

**Item 2A – February 28, 2024  
Meeting Minutes**



**COUNCIL DISTRICT 5 PROJECT REVIEW COMMITTEE**  
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

**MINUTES**

**Wednesday, February 28, 2024 – 4:00 PM**

**Planning and Development Department - Fresno City Hall, Room 2120 & Zoom**

**CALL TO ORDER & ROLL CALL**

The meeting was called to order at 4:10 PM with a master roll call.

**Present – 3:** Michael J Rabara (Chair), Sunny Kooner, Michael E Vasquez

**Absent – 2:**, Gurjant Singh, Josephine Baroni (Vice Chair)

**Staff:** Steven Martinez, Steven Lieng

**i. APPROVAL OF AGENDA**

**A. February 28, 2024, Meeting Agenda**

The agenda was APPROVED by the following vote:

*Ayes (3): Vasquez, Kooner, Rabara*

*Noes (0): none*

*Abstain (0): none*

*Absent (2): Singh, Baroniz*

**ii. APPROVAL OF THE MINUTES**

**A. January 24, 2024, Meeting Minutes**

On motion of Committee Member Kooner, seconded by Committee Member Vasquez, the minutes were APPROVED. The motion carried by the following vote:

*Ayes (3): Vasquez, Kooner, Rabara*

*Noes (0): none*

*Abstain (0): none*

*Absent (2): Baroni, Singh*

**iii. PROJECT REVIEW – CONTINUED MATTERS**

*None*

**iv. PROJECT REVIEW – NEW MATTERS**

**A: Conditional Use Permit Application No. P23-03701 and Planned Development Application No. P23-03702**

*The applicant presented the item to the committee.*

*The Committee asked questions regarding the business and its operations.*

*The applicant responded to the questions posed by the committee members.*

**Chair Rabara Committee Member Vasquez, Committee Member Murphy, and Committee Kooner approved the project as is with no further comment or recommendations.**

**v. ADMINISTRATIVE MATTERS**

*None*

**vi. COMMITTEE CONSULTATION AND UNSCHEDULED MATTERS**

*None*

**vii. ADJOURNMENT**

The Committee, having concluded all business, adjourned at 4:27 p.m.

Access to the Council District 5 Project Review Committee's meeting calendar, videos, agendas, and minutes can be found at the following link:

<https://fresno.legistar.com/calendar.aspx>

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**Item 4A – Workshop – Text  
Amendment Application No. P24-  
01100**

**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.

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## **Proposed Text Amendment – Responsible Neighborhood Market Act**

**Goal:** To exempt Full-Service Grocery Stores from the Location Restrictions of New Establishments and the Cancel and Transfer provisions set forth in SEC. 15-2706 (F) and SEC. 15-2706 (S).

### **Summary of Text Amendment:**

- 1) Adds “Full-Service Grocery Store” into General Market: **Article 67 – Use Classifications Sec. 15-6704. - COMMERCIAL USE CLASSIFICATIONS.**
- 2) Adds definitions to **Article 68 – Terms and Definitions, Section 15-6802 - Definitions:**
  - a) Full-Service Grocery Store
  - b) Convenience Retailers
  - c) Gasoline stations with convenience stores
  - d) Department stores,
  - e) Pharmacies and drug retailers
  - f) Warehouse clubs and supercenters
  - g) All other general merchandise retailers.
- 3) Adds Full-Service Grocery Store as a separate exception for Location Restrictions: **SEC. 15-2706 (F)(8)**
- 4) Adds Full-Service Grocery Store as an exemption to the Cancel and Transfer Provision **SEC. 15-2706 (S)(3)**



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**To be added to Article 67 – Use Classifications 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.

**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.

**To be added to Article 68 – Terms and Definitions, Section 15-6802 - Definitions**

**1) 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.

**2) 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).

**3) 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.

**3) 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.

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Department stores with fixed point-of-sale locations may have separate customer checkout areas in each department, central customer checkout areas, or both.

#### 4) Pharmacies and Drug Retailers

This industry comprises establishments generally known as pharmacies and drug retailers engaged in retailing prescription or nonprescription drugs and medicines.

#### 5) 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.

#### 6) 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.

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**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.

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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.

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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

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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.

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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.

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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.



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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

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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).

## **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
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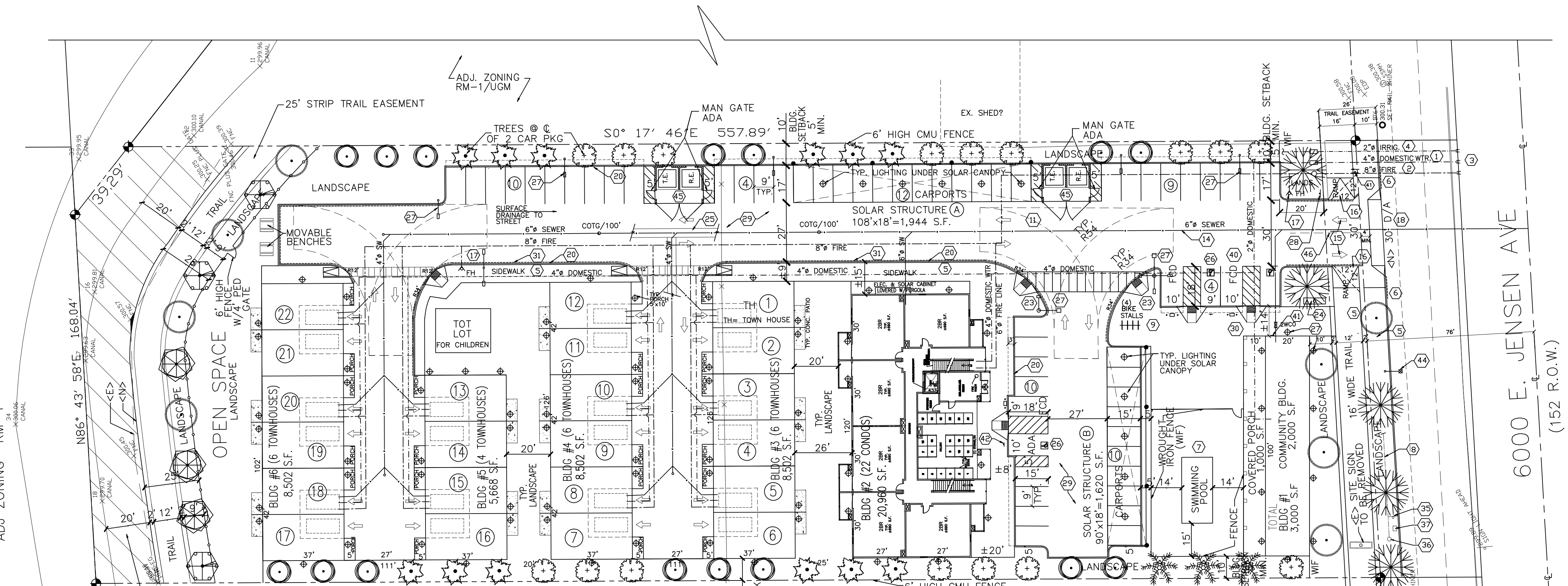
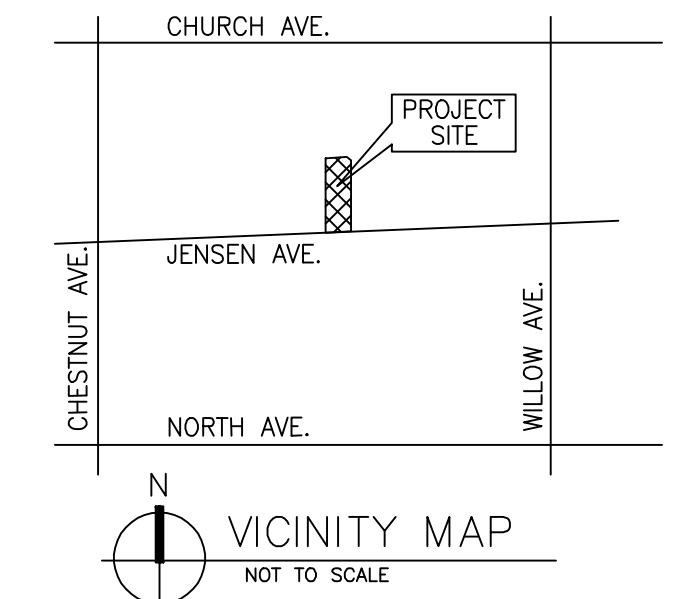
Less than 10,000 square feet	2	1
10,000 to 30,000 square feet	3	2
More than 30,000 square feet	4	3

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 4B – Approval – Development  
Permit Application No. P24-01038**

# SUNNY CONDOS & TOWN HOUSES



### LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 THAT PORTION OF LOTS 24 AND 25 OF NEWHALL TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 42 OF RECORD OF SURVEYS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 199.20 FEET; THENCE NORTH 02° 59' 55" EAST A DISTANCE OF 629.55 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 25, SAID POINT BEING 198.85 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 25; THENCE NORTH 89° 59' 44" EAST ALONG SAID NORTH LINE OF LOT 25, A DISTANCE OF 188.04 FEET TO A POINT ON THE CENTERLINE OF THE CENTRAL CANAL; THENCE ALONG SAID CENTERLINE OF THE CENTRAL CANAL, SOUTH 48° 37' EAST A DISTANCE OF 120.64 FEET AND SOUTH 78° 26' EAST A DISTANCE OF 109.24 FEET; THENCE SOUTH 2° 58' WEST PARALLEL WITH THE WEST LINE OF SAID LOT 24 A DISTANCE OF 528.15 FEET TO THE SOUTH LINE OF SAID LOT 24; THENCE WEST ALONG SAID SOUTH LINE OF LOT 24, A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING;  
 EXCEPTING THEREFROM THE SOUTH 46.00 FEET THEREOF.  
 ALSO EXCEPTING THEREFROM THAT PORTION OF LOTS 24 AND 25 OF NEWHALL TRACT, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 172 FEET; THENCE 02° 58' EAST PARALLEL WITH THE WEST LINE OF SAID LOT 24, A DISTANCE OF 528.15 FEET TO A POINT ON THE CENTERLINE OF THE CENTRAL CANAL; THENCE IN AN EASTERLY AND NORTHEASTERLY DIRECTION ALONG SAID CENTERLINE AS SHOWN ON SAID IMP., TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 89° 59' 44" WEST, ALONG THE NORTH LINE OF SAID LOTS 24 AND 25, TO A POINT ON THE CENTERLINE OF SAID CENTRAL CANAL, WHICH POINT BEARS SOUTH 89° 59' 44" WEST, 30.81 FEET FROM THE NORTHWEST CORNER OF SAID LOT 24; THENCE ALONG SAID CENTERLINE, SOUTH 48° 37' EAST TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID LOT 24; THENCE ALONG SAID WEST LINE, SOUTH 2° 58' WEST TO THE POINT OF BEGINNING.  
 EXCEPTING THEREFROM THE SOUTH 46.00 FEET THEREOF.  
 APN: 481-110-20

### PROJECT DATA:

ZONING: RM-1 / UGM  
 LAND DESIGNATION: CORRIDOR CENTER MIXED USE  
 PROPOSED USE: 3-STORY MULTI-FAMILY APARTMENT W/ RECREATIONAL BLDG, POOL  
 PARCEL GROSS AREA: 2.77 ACRES = 120,661 S.F. 2.31 NET = 100,725 S.F.  
 DENSITY: 16DU/A x 2.77 AC = 44 D/U MAX.  
 STREET ADDRESS: 6000 EAST JENSEN AVENUE, FRESNO CA. 93725  
 APN: 481-110-20  
 COMMUNITY PLAN: ROOSEVELT  
 COUNCIL DISTRICT: 5  
 SCHOOL DISTRICT: FRESNO UNIFIED SCHOOL DISTRICT  
 PD DISTRICT: SOUTHEAST  
 OPPORTUNITY ZONE: YES  
 BUILDING AREA:  
 BLDG. 1 :  
 COMMON BUILDING = 2,000 S.F.  
 COVERED PORCH = 1,000 S.F.  
 3,000 S.F.  
 BLDG. 2 :  
 APARTMENT BLDG. (LEVEL 1) = 7,343 S.F.  
 APARTMENT BLDG. (LEVEL 2 & 3) = 7,247 S.F. x 2 = 14,686 S.F.  
 22,029 S.F.  
 BLDG. 3 :  
 TOWNHOUSE 1-6 BUILDING TOTAL:  
 1,654 S.F. x 6 = 9,924 S.F.  
 BLDG. 4 :  
 TOWNHOUSE 7-12 BUILDING TOTAL:  
 1,654 S.F. x 6 = 9,924 S.F.  
 BLDG. 5 :  
 TOWNHOUSE 13-16 BUILDING TOTAL :  
 1,654 S.F. x 4 = 6,616 S.F.  
 BLDG. 6 :  
 TOWNHOUSE 17-22 BUILDING TOTAL:  
 1,654 S.F. x 6 = 9,924 S.F.  
 SOLAR CARPORT STRUCTURE TOTAL = 3,564 S.F.  
 (1,944 S.F. + 1,620 S.F.)  
 TOTAL BLDG. AREA = 64,981 S.F.

### PARKING REQUIRED:

BLDG. 1 : 2,000/400= 5 P.S.  
 BLDG. 2 : (6) 2BR DU/STORYx3= 18x1/100= 18 COVERED  
 (4) 1BR LEVEL (2&3)= 4 x 1 = 4 COVERED  
 VISITOR PARKING = 22/2= 11  
 38 P.S.  
 BLDG. 3,4,5,6: 1 CAR GARAGE x22  
 STUDIO 1/2U (1) COVERED 1V/4DU NON  
 1 & 2 1/2U (1) COVERED 1V/2DU x NON  
 3 1.5/2U (1) COVERED 1V/2DU = 22C+11V  
 VISITOR UNIT= 22/2= 11 DUPLEX VISITOR  
 44 P.S.  
 TOTAL PKG. = 44 COVERED  
 MIN. PKG. = 38 OPEN  
 82 P.S. (REQUIRED)  
 82 P.S. (PROVIDED)

REVISIONS	DATE
MAR. 18, 2024	
MAR. 15, 2024	
MAR. 12, 2024	
MAR. 8, 2024	
MAR. 6, 2024	
MAR. 5, 2024	
FEB. 19, 2024	
JAN. 30, 2024	
JAN. 26, 2024	
DEC. 4, 2023	
NOV. 30, 2023	

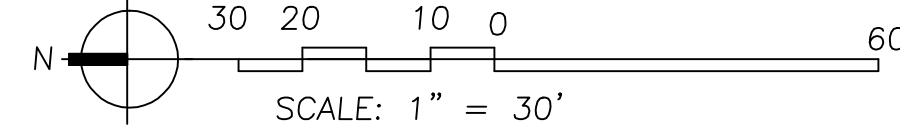
PROJECT/LOCATION
6000 JENSEN AVE. MULTI-FAMILY

DESIGNER
AESTHETICS DESIGNS
PLANNING CONSULTATIONS, SITE PLANS, RESIDENTIAL, COMMERCIAL
ELIAS SALIBA ARCHITECT
4668 W. PINE AVE., FRESNO, CA 93722
PHONE: (559) 276-0479
FAX: (559) 276-1849
EMAIL: ELI.SALIBA@GMAIL.COM

SHEET CONTENTS
SITE PLAN

SHEET NO.
SP1

## SITE PLAN



- ### LEGEND
- <P><N> PROPOSED/ NEW
  - <F> FUTURE
  - <E> EXISTING
  - PROPERTY LINE/R.O.W. LINE
  - 6" SEWER MAIN
  - 4" DOMESTIC WATER
  - 2" IRRIGATION
  - 8" FIRE
  - 4" FIRE RISER
  - SECTION LINE
  - CENTER LINE
  - ACCESSIBLE ROUTE
  - SIGN
  - POWER POLE
  - LIGHT POLE
  - FIRE LANE
  - 3" WHITE LETTER ON A RED CURB OR 6" RED STRIPE IF NO CURB.
  - \*EVCS= ELECTRICAL VEHICLE CHARGING STATION
  - CAVEV= CLEAN AIR/VANPOOL/ EV

- ### SITE PLAN KEY NOTES:
- <N> 4" DOMESTIC WTR. METER SERVICE W/RP DEVICE
  - <N> 8" FIRE WATER SERVICE
  - WET TIE BY CITY OF FRESNO WATER DIVISION; INSTALL WATER SERVICES PER CITY OF FRESNO STD. W-1.
  - <N> 2" WATER LINE W/WATER METER. ADD RP DEVICE. USE FOR IRRIGATION.
  - <N> CONCRETE SIDEWALK, CURB, PAVING & GUTTER PER P-3, P-48 & P-50, WHERE MISSING.
  - PROVIDE 10' OF RED CURBING (3 COATS) ON BOTH SIDES OF EXISTING DRIVEWAY APPROACHES.
  - <N> STAMPED CONCRETE DRIVE STRIP
  - <E> OVERHEAD ELECTRICAL LINES
  - <N> BIKE RACK
  - <N> TOW-AWAY SIGN "NO STOPPING AT ANY TIME"
  - PROVIDE FIRE LANE TOW AWAY SIGNAGE AT EACH DRIVEWAY PER NOTE #7/SP16.
  - <N> TOW AWAY SIGN PER FIG. 21/SP16
  - <N> CONCRETE WALKWAY TO BLDG. ENTRANCE
  - <N> 6" SANITARY SEWER MAIN
  - <P> PAINTED DIRECTIONAL ARROWS
  - 12" VISIBILITY TRIANGLE
  - <E> FIRE HYDRANT W/6" DIP BRANCH
  - <P> DRIVEWAY APPROACH PER PUBLIC WORKS STD. P-2 & P-6.
  - <N> 6" CONC. CURB PER P.W. STD. DWG. P-5
  - <N> CONCRETE WHEELCHAIR RAMP TO BE RECONSTRUCTED PER P.W. STD. P-28 & P-32 W/ACCESS ROUTE 4' WIDE AS NEEDED
  - <P> SITE SIGN UNDER SEPERATE PERMIT.
  - TYP. CONCRETE VALLEY GUTTER PER P.W. STD. DWG. P-10
  - SEE ACCESSIBLE PKG. STALL DETAIL A.
  - PROPOSED ON-SITE BLDG. & PARKING LIGHTING (HOODED, METAL, 15'-25'h).
  - <N> 30"x36" STATE STD. "STOP" SIGN W/"RIGHT TURN ONLY" SIGN IMMEDIATELY BELOW THE STOP SIGN ON THE SAME POST. SIGNS SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE LOWEST SIGN 7' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND A MAJOR STREET SIDEWALK.
  - INSTALL PARKING LOT PAVEMENT TO P.W. STD.S P-21, 22, & 23. COMPLY WITH SECTION 15-2419 FOR PARKING SURFACE STANDARDS, VERIFY PROVIDE SURFACE STANDARDS, VERIFY
  - PROVIDE DIRECTIONAL ACCESSIBLE ROUTE SIGN PER CBC 216.3 & 703.5.
  - EMERGENCY VEHICLE ACCESS SHALL BE DESIGNATED BY PAINTING THE CURB RED (TOP AND SIDES) AND STENCILING "FIRE LANE NO PARKING" IN 3-INCH WHITE LETTERS ON THE MOST VERTICAL CURB, AT LEAST EVERY 50 FEET. IF NO CURB IS PRESENT, A MINIMUM 6-INCH WIDE RED STRIPE SHALL BE PAINTED ALONG THE EDGE OF THE ROADWAY WITH "FIRE LANE" IN 3-INCH WHITE LETTERS AT LEAST EVERY 50 FEET. (FCD DEVELOPMENT POLICY 403.005)
  - PROP. IRREVOCABLE OFFER OF DEDICATION FOR TRIANGULAR AREA EASEMENT FOR WCR RAMP.
  - <E> TRAFFIC SIGN
  - <E> UTILITY POLE
  - <E> TRAFFIC BOX
  - SEE ACCESSIBLE PKG. DETAIL B.
  - 70 SQ. INCH BLDG MOUNTED ISA PKG. SIGN ON BLDG. WALL PER FIG. 22/SP2
  - 70 SQ. INCH BLDG MOUNTED ISA PKG. SIGN PER FIG. 22 & DETAIL 14/SP2.
  - INSTALL STREET LIGHTS PER E-1, E-7A & E-7B
  - <N> TRASH & REFUSE COLLECTION AREA TO COMPLY W/SECTION 15-2016.
  - SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS IS NOT ALLOWED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRE. SHOW METHOD OF CONVEYING ON-SITE STORM WATER TO STREET, DETAIL CATCH BASINS AND PIPE OR CHANNEL SIZED TO BE USED PER P.W. STD. P-23.

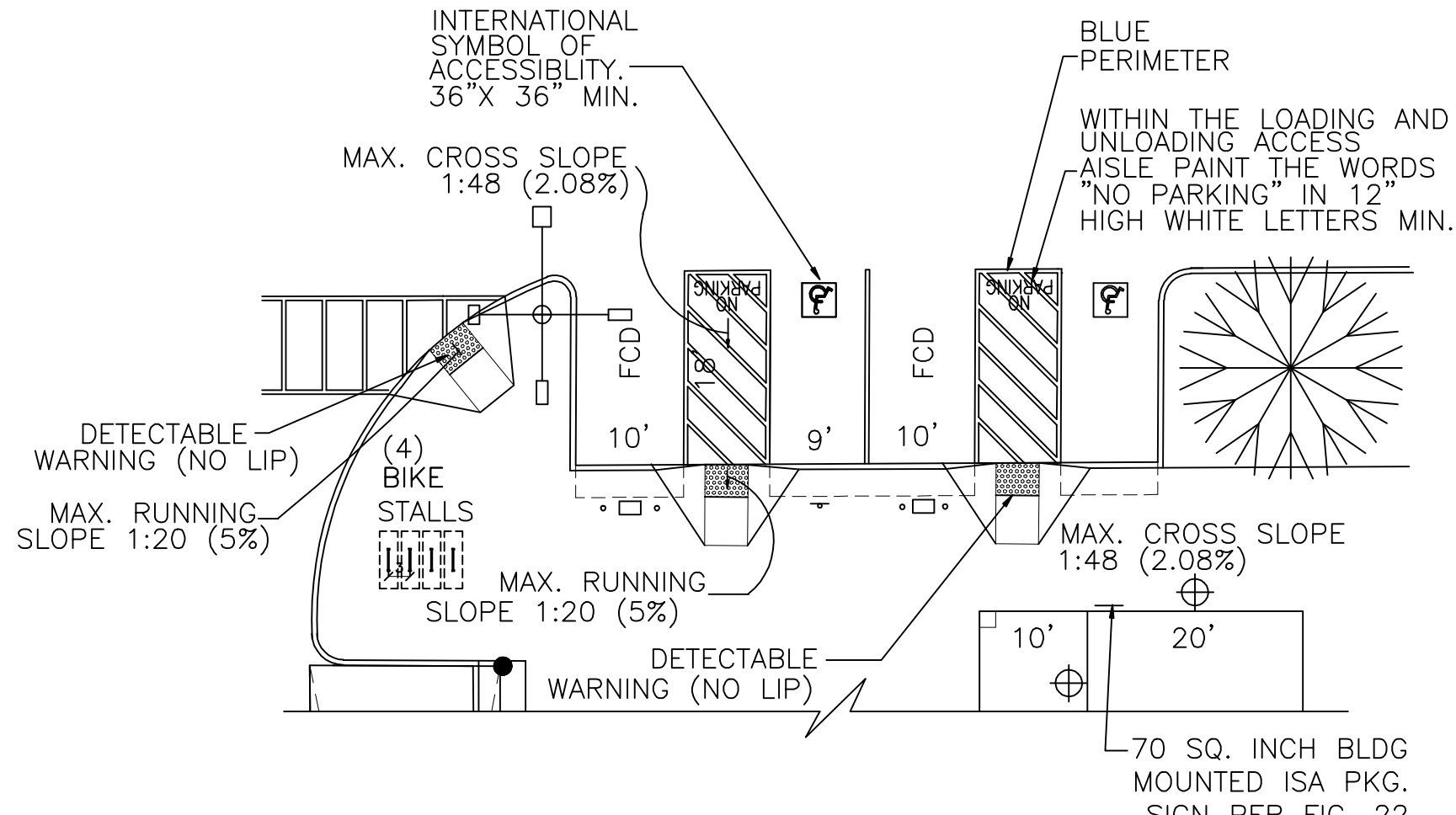
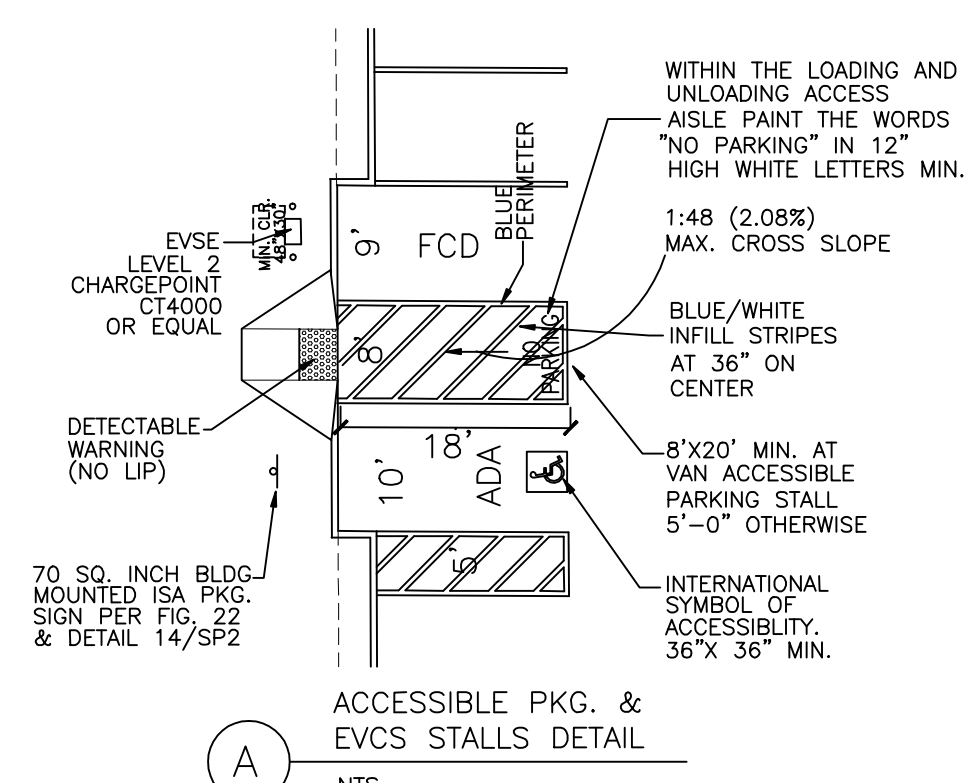
APPL. NO. P24-01038 EXHIBIT A-1 DATE 08/13/2024

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT

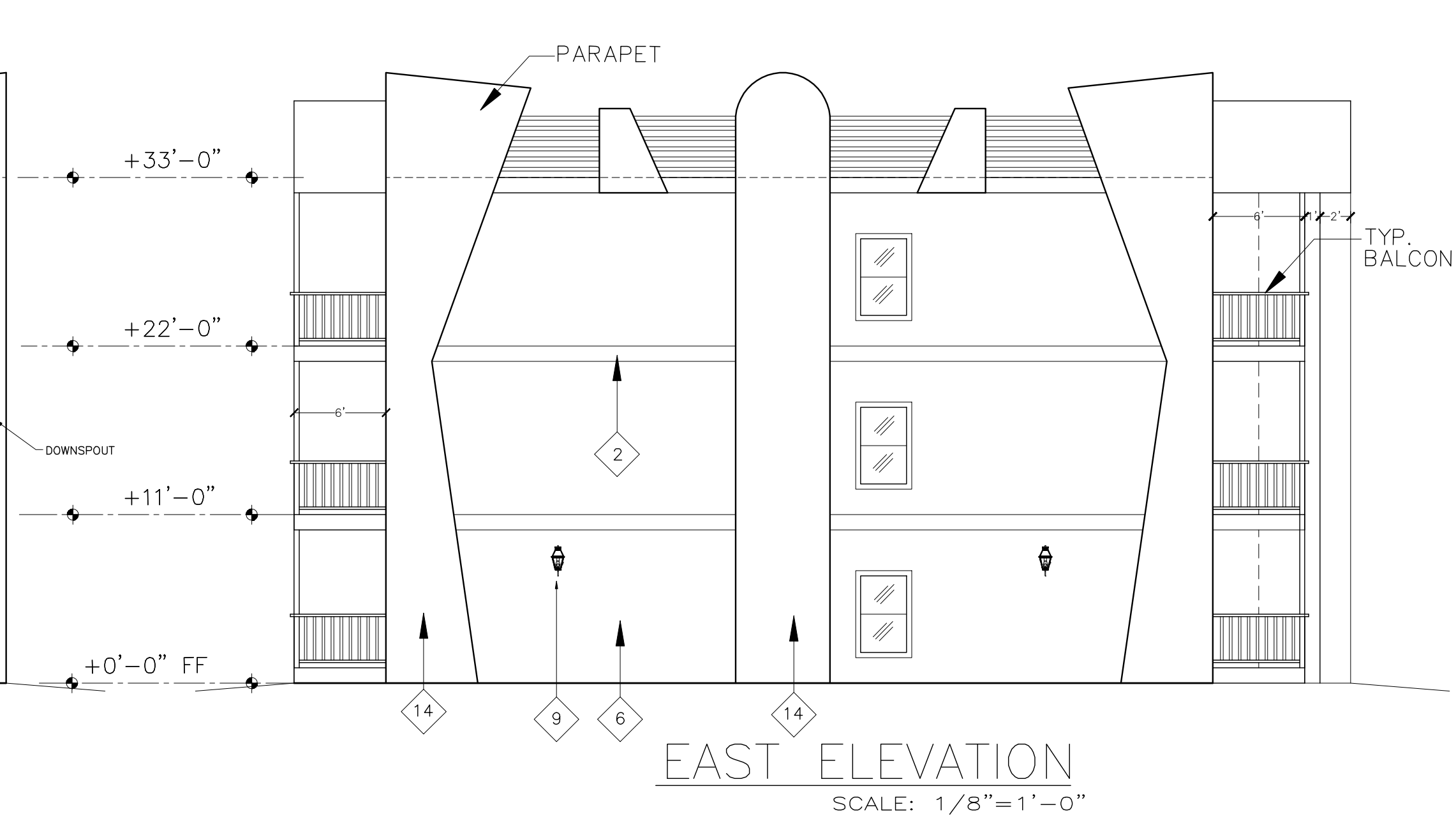
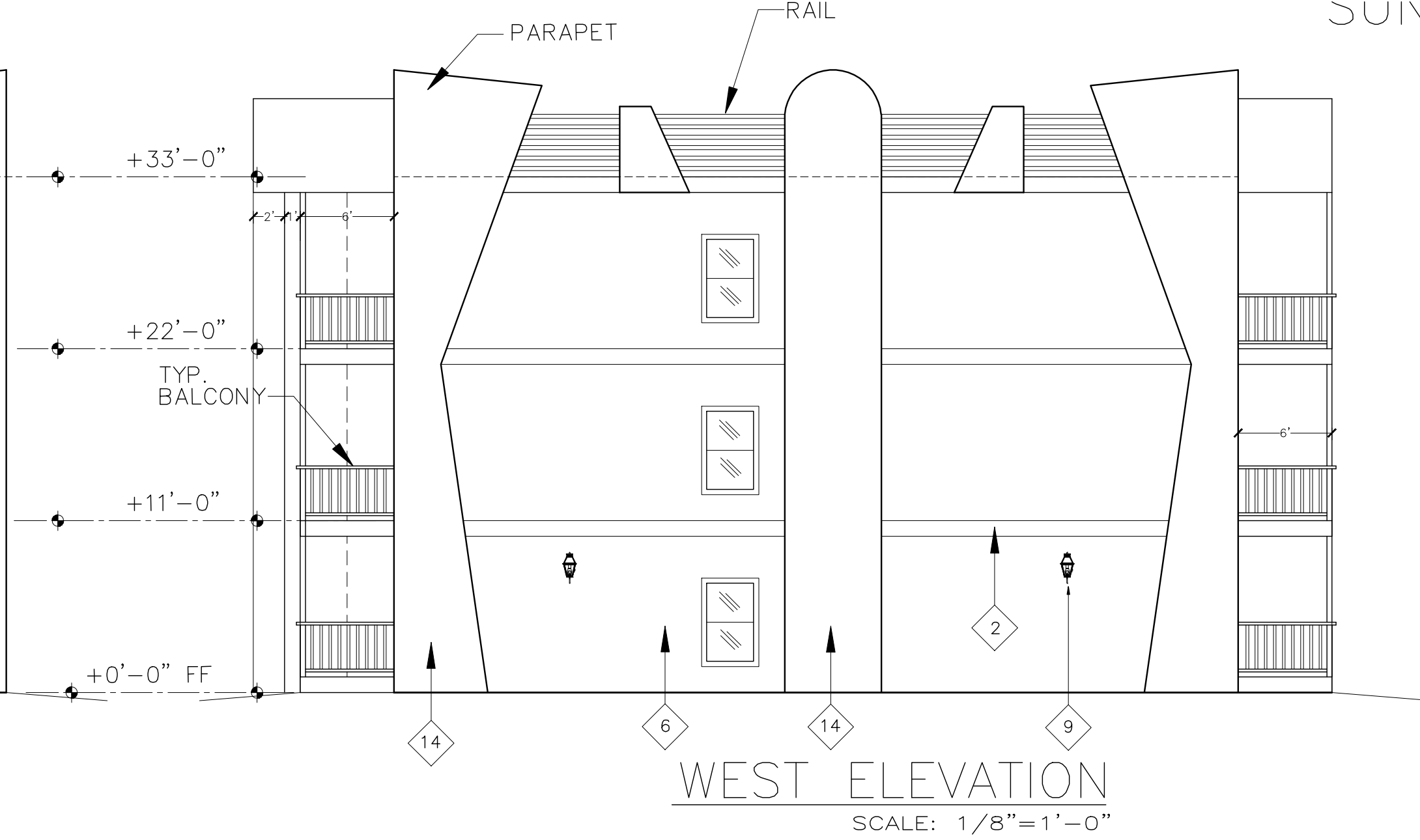
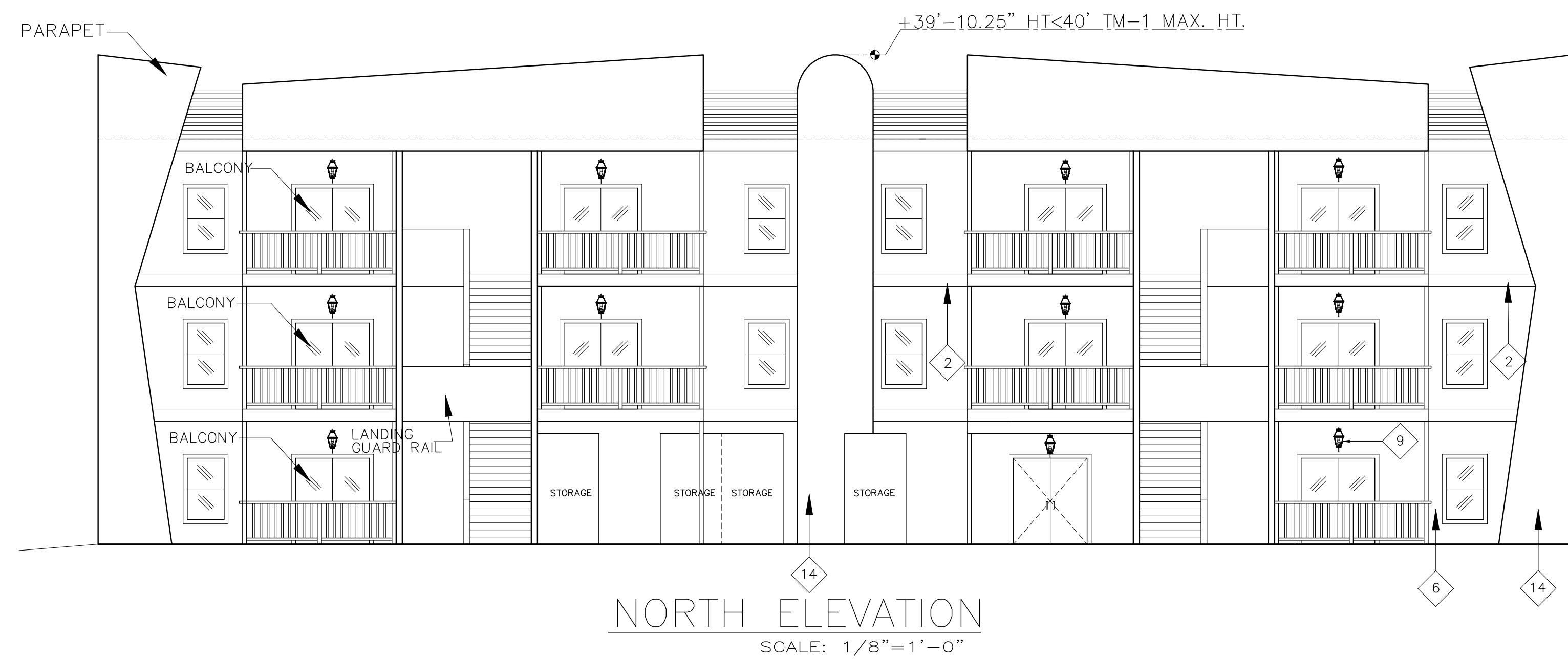


ACCESSIBLE PKG. DETAIL  
 SCALE: 1"=10'

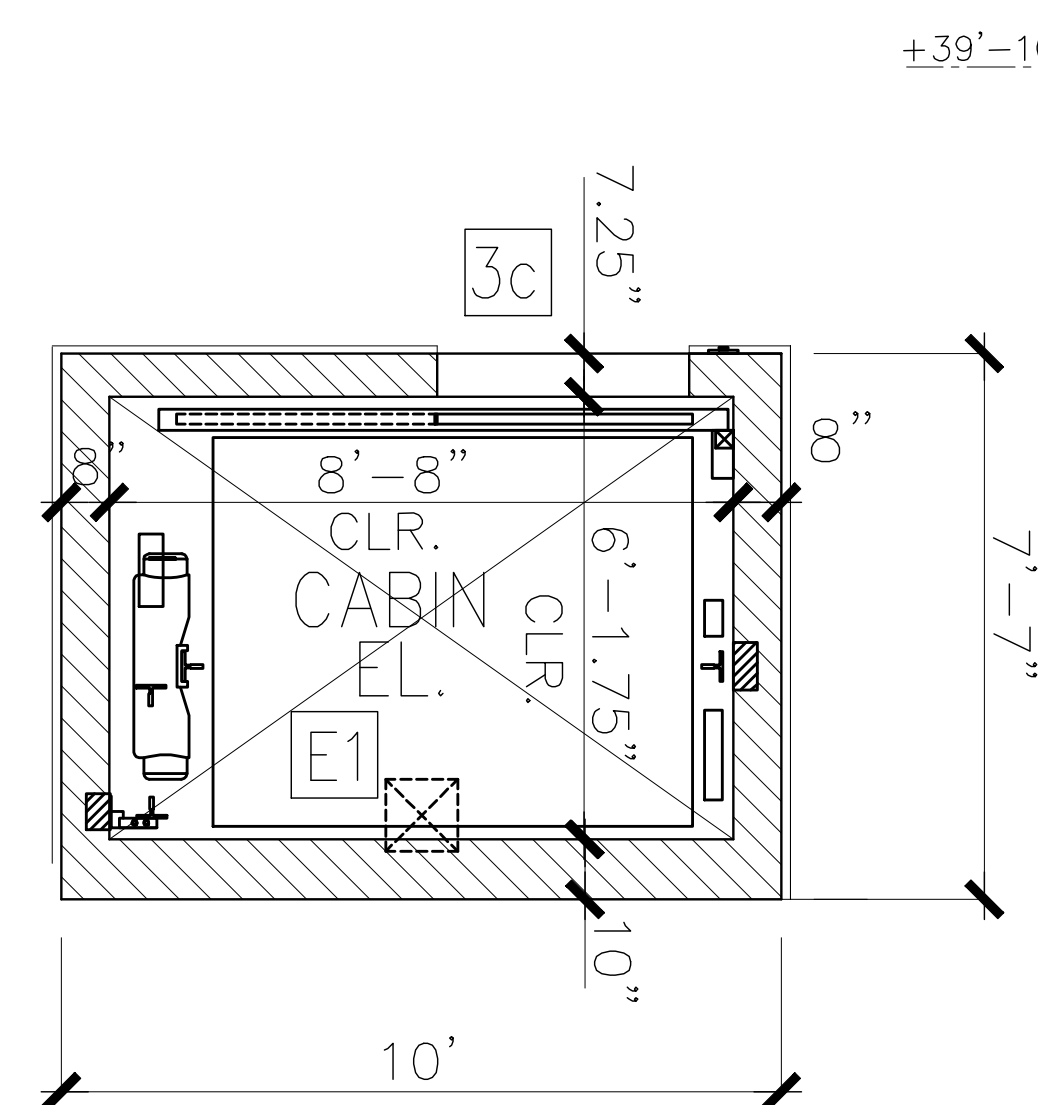
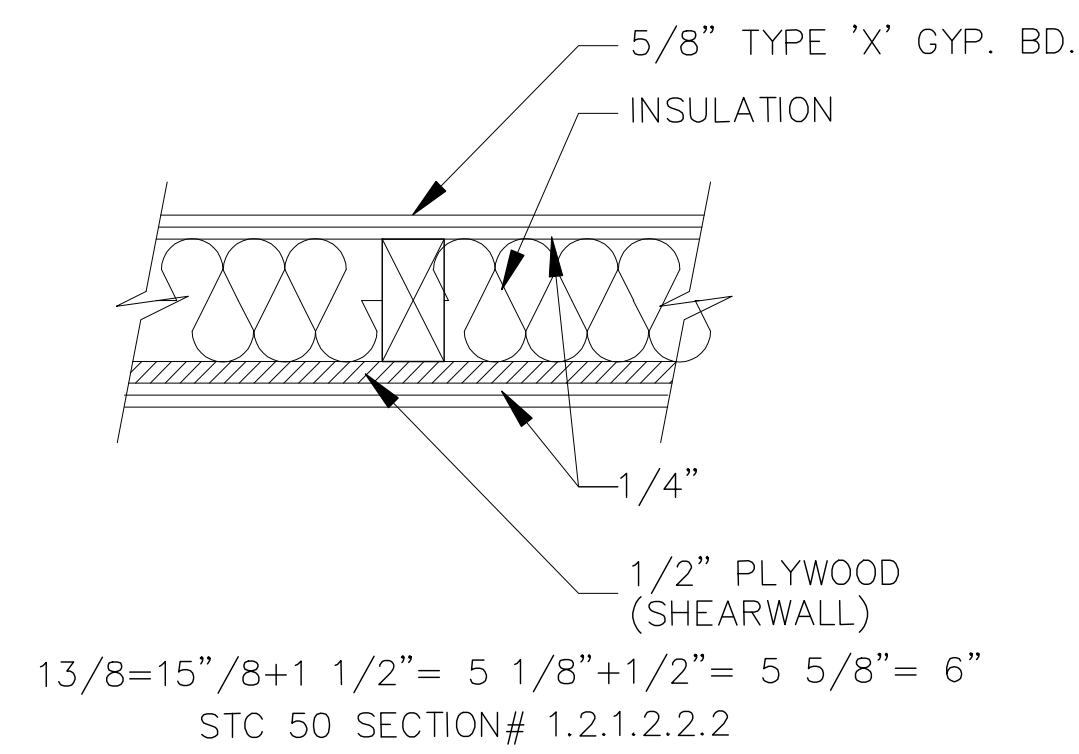




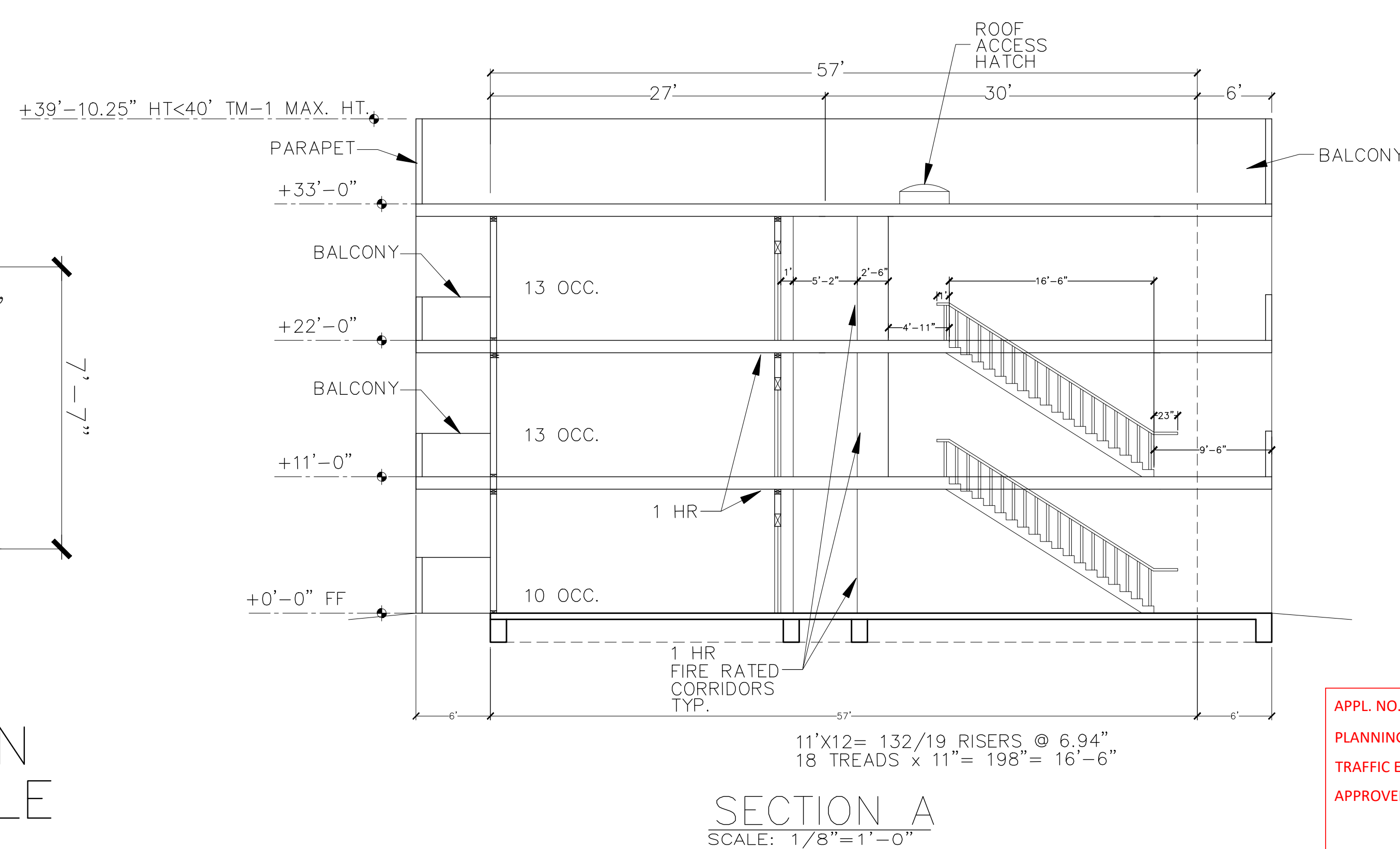




EXTERIOR ELEVATIONS LEGEND	
MATERIAL	DESCRIPTION/COLOR
1	METAL ROOFING DECRA ROOFING ORANGE COLOR
2	FOAM CORNICE SW6104-KAFFEE
3	STUCCO EXPANSION JOINT PAINTED TO MATCH ADJACENT SURFACE
4	ALUMINUM STOREFRONT SYSTEM +9' HT. BRONZE ANODIZED
5	CARWASH ROLLUP DOOR (IF APPLICABLE) NOT USED
6	STUCCO WALLS & SOFFIT SW6143-BASKETBEIGE
7	STUCCO ACCENT COLOR SW0015-GALLERY GREEN
8	MEDALLION SW6104-KAFFEE
9	WALL MOUNTED LIGHTS TO BE SELECTED
10	ALUMINUM REVEAL (PAINTED) SW6143-BASKETBEIGE
11	FOAM TRIM SW6104-KAFFEE
12	BLDG. SIGN LOCATION PER CITY STANDARDS
13	METAL DOOR METAL DOOR FRAME SW6124-CARDBOARD SW6104-KAFFEE
14	DECORATIVE COLUMNS DAL TILE CHISELED READY STACK. AMBER SUN MS76
15	SLATE VENEER/TILE DAL TILE CHISELED READY STACK. AMBER SUN MS76
16	SMOOTH STUCCO ACCENT SW6685-TRINKET
17	ILLUMINATED BUILDING ADDRESS SIGN PER CITY STANDARDS
18	PARAPET CAPS/LEADERS/MISS PAINTED TO MATCH PAINT TO MATCH ADJ. SURFACE
19	STUCCO ACCENT COLOR SW6327 BOLD BRICK
21	METAL AWNING SW6104-KAFFEE
22	FABRIC AWNING PYROTONE FLAME RETARDANT, COLOR: RED
23	SHAPED FROM MOLDING @ FABRIC AWNING SW6104-KAFFEE



ELEVATOR PLAN  
ADA ACCESSIBLE



APPL. NO. P24-01038 EXHIBIT E-1 DATE 04/17/2024  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO DARM DEPT

MAR. 18, 2024
MAR. 15, 2024
MAR. 8, 2024
MAR. 6, 2024
MAR. 5, 2024
JAN. 30, 2024
JAN. 26, 2024
DEC. 28, 2023
DEC. 19, 2023
REVISIONS

PROJECT/LOCATION  
3-STORY CONDOS

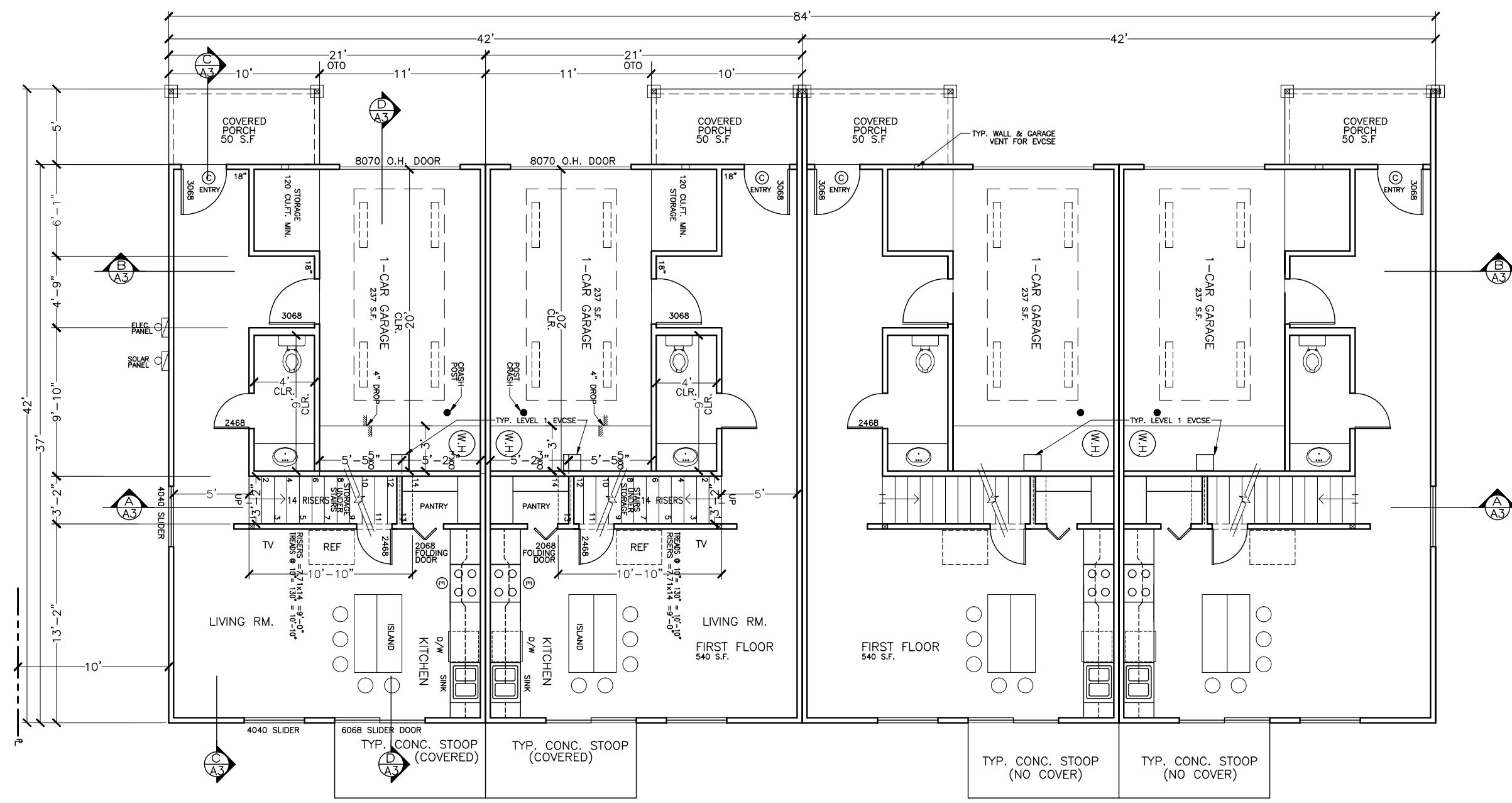
DESIGNER  
AESTHETICS DESIGNS  
PLANNING CONSULTATION/SITE PLANS PRESENTATION, CONSTRUCTION  
ELIAS SALIBA ARCHITECT  
A.A.C.E., C.P.E., NCF  
4606 W. FINE AVE., FRESNO, CA 93702  
PHONE: (559) 276-0479  
FAX: (559) 276-1849  
EMAIL: ELIAS@AESTHETICSDIGNS.COM

SHEET CONTENTS  
ELEVATIONS, SECTION

SHEET NO.  
A2

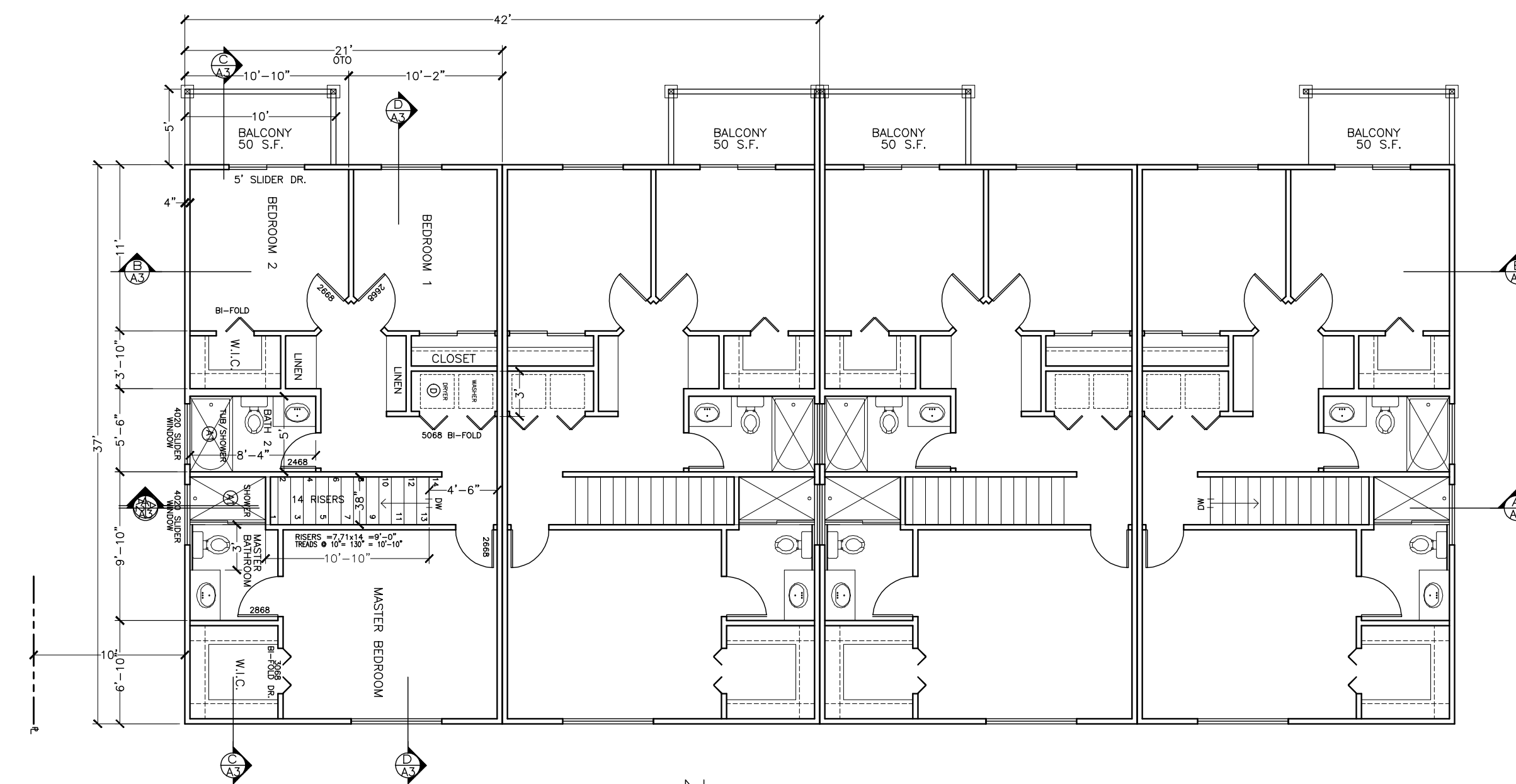
# SUNNY CONDOS & TOWNHOUSES

APPL. NO. P24-01038 EXHIBIT E-2 DATE 04/17/2024  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO DARM DEPT**



**GROUND FLOOR**  
 SCALE: 1/8"=1'-0"  
 LIVING 551 S.F.  
 PORCH 50 S.F.  
 GARAGE 226 S.F.  
 TOTAL AREA= 827 S.F.

TYPICAL TOWNHOUSE BLDG. OF 4 UNITS

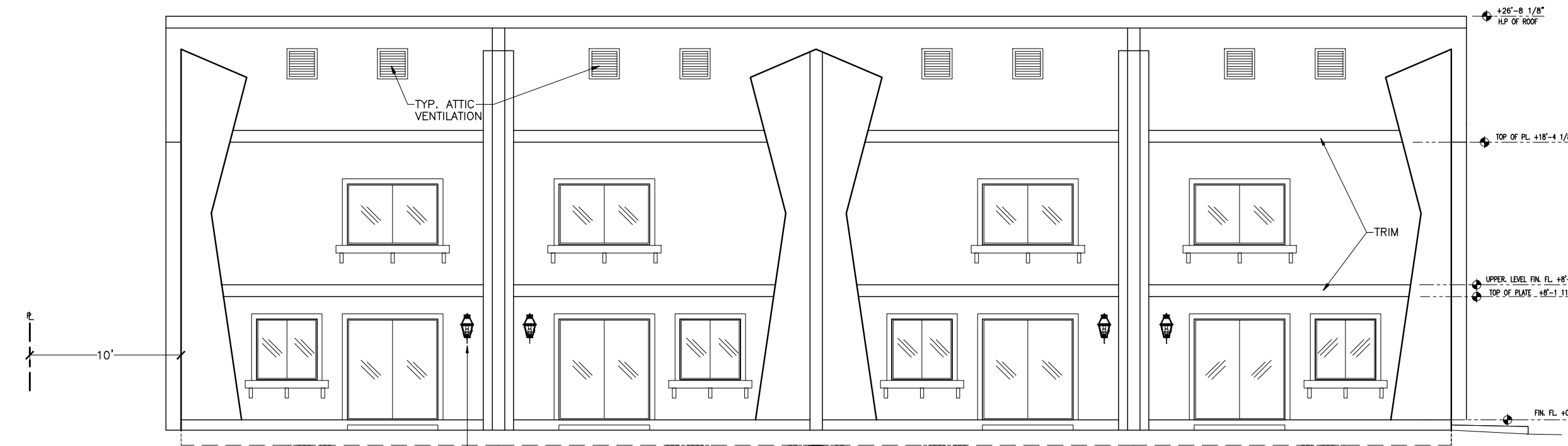


**UPPER FLOOR**  
 SCALE: 1/8"=1'-0"  
 UPPER FLR. LIVING AREA= 777 S.F.  
 BALCONY AREA= 50 S.F.  
 TOTAL AREA PER UNIT= 827 S.F.

UNIT LIVING AREA 777+551= 1,328 S.F.  
 BLDG. AREA/UNIT= 827+827= 1,654 S.F.  
 TOTAL BLDG.(4 UNITS)= 1,654 S.F. x 4= 6,616 S.F.  
 TOTAL BLDG.(6 UNITS)= 1,654 S.F. x 6= 9,924 S.F.

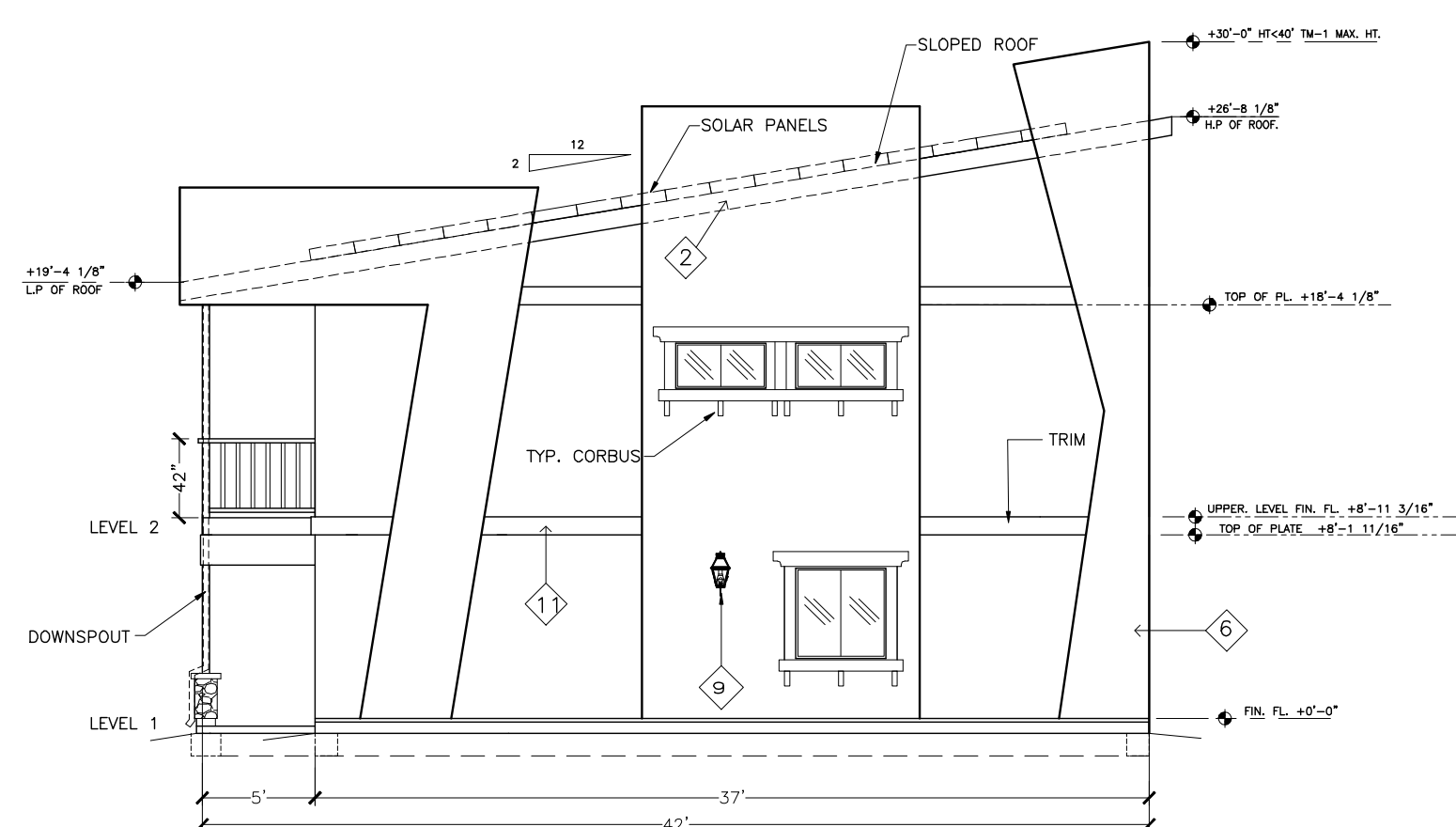


**NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"

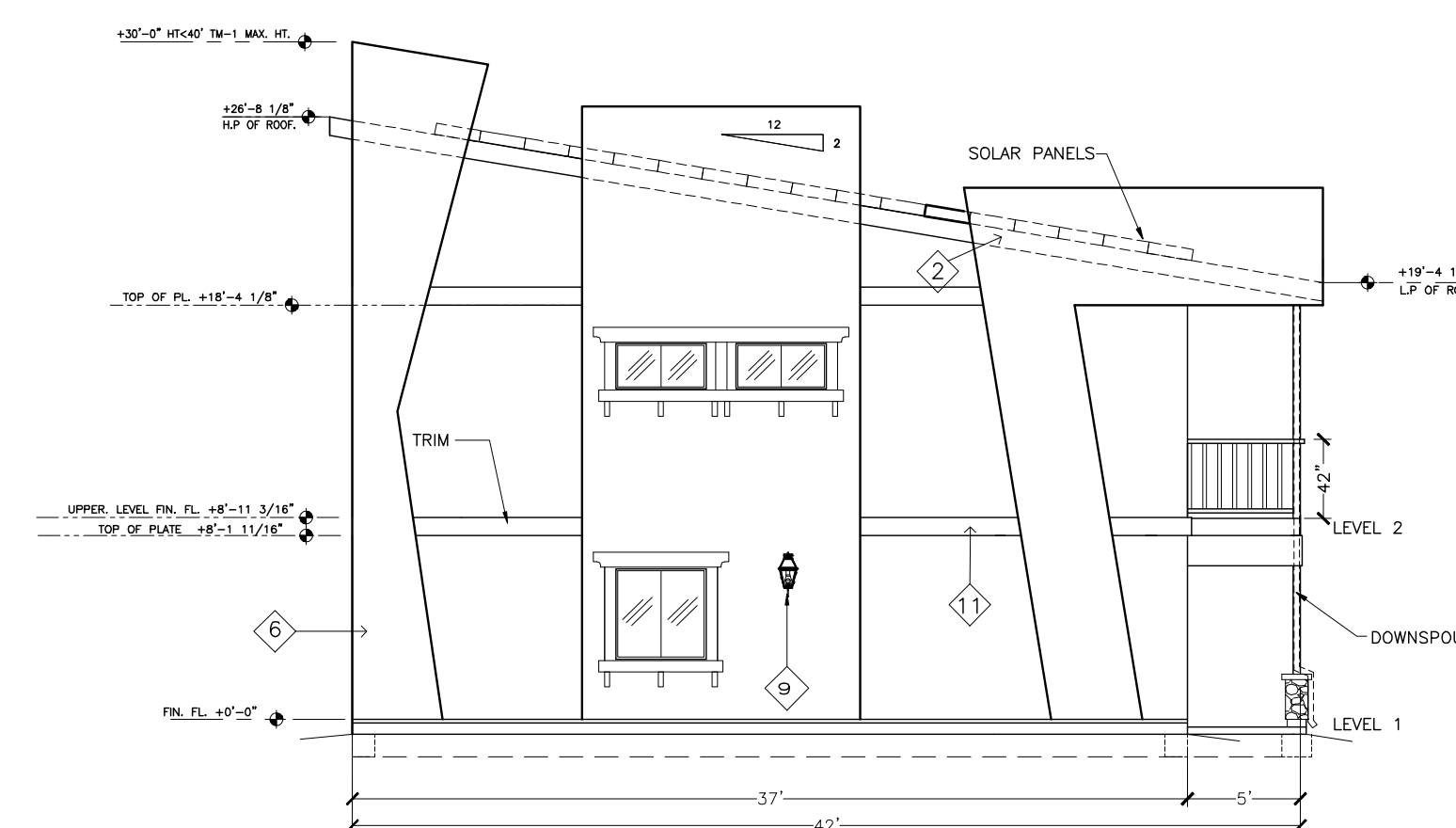


**SOUTH ELEVATION**  
 SCALE: 1/4"=1'-0"

OWNER: \_\_\_\_\_  
 KHUSHPAL SINGH  
 2266 S. CLAREMONT AVE.  
 FRESNO, CA 93727  
 TEL.: 559-289-4121  
 EMAIL: khshpalsingh90@yahoo.com



**WEST ELEVATION**  
 SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
 SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS LEGEND	
MATERIAL	DESCRIPTION/COLOR
1	METAL ROOFING DEGRA ROOFING ORANGE COLOR
2	FOAM CORNICE SW6104-KAFFEE
3	STUCCO EXPANSION JOINT PAINTED TO MATCH ADJACENT SURFACE
4	ALUMINUM STOREFRONT SYSTEM +9' HT. BRONZE ANODIZED
5	CARWASH ROLLUP DOOR (IF APPLICABLE) NOT USED
6	STUCCO WALLS & SOFFIT SW6143-BASKETBEIGE
7	STUCCO ACCENT COLOR SW0015-GALLERY GREEN
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15	SLATE VENEER/TILE DAL TILE CHISELED READY STACK. AMBER SUN M576
16	SMOOTH STUCCO SW6685-TRINKET
17	ILLUMINATED BUILDING ADDRESS SIGN PER CITY STANDARDS
18	PARAPET CAPS/LEADERS/VENTS/MSRS PAINTED TO MATCH ADJ. SURFACE
19	STUCCO ACCENT COLOR SW6327 BOLD BRICK
21	METAL AWNING SW6104-KAFFEE
22	FABRIC AWNING PYROSTONE FLAME RETARDANT, COLOR: RED
23	SHAPED FROM MOLDING FABRIC AWNING SW6104-KAFFEE

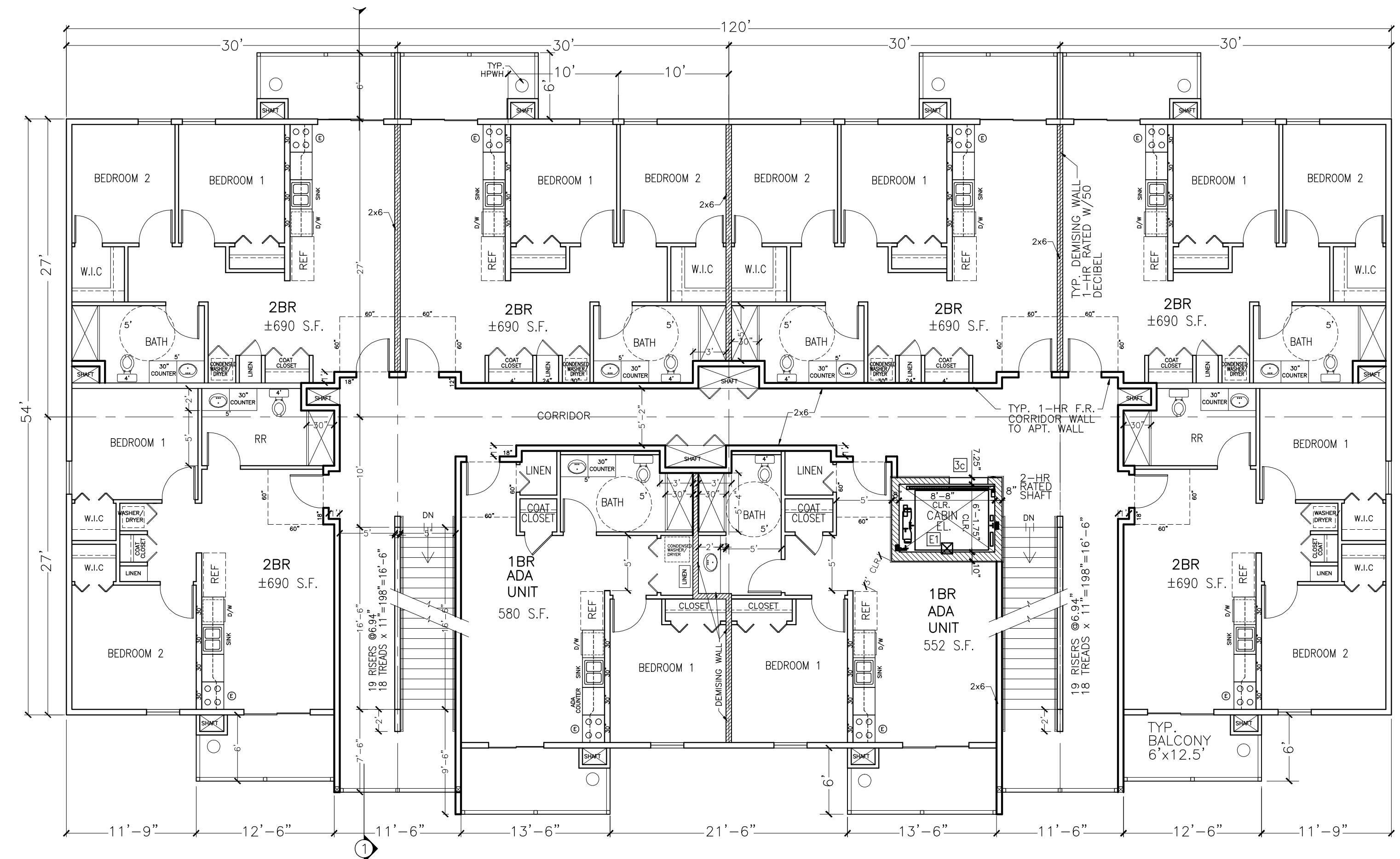
MAR. 18, 2024
MAR. 15, 2024
MAR. 8, 2024
MAR. 6, 2024
JAN. 30, 2024
JAN. 26, 2024
DEC. 28, 2023
DEC. 13, 2023
REVISIONS

PROJECT/LOCATION  
**SUNNY CONDOS & TOWNHOUSES**  
 6000 E. JENSEN

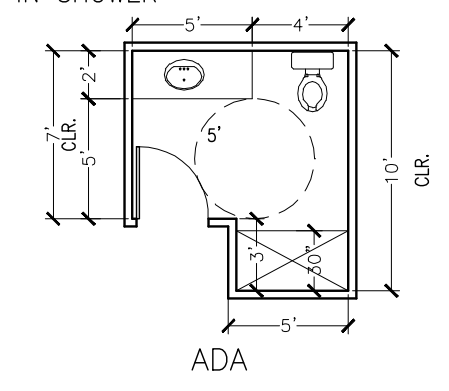
DESIGNER  
**AESTHETICS DESIGNS**  
 PLANNING CONSULTATIONS/SITE PLANS  
 RESIDENTIAL, COMMERCIAL  
 ARCHITECT  
 ELIAS SALIBA  
 A.I.A., C.S.I., C.S.F.D., NSF  
 4668 W. PINE AVE., FRESNO, CA 93722  
 PHONE: (559) 276-0479  
 FAX: (559) 276-1849  
 EMAIL: ELIAS.SALIBA@COMCAST.NET

SHEET CONTENTS  
 TYP. BLDG PLAN,  
 ELEVATIONS  
 BLDG 3, 4, 5, 6

SHEET NO.  
**A1**

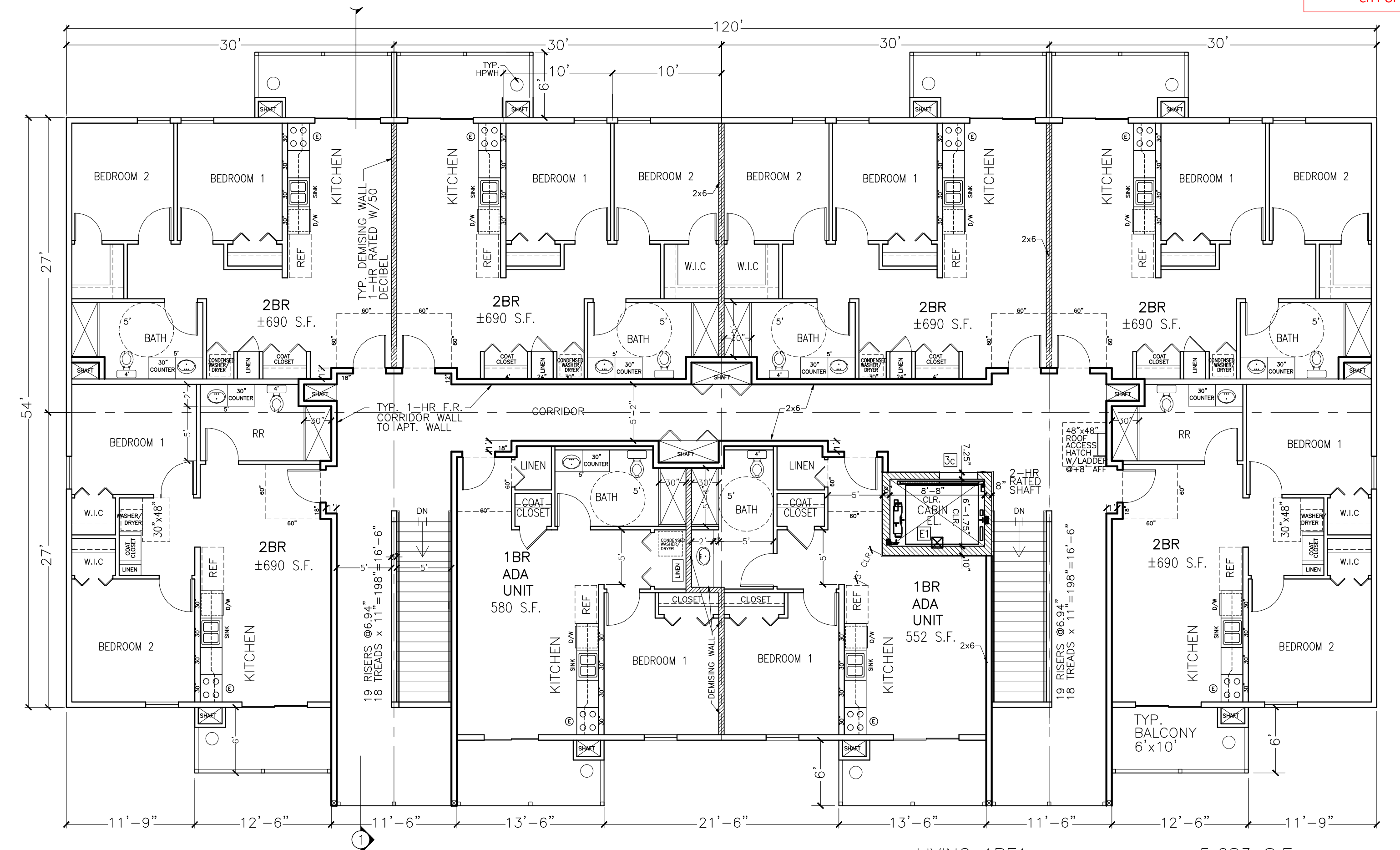


ACCESS BATHROOM 11B\_809.10.2 BATH TUB COMPLY W/11B\_809.10.5  
 2BB 11B\_224.2 TUB/TRANSFER SHOWER, 2W BR ROLL IN SHOWER  
 IF BATH INSIDE BR PER 11B\_806.2.4  
 POWDER ROOM PER 11B\_809.10.3 - 1134A.4.7,8  
 1134A.2 OPTION 2\_8\_12  
 2x6 EXTERIOR



**LEVEL 2**  
 SCALE: 1/8" = 1'-0"

LIVING AREA= 5,683 S.F.  
 OPEN STAIRS & CORRIDOR= 1,092 S.F.  
 BALCONIES= 618 S.F.  
 TOTAL= 7,393 S.F.

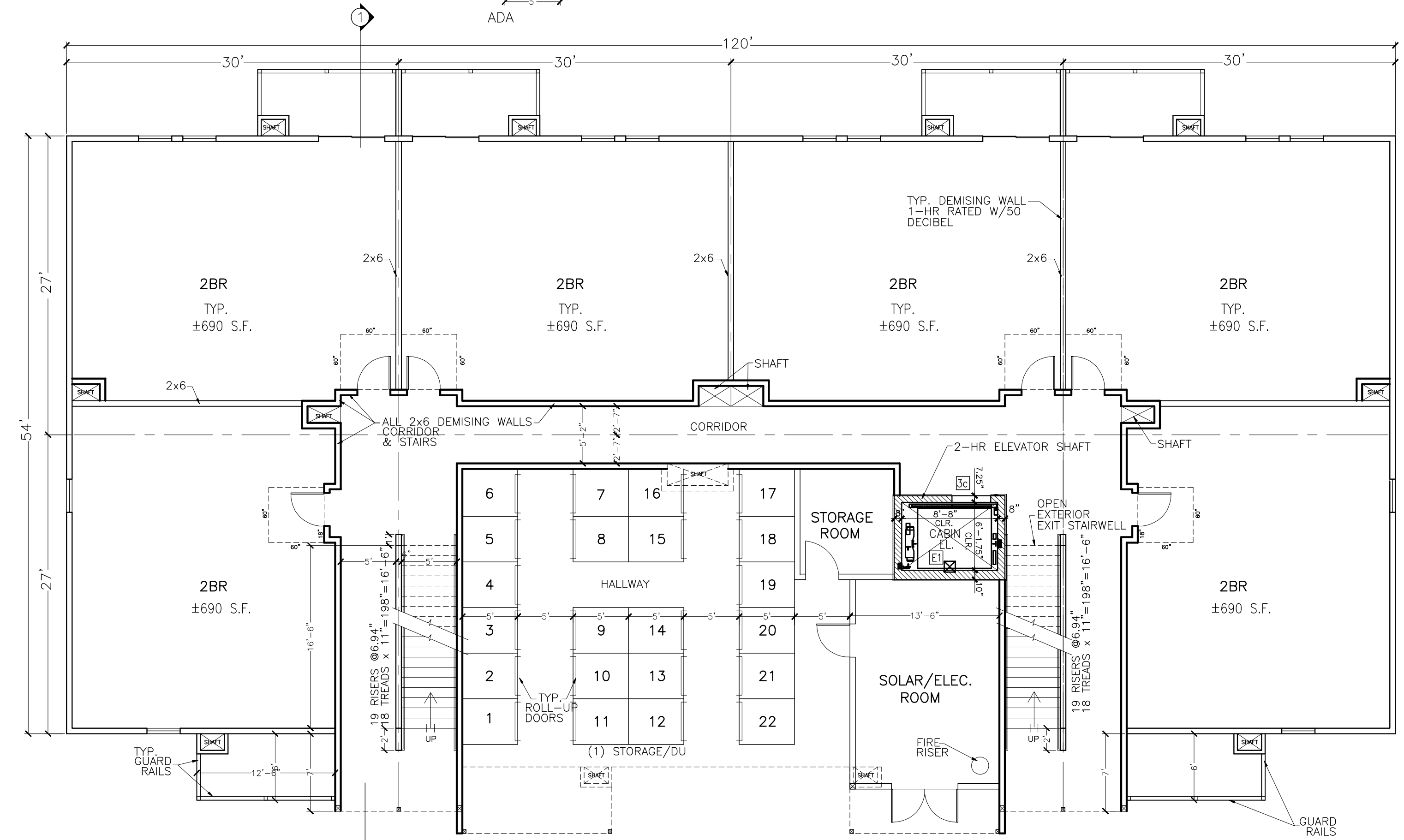


ACCESS BATHROOM 11B\_809.10.2 BATH TUB COMPLY W/11B\_809.10.5  
 2BB 11B\_224.2 TUB/TRANSFER SHOWER, 2W BR ROLL IN SHOWER  
 IF BATH INSIDE BR PER 11B\_806.2.4  
 POWDER ROOM PER 11B\_809.10.3 - 1134A.4.7,8  
 1134A.2 OPTION 2\_8\_12  
 2x6 EXTERIOR

**LEVEL 3**  
 SCALE: 1/8" = 1'-0"

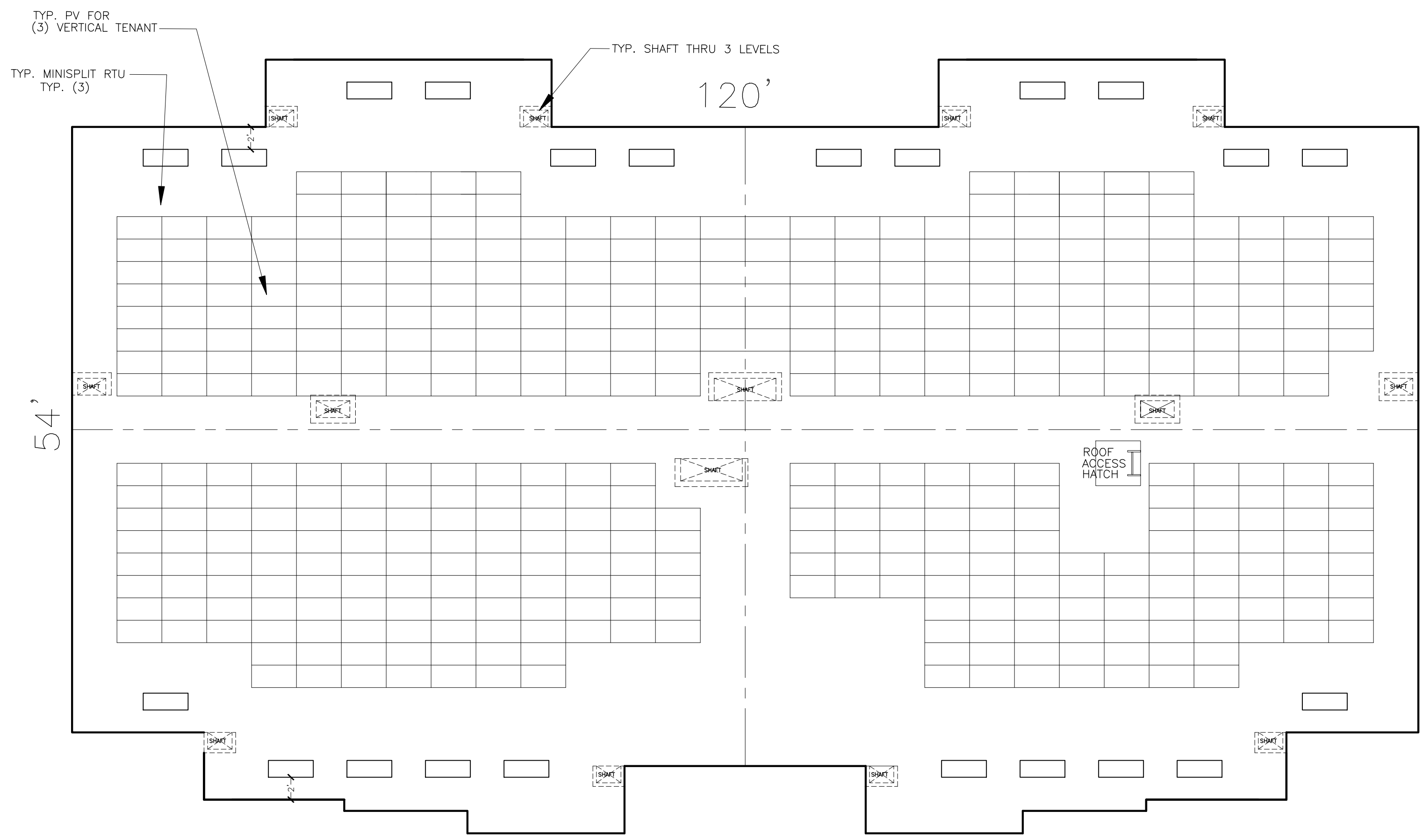
LIVING AREA= 5,683 S.F.  
 OPEN STAIRS & CORRIDOR= 1,092 S.F.  
 BALCONIES= 618 S.F.  
 TOTAL= 7,393 S.F.

**SUNNY CONDOS & TOWNHOUSES**



**LEVEL 1**  
 SCALE: 1/8" = 1'-0"

LIVING AREA= 4,365 S.F.  
 OPEN STAIRS & CORRIDOR= 1,081 S.F.  
 BALCONIES= 456 S.F.  
 STORAGE, ELEC RM. 1,357 S.F.  
 TOTAL= 7,259 S.F.



**ROOF PLAN**  
 SCALE: 1/8" = 1'-0"

OWNER:  
 KHUSHPAL SINGH  
 2266 S. CLAREMONT AVE.  
 FRESNO, CA 93727  
 TEL.: 559-289-4121  
 EMAIL: khushpalsingh90@yahoo.com

MAR. 18, 2024
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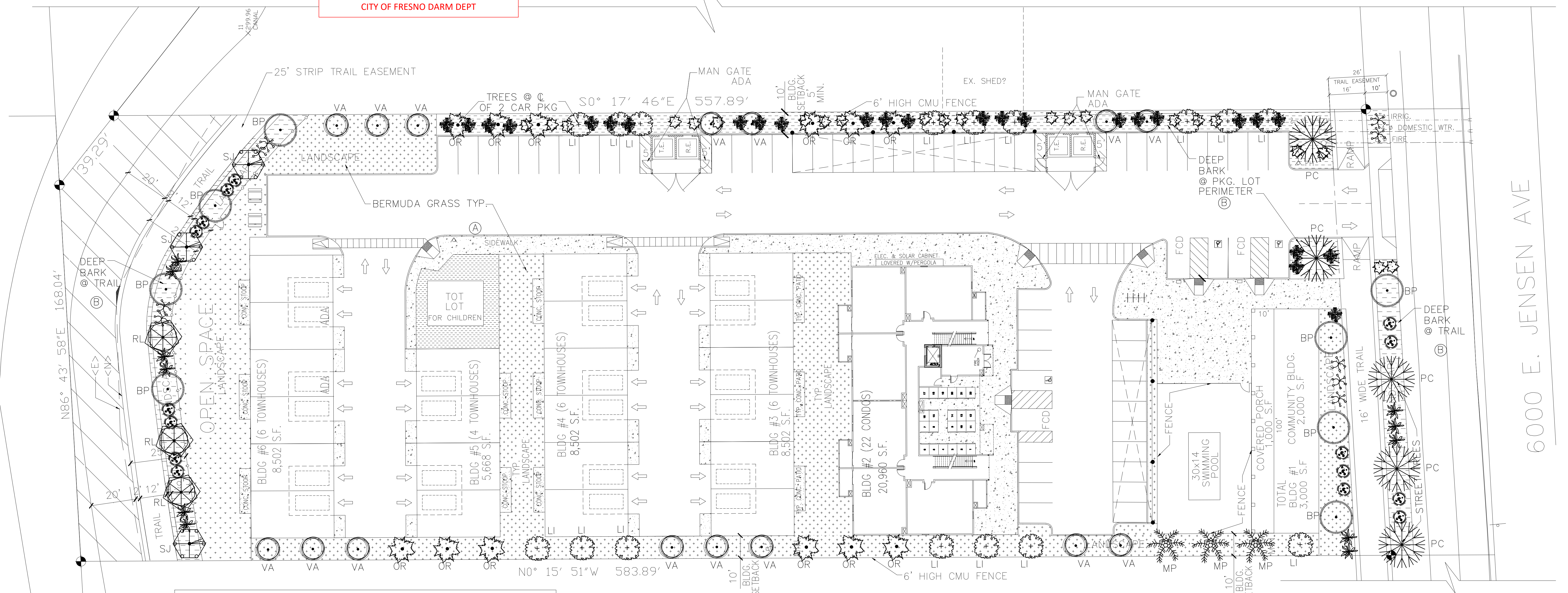
PROJECT/LOCATION  
**3-STORY CONDOS**

DESIGNER  
**AESTHETICS**  
 DESIGNS  
 PLANNING, CONSULTATIONS, SITE PLANS  
 RESIDENTIAL, COMMERCIAL  
 ELIAS SALIBA  
 ARCHITECT  
 AIA, C.S.I., C.P.E.I. ICF  
 4668 W. FINE AVE., FRESNO, CA 93722  
 PHONE: (559) 276-0479  
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 EMAIL: ELIAS@AIA-666@COMCAST.NET

SHEET CONTENTS  
 FLOOR PLANS,  
 ROOF PLAN

SHEET NO.  
**A1**

APPL. NO. P24-01038 EXHIBIT L-1 DATE 06/17/2024  
 PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
**CITY OF FRESNO DARM DEPT**



**NOTE:**  
 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 DEVELOPMENT SERVICES DIVISION.



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.  
 5/17/24

**LEGEND**

A	PROPOSED VARIETY FLATS OF GROUND COVER @ 36" O.C. (1 GAL)
B	STAMPED CONCRETE COLORED @ PUBLIC PLAZA
C	UC VERDE BUFFALO GRASS OR BELLA GRASS (TAKAO NURSERY, 2865 N. POLK AVE. FRESNO, CA 93722, 559-275-3844).
D	3" DEEP BARK
E	GRAVEL
F	CONCRETE

**PROPOSED SHRUBS**

SYMBOL	COMMON NAME	QUANTITY	PF	WATER USAGE
	GOODWIN CREEK 3' "LAVENDER"	11	0.3	L
	BACCHARIS PILULARIS "TWIN PEAKS" "DWARF COYOTE BUSH"	22	0.3	L
	CONVOLVULUS CNEORUM "BUSH MORNING GLORY"	25	0.3	L
	NERIUM OLEANDER "PETITE PINK" "DWARF OLEANDER"	9	0.3	L
	CISTUS "SUNSET" "SUNSET ROCKROSE"	15	0.3	L

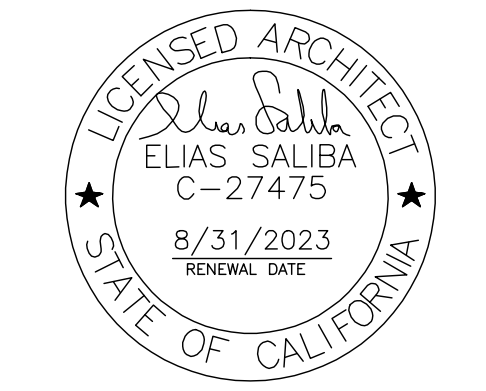
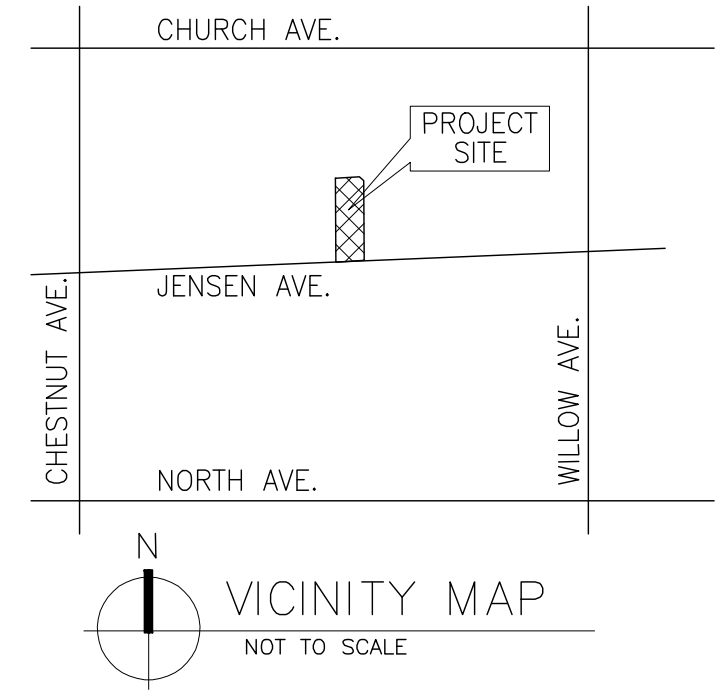
**PROPOSED TREES**

SYMBOL	COMMON NAME	QUANTITY	PF	WATER USAGE
PC (LARGE)	PISTACIA CHINENSIS (CHINESE PISTACHE)			
BP (LARGE)	BRACHYCHITON POPULNEUS (BOTTLE TREE)			
SJ (MEDIUM)	SOPHORA JAPONICA REGENT (JAPANESE PAGODA TREE)			
RL (MEDIUM)	RHUS LANCEA (AFRICAN SUMAC)			
LI (SMALL)	LACERSTROEMIA INDICA "NATCHEZ" (GRAPE MYRTLE)			
VA (SMALL)	VITEX AGNUS-CASTUS ("CHASTE TREE")			
OR (SMALL)	CERCIS RENIFORMIS "OKLAHOMA" (OKLAHOMA REDBUD)			
MP (SMALL)	CHAMEROPS HUMILIS 20' (MEDITERRANEAN FAN PALM)			
GP (SMALL)	GUADALUPE PALM 15-40' (BRAHEA EDULIS)			

**NOTES:**

- COMPLY WITH SECTION 15-2307.
- SMALL TREE. A SMALL TREE SHALL HAVE A MATURE HEIGHT OF NOT LESS THAN 25 FEET AND BE AT LEAST ONE INCH IN DIAMETER AT SIX INCHES ABOVE GROUND LEVEL. SMALL TREES, GENERALLY SHOULD BE PLANTED 25 FEET APART.
- MEDIUM TREE. A MEDIUM TREE SHALL HAVE A MATURE HEIGHT OF NOT LESS THAN 25 FEET AND BE AT LEAST 1-1/4 INCH IN DIAMETER AT SIX INCHES ABOVE GROUND LEVEL. MEDIUM TREES, GENERALLY SHOULD BE PLANTED 35 FEET APART.
- LARGE TREE. A LARGE TREE SHALL HAVE A MATURE HEIGHT OF GREATER THAN 45 FEET AND BE AT LEAST 1-1/2 INCH IN DIAMETER AT SIX INCHES ABOVE GROUND LEVEL. LARGE TREES, GENERALLY SHOULD BE PLANTED 45 FEET APART.
- PLANT MATERIALS SHALL BE GROUPED IN HYDROZONES ACCORDANCE WITH THEIR RESPECTIVE WATER, CULTURAL (SOIL, CLIMATE, SUN AND LIGHT), AND MAINTENANCE NEEDS.
- LANDSCAPING & IRRIGATION SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS AND STANDARDS OF ARTICLE 23 OF THE CITYWIDE DEVELOPMENT CODE.
- A MIN. OF 10% OF ANY PARKING LOT AREA SHALL BE LANDSCAPED.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE DESIGNED SO THAT PLANT MATERIALS, AT MATURITY, ARE PROTECTED FROM VEHICLE DAMAGE, BY PROVIDING A MINIMUM TWO-FOOT CLEARANCE OF LOW-GROWING PLANTS WHERE A VEHICLE OVERHANG IS PERMITTED, OR BY WHEELSTOPS SET A MIN. OF TWO FEET FROM BACK OF CURB.

**LEGAL DESCRIPTION:**  
 THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 THAT PORTION OF LOTS 24 AND 25 OF NEWHALL TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 42 OF RECORD OF SURVEY, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:  
**BEGINNING**, AT THE SOUTHWEST CORNER OF SAID LOT 25; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 25, A DISTANCE OF 199.20 FEET; THENCE NORTH 02° 58' 55" EAST A DISTANCE OF 629.95 FEET, MORE OR LESS; TO A POINT ON THE NORTH LINE OF SAID LOT 25, SAID POINT BEING 198.85 FEET WEST OF THE NORTHWEST CORNER OF SAID LOT 25; THENCE NORTH 89° 59' 44" EAST ALONG SAID NORTH LINE OF LOT 25, A DISTANCE OF 168.04 FEET TO A POINT ON THE CENTERLINE OF THE CENTRAL CANAL; THENCE ALONG SAID CENTERLINE OF THE CENTRAL CANAL, SOUTH 48° 37' EAST A DISTANCE OF 120.64 FEET AND SOUTH 78° 26' EAST A DISTANCE OF 109.24 FEET; THENCE SOUTH 2° 58' WEST PARALLEL WITH THE WEST LINE OF SAID LOT 24 A DISTANCE OF 528.15 FEET TO THE SOUTH LINE OF SAID LOT 24; THENCE WEST ALONG SAID SOUTH LINE OF LOT 24, A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING;  
**EXCEPTING THEREFROM** THE SOUTH 46.00 FEET THEREOF.  
**ALSO EXCEPTING THEREFROM** THAT PORTION OF LOTS 24 AND 25 OF NEWHALL TRACT, DESCRIBED AS FOLLOWS:  
**BEGINNING** AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 172 FEET; THENCE 02° 58' EAST PARALLEL WITH THE WEST LINE OF SAID LOT 24, A DISTANCE OF 528.15 FEET TO A POINT ON THE CENTERLINE OF THE CENTRAL CANAL; THENCE IN AN EASTERLY AND NORTHEASTERLY DIRECTION ALONG SAID CENTERLINE AS SHOWN ON SAID MAP; TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 24; THENCE SOUTH 89° 59' 44" WEST, ALONG THE NORTH LINE OF SAID LOTS 24 AND 25, TO A POINT ON THE CENTERLINE OF SAID CENTRAL CANAL, WHICH POINT BEARS SOUTH 89° 59' 44" WEST, 30.81 FEET FROM THE NORTHWEST CORNER OF SAID LOT 24; THENCE ALONG SAID CENTERLINE SOUTH 48° 37' EAST TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID LOT 24; THENCE ALONG SAID WEST LINE, SOUTH 2° 58' WEST TO THE POINT OF BEGINNING.  
**EXCEPTING THEREFROM** THE SOUTH 46.00 FEET THEREOF.  
 APN: 481-110-20  
**PROJECT DATA:**  
 ZONING: RM-1 / UGM  
 LAND DESIGNATION: CORRIDOR CENTER MIXED USE  
 PROPOSED USE: 3-STORY MULTI-FAMILY APARTMENT W/ RECREATIONAL BLDG, POOL  
 PARCEL GROSS AREA: 2.77 ACRES = 120,661 S.F.  
 DENSITY: 16DU/A x 2.77 AC = 44 D/U MAX.  
 STREET ADDRESS: 6000 EAST JENSEN AVENUE, FRESNO CA. 93725  
 APN: 481-110-20  
 COMMUNITY PLAN: ROOSEVELT  
 COUNCIL DISTRICT: 5  
 SCHOOL DISTRICT: FRESNO UNIFIED SCHOOL DISTRICT  
 PD DISTRICT: SOUTHEAST  
 OPPORTUNITY ZONE: YES  
 LANDSCAPE AREA= 33,055 S.F.  
 PAVED AREA= 34,589 S.F.



**OWNER:**  
 KHUSHPAL SINGH  
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 TEL: (559) 284-7758  
 LIC. # 794112

**REVISIONS**

MAR. 12, 2024
MAR. 8, 2024
MAR. 6, 2024
MAR. 5, 2024
FEB. 19, 2024
FEB. 08, 2024

**PROJECT/LOCATION**  
 6000 JENSEN AVE.  
 MULTI-FAMILY

**DESIGNER**  
 AESTHETICS DESIGNS  
 PLANNING CONSULTANTS, SITE PLANS  
 RESIDENTIAL, COMMERCIAL  
 ELIAS SALIBA  
 A.I.A., C.S.I., C.S.P.E., NSF  
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**SHEET CONTENTS**  
 LANDSCAPE PLAN

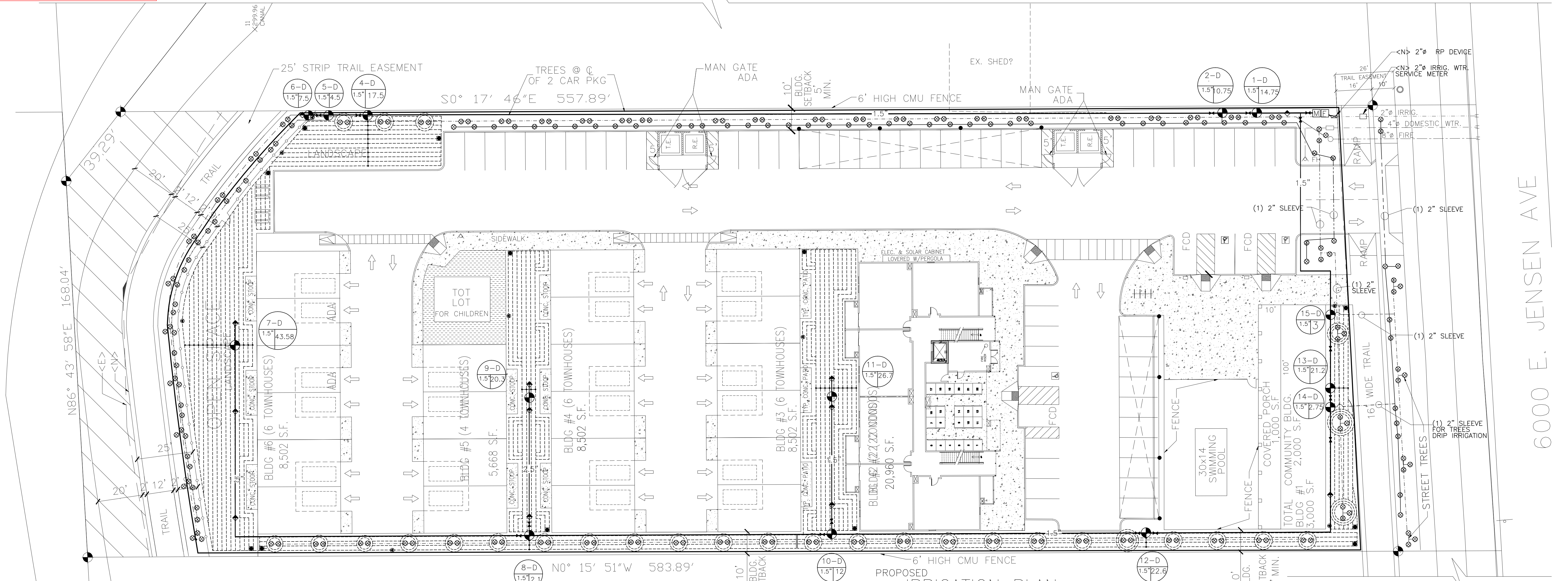
**SHEET NO.**  
 L1

SHEET SIZE= 24"x36"

ALL SHRUBS TO BE 5 GALLON.

SUNNY CONDOS & TOWN HOUSES





**IRRIGATION LEGEND:**

- ☒ 1-1/2" IRRITROL 700 SERIES VALVES.
- ☐ FLOOD BUBBLER OR 2 BUBBLER HEADS  
IRRITROL 533 BUBBLERS ON FIXED RISERS
- RAINBIRD ROOT WATERING SYSTEM RWS-B-C-1401  
RWS 36" FOR LARGE TO MEDIUM TREES  
RWS-M 18" FOR SMALL TREES AND LARGE SHRUBS  
RWS-S 10" FOR SMALL TREES AND SMALL SHRUBS  
0.25 GPM
- ☒ FEBCO PRESSURE, 825Y  
2" VACUUM BREAKER, (VIF)
- ☒ HUNTER BRONZE OR BRASS GATE/BALL VALVE. LINE SIZE.
- [F] HUNTER 2" FLOW SENSOR HFS W/FCT-200
- [M] HUNTER 2" MASTER VALVE ICV-201
- HUNTER PGV REMOTE CONTROL IRRIGATION VALVE  
0-20 GPM = 1"; PGV-101G  
21-40 GPM = 1.5"; PGV-151G
- ⊕ HUNTER DRIP ZONE REMOTE CONTROL IRRIGATION VALVE ICZ-101-40
- HUNTER MULTISTREAM BUBBLER NOZZLE  
W/6" POP-UP. MSBN-50Q/H PROS-06 0.5 GPM
- ◆ HUNTER QUICK COUPLER
- HUNTER ECO-WRAP @ 12" O.C.  
0.6 GPH BURIED 4"-6" BELOW GRADE
- ▲ HUNTER DRIP RELIEF VALVE
- HUNTER DRIP FLUSH VALVE
- PVC TO DRIPLINE CONNECTION
- X-X VALVE ID  
D=DRIP; B=BUBBLER  
0/0 GALLONS PER MINUTE  
VALVE SIZE
- L- "LOW" HYDROZONE
- H- "HIGH" HYDROZONE
- 🏠 RAINBIRD STATION CONTROLLER (VIF)  
(NO. INDICATES NO. OF CTRL. VALVES)
- 40 PVC MAIN LINE PIPE SCH. 40  
SIZE AS SHOWN. (1 1/2" MIN. U.N.O.)
- 40 SLEEVING PVC SCH. 40 UNDER PAVEMENT.  
SIZE AS SHOWN. MIN. SIZE 2X PIPE DIA  
W/SOME MEANS OF PIPE DETECTION.
- 200 PVC LATERAL PIPE CLASS 200  
SIZE AS SHOWN. (3/4" MIN. U.N.O.)

**NOTES:**

1. DESIGN STATIC PRESSURE AT POINT OF CONNECTION - 45 PSI.  
IF UPON COMPLETION OF MAINLINE PSI TEST PSI BELOW 45 PSI CONTACT THE GENERAL CONTRACTOR AND/OR OWNER. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF PRESSURE TEST DOES NOT YIELD THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANS.
2. PIPING IS SHOWN DIAGRAMMATICALLY FOR DRAWING CLARITY.
3. PLACE ALL LATERALS AND MAINLINE MIN. 24" BEHIND ALL CURBS AND WALK.
4. ROUTE MAINLINE, LATERALS, DRIPLINE AROUND OBSTRUCTIONS AS NEEDED.
5. ALL SPRAY HEADS TO BE PLACED MIN. 24" FROM BACK OF CURB, SIDEWALK, OR ANY NONPERMEABLE SURFACE IN PUBLIC ACCESS AREAS.
6. FLOW SENSORS THAT DETECT HIGH FLOW CONDITIONS CREATED BY SYSTEM DAMAGE OR MALFUNCTION ARE REQUIRED FOR ALL ON NON-RESIDENTIAL LANDSCAPES AND RESIDENTIAL LANDSCAPES OF 5000 SQ. FT. OR LARGER.
7. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD, AMERICAN SOCIETY OF AGRICULTURAL AND BIOLOGICAL ENGINEERS/INTERNATIONAL CODE COUNCIL'S (ASABE/ICC) 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD, ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
8. IN MULCHED PLANTING AREAS, THE USE OF LOW VOLUME IRRIGATION IS REQUIRED TO MAXIMIZE WATER INFILTRATION INTO THE ROOT ZONE.
26. SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL HAVE MATCHED PRECIPITATION RATES, UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS.
9. HEAD TO HEAD COVERAGE IS RECOMMENDED. HOWEVER, SPRINKLER SPACING SHALL BE DESIGNED TO ACHIEVE THE HIGHEST POSSIBLE DISTRIBUTION UNIFORMITY USING THE MANUFACTURER'S RECOMMENDATIONS.
10. SWING JOINTS OR OTHER RISER-PROTECTION COMPONENTS ARE REQUIRED ON ALL RISERS SUBJECT TO DAMAGE THAT ARE ADJACENT TO HARDSCAPES OR IN HIGH TRAFFIC AREAS OF TURFGRASS.
11. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
12. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THE SETBACK AREA MAY BE PLANTED OR UNPLANTED. THE SURFACING OF THE SETBACK MAY BE MULCH, GRAVEL, OR OTHER POROUS MATERIAL.
13. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY (SUCH AS A MAIN LINE BREAK) OR ROUTINE RETAIR.

**PROPOSED IRRIGATION PLAN**



I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



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 LIC. # 794112

REVISIONS
MAR. 12, 2024
MAR. 8, 2024
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MAR. 5, 2024
FEB. 19, 2024
FEB. 08, 2024

**PROJECT/LOCATION**  
 6000 JENSEN AVE.  
 MULTI-FAMILY

**DESIGNER**  
**AESTHETICS**  
 DESIGNS  
 PLANNING CONSULTATION/SITE PLANS  
 RESIDENTIAL, COMMERCIAL  
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 EMAIL: ELI.SALIBA@GMAIL.COM

**SHEET CONTENTS**  
 IRRIGATION PLAN

**SHEET NO.**  
 L2



## Irrigation Notes

- HEADS SHALL BE ADJUSTABLE METAL POP-UP TYPE. N/A
- HEADS SHALL BE INSTALLED FLUSH TOP OF CURB, BUT 1". N/A TOWARD THE CENTER TO PERMIT PROPER EDGING BY THE CREWS.
- ALL PARK STRIPS SHOULD BE PROVIDED WITH AUTOMATIC (ELECTRIC) CLOCKS WITH INSTALLED POWER SOURCE. CLOCKS SHALL BE RAINMASTER BRAND OR APPROVED EQUAL.
- PIPE SHALL BE SCHEDULE 40 FROM THE MAIN TO THE VALVES. CLASS 125 PVC OR BETTER WILL BE REQUIRED FOR THE LINE BETWEEN VALVES AND SPRINKLER HEADS. NIPPLES AND RISERS MUST BE SCHEDULE 40 MATERIAL.
- ANTI-SIPHONS NOT ALLOWED FOR IRRIGATION R.O.W.'s
- NO MORE THAN A MAXIMUM OF 12 HEADS PER LINE AT 45 LBS. OF PRESSURE WILL BE ALLOWED ON 1" PVC PIPELINES. PERMISSION FROM THE PARKS AND COMMUNITY SERVICES DIRECTOR IS REQUIRED FOR ANY CHANGES DUE TO DIFFERENT PRESSURES AND PIPE SIZES. N/A
- ALL IRRIGATION PIPING AND HEAD PLACEMENT MUST BE DESIGNATED FOR OVERLAPS ACCORDING TO THE SIZE OF THE PARK STRIP.
- SLEEVE UNDER ALL PAVING AND WALKS FOR WATER DISTRIBUTION AND ELECTRICAL. SIZE WATER LINE SLEEVES AT 2X DISTRIBUTION PIPE DIAMETER. USE SCHEDULE 80 PVC FOR ALL SLEEVING.
- AUTOMATIC IRRIGATION CONTROLLERS UTILIZING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA UTILIZING NON-VOLATILE MEMORY SHALL BE REQUIRED FOR IRRIGATION SCHEDULING IN ALL IRRIGATION SYSTEMS.
- IF THE WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES, THE INSTALLATION OF A PRESSURE REGULATING DEVICE IS REQUIRED TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.
- A. IF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM, PRESSURE-REGULATING DEVICES SUCH AS IN-LINE PRESSURE REGULATORS, BOOSTER PUMPS, OR OTHER DEVICES SHALL BE INSTALLED TO MEET THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM.  
 B. STATIC WATER PRESSURE, DYNAMIC OPERATING PRESSURE, AND FLOW READING OF THE WATER SUPPLY SHALL BE MEASURED AT THE POINT OF CONNECTION. THESE PRESSURE AND FLOW MEASUREMENTS SHALL BE CONDUCTED AT THE DESIGN STAGE. IF THE MEASUREMENTS ARE NOT AVAILABLE AT THE DESIGN STAGE, THE MEASUREMENTS SHALL BE CONDUCTED AT INSTALLATION.
- SENSORS (RAIN, FREEZE, WIND, ETC.), EITHER INTEGRAL OR AUXILIARY, THAT SUSPEND OR ALTER IRRIGATION OPERATION DURING UNFAVORABLE WEATHER CONDITIONS SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS, AS APPROPRIATE FOR LOCAL CLIMATIC CONDITIONS. IRRIGATION SHOULD BE AVOIDED DURING WINDY OR FREEZING WEATHER OR DURING RAIN.
- BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM.
- MASTER SHUT-OFF VALVES ARE REQUIRED ON ALL PROJECTS EXCEPT LANDSCAPES THAT MAKE USE OF TECHNOLOGIES THAT ALLOW FOR THE INDIVIDUAL CONTROL OF SPRINKLERS THAT ARE INDIVIDUALLY PRESSURIZED IN A SYSTEM EQUIPPED WITH LOW PRESSURE SHUT DOWN FEATURES.
- IN MULCHED PLANTING AREAS, THE USE OF LOW VOLUME IRRIGATION IS REQUIRED TO MAXIMIZE WATER INFILTRATION INTO THE ROOT ZONE.
- LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.
- FOR EASE OF MAINTENANCE, INSTALL GATE VALVES AND QUICK COUPLERS ON THE MAINLINE.
- A DIAGRAM OF THE IRRIGATION PLAN HYDROZONES SHALL BE KEPT WITH THE CONTROLLER.
- A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY THE DESIGNER
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- 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.

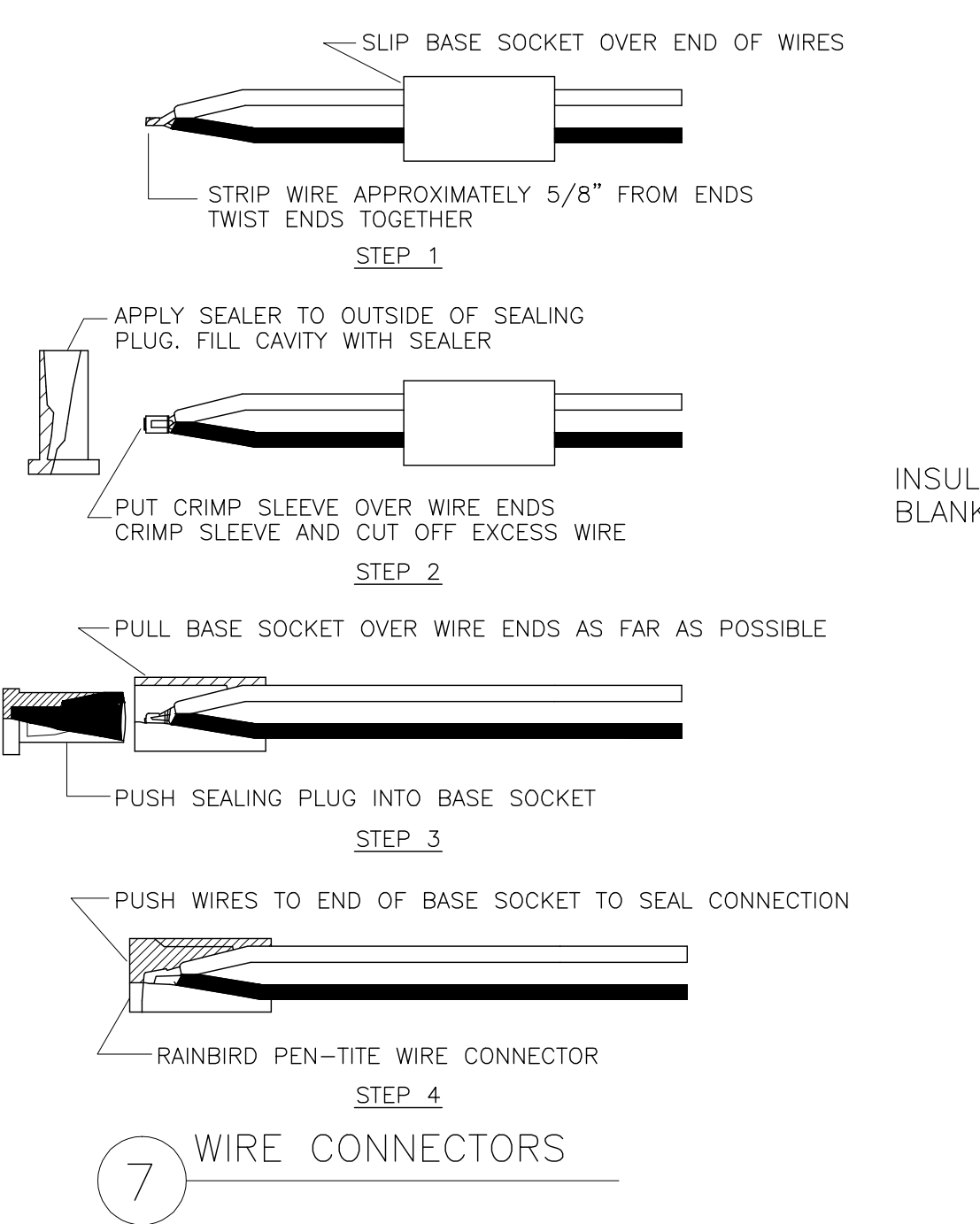
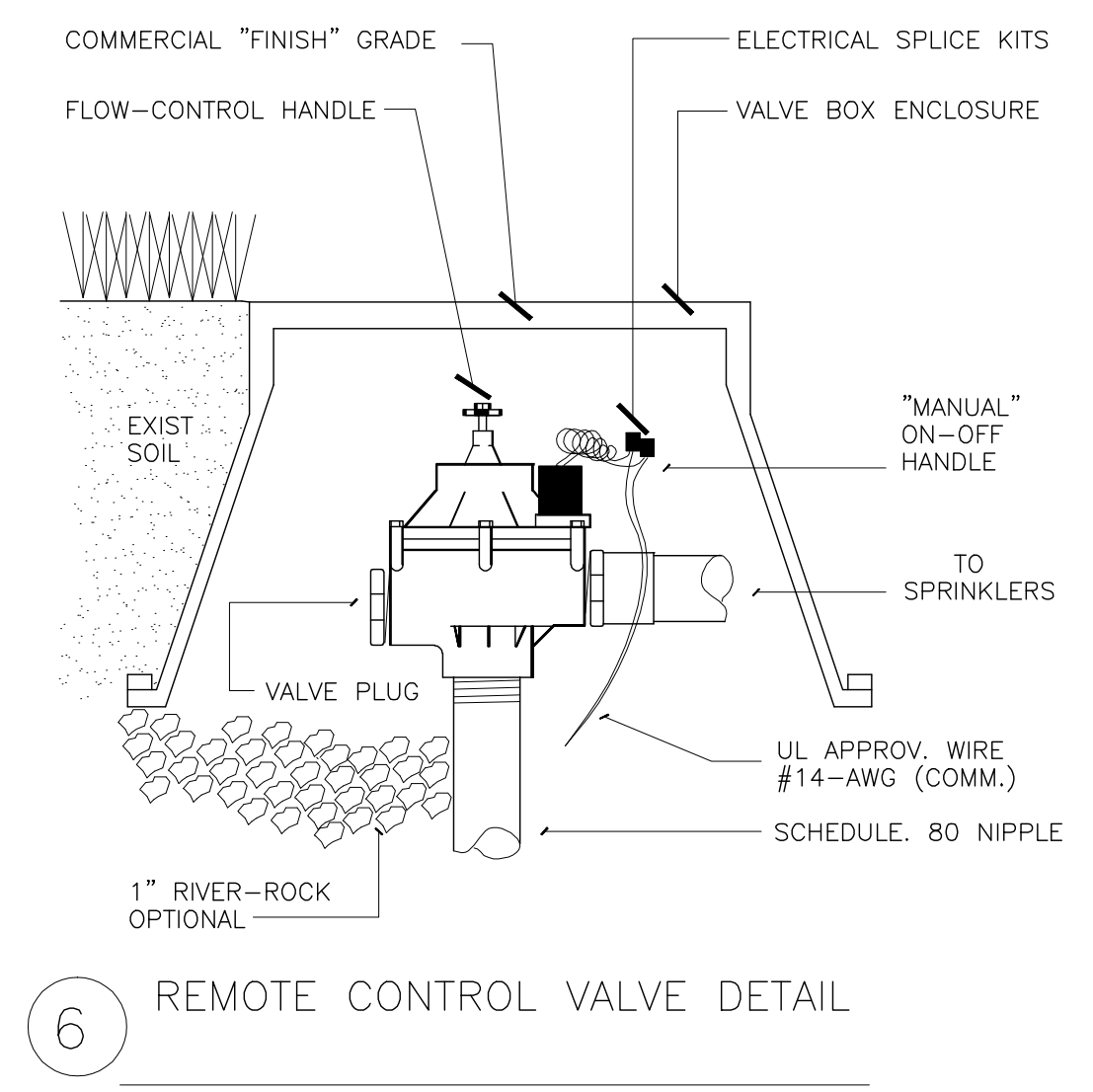
## Non-Turf Selections

PLANTS SELECTED FOR USE IN NON TURF AREAS SHOULD BE WELL SUITED OR ADAPTABLE TO THE CLIMATE OF THIS REGION. PLANTS SHOULD BE GROUPED IN HYDROZONES ACCORDING TO THEIR WATER NEEDS AND IRRIGATED SEPARATELY. TO USE SPECIES OTHER THAN THOSE LISTED BY THE DIRECTOR PURSUANT TO SECTION 15.92.130, THE DESIGNER MAY PROVIDE THE CITY WITH INFORMATION INDICATING THE WATER REQUIREMENTS OF THE SPECIES. INFORMATION MAY INCLUDE THE LISTING OF A PLANT IN AN ACCEPTABLE REFERENCE STATING ITS WATER REQUIREMENT CHARACTERISTICS, COMPARING IT TO A SPECIES IN THE PLANT LIST, FIELD DATA, ETC.

A MINIMUM OF THREE INCHES OF AN ORGANIC MULCH SHALL BE PLACED IN MATERIALS SHALL NOT BE PLACED UNDER THE MULCH.

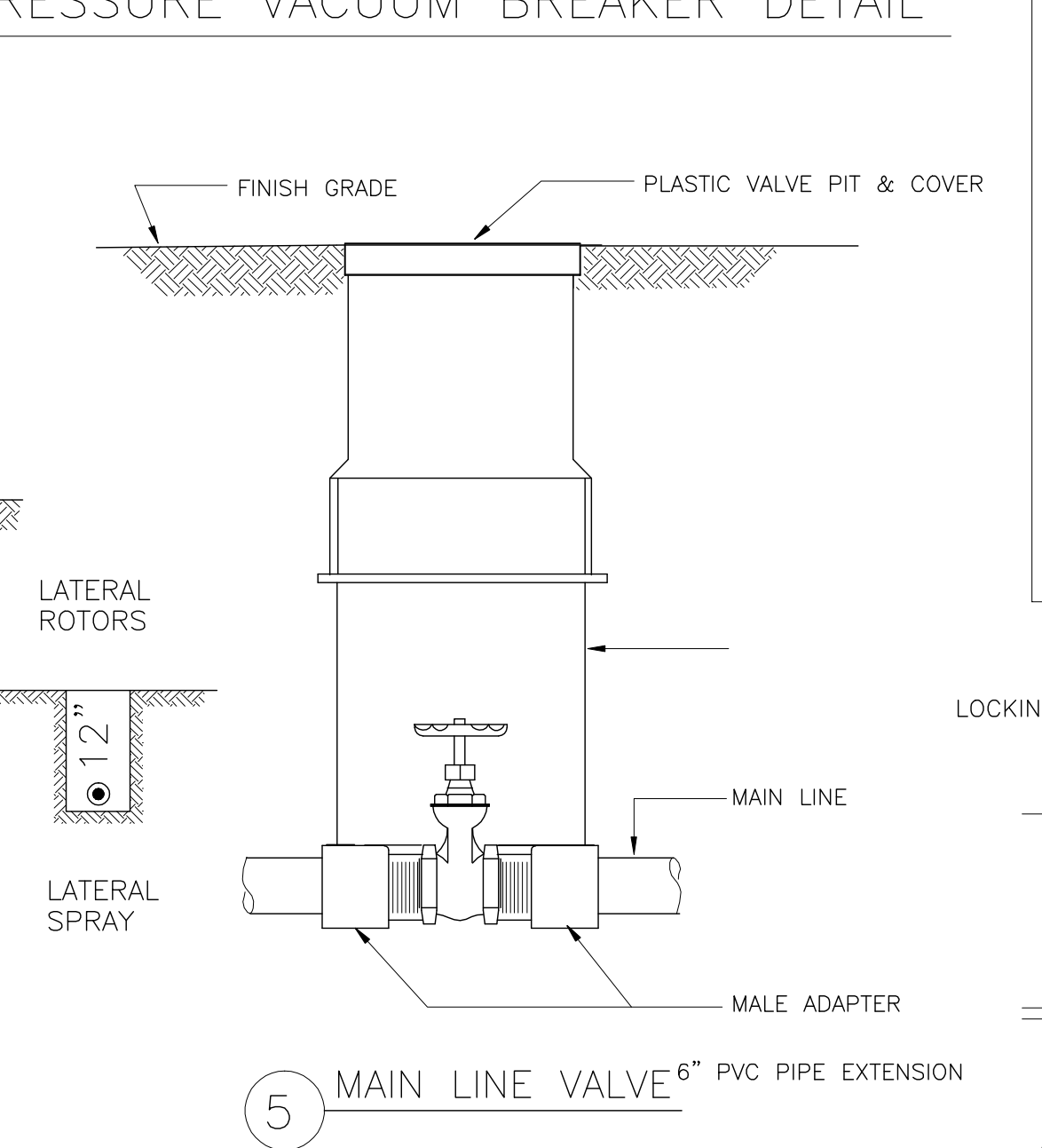
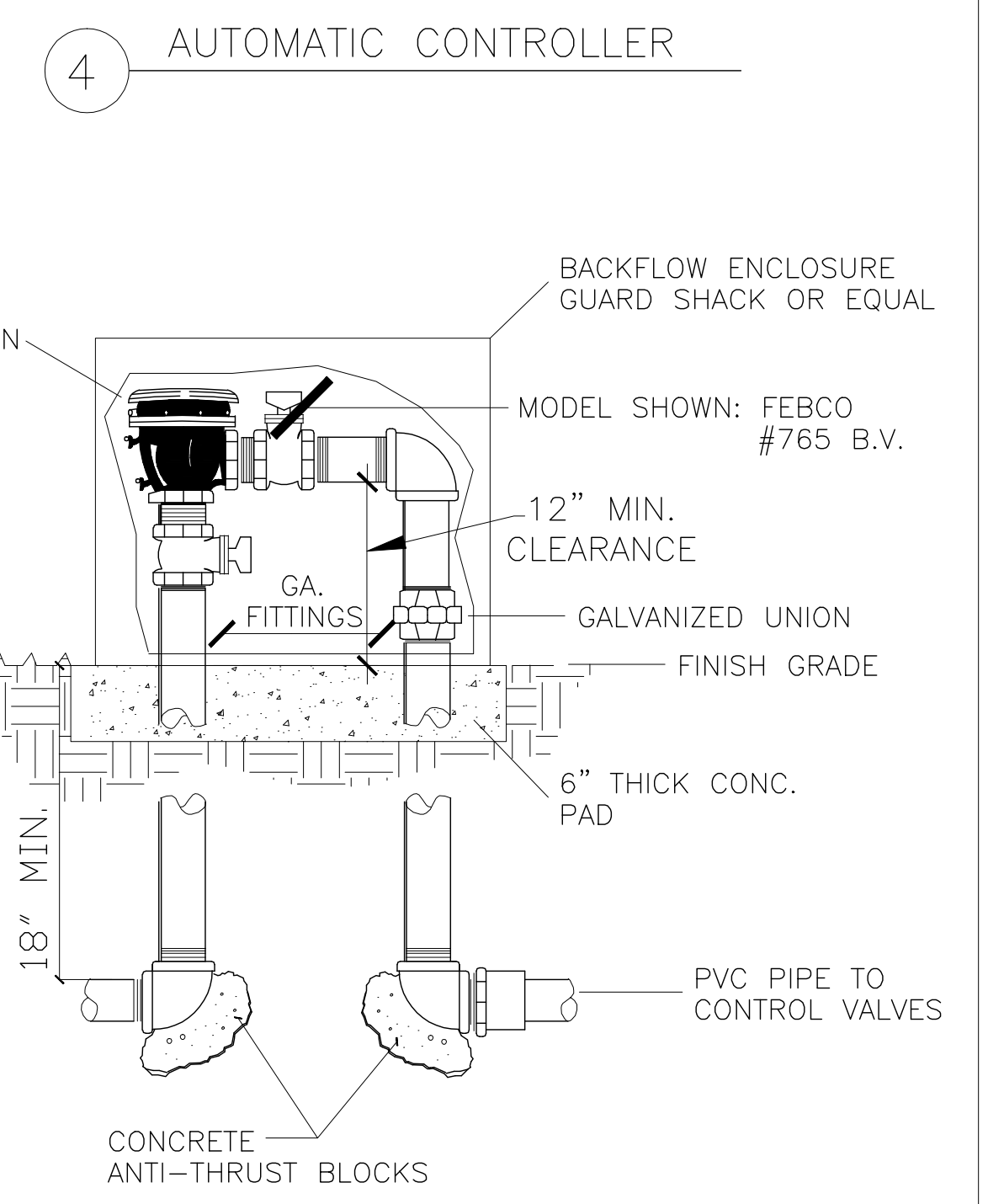
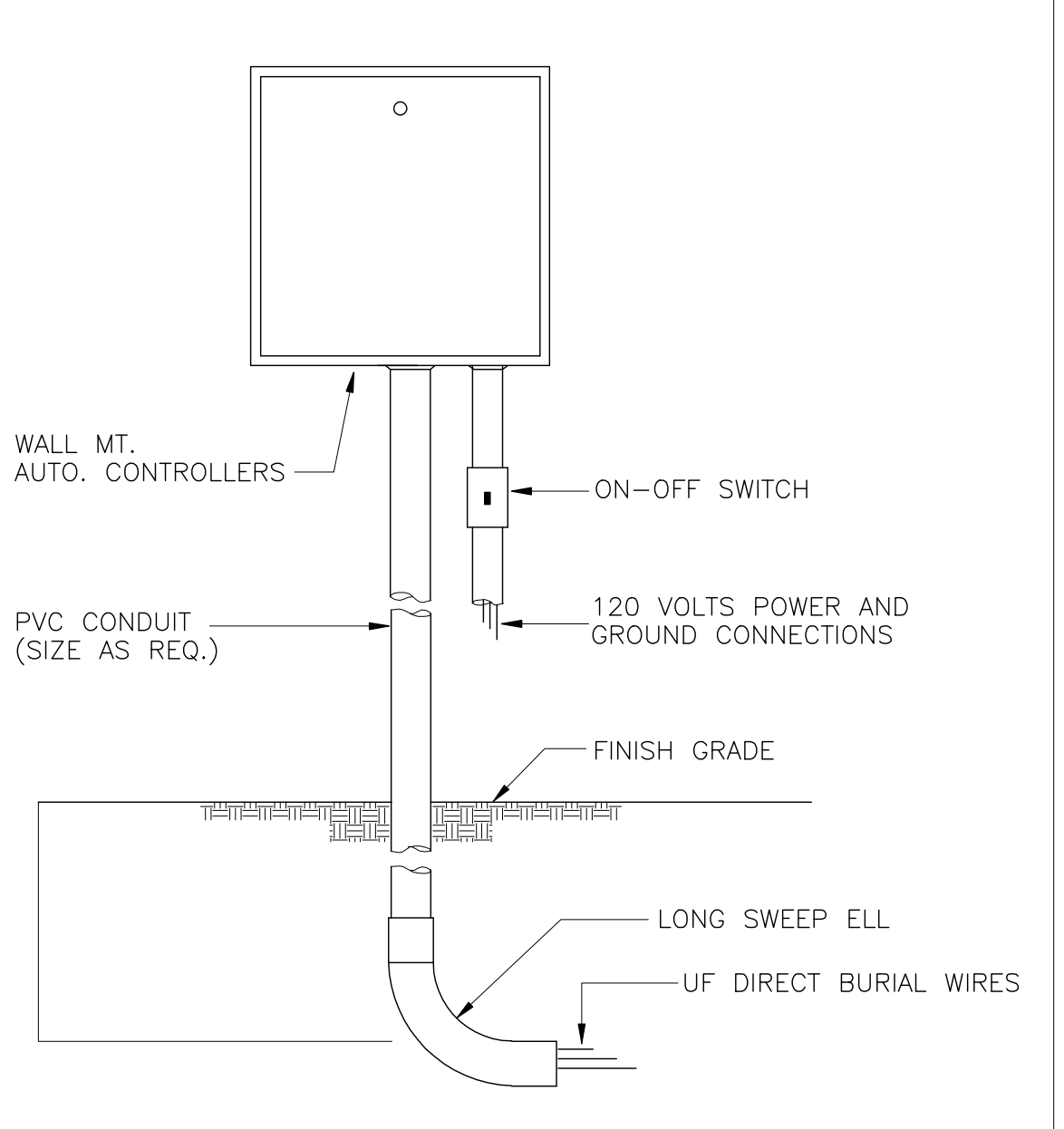
NOTE: PROVIDE RP DEVICES ON POND AND WATER FILLERS.

SHEET SIZE = 24"X36"



PIPE SIZING SCHEDULE as per WILLIAM & HAZEN CHART

SIZE	GPM	CLASS
1/2	1-2	CL315
3/4	3-8	CL200
1	9-18	CL200
1 1/4	19-28	CL200
1 1/2	29-35	CL200
2	36-58	CL200



## WATER EFFICIENT LANDSCAPE WORKSHEET

THIS WORKSHEET IS FILLED OUT BY THE PROJECT APPLICANT AND IT IS A REQUIRED ELEMENT OF THE LANDSCAPE DOCUMENTATION PACKAGE

REFERENCE EVAPOTRANSPIRATION (Eto) 58.8

HYDROZONE # /PLANTING DESCRIPTION <sup>a</sup>	PLANT FACTOR (PF)	IRRIGATION METHOD <sup>b</sup>	IRRIGATION EFFICIENCY (IE) <sup>c</sup>	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU) <sup>d</sup>
1-D	0.3	DRIP	0.81	0.37	2,326 s.f.	861	
2-D	0.3	DRIP	0.81	0.37	1,290 s.f.	477	
3-D	0.45	DRIP	0.81	0.56	1,353 s.f.	758	
4-D	0.45	DRIP	0.81	0.56	1,758 s.f.	985	
5-D	0.3	DRIP	0.81	0.37	360 s.f.	133	
6-D	0.3	DRIP	0.81	0.37	1,670 s.f.	618	
7-D	0.45	DRIP	0.81	0.56	4,358 s.f.	2,440	
8-D	0.45	DRIP	0.81	0.56	2,069 s.f.	1,133	
9-D	0.45	DRIP	0.81	0.56	2,024 s.f.	1,133	
10-D	0.3	DRIP	0.81	0.37	1,200 s.f.	444	
11-D	0.45	DRIP	0.81	0.56	2,671 s.f.	1,496	
12-D	0.45	DRIP	0.81	0.56	2,257 s.f.	1,264	
13-D	0.45	DRIP	0.81	0.56	2,120 s.f.	1,187	
14-D	0.3	DRIP	0.81	0.37	330 s.f.	122	
15-D	0.3	DRIP	0.81	0.37	200 s.f.	74	
15-D	0.3	DRIP	0.81	0.37	250 s.f.	18.5	
TOTALS					(A)	(B)	
					25,236 s.f.	13,144	479,160

SPECIAL LANDSCAPE AREAS

Hydrozone #/Planting Description	ETAF	Area (sq. ft.)	ETAF x Area	ETWU	
1					
TOTALS (C) (D)					
				ETWU TOTAL	479,160
				MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)	506,000

<sup>a</sup> Hydrozone #/Planting Description  
 E.g. 1) Front Lawn  
 2) Low Water Use Plantings  
 3) Medium Water Use Planting

<sup>b</sup> Irrigation Method  
 Overhead Spray  
 or drip

<sup>c</sup> Irrigation Efficiency  
 0.75 for spray head  
 0.81 for drip

<sup>d</sup> ETWU (Annual Gallons Required) =  
 Eto x 0.62 x ETAF x Area  
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>e</sup> MAWA (Annual Gallons Allowed) = (Eto)(0.62) [(ETAF x Ia) + ((1-ETAF) x SLA)]  
 E.g. where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

Average ETAF for Regular Landscape Areas Must Be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETAF Calculations

Regular Landscape Areas

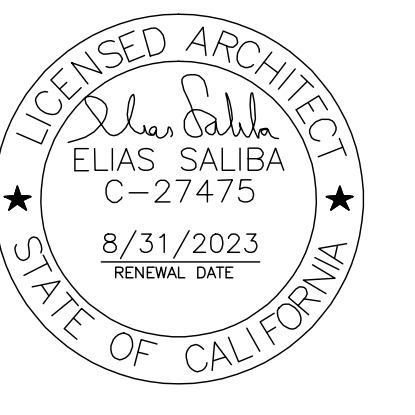
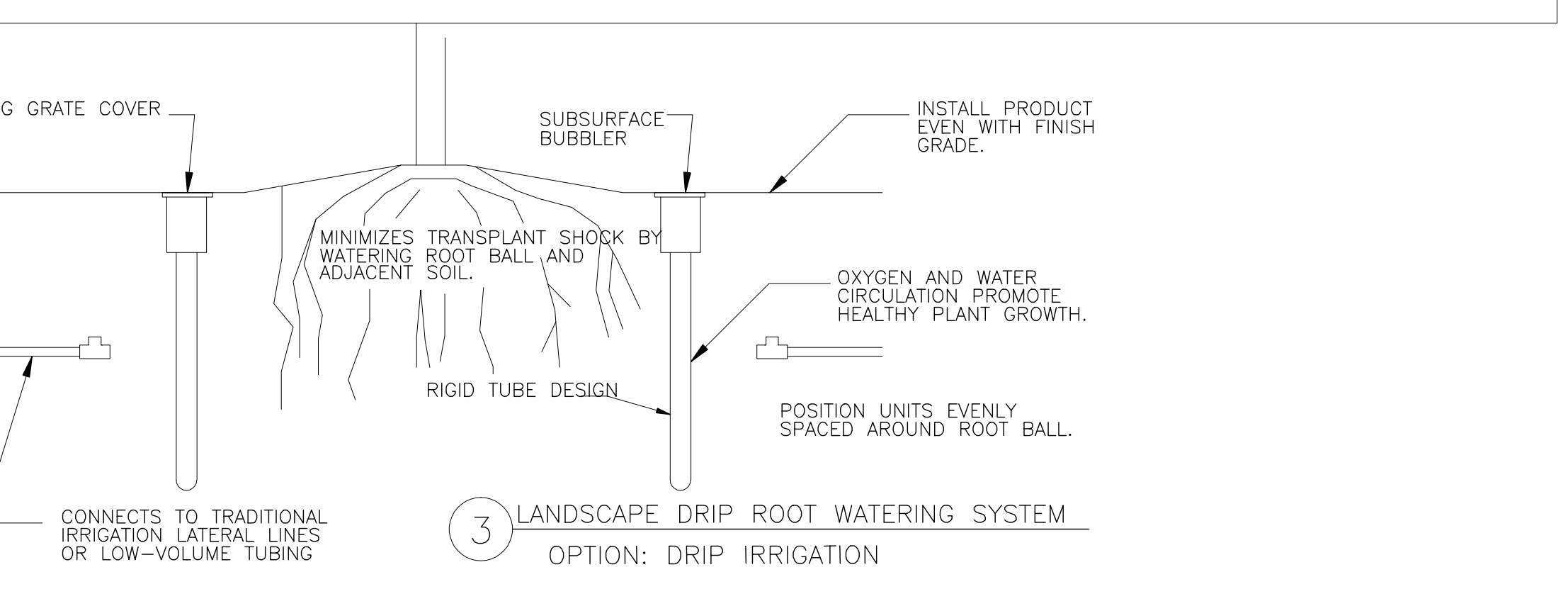
Total ETAF x Area	(B)
Total Area	(a)
Average ETAF	B ÷ A

AVERAGE ETAF =  $\frac{B}{A} = \frac{13,144}{25,236 \text{ s.f.}} = 0.52 < 0.55 \bullet \text{OK}$

All Landscape Areas

Total ETAF x Area	(B+D)
Total Area	(A+C)
Site-wide ETAF	(B+D) ÷ (A+C)

TOTAL FLOW RATE = 191 GPM  
 TOTAL APPLICATION RATE = 191 GPM/25,236 S.F. = 0.008 INCH/HR  
 DESIGN OPERATION PRESSURE = 55 PRESSURE PER SQ. INCH.



DATE	MARCH 16, 2024
REVISIONS	

PROJECT/LOCATION  
 6000 JENSEN AVE.  
 MULTI-FAMILY

DESIGNER  
 AESTHETICS  
 DRAFTING DESIGNS  
 PLANNING CONSULTATIONS, SITE PLANS  
 RESIDENTIAL, COMMERCIAL  
 ELIAS SALIBA, AIA, CSI  
 ARCHITECT - C.F.S.E.I.  
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 ELI.SALIBA59@GMAIL.COM

SHEET CONTENTS  
 IRRIGATION DETAILS

SHEET NO.  
 L2.1

APPL. NO. P24-01038	EXHIBIT O	DATE 04/17/2024
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

## Sunny Townhouses and Condos Operational

### Statement

The applicant proposes to construct a forty-four (44) Dwelling Unit Multifamily development consisting of:

- Twenty-two (22) townhouses/carriage row houses.
- Twenty-two (22) condos in a 3 story residential tower with elevator.
- 2,000 sf community building with a 1,000 sf covered patio and swimming pool.
- The project is located at 6000 East Jensen Avenue, Fresno CA. 93725. APN: 481-110-20. The 2.77-Acre rectangular property is zoned as RM-1 / UGM. The Land Use designation of the parcel is Corridor Mixed Center Use. The parcel is within the Community Plan Area of Roosevelt.
- Density per current Zoning is 16 dwelling units per acre x 2.77 AC = 44 Dwelling units Maximum.
- Proposal would create additional housing options for the residents of Fresno which would benefit the surrounding area.
- The project would replace an existing vacant lot that previously had 17 demolished structures.
- To date, no contact with surrounding neighborhoods has occurred. The applicant would likely hold a neighborhood meeting or distribute flyers prior to construction.
- The project consists of 7 Buildings.
- Building #1 building area 2,000 community center with a 1,000sf covered porch and a pool. The community center features a Gathering Hall, kitchen, storage, men's and women's restrooms, manager's office and reception.
- Bldg #2 building area 22,029 sf consists of 3-Story a 22 condos featuring (18) 2-bedroom units (690 sf) with kitchen and bath.
- (4) 1-bedroom ADA units of +/- (580 sf).
- Storage rooms, (1) storage locker per dwelling unit, stairs, elevator, solar/electric room, and solar on roof.
- Buildings #3, #4, & #6 9,924 sf consists of 6 units while Building #5 6,616 sf consists of four (4) Townhouse buildings.

- Each townhouse has a total area of 1,654 sf which includes 551 s.f. living area @ ground floor including kitchen and 2.5 bath, 50 sf porch, and 237 sf 1-car garage with level 1 EVCSE. Upper floor 777 s.f. living area.
- All buildings have a minimum 10' landscape setback from the property line. There is a playground tot lot for children on site.
- Parking for the proposed project includes forty four (44) covered parking with two (2) solar carports each 1782 sf totaling 3,564 sf, and thirty-eight (38) open parking stalls totaling eighty-two (82) parking stalls meeting the minimum requirement. Including EVCSE on site and under solar structure. Bike racks provided next to sidewalk. The proposed project would also include two trash enclosures. Visitors parking per codes.
- The property will be landscaped with various trees, shrubs, and other vegetation requiring low water usage and drip irrigation. There will be a total of sixty-four (64) trees. The proposed pavement area is 34,585 sf and the proposed landscape area is 33,055 sf.
- Proposed pedestrian bike trails along Jensen Ave. and in the rear of the site along FID canal.
- Security at the project site will include a six ft high conc. masonry unit wall around the perimeter of the site. Surveillance cameras to be installed at building #1 exterior entrances and exits and pool area.
- The maximum size of the vehicle to enter and exit the site solid waste truck and fire truck.
- Hours of operation for the proposed project would be normal business hours 8am-5pm for the manager's and leasing offices. Employees on site would include a property manager assistant and a maintenance worker. Any impacts to the surrounding properties related to construction such as noise or dust would be temporary and take place during daytime hours. Long term impacts of the proposed residences would be minimal and would comply with all applicable codes and ordinances.