

Zone Clearance Operational Statement 8/9/21

- Moses McQueens will be owned and operated by Ashakka LLC which is composed of Phillip Kliewer, Diego Arambula, Miguel Arambula and Dean Fullbright.
- The day to day operations will be directed by Phillip Kliewer.
- Our proposed operations will be 7 days a week from 4 PM to 2 AM.
- As a part of our ABC application and as a part of being good neighbors we have discussed or informed all nearby businesses of our plans to open a bar. We have made efforts to discuss project with neighbors such as the Boat Shop to the East, the art studios to the North, Haron Jaquar across the street, Zacks Brewery to the West, as well as informed the two closest residential properties (which are vacant) to the South. All who we have talked to have been very supportive of this project. Additionally, we have talked to City leaders such as Dan Zack, Lupe Perez, the Historic Preservation Commission, downtown police officers, the Jimmy Cerracchio of the Downtown Fresno Partnership, and others. All are very supportive. We previously held 3 public events (two art hops and a Halloween party) and all were successful and all who attended were extremely excited about our project. We are taking a previously rundown, vacant, and frequently crime infested building and making it viable in a district and area that needs economic life.
- This proposal is complementary to the surrounding neighborhood in that it adds another commercial business on a block with other commercial businesses, takes away a vacant lot with several surrounding vacant lots, and is located in a district (DTG and "Brewery District") that is very supportive and encouraging of adding downtown entertainment business right now.
- We applied for and won 2nd place in the 2019 Create Here Business Plan competition held by the Downtown Fresno Foundation.
- The proposal helps implement the Fresno General Plan by adding a business to an area in need of new business and jobs.
- The nature of this project is to renovate an existing property that contains an existing 100 year old historic multifamily duplex apartment. This will include building approximately 408 SF of additional outbuildings to support this new business.
- We applied for and received adding the house to the Local Historic registry in an effort to preserve and honor the history of this property. This project was wholeheartedly supported by the Historic Preservation Committee as a way to economically preserve Fresno History.
- The project will be phased into 3 or more phases. The first phase we will be permitting will be structurally fixing the apartments foundation, new site utilities (water, sewer, drainage, electrical), constructing a new 194 SF of storage and bar space to service the outdoor deck, constructing a new bathroom building with exterior access, minor landscaping site improvements, constructing a trash enclosure, constructing a new fence, fixing the front sidewalk, minor demo of an existing site structures (fence, trash, etc.).
- The goal of the first phase will be to open the commercial building and backyard for use as a fully functioning bar.
- Subsequent phases may include building a commercial kitchen, and possibly a back balcony.
- There are no current employees, we anticipate hiring 20 people or more once all

phases are complete. They will work in 8 hour shifts or less up to 40 hours per week. They will not live onsite.

- We anticipate 50 daily visitors but this may increase during events and other times.
- Our security measures will include burglar alarm, security cameras, security guards, as well as lockable security windows, doors, and gates.
- Bar equipment, materials, and supplies will be stored onsite and secured in a locked location.
- This operation will generate noise similar to other breweries or bar locations in the area such as Tioga Sequoia which is around the corner.
- No hazardous material will be produced. No outside liquor sales.