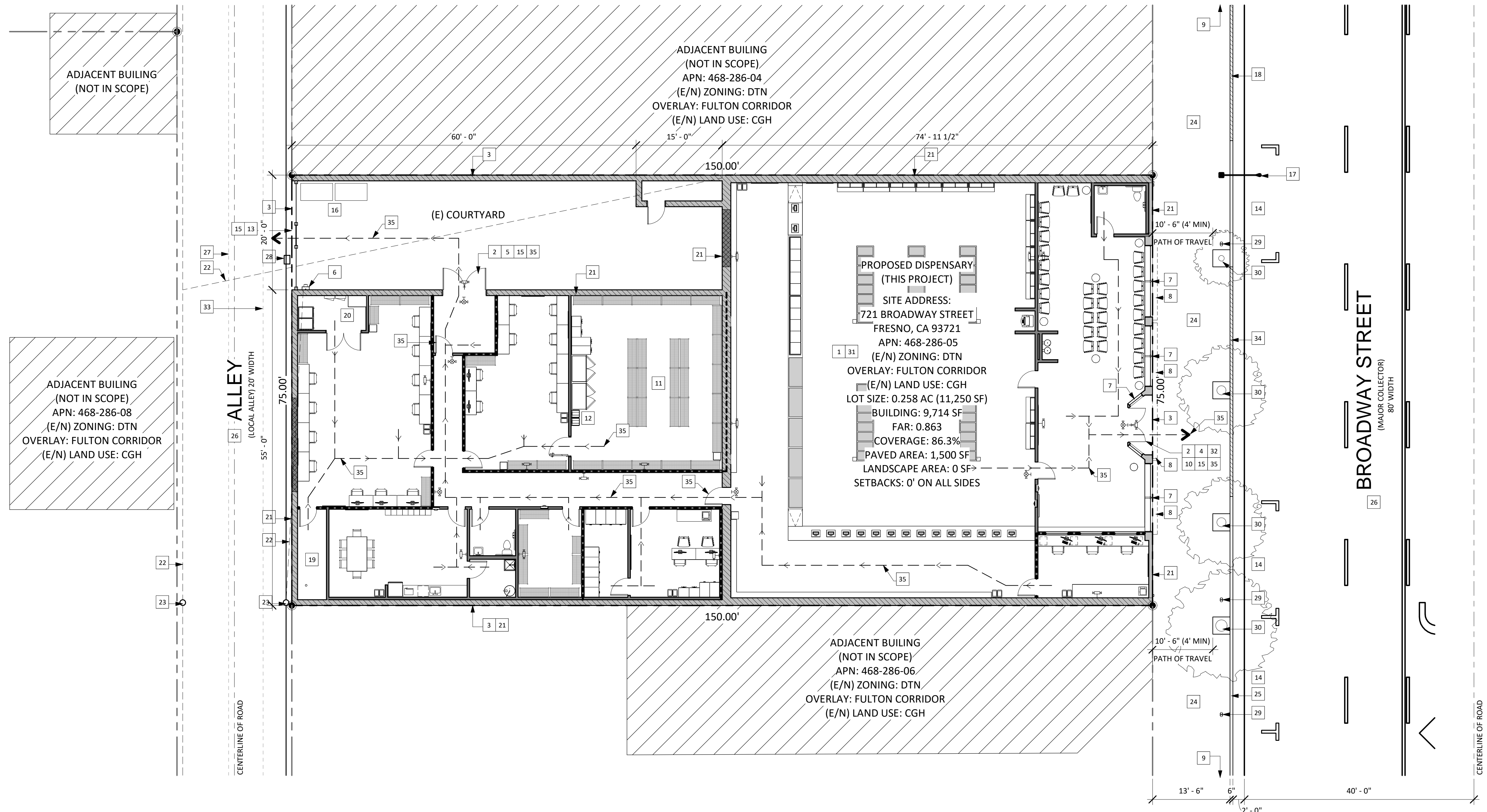


THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF SEAN FREITAS, ARCHITECT. ALL DESIGN INFORMATION CONTAINED IN THESE DRAWINGS ARE FOR USE ONLY ON THIS SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT EXPRESSED WRITTEN PERMISSION BY SEAN FREITAS, ARCHITECT.

PROJECT: 20200925.2

CLIENT:
VCA-OPS, INC.
d.b.a. VIOLA FRESNO
(DIRECTOR OF OPERATIONS)
420 W. HURBON STREET, #224
CHICAGO, IL 60654
(240) 418-2120
JAMIL@VIOLABRANDS.COM

CONDITIONAL USE PERMIT FOR:
VCA-OPS, INC., d.b.a. VIOLA FRESNO
721 BROADWAY STREET
FRESNO, CA 93721
APN: 468-286-05



SITE PLAN

SCALE
1" = 10'-0"

1

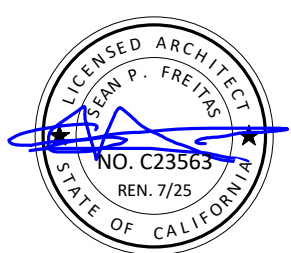
TITLE:

SITE PLAN

ISSUES:

Project Issue Date: 02-12-2024
Project Status: CUP SUBMITTAL
Sheet Issue Date: 02-12-2024
Revision Number: 1
Revision Date:

ARCHITECT'S APPROVAL



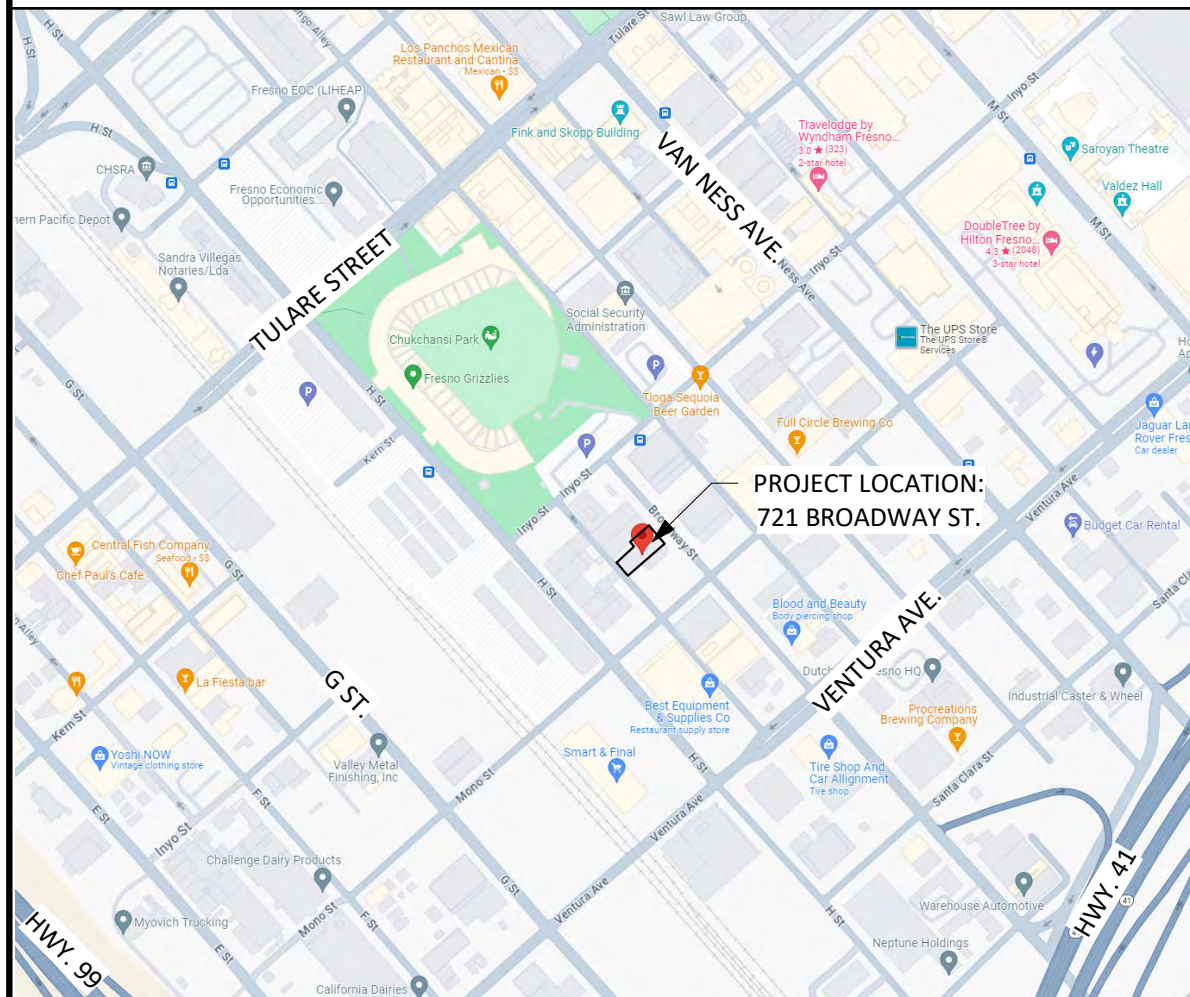
THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

SHEET:

A2.11

SHEET: OF SHEETS

VICINITY MAP



NOTES:

- THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN, THE DOWNTOWN (2016) COMMUNITY PLAN AND FULTON CORRIDOR SPECIFIC PLAN.
- THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH DTN ZONE DISTRICT DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
- THE PROPOSED CANNABIS RETAIL BUSINESS IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE YARDS, WALLS, FENCES, PARKING AND LOADING FACILITIES, LANDSCAPING, AND ALL ITEMS REQUIRED FOR THE DEVELOPMENT.
- THE PROPOSED CANNABIS RETAIL BUSINESS IS SERVED BY HIGHWAYS ADEQUATE IN WIDTH AND IMPROVED AS NECESSARY TO CARRY THE KIND AND QUANTITY OF TRAFFIC SUCH USE WILL GENERATE.
- THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
- THE PROPOSED CANNABIS RETAIL BUSINESS DEMONSTRATES COMPATIBILITY WITH THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD AND BLEND IN WITH EXISTING BUILDINGS. THE ESTABLISHMENT LOOKS SIMILAR TO OTHER NEARBY BUILDINGS.

PROPOSED SITE PARKING COUNT

	PARKING REQUIRED	PARKING PROVIDED
PARKING (DOWNTOWN DISTRICTS): RATIO = NONE REQUIRED (AT 9,714 SF)	0 SPACES	0 SPACES
TOTAL ACCESSIBLE PARKING:	0 SPACES	0 SPACES
TOTAL EV PARKING:	0 SPACES	0 SPACES
TOTAL BICYCLE PARKING:	0 SPACES	0 SPACES

PROPOSED LANDSCAPING

REQUIRED LANDSCAPE AREAS	CRITERIA	LANDSCAPE REQUIRED
PARKING AREAS:	0 SF	0 SF
BUILDING SETBACKS:	0' SETBACKS	0 SF
LOT PERIMETER BUFFERS:	0' SETBACKS	0 SF
TREES REQUIRED IN LANDSCAPE AREAS:	0 SF OF REQ'D LANDSCAPE	0 TREES

NOTE: NO MWEO CALCULATIONS AND HYDROZONES REQUIRED.

KEYNOTES

- NEW RETAIL FACILITY - THIS PROJECT.
- EXISTING EXTERIOR DOORS SHALL BE EQUIPPED WITH A 180 DEGREE VIEWING DEVICE TO SCREEN PERSONS BEFORE ALLOWING ENTRY. NON-GLAZED DOORS SHALL BE SOLID CORE.
- EXISTING PROPERTY LINE.
- EXISTING MAIN BUILDING ENTRANCE
- NEW EMPLOYEE & VENDOR ACCESS POINT W/IN EXISTING DOOR
- EXISTING ELECTRICAL SERVICE LOCATION.
- EXISTING EXTERIOR WINDOWS
- NEW ROLL-UP SECURITY DOOR (FOR AFTER-HOURS LOCK-UP)
- EXISTING (NEAREST LOCATION) FIRE HYDRANTS: TWO AT MONO & BROADWAY AND TWO AT INYO & BROADWAY
- NEW FIRE & LIFE SAFETY: EACH BUILDING'S MAIN ENTRANCE SHALL BE EQUIPPED WITH A 3200 SERIES KNOX-BOX.
- CANNABIS STORAGE ROOM
- CANNABIS WASTE STORAGE BIN
- EXISTING 12' METAL SECURITY FENCE W/ GATE - TO REMAIN
- EXISTING ON-STREET PARKING STALLS
- EXISTING PEDESTRIAN INGRESS/EGRESS
- EXISTING DUMPSTER LOCATION
- EXISTING STREET LIGHTING
- EXISTING FIRE LANE
- NEW FIRE RISER ROOM FOR EXISTING FIRE RISER
- NEW ELECTRICAL ROOM
- EXTERIOR WALL (PROJECT PREMISES).
- EXISTING OVERHEAD ELECTRICAL LINE

- EXISTING UTILITY POLE
- EXISTING CONCRETE SIDEWALK.
- EXISTING CURB AND GUTTER.
- EXISTING ADJACENT ROADWAYS.
- EXISTING UNDERGROUND SANITARY SEWER
- EXISTING WATER METER
- EXISTING PARKING METER
- EXISTING LANDSCAPE TREE PLANTER - NON-IRRIGATED
- ALL NEW AND/OR EXISTING MECHANICAL EQUIPMENT TO BE LOCATED ON THE ROOF AND SCREENED BY EXISTING PARAPETS (IF PARAPET DOES NOT CONCEAL EQUIPMENT, NEW ROOF MOUNTED EQUIPMENT SCREENS TO BE INSTALLED).
- NEW BUILDING SIGNAGE (ABOVE) REF: ELEVATIONS
- EXISTING UNDERGROUND WATER LINE
- EXISTING LOADING/UNLOADING ZONE
- EMERGENCY EXIT, PATHWAYS, AND PATH OF TRAVEL ROUTE

APPL. NO. P24-00696 EXHIBIT A-2 DATE 03/22/2024

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT