Item 2A – February 28, 2024 Meeting Minutes



COUNCIL DISTRICT 5 PROJECT REVIEW COMMITTEE

Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

<u>MINUTES</u>

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: <u>Conditional Use Permit Application No. P23-03701 and Planned Development Application</u> <u>No. P23-03702</u>

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

Staff Liaisons

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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.

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.
- Adds Full-Service Grocery Store as a separate exception for Location Restrictions: SEC. 15-2706 (F)(8)
- Adds Full-Service Grocery Store as an exemption to the Cancel and Transfer Provision SEC. 15-2706 (S)(3)

<u>To be added to Article 67 – Use Classifications Sec. 15-6704. - COMMERCIAL USE CLASSIFICATIONS.</u>

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.

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.

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. 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.

(Supp. No. 46, Update 1)

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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.

- 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.

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

 TABLE 15-2706: CANCEL AND TRANSFER RATIO

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 <u>full-service grocery stores</u> <u>supermarkets</u>, 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.

Litter and Graffiti.

- 1. Trash and recycling receptacles shall be provided by public entrances and exits from the building.
- 2. The owner or operator shall provide for daily removal of trash, litter, and debris from premises and on all abutting sidewalks within 20 feet of the premises.
- 3. The owner or operator shall remove graffiti within 48 hours.
- J. **Pay Phones and Vending Machines.** External pay phones and snack vending machines are prohibited.

K. Video Surveillance.

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

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

L. Signage.

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

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

- O. **Compliance with Laws.** The establishment must remain in compliance with all local, State, and federal laws, regulations, and orders, as well as all conditions of approval imposed on the use. This includes compliance with annual City business license fees. In the event of non-compliance, the operator shall be given written notice by the City and an opportunity to cure. Article 63 of Chapter 15, regarding Enforcement of the Citywide Development Code shall also apply in relation to compliance issues, in addition to the annual inspection requirements listed within Section R, below.
- P. **Posting of Conditions.** A copy of all conditions of approval and training requirements shall either be posted in a conspicuous and unobstructed place near the entrance, cashier counter, or customer service area of the establishment or posted in an employee area and provided upon request (e.g. via flyer or brochure) to patrons and enforcement officials.
- Q. **Prohibited Products.** The sale or distribution of one or more of the following shall be prohibited.
 - 1. Wine in containers of less than 750 milliliters.
 - 2. Single containers of beer, malt liquor, wine coolers, and similar alcoholic beverages not in original factory packages of three-packs or greater, subject to the following exception:
 - a. Craft beer which is originally packaged in a single 22 oz. bottle.
 - 3. Distilled spirits in containers of less than 375 milliliters.
 - 4. Paper or plastic cups in quantities less than their usual and customary packaging.

R. Additional Requirements.

- 1. The Director may require the applicant to submit additional information, of such type and in such form as the Director may specify, as the Director may deem relevant to the application, including, but not limited to, an operational statement, floor plans, architectural renderings, and technical studies, as appropriate.
- 2. The Director may refer the application to other City departments to determine whether the establishment's location will comply with building, health, zoning, and fire ordinances or other applicable ordinances or laws. City departments may conduct an inspection of the premises to determine compliance with the ordinances and other laws they administer, and may subsequently prepare reports summarizing their inspections and recommend whether to approve or deny the application based on their inspections.
- 3. Additional and/or security measures such as reduced hours of operation, security guards, door monitors, and burglar alarm systems may be required if harm, nuisance, or related problems are demonstrated to occur as a result of business practices or operations. This will be determined on a case-by-case basis upon review by the Police Department.

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

S. Cancel and Transfer.

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

TABLE 15-2706: CANCEL AND TRANSFER RATIO

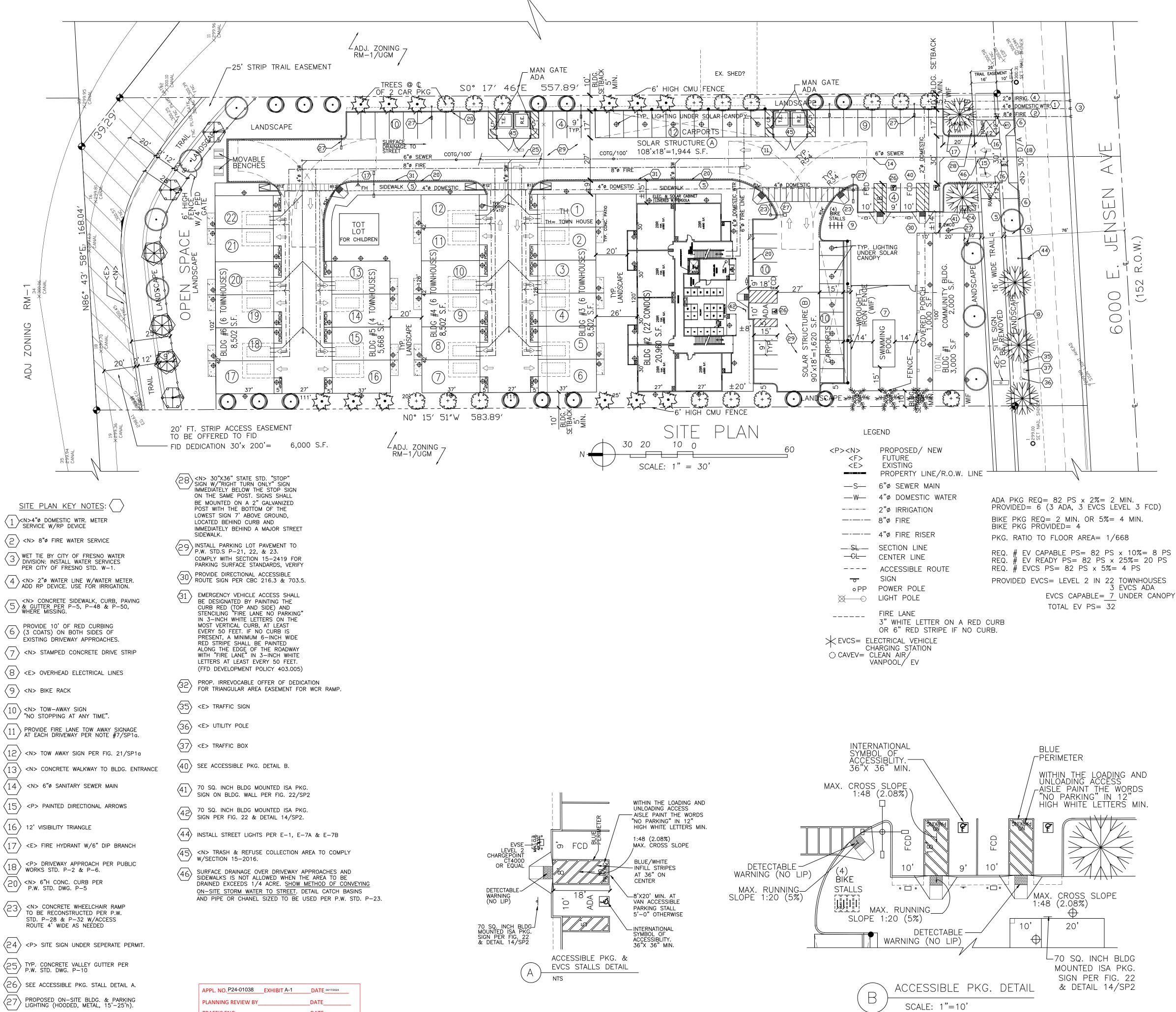
Retail Floor Area Transfer Cancel	
---------------------------------------	--

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

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

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

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



AFFIC ENG	DATE
PROVED BY	DATE
CITY OF FRESNO	DARM DEPT

-70 SQ. INCH BLDG MOUNTED ISA PKG SIGN PER FIG. 22 & DETAIL 14/SP2

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PROJECT SUNNY CONDOS & TOWN HOUSES JENSEN AVE. NORTH AVE. VICINITY MAP NOT TO SCALE 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 SOUTHEAST 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 629.95 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 25, SAID POINT BEING 198.85 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 25; THENCE NORTH 89 59 44 EAST ALONG SAID NORTH LINE OF LOT 25, DISTANCE OF 168.04 FEET TO A POINT ON THE CENTER LINE OF THE CENTRAL CANAL; THENCE ALONG SAID CENTER LINE 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 AND LOT 24, A DISTANCE OF 172 FEET; THENCE 02 38 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: $16DU/A \times 2.77 AC = 44 D/U MAX$. STREET ADDRESS: 6000 EAST JENSEN AVENUE, FRESNO CA. 93725 APN: 481-110-20 COMMUNITY PLAN: ROOSEVELT COUNCIL DISTRICT: 5 OWNER: SCHOOL DISTRICT: FRESNO UNIFIED SCHOOL DISTRICT PD DISTRICT: SOUTHEAST KHUSHPAL SINGH 2266 S. CLAREMONT AVE. FRESNO, CA 93727 OPPORTUNITY ZONE: YES BUILDING AREA: TEL.: 559-289-4121 EMAIL: khshpalsingh90@yahoo.com 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. LEVEL 2 & 3 APARTMENT BLDG. (LEVEL 2 & 3) = 7,247 S.F. x2 = 14,686 S.F. MAIN FLOOR 54'x120'= 6,480 S.F FRONT BR 3'x49'= 147 S.F 22,029 S.F. (8) BALCONIES 6'x12'= 576 S.F. (2) STAIR LANDING 7'x10'= 140 S.F 7,343 S.F BLDG. 3 : TOWNHOUSE 1-6 BUILDING TOTAL: LEVEL 1 7,343 S.F. INC. STORAGE & ELEC. ROOM 1,654 S.F. x 6 = 9,924 S.F. BLDG. 4 : TOWNHOUSE 7-12 BUILDING TOTAL: $1,654 \text{ S.F. } \times 6 = 9,924 \text{ S.F.}$ BLDG.5: REVISIONS TOWNHOUSE 13-16 BUILDING TOTAL MAR. 18, 2024 1,654 S.F. x 4 = 6,616 S.F. MAR. 15, 2024 BLDG.6: MAR. 12, 2024 TOWNHOUSE 17-22 BUILDING TOTAL: MAR. 8, 2024 1,654 S.F. x 6 = 9,924 S.F. MAR. 6, 2024 MAR. 5, 2024 SOLAR CARPORT STRUCTURE TOTAL = 3,564 S.F. (1,944 S.F. + 1,620 S.F.) FEB. 19, 2024 TOTAL BLDG. AREA = 64,981 S.F. JAN. 30, 2024 JAN. 26, 2024 DEC. 4, 2023 PARKING REQUIRED: NOV. 30, 2023 BLDG. 1 : 2,000/400= 5 P.S. BLDG. 2 : (6) 2BR DU/STORYx3= 18x1/100= 18 COVERED PROJECT/LOCATION (4) 1BR LEVEL $(2\&3) = 4 \times 1 = 4$ COVERED VISITOR PARKING = 22/2=11 38 P.S. 6000 BLDG. 3,4,5,6: 1 CAR GARAGE x22 JENSEN AVE. STUDIO 1/DU (1) COVERED 1V/4DU NON MULTI-FAMILY 1 & 2 1/DU (1) COVERED 1V/2DU x NON 3 1.5/DU (1) COVERED 1V/2DU = 22C+11VVISITOR UNIT= 22/2= 11 DUPLEX VISITOR 44 P.S. TOTAL PKG. = 44 COVERED MIN. PKG. = 38 OPEN DESIGNER 82 P.S (REQUIRED) 82 P.S (PROVIDED) **AESTHETICS** REQUIRED: BALCONY 50 $FT^2/DU \Rightarrow 5x10$ OR 6x8'-4"DESIGNS STORAGE 120 $FT^3 \Rightarrow 4'Wx5'Dx6'H \text{ OR } 3'Wx6'Dx7'H$ PLANNING CONSULTATIONS, SITE PLANS RESIDENTIAL, COMMERCIAL MAX. BLDG. HEIGHT= 33' (40' ALLOWED) TO ROOF (PARAPETS EXEMPT) ELIAS SALIBA ARCHITECT MAX. FAR= 1.5 ; PROVIDED 0.49 A.I.A.,C.S.I., CSFEI, NSF MIN. BLDG. STREET FRONTAGE 50%X 199= 99.5' <100'.º OK 4668 W. PINE AVE., FRESNO, CA 93722 PHONE: (559) 276-0479 FAX: (559) 276-1849 BALCONIES = 2,400 S.F.+EAST & WEST LANDS. SETBACK+1/2 OF FRONT SETBACK EMAIL: ELI.SALIBA@GMAIL.COM OPEN SPACE REQ'D @ 20% OF 120,661= 24,132 SF 24,620 S.F. (PROVIDED) BUILDING SETBACKS: SHEET CONTENTS YARDS: FRONT STREET= 10' MIN. - 20' MAX. SIDE = 10 TOTAL (6+4) OR 5+5RFAR = 20SITE PLAN PKG. SETBACK= 30' FROM BACK OF SIDEWALK OR CURB. MAX. BLDG. COVERAGE= 32,165/120661 S.F.= 27% < 50% . OK SHEET NO. <P> PAVEMENT AREA = 34,585 S.F. <P> LANDSCAPE AREA = 33,055 S.F.

SP1

CHURCH AVE.

WATER SOURCE: CITY OF FRESNO SEWER SOURCE: CITY OF FRESNO DRAINAGE SOURCE: FMFCD

APPL. NO. P24-01038	EXHIBIT A-2	DATE 04/17/2024
PLANNING REVIEW BY_		_DATE
TRAFFIC ENG		_DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

NOTES:

- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- PEDESTRIAN PATHS OF TRAVEL MUST ALSO MEET CURRENT ADA REGULA-TIONS. ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAX. CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC
- 2 ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SUR-VEYING IN THE STATE OF CALIFORNIA.
- A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION 의 AT 621—1406 FOR REQUIREMENTS; DEVICES MUST BE INSTALLED ON—SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE; BACKFLOW PREVEN-TION DEVICES SHALL BE INSTALLED AT THE CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER; THE RP DEVICE MUST BE TESTED AND APPROVED BY A CERTIFIED AWWA OR ABPA TESTER WITHIN FIVE DAYS OF INSTALLATION. THIS BUILDING WILL NOT BE GRANTED OCCUPANCY UNTIL A LEAD-FREE RP DEVICE IS TESTED AND DOCUMENTEI WITH THE CITY OF FRESNO WATER DIVISION. A LIST OF CERTIFIED TESTERS CAN BE OBTAINED BY CALLING (559) 621-5335. TEST RESULTS CAN BE SUBMITTED TO THE CITY OF FRESNO WEBSITE AT www.fresno.gov/Government/ DepartmentDirectory/PublicUtilities/Watermanagement/Conservation/backflow OR BY FAX: (559) 498–1533.
- 4 ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED. (AUTHORITY: FMC 11-200)
- 5 AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND FOR INFORMATION REGARDING REIMBURSEMENTS RELATIVE TO RELOCATING CITY FORCES, DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-1412 TO ARRANGE AND COORDINATE WORK.
- TWO MEANS OF EGRESS/INGRESS SHALL BE MAINTAINED DURING ALL PHA-6 SES OF DEVELOPMENT.
- PROVIDE SIGN (17"X22" MIN.) AT ALL PUBLIC ENTRANCE DRIVES TO THE igtriangleup property stating "warning-vehicles stopped, parked, or left stan-DING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EX-PENSE. 22658(a) CVC FRESNO POLICE DEPT. 621-1414."
- 8 ALL CONSTRUCTION WORK OF THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES.
- $_{
 m T}$ FIRE HYDRANTS SHALL BE TESTED, PAINTED, NUMBERED AND APPROVED 9 AND ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MADE SER-VICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- 10 SUBMIT STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT.
- SUBMIT LANDSCAPE PLANS TO PUBLIC WORKS, ENGINEERING SERVICESHILARY KIMBER (559) 621-1345
- [12] OPEN CUT IS NOT PERMITTED. ALL UTILITY CONNECTIONS MUST BE BORED. 13 NOT USED
- 14 NOT USED
- 15 NO USES OF LAND, BUILDINGS OR STRUCTURES OTHER THAN THOSE SPE-CIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- 16 NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED SETBACK AREAS.
- NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING, (EXCEPTING 17 THE BACKFLOW PREVENTION DEVICE) ETC.. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER. TREES MAY NOT 18 BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY: OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT. PROVIDE LANDSCAPING PLAN.
- LANDSCAPING MUST BE IN PLACE BEFORE THE ISSUANCE OF THE CERTIFI-19 CATE 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 DARM DEPT.
- 20 PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LAND-SCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10–1017 OF THE FRESNO MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND THE TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON 7-FOOT POLES.
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY 23 AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISSANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPT. OF PUBLIC WORKS.
- [24] SIGNS, OTHER THAN DIRECTIONAL, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR SEPARATE SIGN REVIEW. (CONTACT DARM FOR INFORMATION AT 621-8277, ROOM 3043.)
- 25 WINDOW SIGNS LIMITED TO THE HOURS OF OPERATION, ADDRESS, OR OCCUPANCY, AND EMERGENCY INFORMATION, SUBJECT TO THE FOLLOWING STANDARDS: A) OPERATIONAL WINDOWS SIGNS SHALL NOT BE PLACED ON WINDOWS HIGHER THAN THE SECOND STORY. THE MAXIMUM AREA OF EXEMPT WINDOW SIGNAGE SHALL NOT EXCEED THREE SQUARE FEET IN AREA.
- INCLUDE A COLOR AND MATERIAL SCHEDULE ON THE SITE PLAN, AS WELL AS ON THE ELEVATIONS, FOR THE EXTERIOR OF ALL BUILDINGS AND STRUCTURES.

- ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT FOR COMM'L. AND OFFICE USES SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 Ldn MEASURED AT THE NEAREST PROPERTY LINE.
- ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT FOR COMM'L. AND OFFICE USES SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 Ldn MEASURED AT THE NEAREST PROPERTY LINE.
- [29] IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL BE STOPPED IMMEDIATELY.
- 큤 IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CO-30 RONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION SHALL BE CONTACTED IMMEDIATELY AT (916) 653-4082 AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER SHALL BE CONTACTED AT (805)644-2289 TO OBTAIN A LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND THE RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVES-TIGATION OR SITE AVOIDANCE PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, 31 IF ANIMAL FUSSILS ARE UNCOVENED, THE MODELS. U.C. BERKLEY SHALL BE CONTACTED TO OBTAIN REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT. IT SHALL BE PRESERVED.
- 32 PROVIDE FOR THE COLLECTING AND LOADING OF RECYCLABLE MATERIALS IN ACCORDANCE WITH THE CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD MODEL ORDINANCE DATED MARCH 31, 1993.
- 33 CONTACT SOLID WASTE DIVISION AT 621-1452 FOR APPOINTMENT TO ES-TABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PRO-VIDING DISPOSAL SERVICE.
- 34 ACCESSIBLE PARKINGS TALLS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE; FOR QUESTIONS CONTACT THE BUILDING DEPARTMENT.
- 35 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
- CONTACT PUBLIC WORKS DEPT., TRAFFIC ENGINEERING, (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- 37 NOT USED
- 38 DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPÀRED BY THE PRÒFÉSSIONAL ENGINEER AND SUBMITTÈD T THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE REQUIRED 4' MINIMUM ACCESSIBLE ROUTE SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- 40 FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY PLANNING DEPTARTMENT PRIOR TO INSTALLATION.
- PERSUANT TO SECTION 10-102.b OF THE FMC, NOISE LEVELS FOR COMMERCIAL ZONED PROPERTIES SHALL NOT EXCEED 60 DECIBELS FROM 10 P.M. TO 7 A.M. AND 65 DECIBELS FROM 7 A.M. TO 10 P.M. MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENT SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- 43 SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING.
- [44] THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET R/W REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL REQUIRED STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY PRIOR TO OCCUPANCY.
- 45 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.
- 46 ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-1017 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
- 47 APPLICANTS ARE ENCOURAGED TO PROVIDE SHARED VEHICLE AND PEDESTRIAN ACCESS BETWEEN ADJACENT PROPERTIES FOR CONVENIENCE, SAFETY, AND EFFICIENT CIRCULATION. A JOINT ACCESS COVENANT SHALL BE REQUIRED.
- ALL PROPOSED SIGNS SHALL CONFORM TO CURRENT SIGN ORDINANCE. THE SUBMITTAL CHECKLIST FOR SIGNS IS AVAILABLE AT https://www.fresno.gov/darm/planning?development/applicationsforms-fees/#tab-14 32.
- 50 IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY. U.C. BERKELY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- 51 A 4' MINIMUM ACCESSIBLE ROUTE SHALL BE PROVIDED AND MAINTAINED, ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF THE PROPERTY. TO MEET CURRENT ACCESSIBLITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- 52 CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT 559-621-8800 10 WORKING DAYS PRIOR TO ANY OFFSITE CONSTRUCTION.
- ALL EXISTING SIDEWALKS AND TRAILS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- THE DEVOLOPER MAY SUBMIT AVAILABLE PROJECT WATER EDUS (CREDITS) PERSUANT TO THE COPPER RIVER RANCH WATER IMPLEMENTATION AGREEMENT DATED NOVEMBER 17, 2016
- 55 ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- 56 FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.

42 BECAUSE OF THE SPECIAL NATURE OF THIS SITE A MASTER SIGN PROGRAM IS REQUIRED AND MUST BE COMPLETED PRIOR TO OCCUPANCY

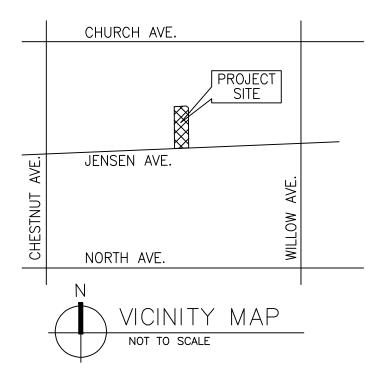
- 56 APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE CITYWIDE DEVELOPMENT CODE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THIS SPECIAL PERMIT IS GRANTED, AND THE CONDITIONS IMPOSED, BASED UPON THE OPERATIONAL STATEMENT IS MATERIAL TO THE ISSUANCE OF THIS SPECIAL PERMIT. UNLESS THE CONDITIONS OF APPROVAL SPECIFICALLY REQUIRE OPERATION INCONSISTENT WITH THE OPERATIONAL STATEMENT, A NEW OR REVISED SPECIAL PERMIT IS REQUIREDIF THE OPERATION OF THIS ESTABLISHMENT CHANGES OR BECOMES INCONSISTENT WITH THE OPERATIONAL STATEMENT. FAILURE TO OPERATE IN ACCORDANCE WITH THE CONDITIONS AND REQUIREMENTS IMPOSED MAY RESULT IN REVOCATION OF THE SPECIAL PERMIT OR ANY OTHER ENFORCEMENT REMEDY AVAILABLE UNDER THE LAW. THE PLANNING AND DEVELOPMENT DEPARTMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLANS NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO THIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
- 57 APPROVAL OF THIS SPECIAL PERMIT SHALL BE CONSIDERED NULL AND VOID IN THE EVENT OF FAILURE BY THE APPLICANT AND/OR THE AUTHORIZED REPRESENTATIVE, ARCHITECT, ENGINEER, OR DESIGNER TO DISCLOSE AND DELINATE THE FACTS AND INFORMATION RELATING TO THE SUBJECT PROPERTY AND THE PROPOSED DEVELOPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
- A) ALL EXISTING AND PROPOSED IMPROVEMENTS INCLUDING BUT NOT LIMITED TO BUILDLINGS AND STRUCTURES, SIGNS AND THEIR USES, TREES, WALLS, DRIVEWAYS, OUTDOOR STORAGE, AND OPEN LAND USE AREAS ON THE SUBJECT PROPERTY AND ALL OF THE PRECEDING WHICH ARE LOCATED ON ADJIONING PROPERTY AND MAY ENCROACH ON THE SUBJECT PROPERTY.
- B) ALL PUBLIC AND PRIVATE EASEMENTS, RIGHTS-OF-WAY AND ANY ACTUAL OR POTENTIAL PRESCRIPTIVE EASEMENTS OR USES OF THE SUBJECT PROPERTY; AND,
- C) EXISTING AND PROPOSED GRADE DIFFERENTIALS BETWEEN THE SUBJECT PROPERTY AND ADJOINING PROPERTY ZONED OR PLANNED FOR RESIENTAIL USE.
- 58 NO LAND SHALL BE USED, AND NO STRUCTURE SHALL BE CONSTRUCTED, OCCUPIED, ENLARGED, ALTERED, DEMOLISHED, OR MOVED IN ANY ZONING DISTRICT, EXCEPT IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE. SPECIFIC USES OF LAND, BUILDING AND STRUCTURES, LISTED AS PROHIBITED IN ANY ZONING DISTRICT AND HEREBY DECLARED TO BE DETRIMENTAL TO THE PUBIC, HEALTH, SAFETY, AND WELFARE.
- 59 DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT. WITH THE PROVISIONS OF THIS CODE. SPECIFIC USES OF LAND, BUILDING AND STRUCTURES, LISTED AS PROHIBITED IN ANY ZONING DISTRICT AND HEREBY DECLARED TO BE DETRIMENTAL TO THE PUBIC, HEALTH, SAFETY, AND WELFARE; https://www.fresno.gov/publicworks/wp?content/uploads/sites/ 17/2016/09/CityofFresnoStandardSpecifications2016January.pd
- 60 DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- 61 OWNERS AND PERSONS HAVING OWNERSHIP INTEREST IN BUSINESSES OPERATING IN THE CITY OF FRESNO ARE REQUIRED BY THE FRESNO MUNICPAL CODE TO OBTAIN A BUSINESS TAX CERTIFICATE. CONTACT THE CITY OF FRESNO TAX DIVISION AT (559) 621-6880 FOR MORE INFORMATION. INFORMATION AND AN APPLICATION FORM ARE AVAILABLE AT THE FOLLOWING WEBSITE: http://www.fresno.gov/Government/DepartmentDirectory/
- Finance/BusinessLicenseand Tax/businesstaxapplicaiton.htm
- 62 ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- 63 ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT INCLUDED IN THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- 64 A PERMIT GRANTED UNDER THE FRESNO MUNICIPAL CODE SHALL AUTOMATICALLY EXPIRE IF IT IS NOT EXERCISED OR EXTENDED WITHIN THREE YEARS OF ITS ISSUANCE. REFER TO SECTION 15-5013, EXPIRATION OF PLANNING ENTITLEMENTS, FOR MORE INFORMATION ABOUT THE EXERCISE OF RIGHTS.
- [65] NOTHING IN THIS DEVELOPMENT CODE SHALL BE DEEMED TO PROHIBIT THE ERECTION OF TEMPORARY FECING AROUND CONSTRUCTION SITES IN COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE PROVISIONS OF THE FRESNO MUNICIPAL CODE.
- [66] PARKING LOTS, INCLUDING LANDSCAPED AREAS, DRIVEWAYS, AND LOADING AREAS, SHALL BE MAINTAINED FREE OF REFUSE, DEBRIS, OR OTHER ACCUMILATED MATTER AND SHALL BE KEPT IN GOOD REPAIR AT ALL TIMES.
- 67 A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED
- 68 ALL GENERAL STANDARDS OF SECTION 15-2015 OF THE FRESNO MUNICIPAL CODE SHALL APPLY WHEN LIGHTING IS PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS.
- 69 ALL GENERAL PROVISIONS OF SECTION 15-2403 OF THE FRESNO MUNICIPAL CODE SHALL APPLY TO ALL PARKING AREAS.
- 70 THE PARKING LOT IS REQUIRED TO MEET THE CITY OF FRESNO'S PARKING MANUAL, PUBLIC WORKS STANDARDS (P-21, P-22, AND P-23) AND SPECIFICATIONS (https://www.fresno.gov/publicworks/wp-content/uploads /sites/17/2016/09/Parking?Manual.pdf). PARKING MUST ALSO COMPLY WITH THE CALIFORNIA BUILDING CODE'S ACCESSIBLITY REQUIREMENTS AND THE FIRE AND SOLID WASTE DEPARTMENT'S MINIMUM TURNING TEMPLATES. CONTACT THE PLANNING AND DEVELOPMENT DEPARTMENT FOR PARKING MANUAL QUESTIONS.

- 71 ALL FUTURE SIGNS SHALL BE ARCHITECTURALLY COMPATABLE $^{-1}$ with the proposed building(s). Provide a set of drawings, WITH DESCRIPTIVE INFORMATION, INCLUDING MATERIALS, DESIGN AND COLORS TO ALLOW FOR A PRELIMINARY ASSESSMENT OF THE FUTURE SIGNAGE. IT IS RECOMMENDED THAT YOU PROVIDE A COPY OF OF THE SIGNAGE EARLY IN THE PROJECT PROCESS TO ALLOW FOR STAFF COMMENT.
- 72 BANNERS, STREAMERS, MOVING SIGNS, AND INFLATABLES (INCLUDING AIR DANCERS, BALLOONS, AND SIMILAR OBJECTS) ARE ALLOWED SUBJECT TO TEMPORARY USE PERMIT APPROVAL FOR ESTABLISHMENTS WITHIN NON-RESIDENTIAL DISTRICTS. SIGNS OF THIS TYPE DO NOT COUNT TOWARD TOTAL MAXIMUM SIGN AREA. NO SIGN PER THIS SECTION SHALL BE DISPLAYED FOR MORE THAN 30 DAYS, AND A PERIOD OF 30 DAYS MUST LAPSE BEFORE DISPLAYING ANOTHER SIGN SIGNS SHALL NOT BE DISPLAYED FOR MORE THAN 60 TOTAL DAYS DURING THE CALENDAR YEAR.
- 73 EVERY SIGN DISPLAYED WITHIN THE CITY, INCLUDING EXEMPT SIGNS, SHALL BE MAINTAINED IN GOOD PHYSICAL CONDITION AND SHALL COMPLY WITH ADOPTED REGULATIONS. ALL DEFECTIVE OR BROKEN PARTS SHALL BE REPLACED. EXPOSED SURFACES SHALL BE KEPT CLEAN, IN GOOD REPAIR, AND PAINTED WHERE PAINT IS REQUIRED.
- 74 NOISE LEVELS SHALL NOT EXCEED DECIBLE LEVELS DESCRIBED IN SECTION 15-2506 OF THE FMC ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE.
- 75 NO VIBRATION SHALL BE PRODUCED THAT IS TRANSMITTED THROUGH THE GROUND AND IS DISCERNABLE WITHOUT THE AID OF INSTRUMENTS BY A REASONABLE PERSON AT THE LOT LINES OF THE SITE. VIBRATIONS FROM TEMPORARY CONSTRUCTION, DEMOLITION, AND VEHICLES THAT ENTER AND LEAVE THE SUBJECT PARCEL (e.g., CONSTRUCTION EQUIPMENT, TRAINS, TRUCKS, ETC.) ARE EXEMPT FROM THIS STANDARD.
- 76 LIGHTS SHALL BE PLACED TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES AND PUBLIC STREETS, AND TO PREVENT ADVERSE INFERENCE WITH THE NORMAL OPERATION OR ENJOYMENT OF SURROUNDING PROPERTIES. DIRECT OR SKY-REFLECTED GLARE FROM FLOODLIGHTS SHALL NOT BE DIRECTED INTO ANY OTHER PROPERTY OR STREET. EXCEPT FOR PUBLIC STREET LIGHTS AND STADIUM LIGHTS, NO LIGHT, COMBINATION OF LIGHTS, OR ACTIVITY SHALL CAST LIGHT ONTO A RESIDENTIALLY ZONED PROPERTY, OR ANY PROPERTY CONTAINING RESIDENTIAL USES, EXCEEDING ONE-HALF FOOT CANDLE.
- 77 NO USE SHALL BE OPERATED SUCH THAT SIGNIFICANT, DIRECT GLARE, --- INCIDENTAL TO THE OPERATION OF THE USE IS VISIBLE BEYOND THE BOUNDARIES OF THE LOT WHERE THE USE IS LOCATED. WINDOWS SHALL NOT CAUSE GLARE THAT MAY DISRUPT ADJOINING PROPERTIES, TRAFFIC ON ADJACENT STREETS, ETC. GLARE OR HEAT REFLECTED FROM BUILDING MATERIALS SHALL BE MITIGATED SO AS TO NOT DISRUPT SURROUNDING PROPERTIES.
- 78 THE ADDRESS LISTED IN THE CONDITIONS OF APPROVAL IS THE 'OFFICIAL ADDRESS' GIVEN TO THE BUILDING. IF YOU WOULD LIKE SEPARATE SUITE OR UNIT NUMBERS FOR A BUILDING, PROVIDE A FLOOR PLAN AND CONTACT THE CITY OF FRESNO PLANNING AND DEVELOPMENT DEPARTMENT FOR 'OFFICIAL ADDRESSES'. ONLY THOSE ADDRESSES ASSIGNED BY THE CITY OF FRESNO WILL BE RECOGNIZED AS 'OFFICIAL ADDRESSES'. THE UNITED STATES POST OFFICE WILL ONLY RECOGNIZE ADDRESSES ASSIGNED BY THE CITY OF FRESNO. IF A NON-OFFICIAL ADDRESS IS GIVEN TO A BUILDING AND/OR SEPERATE SUITES, THE CITY OF FRESNO HAS THE AUTHORITY TO CHARGE A FEEAND HAVE THOSE ADDRESSES CORRECTED. IN ADDITION, THE UNITED STATES POST OFFICE WILL CEASE MAIL DELIVERY TO THOSE ADDRESSES THAT ARE NOT 'OFFICIAL ADDRESSES'.
- 79 ALL PROJECTS, INCLUDING PROJECTS INVOLVING LESS THAN ONE ACRE OF PROPERTY, ARE REQUIRED TO COMPLY WITH THE CITY OF FRESNO'S URBAN STORM WATER QUALITY MANAGEMENT AND DISCHARGE CONTROL ORDINANCE, FRESNO MUNIPCAL CODE (FMC) CHAPTER 6. ARTICLE 7 (FMC SECTIONS 6-701 et seq.) WHEN A PROJECT INVOLVES ONE ACRE OR MORE OF CONSTRUCTION ACTIVITY (INCLUDING, BUT NOT LIMITED TO, GRADING) THE DEVELOPER IS REQUIRED TO OBTAIN A STORMWATER DISCHARGE PERMIT FOR CONSTRUCTION, WITH A NOTICE OF INTENT (NOI) FILED PRIOR TO COMMENCEMENT OF ANY GRADING CONSTRUCTION ACTIVITY. CONTACT THE FRESNO OFFICE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD AT (559) 445-6281 REGARDING THE REQUIRED NOI AND STORMWATER DISCHARGE PERMIT. ADDITIONAL INFORMATION ON CALIFORNIA'S CONSTRUCTION STORMWATER REGULATION MAY BE OBTAINED FROM THE WATER BOARD VIA THE INTERNET: www.waterboards.ca.gov/water_issues/programs/stormwater /construction.shtml. HELPFUL INFORMATION FOR PREPARING AND IMPLEMENTING STORMWATER POLLUTION PREVENTION PLANS MAY ALSO BE OBTAINED FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION VIA ITS WEBSITE, www.casqa.org WHEN A PROJECT INVOLVES SPECIFIED NONRESIENTIAL ACTIVITIES (CERTAIN COMMERCIAL AND INDUSTRIAL ACTIVITIES), AN ONGOING INDUSTRIAL STORMWATER DISCHARGE PERMIT, AND TO OBTAIN DETAILS ON SECURING THIS PERMIT. ADDITIONAL INFORMATION ON INDUSTRIAL STORMWATER REGULATIONS MAY BE OBTAINED FROM THE FOLLOWING WEBSITE: www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml, THE CALIFORNIA STORMWATER QUALITY ASSOCIATION HAS ADDITIONAL INFORMATION ON PREPARING STORMWATER POLLUTION PREVENTION PLANS FOR INDUSTRIAL ACTIVITIES (www.casqa.org).
- 80 SCREEN ALL ROOF MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY.
- RI CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
- 82 CONNECTION TO A MUNICIPAL CITY OF FRESNO SEWER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS FOR ALTERNATIVE WASTEWATER TREATMENT FACILITIES.

FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE. 83 CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPUTED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT TIME OF ISSUANCE OF BUILDING PERMIT UNLESS OTHER ARANGEMENTS HAVE BEEN APPROVED TO DEFER SUCH PAYMENTS TO A LATER DATE. FOR INFORMATION RELATED TO WATER AND SEWER SERVICE REQUIREMENTS AND CONNECTION CHARGES, CONTACT FRANK SABURIT AT (559) 621-8797.

84 OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.

85 CROSS CONNECTION CONTROL. A BACKFLOW PREVENTION DEVICE MAY BE REQUIRED ON THE WATER SERVICE. CONTACT THE DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (559) 621-5300 FOR REQUIREMENTS RELATING TO APPROVED DEVICES, LOCATIONS, TESTING AND ACCEPTENCE. THIS REQUIREMENT MUST BE SATISFIED PRIOR TO FINAL OCCUPANCY.



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 SOUTHEAST 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 629.95 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID LOT 25, SAID POINT BEING 198.85 FEET WEST OF THE NORTHEAST 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 CENTER LINE OF THE CENTRAL CANAL; THENCE ALONG SAID CENTER LINE 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

- 86 THIS PROJECT WAS REVIEWED BY THE FIRE DEPARTMENT ONLY FOR REQUIREMENTS RELATED TO WATER SUPPLY, FIRE HYDRANTS, AND FIRE APPARATUS ACCESS TO THE BUILDING(S) ON SITE. REVIEW FOR COMPLIANCE WITH FIRE AND LIFE SAFETY REQUIREMENTS FOR THE BUILDING INTERIOR AND ITS INTENDED USE ARE REVIEWED BY BOTH THE FIRE DEPARTMENT AND THE BUILDING AND SAFETY SECTION OF THE PLANNING AND DEVELOPMENT DEPARTMENT WHEN A SUBMITTAL FOR BUILDING PLAN REVIEW IS MADE AS REQUIRED BY THE CALIFORNIA BUILDING CODE BY THE ARCHITECT OR ENGINEER OF RECORD FOR THE BUILDIN
- 87 OPEN STORAGE (OUTSIDE AN ENCLOSED BUILDING) SHALL BE LIMITED TO VEHICLES, BOATS, RECREATIONAL VEHICLES, AND TRAILERS. OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM PUBLIC VIEW BY BUILDING FACADES OR SOLID FENCES. AT THE DISCRETION OF THE REVIEW AUTHORITY. THE TREATMENT OF THE GROUND SURFACE OF THE OPEN STORAGE AREA MAY BE GRAVEL OR OTHER MATERIALS AS PRESCRIBED BY THE SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT, THE PUBLIC WORKS DEPARTMENT, THE FIRE DEPARTMENT, AND THE FRESNO METROPOLITAN FLOOD CONTROL DISTRICT. ALL OPEN STORAGE MUST BE DEPICTED ON THE SITE PLAN AND DESCRIBED IN OPERATION. IF IT IS NOT, IT IS NOT ALLOWED ON THE SITE.
- **188** IF VIDEO SURVEILLANCE CAMERAS OR REQUIRED OR INSTALLED, PROVIDE SIGNS UNDER THE SURVEILLANCE CAMERAS WHICH NOTIFY THE PUBLIC THAT THE SUBJECT PROPERTY IS MONITORED BY VIDEO SURVEILLANCE.
- 89 BLOCKING THE PUBLIC EASEMENTS WHEN INSTALLING AND REMOVING THE BOLLARDS IS PROHIBITED.

PRIVATE IMPROVEMENT REQUIREMENTS

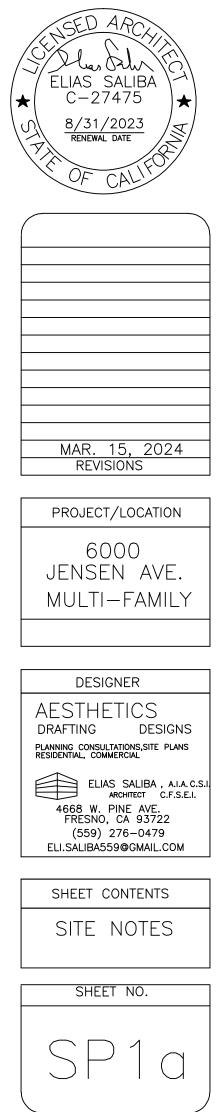
OFF-STREET PARKING FACILITIES AND GEOMETRICS: THE PARKING LOT IS REQUIRED TO MEET THE CITY OF FRESNO'S PARKING MANUAL, PUBLIC WORKS STANDARDS AND SPECIFICATIONS. PARKING MUST COMPLY WITH THE CALIFORNIA BUILDING CODE'S ACCESSILBITY REQUREMENTS AND THE FIRE AND SOLID WASTE DEPARTMENT'S MINIMUM TURNING TEMPLATES. THE SITE PLAN MUST MEET ALL CRITERIA FOR FINAL APPROVAL.

OFF-STREET PARKING FACILITIES AND GEOMETRICS SHALL CONFORM TO THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT, PARKING MANUAL AND STANDARD DRAWINGS P-21, P-22, AND P-23.

2. PARKING: PROVIDE PARKING SPACE NEEDS, CIRCULATION, ACCESS, DIRECTIONAL SIGNS (E.G. "ENTRANCE," "EXIT," "RIGHT TURN ONLY," "ONE WAY" SIGNS, ETC.) AS NOTED ON EXHIBIT "A". NO OBSTRUCTIONS SHALL BE WITHIN THE VEHICLE OVERHANG. OBSTRUCTIONS WITHIN A PARKING STALL ARE PROHIBITED. COMPACT PARKING STALLS SHALL BE SIGNED OR MARKED.

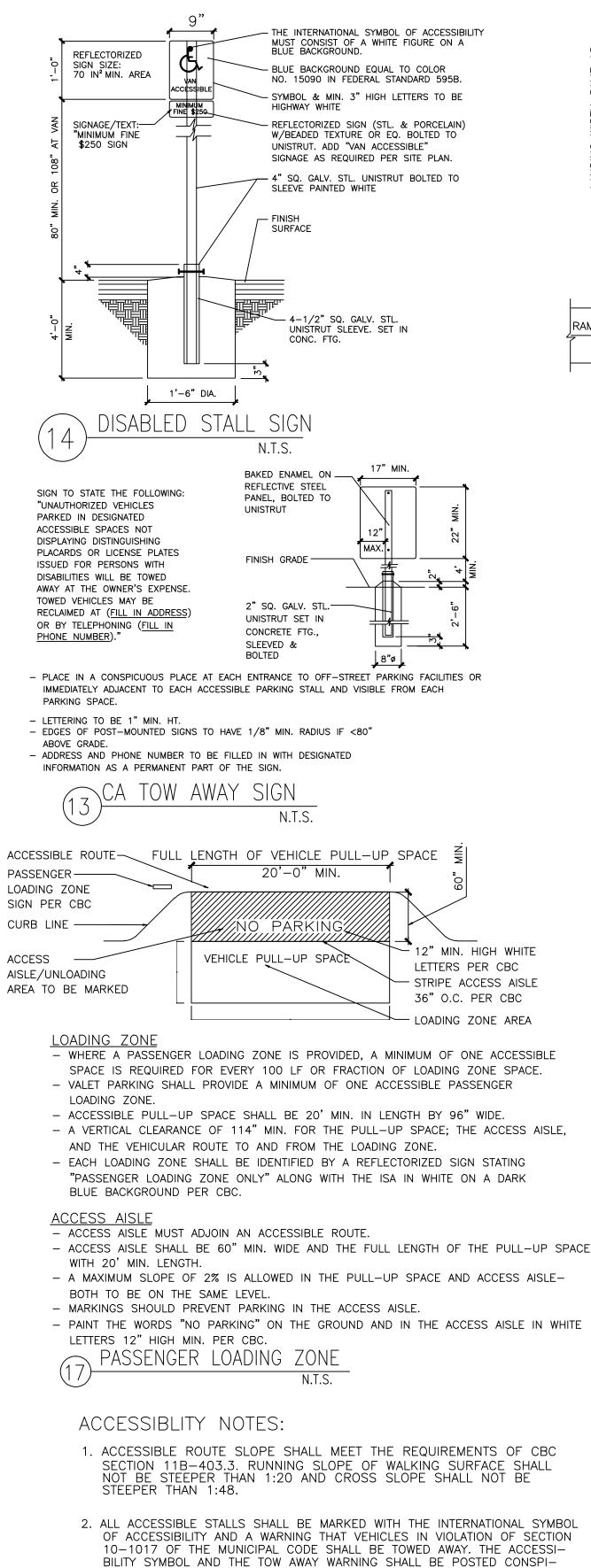
OWNER:

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



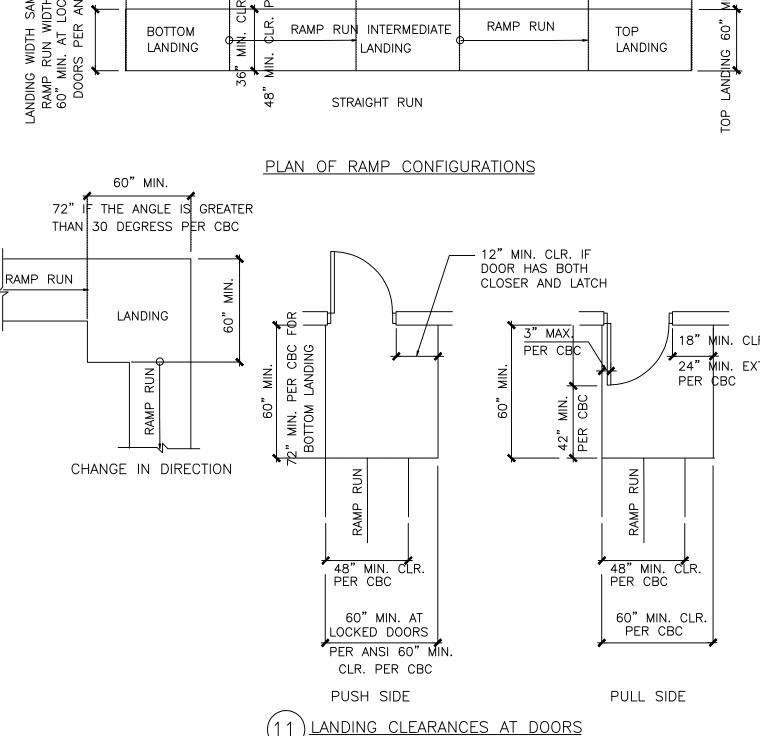
APPL. NO. P24-01038	EXHIBIT A-3	DATE
PLANNING REVIEW BY_		_DATE
TRAFFIC ENG		_DATE
APPROVED BY		_ DATE

CITY OF FRESNO DARM DEPT



3. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.

CUOUSLY ON 7-FOOT POLES.



RAMP - RUNNING SLOPE TO BE AT 1:12 MAX OR 8.33% MAX. - CROSS SLOPE TO BE AT 1:48 MAX OR 2% MAX. - CLEAR WIDTH TO BE 48" MIN. PER CBC.

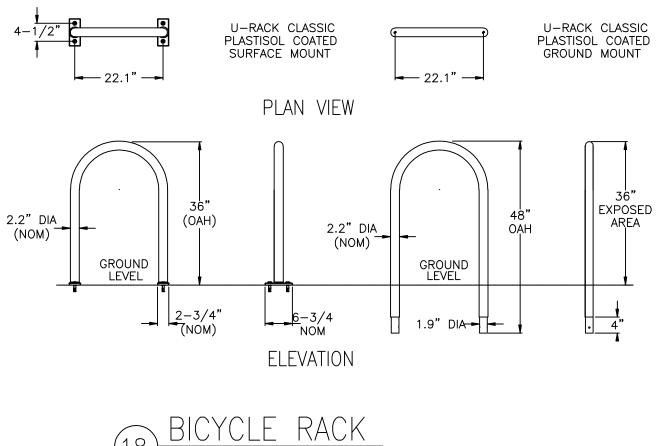
60" MIN.

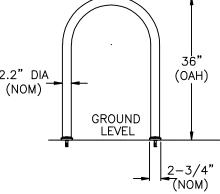
2" MIN. PER

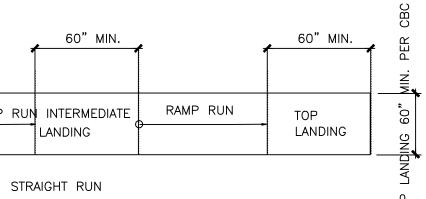
- RAMPS WITH A RISE GREATER THAN 6" SHALL HAVE A HANDRAIL 34" TO 38" TO THE TOP OF THE RAIL (SEE HANDRAIL DETAIL) ON EACH SIDE AND 48" MIN. BETWEEN RAILS PER CBC.
- RAMPS IN EXISTING SITES MAY HAVE A SLOPE STEEPER THAN 1:12 DUE TO SPACE 60" MIN CLR. PER CBC.

<u>LANDINGS</u>

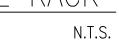
- A TOP AND BOTTOM LANDING ARE REQUIRED. - CROSS SLOPE TO BE AT 1:48 MAX OR 2% MAX. - EXTERIOR LANDINGS SHALL BE SLOPED SO AS NOT TO ACCUMULATE WATER. - LANDING WIDTH TO BE A MINIMUM OF THE RAMP WIDTH LEADING TO THE LANDING: TOP LANDING TO BE 60" MIN. WIDE PER CBC. - LANDING LENGTH TO BE 60" MIN.; BOTTOM LANDING TO BE 72" MIN. LENGTH PER CBC. - WHERE RAMPS CHANGE DIRECTION AT A LANDING, THE LANDING SHALL BE 60"x60" MIN.; INTERMEDIATE LANDINGS SHALL HAVE 72" IN THE DIRECTION OF TRAVEL IF THE CHANGE OF DIRECTION IS GREATER THAN 30 DEGREES PER CBC. - DOOR CLEARANCES CAN OVERLAP THE RAMP LANDING; WHERE DOORS ARE LOCKING THE LANDING SIZE SHALL BE 60"x60" MIN.; DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED MINIMUM LANDING TO LESS THAN 42" AND CAN NOT ENCROACH ON THE REQUIRED LANDING WIDTH BY MORE THAN 3" WHEN FULLY OPENED PER CBC. - LANDING WIDTH SHALL EXTEND ON THE STRIKE SIDE 24" ON EXTERIOR AND 18" ON
- INTERIOR DOORS AND GATES PER CBC.

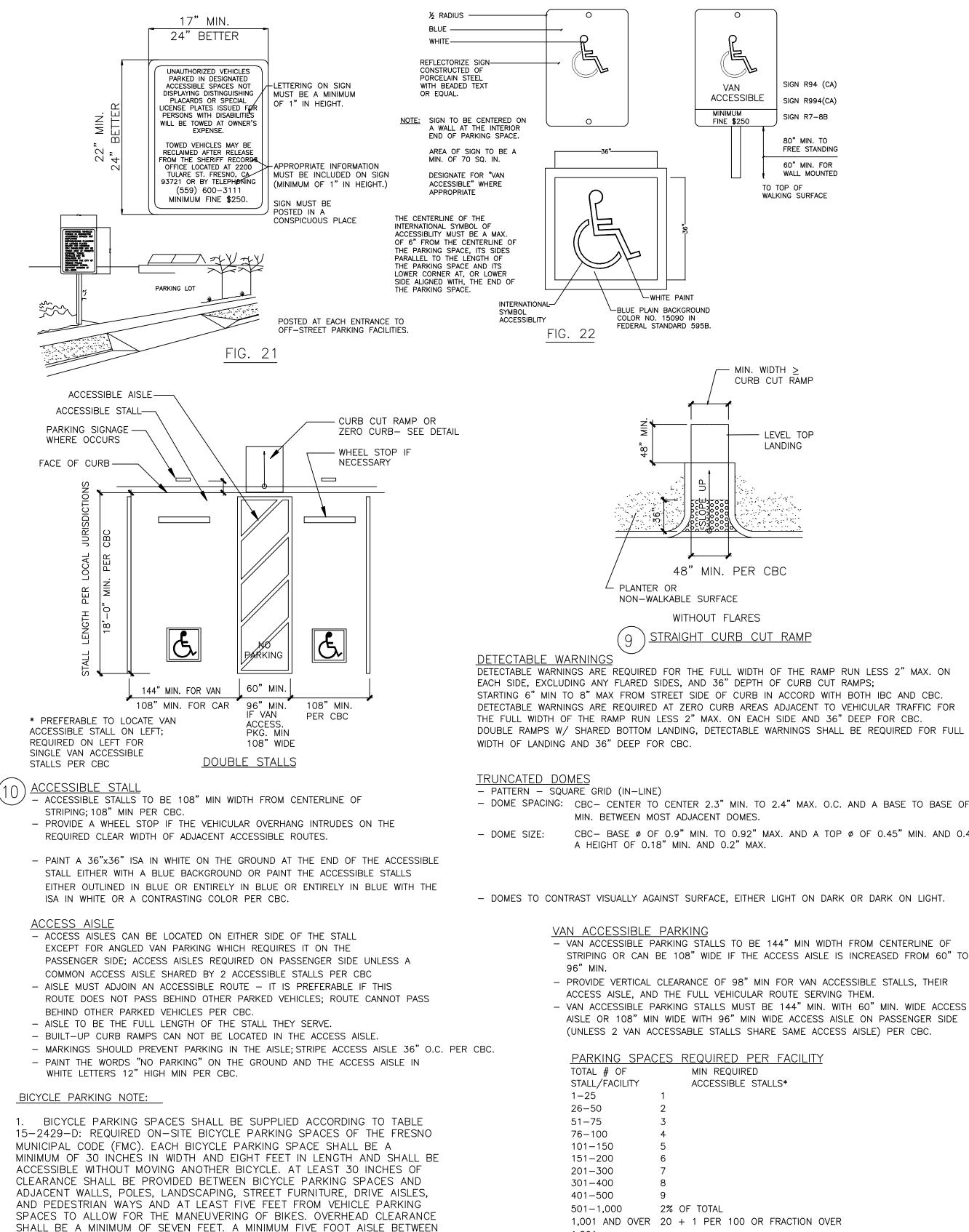






- RAMPS WITH A RISE GREATER THAN 30" REQUIRE AN INTERMEDIARY LANDING.
- LIMITATIONS A 6" RISE MAY GO 1:10 AND A 3" RISE MAY GO 1:8
- IF THE RAMP IS THE ONLY EXIT AND OCCUPANT LOAD IS 300 OR GREATER PROVIDE





1.9"ø 1.9"ø 3/8" x 1" TORX BOLT & ------CONCRETE GROUT 3/8" x 1" S/S DROP IN ANCHOR (4) PLACES PER RACK DRILL OUT 1 ZZZ 4-1/2" 1/2"ø 6" IN-GROUND DETAIL

EACH ROW OF BICYCLE PARKING SHALL BE PROVIDED FOR BICYCLE

PROPOSED. BICYCLE PARKING SPACES SHALL NOT ENCROACH INTO

AND SHALL BE LOCATED PROXIMIAL TO STRUCTURES.

MANEUVERING BESIDE OR BETWEEN EACH ROW, WHEN MULTIPLE ROWS ARE

PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES,

SURFACE MOUNT DETAIL

DETECTABLE WARNINGS ARE REQUIRED FOR THE FULL WIDTH OF THE RAMP RUN LESS 2" MAX. ON EACH SIDE, EXCLUDING ANY FLARED SIDES, AND 36" DEPTH OF CURB CUT RAMPS; STARTING 6" MIN TO 8" MAX FROM STREET SIDE OF CURB IN ACCORD WITH BOTH IBC AND CBC. DETECTABLE WARNINGS ARE REQUIRED AT ZERO CURB AREAS ADJACENT TO VEHICULAR TRAFFIC FOR THE FULL WIDTH OF THE RAMP RUN LESS 2" MAX. ON EACH SIDE AND 36" DEEP FOR CBC. DOUBLE RAMPS W/ SHARED BOTTOM LANDING, DETECTABLE WARNINGS SHALL BE REQUIRED FOR FULL

- DOME SPACING: CBC- CENTER TO CENTER 2.3" MIN. TO 2.4" MAX. O.C. AND A BASE TO BASE OF 0.65"

CBC- BASE Ø OF 0.9" MIN. TO 0.92" MAX. AND A TOP Ø OF 0.45" MIN. AND 0.47" MAX. AND

- DOMES TO CONTRAST VISUALLY AGAINST SURFACE, EITHER LIGHT ON DARK OR DARK ON LIGHT.

- VAN ACCESSIBLE PARKING STALLS TO BE 144" MIN WIDTH FROM CENTERLINE OF STRIPING OR CAN BE 108" WIDE IF THE ACCESS AISLE IS INCREASED FROM 60" TO

ACCESS AISLE, AND THE FULL VEHICULAR ROUTE SERVING THEM.

AISLE OR 108" MIN WIDE WITH 96" MIN WIDE ACCESS AISLE ON PASSENGER SIDE (UNLESS 2 VAN ACCESSABLE STALLS SHARE SAME ACCESS AISLE) PER CBC.

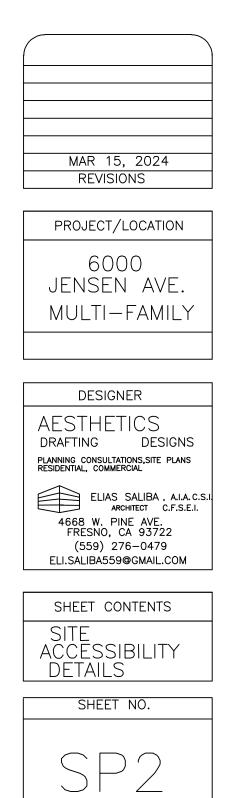
PARKING SPAC	CES REQUIRED PER FACILITY
TOTAL # OF	MIN REQUIRED
STALL/FACILITY	ACCESSIBLE STALLS*
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% OF TOTAL
1,001 AND OVER	20 + 1 PER 100 OR FRACTION OVER
1,001	

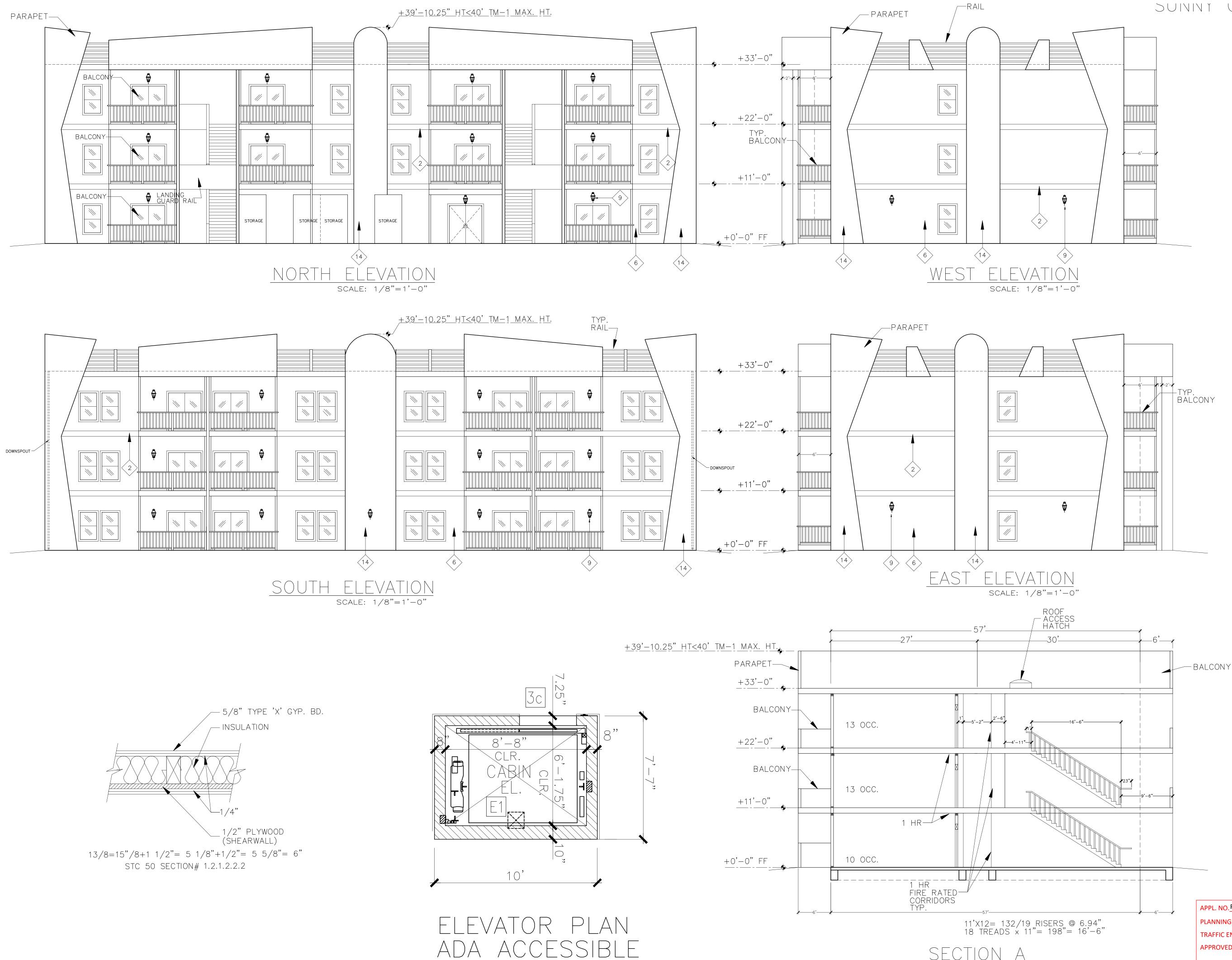
* FOR EVERY 6 ACCESSIBLE STALLS OR FRACTION OF, 1 SHOULD BE VAN ACCESSIBLE, WITH A MINIMUM OF 1.

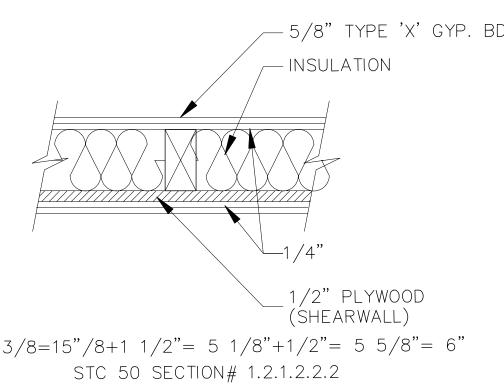
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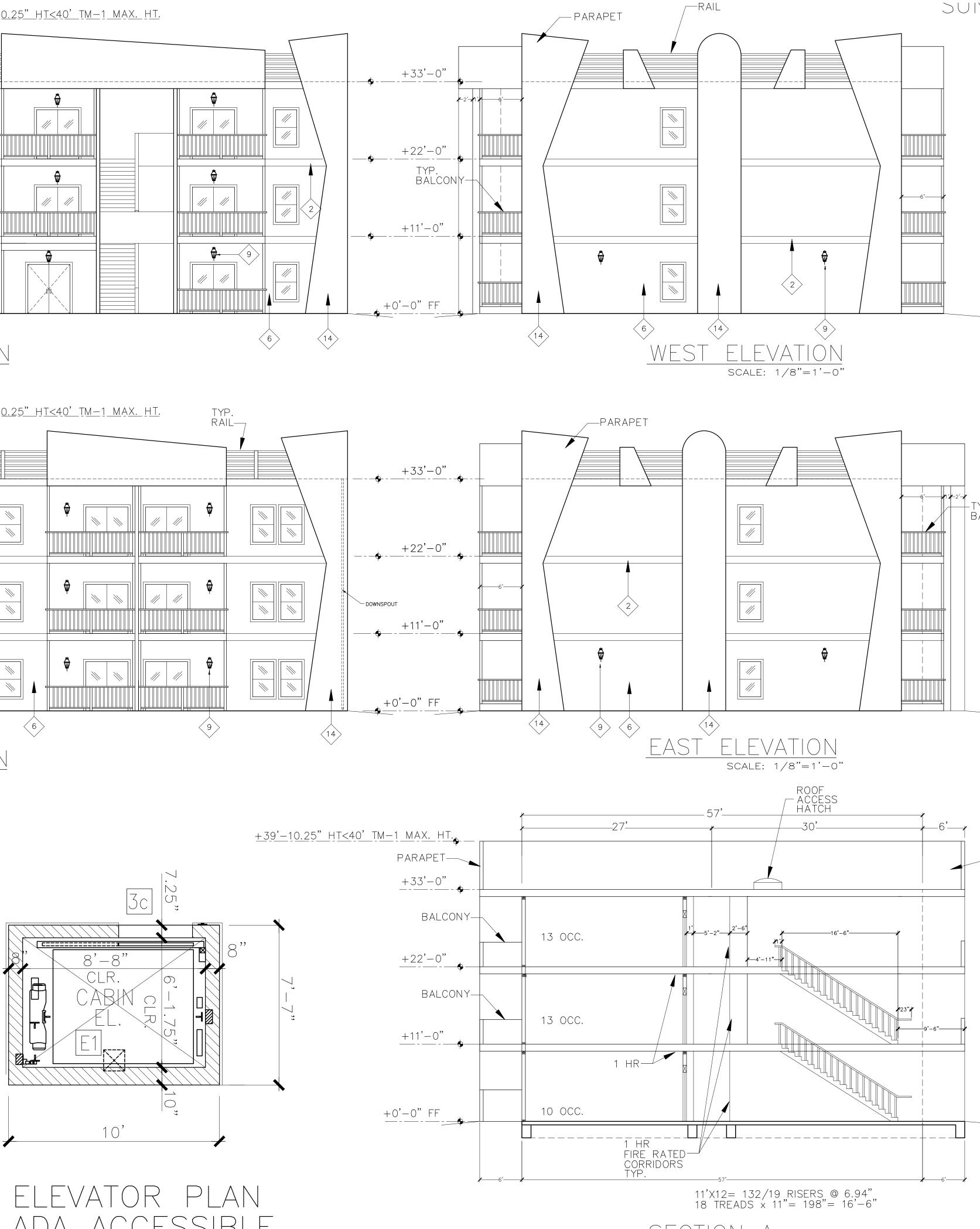
KHUSHPAL SINGH 2266 S. CLAREMONT AVE. FRESNO, CA 93727 TEL.: 559-289-4121 EMAIL: khshpalsingh90@yahoo.com













 $\frac{\text{SEC}}{\text{SCALE: } 1/8"=1'-0"}$

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

23 SHAPED FROM MOLDING @ FABRIC AWNING

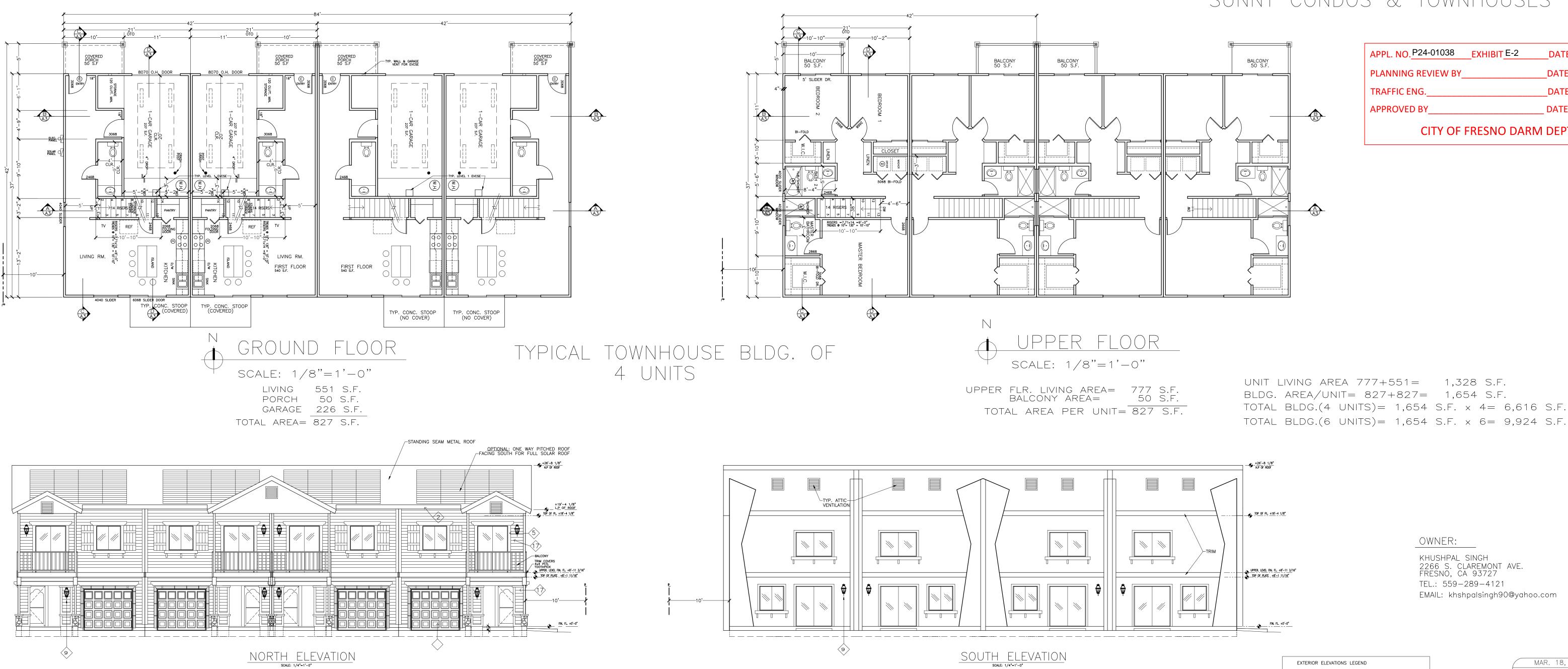
SW6104-KAFFEE

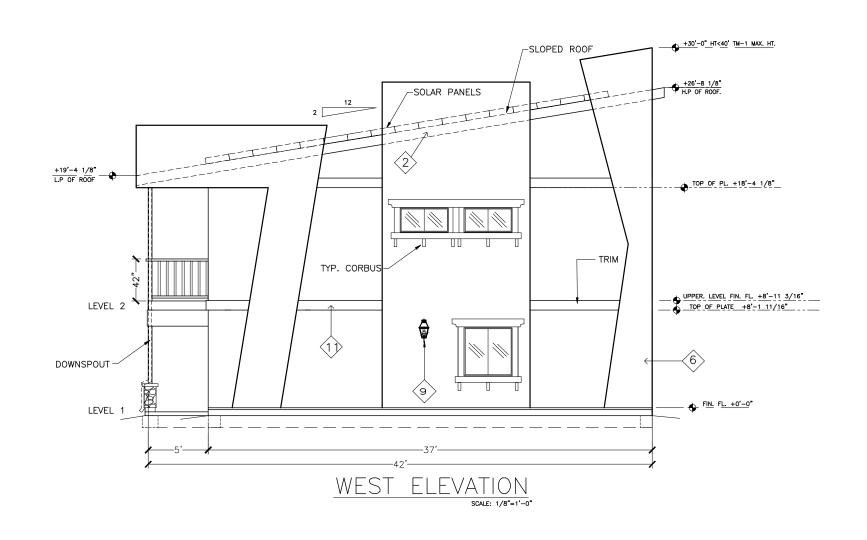
MAR. 18, 2024 MAR. 15, 2024
MAR. 15, 2024
MAR. 8, 2024
MAR. 6, 2024
MAR. 5, 2024
JAN. 30, 2024
JAN. 26, 2024
DEC. 28, 2023
DEC. 19, 2023 REVISIONS
ILVI3I0IN3
PROJECT/LOCATION
3-STORY
CONDOS
DESIGNER
AESTHETICS
DESIGNS
PLANNING CONSULTATIONS,SITE PLANS RESIDENTIAL, COMMERCIAL
ELIAS SALIBA ARCHITECT
A.I.A.,C.S.I., CSFEI, NSF 4668 W. PINE AVE., FRESNO, CA 93722
PHONE: (559) 276-0479
FAX: (559) 276-1849
EMAIL: ELIASSALIBA4668@COMCAST.NET
SHEET CONTENTS
ELEVATIONS,
SECTION
SHEET NO.

IL TYP. BALCONY

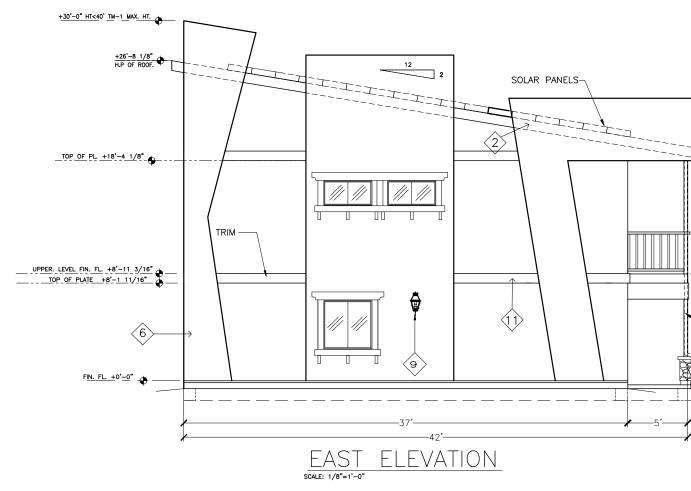
EXTERIOR ELEVATIONS LEGEND			
	MATERIAL	DESCRIPTION/COLOR	
	METAL ROOFING	DECRA ROOFING ORANGE COLOR	
2	FOAM CORNICE	SW6104-KAFFEE	
3	STUCCO EXPANSION JOINT	PAINTED TO MATCH ADJACENT SURFACE	
4	ALUMINUM STOREFRONT SYSTEM	+9' HT. BRONZE ANODIZED	
5	CARWASH ROLLUP DOOR (IF APPLICABLE)	NOT USED	
6	STUCCO WALLS & SOFFIT	SW6143-BASKETBEIGE	
	STUCCO ACCENT COLOR	SW0015-GALLERY GREEN	
8	MEDALLION	SW6104-KAFFEE	
9	WALL MOUNTED LIGHTS	TO BE SELECTED	
	ALUMINUM REVEAL (PAINTED)	SW6143-BASKETBEIGE	
	FOAM TRIM	SW6104-KAFFEE	
	BLDG. SIGN LOCATION	PER CITY STANDARDS	
13	METAL DOOR METAL DOOR FRAME	SW6124-CARDBOARD SW6104-KAFFEE	
	DECORATIVE COLUMNS	DAL TILE CHISELED READY STACK. AMBER SUN MS76	
15	SLATE VENEER/TILE	DAL TILE CHISELED READY STACK. AMBER SUN MS76	
	SMOOTH STUCCO ACCENT	SW6685-TRINKET	
	ILLUMINATED BUILDING ADDRESS SIGN	PER CITY STANDARDS	
18	PARAPET CAPS/ LEADERS/VENTS/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	
\wedge			

SUININI CUINDUS & IUWINHUUSES





SOUTH ELEVATION

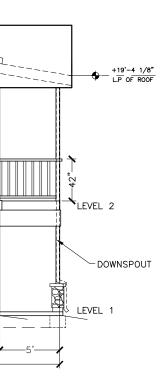


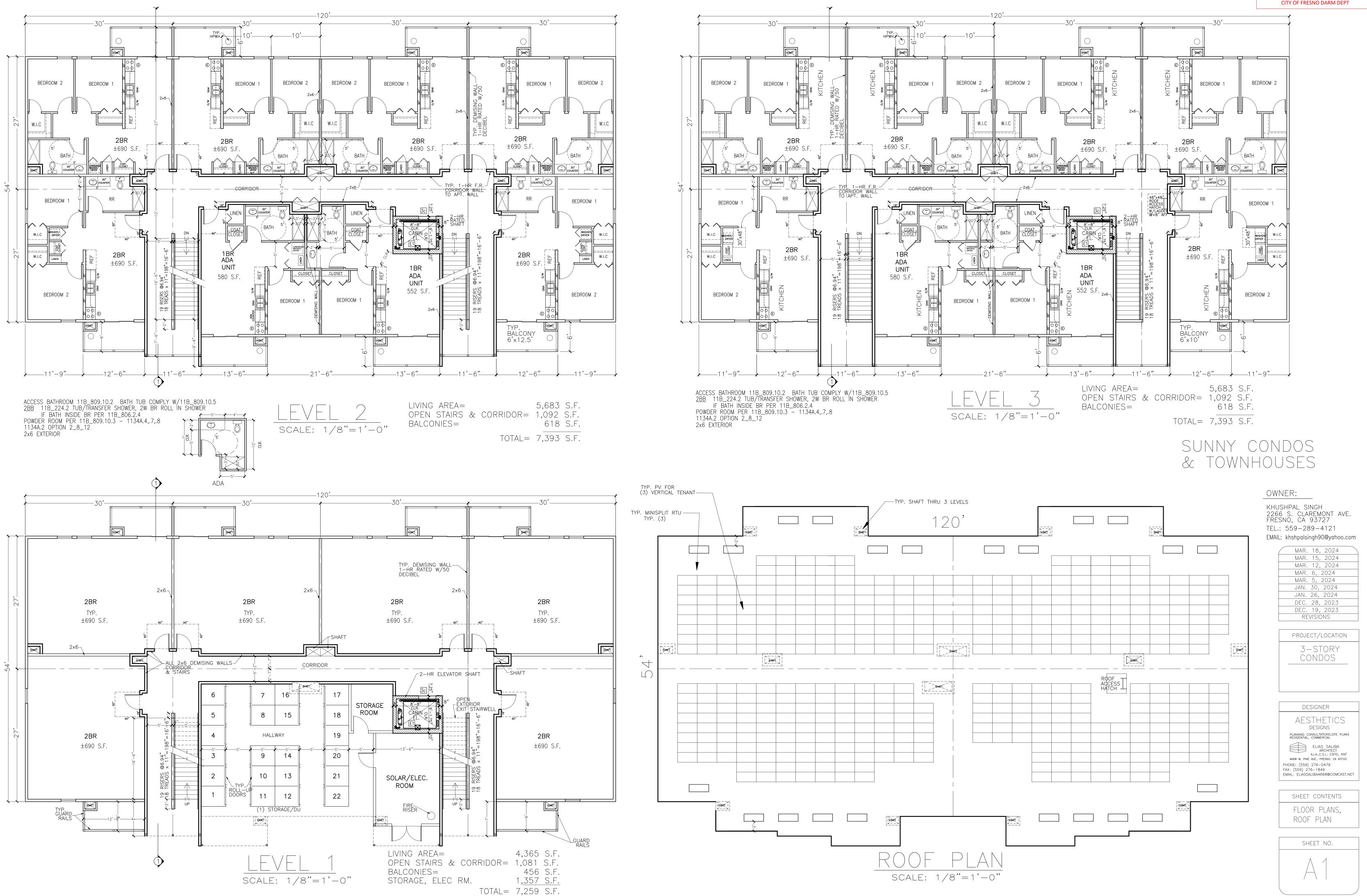
SUNNY CONDOS & TOWNHOUSES

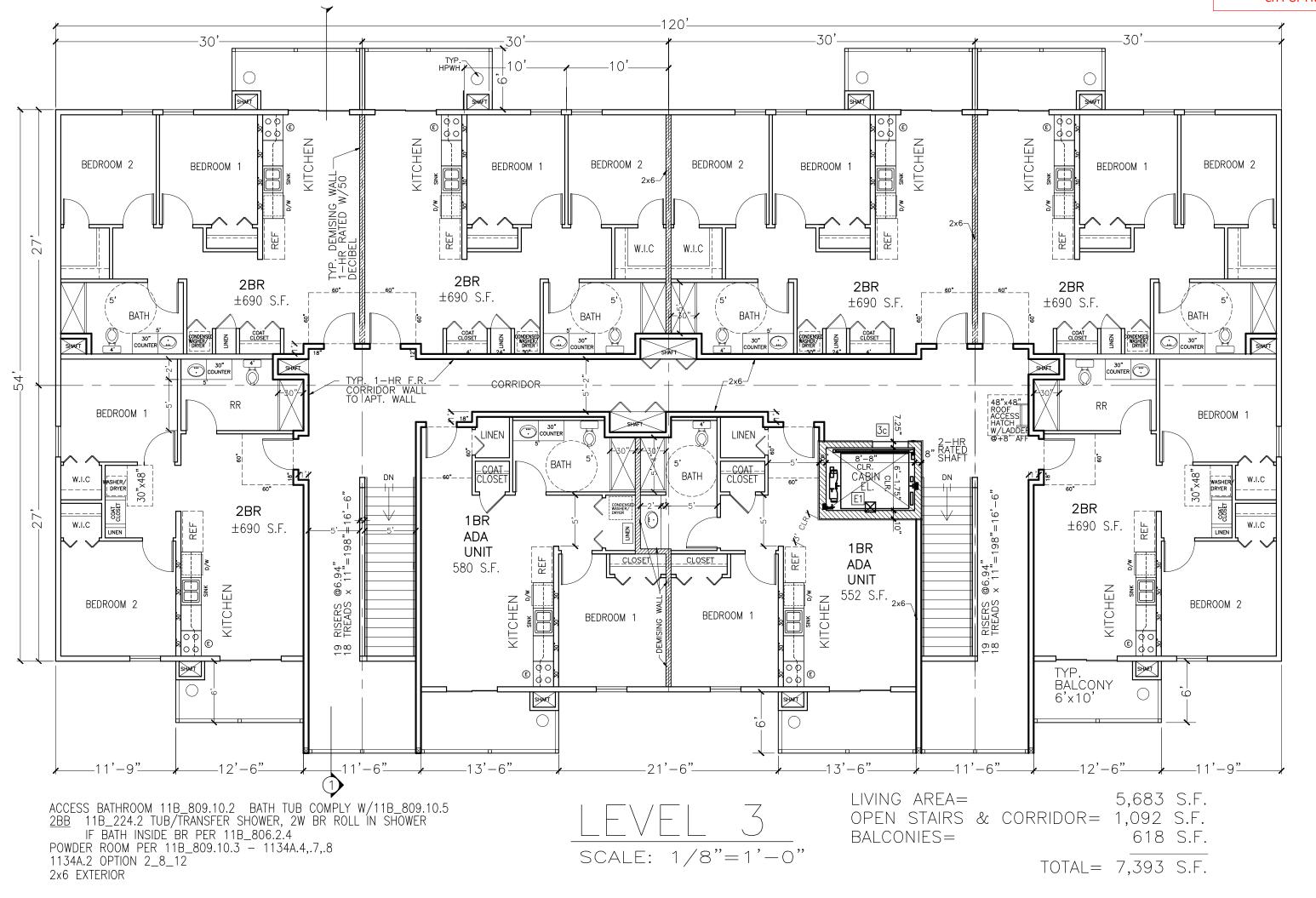
APPL. NO. P24-01038 EXHIBIT E-2	DATE 04/17/2024	
PLANNING REVIEW BY	_DATE	
TRAFFIC ENG	_DATE	
APPROVED BY	DATE	
CITY OF FRESNO DARM DEPT		

	MATERIAL	DESCRIPTION/COLOR
	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 ANODIZE
5	CARWASH ROLLUP DOOR (IF APPLICABLE)	NOT USED
6	STUCCO WALLS & SOFFIT	SW6143-BASKETBEIGE
$\langle 7 \rangle$	STUCCO ACCENT COLOR	SW0015-GALLERY GREE
8	MEDALLION	SW6104-KAFFEE
9	WALL MOUNTED LIGHTS	TO BE SELECTED
	ALUMINUM REVEAL (PAINTED)	SW6143-BASKETBEIGE
$\langle 11 \rangle$	FOAM TRIM	SW6104-KAFFEE
	BLDG. SIGN LOCATION	PER CITY STANDARDS
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	DECORATIVE COLUMNS	DAL TILE CHISELED READY STACK. AMBER SUN MS76
	SLATE VENEER/TILE	DAL TILE CHISELED READY STACK. AMBER SUN MS76
	SMOOTH STUCCO ACCENT	SW6685-TRINKET
	ILLUMINATED BUILDING ADDRESS SIGN	PER CITY STANDARD
	PARAPET CAPS/ LEADERS/VENTS/MISS PAINTED TO MATCH	PAINT TO MATCH ADJ. SURFACE
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21	METAL AWNING	SW6104-KAFFEE
22	FABRIC AWNING	PYROTONE FLAME RETARDANT, COLOR: RE
23>	SHAPED FROM MOLDING © FABRIC AWNING	SW6104-KAFFEE

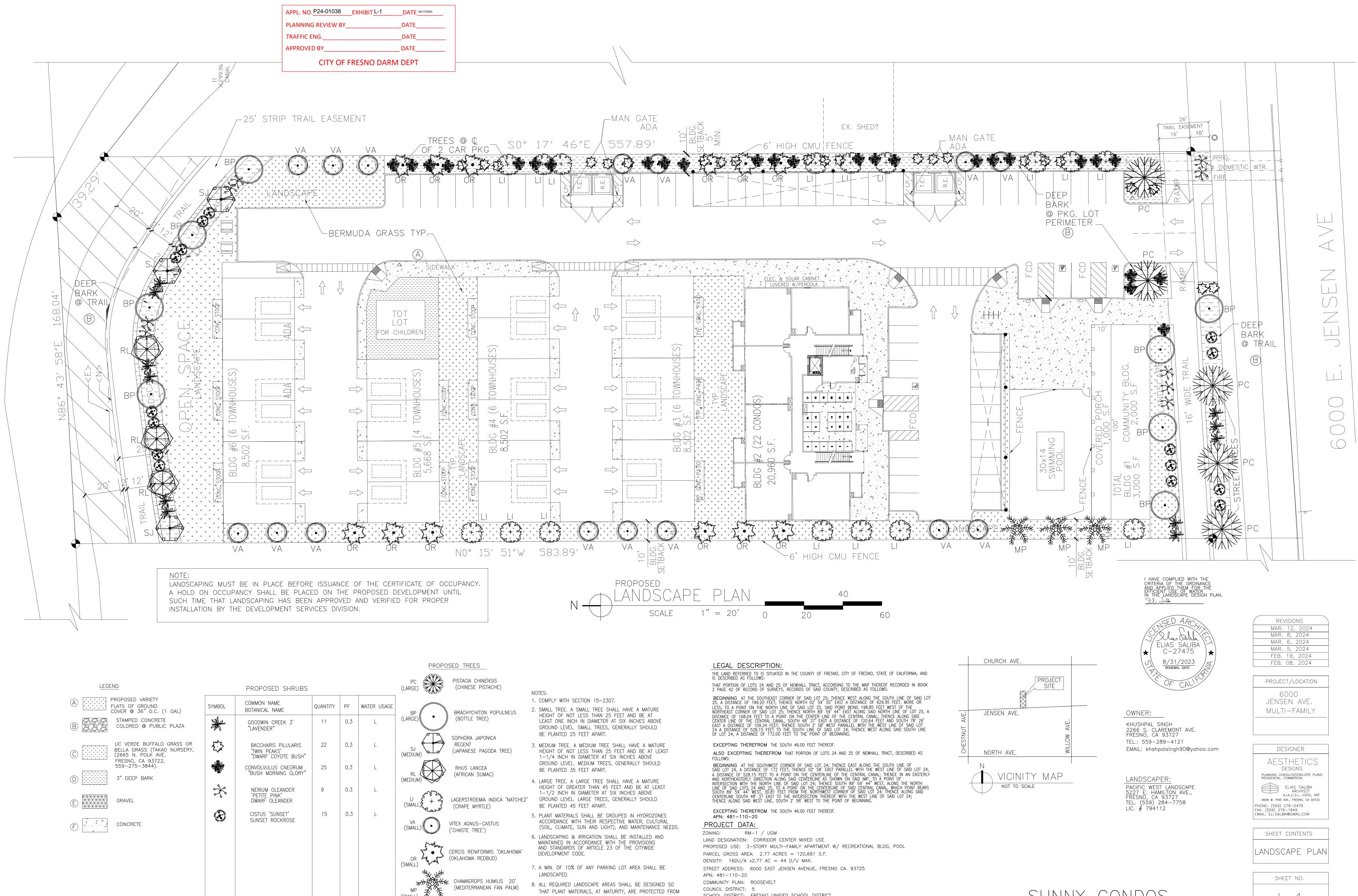
MAR. 18, 2024
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DESIGNER
AESTHETICS
DESIGNS
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SHEET CONTENTS
TYP. BLDG PLAN,
ELEVATIONS
BLDG 3, 4, 5, 6
[]
SHEET NO.











LEGEND		PROPOSED SHRUBS				PC (LARGE)	PISTACIA CHINENSIS (CHINESE PISTACHE)
A FLATS OF GROUND COVER @ 36" O.C. (1 GAL)	SYMBOL	COMMON NAME BOTANICAL NAME	QUANTITY	PF	WATER USAGE	BP	BRACHYCHITON POPL
B	×	GOODWIN CREEK 3' "LAVENDER"	11	0.3	L	(LARGE)	(BOTTLE TREE)
C C C C C C C C C C C C C C	2,2	BACCHARIS PILULARIS 'TWIN PEAKS' "DWARF COYOTE BUSH"	22	0.3	L	SJ (MEDIUM)	SOPHORA JAPONICA REGENT (JAPANESE PAGODA 1
FRESNO, CA 93722, 559–275–3844). D 3" DEEP BARK		CONVOLVULUS CNEORUM "BUSH MORNING GLORY"	25	0.3	L	RL (MEDIUM)	RHUS LANCEA (AFRICAN SUMAC)
(E) GRAVEL	÷.	NERIUM OLEANDER 'PETITE PINK' DWARF OLEANDER	9	0.3	L	LI 5 + 5 (SMALL)	LAGERSTROEMIA INDIC/ (CRAPE MYRTLE)
F		CISTUS 'SUNSET' SUNSET ROCKROSE	15	0.3	L	VA (SMALL)	VITEX AGNUS-CASTUS ('CHASTE TREE')
						OR (SMALL)	CERCIS RENIFORMIS 'C (OKLAHOMA REDBUD)
						MP (SMALL)	CHAMAEROPS HUMILI (MEDITERRANEAN FAN
SHEET SIZE= 24"X36"	ALL	. SHRUBS TO BE 5 GALLON				GP (SMALL)	GUADALUPE PALM (BRAHEA EDULIS)

- E PALM 15-40'

- 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.

- SCHOOL DISTRICT: FRESNO UNIFIED SCHOOL DISTRICT PD DISTRICT: SOUTHEAST
- OPPORTUNITY ZONE: YES
- LANDSCAPE AREA= 33,055 S.F. PAVED AREA= 34,585 S.F.

SUNNY CONDOS & TOWN HOUSES LANDSCAPE NOTES:

- BEFORE CONSTRUCTION BEGINS, THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR ON THE PRESERVATION OF THE EXISTING TREES AND SHRUBS DURING CONSTRUCTION. ALL EXISTING TREES REMAIN, EXISTING SHRUBS TO BE SAVED WHEN FEASIBLE. TREES AND SHRUBS SHALL BE MAINTAINED IN A HEALTHY CONDITION, DEAD OR PLANTS IN POOR HEALTH SHALL BE REPLACED BY THE LANDSCAPE. CONRACTOR. REPLACED PLANT MATERIAL SHALL BE OF SAME SPECIES AND OF COMPARABLE SIZE.
- 2. SHREDDED FIR BARK 3" DEPTH SHALL BE INSTALLED IN ALL NEWLY PLANTED SHRUB AREAS AS A TOP DRESSING AFTER PLANTING
- LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT, OR OVERALL CROWN OF THE TREES, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- 4. LANDSCAPING MUST BE IN PLACE AND A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT REQUIRED LANDSCAPING AND IRRIGATION SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE DEVELOPMENT SERVICE DIVISION, DEVELOPMENT DEPARTMENT, BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 5. IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN THE IRRIGATION SYSTEM BY CHECKING ADJUSTING SPRINKLERS, REPAIRING OR REPLACING DEFECTIVE EQUIPMENT AND MODIFYING THE WATERING TIMES TO ENSURE THE EFFICIENT USE OF WATER. THE CUSTOMER IS RESPONSIBLE FOR ANY WASTAGE OR WATER THAT ORIGNATES ON THE OWNER'S PROPERTY.
- 6. NO ADDITIONAL UTILITY BOXES, TRANSFORMERS, METERS, PIPING OR STRUCTURES OF ANY KIND ARE ALLOWED TO BE INSTALLED IN THE LANDSCAPED AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BUILDING.
- 7. ALL PLANT MATERIAL SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO EXISTING GRADE. 1" ABOVE FINAL GRADE.
- 8. PRUNE NEWLY PLANTED TREES TO REMOVE BROKEN OR DEAD BRANCHES, ONLY.
- 9. FINAL LOCATION OF PLANT MATERIAL: TO BE DETERMINED BY THE ENGINEER ON SITE.
- 10. ALL PLANT MATERIAL GUARANTEED FOR ONE YEAR. 11. USE NURSERY PRACTICES AND STANDARDS.
- 12. ALL PLANT MATERIAL ARE TO CONFORM TO STANDARDS SET FORTH BY THE A.A. OF NURSERYMEN.
- 13. ALL CONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER CONTRACTORS INVOLVED. THE PLANT LIST IS ONLY FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR, IN THE EVENT OF 14.
- A DISCREPANCY, THE PLANTING PLAN SHALL TAKE PRECEDENCE. QUANTITY OF PLANT MATERIAL SHALL BE DETERMINED BY THE QUANTITIES STATED ON THE PLANTING PLAN, 15.
- NOT BY THE SPACING DIMENSIONS, UNLESS OTHERWISE NOTED.
- 16. LANDSCAPE PLANTING AREAS SHALL BY ROUGH GRADED PLUS OR MINUS A 10th BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTORS SHALL VERIFY ALL CONDITIONS AND GRADES BEFORE STARTING WORK.
- ENTIRE PLANTING AREA SHALL BE ROTOTILLED TO A DEPTH OF 6" AND ALL 1" ROCK AND DEBRIS REMOVED. BACKFILL MIX FOR TREES AND SHRUBS SHALL BE 50% NITRILIZED FOREST HUMUS AND 50% ONSITE TOP SOIL. 19. TREES 100% PARENT SOIL.
- PLANTING BEDS SHALL BE TOP DRESSED WITH WALK-ON BARK, ONE CUBIC YARD PER 240 SQ. FEET. PRIOR TO TOP DRESSING, A SUITABLE PEREMERGENT HERBICIDE SHALL BE APPLIED IN ALL AREAS. TREES AND SHRUBS TO BE STAKED, GUYED OR PRUNED, SO AS TO ENSURE PROPER GROWTH AND PREVENT WIND DAMAGE.
- ALL PLANTING HOLES FOR TREES SHALL BE DRILLED UNLESS OTHERWISE INDICATED. ALL TREES SHALL BE PLANTED PER CITY STANDARDS.
- PLANT ALL TREES A MINIMUM DISTANCE PER TABLE
- ALL VINES SHALL BE ATTACHED TO FENCES WHERE REQUIRED AND IN AN APPROVED MANNER. LANDSCAPE CONTRACTOR SHALL MAINTAIN FOR 30 DAYS; AND GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR. THE LANDSCAPE AND IRRIGATION SPECIFICATIONS OF THE CITY OF FRESNO SHALL COVER THE INSTALLATION OF THE PROJECT
- SOIL SHALL BE TOP SOIL, FREE OF CONCRETE, ROCK AND OTHER OBSTRUCTIONS (UNDESIRABLE OBJECTS). FINISHED GRADE SHALL BE 1" BELOW ALL WALKS AND MOW STRIPS. FOR SOIL AMENDMENT USE NITROLIZED WOOD SHAVINGS, GYPSUM AND FERTILIZER 15-15-15 AT INDUSTRY
- STANDARD RATES APPLY ONE APPLICATION OF RONSTAR G TO THE PROPOSED AREA OF PLANTING PRIOR TO INSTALLATION.
- BORE TREE DRAIN HOLES TO TEST THE DRAINAGE OF THE SOIL BELOW THE TREES. ALL PLANTED LANDSCAPE AREAS ARE REQUIRED TO HAVE FRIABLE SOIL TO MAXIMIZE WATER RETENTION 34. AND INFILTRATION.

ADDITIONAL NOTES:

- 1. WATER EFFICIENT LANDSCAPE STANDARDS SHALL BE PROVIDED IN ACCORDANCE WITH SECTION SECTION 6-520 AND AB1881 OF THE FRESNO MUNICIPAL CODE.
- 2. LANDSCAPE PLANTING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 26 OF THE STANDARD SPECIFICATIONS & DRAWINGS.
- 3. NO STRUCTURE OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE ABOVE-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE) ETC.. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTAGES OF THE BLDGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR OTHER MEANS AS MAY BE APPROVED.
- 4. TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
- 5. LANDSCAPING MUST BE IN PLACE BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE CURRENT PLANNING DIVISION.
- 6. PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION WAS INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION, DEVELOPMENT DEPARTMENT.
- 7. THE REVIEW AUTHORITY SHALL ISSUE A TREE REMOVAL PERMIT IF ANY OF THE FOLLOWING GENERAL CRITERIA IS MET. A) THE TREE(S) IS IRREPARABLY DISEASED OR PRESENTS A DANGER OF FALLING THAT CANNOT BE CONTROLLED OR REMEDIED THROUGH REASONABLE PRESERVATION AND/OR PREVENTATIVE PROCEDURES AND PRACTICES SO THAT THE PUBLIC HEALTH OR SAFETY REQUIRES ITS REMOVAL. B) THE TREE(S) CAN POTENTIALLY CAUSE SUBSTAINTIAL DAMAGE TO EXISTING OR PROPOSED MAIN STRUCTURE(S) (E.G. DWELLINGS, OTHER MAIN STRUCTURES, OR PUBLIC INFRASTRUCTURE.) OR INTERFERE WITH UTILITY SERVICES AND CANNOT BE CONTROLLED OR REMIDED THROUGH RESONABLE RELOCATION OR MODIFICATION OF THE STRUCTURE OR UTILITY SERVICES. PROPOSED MAIN STRUCTURE(S) (E.G. DWELLINGS, OTHER MAIN STRUCTURES, OR PUBLIC INFRASTRUCTURE.) OR INTERFERE WITH UTILITY SERVICES AND CANNOT BE CONTROLLED OR REMEDIED THROUGH RESONABLE RELOCATION OR MODIFICATION OF THE STRUCTURE OR UTILITY SERVICES. C) THE RETENTION OF THE TREE(S) RESTRICTS THE ECONOMIC ENJOYMENT OF THE PROPERTY OR CREATES AN UNUSUAL HARDSHIP FOR THE PROPERTY OWNER BY SEVERLY LIMITING THE USE OF THE PROPERTY IN A MANNER NOT TYPICALLY EXPERIENCED BY OWNERS OF SIMILARLY ZONED AND SITUATED PRORITES, AND THE APPLICANT HAS DEMONSTRATED TO THE SATISFACTION OF THE REVIEW AUTHORITY THAT THERE ARE NO REASONABLE ALTERNATIVES TO PRESERVE THE TREE(S).

PROTECTION OF EXISTING UTILITIES

- EXCAVATION NEAR EXISTING UTILITIES TO BE CAREFULLY DONE BY HAND. USE - LOCATION OF EXISTING UTILITIES PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

LANDSCAPE PLANTING AND IRRIGATION NOTES:

- ALL PLANTING AND IRRIGATION SHALL BE DESIGNED IN ACCORDANCE WITH MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
- PLANT MATERIALS WILL BE COMPATIBLE WITH LOCAL MICROCLIMATE AND SOILS. PLANTS WITH LOW WATER REQUIREMENTS WILL BE USED WHERE POSSIBLE AND APPROPRIATE.
- AREAS TO BE PLANTED WILL BE AMENDED WITH MINIMUM 2" ORGANIC SOIL AMENDMENT TO BE INCORPORATED INTO TOP 6" OF SOIL.
- ALL PLANTED AREAS TO BE MULCHED FOLLOWING PLANTING TO REDUCE EVAPO-TRANSPIRATION. - INSTALL SEPERATE METERS AND APPROVED BACKFLOW PREVENTION DEVICES FOR THE LANDSCAPE IRRIGATION IN ACCORDANCE WITH MWELO AND APPLICABLE CODES.

- IRRIGATION SYSTEM SHALL BE CONTROLLED BY AN AUTOMATIC, PROGRAMMABLE IRRIGATION CONTROLLER - CONTROLLER SHALL BE CONNECTED TO RAINFALL AND/OR SOIL MOISURE SENSORS, OR BE ABLE TO UTILIZE EVAPO-TRANSPIRATION DATA FOR THE LOCATION, IN ORDER TO ALLOW FOR SHUTDOWN OR SUSPENSION OF IRRIGATION SYSTEM OPERATION DURING RAINFALL EVENTS. - IRRIGATION VALVES SHALL BE DESIGNED TO IRRIGATE SPECIFIC HYDRO-ZONES HAVING SIMILAR SLOPE. SUN EXPOSURE, AND PLANTS WITH SIMILAR WATER REQUIREMENTS.

- PRECIPITATION RATE FOR IRRIGATED AREAS SHALL BE DESIGNED TO BE LESS THAN THE INFILTRATION RATE OFFSITE SOIL IN ORDER TO MINIMIZE IRRIGATION RUN-OFF. -IRRIGATION HEADS AND NOZZLES SHALL BE SELECTED TO PROVIDE EVEN COVERAGE OF PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT STRUCTURES AND PAVEMENTS.

BÈ 24 FEET ON CENTER). 20' FROM LIGHT POLES OTHER ACCEPTABLE TREES

POWER POLES 10' FROM FIRE HYDRANTS DRIVEWAYS 8' FROM SEWER LINES

3' FROM GAS LINES ELECTRIC LINES WATER LINES ADJOINING PROPERTY LINES

TREE SPACING WILL BE THIRTY TO SIXTY FEET ON CENTER EXCEPT IN THE DOWNTOWN AREA WHERE SPACING WILL TREES SHALL BE PLANTED AT LEAST 30' FROM STREET CORNERS AND STOP SIGNS

15' FROM ALLEYS

FENCES/WALLS, LANDSCAPING NOTES

- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.

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

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

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

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

- TREES REQUIRED FOR PARKING LOTS ARE IN ADDITION TO TREES REQUIRED ELSEWHERE ON THE SITE AS PRESCRIBED IN OTHER SECTIONS OF THE FRESNO MUNICIPAL CODE.

6' FROM CONCRETE IMPROVEMENTS, UNLESS OTHERWISE SHOWN ON THE PLANS

TELEPHONE AND CABLE TELEVISION LINES

1. ONLY THOSE TREES FROM FRESNO'S "APPROVED STREET TREE" LIST (THE OFFICIAL STREET TREE PROGRAM FOR THE CITY) CAN BE USED. ANY EXCEPTION MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

2. ALL TREES MUST BE AT LEAST $\frac{1}{2}$ " IN DIAMETER OR LARGER.

ALL TREES MUST BE STAKED WITH 2 EACH 2" X 2" STAKES AND SUPPORTED WITH A MINIMUM OF 2 TIES. PLACED 6" ABOVE THE POINT WHERE TREE HEAD IS SELF SUSTAINING.

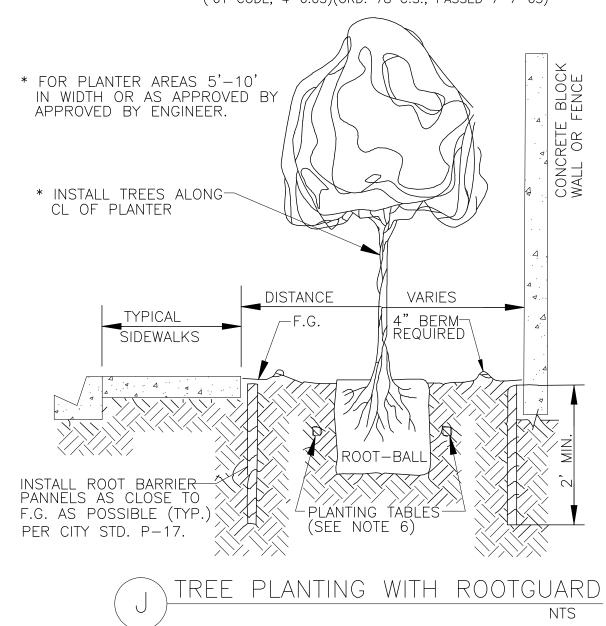
4. TREES SHOULD NOT BE PLANTED MORE THAN 40 FEET APART.

THE RECOMMENDED COMBINATION OF TURF IS 20% BERMUDA GRASS AND 80% CREEPING FESCUE. DROUGHT RESISTANT GRASSES ARE PREFERABLE. ALTERNATES TO THE COMBINATION WILL BE ACCEPTABLE SUBJECT TO APPROVAL OF THE DIRECTOR OF PARKS & COMMUNITY SERVICES. 2. GRASS SHOULD BE PLANTED NOT LESS THAN atural " FROM TOP OF CURB.

IN LIEU GROUND COVER OF USE BUFFALLO VERDE GRASS OR BELLA GRASS (TAKAO NURSERY, (2665 N. POLK AVE. FRESNO, CA 93722, 559-275-3844).

ABUSE OF TREES

IT SHALL BE UNLAWFUL TO ABUSE, DESTROY, OR MUTILATE ANY TREE, SHRUB, OR PLANT IN A PUBLIC PARKING STRIP OR ANY OTHER PUBLIC PLACE, OR TO ATTACH OR PLACE ANY ROPE OR WIRE (OTHER THAN ONE USED IN A PUBLIC PLACE, OR TO CAUSE OR PERMIT ANY WIRE CHARGED WITH ELECTRICITY TO BE ATTACHED TO ANY SUCH TREE, OR TO ALLOW ANY GASEOUS, LIQUID, OR SOLID SUBSTANCE WHICH IS HARMFUL TO SUCH TREES TO COME IN CONTACT WITH THEIR ROOTS OR LEAVES. ('61 CODE, 4-6.05)(ORD. 78 C.S., PASSED 7-7-65)



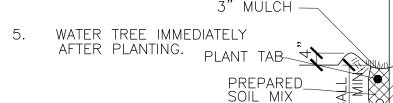
GENERAL PLANTING & STAKING DETAIL

- 1. ONE DRAINAGE HOLE, MINIMUM DIAMETER 24", SHALL BE DRILLED FOR EACH TREE TO A DEPTH OF 10', OR UNTIL HARDPAN HAS BEEN PIERCED. BACKFILL WITH ORIGINAL SOIL.
- PLANTING HOLE TO BE TWICE THE DIAMETER OF CONTAINER WITH DEPTH EQUAL TO ROOT BALL (LESS 1 TO 2" IN CLAY SOILS).
- 3. PLACE TREE IN CENTER OF HOLE.
- 4. TAMP BACKFILL TO FORCE OUT ALL AIR POCKETS.

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2x BALL WIDTH

MIN



- 6. TWO STAKES PER TREE MAY BE REQUIRED IN SPECIAL SITUATIONS AS DETERMINED BY PUBLIC WORKS.
- PLACE TREE TIE 6" ABOVE THE LOWEST POINT ALONG TRUNK
- WHERE TREE'S HEAD WILL SUPPORT ITSELF.
- 8. ALL TRIMMING AND PRUNING TO BE DONE ONLY WITH PUBLIC WORKS APPROVAL

	SYMBOL	PARKWAY	TREE WELL	COMMON NAME BOTANICAL NAME	SIZE	HT.	SPREAD	DESCRIPTION	SHADE	QUAN.	SHADE TREES THAT COUNT	SHADE	TOTAL
				LARGE TREES-	- 30'TO 3	35'DIA	METER						
PC		6'	4.5'X4.5'	PISTACIA CHINENSIS (CHINESE PISTACHE)	15 GAL.	35'+	25'– 35'	Native to China. Erect or Spreading with a high canopy, and oval, rounded or umbrella shape. Has deciduous foliage. 'Keith Davey' cultivar is a male grafted plant with a reliable bright red fall color.	962	4	2	962 S.F.	1,924
BP		6'	4.5'X4.5'	BRACHYCHITON POPULNEUS (BOTTLE TREE)	15 GAL.	30'+	30'	Evergreen tree with small lobed leaves can grow to 30 feet or more. The bottle tree gets its name from the distinctive shape of its trunk: It tapers like a bottle, widening at the bottom of the trunk. As it grows, the bottle shape becomes less prominent.	962	9	0	0 S.F.	0 S.F
	MINING CONTRACT			MEDIUM TREES	- 20' TO	30' DI	AMETER						
SJ		3'-6'	3'X3'	SOPHORA JAPONICA REGENT (JAPANESE PAGODA TREE)	15 GAL.	20'- 30'	20'	sophora japonica is a medium to large deciduous tree that typically matures to 50-75'(less frequently to 100') tall with a broad rounded crown. It is generally cultivated for its attractive compound foliage and fragrant late summer flowers.	707	2	0	707 SF	1,414
RL		3'-6'	3'X3'	RHUS LANCEA (AFRICAN SUMAC)	15 GAL.	20'- 35'	30'	Rhus Lancea is an evergreen, frost hardy, drought resistant tree, upright, but branchlets weeping; bark gray or brown, rough. leaves alternate. Attractive bark. Attracts birds and butterflies.	707	3	0	707 SF	2,121
	SMALL TREES- 15' TO 20' DIAMETER												
LI	2 +	3'-6'	3'X3'	LAGERSTROEMIA INDICA 'NATCHEZ' (CRAPE MYRTLE)	15 GAL.	25'- 30'	15'– 25'	Crape Myrtle is a commonly used single or multi-trunk tree, effective as a flowering or foliage accent. It has handsome peeled bark and a colorful summer bloom. Some cvs. such as 'Natchez' are taller and large of foliage and flower, making a better tree for shade.	. 707	16	9	314 SF	2,82
VA	\bigcirc	3'-6'	3'X3'	VITEX AGNUS–CASTUS ('CHASTE TREE')	15 GAL.	10'- 15'	15'– 20'	Chaste Tree is native to the Mediterranean Region, and can become a small tree if the trunks are trained and pruned. Its summer flowering is especially attractive, and it is quite useful in a water conserving or dry garden setting. Has fragrant flower and Leaf. Spreading with a low canopy, and rounded, umbrella or vase shape. Has deciduous foliage.	314	15	4	314 SF	1,25
OR	Lange Mary	3'-6'	3'X3'	CERCIS RENIFORMIS (OKLAHOMA REDBUD)	15 GAL.	20'– 25'	15'— 20'	'Oklahoma' Redbud is a deciduous tree, native to southwestern North America. It grows slowly into a rounded or vase shape. The shiny, thick, leathery, dark green leaves have rounded or notched tips, are two to three inches wide, and turn yellow before dropping in the fall.		12	6	314 SF	1,884
MP 🛪		₹ 3'-6'	3'X3'	CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	15 GAL.	10'- 20'	10'– 20'	Chamaerops humilis (Mediterranean fan palm), palm, slow growing to 10-20 feet tall and wide, with green to bluish green leaves consisting of radiating leaflets on 3- to 4-foot, spiny stalks. Bright yellow flowers and orange fruits are mostly hidden among the leaves. Native to Mediterranean coasts from Spain to Italy and from Morocco to Tunisia. 'Vulcano' has no spines. Full sun, most well-drained soils.	314	3	0	314 SF	0 5
GP		. 3'-6'	3'X3'	(BRAHEA EDULIS) GUADALUPE PALM	15 GAL.	25'	15'	GUADALUPE FAN PALM IS A STRINKING SMALL TO MEDIUM SIZED PALM WITH ITS SILVERY FRONDS ACCENTING ANY LANDSCAPE SETTING, WITH FLOWERS IN THE SUMMER FROM LONG DROOPING STEMS. IT TOLERATES HEAT, WIND, AND DROUGHT, AND IS ONE OF THE HARDIER PALMS, TO 18 DEGREES F. IT IS USUALLY SEEN AS A SINGLE ACCENT SPECIMEN.	314	0	0	314 SF	0

- 2. ALL TREES SHALL BE STAKED WITH NEW 2" DIA. (PRESSURE TREATED) LODGE POLE PINE. REMOVE ORIGINAL TREE STAKES FROM ALL PLANT MATERIAL DELIVERED TO THE
- PROJECT SITE AND INSTALL NEW TREE STAKES. 3. CONSTRUCT MOUND AS REQUIRED TO SECURE PLANTS STABILITY
- DURING CONSTRUCTION INSTALLATION
- 4. ARBOR TREE GUARD OR APPROVED EQUAL IS REQUIRED AROUND ALL TREES PLANTED IN LAWN AREAS.
- 5. ROOT GUARD BARRIER IS REQUIRED ON ALL HARD SURFACES WHEN THE TREE TRUNK IS 10' OR LESS FROM ANY HARD SURFACE. PLACE BARRIER PARALLEL ALONG THE EDGE OF
- HARD SURFACE. 6. PLANTING TABLET SHALL BE PLACED 2" BELOW FINISHED GRADE NEAR ROOT FOUNDATION AS FOLLOWS: 1 – TABLET PER 1 GAL. 3 – TABLES PER 5 GAL 6 - TABLES PER 15 GAL
- 9 TABLES PER 2' BOX
- 7. ANY AND ALL DEVIATIONS FROM THIS STANDARD SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- 8. ALL LANSCAPE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARDS, MANUFACTURER'S RECOMMENDATION, AND
- AS DIRECTED BY THE ENGINEER. 9. ALL MATERIAL SHALL BE NEW AND FREE FROM IMPERFECTIONS.

2 STAKES AND 2 TIES. TIE TREE TRUNK 6" ABOVE BENDING MOVEMENT OF TREE. TIE SHOULD PROVIDE FLEXIBILITY OF TRUNK BUT NOT ALLOW RUBBING OF TRUNK AGAINST STAKE. CUT STAKES OFF 6" ABOVE SINGLE STAKE TREES, F TIES. FOR TREES. PLACE STAKE ON STAKE WINDWARD SIDE OF TREE. TRE TIES TO BE APPROVED RUBBER OR PLASTIC STRAP NAILED TO STAKE. PLACE BELOW BRANCHES TO PREVENT RUBBING.

TREATED 2" LODGE POLE PINE STAKE TO BE SET VERTICALLY ON WINDWARD SIDE OF TREE OUTSIDE THE ROOTBALL.

TOP OF ROOT BALL TO BE SET AT FINISH GRADE IN SANDY OR LOAM SOILS, AND 1" ABOVE GRADE IN CLAY SOILS.

📜 NO SOIL ON TOP OF ROOT BALL

-CONSTRUCT WATER BASIN 30" IN DIAMETER WITH 4" BERM FIRMLY COMPACTED AROUND PERIMETER.

- PREPARED SOIL MIX, PUDDLE AND SETTLE PRIOR TO SETTING TREE. SCARIFY SOIL, ADD EQUAL AMOUNT PREPARED SOIL AND THOROUGHLY MIX. APPROVED ROOT BARRIER 24" DEEP ROLLS @ 10" PER OCCURANCE TO BE INSTALLED ADJACENT TO CONCRETE WHERE TREE IS LOCATED 6' OR CLOSER MINIMUM PLANTER SIZE: (between tiers of parking) CONTINUOUS PLANTER NEW DEVELOPMENT

STANDARD PARKING STALL <u>8 FEET</u> COMPACT PARKING STALL <u>6 FEET</u>

ALONG PERIPHERY 10 FEET EXCEPT AS MAY BE APPROVED PURSUANT TO MUNICIPAL CODE.

MINIMUM SIGHT TRIANGLE:

15 FEET IN TRAFFIC AREAS 30-35 FEET AT STREET INTERSECTIONS 100 FEET AT MAJOR STREET INTERSECTIONS TREES WITHIN THE TRIANGLE SHALL BE TRIMMED UP TO EIGHT-FEET MINIMUM ABOVE SURFACE OF THE PARKING LOT. OTHER LANDSCAPING (GROUND COVER AND SHRUBS) SHALL NOT EXCEED TWO AND ONE-HALF FEET ABOVE THE PARKING LOT SURFACE.

> 3" MULCH -4" BERM FIRMLY COMPACTED PREPARED SOIL MIX PLANT TAB -PREPARED SOIL MIX, PUDDLE AND SETTLE PRIOR TO SETTING SHRUB. SCARIFY SOIL, ADD EQUAL AMOUNT PREPARED SOIL AND THOROUGHLY MIX. 2x BALL WIDTH MIN.

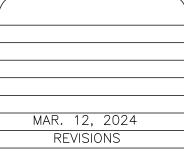
> > SHRUB PLANTING DETAIL

PARKING LOT SHADING ANALYSIS TREES CONTRIBUTING TO PARKING SHADE= 21 TOTAL SITE PAVED PARKING AREA= 34,585 S.F. COMMUNITY BLDG. SHADE AREA= COMMUNITY BLDG. PAVED PKG. AREA= 11,410 S.F. 3,494 S.F. TREES+1,585 S.F. CARPORT= PERCENTAGE SHADING = 50%5,709 S.F. / 11,410 S.F.= 50% SHADE COMMUNITY CENTER# OF TREES REQ.=1 PER 2,000 S.F. LOT COVERAGE 26,316/2,000= 16 TREES REQ. = 38.44% 1/2,000= PROVIDED= 16 TREES

MULTI-FAMILY AND MIXED-USE DISTRICTS. A MINIMUM OF ONE TREE PER UNIT. 44 UNITS= 44 TREES REQ. 61 TREES PROVIDED .: OK

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





PROJECT/LOCATION 6000 JENSEN AVE.

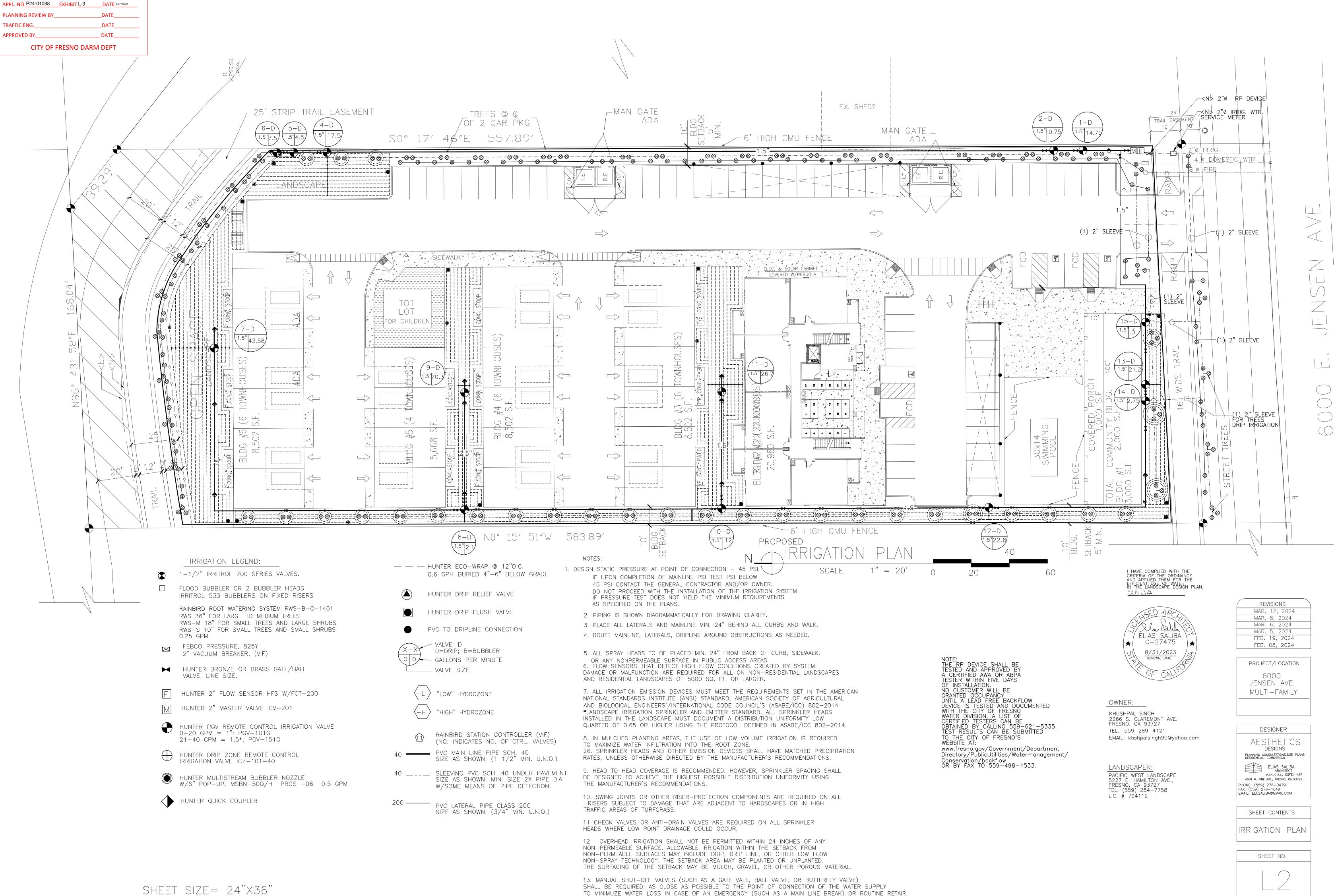
MULTI-FAMILY DESIGNER

AESTHETICS DRAFTING DESIGNS PLANNING CONSULTATIONS, SITE PLANS RESIDENTIAL, COMMERCIAL ELIAS SALIBA , A.I.A. C.S.I ARCHITECT C.F.S.E.I. ARCHITECT C.F.S.E.I.

4668 W. PINE AVE. FRESNO, CA 93722 (559) 276–0479 ELI.SALIBA559@GMAIL.COM

SHEET CONTENTS ANDSCAPE PLAN SHEET NO.

SHEET SIZE= 24"X36"



APPL. NO. P24-01038	EXHIBIT L-4	DATE 04/17/2024		
PLANNING REVIEW BY_		_DATE		
TRAFFIC ENG		_DATE		
APPROVED BY		DATE		
CITY OF FRESNO DARM DEPT				

, dtion Notes

<u>IRRIGATION</u>

- 1. HEADS SHALL BE ADJUSTABLE METAL POP-UP TYPE. N/A
- 2. HEADS SHALL BE INSTALLED FLUSH TOP OF CURB, BUT 1". N/A TOWARD THE CENTER TO PERMIT PROPER EDGING BY THE CREWS.
- 3. ALL PARK STRIPS SHOULD BE PROVIDED WITH AUTOMATIC (ELECTRIC) CLOCKS WITH INSTALLED POWER SOURCE. CLOCKS SHALL BE RAINMASTER BRAND OR APPROVED EQUAL.
- 4. 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.
- 5. ANTI-SIPHONS NOT ALLOWED FOR IRRIGATION R.O.W.'s
- 6. 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
- 7. ALL IRRIGATION PIPING AND HEAD PLACEMENT MUST BE DESIGNATED FOR OVERLAPS ACCORDING TO THE SIZE OF THE PARK STRIP.
- 8. 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.
- 9. 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.
- 10.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.
- 11. A. IF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM, PRESSURE-REGULATING DEVICES SUCH AS INLINE 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 DPERATING 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.

12. 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.

13. BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM.

14. 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.

15. IN MULCHED PLANTING AREAS, THE USE OF LOW VOLUME IRRIGATION IS REQUIRED TO MAXIMIZE WATER INFILTRATION INTO THE ROOT ZONE.

16. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL BE SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

17. FOR EASE OF MAINTENANCE, INSTALL GATE VALVES AND QUICK COUPLERS ON THE MAINLINE.

- 18. A DIAGRAM OF THE IRRIGATION PLAN HYDROZONES SHALL BE KEPT WITH THE CONTROLLER.
- 19. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY THE DESIGNER

20. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

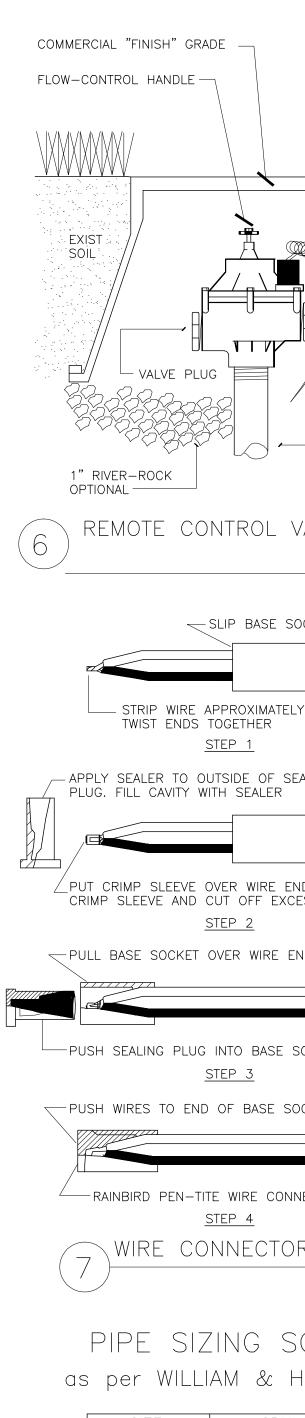
21. NEW LANDSCAPING SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED TO PROVIDE ADEQUATE AND EFFICIENT COVERAGE OF ALL PLANT MATERIAL. IRRIGATION SYSTEMS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND/OR THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE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

<u>Non-Turf Selections</u>

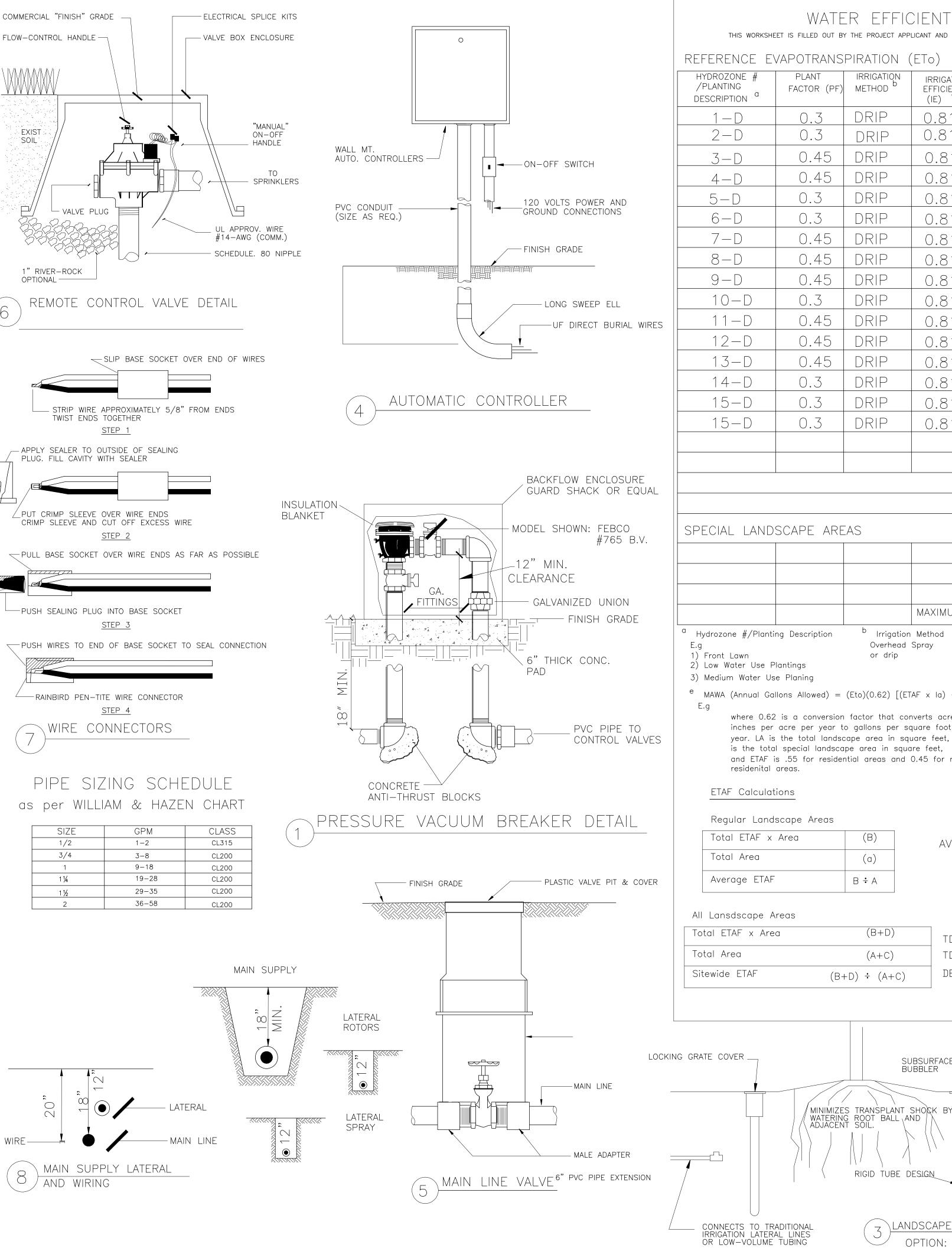
PLANTS SELECTED FOR USE IN NON TURF AREAS SHOULD BE WELL SUITED OR ADAPTABLE TO THE CLIMATE OF THIS REGION. PLANTS SHOULD BE GROUPED IN HYDROZONES ACCORDING TO THEIR WATER NEEDS AND IRRIGATED SEPARATELY. TO USE SPECIES OTHER THAN THOSE LISTED BY THE DIRECTOR PURSUANT TO SECTION 15.92.130. THE DESIGNER 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 IT'S 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.



SIZE	GPM
1/2	1-2
3/4	3-8
1	9-18
1 1⁄4	19–28
1 1/2	29-35
2	36–58



RATION	(FTO)	58.8					
IRRIGATION	IRRIGATION	ETAF		TAF X AREA	ESTIMATED TOTAL	7	
METHOD ^b	EFFICIENCY (IE)	(PF/IE)	AREA (SQ. FT.)		WATER USE (ETWU) ^d		
DRIP	0.81	0.37	2,326 s.f.	861			
DRIP	0.81	0.37	1,290 s.f.	477			
DRIP	0.81	0.56	1,353 s.f.	758		_	
DRIP	0.81	0.56	1,758 s.f.	985		_	
DRIP	0.81	0.37	360 s.f.	133		_	
DRIP	0.81	0.37	1,670 s.f.	618		_	
DRIP	0.81	0.56	4,358 s.f.	2,440		_	
DRIP	0.81	0.56	2,069 s.f.	1,133		_	
DRIP	0.81	0.56	2,024 s.f.	1,133		_	
	0.81	0.37	1,200 s.f.	444		_	
	0.81	0.56	2,671 s.f. 2,257 s.f.	1,496 1,264		_	
<u>DRIP</u> DRIP	0.81	0.56	2,207 s.f.	1,204		_	
DRIP	0.81	0.56	330 s.f.	1,107			
DRIP	0.81	0.37	200 s.f.	74			
DRIP	0.81	0.37	250 s.f.	18.5			
		TOTALS	(A)	(B)		-	
			25,236 s.f.	13,144	479,160	-	
S	1	1			1		
		TOTALS	(C)	(D)		-	
				TWU TOTAL	479,160	_	
	MAXIMUM AI	L Lowed wati	ER ALLOWANCE		506,000		
^b Irrigatior		Irrigation Efficie			I ns Rquired) =		
Overhead or drip		.75 for spray h .81 for drip	ead Eto x		s a conversion		CHISED ARCA
				inches per a	onverts acre— cre per year to		ELIAS SALIBA
to)(0.62) [(E	ΓΑF x Ia) + ((1·	-etaf) x sla)]		gallons per s	square foot per year.		★ C-27475 ★
actor that co							8/31/2023 RENEWAL DATE
- ·	quare foot per uare feet, SLA						OF CALIFO
	0.45 for non-		-	-	cape Areas Must eas, and 0.45 o		
			on-residential d		eus, unu 0.40 0		
(B)		F	3 1.3 1.44				
(a)	AVERAC	$FE ETAF = \frac{1}{A}$	$\frac{3}{25,236} = \frac{13,144}{25,236}$	s.f.= 0.52	< 0.55 •• OK		MARCH 16, 2024 REVISIONS
(u) 3 ÷ A							PROJECT/LOCATION
							6000
							JENSEN AVE. Multi-Family
(B+D)	TOTAL	FLOW RATE	E = 191 GPM				
(A+C)	TOTAL	APPLICATI]N RATE = 191	GPM/25,23	6 S.F.= 0.008 IN	ICH/HR	
) ÷ (A+C)	DESIGN	N OPERATION	N PRESSURE =	55 PRESSU	IRE PER SQ. INC	CH.	DESIGNER
							AESTHETICS drafting designs
							PLANNING CONSULTATIONS, SITE PLANS RESIDENTIAL, COMMERCIAL
				0.7			ELIAS SALIBA , A.I.A. C.S ARCHITECT C.F.S.E.I. 4668 W. PINE AVE.
SI BI	JBSURFACE		INSTALL PRODU EVEN WITH FINI GRADE.	SH			FRESNO, CA 93722 (559) 276–0479 ELI.SALIBA559@GMAIL.COM
			-				SHEET CONTENTS
TRANŠPLANT ROOT BALL _\ A SOIL.	SHOCK BY	$\sim \sim \sim$	GEN AND WATER				IRRIGATION
			CULATION PROMOTE LTHY PLANT GROWT	Н.			DETAILS
, /	DESIGN		=				SHEET NO.
		POSITION SPACED A	UNITS EVENLY AROUND ROOT BALL				

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

LANDSCAPE DRIP ROOT WATERING SYSTEM OPTION: DRIP IRRIGATION

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) 2bedroom 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 Builing #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.