

CITY OF FRESNO

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CONDITIONS OF APPROVAL

NOVEMBER 15, 2017

**PLAN AMENDMENT APPLICATION NO. A-16-017
REZONE APPLICATION NO. R-16-018
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059**

7035 North Blythe Avenue

The Planning Commission will consider recommending approval to City Council of Plan Amendment Application No. A-16-017, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 at a noticed public hearing on November 17, 2017 at 6:00 p.m. or thereafter. Staff recommends that these special permit applications be recommended for approval to the City Council, subject to the conditions listed in this document.

Project Description: Giorgio Russo of Ginder Development has filed Plan Amendment Application No. A-16-017, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 pertaining to approximately 7.1 acres of property. The subject property is located on the northwest corner of North Blythe and West Herndon Avenues. Plan Amendment Application No. A-16-017 proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial planned land use designation. Rezone Application No. R-16-018 requests authorization to rezone the subject property from the CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General) zone district. Conditional Use Permit Application No. C-17-059 requests authorization to construct a gated multi-unit residential complex with 80 residential units, a community building, and associated outdoor recreation facilities on the 4.66 acre portion of the subject property and 3 detached commercial pads (one of which includes a drive-through) on the 2.59 acre portion of the subject property proposed to be redesignated and rezoned.

A Mitigated Negative Declaration had been prepared for Environmental Assessment No. A-16-017/R-16-018/C-17-059 dated November 10, 2017 for purposes of the proposed project by the Development and Resource Management Department. No additional environmental analysis is required beyond what was analyzed by Environmental Assessment No. A-16-017/R-16-018/C-17-059. The approval of this project is subject to compliance with the Conditions of Approval on the following page(s):

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

Planner to check when completed		
The following items are required prior to issuance of Building Permits:		
☐	1.	Development shall take place in accordance with Exhibits A-1, A-2, and A-3 dated September 18, 2017, and Exhibits E, F-1, and F-2 dated May 8, 2017. Transfer all red line notes, comments, conditions, etc. to the corrected exhibit(s) and submit to planner <i>at least</i> 15 days prior to sign off of the site plan.
☐	2.	Approval of this application is contingent upon the acquisition of the entire adjacent North Blythe Alignment with a lot line adjustment or parcel merger to add the 0.79 acres in question to the multi-family residential lot, to satisfy the density restrictions of 12 dwelling units minimum per acre and 16 dwelling units maximum per acre, per Section 15-1003.
☐	3.	Within multi-family residential development, dimension height on Unit A, B, and C elevations to demonstrate compliance with Section 15-1003 Maximum Height.
☐	4.	Within multi-family residential development, provide dimensioned elevations for multi-unit housing complex clubhouse and accessory structures (garages, trellises, poolside building) demonstrating compliance with Articles 10 and 20.
☐	5.	Within multi-family residential development, dimension interior side setbacks to demonstrate compliance with Section 15-1003.
☐	6.	Within multi-family residential development, dimension setback from West Herndon Avenue to demonstrate compliance with Section 15-1604-C.
☐	7.	Within multi-family residential development, dimension distance from back of sidewalk to parking to demonstrate 30' minimum parking setback per Section 15-1003.
☐	8.	Within multi-family residential development, dimension fence setback from sidewalk to demonstrate compliance with Section 15-2006.
☐	9.	Within multi-family residential development, dimension private open space on site plan to demonstrate compliance with Section 15-1004-D.
☐	10.	Within multi-family residential development, dimension common open space on site plan to demonstrate compliance with Section 15-1004-D.

☐	11.	Within multi-family residential development and commercial development, show and dimension visibility triangles on site and landscape plans for per Section 15-2018.
☐	12.	Per CBC 4.106.4.2 by way of Section 15-2416-B.1, indicate four (4) EV parking stalls on site plan for multi-family residential development and three (3) EV parking stalls on site plan for commercial development.
☐	13.	Within multi-family residential development, increase height of wall along West Herndon Avenue from 6' to 8' to demonstrate compliance with Section 15-1604-C.
☐	14.	Within multi-family residential development, provide dimensioned elevations of gates to demonstrate compliance with Section 15-2006-L.
☐	15.	Within multi-family residential and commercial development, submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.
☐	16.	Within multi-family residential and commercial development, provide dimensioned elevations and details on gate and cover materials for trash enclosures to demonstrate compliance with Section 15-2016-D.
☐	17.	Update Operational Statement to reflect number of residential units and the construction of three (3) commercial building pads rather than construction of commercial buildings.
☐	18.	Within the commercial development, provide a pedestrian connection from building pad #2 to the other two commercial building pads.
☐	19.	Within the commercial development, indicate the location of a grease barrel or installation of a grease trap to serve the drive-through restaurant planned for building pad #1.
☐	20.	Within the commercial development, demonstrate that the trash enclosure gates for the enclosure south of the entrance driveway do not open into the drive aisles.
☐	21.	Within the commercial development, demonstrate that trash enclosures will not be visible from North Blythe Avenue or provide landscape planting around the perimeter of enclosures, excluding gates, utilizing drought-resistant landscaping, including a combination of shrubs and/or climbing evergreen vines, per Section 15-2016-D.5.
☐	22.	Within the commercial development, demonstrate 50% parking lot shading and compliance with parking lot tree requirements as per Section 15-2308-G.
☐	23.	Within the commercial development, show one (1) loading space for building pad 2 and one (1) loading space for building pad 3, as per Section 15-2430-A.

☐	24.	Demonstrate that all electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed underground within the site. This requirement may be waived or deferred by the Public Works Director or the City Engineer upon a determination that the installation is infeasible or premature.
☐	25.	Submit three copies of detailed, final landscaping and irrigation plans to be reviewed for compliance with Articles 20, 23 and 24 of the Development Code, prepared by a landscape professional, to the Development Services Division.
☐	26.	Add applicable notes from the attached document titled "Notes and Requirements for Entitlement Applications".
☐	27.	Recordation of mapping instruments and perfection of vacations, with all associated conditions of approval, necessary to establish proposed property lines is required prior to issuance of building permits .
☐	28.	Recordation of a cross access agreement is required prior to issuance of building permits .
☐	29.	Fresno Unified School District's residential development fee and commercial development fee are due prior to issuance of building permits . Submit verification that this fee has been paid.
The following items are required prior to issuance of the certificate of occupancy:		
☐	30.	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.
The following items are required prior to final inspection:		
☐	31.	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 system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form, attached).

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a) Property development standards and the complete list of planning requirements/conditions for this project are contained in the "Property Development Standards Checklist – Multi-Family Uses" prepared for C-17-059 dated September 28, 2017 and "Property Development Standards Checklist – Multi-Family Uses" prepared for C-17-059 dated October 11, 2017, attached to this

document for reference.

- b) Development and operation shall take place in accordance with the attached "Notes and Requirements for Entitlement Applications" as applicable.
- c) Development shall take place in accordance with the policies of the Fresno General Plan, Bullard Community Plan, the Residential Multi-Family Medium High Density planned land use designation for the 4.66 residential development plus the 0.79 acres of abandoned North Blythe Alignment being added to the residential development, and with the General Commercial planned land use designation for the 2.59 acres of commercial development proposed by Plan Amendment Application No. A-16-017, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059.
- d) Development shall take place in accordance with the RM-1 (Residential Multi-Family Medium High Density) zone district for the proposed residential development, with the CG (Commercial General) zone district for the proposed commercial development, and all other applicable sections of the Fresno Municipal Code (FMC).
- e) Comply with the operational statement submitted for the proposed project, Exhibit OS, submitted May 9, 2017 and amended as required by these Conditions of Approval, Part A, Item 18.

2) City and Other Services

- a) Development shall take place in accordance with the attached memoranda and letters from City of Fresno Departments and partner agencies:
 - (i) Fresno Irrigation District dated May 24, 2017;
 - (ii) Fresno Metropolitan Flood Control District dated May 31, 2017 and November 2, 2017;
 - (iii) Fresno Unified School District dated May 10, 2017;
 - (iv) Public Utilities, Water Division dated May 23, 2017;
 - (v) Fresno County Department of Public Health dated May 9, 2017;
 - (vi) Fresno Area Express dated May 18, 2017;
 - (vii) Building and Safety dated May 19, 2017;
 - (viii) San Joaquin Valley Air Pollution Control District dated June 7, 2017;
 - (ix) Public Utilities, Planning and Engineering Division dated June 2, 2017 (revised October 10, 2017);
 - (x) Public Utilities, Solid Waste dated June 2, 2017 (revised October 10, 2017);
 - (xi) Fire Department dated May 17, 2017 and October 5, 2017;
 - (xii) Public Works Traffic and Engineering dated July 7, 2017 and October 26, 2017;
 - (xiii) Public Works Median Island Maintenance dated May 24, 2017.

3) Miscellaneous Requirements

- a) Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed

development including, but not limited to, the following:

- (i) All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
 - (ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - (iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- b) 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 Zoning Ordinance, and all Public Works Standards and Specifications. The Development and Resource Management 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.

BACKCHECK PROCESS

Please Note: To complete the back-check process for building permits relative to planning and zoning issues, submit four copies of this corrected, final site plan, together with three copies of the elevations, landscape, and irrigation plans, any fees and title reports for required covenants, and any required studies or analyses to Margo Lerwill in the Development Services Division for final review and approval, at least 15 days before applying for building permits.

It may be necessary to resubmit these “corrected exhibits” a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the “corrected exhibits” are approved by the Development Services Division, please place these exhibits in the plan check set and contact the Development Services Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

Copies of the final approved site plan, elevations, landscaping, and irrigation plans stamped by the Development Services Division must be submitted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

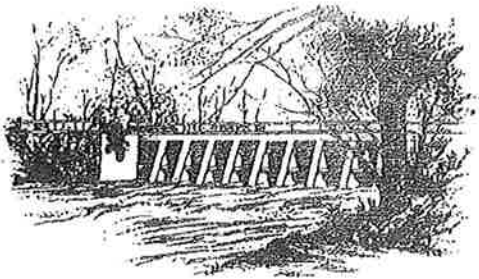
EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by within three years from the date of City Council approval, pursuant to FMC Sections 15-5013-A, C, D and E. An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation

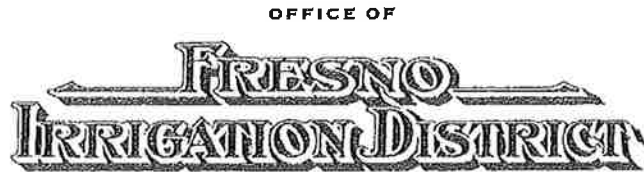
Conditions of Approval
Plan Amendment Application No. A-16-017
Rezone Application No. R-16-018
Conditional Use Permit Application No. C-17-059
November 15, 2017
Page 7

of the proposed use.

Enclosures: Redlined Exhibits
Comments from Partner Agencies & Departments
Notes and Requirements for Entitlement Applications
Property Development Standards Checklists Prepared for C-17-059
Landscape Certification Form



YOUR MOST VALUABLE RESOURCE - WATER



TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

May 24, 2017

Kira Noguera
Development and Resource Management Department
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment Application No. A-16-017HE, Rezone Application No. R-16-018HE,
Conditional Use Permit Application No. C-17-059
N/W Herndon and Blythe avenues

Dear Ms. Lerwill:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment Application No. A-16-017HE, Rezone Application No. R-16-018HE, Conditional Use Permit Application No. C-17-059, pertaining to ± 7.1 acres of property located on the northwest corner of Herndon and Blythe avenues. The applicant proposes to amend the Fresno General Plan and the Bullard Community Plan from Commercial-Community to Residential Multi-Family Medium-High Density, APN: 501-043-06. FID has the following comments:

Area of Concern

1. FID's Radin-Kamp No. 130 runs westerly and traverses through the southern and western sides of the subject property as shown on the attached FID exhibit map, in a 15-foot wide easement, recorded May 13, 1963, as Document No. 38974, Book 4859, Page 465 and a 15-foot wide easement, recorded July 13, 2007, as Document No. 20070134925, Official Records of Fresno County.
2. FID's plans for the Radin-Kamp indicated this section of the pipeline was installed in 1963 (54 years old) as 30-inch diameter Cast in Place Monolithic Concrete Pipe (CIP-MCP). CIP-MCP is a non-reinforced monolithic pipe that is easily damaged, extremely prone to leakage and does not meet FID's minimum standards for developed (residential, industrial, commercial) parcels or urban areas. See the attached FID exhibit map for these limits.
3. FID will require that the Applicant install new 30-inch diameter ASTM C-361 Rubber Gasketed Reinforced Concrete Pipe (RGRCP) in accordance with FID standards for developed parcels and that the applicant enter into an agreement with FID for that purpose.

G:\Agencies\FresnoCity\Plan Amendment\A-16-017HE.doc

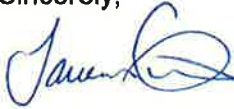
BOARD OF DIRECTORS President RYAN JACOBSEN, Vice-President JERRY PRIETO, JR.
CHRISTOPHER WOOLF, GEORGE PORTER, GREGORY BEBERIAN, General Manager GARY R. SERRATO

4. FID is currently working with the City of Fresno on replacing the pipeline summer of 2017 in its current alignment. FID is also working with Ginder Development to relocate and replace the Radin-Kamp No. 130 in a new alignment. The project has not been finalized.
5. FID requires the applicant grant a 30-foot wide exclusive easement to FID and meet with FID to determine the pipeline alignment.
6. In recent years, the most significant issue with pipelines has been caused by tree root intrusion into pipe joints. The roots enter through the rubber gasketed joint, thus creating a non-water tight joint causing leaks. If the roots continue to grow, the roots will eventually clog the pipe and reduce the flow capacity of the pipeline. This problem causes disruption to FID's customers and increases the risk of flooding in upstream open channel sections. Subsequent pipeline repairs can be very disruptive to public infrastructure, as well as to FID's operations. The leaking pipelines and pipeline repairs also increase the liability of all parties involved. FID may require external wrap be installed at all pipeline joints within the subject property or any areas where root intrusion may be a future concern based on the proposed improvement at the time of review. This method involves using mastic material that can be externally applied to pipe joints to provide a permanent seal against root intrusion. The product that has been approved is known as MacWrap from Mar Mac. FID is open to other products, but they would need to be reviewed and approved by FID.
7. Should the applicant propose to build any improvements within FID's easement, FID requires it review and approve all Private facilities that encroach into FID's property/easement. For all encroachment(s), the applicant will be required to enter into the appropriate agreement to be determined by FID.
8. FID requires it review, approve and be made a party to signing all improvement plans which affect its easements and pipeline facilities including but not limited to Grading and Drainage, Sewer and Water, FMFCD, Street, Landscaping, Dry Utilities, and all other utilities.
9. FID requires its easements be shown on all maps/plans with proper recording information, and that FID be made a party to signing the final map.
10. As with most developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.
11. For informational purposes, FID's Bullard No. 124 runs westerly along the south side of Herndon Avenue and crosses Brawley Avenue approximately 2,700 feet east of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Herndon Avenue, Brawley Avenue or in the vicinity of this canal, FID requires it review and approve all plans.

12. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Fresno are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Fresno should consider the impacts of the development on the City's ability to comply with requirements of SGMA.
13. The above comments are not to be construed as the only requests FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

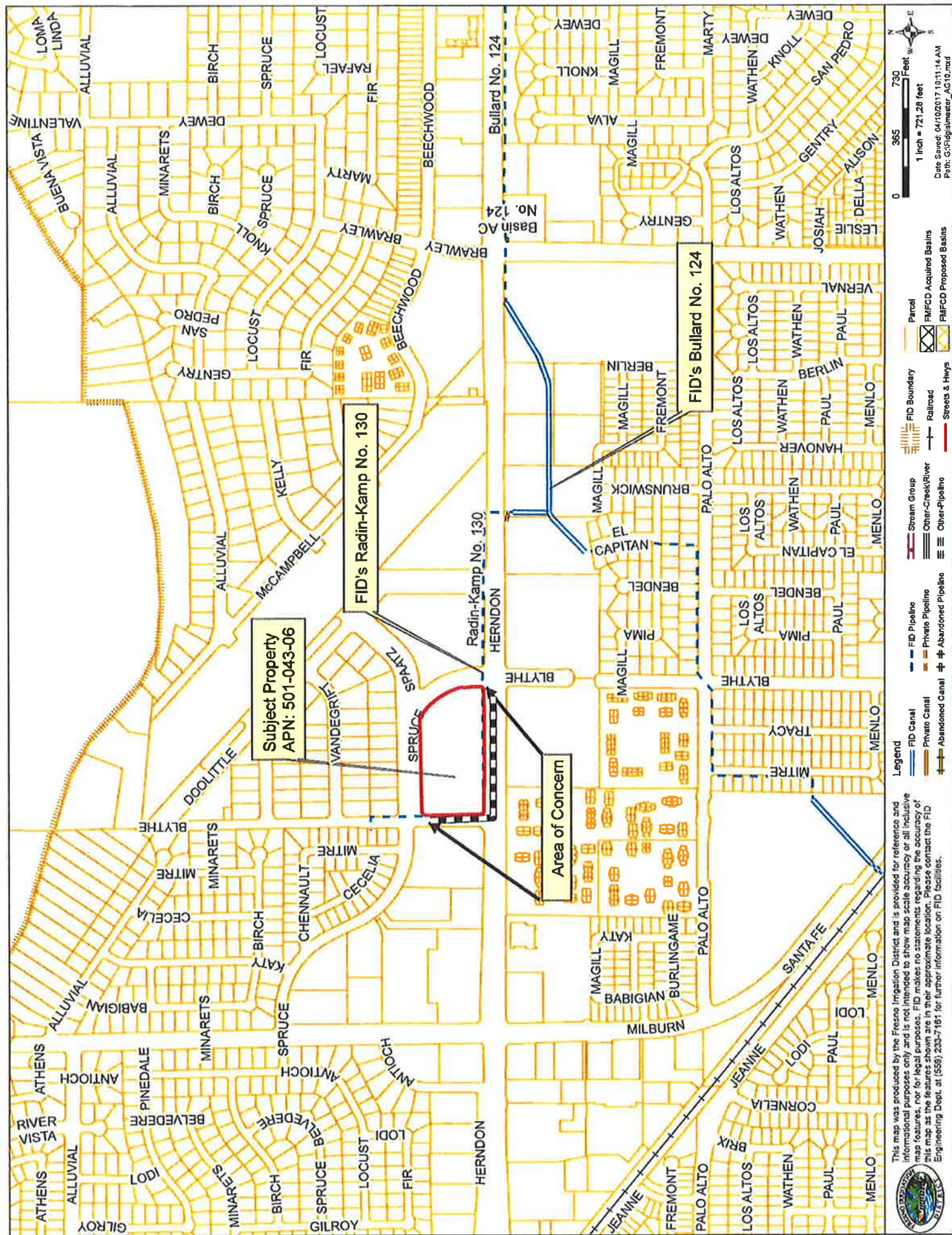
Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or JLandrith@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7761 for further information on FID facilities.



**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-017-HE, REZONE APPLICATION NO. R-16-018
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059**

Return Completed Form to:

Kira Noguera, Development Services/Planning

Email: Kira.Noguera@fresno.gov and

Marissa.Butler@fresno.gov

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertains to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC (*Commercial-Community*) to RM-1 (*Residential Multi-Family Medium High Density*) and CG (*Commercial General*). **Conditional Use Permit Application No. C-17-059** proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru).

APN: 501-043-06 ZONING: From CC to RM-1 & CG ADDRESS: 7035 N Blythe Avenue S/A

DATE ROUTED: May 8, 2017

COMMENT DEADLINE: May 22, 2017

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY:

Name and Title

Telephone Number

Date

Master Application Form #: A-16-017-HE R-16-018 C-17-059

Check all that apply:

☒ Plan Amendment	☒ Site Plan Review	☐ Amendment ☐ Major ☐ Minor
☒ Rezone	☐ Variance	☐ Revised Exhibit ☐ Major ☐ Minor
☒ Conditional Use Permit	☐ Minor Deviation	☐ Easement Encroachment
☐ Tentative Tract Map	☐ Tentative Parcel Map	☐ Lot Line Adjustment
☐ Voluntary Parcel Merger	☐ Fresno Green Project	☐ Public Art Project
☐ Annexation	☐ Other:	

Project Name: Blythe Crossing 7035 N. BLYTHE S/A
 Project Address: W. HERNDON/N. BLYTHE, NW CORNER A.P.N. 501-043-06
 Size of Site: _____ Sq. Ft. 71 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) NO
 Project Description (attach additional pages if necessary): 72 APARTMENT HOMES AND
1 CHURCH HOUSE + 3 COMMERCIAL BUILDINGS TOTALING
4.6 acres multifamily & 2.59 ac. commercial
 Zoning Designation: _____ General Plan Designation: _____
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): _____

Please read carefully before signing or filing.

Submission of this application does not imply approval of this permit by the Planning and Development Department. Application approval will become null and void if it is determined that approval was based on omissions or inaccurate information submitted by the applicant.

PRIMARY CONTACT, check all that apply

☒ Applicant ☒ Owner ☐ Other
 Name: GIORGIO RUSSO Signature: [Signature]
 Company/Organization: GINDER DEVELOPMENT
 Address: 759 W ALLUVIAL 102 City: FRESNO Zip: 93711
 Email: GRUSSO@GINDERDEVELOPMENT.COM Phone: (559) 994-8209

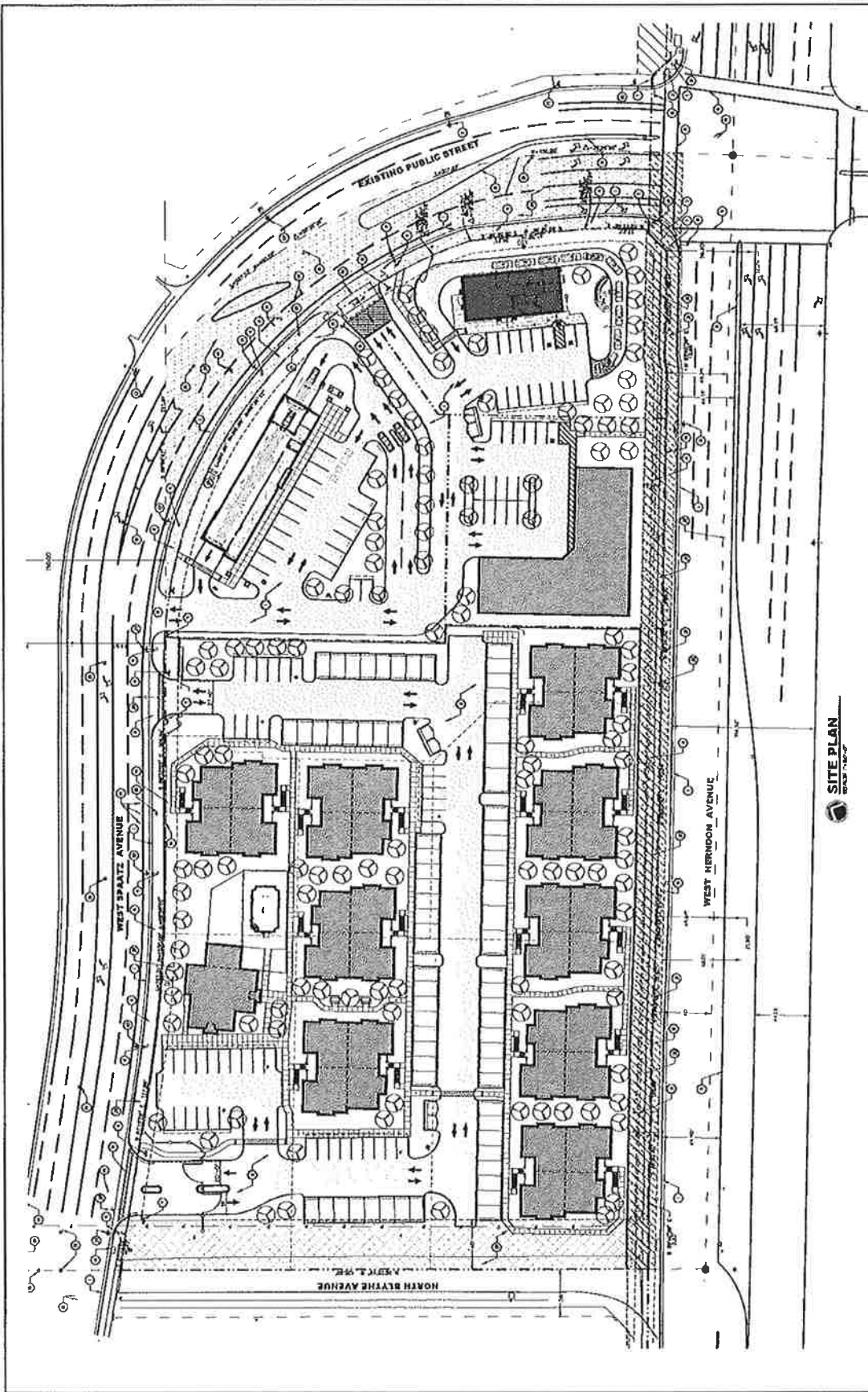
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Check all that apply ☐ Applicant ☐ Owner ☐ Other
 Name: _____ Signature: _____
 Company/Organization: _____
 Address: _____ City: _____ Zip: _____
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Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding Application Submittal Requirements for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:	<u>[Signature]</u>	Date:	<u>11/30/16</u>
Verification By:	<u>[Signature]</u>	Date:	<u>Level 4</u>
Application Fee:	<u>\$39,093</u>	EA Fee:	
PZ No:	<u>16-0200057</u>	Zone District:	<u>CC/EA/UGM</u>



SITE PLAN

KEYED NOTES :

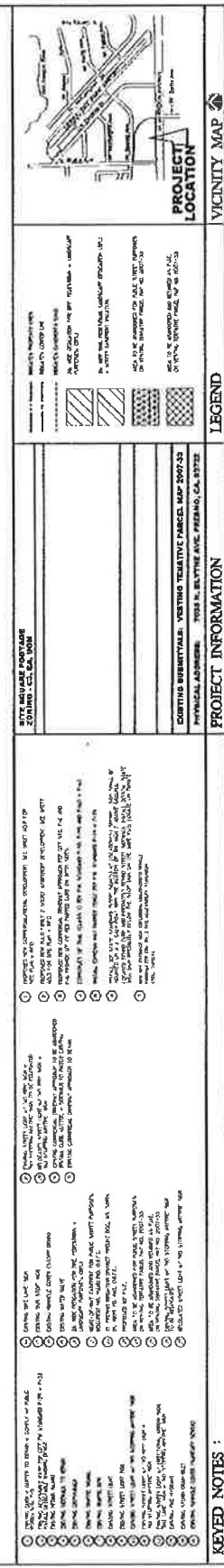
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PROJECT INFORMATION

PROJECT LOCATION

LEGEND

VICINITY MAP



City of Fresno Notes	Site Plan Notes
1. All property lines shall be shown and labeled with the owner's name and the acreage of the property. 2. All existing structures shall be shown and labeled with the owner's name and the year of construction. 3. All proposed structures shall be shown and labeled with the owner's name and the year of construction. 4. All easements shall be shown and labeled with the owner's name and the year of construction. 5. All utility lines shall be shown and labeled with the owner's name and the year of construction. 6. All other features shall be shown and labeled with the owner's name and the year of construction.	1. All property lines shall be shown and labeled with the owner's name and the acreage of the property. 2. All existing structures shall be shown and labeled with the owner's name and the year of construction. 3. All proposed structures shall be shown and labeled with the owner's name and the year of construction. 4. All easements shall be shown and labeled with the owner's name and the year of construction. 5. All utility lines shall be shown and labeled with the owner's name and the year of construction. 6. All other features shall be shown and labeled with the owner's name and the year of construction.

501-04

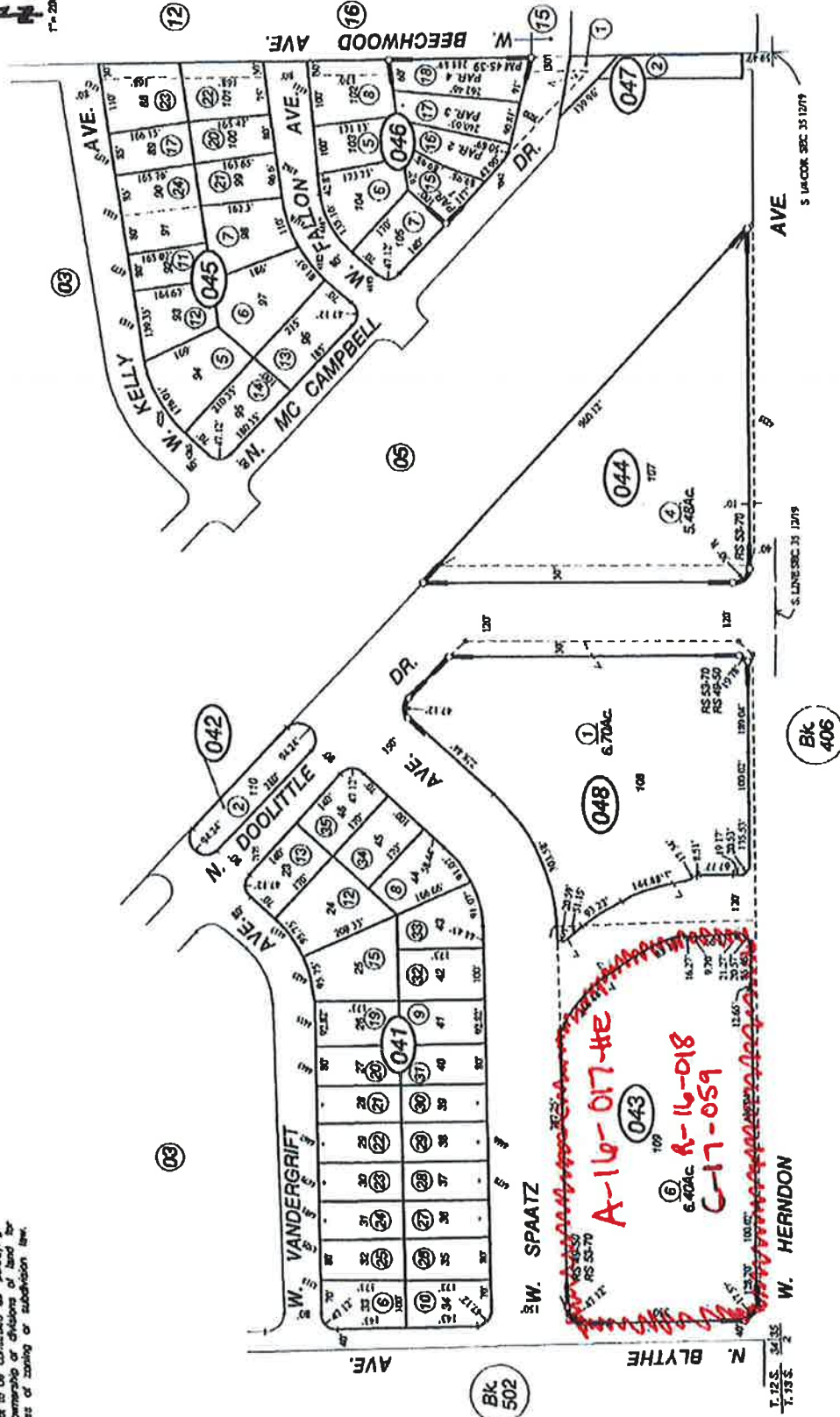
Tax Rate Area

5-35/
5-40/
50-102

SUBDIVIDED LAND IN POR. SEC. 35, T. 12 S., R. 19 E., M.D.B. & M.

... NOTE ...

This map is for Assessment purposes only.
It is not to be construed as conveying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Assessor's Map Bk 501 - Pg. 04
County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Agricultural Preserve
Sierra Sky Park - Plat Bk 13, Pg. 27
Parcel Map No. 6787 - Bk 45, Pg. 39
Record of Survey - Bk 49, Pg. 50 - 51
Record of Survey - Bk 53, Pg. 70 - 74

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

File No. 210.413

Page 1 of 4

PUBLIC AGENCY

KIRA NOGUERA
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO ST., THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

GIORGIO RUSSO, GINDER DEVELOPMENT
759 W. ALLUVIAL AVE., SUITE 102
FRESNO, CA 93711

PROJECT NO: **2017-059**

ADDRESS: **7035 N. BLYTHE AVE.**

APN: **501-043-06**

SENT: **5/31/17**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EK	\$0.00	NOR Review	\$292.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,485.00	Amount to be submitted with first grading plan submittal
Total Drainage Fee: \$0.00		Total Service Charge: \$1,777.00		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/18 based on the site plan submitted to the District on 5/09/17 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

**FR
CUP No. 2017-059**

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 2 of 4

FR CUP No. 2017-059

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. ☒ a. Drainage from the site shall BE DIRECTED TO SPRUCE AVENUE AND/OR BLYTHE AVENUE
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as
☒ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☐ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☐ Final Map
☐ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required

4. Availability of drainage facilities:
☒ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☐ d. See Exhibit No. 2.

5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.

6. ☒ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 3 of 4

FR CUP No. 2017-059

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.



Debbie Campbell
Design Engineer



Sarai Yanovsky
Project Engineer

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 4 of 4

CC:

JEFF CAZALY, ARCHITECT

735 W. ALLUVIAL AVE., SUITE 104

FRESNO, CA 93711

FR CUP No. 2017-059

OTHER REQUIREMENTS
EXHIBIT NO. 2

The subject site is located within the District's Drainage Area "EK". Runoff from the system will ultimately drain to the San Joaquin River. Drainage runoff from commercial and industrial land uses directly to the river is prohibited by City of Fresno and District policy. The District is therefore requiring on-site mitigation of the runoff quality prior to discharge to the public drainage system. The specific plan and detail of the proposed mitigation must be reviewed and approved by the District prior to implementation. The developer is responsible to implement mitigation features which will maintain compliance with the Local, State, and EPA standards and regulations throughout the life of the project. The on-site mitigation system must be paid for and maintained by the developer. An agreement will be required to insure maintenance of these facilities.

There is a proposed forty-foot (40') wide public utility easement along the west property line of the development. When dedicated no encroachments into the easement shall be permitted including, but not limited to, foundations, roof overhangs, swimming pools, and trees.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department, Daniel Rourke, for further information regarding these policies related to industrial site requirements.

Development No. CUP 2017-059

210.413

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-017-HE, REZONE APPLICATION NO. R-16-018
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059

FMFCD

Return Completed Form to:

Kira Noguera, Development Services/Planning

Email: Kira.Noguera@fresno.gov and

Marissa.Butler@fresno.gov

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertains to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. Plan Amendment Application No. A-16-017-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. Rezone Application No. R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General). Conditional Use Permit Application No. C-17-059 proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru).

APN: 501-043-06 ZONING: From CC to RM-1 & CG ADDRESS: 7035 N Blythe Avenue S/A

DATE ROUTED: May 8, 2017

COMMENT DEADLINE: May 22, 2017

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

PURCHASE REFER TO NOTICE OF REQUIREMENTS FOR CUP 2017-059

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

NONE

REVIEWED BY:

SARAI YANOVSKY, ENGINEER 456-3292

Name and Title

Telephone Number

Date

5/31/17



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 210.414 "EK"
400.21

November 2, 2017

Ms. Kira Noguera
City of Fresno
Development Services/Planning Division
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Ms. Noguera,

Rezone Application No. R-16-018
Plan Amendment Application No. A-16-017
Drainage Area "EK"

The proposed rezone lies within the District's Drainage Area "EK". The District's system can accommodate the proposed rezone.

If there are any questions concerning this matter, please feel free to contact the District.

Very truly yours,

A handwritten signature in cursive script that reads "Sarai Yanovsky".

Sarai Yanovsky
Engineer II

SY/lrl



Fresno Unified School District

Preparing Career Ready Graduates

BOARD OF EDUCATION

Brooke Ashjian, President
Claudia Cazares, Clerk
Valerie F. Davis
Christopher De La Cerda
Lindsay Cal Johnson
Elizabeth Jonasson Rosas
Carol Mills, J.D.

INTERIM SUPERINTENDENT

Robert G. Nelson

May 10, 2017

Kira Noguera
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Re: **PLAN AMENDMENT APPLICATION NO. A-16-017-HE**
REZONE APPLICATION NO. R-16-018-HE
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059
7035 N. BLYTHE AVE.

Dear Ms. Noguera,

In response to your request for school district information regarding the above pending applications for plan amendment, rezone, and conditional use permit for the construction of a proposed gated community to consist of 72 residences, a community building, outdoor recreation facilities and three small commercial buildings to be located at 7035 North Blythe Avenue, Fresno Unified School District submits the following.

Any new residential development on the referenced property is subject to the residential development fee and the current fee rate is \$3.48 per square foot. Community buildings for use of residents in multiple family complexes are subject to the commercial fee rate. Any new commercial development is subject to the commercial development fee and the current fee rate is \$0.56 per square foot. Any new development on the property would be subject to the development fee prior to issuance of a building permit and fees would be calculated pursuant to rates effective at time of payment.

The project is presently within the attendance areas identified below.

Elementary School: Forkner
Middle School: Tenaya
High School: Bullard

Thank you for the opportunity to comment. Please contact our office at (559) 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,


Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl

c: Giorgio Russo, Applicant/Agent



**DEPARTMENT OF PUBLIC UTILITIES – UTILITIES, PLANNING & ENGINEERING
MEMORANDUM**

DATE: May 23, 2017

TO: KIRA NOGUERA, Planner III
Department of Development and Resource Management

THROUGH: THOMAS C. ESQUEDA, Director
Department of Public Utilities

FROM: ROBERT A. DIAZ, Senior Engineering Technician 
Department of Public Utilities – Utilities, Planning & Engineering

SUBJECT: **Water Requirements for Conditional Use Permit C-17-059, Plan
Amendment A-16-017 and Rezone R-16-018**

General

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertain to +/-7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues; 7035 N. Blythe Avenue S/A, APN: 501-043-06. Plan Amendment Application No. A-16-017-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. Rezone Application No. R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General.) Conditional Use Permit Application No. C-17-059 proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru.).

Water Requirements

The nearest water mains to serve the proposed project are an 8-inch water main in North Blythe Avenue and a 14-inch main in North Blythe Alignment along the westerly boundary of the proposed project. Water facilities are available to provide service to the site subject to the following requirements:

1. On-site water facilities shall remain private.

The water supply requirements for this project are as follows:



A Nationally Accredited Public Utility Agency

MEMORANDUM
KIRA NOGUERA, Planner III
Department of Development and Resource Management
May 23, 2017

Water Requirements for Conditional Use Permit C-17-059, Plan Amendment A-16-17 & Rezone
R-16-18
Page 2 of 3

1. The existing property is currently served with two 8-inch Fire Services, and two 4-inch Domestic Services.
2. If the water demands for the applicant's project can be accommodated with the existing water services, then the applicant shall not be required to construct, or participate in the construction of, any water system improvements or enhancements to accommodate the project's water demands.
3. If the water demands for the applicant's project cannot be accommodated with the existing water services, and larger service connections and meters must be provided, then the applicant shall be required to construct, or participate in the construction of, water system improvements or enhancements to accommodate the project's increased water demands.
4. The project applicant shall be required to pay water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.
5. The degree of system improvements or enhancements required to accommodate the increased water demands for the project shall be dependent upon the number and size of water meters determined to be most appropriate to accommodate the water demands of the applicant's project. The water system elements that will be incorporated into the cost of water system improvements and enhancements shall include:
 - a. Additional groundwater pumping capacity
 - b. Additional groundwater recharge capacity
 - c. Additional surface water treatment capacity
 - d. Additional water distribution system capacity
6. The project applicant shall not be reimbursed for water supply facilities constructed by the applicant that only provide benefit and water supply capacity for structures and facilities located within the project boundary.
7. The project applicant shall be reimbursed for water supply facilities constructed by the applicant that provide benefit and capacity to properties located outside of the project boundary. Such reimbursements shall be in accordance with the City's Master Fee Schedule and Municipal Code.

MEMORANDUM
KIRA NOGUERA, Planner III
Department of Development and Resource Management
May 23, 2017

Water Requirements for Conditional Use Permit C-17-059, Plan Amendment A-16-17 & Rezone
R-16-18
Page 3 of 3

8. If desired, the project applicant may request a cost estimate from the City to provide the necessary water system improvements and enhancements to accommodate the forecasted peak instantaneous water demands for the project. The City's cost estimate to provide the water system improvements and enhancements to accommodate the project's water demands shall be based on the number of water meters, and size of water meters required for the applicant's project. The fee schedule is presented below:

Meter Size	Water Capacity Charge Per Meter
Up to ¾-inch	\$2,624
1"	\$4,246
1-1/2"	\$5,308
2"	\$10,615
3"	\$16,984
4"	\$26,538
6"	\$53,076
8"	\$254,763



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: June 2, 2017

TO: KIRA NOGUERA, Planner III
Planning and Development Department

FROM: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering

SUBJECT: SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT
APPLICATION C-17-059, PLAN AMENDMENT APPLICATION No. A-16-
017-HE AND REZONE APPLICATION No. R-16-018

General

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertain to +/-7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues; 7035 N. Blythe Avenue S/A, APN: 501-043-06. Plan Amendment Application No. A-16-017-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. Rezone Application No. R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General.) Conditional Use Permit Application No. C-17-059 proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru.).

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Blythe Avenue and an 8-inch located in West Spaatz Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Connection to the existing 45-inch sewer main in W. Herndon Avenue shall not be allowed.
2. Installation of sewer house branch(s) shall be required.



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MEMORANDUM
KIRA NOGUERA, Planner III
Planning and Development Department
June 2, 2017

SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-059, PLAN AMENDMENT APPLICATION No. A-16-017-HE AND REZONE APPLICATION No. R-16-018
Page 2 of 2

3. On-site sanitary sewer facilities shall be private.
4. Abandon any existing on-site private septic systems.
5. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Sewer Lateral Charge.
2. Sewer Oversize Area: 15.
3. Sewer Facility Charge (Multi-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: June 2, 2017

TO: KIRA NOGUERA, Planner III
Planning and Development Department

FROM: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering

SUBJECT: SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT
APPLICATION C-17-059, PLAN AMENDMENT APPLICATION No. A-16-017-HE AND REZONE APPLICATION No. R-16-018

General

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertain to +/-7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues; 7035 N. Blythe Avenue S/A, APN: 501-043-06. Plan Amendment Application No. A-16-017-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. Rezone Application No. R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General.) Conditional Use Permit Application No. C-17-059 proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru.).

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Blythe Avenue and an 8-inch located in West Spaatz Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Connection to the existing 45-inch sewer main in W. Herndon Avenue shall not be allowed.
2. Installation of sewer house branch(s) shall be required.

SHOW SEWER CONNECTION FOR COMMERCIAL & RESIDENTIAL
COMPONENTS OF PROJECT



A Nationally Accredited Public Utility Agency

MEMORANDUM
KIRA NOGUERA, Planner III
Planning and Development Department
June 2, 2017

SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-17-059, PLAN AMENDMENT APPLICATION No. A-16-017-HE AND REZONE
APPLICATION No. R-16-018
Page 2 of 2

3. On-site sanitary sewer facilities shall be private.
4. Abandon any existing on-site private septic systems.
5. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Sewer Lateral Charge.
2. Sewer Oversize Area: 15.
3. Sewer Facility Charge (Multi-Residential)
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: June 2, 2017

TO: KIRA NOGUERA, Planner III
Planning and Development Department

FROM: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering

SUBJECT: SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT
APPLICATION C-17-059, PLAN AMENDMENT APPLICATION No. A-16-
017-HE AND REZONE APPLICATION No. R-16-018

General

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertain to +/-7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues; 7035 N. Blythe Avenue S/A, APN: 501-043-06. Plan Amendment Application No. A-16-017-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. Rezone Application No. R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General.) Conditional Use Permit Application No. C-17-059 proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru.).

Solid Waste Requirements

General

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Allied Waste at 559-275-1551 or 800-493-4285.

Yes - Project has or will be required to provide a trash enclosure.

Suggestions to Reduce Impacts/Address Concerns

Enclosure not shown to current standard.



A Nationally Accredited Public Utility Agency

MEMORANDUM
KIRA NOGUERA, Planner III
Planning and Development Department
June 2, 2017

SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION
C-17-059, PLAN AMENDMENT APPLICATION No. A-16-017-HE AND REZONE
APPLICATION No. R-16-018
Page 2 of 2

Provide drive up access when possible.

Provide 44' (centerline) turning radius.

Minimum width of 18' for truck path.

Gates need to be relocated at least 40' away from entrance.

Recommended Conditions of Approval

Enclosure shall be built in accordance with current City of Fresno Standards P-33 and P-34.

Provide access to gates by 5:30 a.m. or provide remote, key or access code.

2-cell trash enclosure required.

3 or more enclosures required for this project.

3 TRASH ENCLOSURE FOR THE
MULTIFAMILY ACONA.

Provide turn around for solid waste vehicle (noted on plans).

Current City of Fresno Standards P-33 and P-34 attached.

Additional Information

Revise plans to address concerns stated above and resubmit for approval.

Revise plans to show location of trash enclosure and resubmit for approval.

Provide additional information. Trash enclosure shall be handicap accessible from the back.

Need answers to questions stated above.

Make sure developer/contractor receives copy of current City of Fresno Standards P-33 and P-34.

VICINITY MAP

507

NEW DEVELOPEMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE & BLYTHE AVE
CITY OF FRESNO A/PN 57-043-06 CALIFORNIA

JEFF CAZALY ARCHITECT
725 W. ALLIUMAL, SUITE 104
PESQUERA, CA 90270

COMMERCIAL AND
INDUSTRIAL DESIGN

Tel (555) 291-1585
Fax (555) 291-1586



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: June 2, 2017

TO: KIRA NOGUERA, Planner III
Planning and Development Department

FROM: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering

SUBJECT: SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT
APPLICATION C-17-059, PLAN AMENDMENT APPLICATION No. A-16-
017-HE AND REZONE APPLICATION No. R-16-018

General

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KIRA NOGUERA, Planner III
Planning and Development Department
June 2, 2017

SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION
C-17-059, PLAN AMENDMENT APPLICATION No. A-16-017-HE AND REZONE
APPLICATION No. R-16-018
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Additional Information

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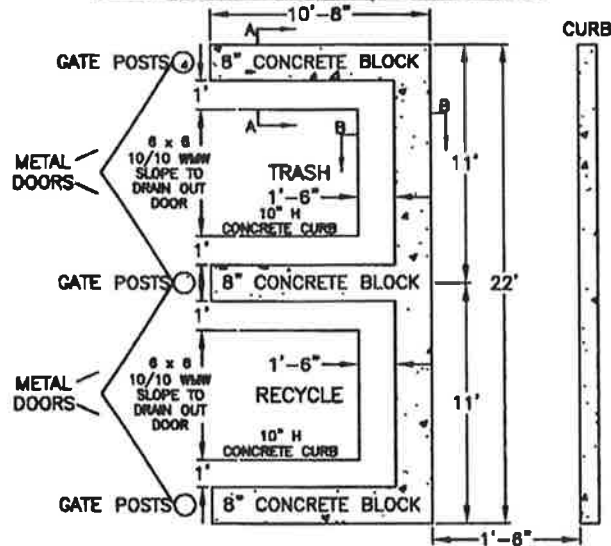
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Provide additional information. Trash enclosure shall be handicap accessible from the back.

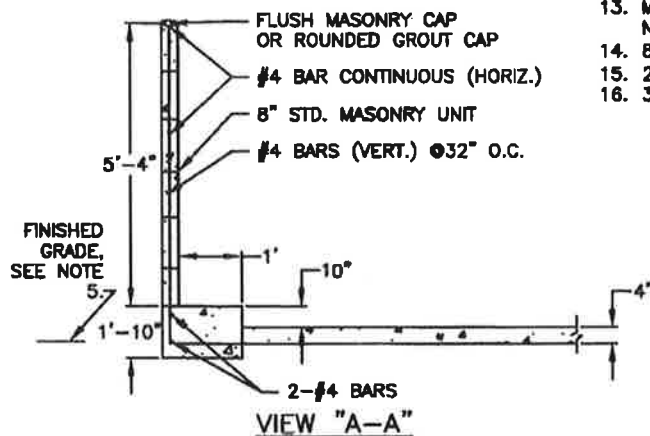
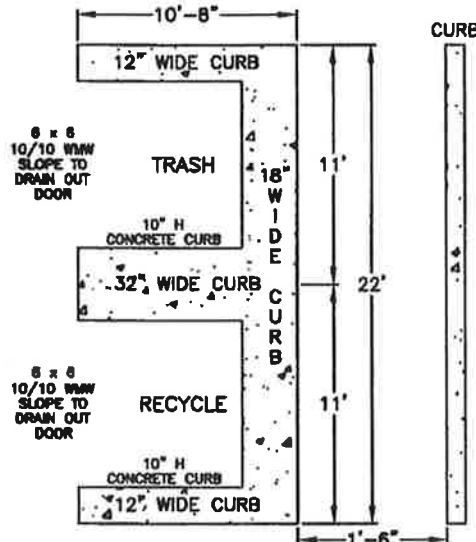
Need answers to questions stated above.

Make sure developer/contractor receives copy of current City of Fresno Standards P-33 and P-34.

ENCLOSURE SCALE / STANDARD

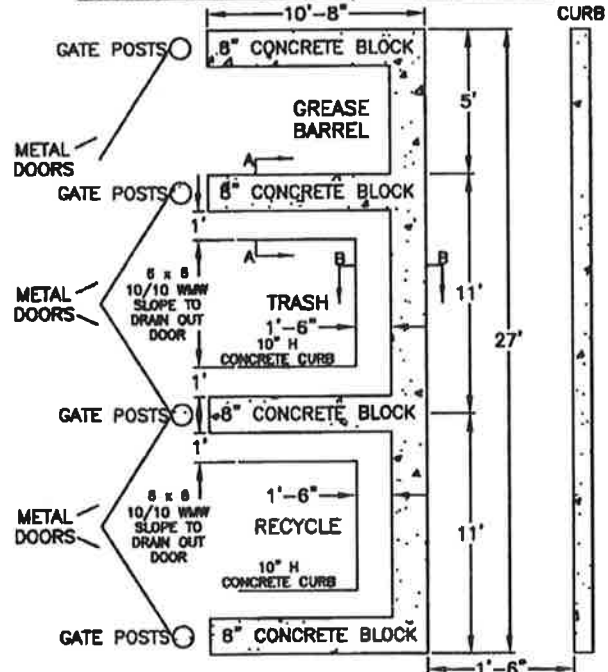


ENCLOSURE SCALE/ CURB ONLY ZONES-M1,M2,M3, & CM ONLY



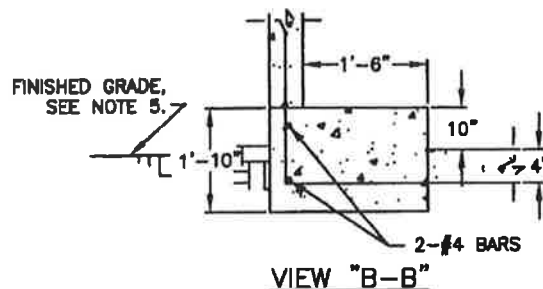
TYPICAL SECTION W/ CONCRETE BLOCK WALL

ENCLOSURE SCALE / RESTAURANT



NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE FRESNO MUNICIPAL CODE.
2. GROUT ALL CELLS.
3. ALL MASONRY UNITS SHALL COMPLY WITH THE LATEST ADOPTED CALIFORNIA BUILDING CODE AND U.B.C. STANDARD 24-4 GRADE N.
4. ALL MASONRY WALLS SHALL BE INSPECTED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
5. DEPTH OF FOOTINGS ARE INTO NATURAL UNDISTURBED SOIL OR TESTED AND APPROVED COMPACTED FILL.
6. ALL MASONRY UNITS SHALL BE MINIMUM F'M=1500 PSI.
7. REINFORCING STEEL SHALL BE DEFORMED BAR, MIN. GRADE 40.
8. FOOTING CONCRETE SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
9. MORTAR SHALL BE TYPE-S (MINIMUM 1800 PSI AT 28 DAYS).
ONE (1) PART CEMENT, TYPE-1
ONE-HALF (1/2) PART LIME PUTTY OR HYDRATED LIME.
FOUR AND ONE-HALF (4 1/2) PARTS SAND (MAXIMUM).
10. GROUT SHALL BE A MINIMUM 2000 PSI AT 28 DAYS.
ONE (1) PART CEMENT.
THREE (3) PARTS SAND.
TWO (2) PARTS PEA GRAVEL.
11. FINISH PAD ELEVATION TO BE FLUSH WITH GRADE AT ACCESS PAVEMENT.
12. ANY GATE HINGES SHOULD BE LOCATED ON THE OUTSIDE.
13. METAL DOORS ARE REQUIRED ON ALL ENCLOSURES, CHAIN LINK IS NOT ACCEPTABLE.
14. 8" CONCRETE BLOCK TO BE USED FOR WALLS.
15. 2 CELLS ARE REQUIRED FOR COMMERCIAL/INDUSTRIAL BUILDINGS.
16. 3 CELLS ARE REQUIRED FOR RESTAURANTS.



TYPICAL REFUSE CONTAINER ENCLOSURE DETAILS

REF. & REV.
AUG., 2010

CITY OF FRESNO
P-33

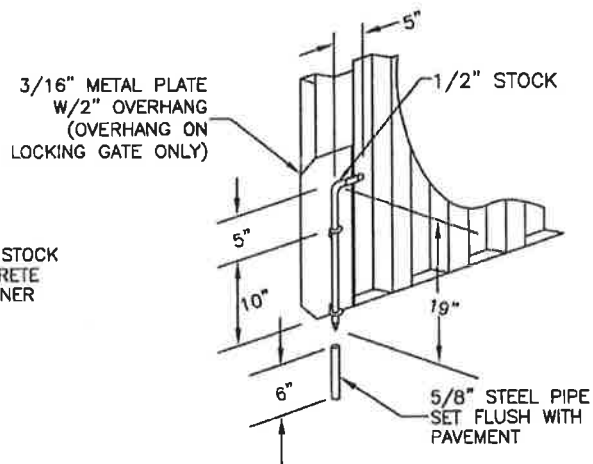
GENERAL NOTES:

1. ALL SITE PLANS SHALL HAVE THE SIGNATURE APPROVAL OF A SOLID WASTE MANAGEMENT DIVISION REPRESENTATIVE.
2. CONTAINERS USED AT ALL PLACES SHALL BE PLACED FOR COLLECTION AT SERVICE LOCATIONS APPROVED BY THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, BUT SHALL NOT BE STORED IN THE PUBLIC RIGHT-OF-WAY.
3. THE DESIGN OF ANY NEW, SUBSTANTIALLY REMODELED, OR EXPANDED BUILDING OR OTHER FACILITY SHALL PROVIDE FOR PROPER STORAGE OR HANDLING WHICH WILL ACCOMMODATE THE SOLID WASTE LOADING ANTICIPATED AND WHICH WILL ALLOW FOR SAFE AND EFFICIENT WASTE REMOVAL.
4. THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, SHALL PLAN WITH THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVE AS TO PLACEMENT OF STORAGE CONTAINERS TO MINIMIZE TRAFFIC, AESTHETIC AND OTHER PROBLEMS BOTH ON THE PROPERTY, AND FOR THE GENERAL PUBLIC.
5. BELOW IS A CHECKLIST OF REQUIREMENTS REVIEWED FOR A SITE PLAN:
 - a. REFUSE, RECYCLABLES, AND GREASE BARRELS SHALL BE STORED FOR LATER REMOVAL FROM THE PREMISES IN AN AREA THAT IS SCREENED FROM VIEW OF THE PUBLIC STREETS BY A CITY OF FRESNO, PUBLIC UTILITIES APPROVED STANDARD ENCLOSURE (REFER TO P-33, P-34, AND P-95 FOR DETAILS). APPROVED STANDARD ENCLOSURES ARE TO BE BUILT USING EIGHT INCH (8") CONCRETE BLOCK AT A HEIGHT OF SIX FEET (6').
 - b. ENCLOSURES BUILT IN (INDUSTRIAL ZONES) M-1, M-2, M-3, AND CM ZONES REQUIRING DIRECTOR APPROVAL, OR HIS/HER DESIGNEE, MAY ELIMINATE WALLS AS LONG AS IT IS NOT VISIBLE FROM A MAIN STREET. FOR THIS DESIGN, THE CURBING WILL BE TWELVE INCHES (12") WIDE ON BOTH SIDES, EIGHTEEN INCHES (18") DEEP ALONG THE REAR WITH A THIRTY-TWO INCH (32") WIDE CURB SEPARATING THE TWO CELLS. CURBING MUST BE REINFORCED WITH REBAR AT A HEIGHT OF TEN INCHES (10"). ALL ENCLOSURES SHALL BE A MINIMUM OF EIGHTEEN INCHES (18") FROM THE NEAREST CURB. ALL OTHER PUBLIC WORKS DESIGN REQUIREMENTS SHALL BE MET DURING REVIEW.
 - c. THE APPROVED STANDARD ENCLOSURE HAS BEEN DESIGNED TO ACCOMMODATE ALL SIZES OF CONTAINERS TO HANDLE THE ACCUMULATION OF WASTE AND RECYCLABLES GENERATE BETWEEN COLLECTIONS. A STORAGE AREA WITH INNER DIMENSIONS TEN FEET (10') BY TEN FEET (10') IS THE MINIMUM. THERE SHALL BE CURBING TWELVE INCHES (12") FROM SIDE WALLS AND EIGHTEEN INCHES (18") FROM REAR WALL AND AT A HEIGHT OF TEN INCHES (10"). THESE FEATURES ARE INCLUDED IN ORDER TO REDUCE THE POSSIBILITY OF DAMAGE TO THE ENCLOSURE ITSELF.
 - d. SERVICE ACCESS TO ENCLOSURE SHALL BE A MINIMUM UNENCUMBERED OPENING OF EIGHT FEET (8'). THE GATE TO BE USED SHALL BE BUILT OF METAL, CHAIN LINK IS NOT ACCEPTABLE, SO THAT BINS CANNOT BE SEEN WHEN GATES ARE CLOSED AND SHALL BE MOUNTED ON THE OUTER SURFACE OF ENCLOSURE AS TO NOT PROTRUDE INTO SERVICE ACCESS OPENING. HARDWARE LATCHES SHOULD BE A HEAVY GAUGE LOCKING GATE LATCH. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.
 - e. THE FLOOR OR BOTTOM SURFACE OF THE COLLECTION AREA SHALL BE MADE OF CONCRETE, (SLOPED) ONE PERCENT (1%) TO THE FRONT, AND THERE SHALL NOT BE ANY DRAINAGE GUTTER IN FRONT OF ENTRANCE. THE UNENCUMBERED OPENING OF EIGHT FEET (8') REFERENCED IN D. ABOVE SHALL BE A LEVEL SURFACE. THE FLOOR SHALL NOT SLOPE TO THE BACK OR SIDES OF THE ENCLOSURE TO ALLOW DRAINAGE TO THE REAR OF THE AREA OR CAUSE ANY STANDING WATER WITHIN THE ENCLOSURE. IT SHALL BE CONSTRUCTED SO THE COLLECTION VEHICLE CAN DRIVE DIRECTLY INTO THE POCKETS OF THE CONTAINERS WITHOUT ANY OBSTRUCTIONS.
 - f. INGRESS AND EGRESS SHALL HAVE AN UNOBSTRUCTED OVERHEAD CLEARANCE OF SIXTEEN FEET (16') AND SHALL NOT BE LESS THAN EIGHTEEN FEET (18') WIDE AND CAPABLE OF ACCOMMODATING A TRUCK WITH A TWO HUNDRED FIFTY INCH (250") WHEELBASE, A FORTY-FOUR FOOT (44') (CENTER LINE) TURNING RADIUS AND A SUPPORT WEIGHT OF THIRTY-FIVE (35) TONS. AREA SHALL BE UNOBSTRUCTED AND SO CONFIGURED THAT A TRUCK WILL BE ABLE TO MAKE A ROUND TRIP FROM THE PUBLIC RIGHT-OF-WAY TO THE COLLECTION AREA AND RETURN WITHOUT EXCESSIVE BACKING INTO A TRAFFIC LANE OR A PUBLIC THOROUGHFARE. BACKING AROUND A BUILDING IS NOT ALLOWED. AT NO TIME SHALL A TRUCK BE REQUIRED TO BACK IN EXCESS OF FORTY-FIVE FEET (45').
 - g. BIN ENCLOSURE GATES AND SERVICE AREA SHALL NOT OPEN INTO OR BE A PART OF A PARKING STALL OR LOADING ZONE.
 - h. GATED ENTRANCE/EXIT SERVICE SITES SHALL BE AT LEAST FORTY FEET (40') AWAY FROM ENTRANCES AND EXITS TO PREVENT TRUCKS FROM STICKING OUT INTO THE ROADWAY WHILE WAITING TO ACCESS ENCLOSURE AND ALLOW TRUCKS ENOUGH SPACE TO CLEAR GATE ON EXITING WHILE WAITING TO MERGE WITH TRAFFIC.
 - i. THE ENCLOSURE(S) SHALL ACCOMMODATE REFUSE BINS, RECYCLE BINS, AND GREASE BARRELS WHEN APPLICABLE. NEITHER THE WASTE NOR RECYCLING CONTAINER SHALL BE REQUIRED TO BE MOVED IN ORDER TO SERVICE THE OTHER. GREASE BARRELS SHALL NOT BE PLACED IN THE SAME AREA OF THE ENCLOSURE WITH REFUSE OR RECYCLABLES.
 - j. OWNER/OCCUPANTS SHALL NOT USE ENCLOSURES FOR STORAGE OR PLACE ANY MATERIALS AROUND THE TRASH, RECYCLE, OR GREASE CONTAINERS.
 - k. SIGNAGE IS REQUIRED TO CLEARLY IDENTIFY ALL RECYCLING, SOLID WASTE COLLECTION, AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN. THIS SIGNAGE SHALL BE PLACED AT ALL POINTS OF DIRECT ACCESS TO RECYCLING, SOLID WASTE, AND LOADING AREAS ON, OR ADJACENT TO, THE RECYCLABLE AND SOLID WASTE MATERIAL CONTAINERS.
 - l. SITES UTILIZING COMPACTORS AND/OR ROLL-OFFS REQUIRE SIXTY FEET (60') OF CLEARANCE IN FRONT OF THE UNIT, AND A MINIMUM OF THREE FEET (3') ON EACH SIDE, FOR LOADING AND UNLOADING.

TYPICAL REFUSE ENCLOSURE DETAILS

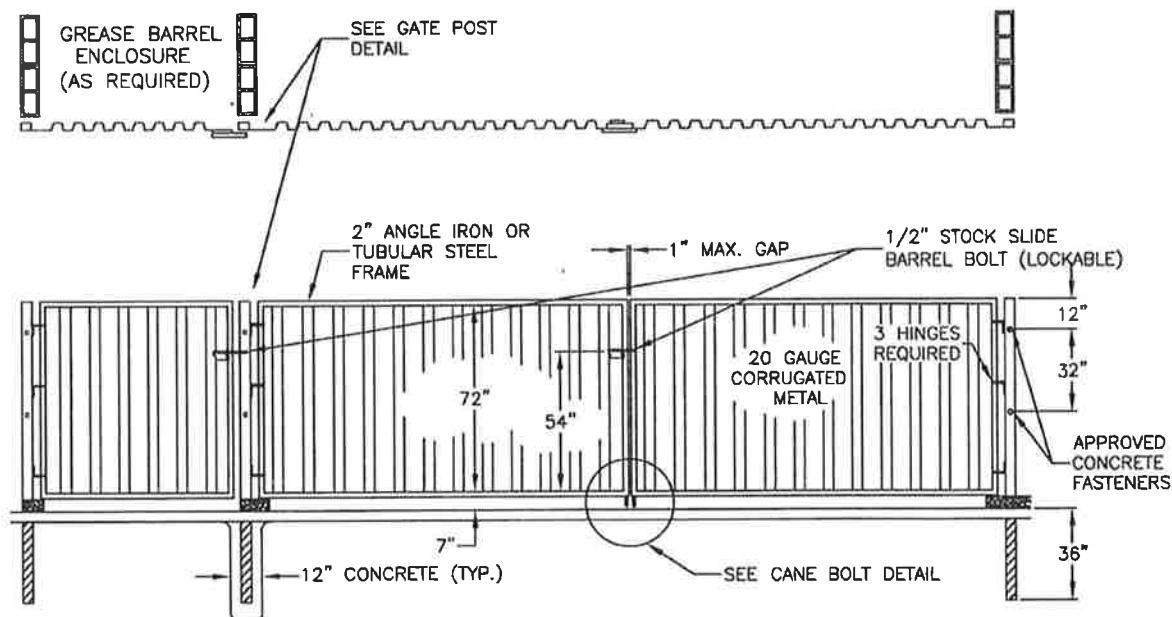
REF. & REV.
NOV., 2007

CITY OF FRESNO
P-34



CANE BOLT DETAIL
(BOTH SIDES OF GATE)

1. GATES TO BE PAINTED TO MATCH BUILDING ACCENT FEATURES.
2. DESIGN, ENGINEERING AND CONSTRUCTION NOT SPECIFICALLY NOTED SHALL BE IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS AND OF FIRST QUALITY.
3. SECONDARY CANE BOLT RETAINER TO BE PLACED FOR EACH GATE SUCH THAT GATE IS HELD IN A POSITION 90 DEGREES TO THE CLOSED POSITION.
4. TWO GATES ARE REQUIRED ON EACH CELL WITH THE EXCEPTION OF THE GREASE BARREL CELL.





County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

May 9, 2017

Kira Noguera
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

LU0018972
2602

Dear Ms. Noguera:

PROJECT NUMBER: A-16-017, R-16-018, C-17-059

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertains to ± 7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC (*Commercial-Community*) to RM-1 (*Residential Multi-Family Medium High Density*) and CG (*Commercial General*). **Conditional Use Permit Application No. C-17-059** proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru).

APN: 501-043-06

ZONING: From CC to RM-1 & CG

ADDRESS: 7035 N Blythe Avenue S/A

Recommended Conditions of Approval for Proposed Gated Community:

- Construction permits for the development should be subject to assurance that the City of Fresno community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.
- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.
- Prior to the issuance of building permits, the applicant shall submit complete pool facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Recreational Health Program at (559) 600-3357 for more information.
- Prior to operation, the applicant shall apply for and obtain a permit to operate a public swimming pool from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Recreational Health Program at (559) 600-3357 for more information.

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

Kira Noguera
May 9, 2017
A-16-017, R-16-018, C-17-059
Page 2 of 2

a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<https://www.fresnocupa.com/> or <http://cers.calepa.ca.gov/>). Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

- The Good Guys Tire Shop should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, will require the Owner/Operator to obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle). Contact the local Tire Enforcement Agency at (559) 600-3271 for additional information.

REVIEWED BY:

**Kevin
Tsuda**

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County Department of Public Health,
ou=Environmental Health Division,
email=ksuda@co.fresno.ca.us, c=US
Date: 2017.05.09 15:03:43 -07'00'

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-3271

cc: Rogers, Moreno, Baruti, Cox & San Miguel- Environmental Health Division (CT 42.08)
Giorgio Russo- Owner/Applicant (grusso@ginderdevelopment.com)

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-017-**HE**, REZONE APPLICATION NO. R-16-018
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059**

Return Completed Form to:

Kira Noguera, Development Services/Planning

Email: Kira.Noguera@fresno.gov and

Marissa.Butler@fresno.gov

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

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APN: 501-043-06 ZONING: From CC to RM-1 & CG ADDRESS: 7035 N Blythe Avenue S/A

DATE ROUTED: May 8, 2017

COMMENT DEADLINE: May 22, 2017

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

Yes, there is an existing bus stop on the NE corner of Blythe and Herndon.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

With a multi-family development, the need for transit may increase. Suggest added amenities at that stop location.

REQUIRED CONDITIONS OF APPROVAL:

E-35

P-88

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

No.

REVIEWED BY: Jeff Long, Senior Regional Planner

Name and Title

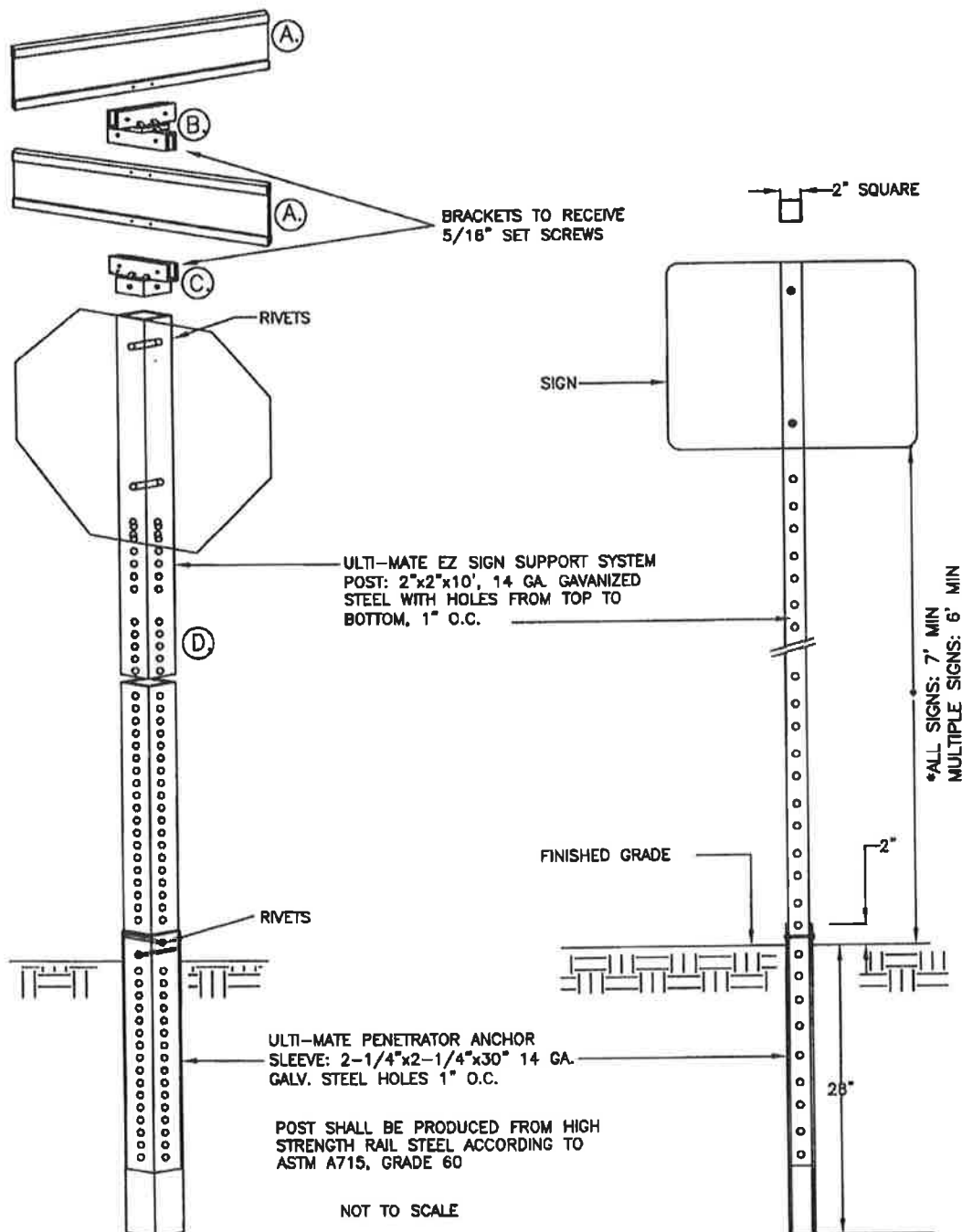
621-1436

Telephone Number

5-18-17

Date

- (A) 9"x 30" OR 9"x 36" x 0.100 GAUGE FLAT NON-EXTRUDED SIGN BLADE MADE OF ALUMINUM ALLOY. THEY ARE TO BE SINGLE BLADE DOUBLE FACED FINISH WITH WHITE LETTERS AND BORDER ON A GREEN BACKGROUND USING AVERY DENNISON T6500 HIGH INTENSITY GRADE REFLECTIVE SHEETING. SIGNS TO BE COVERED WITH AVERY DENNISON OL 1000 PREMIUM ANTI-GRAFFITI FILM.
- (B) SIGN-TO-SIGN BRACKET, 850F-90 CROSS PIECE THAT WILL ACCOMODATE THE 0.100 GAUGE SIGN BLADE. BRACKETS TO RECEIVE 5/16" SET SCREWS.
- (C) POST-TO-SIGN BRACKET, 850F- 2"x 2" SQUARE SIGN CAP SLOT TO BE 3-3/4" LONG TO ACCOMODATE THE 0.100 GAUGE SIGN BLADE. BRACKETS TO RECEIVE 5/16" SET SCREWS.
- (D) SIGN POST SYSTEM TO BE THE ULTI-MATE EZ INSTALLATION SIGN POST SYSTEM. USING THE ULTI-MATE 2"x 2"x 10' 14 GA. GALVANIZED STEEL POSTS WITH HOLES DRILLED FROM TOP TO BOTTOM, 1" ON CENTER. ANCHOR THE POLE TO THE GROUND USING A 2-1/4"x 2-1/4"x 24" GALVANIZED STEEL ULTI-MATE PENETRATOR ANCHOR. 5/16" DRIVE RIVETS ARE TO BE USED TO ATTACH THE SIGN POST TO THE ANCHOR.



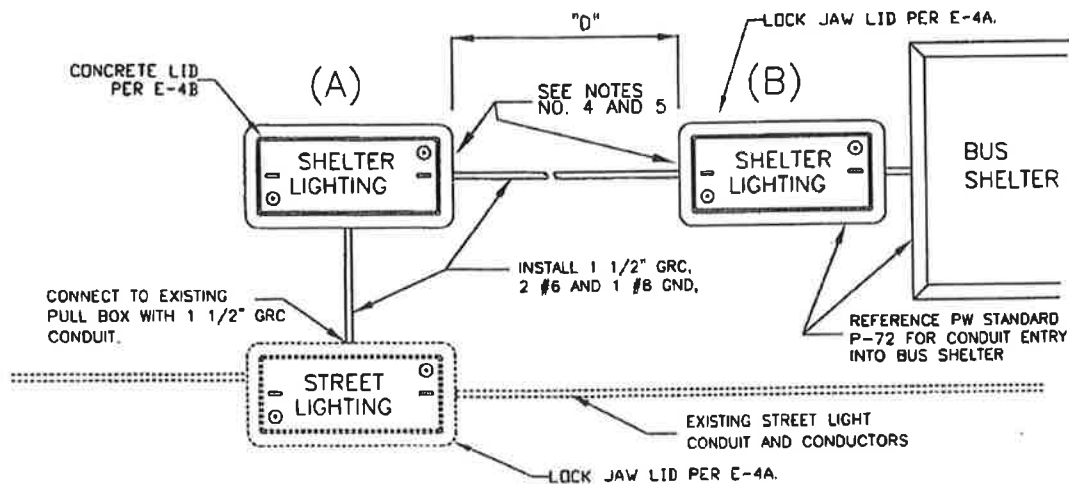
SIGN POST DETAIL

REF. & REV.
AUG., 2010

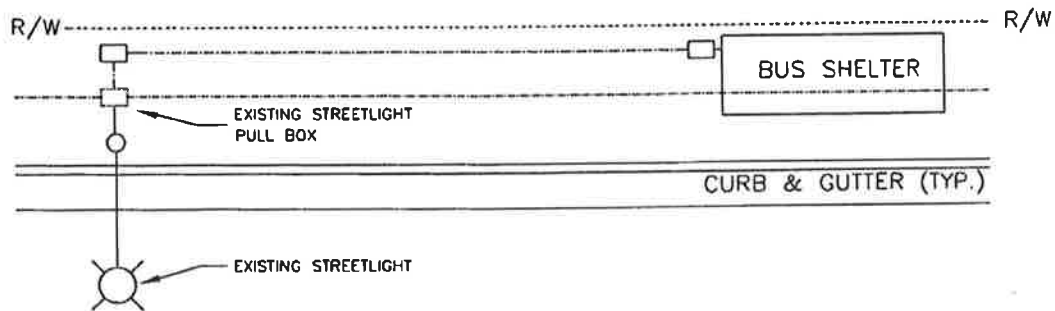
CITY OF FRESNO

P-88

INSTALLATIONS TO BE APPROVED AND MAINTAINED
BY CITY OF FRESNO, FACILITIES MANAGEMENT DIVISION
PHONE: 621-1487 OR CHIEF OF FACILITIES (ELECTRICAL) 621-1230



BUS SHELTER LIGHTING CONNECTION



GENERAL NOTES

1. PULL BOXES SHALL BE INSTALLED PER CITY STANDARD E-4. PULL BOXES SHALL UTILIZE LOCKING LIDS PER E-4.
2. DO NOT LOCATE THE PULL BOXES ABOVE THE JOINT TRENCH.
3. PULL BOX COVER SHALL BE AN APPROVED LOCKING TYPE AND SHALL BE INSCRIBED "SHELTER LIGHTING".
4. IF DISTANCE "D" EXCEEDS 20 FT. PULL BOX "A" IS REQUIRED ADJACENT TO EXISTING STREET LIGHT PULL BOX. IF DISTANCE "D" IS LESS THAN 20', PULL BOX "A" IS NOT REQUIRED.
5. A TRON TYPE FUSE HOLDER WITH 5A FUSE TO BE INSTALLED IN NEAREST PULL BOX. INSCRIBED "SHELTER LIGHTING" ADJACENT TO EXISTING STREET LIGHT PULL BOX.
6. ALL BUS SHELTER LIGHTING CONDUCTOR SPLICES SHALL BE TO APPLICABLE ELECTRICAL, STATE AND CITY STANDARDS.
7. ALL SHELTER LIGHTING SHALL BE NUMBERED. NUMERICAL SEQUENCE TO BE OBTAINED FROM PG&E. NUMBERS TO BE 2 1/2" HIGH AND INSTALLED ON SHELTER STRUCTURE.
8. ELECTRICAL FEED FROM EXISTING STREET LIGHTING SYSTEM TO SHELTER LIGHTING SHALL BE CONTINUOUS AND NOT BE IMPACTED BY A MASTER PHOTO CELL (PEC). INSTALL PEC'S ON STREET LIGHT LUMINAIRES AFFECTED BY SHELTER LIGHTING INSTALLATION REQUIREMENTS.

BUS SHELTER LIGHTING
CONNECTION DETAIL

REF. & REV.
JUNE 2015

CITY OF FRESNO

E-35

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-017-HE, REZONE APPLICATION NO. R-16-018
CONDITIONAL USE PERMIT APPLICATION NO. C-17-059**

Building and Safety Svcs

Return Completed Form to:

Kira Noguera, Development Services/Planning

Email: Kira.Noguera@fresno.gov and

Marissa.Butler@fresno.gov

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertains to ± 7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC (*Commercial-Community*) to RM-1 (*Residential Multi-Family Medium High Density*) and CG (*Commercial General*). **Conditional Use Permit Application No. C-17-059** proposes a gated community of 72 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive thru).

APN: 501-043-06 ZONING: From CC to RM-1 & CG ADDRESS: 7035 N Blythe Avenue S/A

DATE ROUTED: May 8, 2017

COMMENT DEADLINE: May 22, 2017

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY:


Name and Title

856
Telephone Number

5-19-17
Date

June 7, 2017

Marissa Butler
City of Fresno
DARM – Development Services Division
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Project: Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059

District CEQA Reference No: 20170525

Dear Ms. Butler:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of the new construction of a gated community of 72 multi-family dwelling units, a 2,750 square foot fast-food restaurant, an 8,680 square foot automotive service business, and a 4,200 square foot car wash business, located at 7035 North Blythe Avenue in Fresno, CA (Project). The District offers the following comments:

District Comments

- 1) The District's initial review of the Project concludes that emissions resulting from construction and/or operation of the Project may exceed the following thresholds of significance: 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM10). The District recommends that a more detailed preliminary review of the Project be conducted. The additional environmental review of the Project's potential impact on air quality should consider the following:
 - 1a) Project Emissions should be identified and quantified.
 - i) Permitted (stationary sources) and non-permitted (mobile sources) sources should be analyzed separately. Preparation of an Environmental Impact Report (EIR) is recommended should emissions from either source exceed the following amounts: 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM10).

Sayed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95358-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

ii) Pre- and post-Project emissions should be identified.

1b) Nuisance Odors should be discussed as to whether the Project would create objectionable odors affecting a substantial number of people.

Toxic Air Contaminants (TACs) –are defined as air pollutants that which may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health. The most common source of TACs can be attributed to diesel exhaust fumes that are emitted from both stationary and mobile sources. If the Project is located near residential/sensitive receptors, the Project should be evaluated to determine the health impact of TACs to the near-by receptors. If the analysis indicates that TACs are a concern, the District recommends that a Health Risk Assessment (HRA) be performed. If an HRA is to be performed, it is recommended that the Project proponent contact the District to review the proposed modeling approach. More information on TACs, prioritizations and HRAs can be obtained by:

- E-mailing inquiries to: hramodeler@valleyair.org; or
- Visiting the District's website at:
http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm.

2) If preliminary review indicates that a Mitigated Negative Declaration should be prepared, in addition to the effects identified above, the document should include:

2a) Mitigation Measures – If preliminary review indicates that with mitigation, the Project would have a less than significant adverse impact on air quality, the effectiveness of each mitigation measure incorporated into the Project should be discussed.

2b) District's attainment status – The document should include a discussion of whether the Project would result in a cumulatively considerable net increase of any criteria pollutant or precursor for which the San Joaquin Valley Air Basin is in non-attainment. Information on the District's attainment status can be found online by visiting the District's website at <http://valleyair.org/aqinfo/attainment.htm>.

3) If preliminary review indicates that an Environmental Impact Report (EIR) should be prepared, in addition to the effects identified above, the document should also include the following:

3a) A discussion of the methodology, model assumptions, inputs and results used in characterizing the Project's impact on air quality.

3b) A discussion of the components and phases of the Project and the associated emission projections, (including ongoing emissions from each previous phase).

- 4) Based on information provided to the District, the Project would equal or exceed 50 residential dwelling units and 2,000 square feet of commercial space. Therefore, the District concludes that the Project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the Project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

- 5) Particulate Matter 2.5 microns or less in size (PM2.5) from under-fired charbroilers (UFCs) pose immediate health risk. Since the cooking of meat can release carcinogenic PM2.5 species like polycyclic aromatic hydrocarbons (PAH), controlling emissions from under-fired charbroilers will have a substantial positive impact on public health.

Charbroiling emissions occur in populated areas, near schools and residential neighborhoods, resulting in high exposure levels for sensitive Valley residents. The air quality impacts on neighborhoods near restaurants with UFCs can be significant on days when meteorological conditions are stable, when dispersion is limited and emissions are trapped near the surface within the surrounding neighborhoods. This potential for neighborhood-level concentration of emissions during evening or multi-day stagnation events raises environmental concerns.

In addition, the cooking emissions source category is one of the largest single contributors of directly emitted PM2.5 in the Valley. Photochemical modeling conducted for the 2012 PM2.5 Plan showed that reducing commercial charbroiling emissions is critical to achieving PM2.5 attainment in the Valley.

The District committed to amend Rule 4692 (Commercial Charbroiling) in 2016, with a 2017 compliance date, to add emission control requirements for UFCs, as committed to in the District's 2012 PM2.5 Plan. Installing charbroiler emissions control systems during construction of new facilities is likely to result in substantial economic benefit compared to costly retrofitting.

Therefore, the District strongly recommends that your agency require new restaurants that will operate UFCs to install emission control systems during the construction phase.

To ease the financial burden for Valley businesses that wish to install control equipment before it is required, the District is offering incentive funding during the time leading up to the amendment to the rule. Restaurants with UFCs may be eligible to apply for funding to add emission control systems. Please contact the District at (559) 230-5858 for more information.

- 6) The Project may require District permits. Prior to the start of construction the Project proponent should contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required.
- 7) The Project may be subject to the following District rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).
- 8) The District recommends that a copy of the District's comments be provided to the Project proponent.

The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Stephanie Pellegrini at (559) 230- 5820.

Sincerely,

Arnaud Marjollet
Director of Permit Services



for Brian Clements
Program Manager

AM: sp

Enclosures: Indirect Source Review FAQ



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT

Frequently Asked Questions Regarding Indirect Source Review

Q: What is the purpose of Indirect Source Review (ISR)?

A: As land development and population in the San Joaquin Valley continues to increase, so will indirect air emissions that negatively effect air quality. The emissions are called indirect because they don't come directly from a smokestack, like traditional industry emissions, but rather the emissions are indirectly caused by this growth in population. As a consequence, the San Joaquin Valley Air Pollution Control District (District) adopted Indirect Source Review (Rule 9510) to reduce the impacts of growth in emissions from all new land development in the San Joaquin Valley.

Q: When is a project subject to ISR?

A: A project is subject to ISR if all of the following are applicable:

- The project received its **final discretionary approval** from the land use agency on or after **March 1, 2006**.
- The project meets or exceeds the following District applicability thresholds:

2,000 square feet commercial	25,000 square feet light industrial	100,000 square feet heavy industrial
20,000 square feet medical office	39,000 square feet general office	9,000 square feet educational
10,000 square feet governmental	20,000 square feet recreation space	50 residential units
9,000 square feet of space not included in the list		

- The project's primary functions are not subject to District Rule 2201 (New and Modified Stationary Source Review Rule), or District Rule 2010 (Permits Required). For more information on the applicability of ISR regarding a specific project, please contact the District at (559) 230-6000 or visit the District's website at <http://www.valleyair.org/ISR/ISRHome.htm>.

Q: For the purposes of Rule 9510, what is final discretionary approval?

A: A decision by a public agency that requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular development project, as distinguished from situations where the public agency merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations. For example, a building permit would be an example of a ministerial approval.

Q: What pollutants does ISR target?

A: The ISR rule looks to reduce the growth in NO_x and PM_{10} emissions associated with the construction and operation of new development projects in the San Joaquin Valley. The rule requirement is to reduce construction NO_x and PM_{10} emissions by 20% and 45%, respectively, as well as reducing operational NO_x and PM_{10} emissions by 33.3% and 50%, respectively, when compared to unmitigated projects.

Q: What are NO_x and PM_{10} ?

A: Nitrogen oxide (NO_x) is an ozone precursor, or principal component of ozone. Ozone is a colorless, odorless reactive gas comprised of three oxygen atoms. It is found naturally in the earth's stratosphere, where it absorbs the ultraviolet component of incoming solar radiation that can be harmful to life. Ozone is also found near the earth's surface, where pollutants emitted from society's activities react in the presence of sunlight to form ozone. Hot sunny weather with stagnant wind conditions favors ozone formation, so the period from May through September is when high ozone levels tend to occur in the San Joaquin Valley Air Basin.

Particulate matter (PM) is a generic term used to describe a complex group of air pollutants that vary in composition. PM_{10} particles have a diameter of 10 microns (micrometers) or less. The sources of PM can vary from wind blown dust particles to fine particles directly emitted from combustion processes, or may be formed from chemical reactions occurring in the atmosphere.

Q: What is CalEEMod?

A: CalEEMod (California Emission Estimator Model) is a computer modeling program that estimates construction, area source and operational emissions of NO_x and PM_{10} from potential land uses. This program uses the most recent approved version of relevant Air Resources Board (ARB) emissions models and emission factors.

Q: How can a project's emissions be reduced to lessen the impact on air quality (On-site emissions reductions)?

A: A project's emissions can be reduced by incorporating District approved mitigation measures. These include, but are not limited to, the following:

- Bicycle lanes throughout the project
- Proximity to existing or planned bus stops
- Proximity to existing or planned local retail
- Eliminate woodstoves and fireplaces from the project
- Cleaner fleet construction vehicles
- Energy efficiency beyond Title 24 requirements

For more information on additional measures that help reduce emissions, please contact the District at (559) 230-6000 or by visiting the District's website at <http://www.valleyair.org/ISR/ISROnSiteMeasures.htm>

Q: What will I receive from the District once the Air Impact Assessment (AIA) has been approved?

A: When the AIA is approved the applicant will receive an approval letter, along with the following:

- Off-site emissions estimator worksheet (see below)
- Fee estimator worksheet (see below)
- Monitoring and Reporting Schedule (MRS), if applicable
- Project invoice, if applicable

Q: What is the Off-site Emissions Estimator Worksheet?

A: This Excel worksheet uses the project's total tons of NO_x and PM₁₀ as calculated using CalEEMod and compares the unmitigated emissions against the mitigated emissions, determining whether the reduction in emissions is sufficient to satisfy the rule. If the reduction is not sufficient, the required off-site emission reductions are calculated using the District's off-site emission reduction equations, which can be found on the District's website at <http://www.valleyair.org/rules/currentrules/r9510.pdf> (Sections 7.0 through 7.1.2.2)

Q: What is the Fee Estimator Worksheet?

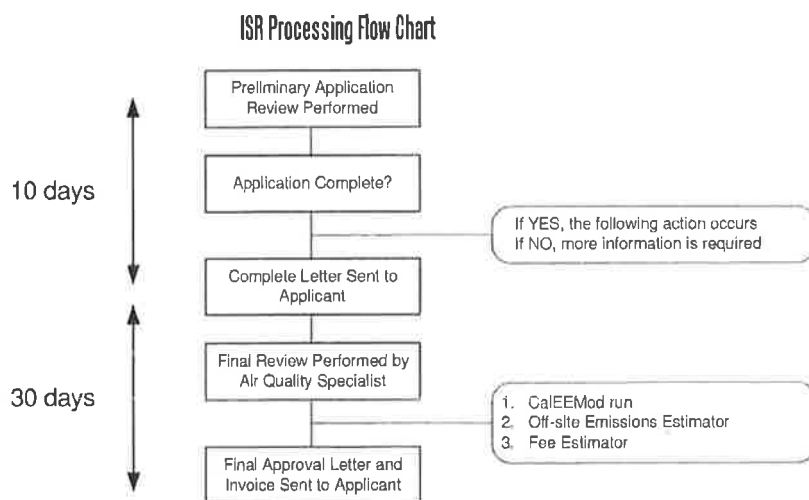
A: The Fee Estimator is an Excel worksheet used to calculate the total dollar amount of off-site fees that must be paid to the District in order to cover the District's cost of obtaining the required off-site emission reductions, and therefore fulfill the rule requirement. This fee amount is derived by multiplying the total tons of off-site reductions by the applicable rate.

Q: Why are mitigation fees collected, and how are they used by the District?

A: When a development project cannot reduce its NO_x and PM₁₀ emissions to the level required by the rule, then the difference must be mitigated through the payment of a fee. The monies collected from this fee will be used by the District to reduce emissions in the San Joaquin Valley on behalf of the project, with the goal of offsetting the emissions increase from the project by decreasing emissions elsewhere. More specifically, the fees received by the District are used in the District's existing Emission Reduction Incentive Program (ERIP) to fund emission reduction projects.

Q: How can additional information on the Indirect Source Review Program be found?

A: Additional information can be found by visiting the District's website at <http://www.valleyair.org/ISR/ISRHome.htm> or by calling the District at (559) 230-6000.





FIRE DEPARTMENT

DATE: May 17, 2017

TO: KIRA NOQUERA, Planner III
Development and Resource Management Department

FROM: RANDI EISNER, Senior Fire Prevention Inspector
Prevention and Technical Services Division

SUBJECT: 7035 N BLYTHE – C-17-059

Plan Amendment Application No A-16-017-HE, Rezone Application No R-16-018, and Conditional Use Permit Application No C-17-059 were filed by Giorgio Russo of Ginder Development. They pertain to 7.1 acres of property located on the northeast corner of North Blythe and West Herndon Avenues. Plan Amendment Application No A-16-017-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. Rezone Application No R-16-018 proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General). Conditional Use Permit Application No C-17-059 proposes a gated community of 72 residents, a community building, outdoor recreation facilities and 3 small commercial buildings (two of which include a drive through).

1. () 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 DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
2. () All back checks will be performed between the hours of 1:30 p.m. and 3:00 p.m. Monday – Friday, at Fresno Fire Department located at 911 H Street. No appointment is necessary. Applicants must be at the front counter and sign the log before 3pm or you will be required to come back another day.
3. () All revisions to plans shall be called out with a cloud or delta.
4. () If you have questions and would like more information regarding FFD Development Policies please see the following: <https://www.fresno.gov/fire/fire-prevention-investigation/development-policies/>
5. () Fire Department back check items require a wet signature from Fire Department staff. Back check items signed by any person other than sworn Fire Department staff are invalid.
6. () Provide a copy of the approved stamped site plan from the Planning Division, including all fire department notes, to verify compliance with requirements.

7. () Required fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002) Revise Fire Department Note 3 on Sheets A0.2 and A0.3.
8. () All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)
9. () All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002)
10. () All types of access shall not exceed a 10 percent grade or contain any irregularity creating an angle of approach or departure in excess of 10 percent, except as approved by the Fire Marshal (or designee). (FFD Development Policy 403.002)
11. () All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 16 foot minimum lanes are required. The clear width of each gate on the west entrance of the residential development shall be increased to 16 feet.
12. () Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gates. All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. Revise Site Plan Note 5 on Sheets A0.2 and A0.3.
13. () All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "click to Enter" gate locations.
14. () Electric gates shall be provided with battery back-up.
15. () Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. (FFD Development Policy 403.005) Revise Fire Department Note 4 on Sheets A0.2 and A0.3.
16. () Remove Key Note 37 on Sheet A0.3 if no emergency access is provided.
17. () Note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius. See Sheet A0.2 for the area where it does not meet the turning radius.
18. () Fire hose pull and equipment access is an unobstructed walkway which provides continuous access connecting vehicular access to all building openings and exterior storage areas. The walkway requires unobstructed 36 inch horizontal clearance around openings and continuous 7 foot vertical clearance. (FFD Development Policy 403.002) Show gate openings in pool fence behind the community building.

19. () All gates across fire hose and equipment access points shall be a minimum of 4 foot clear width. Indicate the width of the pool gate on the plan.
20. () All required fire hose and equipment access gates shall be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. Show the police/fire bypass lock on the pool gate on the site plan.
21. () Provide the following note on Sheets A0.2 and A0.3: Fire Hydrants shall be installed and maintained in a serviceable condition prior to and during construction. The 4 ½ inch outlet shall face the access lane. (FFD Development Policy 403.003)
22. () In multi-family areas, the fire hydrants shall be installed in accordance with City of Fresno specifications with no less than a minimum 8-inch water main capable of flowing at least 2,500 gallons per minute as calculated by methods in Fire Flow Tests, published by the Insurance Services Office. This system may be incorporated with the domestic water service. There is an exception when all buildings served are fully protected with an approved, NFPA design criteria automatic extinguishing system, or buildings with four or fewer units, on-site hydrants may be spaced and fire flows approved per the single-family dwelling standards. (FFD Development Policy 403.003) Change notes 1 and 2 under Fire Department Notes on Sheet A0.2.
23. () Show the location of the fire department connection. Fire department connections shall not be installed within five feet (5') of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)
24. () Fire department connections shall be located within forty feet (40') of a fire apparatus access lane. (FFD Development Policy 405.025)
25. () The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½" in size. (FFD Development Policy 405.025)
26. () Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2016 CFC, Section 912.2.1.
27. () The residential complex shall not have an address on Blythe unless Spaatz is changed to Blythe up to Spruce Avenue.
28. () On the west side of the project in the abandoned street which will be split between the adjacent property owners, there is a public hydrant on the south end. Paved access shall be provided to the hydrant. The access shall be 20 feet wide and shall be marked as a fire lane. Show these details on the site plan.
29. () Turnarounds shall be located within 150 feet of the termination of the single entry road. Portions of the road requiring fire apparatus to back up shall not include any turns or bends, except for the required turnarounds. The maximum length of a single point of access shall be 450 feet. (FFD Development Policy 403.002) The turnaround for access to the fire hydrant on the abandoned street shall be shown on the site plan.

30. () All turnarounds shall have a minimum 44-foot centerline turning radius with a minimum of 22 feet clear drive width. "T" turnarounds shall have a minimum clear drive width of 24 feet and shall be a minimum of 90 feet in length. All turnarounds must be kept clear of all obstructions (e.g., no parking, no garbage bins, etc., and marked if necessary). (FFD Development Policy 403.002) The "T" turnaround shall be depicted on the site plan.
31. () An emergency drive approach shall be installed at the entrance to the fire department only access road which complies with Public Works Standard Drawing P-67 and P-68.
32. () The emergency access to the public hydrant shall be provided with a gate. The gate and the clear width shall be shown on the plan.
33. () An approved Fire/Police padlock shall be installed on gates used solely for emergency vehicle access. Fire/Police padlocks may be used in conjunction with other approved locking devices. Padlocks shall be an approved City of Fresno bypass lock. (FFD Development Policy 403.002) Fire/Police padlocks may be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. (FFD Development Policy 403.004) The P/F bypass lock on the gate leading to the public fire hydrant shall be shown on the site plan.
34. () The following requirement shall be detailed on the site plan: Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.005) The sign below is required on both sides of the gate:

"FIRE LANE" (in 6 inch letters)
"VEHICLES REMOVED AT OWNER'S EXPENSE" (in 2 inch letters)
"FRESNO POLICE DEPARTMENT @ (559) 621-7000" (in 1 inch letters)

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
RESUBMITTED APPLICATION EXHIBITS**

REQUEST FOR COMMENT

CONDITIONAL USE PERMIT APPLICATION NO. C-17-059

(Related Applications A-16-017, R-16-018)

Fresno Fire Department
ATTN: Laurie Sawhill
Reduced Set Only (Full Size Previously Provided)

Return Completed Form to:
Margo Lerwill
Development Services/Planning
Telephone: (559) 621-8153
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

DATE ROUTED: SEPTEMBER 19, 2017

DATE DUE: OCTOBER 3

If no response is received by the comment deadline, it will be assumed that you have no comments to submit.

CORRECTED EXHIBIT: A1, A2, A3

DATED: SEPTEMBER 18, 2017

Please review and comment.

List conditions that have not been satisfied; if applicable:

*SEE ATTACHED
CORRECTIONS/Fire Requirements not
addressed since last review*

Is any additional information needed for you to complete your back check? (if yes, list specific information.):

see attached

☐ **APPROVED** ☒ **RESUBMIT**

Reviewed by:

L Sawhill Sr Inspector
Name and title

X 4147
Telephone Number

10-5-17
Date

Attachments:



FIRE DEPARTMENT

DATE: October 4, 2017

TO: MARGO LERWILL, Planner III
Development and Resource Management Department

FROM: LAURIE SAWHILL, Senior Fire Prevention Inspector
Prevention and Technical Services Division

SUBJECT: HERNDON/BLYTHE, APN: 50104306, C-17-059, A-16-017, R-16-018)
RELATED ADDRESSES: 4429-4527 W SPAATZ AND 7035 N BLYTHE

The following items have not been addressed from the May 17, 2017 review and require a RESUBMITTAL to Fire prior to approval. Insure applicant adds all notes to plan as required prior to resubmittal.

All revisions to plans shall be called out with a cloud or delta. Notes have been divided between the commercial project and the residential proposal as each site has different requirements and they are not shown on the pages provided for review.

All revisions to plans shall be called out with a cloud or delta.

COMMERCIAL PROJECT, SHEET A0.3

Note on plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4 ½ inch outlet shall face the access lane.

Show the location of the fire department connections. Fire department connections shall not be installed within five feet (5') of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)

Fire department connections shall be located within forty feet (40') of a fire apparatus access lane. (FFD Development Policy 405.025)

Note on plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½" in size. (FFD Development Policy 405.025)

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2016 CFC, Section 912.2.1.

Note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius.

RESIDENTIAL PROJECT, SHEET A0.2

Show the existing public street hydrant.

Provide Project Information on sheet A0.2 which is relevant to the residential proposal similar to what is shown for the commercial project on A0.3. Proposed addresses appear to be assigned on W Spaatz.

Note on plan: Install on site hydrants with a **minimum 8 inch main and a fire flow of 2500 GPM**. See plan for locations. Public and private hydrants for multi-family dwellings are spaced a maximum of 450 feet apart.

Note on plan: Fire hydrants and access roads shall be installed, tested and approved and shall be maintained serviceable prior to and during all phases of development. The 4 ½ inch outlet shall face the access lane.

Show the location of the fire department connections. Fire department connections shall not be installed within five feet (5') of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)

Fire department connections shall be located within forty feet (40') of a fire apparatus access lane. (FFD Development Policy 405.025)

Note on plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½" in size. (FFD Development Policy 405.025)

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2016 CFC, Section 912.2.1.

Note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius.

Sheet A0.2 keyed note 6 states Knox box at building entry which is not allowed. Provide the following notes related to the entry and exit gates.

Note on plan: Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gates. All electrified

gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. Revise Site Plan Note 5 on Sheets A0.2 and A0.3.

Note on plan: All gated residential developments require a "Click to Enter" system. When required, provide an approved visual recognition/feature sign at the "click to Enter" gate locations.

Note on plan: Electric gates shall be provided with battery back-up.

The fire lanes as currently shown are not adequate. All curbs highlighted on sheet A02, and returned to applicant shall be clearly indicated as Fire Lanes.

Note on plan: Required fire apparatus access lanes shall be provided year round and maintained with an approved all-weather surface, capable of supporting 80,000-pound vehicles. The fire apparatus access lanes shall be a minimum of 4-inch base rock over compacted or undisturbed native soil or per approved engineering plans with a minimum of 24 feet of clear width or other approved method, which would prevent shoulder degradation. (FFD Development Policy 403.002) Revise Fire Department Note 3 on Sheets A0.2 and A0.3.

Note on plan: All surface access roads shall be installed and maintained in a serviceable condition prior to and during all phases of construction. (FFD Development Policy 403.002)

Note on plan: All types of vehicle access shall maintain a minimum of 13 feet, 6 inch vertical clearance over the entire width of the access. (FFD Development Policy 403.002)

Note on plan: All types of access shall not exceed a 10 percent grade or contain any irregularity creating an angle of approach or departure in excess of 10 percent, except as approved by the Fire Marshal (or designee). (FFD Development Policy 403.002)

Note on plan: All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 16 foot minimum lanes are required. The clear width of each gate on the west entrance of the residential development shall be increased to 16 feet.

Note on plan: Fire hose pull and equipment access is an unobstructed walkway which provides continuous access connecting vehicular access to all building openings and exterior storage areas. The walkway requires unobstructed 36 inch horizontal clearance around openings and continuous 7 foot vertical clearance. (FFD Development Policy 403.002) Show gate openings in pool fence behind the community building.

Note on plan: All gates across fire hose and equipment access points shall be a minimum of 4 foot clear width. Indicate the width of the pool gate on the plan.

Note on plan: All required fire hose and equipment access gates shall be provided with Police/Fire bypass locks. ("Best" padlock model 21B700 series). A Knox padlock may not be used. Police/Fire bypass locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. Show the police/fire bypass lock on the pool gate on the site plan.

NOTES REGARDING ABANDONED STREET-FORMERLY N BLYTHE

On the west side of the residential project in the abandoned street which will be split between the adjacent property owners, there is a public hydrant on the south end. Paved access shall be provided to the hydrant. The access shall be 20 feet wide and shall be marked as a fire lane. *Show these details on the site plan, this hydrant is still required for fire flow for the adjacent parcel.*

Note on plan: Turnarounds shall be located within 150 feet of the termination of the single entry road. Portions of the road requiring fire apparatus to back up shall not include any turns or bends, except for the required turnarounds. The maximum length of a single point of access shall be 450 feet. (FFD Development Policy 403.002) The turnaround for access to the fire hydrant on the abandoned street shall be shown on the site plan. *If there is not adequate width to provide a turnaround on the abandoned street proposed to be split, a fire access gate shall be provided and installed in the southwest corner of the residential complex as indicated on the plans in red.*

All turnarounds shall have a minimum 44-foot centerline turning radius with a minimum of 22 feet clear drive width. "T" turnarounds shall have a minimum clear drive width of 24 feet and shall be a minimum of 90 feet in length. All turnarounds must be kept clear of all obstructions (e.g., no parking, no garbage bins, etc., and marked if necessary). (FFD Development Policy 403.002) The "T" turnaround shall be depicted on the site plan.

An emergency drive approach shall be installed at the entrance to the fire department only access road which complies with Public Works Standard Drawing P-67 and P-68 on Blythe/Spaatz where the curb was installed.

The emergency access to the public hydrant shall be provided with a gate. The gate and the clear width shall be shown on the plan.

An approved Fire/Police padlock shall be installed on gates used solely for emergency vehicle access. Fire/Police padlocks may be used in conjunction with other approved locking devices. Padlocks shall be an approved City of Fresno bypass lock. (FFD

MARGO LERWILL
C-17-059
October 5, 2017
Page 5

Development Policy 403.002) Fire/Police padlocks may be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. (FFD Development Policy 403.004) The P/F bypass lock on the gate leading to the public fire hydrant shall be shown on the site plan.

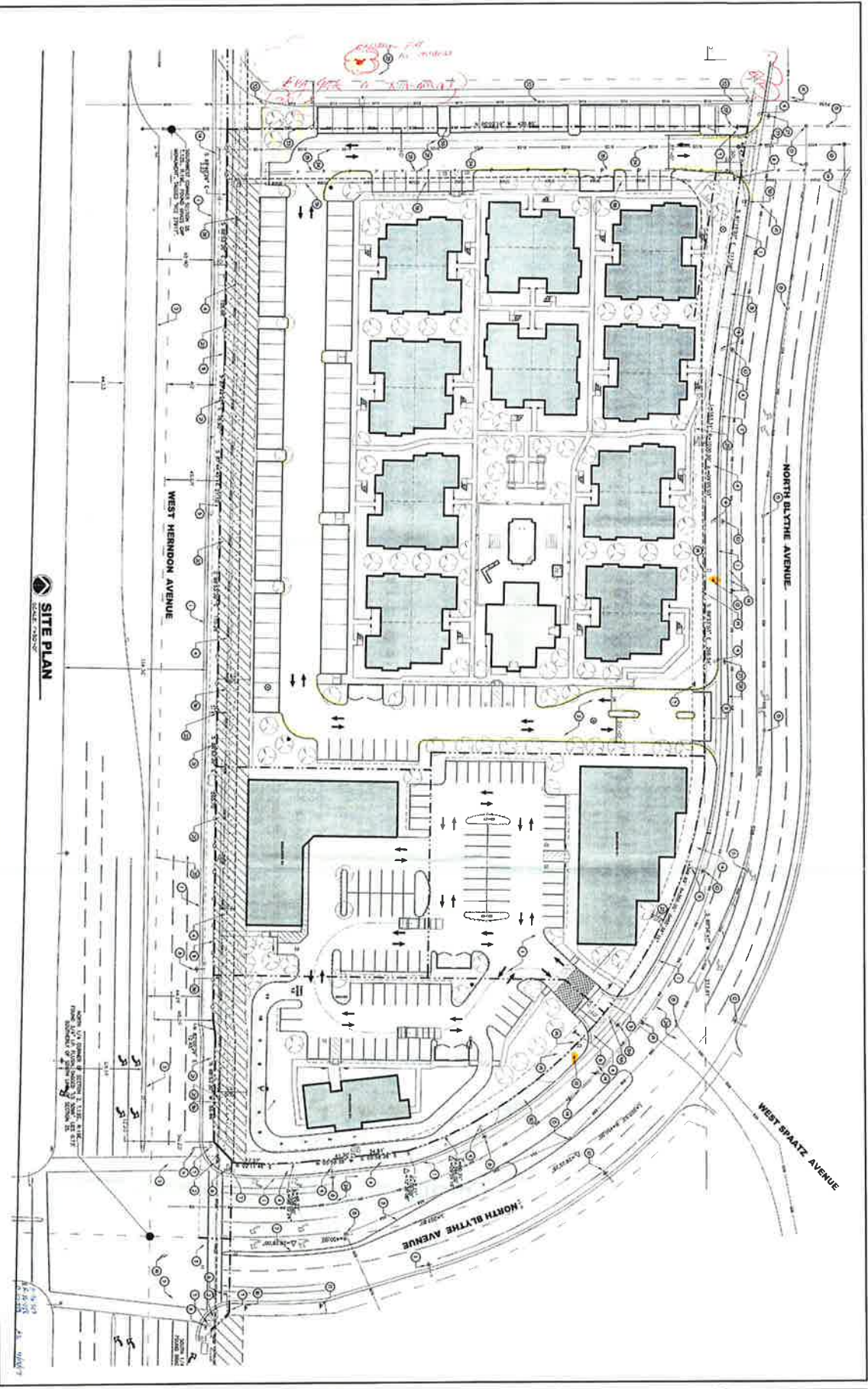
The following requirement shall be detailed on the site plan: Emergency access gates across entrances that have been designed for use by fire and police personnel only shall be designated on the properties site plan prior to construction of the complex. (FFD Development Policy 403.005) The sign below is required on both sides of the gate:

“FIRE LANE” (in 6 inch letters)
“VEHICLES REMOVED AT OWNER’S EXPENSE” (in 2 inch letters)
“FRESNO POLICE DEPARTMENT @ (559) 621-7000” (in 1 inch letters)

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 DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.

If you have questions and would like more information regarding FFD Development Policies please see the following: <https://www.fresno.gov/fire/fire-prevention-investigation/development-policies/>

Fire Department back check items require a wet signature from Fire Department staff. Back check items signed by any person other than sworn Fire Department staff are invalid.



- KEYED NOTES :**
- 1. EXISTING LOT LINES
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SITE SQUARE FOOTAGE
 ZONING: C-1, R-1, D-1

PROJECT INFORMATION
 ADDRESS: 700 N. BLYTHE AVE, FRESNO, CA 93728

LEGEND

- 1. EXISTING LOT LINES
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PROJECT LOCATION

VICINITY MAP

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LEGEND

- Building Footprints
- Parking Spaces
- Site Boundaries
- Proposed Development
- Existing Conditions
- Proposed Access
- Proposed Driveway
- Proposed Parking
- Proposed Landscaping
- Proposed Fencing
- Proposed Signage
- Proposed Lighting
- Proposed Security
- Proposed Maintenance
- Proposed Operations
- Proposed Administration
- Proposed Finance
- Proposed Marketing
- Proposed Sales
- Proposed Distribution
- Proposed Logistics
- Proposed Transportation
- Proposed Infrastructure
- Proposed Utilities
- Proposed Services
- Proposed Amenities
- Proposed Features
- Proposed Elements
- Proposed Components
- Proposed Systems
- Proposed Networks
- Proposed Frameworks
- Proposed Structures
- Proposed Facilities
- Proposed Installations
- Proposed Equipments
- Proposed Instruments
- Proposed Apparatuses
- Proposed Machines
- Proposed Devices
- Proposed Tools
- Proposed Implements
- Proposed Instruments
- Proposed Apparatuses
- Proposed Machines
- Proposed Devices
- Proposed Tools
- Proposed Implements

VICINITY MAP

Project location shown relative to surrounding streets and landmarks.

VICINITY MAP



SUBJECT: Conditions of Approval for **C-17-059**

DATE: July 7, 2017

TO: Kira Noguera
Development and Resource Management Department

FROM: Jairo Mata, Engineer II
Public Works Department, Traffic and Engineering Services Division

APN: 501-043-06

ADDRESS: 7035 North Blythe Avenue

ATTENTION:			
The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.			
X	Maintenance Agreement / CFD	Ann Lillie	Public Works Department (559) 621-8690 ann.lillie@fresno.gov
X	Traffic Impact Study (TIS) A revised TIS is required prior to resubmitting the corrected site plan.	Jill Gormley	Public Works Department (559) 621-8792 Jill.Gormley@fresno.gov
X	Deeds (up to 2 month processing time) Deeds are required to provide easements to the City for required public improvements. They shall be prepared by the owner / developer's engineer. Executed copies shall be submitted to the City with verification of ownership prior to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov
X	Vacation (4 month processing time) A Feasibility Study is required to determine viability and to establish conditions, if any. If approved, recordation of the vacation is required prior to issuance of building permits.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov
X	The parcel configuration depicted for the proposed development does not conform to record information: A Parcel Map is required to establish this configuration prior to building permits. If the Parcel Map records prior to permits A Cross Access Agreement is also required.	Kira Noguera	Planning and Resource Management Department (559) 621-8091 Kira.Noguera@fresno.gov

ATTENTION:

Prior to resubmitting the corrected exhibit, provide the following information on the site plan:

A. GENERAL REQUIREMENTS

1. Accurately provide a north arrow, legal description.
2. Accurately show, identify and dimension property lines, easements and vacations.

B. OFFSITE INFORMATION:

1. Identify section and center lines.
2. Identify existing and proposed sidewalks (provide width), driveway approaches (provide width), accessibility ramps (provide radius), utility poles, guy wires, etc.
3. Identify and specify if the median is existing to remain, proposed or to be modified.

C. ONSITE INFORMATION:

1. Identify pedestrian, vehicular, and service access with turning templates on the site plan for all large vehicles. Identify in the operational statement the maximum size of vehicle to enter and exit the site.
2. **Parking Lot:**
 - a. Provide planter dimensions and radii at end of aisles to meet visibility requirements.
3. Identify existing and proposed walls and fences complete with location height and type of material. Submit an operational statement for the proposed gates to Traffic Engineering for review and approval, prior to permits. Resubmit the site plan with a detailed gated entry design.

D. OTHER IMPORTANT INFORMATION: Identify existing or proposed Parcel Maps. Provide reference numbers

PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed.

Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 15-4114.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment permit is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. Encroachment permits must be approved **prior** to issuance of building permits.

West Herndon Avenue: Expressway

1. Dedication Requirements
 - a. Dedicate a **26'** (minimum) easement for Bike, Pedestrian and Landscape purposes **only**. (Additional right of way may be required for grading and drainage purposes.) Above ground utilities are not allowed within this easement. Remove and relocate all above ground utilities within the trail easement.
 - b. Relinquish direct vehicular access right to Herndon Avenue within the limits of this application.
2. Construction Requirements:
 - c. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy.
 - d. If not existing, construct an **80'** bus bay curb and gutter at the northwest corner of Blythe and Herndon to Public Works Standard **P-73**, complete with a **10'** monolithic sidewalk.
 - e. Construct a **12'** wide Bike and Pedestrian Class I Trail, complete with lighting, signing, striping, and landscaping, per the **2035 Fresno General Plan, the Public Works Standards P-58, P-59, P-60, P-61, and the Caltrans Highway Design Manual**. Identify route on the site plan complete with a cross section. Construct an expressway barrier fence within the limits of the application, per Public Works Standards **P-74** and **P-75**.

North Blythe Avenue: Collector

1. Dedication and Vacation Requirements
 - a. Dedicate property, for public street purposes, as needed to provide the 10' sidewalk within a street easement. See **Exhibit A-1**.
 - b. Vacate right of way adjacent to this application, as needed to provide the 10' sidewalk within the street easement. See **Exhibit A-1**.

2. Construction Requirements:

- a. Site Plan approval of a street type approach (**P-76**) is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2**, and **P-6**. Construct standard curb ramps per Public Works Standard **P-29**. **Building #3 is within the stopping site distance as shown on Exhibit "A". Reconfigure Building #3 outside of the required 300' stopping site distance per the Caltrans Highway Design Manual.**
- b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
- c. Remove abandoned (existing driveway approaches not identified for utilization) or reduce excessive width driveway approaches as noted on **Exhibit "A"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
- d. Where missing, construct a **10'** concrete sidewalk to Public Works Standard **P-5**.

Original Blythe Avenue Alignment: (west of property)

1. Vacation Requirements

- a. Vacate **78'** of right of way adjacent to this application as shown on **Exhibit "A"**. Additional conditions of approval will be imposed with the vacation process.

Street Plans are required and shall be approved by the City Engineer. All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Randy Schrey) at (559) 621-8807, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

Two 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 811.

All survey monuments within the area of construction shall be preserved or reset by a person licensed to practice Land Surveying in the State of California.

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics

1. 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, P-23**.
2. Install **30"** state standard "STOP" signs at locations shown. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.

3. 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 3' overhang. Provide the number that are required, provided, compact, and designated for accessible parking stalls.
4. Drive Through: Provide a minimum of 200' from the pick-up window. (not to block existing or proposed parking) Private improvements are not allowed within public easements. The proposed drive through encroaches into the required 26' bike, pedestrian and landscape easement. Redesign required. Resubmit the site plan identifying 15' min. radius, 13' minimum aisle in turn, 11' lane and 9' minimum at window.
5. Gates: Provided a total of 75' of stacking from the proposed gates to the back of walk. This can be divided between the two entries. Redesign the main entrance to provide for an onsite turn around. At the resident entry, provide a minimum of 20' from the gate to the back of walk.

Irrigation / Canal Requirements: If the existing pipe is to be relocated, the developer shall enter into an agreement with the Fresno Irrigation District for the relocated pipe and submit an executed copy of the agreement or commitment letter from FID to the Planning and Development Department. All piping shall be located outside of the proposed street right of way. Any piping across city streets shall be rubber gasketed reinforced concrete pipe (RGRCP) constructed perpendicular to the street. Submit engineered plans to Public Works Department, Engineering Division for review and approval. **Identify the proposed easement or cross section on the site plan.**

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees at the time of building permit. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the trip generation rates as set forth in the latest edition of the ITE Generation Manual.

A revised Traffic Impact Study is required. Additional conditions may be required with the revision to the TIS per the City Traffic Engineer.

TSMI Requirements: To be determined with the revised TIS. Refer to the approved Traffic Impact Study letter from the City Traffic Engineer.

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

Regional Transportation Mitigation Fee (RTMF): Pay all applicable RTMF fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

Questions relative to these conditions may be directed to Jairo Mata at 559 621-8714 Jairo.Mata@fresno.gov , in the Public Works Department, Traffic and Engineering Services Division.

WEST SPATZ AVENUE

- City of Fresno Fire Dept. Notes

Site Plan Notes:

- | |
|-------------------|
| Legal Description |
|-------------------|

NAME: _____
 PRE: _____

- ## KEYED NOTES

SITE PLAN



SITE AREA BREAKDOWN

LEGEND

VICINITY



NEW DEVELOPEMENT FOR:
BLYTHE CROSSING
HERNDON AVE. & BLYTHE AVE.
CITY OF FRESNO A.P.N. 501-043-06 CALIFORNIA

 **JEFF CAZALY**
ARCHITECT
735 W. ALLAMAR, SUITE 604
FRESNO, CA 93726

**COMMERCIAL AND
INDUSTRIAL DESIGN**

TEL: (559) 281-1250
FAX: (559) 281-1250
WWW.CAZALYARCHITECT.COM

CITY OF FRESNO NOTES

1. ALL CITY OF FRESNO NOTES, SPECIFICATIONS, AND ORDINANCES SHALL APPLY TO THIS PROJECT.
2. THE CITY ENGINEER'S REVIEW OF THIS PROJECT DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.
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CITY OF FRESNO FIRE DEPT. NOTES

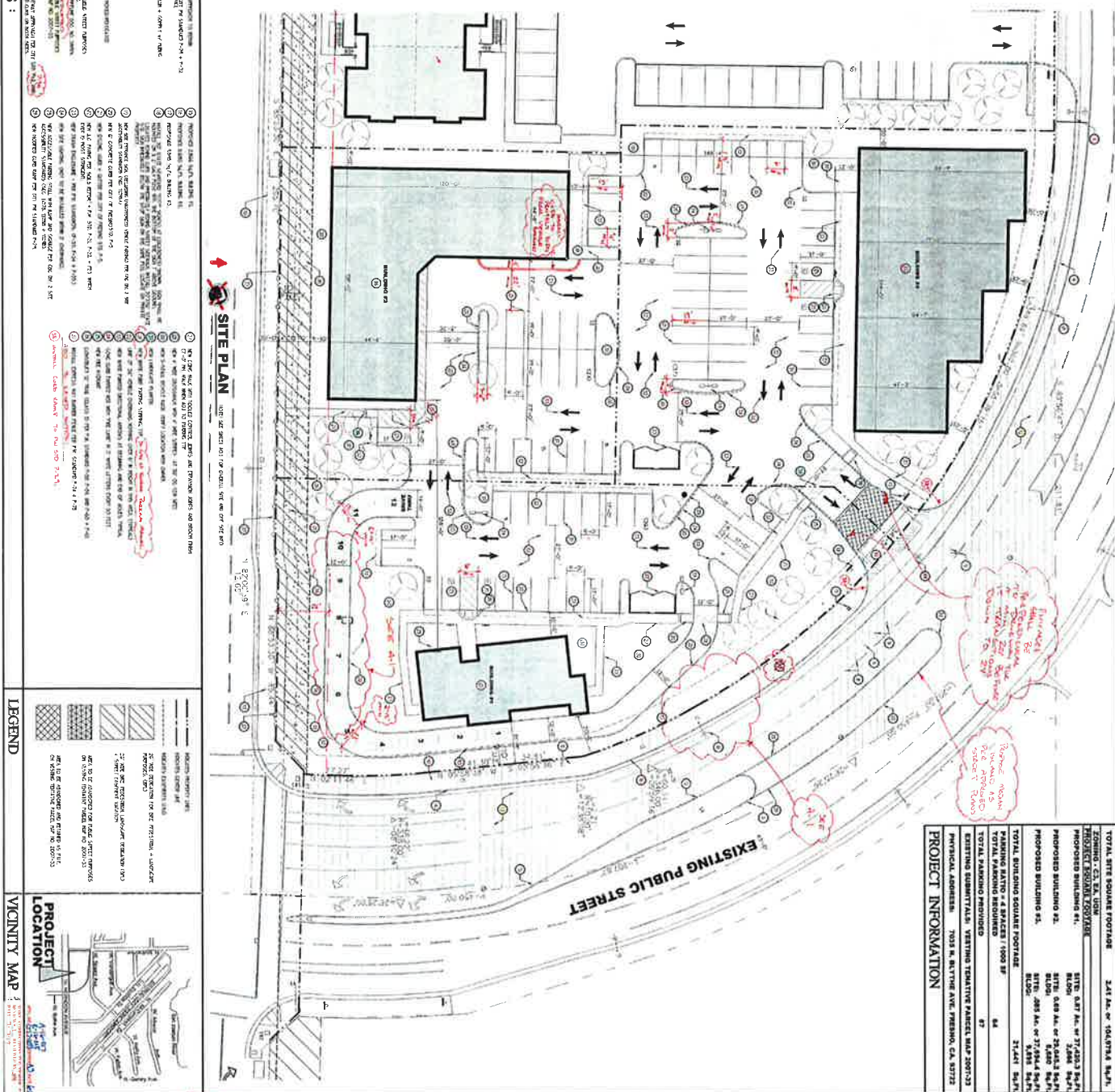
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Site Plan Notes

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Legal Description

LEGAL DESCRIPTION



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SITE PLAN

LEGEND

PROJECT LOCATION

NEW DEVELOPMENT FOR:

BLTYHE CROSSING

HERNDON AVE. & BLTYHE AVE

CITY OF FRESNO A.P.N. 301-043-06 CALIFORNIA

JEFF CAZALY ARCHITECT

770 N. ALLAN, SUITE 204

FRESNO, CA 93701

COMMERCIAL AND INDUSTRIAL GROUP



PUBLIC WORKS DEPARTMENT:

DATE: July 10, 2017

TO: Kira Noguera
Development and Resource Management Department, Planning Division

THROUGH: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Traffic and Engineering Division

FROM: Jairo Mata, Engineer II
Public Works Department, Traffic and Engineering Division

PLAN AMENDMENT APPLICATION NO. A-16-017

REZONE APPLICATION NO. R-16-018

OWNER (S): Giorgio Russo

APN (S): 501-043-06

LOCATION: 7035 North Blythe Avenue

Trip Generation									
	Acres	From	ADT'S	AM	PM	To	ADT'S	AM	PM
	7.1	Commercial Community	3,962	89	344	4.66 Acres Residential Multi Family	492	38	46
						2.59 Acres General Commercial	1,445	32	126
Total							1,937	70	172

Highway Capacity					
	Existing	ADT'S	Actual ADT's	Projected	ADT'S
Herndon Avenue Expressway	6 - lane divided	56,000	Current counts unavailable	6 - lane divided	56,000
Blythe Avenue Collector	3- lane w/cont. left turn	13,000	Current counts unavailable	3- lane w/cont. left turn	13,000

Traffic Impact Study (TIS) required: Yes

The Developer/Owner should consult with the City of Fresno Traffic Engineering Section for the scope of the Traffic Impact Study (TIS). A trip distribution for the proposed project should be provided prior to consulting with the Traffic Engineering Section. The TIS shall identify the mitigation measures, which would mitigate the project and/or other related projects' significant impacts to a level of insignificance. Multiple-family residential and commercial shall be designed such that related traffic will not route through local residential streets.

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
RESUBMITTED APPLICATION EXHIBITS**

REQUEST FOR COMMENT

CONDITIONAL USE PERMIT APPLICATION NO. C-17-059

(Related Applications A-16-017, R-16-018)

Public Works Traffic and Engineering
ATTN: Jairo Mata



Return Completed Form to:

Margo Lerwill
Development Services/Planning
Telephone: (559) 621-8153
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

DATE ROUTED: SEPTEMBER 19, 2017

DATE DUE: OCTOBER 3

If no response is received by the comment deadline, it will be assumed that you have no comments to submit.

CORRECTED EXHIBIT: A1, A2, A3

DATED SEPTEMBER 18, 2017

Please review and comment.

List conditions that have not been satisfied; if applicable:

**SEE C.P. 2
CORRECTIONS NOT ADDRESSED**

Is any additional information needed for you to complete your back check? (if yes, list specific information.):

☐ APPROVED ☐ RESUBMIT

Reviewed by:

LG

Name and title

Telephone Number

Date

10/26/17

Attachments:

City of Fresno Notes

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City of Fresno Fire Dept. Notices

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Site Plan Notes

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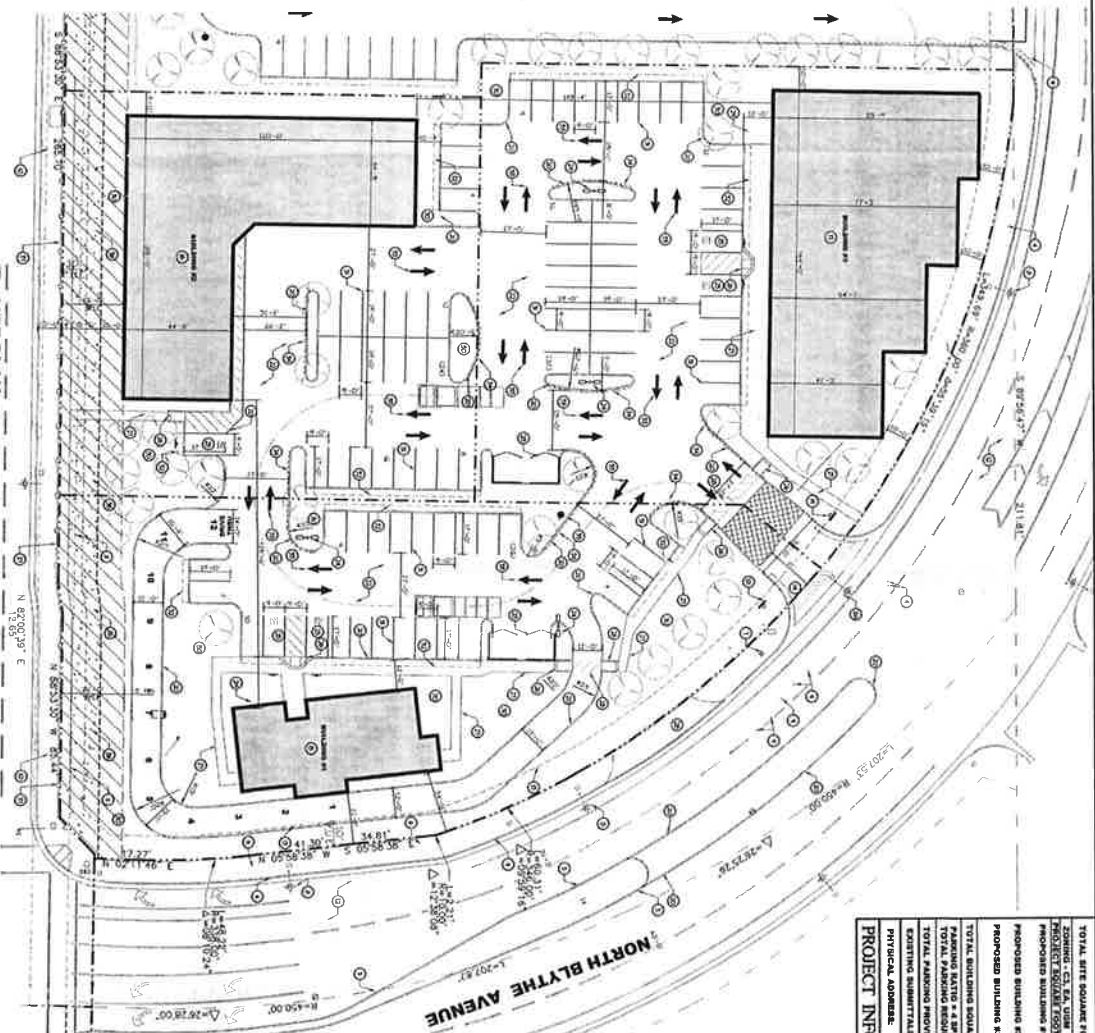
Legal Description

- Dr. Hargrett is the director of the Center for Health Systems Research and Analysis at the University of Maryland, Baltimore. He is also the director of the Center for Health Systems Research and Analysis at the University of Maryland, Baltimore. He is also the director of the Center for Health Systems Research and Analysis at the University of Maryland, Baltimore.

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SITE PLAN

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Re-Design
See for Review

LEGEND

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VICINITY MAP

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NEW DEVELOPEMENT FOR:
GERINDOR DEVELOPMENT
HERNDON AVE & BLYTHE AVE
CITY OF FRESNO A.P.N. 521-043-06 CALIFORNIA

JEFF CAZALY
ARCHITECT
730 W. ALLAMAR, SUITE 104
PUEBLO, CO 81009

COMMERCIAL AND
INDUSTRIAL DESIGN

Tel: (505) 291-1650
Fax: (505) 291-1850

jeffcazalyconsulting.com

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JEFF CAZALY
ARCHITECT
735 W. ALLIANCE, SUITE 614
FRESNO, CA 93790
COMMERCIAL AND
RESIDENTIAL DESIGN
Tel. (555) 281-1111

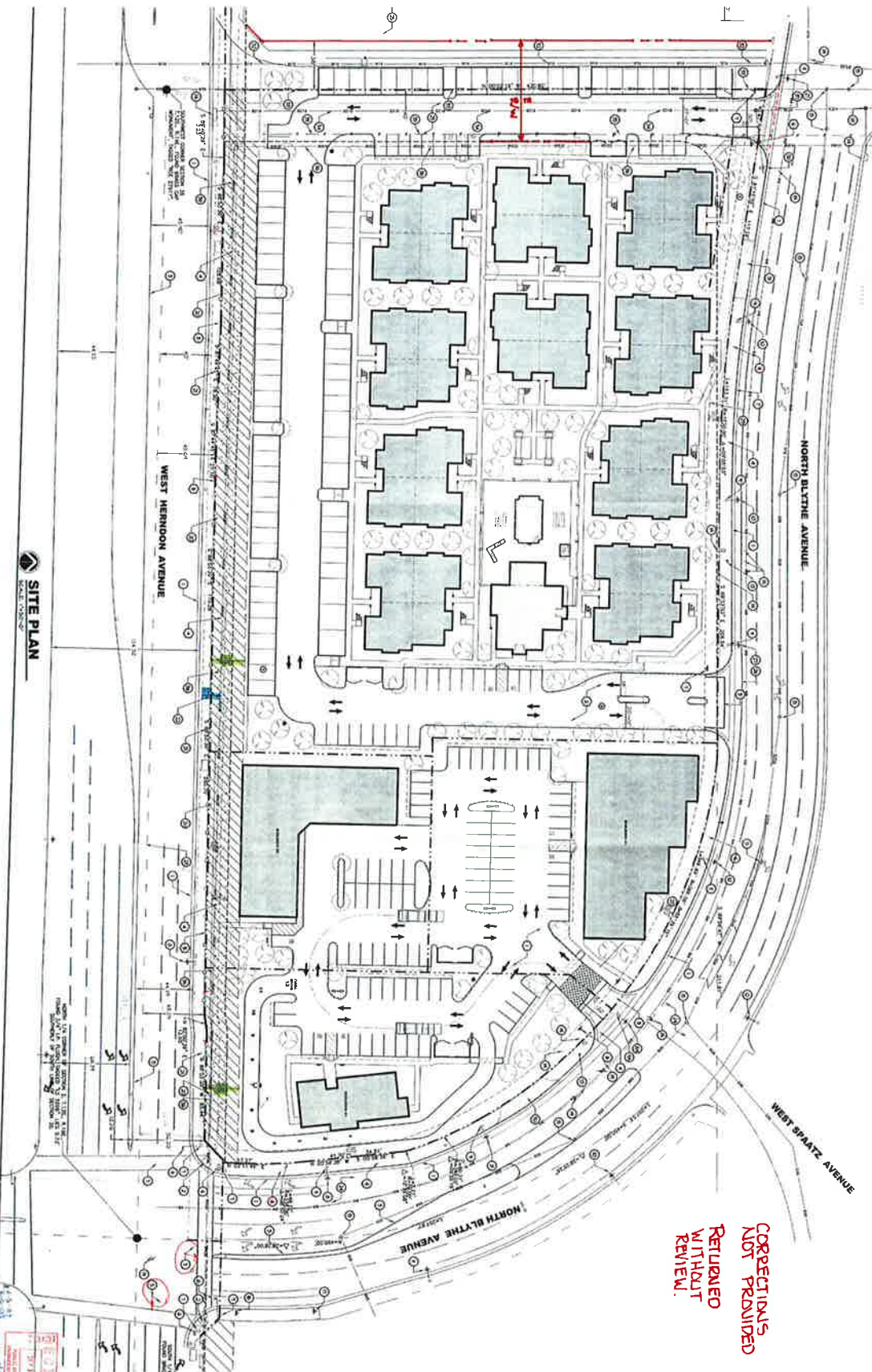
NEW DEVELOPEMENT FOR:
GINDER DEVELOPMENT
HERNDON AVE & BLYTHE AVE
CITY OF FRESNO A.P.N. 301-043-06 CALIFORNIA

ARCHITECTURAL
SITE PLAN

A0.1

CORRECTIONS NOT
PROVIDED

C.P.3.



SITE PLAN

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811E SQUARE FOOTAGE
ZONING: C3, RA, UO&M

EXISTING SUBMITTALS: VESTING EXISTING PARCEL MAP 2007.12
PHYSICAL ADDRESS: 7034 N. BLYTHE AVE. FRESNO, CA. 93725

PROJECT INFORMATION

LEGEND

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- City of Fresno Fire Dept. Notes

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CORRECTIONS NOT PROVIDED

City of Fresno Notes and Requirements for Entitlement Applications

(Note: Not all requirements will be applicable to all projects)

GENERAL

1. Approval of this special permit may become null and void in the event that development is not completed in accordance with all the conditions and requirements imposed on this special permit, the Zoning Ordinance, and all Public Works Standards and Specifications. *This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation 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 Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.
2. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
3. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; <http://www.fresno.gov/Government/DepartmentDirectory/PublicWorks/DeveloperDoorway/Technical+Library/StandardSpecificationsandDrawings.htm>
4. Development shall take place in accordance with all city, county, state and federal laws and regulations.
5. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: <http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/business-tax-application.htm>
6. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.

City of Fresno Notes and Requirements For Entitlement Applications

Page 2 of 9

7. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
8. A permit granted under this Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

9. Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.
10. Future fences shall be reviewed and approved by the Development and Resource Management Department prior to installation.
11. Trees shall be maintained by property owners to be free from physical damage or injuring arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
12. 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.
13. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met: **a)** The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal. **b)** The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services. **c)** The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).
14. 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. **(Include this note on the site and landscape plans.)**

City of Fresno Notes and Requirements For Entitlement Applications

Page 3 of 9

15. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
16. Future tenant improvements shall be reviewed and approved by the Development and Resource Management Department to ensure that adequate off-street parking is provided.
17. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of this Code.
18. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code, "Development Requirements for Handicapped Accessibility."
19. 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. **(Include this note on the site plan.)**
20. 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. **(Include this note on the site plan.)**
21. All general standards of Section 15-2015 of the FMC shall apply when lighting is provided to illuminate parking, sales or display areas. **Depict all proposed lights on the site plan.**
22. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code (FMC). Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
23. All general provisions of Section 15-2403 of the FMC shall apply to all parking areas.

City of Fresno Notes and Requirements For Entitlement Applications

Page 4 of 9

SIGNAGE

24. All future signs shall be architecturally compatible 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 the signage early in the project process to allow for staff comment.
25. Signs, *other than directional signs, if applicable*, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
26. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at <http://www.fresno.gov/Government/DepartmentDirectory/DARM/DevelopmentServices/StandardsGuidelines/SignsandBanners.htm>
27. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards: **a)** Operational windows signs shall not be mounted or placed on windows higher than the second story. **b)** The maximum area of exempt window signage shall not exceed three square feet in area.
28. 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 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.

MISCELLANEOUS

29. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line. http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRC_OUS_ART1NORE.html#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-102DE
30. 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 Development and Resource Management 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/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.

City of Fresno Notes and Requirements For Entitlement Applications

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31. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, FMC Chapter 6, Article 7 (FMC Sections 6-701 *et seq.*)

When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet:

www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml.

Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, www.casqa.org

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an 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).

32. Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
33. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. **(Include this note on the site plan.)**
34. If there are suspected human remains, the Fresno County Coroner shall be immediately contacted. If the remains or other archaeological material is possibly Native American in origin, the Native American Heritage Commission (Phone: (916) 653-4082) shall be immediately contacted, and the California Archaeological Inventory/Southern San Joaquin Valley Information Center (Phone: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. **(Include this note on the site plan.)**
35. If animal fossils are uncovered, the Museum of Paleontology, U.C. Berkeley shall be contacted to obtain a referral list of recognized paleontologists. An assessment shall

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be conducted by a paleontologist and, if the paleontologist determines the material to be significant, it shall be preserved. **(Include this note on the site plan.)**

36. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
37. 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.
38. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.
39. Open street cuts are not permitted; all utility connections must be bored.
40. 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 acceptance. This requirement must be satisfied prior to final occupancy.
41. 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 Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
42. 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 façades 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.
43. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects)

44. **NOTICE TO PROJECT APPLICANT:** In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.
45. **CITYWIDE DEVELOPMENT IMPACT FEES**
- a) **Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103)** This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.
 - b) **Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906)** (based on building square footage, or residential units)
 - c) **Police Facilities Fee (FMC Section 12-4.801 to 12-4.806)** (based on building square footage, or residential units)
 - d) **Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706)** (based on the number of residential units)
46. **CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)**
- a) **Street Impact Fees** shall be due and payable at the time of building permit issuance unless otherwise required by State law.
 - b) **Street Impact Fees** will be a condition on all development entitlements granted.
 - c) **New construction on vacant parcels** shall be calculated on a net acreage (adjusted acre basis) of the entire property subject to the development entitlement based upon planned land use. Notwithstanding, fees shall be based upon actual land use for developments in the C-M zone district and for development projects developed inconsistent with the plan land use.
 - d) **New construction on property that is partially developed**, Street Impact Fees will be applied to the incremental increase proportionate to the respective floor to area ratios (25% for commercial and 40% for industrial). In no case shall anyone pay more than the amount of the total net acreage of the parcel multiplied by the applicable fee rate.

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- e) Reuse being more intensive than the original use, the developer shall be required to pay the difference between the current amount of the Street Impact Fee obligation for the old use and the current amount of the Street impact Fee obligation for the new use.

47. FRESNO COUNTY FACILITY IMPACT FEE

Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

48. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption prior to issuance of building permits.

49. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact Central Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

50. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

- a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 456-3292.

- b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Development and Resource Management Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

51. SEWER CONNECTION CHARGES (FMC Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')

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- b) Oversize Sewer Charge (based on property frontage to a depth of 100')

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

- 52. WATER CONNECTION CHARGES: (FMC Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council prior to issuance of building permits may also be applied.

- a) Frontage Charge (based on property frontage)
- b) Transmission Grid Main Charge (based on acreage)
- c) Transmission Grid Main Bond Debt Services Charge (based on acreage)
- d) UGM Water Supply Fee (based on living units, living unit equivalents or acreage)
- e) Wellhead Treatment Fee (based on living units or living unit equivalents)
- f) Recharge Fee (based on living units or living unit equivalents)
- g) 1994 Bond Debt Service Charge (based on living units or living unit equivalents)
- h) Service Charges (based on service size required by applicant)
- i) Meter Charges (based on service need)

- 53. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

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Based on the following exhibits:

- Exhibits A-1 and A-2 dated 09/18/2017; Exhibits E, F-1, and F-2 dated 05/08/2017.

District Type – Residential Multi-Family District

PROJECT DESCRIPTION

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertain to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General). **Conditional Use Permit Application No. C-17-059** proposes a gated community of 80 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (one of which includes a drive-through).

APN: 501-043-06

ADDRESS: 7035 North Blythe Avenue S/A

GENERAL INFORMATION – Fresno General Plan Land Use Designation is Commercial - Community.

Zoning		
	Existing	CC (Commercial – Community)
	Requested	4.66 acres RM-1 (Residential Multi-Family Medium High Density) and 2.59 acres CG (Commercial – General)
Plans		
	Community Plan	Bullard Community Plan
	Specific Plan	Sierra Sky Park Land Use Policy Plan
	Redevelopment	
Previous Actions		
	Applications	Map
	Covenants/Easements	
	Development Agreements	
	Tract Map or Lot Split	

PROPERTY DEVELOPMENT STANDARDS

15-1002 - Use Regulations

Note: Refer to Table 15-1002 to determine the proposed land use regulations for Residential Multi-Family Districts.

Use Permitted		
	a. Which RM district does the project fall under?	RM-1
	b. Is the use of the project allowed in the RM district?	☒ Yes ☐ No
	c. What is the proposed use?	Multi-Unit Residential

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d. Does the project require an approval of a Conditional Use Permit?	☐ Yes ☒ No
e. Are there any additional regulations? If yes, then list the additional regulations here as well.	☒ Yes ☐ No
	Additional requirements, if applicable: Project requires plan amendment and rezone applications, addressed in Plan Amendment Application A-16-017 and Rezone Application R-16-018. Also, the project is in an Expressway Overlay District.

15-1003 - Intensity and Massing Development Standards

Note: Below this table will have a checklist table for the requirements stated in the additional regulations section, in numerical order.

Density, Intensity, and Massing Standards – Residential Multi-Family District						
District	RM-1	RM-2	RM-3	RM-MH	Additional Regulations	Does project meet requirement?
Maximum Density (du/ac) (min/max)	12/16	16/30	30/45	12/16	§15-310, Determining Residential Density	☒ Yes ☐ No ☐ Not applicable
Maximum Height (ft.)	40 unspecified	50	60	35	§15-2012, Heights and Height Exceptions §15-1004-A, RS Transition Standards	☐ Yes ☒ No ☐ Not applicable
Setbacks (ft.)						
Front (min/max)	10/20	10/20	10/20	10/20	§15-313, Determining Setbacks and Yards §15-1004-A, RS Transition Standards §15-1004-B, Side Setbacks for Attached Dwellings §15-1004-C, Parking Setback §15-2014, Projections/Encroachments into Yards §15-2305, Areas to be Landscaped	☒ Yes ☐ No ☐ Not applicable
Interior Side (min.)	10 total, min. 4/side Not dimensioned	5	5	5		☐ Yes ☒ No ☐ Not applicable
Street Side (min.) (Parcel <125 ft. in depth)	10	10	10	10		☐ Yes ☐ No ☒ Not applicable
Street Side (min.) (Parcel >125 ft. in depth)	15	15	15	15		☐ Yes ☐ No ☒ Not applicable
Rear (min.)	20 (75 for expressway)	15	15	10		☒ Yes ☐ No ☐ Not applicable
Alley (min.)	3	3	3	3		☐ Yes ☐ No ☒ Not applicable
Parking, from back of sidewalk or curb (min.)	30 Not dimensioned	30	30	30		☐ Yes ☒ No ☐ Not applicable

Min. Frontage Coverage (%)	50	50	50	-	§15-317 Determining Frontage Coverage	☐ Yes ☐ No ☒ Not applicable
Maximum Lot Coverage (% of lot)	50	50	60	50	§15-311, Determining Lot Coverage	☒ Yes ☐ No ☐ Not applicable
Minimum On-Site Open Space (% of Lot Area)	20	15	10	-		☒ Yes ☐ No ☐ Not applicable

15-310 - Determining Residential Density

A. All Other Districts				
	Requirement:			
	In all other districts, residential density shall be measured in dwelling units per acre of the project's site area. For example, if a project proposed 15 dwellings on a three-acre site, it has a residential density of five dwelling units per acre (or five du/ac). Major utility easements (such as high-tension lines and trunk lines), trails, and natural features shall be excluded from this calculation. <i>Density Transfers.</i> The number of units per acre prescribed in the applicable plans for an existing or proposed one district shall not be transferred to another existing or proposed zone district, unless a transfer is approved through the processing of a Planned Development Permit which includes all zone districts involved in the proposed transfer.			
	Required Residential Density for Project	Proposed Residential Density for Project	Does proposed Residential Density meet criteria in Table 15-1003?	If the Project does not meet the requirement, what needs to be changed?
	12/16 du/ac	17.17 du/ac if 4.66 acres	☒ Yes ☐ No ☐ Not applicable	Reduce dwelling units per acre to 16. [Adding 0.79 acres from the North Blythe Alignment vacation reduces density to 15 units per acre.]

15-311 - Determining Lot Coverage

Requirement:

Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, and carports shall be included in the lot coverage calculation, unless otherwise noted. The following structures **shall be excluded** from the calculation:

- Decks, patios, porches, landings, balconies, and unenclosed stairways;
- Eaves and roof overhangs;
- Trellises and similar structures;
- Outdoor swimming pools and hot tubs; and
- Up to one non-habitable accessory structure of less than 120 sq. ft. in floor area, and seven ft. in height. Should there be multiple structures that do not exceed 120 sq. ft. in floor area, only one structure will be omitted for calculating the Lot Coverage.

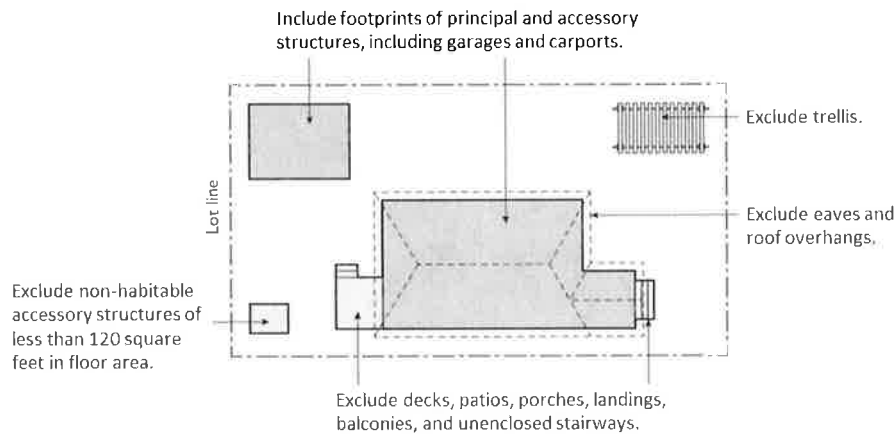


Figure 15-311: Determining Lot Coverage

Permitted Lot Coverage for Project	Proposed Lot Coverage for Project	Does proposed Lot Coverage meet criteria in Table 15-1003?	If the Project does not meet the requirement, what needs to be changed?
50%	32.88%	☒ Yes ☐ No ☐ Not applicable	

15-313 - Determining Setbacks and Yards

If a property abuts an Official Plan Line, the required setback shall be established from the Official Plan Line or the property line, whichever results in a greater setback.

A. Front Setbacks			
Requirement:			
Front setbacks shall be measured from the back of the sidewalk (including instances where the back of the sidewalk lies within the project parcel) to the portion of the structure that is closest to the front of the lot. In the absence of a sidewalk, the minimum front setback shall be measured from the back of the curb. In the absence of a sidewalk and curb, minimum front setbacks shall be measured from the front property line.			
Required Setback	Proposed Front Setback for Project	Does proposed Front Setback meet criteria in Table 15-1003?	If the Project does not meet the requirement, what needs to be changed?
n/a	18'-4" to 25'-3"	☒ Yes ☐ No ☐ Not applicable	Front setbacks not applicable to RM-1 zone districts outside of priority areas identified in Fresno General Plan.
B. Side Setbacks			
Requirement:			
Side setbacks on interior lot lines shall be measured from the property line. When the side of the lot abuts a street, the measurement to determine the setback shall be made in the same manner as Front Setbacks.			

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	Required Interior Side Setback for Project	Proposed Side Setback for Project	Does proposed Side Setback meet criteria in Table 15-1003?	If the Project does not meet the requirement, what needs to be changed?
	10' total, min. 4'/side	unspecified	☐ Yes ☒ No ☐ Not applicable	Dimension side setbacks.
	Required Street Side Setback	Proposed Street Side Setback for Project	Does proposed Street Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
			☐ Yes ☐ No ☒ Not applicable	
C. Rear Setbacks				
Requirement:				
	Required Rear Setback	Proposed Rear Setback for Project	Does proposed Interior Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
	75'	Approximately 75'	☐ Yes ☒ No ☐ Not applicable	Dimension setback from Herndon Avenue.
C. Yards on Alleys				
Requirement:				
The following special regulations for determining setbacks apply when a lot abuts an alley. 1. If a side lot line abuts an alley, the yard shall be considered an interior side yard rather than a corner side yard. 2. In computing the minimum yard for any lot where such yard abuts an alley, no part of the width of the alley may be considered as part of the required yard.				
	Required Setback	Proposed Yards on Alleys for Project	Does proposed Yards on Alleys meet criteria in Table 15-1003?	If the Project does not meet the requirement, what needs to be changed?
			☐ Yes ☐ No ☒ Not applicable	

15-317 - Determining Frontage Coverage

A. Description

Frontage coverage is the portion of the primary enclosed ground floor linear building façade that is located within the area between the minimum and maximum front setback.

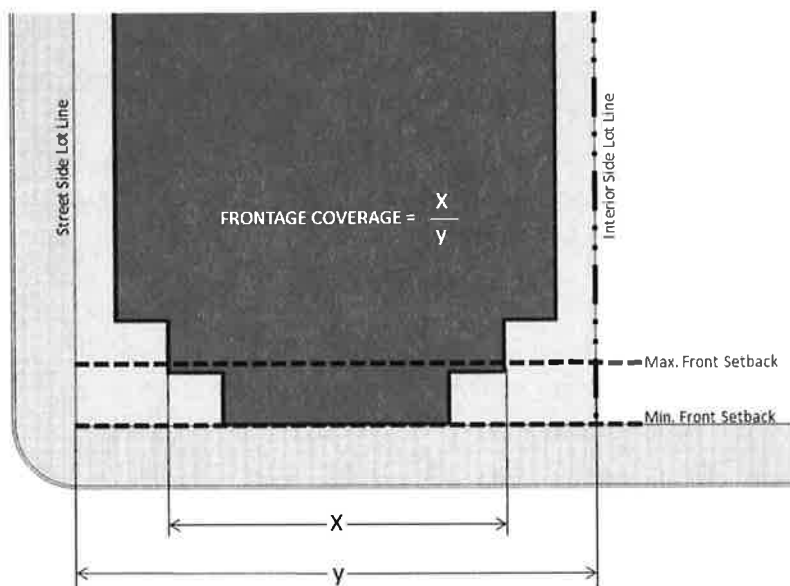


Figure 15-317: Determining Frontage Coverage

B. Exceptions

Exception:	Does project meet this exception?
1. Sites with the frontage on multiple streets may not be required to meet the frontage coverage requirement along the streets with the lowest functional classification or the least visual prominence, at the discretion of the Review Authority.	☐ Yes ☐ No ☒ Not applicable
2. Required side and rear setbacks and residential transition setbacks shall be excluded from this calculation.	☐ Yes ☐ No ☒ Not applicable
3. Public plazas, parks, pedestrian passages, alleys, and cross streets (public or private) shall be excluded from this calculation.	☐ Yes ☐ No ☒ Not applicable

C. Proposals

Proposed Frontage Coverage for Project	Does the proposed Frontage Coverage meet criteria in Table 15-1003?	If the Project does not meet the requirement, what needs to be changed?
	☐ Yes ☐ No ☒ Not applicable	

15-1004 - Site Design Development Standards

A. RS Transition Standards

Is the project located where RM District abuts a RS District?	☐ Yes ☒ No If no, skip to section B, Side Setbacks for Attached Dwellings.		
Requirements:	<table> <tr> <td>Does project meet requirement?</td><td>If project does not meet requirement, what needs to be changed?</td></tr> </table>	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Does project meet requirement?	If project does not meet requirement, what needs to be changed?		

1. <i>Height</i> : Maximum height within 40 ft. of an RS District is limited to 30 ft. The maximum height within 50 feet of an RS District is 40 ft.	☐ Yes ☐ No ☒ Not applicable	
The following additional setbacks shall be applied to all structures, including accessory structures, on parcels which are adjacent to RS District :		
2a. <i>Front</i> . The minimum front setback requirement of the adjacent RS district shall be applied to all structures within 50 ft. of the RS District.	☐ Yes ☐ No ☒ Not applicable	
2b. <i>Interior Side</i> . The interior side setback shall be 10 ft.	☐ Yes ☐ No ☒ Not applicable	
2c. <i>Rear</i> . The rear setback shall be 20 ft.	☐ Yes ☐ No ☒ Not applicable	
3. <i>Landscape</i> . See Table 15-2305-C.1, Required Landscape Buffers .	☐ Yes ☐ No ☒ Not applicable	
Does project propose a multi-story building where the second story or above is located within 50 ft. of the side or rear yard of a single family lot?	☐ Yes ☒ No If no, skip to section B, Side Setbacks for Attached Dwellings.	
4a. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six ft. from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.	☐ Yes ☐ No ☒ Not applicable	
4b. <i>Sufficiency of Screening</i> . The Review Authority shall determine the sufficiency of the proposed screening measures and may require additional measures.	☐ Yes ☐ No ☒ Not applicable	
B. Side Setbacks for Attached Dwellings		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Required side setbacks shall apply only to the ends of the rows of attached dwellings, and shall not be required between attached dwellings.	☐ Yes ☐ No ☒ Not applicable	
C. Parking Setback		
Parking shall be setback as shown in Table 15-1003, except as provided below:		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Surface Parking		
1a. Is surface parking located behind a building?	☐ Yes ☒ No If no, skip to section 2a.	(n/a)
1b. Surface parking which is located behind a building shall not be subject to the parking setback requirement.	☐ Yes ☐ No ☒ Not applicable	
1c. If a sound wall is required along a certain frontage, or if other circumstances exist that render the Parking Setback impractical or unnecessary, the Review Authority may waive the Parking Setback requirement.	☐ Yes ☐ No ☒ Not applicable	
2a. Is the lot less than 150 ft. in width or depth?	☐ Yes ☒ No If no, skip to section 3a.	(n/a)
On lots less than 150 ft. in width or depth , surface parking may be set back less than the distance shown on Table 15-1003 if the following conditions are met:		
2b. Such parking shall not be set back from the street less than adjacent buildings on the site.	☐ Yes ☐ No ☒ Not applicable	
2c. The parking setback area shall be landscaped.	☐ Yes ☐ No ☒ Not applicable	

2d. There shall be no more than four adjacent parking spaces in surface parking areas located less than 30 ft. from a street-facing lot line. The space between groups of four adjacent parking spaces shall be equal in width to the adjacent parking spaces and shall be landscaped.	☐ Yes ☐ No ☒ Not applicable	
2e. Parking spaces shall be screened from the adjacent street with a minimum three foot berm, wall, or hedge, or combination thereof.	☐ Yes ☐ No ☒ Not applicable	
Partially Submerged Podium Parking		
3a. Will there be partially submerged and podium parking?	☐ Yes ☒ No If no, skip to section 4a.	(n/a)
Parking that is partially below the street grade may extend to the setbacks of the main structure if the following conditions are met:		
3b. No more than 6 ft. of the partially submerged parking podium may extend above the street grade.	☐ Yes ☐ No ☒ Not applicable	
3c. The partially submerged parking podium shall be screened along street facing elevations by foundation plant materials. Gates need not to be screened.	☐ Yes ☐ No ☒ Not applicable	
Underground Parking		
4a. Will there be underground parking?	☐ Yes ☒ No If no, skip to section E.	(n/a)
4b. Parking that is fully underground and below the street grade may extend from lot line to lot line.	☐ Yes ☐ No ☒ Not applicable	
D. On-Site Open Space		
1. Minimum Open Space Required. The minimum amount of on-site open space required shall be based on the size of the lot, as shown in Table 15-1003 . This requirement may be met through a combination of private open space, common open space or public plazas, as follows:		☐ Not applicable If not applicable, move to section 2, Minimum Open Space Reduction.
a. Private Open Space Requirements		
Private open spaces are those which are attached to a dwelling unit and are available only for the use of the residents of the dwelling unit and are available only for the private use of the residents of the dwelling unit, such as balconies, porches, and patios. No fewer than 50 percent of the dwelling units on a site shall have a private open space. The following standards shall apply to private open space: i. The minimum dimension of any private open space shall be 4 ft. ☒ ii. The minimum area of any private open space shall be 32 sq. ft. ☒ iii. When located within 30 ft. of a public street and located on the ground floor, private open spaces shall be designed as a porch. ☐ iv. When located within 30 ft. of a public street and located above the ground floor, private open spaces shall be designed as a balcony. ☒		
b. Common Open Space Requirements		
Common open spaces are those which are available for active or passive use by all tenants, but use by the general public may be restricted. To the extent that common open space is provided, the following standards shall apply: i. The minimum dimension of any common open space shall be 20 ft. ☒ ii. The minimum area of any common open space shall be 1,000 sq. ft. The calculation of the common open space area shall exclude structures that are unusable as open space, but shall include structures that enhance its usability, such as swimming pools, changing facilities, fountains, planters, benches, and landscaping. ☐ iii. Not less than 80% of common open space shall be unobstructed to the sky. Trellises, pergolas, and similar structures shall be considered open to the sky for the purposed of this measurement. ☒ iv. Common open space may be located at grade, on rooftops, on top of parking podiums, or any other such location that is accessible to tenants. Common open space may not be located within required front setbacks or RS buffer setbacks. ☒		

c. Public Plaza Requirements			
Public plazas are those which are available for use by the general public, as well as tenants of the project. To the extent that public plazas are provided, the following standards shall apply:			
i.	The minimum dimension of any public plaza shall be 20 ft.	☐	
ii.	The minimum area of any public plaza shall be 500 sq. ft. The calculation of the public plaza area shall exclude structures that are unusable as open space, but shall include structures that enhance its usability, such as fountains, planters, benches, and landscaping.	☐	
iii.	Public plazas shall include benches or other seating, and paving shall be of high-quality materials. Amenities provided shall enhance the comfort, aesthetics, or usability of the space and include, but not be limited to, trees and other landscaping, shade structures, drinking fountains, water features, public art, or performance areas. Landscaping or other aspects of the design shall not discourage the use of the space by the general public.	☐	
iv.	Public plazas shall be fully accessible from the public right-of-way, shall be located in front of project buildings and shall not be located where public views into the space are obstructed by buildings or other structures.	☐	
v.	Public plazas may be located within required front setbacks.	☐	
vi.	A public access easement shall be provided for the space.	☐	
Does project use a combination of the private open space, common open space or public plazas?		Which open space options are used in the project?	
☒ Yes ☐ No		Private Open Space ☒ Common Open Space ☒ Public Plazas ☐	
Required Open Space	Proposed Open Space	Does the proposed Minimum Open Space meet criteria in Table 15-1003?	If the Project does not meet the requirement, what needs to be changed?
20% = 43,916 sf	Not dimensioned on site plan	☐ Yes ☒ No	Open space appears to be sufficient but only partial dimensions are provided.
2. Minimum Open Space Reduced			☒ Not applicable If not applicable, move to section E, Pedestrian Access.
The minimum amount of open space required shall be reduced by 25% in any of the one circumstances:			
Circumstances:		Does project fall under circumstance?	
Any portion of the lot is located within 400 ft. of a transit stop with regular, scheduled service during the weekday hours of 7:00a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m.		☐ Yes ☐ No ☒ Not applicable	
There is a public park within 400 ft. of the site and said park is located on the same side of the street and provides an improved pedestrian path to and from the site; OR There is a public park within 400 ft. of the site, and the public park is across a local street and the site provides an improved pedestrian path to and from the site.		☐ Yes ☐ No ☒ Not applicable	
The parcel is 15,000 sq. ft. or less in area.		☐ Yes ☐ No ☒ Not applicable	
E. Pedestrian Access			
Pedestrian access to public streets shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option. If choosing Flexibility option , proceed to section 1. If choosing Certainty Option , proceed to section 2.			
1. Flexibility Option			

The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the goals below.		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Provide sufficient opportunities to walk to nearby amenities, services, and transit facilities.	☒ Yes ☐ No ☐ Not applicable	
2. Certainty Option		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
I. Common Area Sidewalk Connections		
Common entrances into lobbies or internal pedestrian paths shall be provided at the rates prescribed below. When providing access to a structure, such entrances shall be protected by a portico, canopy, or alcove of no less than 4 ft. in depth. i. In the Priority Areas. (see Figure IM-1: Priority Areas for Development Incentives in the Fresno General Plan, adopted in 2014.) No less than one per 400 ft. of linear street frontage. ii. Outside Priority Areas. No less than one per 600 ft. of linear street frontage.	☐ Yes ☐ No ☒ Not applicable	
II. Residential Unit Sidewalk Connections		
Direct entrances into individual ground-floor dwelling units which are adjacent to streets shall be provided at the rates prescribed below. Such entrances shall be protected by a portico, canopy, or alcove of no less than 4 ft. in depth. i. In Priority Areas. No less than one per 100 ft. of linear street frontage. ii. Outside of the Priority Areas. None required.	☐ Yes ☐ No ☒ Not applicable	
III. External Connections to Adjacent Development		
Pedestrian walkways shall connect the project site to adjacent Commercial, Mixed-Use, and Office districts at a frequency of no less than one per 600 ft. Projects may be excepted from this requirement in the following exceptions:	☐ Yes ☐ No ☒ Not applicable	
Exceptions:	Does project meet exception?	
i. An interconnected street network with short blocks and sidewalks exists in the surrounding areas; or	☐ Yes ☐ No ☒ Not applicable	
ii. The project site is less than one acre in size; or	☐ Yes ☐ No ☒ Not applicable	
iii. The adjacent properties are developed and there are no possible connection points via breaks in the perimeter wall/fence.	☐ Yes ☐ No ☒ Not applicable	
IV. Etc.		
If the project is located within an area with adopted design guidelines, all applicable guidelines which relate to pedestrian access and the location of doors and entrances shall also be followed.	☐ Yes ☐ No ☒ Not applicable	

15-1005 - Façade Design Development Standards

Note: This section applies only to new buildings, building additions, and façade remodels. If your project is not proposing any of the changes, skip to the next section, **Other General Site Regulations**.

Appropriate Façade design shall be provided at the preference of the applicant by either the Flexibility Option or the Certainty Option as follows. If choosing **Flexibility option**, proceed to **section A**. If choosing **Certainty Option**, proceed to **section B**.

A. Flexibility Option			
The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the following goals:			
	Goals:	Does project meet goal?	If project does not meet goal, what needs to be changed?
	1. Present an attractive appearance to public streets.	☒ Yes ☐ No ☐ Not applicable	
	2. Be aesthetically and functionally compatible to the nearby development context.	☒ Yes ☐ No ☐ Not applicable	
	3. Demonstrate a high level of quality.	☒ Yes ☐ No ☐ Not applicable	
	4. Support the growth in value of surrounding properties.	☒ Yes ☐ No ☐ Not applicable	
B. Certainty Option			
Street-facing facades for buildings adjacent to a public street shall comply with the following standards. Other facades are not to be subject to these standards. If project is not proposed as a street-facing façade for buildings adjacent to a public street, then skip to the next section, Other General Site Regulations.			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
I. Building Length Articulation			
At least one projection or recess shall be provided for every 50 horizontal ft. of wall in one of the following manners:			
	1. Projections or recesses for buildings 50 ft. wide or less shall be exempted from the building length articulation requirement; projections or recesses for buildings greater than 50 ft. in width but less than 100 ft. in width shall be no less than 12 inches in depth; or projections or recesses for buildings 100 ft. wide or wider shall be no less than 24 inches in depth.	☐ Yes ☐ No ☒ Not applicable	
	2. The depth and width of the projection or recess shall be proportionate to the overall mass of the building.	☐ Yes ☐ No ☒ Not applicable	
II. Building Materials and Finishes			
Materials shall present a durable and attractive appearance through high-quality materials, finishes, and workmanship defined as:			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. At least two cladding materials (excluding roof and foundation); and	☐ Yes ☐ No ☒ Not applicable	
	2. At least three exterior colors (each cladding material shall count as a color, and trim/accent colors shall each count as a color, and visually significant colors for doors, balconies, and similar elements may count as a color).	☐ Yes ☐ No ☒ Not applicable	
	3. Exception. Buildings which accurately adhere to a recognized architectural style which is appropriately expressed in one cladding material and one color shall be excepted.	☐ Yes ☐ No ☒ Not applicable	

4. Exception. Buildings with all of the following characteristics shall be allowed to use one cladding material: 1. Not located within the area bounded by Tulare Street, L Street, Santa Clara Street, and the Union Pacific Railroad; 2. Building height of three stories or less; 3. Building width of 100 ft. or less; and 4. A façade with a comparable form of visual interest.	☐ Yes ☐ No ☒ Not applicable	
III. Window Design		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Glazing Ratio		
Street-facing facades of each floor of the building shall have an overall wall composition of at least 25% glazing, but not more than 70% glazing.	☐ Yes ☐ No ☒ Not applicable	
Vertical Proportion		
On upper stories, the percentage of all window openings, window panes, or distinct window units specified below shall have a vertical proportion , in which their heights exceeds their width by 25% or more.	☐ Yes ☐ No ☒ Not applicable	
Window Depth		
In the Priority Areas , windows shall create visual interest and the appearance of depth in one of the following manners:		
Trim at least 1 inch in depth and 3 inches wide must be provided around all upper story windows and non-commercial ground-floor windows;	☐ Yes ☐ No ☒ Not applicable	
Windows must be recessed at least 2 inches from the plane of the surrounding exterior wall (for double-hung and horizontal sliding windows, at least one sash shall achieve the 2-inch recess); or	☐ Yes ☐ No ☒ Not applicable	
Decorative plaster screed, minimum 2 inches wide.	☐ Yes ☐ No ☒ Not applicable	
Exception to Window Depth		
Buildings with all of the following characteristics shall be allowed to use flush windows without trim:		
Exceptions:	Does project meet exception?	
Not located within the area bounded by Tulare Street, L Street, Santa Clara Street, and the Union Pacific Railroad;	☐ Yes ☐ No ☒ Not applicable	
Building height of 3 stories or less;	☐ Yes ☐ No ☒ Not applicable	
Building width of 100 ft. or less; and	☐ Yes ☐ No ☒ Not applicable	
A façade with a comparable form of prominent surface relief and articulation, such as awnings, canopies, balconies, or massing changes.	☐ Yes ☐ No ☒ Not applicable	
IV. Façade Alignment		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?

In the Priority Areas. Façade alignment shall be as follows:		
<i>Vertical Alignment.</i> With the exception of mansard roofs, cornices, and other such features, facades shall be oriented vertically and shall have no slope.	☐ Yes ☐ No ☒ Not applicable	
<i>Horizontal Alignment.</i> With the exception of bay windows and similar features, facades shall run parallel or perpendicular to the adjacent street.	☐ Yes ☐ No ☒ Not applicable	
Outside of the Priority Areas.		
No requirement.	☐ Yes ☐ No ☒ Not applicable	(n/a)
V. External Stairs, Corridors, and Hallways		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
In the priority areas, external stairs, corridors, and hallways that are located within 30 ft. of a public street must be architecturally integrated into the building design.	☐ Yes ☐ No ☒ Not applicable	
VI. Balconies		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
If balconies are provided, they shall not be grouped together into a continuous band across the façade. No more than 2 balconies shall be contiguous. Each balcony or group of 2 contiguous balconies shall be distinct and shall have at least 6 ft. of horizontal separation from any other balcony.	☐ Yes ☐ No ☒ Not applicable	
VII. Façade Elements		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
In the Priority Areas		
A minimum of one of the following Façade Elements will be incorporated into street-facing building facades : i. Forecourts ii. Bay Windows iii. Balconies iv. Porches v. Stoops vi. Arcades	☐ Yes ☐ No ☒ Not applicable	
Outside the Priority Areas		
No requirement.	☐ Yes ☐ No ☒ Not applicable	(n/a)
VIII. Etc.		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
If the project is located within an area with adopted design guidelines, all applicable guidelines which related to façade design shall also be followed.	☐ Yes ☐ No ☒ Not applicable	

OTHER GENERAL SITE REGULATIONS

Note: The following chart lists all the sections of General Site Regulations. Use the checklist to see which sections will apply to your project, then find the appropriate table after this checklist for a more in-depth checklist for requirements of the section. To downsize this document, delete sections that do not pertain to your project.

General Site Regulations

Section	Description	Does this section apply to your project?
15-2003	Trails	☒ Yes ☐ No
15-2004	Accessory Buildings and Structures	☒ Yes ☐ No
15-2005	Pools and Spas	☒ Yes ☐ No
15-2006	Fences, Walls, and Hedges	☒ Yes ☐ No
15-2008	Screening Between Differing Land Uses	☒ Yes ☐ No
15-2011	Screening of Mechanical and Electrical Equipment	☐ Yes ☐ No
15-2012	Heights and Height Exceptions	☐ Yes ☐ No
15-2014	Projections/Encroachments into Required Yards	☐ Yes ☐ No
15-2015	Outdoor Lighting and Illumination	☒ Yes ☐ No
15-2016	Trash and Refuse Collection Areas	☒ Yes ☐ No
15-2017	Underground Utilities	☐ Yes ☐ No
15-2018	Intersection Visibility	☒ Yes ☐ No
15-2019	Development on Substandard Lots	☐ Yes ☒ No
15-2020	Lots with Multiple Zone Districts (Split Zoning)	☐ Yes ☐ No

15-2003 - Trails

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Whenever a trail is identified on an operative plan, the trail shall be constructed per City standards. Access to trails shall be provided per Section 15-4109-B, Trails and Natural Features .	☐ Yes ☐ No	n/a
2. When there is a demonstrated need, landscaping with appropriate adequate physical and visual barriers (e.g. masonry walls, wrought-iron, or tube steel fencing) shall be provided to screen path and trail right-of-ways and separate paths and trails from mining operations, drainage facilities, and similar locations.	☐ Yes ☐ No	n/a
3. <i>Paths and Trail Crossings</i> . To the extent feasible, vehicle crossings shall be limited to two per 660 feet.	☐ Yes ☐ No	n/a

15-2004 - Accessory Buildings and Structures

A. Applicability			
These provisions apply to: - All new structures over seven feet in height, including, but not limited to, garages, carports, porte-cocheres, sheds, workshops, gazebos, greenhouses, cabanas, trellises, play structures, aviaries, covered patios, etc. which collectively shall be referred to as Accessory Structures, that are attached or detached from and accessory to the main building on the site. - Decks and patios that are 30 inches above the ground elevation, excluding above-ground pools.			
B. Relation to Other Structures			
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
1. A detached accessory building may be constructed on a lot on which there is a permitted main building to which the accessory building is related.	☒ Yes ☐ No ☐ Not applicable		

2. Should the ownership of two contiguous and immediately adjoining residential lots be the same and one lot contains a single-family home, an accessory building (with the exception of required parking) and/or pool, may be permitted on the adjoining vacant lot subject to compliance with all property development standards. The owner shall sign a covenant, which will at a minimum require that any improvements, such as pools, storage sheds, etc., be removed should either parcel be sold separately.	☐ Yes ☐ No ☒ Not applicable	
3. An accessory building may be constructed prior to a permitted main building and used for not more than one year in connection with the construction of the main building. The owner shall sign a covenant, which will at a minimum, require that the accessory structure be removed should the main building not be constructed.	☐ Yes ☐ No ☒ Not applicable	

C. Residential Districts

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. For habitable accessory structures, including Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters , refer to Section 15-2754 . For outdoor kitchens, see Section 15-2753, Second and Outdoor Kitchens .	☐ Yes ☐ No ☒ Not applicable	
2. An Accessory Structure may have plumbing for a washer, dryer, and/or utility sink.	☐ Yes ☐ No ☒ Not applicable	
3. An Accessory Structure may contain a toilet, shower, and sink. Bathtubs and stoves are not permitted. The applicant shall sign a covenant that would prohibit the structure from being used habitable space.	☐ Yes ☐ No ☒ Not applicable	
4. Existing accessory structures that do not comply with the strict application of the required setbacks of the underlying zone district, may install a toilet, shower, sink, and plumbing for a washer, dryer, or utility sink, subject to compliance with the adopted Building Code. This exception does not allow for a reduction in required parking spaces, parking space dimensions, building regulations, or any other adopted standards.	☐ Yes ☐ No ☒ Not applicable	

D. Setbacks

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
a. For All Districts		
<i>Front and Street-Side Yards.</i> Accessory Structures may not be located within required front yard or street-side setback areas.	☒ Yes ☐ No ☐ Not applicable	
<i>Alleys.</i> Accessory Structures shall be set back a minimum of 5 ft. from an alley if the Accessory Structure utilizes the alley for vehicle access.	☐ Yes ☐ No ☒ Not applicable	
b. Front Yards		
Accessory Structures shall be located to the rear of main buildings.	☒ Yes ☐ No ☐ Not applicable	
Detached garages and/or carports shall be located away from adjacent public roadways, to the rear, or shall be perpendicular to adjacent roadways to the greatest extent feasible.	☒ Yes ☐ No ☐ Not applicable	
c. Interior-Side and Rear Yards		
Accessory Structures shall be set back from interior side and rear property lines as follows:		

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	If Adjacent to Single-Family Districts. Accessory Structures, including garages and covered parking spaces, shall be set back per the underlying district or operative plan, whichever is greater.	☒ Yes ☐ No ☐ Not applicable	
	All Other Districts. Five feet.	☐ Yes ☒ No ☐ Not applicable	Side setback for garages along west property line appears adequate but is not dimensioned.
D. Height			
	<i>Parcels 10,000 Sq. Ft. and Less.</i> Accessory Structures shall be no greater than 12 ft. high measured from the ground level to the finished height of the structure.	☐ Yes ☐ No ☒ Not applicable	
	<i>Parcels Greater than 10,000 Sq. Ft.</i> Accessory Structures located a minimum of 10 ft. from all property lines may be up to 16 ft. high.	☐ Yes ☒ No ☐ Not applicable	Elevations not provided for accessory structures (trellises, garages, equipment building near pool)
	<i>Additional Height.</i> The Director may allow additional height not to exceed the height of the main building provided the Accessory Structure is designed, in terms of materials and architectural styles, to match the main building. The setbacks described above shall still be applicable.	☐ Yes ☐ No ☐ Not applicable	It is unknown if this is necessary without elevations.

15-2005 - Pools and Spas

	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Swimming pools, including slides and decorative features, Jacuzzis, spas, mechanical equipment, ground-mounted air conditioners, swimming pool pumps, and related equipment shall not be located in the front or street-side yards, and shall be set back a minimum of 5 ft. from interior side and rear property lines.	☒ Yes ☐ No ☐ Not applicable	
	2. All equipment shall comply with all applicable noise standards. If needed, equipment shall be baffled and/or enclosed to reduce noise to acceptable levels.	☐ Yes ☒ No ☐ Not applicable	Specifications not provided.

15-2006 - Fences, Walls, and Hedges

A. Applicability	
	The standards of this section apply to: 1. New fences, hedges, or walls; 2. New development; 3. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 4. A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this Code; 5. The demolition and reconstruction of a site; 6. A request for a Discretionary Permit; 7. Change of Occupancy of an existing building as defined by the Building Code; or, 8. Condominium Conversions 9. Exceptions. The standards of this section do not apply to fences that are part of a designated historic site.
B. Fence and Height Locations for All Districts	

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Other Regulations		
1. Fences shall comply with the setback requirements below, unless a greater setback is required by an operative plan, adopted policy, or a condition of project approval.	☐ Yes ☒ No ☐ Not applicable	Fence placement from back of sidewalk not dimensioned.
Subdivision Approval Conditions		
2. In certain circumstances, such as at the rear of landscape easements, fence locations are identified as part of the subdivision approval process. In such cases and in the potential case of conflict with this section, the map conditions of approval shall govern.	☐ Yes ☐ No ☒ Not applicable	
Street-Facing References		
3. Street-facing includes all roadways, including highways	☐ Yes ☐ No ☐ Not applicable	
Parking Lot Entrances		
4. Fence and gate locations may need to provide greater setbacks than those listed in this section to allow for vehicle staking. This includes fencing that limits access to parking lots.	☐ Yes ☐ No ☐ Not applicable	
C. Fence and Height Locations for Multi-Family Districts		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Front Yard Requirements		
5a. Where a lot is on the same block frontage with parcels that are zoned for Single-Family uses, fencing shall comply with the fencing standards of the Single-Family District in Subsection 15-2006-C .	☐ Yes ☐ No ☒ Not applicable	
5b. If the block does not contain Single-Family zoned lots: i. <i>Wrought Iron or Tubular Steel</i> . A fence up to 4 ft. in height may be installed within any required front yard setback. Fences must be open a minimum of 80% (e.g., no more than 20% opaque) to allow for the passage of light and air. ii. <i>All Other Materials</i> . The fence may be placed within any required front yard setback if the fence does not exceed 3 ft. in height . Exception: Fences on parcels within the Pinedale Neighborhood Plan may be up to 4 ft. in height, regardless of material; however fences shall comply with Section 15-2018, Intersection Visibility .	☒ Yes ☐ No ☐ Not applicable	
Street-Side Yard Requirements		
<i>Lots with a Street-Side Yard of 125 Ft. or less in Length</i> . Fencing up to 6 ft. in height may be placed within any street-side yard.	☐ Yes ☐ No ☒ Not applicable	
<i>Lots with Street-Side Yards Greater than 125 Ft. in Length</i> . Fencing up to 6 ft. in height may be placed per the main building setback of the underlying district minus five ft.	☐ Yes ☐ No ☒ Not applicable	
Through Lots		
All street frontages shall be considered Front Yards.	☐ Yes ☐ No ☒ Not applicable	
Private Patios, Yards, Etc.		

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	Fencing for private patios, yards, etc. in multi-family developments shall comply with the fencing requirements of this section.	☐ Yes ☒ No ☐ Not applicable	Patio and balcony fencing appear to comply, but have not been dimensioned.
Other Yards			
	Fences, regardless of location on the site, shall not exceed 6 ft. in height.	☐ Yes ☒ No ☐ Not applicable	The Multi-family units must be set back from Herndon in accordance with 15-1604-C. The minimum setback of 75' feet requires the construction of an 8' high block wall. Site plan shows 6' high.
Setbacks			
	Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines.	☐ Yes ☒ No ☐ Not applicable	Fence placement from back of sidewalk not dimensioned.
Right-of-Way			
	In no circumstance may any fence be placed in the public right-of-way unless specified elsewhere in this Code.	☒ Yes ☐ No ☐ Not applicable	
D. Decorative Features			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Columns and gates may exceed the maximum height requirements by 4 inches.	☐ Yes ☒ No ☐ Not applicable	Fence/gate elevations not provided.
	2. On through and corner lots, the exposed (e.g. rough) side of the fence shall face into the subject parcel, rather than the street. The finished side of the fence shall be oriented towards the street.	☐ Yes ☐ No ☒ Not applicable	
	3. Fences, greater than 125 ft. in length in Residential Districts and/or along Major Streets, shall incorporate decorative pilasters with decorative caps spaced no more than 30 ft. apart. This shall not apply to industrial districts, unless the industrial district is located on the same side of the street as existing, planned or zoned residences.	☐ Yes ☒ No ☐ Not applicable	Elevations not provided.
	4. Decorative caps, not to exceed 4 inches may be added to the columns of walls.	☐ Yes ☒ No ☐ Not applicable	Elevations not provided.
	5. A wrought iron decorative entry gate, located outside the required street yard setbacks may be allowed up to 7 ft. in height in Residential Districts and 8 ft. in Non-Residential Districts with Director approval.	☐ Yes ☒ No ☐ Not applicable	Elevations not provided.

15-2008 - Screening Between Differing Land Uses

A. Applicability

The standards to this section apply to:

1. New fences, hedges, or walls;
2. The demolition and reconstruction of a site;
3. New development;
4. A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this code;
5. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code;
6. A request for a Discretionary Permit;
7. Change of Occupancy of an existing building as defined by the Building Code; or
8. Condominium Conversions
9. **Exceptions.** The standards of this section do not apply to fences that are part of designated historic site.

B. Common Property Lines

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1a. A six-foot-high screen wall shall be provided on the interior lot lines where any non-residential use abuts a residential district where multi-family development of four or more units abuts a single-family residential district. Walls shall step down to three feet in height along interior property lines within front yards.	☒ Yes ☐ No ☐ Not applicable	
1b. Alleys. Where residential and non-residential uses are separated by an alley, a screen wall is not required, unless required to screen outdoor storage of material.	☐ Yes ☐ No ☒ Not applicable	

C. Screening Wall Standards

Location		
1. Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to be substantially hide from adjoining lots the building, facility, or activity required to be screened.	☒ Yes ☐ No ☐ Not applicable	
Materials		
2. Walls shall be of stucco, decorative block, decorative concrete panel, or other substantially equivalent materials as approved by the Director. Chain-link or double-faced wood fencing does not fulfill the screening wall requirement.	☒ Yes ☐ No ☐ Not applicable	
Berms		
3. Topography, berming, and other alternative methods of mitigating the nuisance of noise and light might be considered at time of project review. An earth berm may be used in combination with the above types of screening walls, but not more than one-third of the required height of such screening may be provided by the berm.	☐ Yes ☐ No ☒ Not applicable	
Timing		
4. If a non-residential use develops adjacent to an existing residential development, the wall shall be constructed with the new development. Where a six-foot-high wood fence already exists, the masonry wall footing, when constructed, shall comply with City standards.	☐ Yes ☐ No ☒ Not applicable	
Pedestrian Access		

5. Pedestrian access, or breaks in screening walls, shall be provided from commercial to residential land uses in strategic locations to allow for connectivity. Locations shall be determined and negotiated at the time of approval, unless otherwise stated in this Code.	☒ Yes ☐ No ☐ Not applicable	
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15-2011 - Screening of Mechanical and Electrical Equipment

A. Applicability			
The standards to this section apply to: 1. New development; 2. New equipment that is added to serve existing buildings; or 3. Condominium Conversions 4. Exceptions. Existing equipment that serves existing buildings; and Industrial Districts.			
B. Compliance with State and Federal Regulations			
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
1. Equipment. All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts.	☐ Yes ☐ No ☐ Not applicable		
2. Residential Districts. Equipment to be screened includes, but is not limited to, all roof-mounted equipment air conditioner, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Above grade equipment by Public Utility providers may be permitted within easements.	☒ Yes ☐ No ☐ Not applicable		
3. Roof Access Ladders and Fire Sprinkler Risers. Food access ladders shall be screened from Major Streets. Fire sprinkler risers should be designed for interior installation whenever possible where an exterior location would be visible from a Major Street. Where site conditions dictate an exterior location for the sprinkler riser, a three ft. clear space shall be provided between the screening materials and the riser. The alarm bell and fire department connection shall be installed so that they are visible from the street.	☒ Yes ☐ No ☐ Not applicable		

15-2012 - Heights and Height Exceptions

Note: The standards to this section apply to new development or structures or new equipment that is added to serve existing buildings.

A. Applicability			
The standards to this section apply to: 1. New development or structures; or 2. New equipment that is added to serve existing buildings.			
B. Requirements			
Structures listed in Table 15-2012-B, Allowed Projections Above Height Limits, may exceed the maximum permitted building height for the district in which they are located, subject to the limitations stated in the table and further provided that no portion of a structure in excess of the building height may be used for sleeping quarters or advertising and all heights shall comply with any operative Airport Plan.			
Permitted Height	Proposed Building Height	Does the proposed building height meet requirement?	If the project does not meet the requirement, what needs to be changed?

40'	Unspecified	☐ Yes ☒ No ☐ Not applicable	Height to peak of roof appears to comply but is not dimensioned for apartment buildings. Clubhouse elevation not provided.
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15-2014 - Projections/Encroachments into Required Yards

A. Requirements			
Refer to Table 15-2014: Allowed Building Projections and Encroachments into Required Yards in the Code to see what the requirements are.			
Proposed Projection/Encroachment	Does the proposed building height meet requirement?	If the project does not meet the requirement, what needs to be changed?	
	☐ Yes ☐ No ☒ Not applicable		

15-2015 - Outdoor Lighting and Illumination

A. Applicability			
The standards of this section apply to on-site lighting under the following circumstances:			
1. New lights 2. The demolition and reconstruction of a site 3. New development 4. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 5. The addition of residential units; 6. A request for a Discretionary Permit; 7. Change of Occupancy of an existing building as defined by the Building Code; or, 8. Condominium Conversions.			
B. Required Setbacks			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. <i>Multiple-Unit Residential Buildings.</i> Aisles, passageways, recesses, parking areas, carports, garages, etc., related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.	☐ Yes ☒ No ☐ Not applicable	Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.
	2. <i>Pedestrian-Oriented Lighting.</i> Exterior lighting with an intensity of at least 0.25 foot-candles at the ground level shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination.	☐ Yes ☒ No ☐ Not applicable	Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.
C. Maximum Height			
	Requirements		

Lighting fixtures shall not exceed the maximum heights specified in the following table:

TABLE 15-2015-B.3: MAXIMUM HEIGHT OF LIGHTING FIXTURES	
District	Maximum Height (ft)
Residential Single-Family Districts	Shall not exceed the fascia of the home
Residential Multi-Family Districts	Shall not exceed the fascia of the unit or 16 feet, whichever is greater
Commercial and Mixed-Use Districts	20 within 100 of any street frontage or Residential District; 25 in any other location
Employment Districts	25 within 100 of any street frontage; 30 in any other location
Public and Semi-Public Districts	25, or as necessary for safety and security

Proposed Height of Lighting Fixture	Does the proposed height of lighting fixture meet requirement?	If the project does not meet the requirement, what needs to be changed?
<i>Not specified</i>	☐ Yes ☒ No ☐ Not applicable	<i>Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.</i>

D. Fixture Types

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries.	☐ Yes ☒ No ☐ Not applicable	<i>Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.</i>

E. Glare

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the property where the use is located.	☐ Yes ☒ No ☐ Not applicable	<i>Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.</i>

F. Light Trespass

Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties.		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street.	☐ Yes ☒ No ☐ Not applicable	<i>Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.</i>
2. No light or combination of lights, or activity shall cast light exceeding one foot candle onto a public street, with the illumination level measured at the centerline of the street.	☐ Yes ☒ No ☐ Not applicable	<i>Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.</i>
3. No light, combination of lights, or activity shall cast light exceeding 0.5 foot candle onto a residentially zoned property, or any property containing residential uses.	☐ Yes ☒ No ☐ Not applicable	<i>Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.</i>

G. Prohibited Lighting

Requirements:	Does project have one of the prohibited types of lighting?	If project does have one of the prohibited types of lighting, what changes will be made?
The following types of exterior lighting are prohibited: - Drop-down lenses - Mercury vapor lights - Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves.	☐ Yes ☒ No ☐ Not applicable	<i>Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.</i>

15-2016 - Trash and Refuse Collection Areas

A. Applicability			
The standards of this section apply to: - New collection areas; - New Development; - The demolition and reconstruction of a site; - Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; - The addition of residential unit(s) that result in five or more dwelling units - A request for a Discretionary Permit - Change of Occupancy of an existing building as defined by the Building Code; and, - Condominium Conversions.			
B. Requirements			
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
Enclosures for solid waste and recycling containers are required when: - Five or more dwelling units are proposed; and, - There should be a minimum of one solid waste and recycling enclosure per 30 units.	☐ Yes ☒ No ☐ Not applicable	<i>One additional trash enclosure is required. See DPU Solid Waste comments.</i>	
C. Location			
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
1. Solid waste and recycling storage areas shall not be located within any required setback or any landscaped areas except where a rear yard abuts an alley. Where a rear yard abuts an alley, the solid waste and recycling storage area may be located within the required rear yard setback however the gates may not swing open into the alley.	☒ Yes ☐ No ☐ Not applicable		
2. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.	☒ Yes ☐ No ☐ Not applicable		
3. Solid waste and recycling storage areas shall be accessible to haulers. Storage areas shall be located so that the trucks and equipment used by the solid waste and recycling collector(s) have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing. Project applicants are responsible for procuring current equipment size and turning radius from the City or its contracted solid waste and recycling collector(s).	☐ Yes ☒ No ☐ Not applicable	<i>A turning radius of 44' shall be provided for solid waste and fire department equipment. Provide dimensions on site plan.</i>	
D. Materials, Construction, and Design			

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	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Enclosures shall be constructed per City Standards.	☐ Yes ☒ No ☐ Not applicable	Provide exhibits demonstrating compliance.
	2. Gate material shall be solid, heavy-gauge metal, or a heavy-gauge metal frame with a covering of a view-obscuring material.	☐ Yes ☒ No ☐ Not applicable	Specify materials.
	3. <i>Access to Enclosure from Residential Projects.</i> Each solid waste and recycling enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate.	☒ Yes ☐ No ☐ Not applicable	
	4. <i>Enclosure Pad/Bumpers.</i> Enclosures shall be constructed per City Standards.	☐ Yes ☒ No ☐ Not applicable	Provide exhibits demonstrating compliance.
	5. <i>Protection for Enclosures.</i> Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.	☒ Yes ☐ No ☐ Not applicable	
	6. <i>Stormwater Pollution Prevention.</i> Enclosure pads must be designed to prevent contamination of the stormwater system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert stormwater away from the enclosures, creating grade breaks to properly direct stormwater away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc.	☐ Yes ☒ No ☐ Not applicable	Provide exhibits demonstrating compliance.
	7. <i>Landscaping.</i> When visible from a Major Street or a Local Street that serves residential neighborhoods, the perimeter of enclosures, excluding gates, shall be planted, with drought-resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.	☐ Yes ☐ No ☒ Not applicable	

15-2017 - Underground Utilities

Note: The standards of this section apply to new development, the demolition and reconstruction of a site, and any other time deemed appropriate by the Public Works Director.

A. Applicability			
	The standards of this section apply to all of the following: 1. New development 2. The demolition and reconstruction of a site; 3. Any other time deemed appropriate by the Public Works Director		
B. Standards			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. All electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed underground within the site. This requirement may be waived or deferred by the Public Works Director or the City Engineer upon a determination that the installation in infeasible or premature.	☐ Yes ☒ No ☐ Not applicable	Unspecified. Add note to site plan.

15-2018 - Intersection Visibility

A. Street Intersections

Requirements

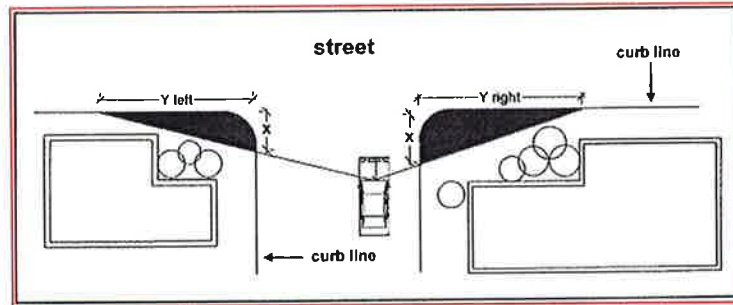


FIGURE 15-2018: INTERSECTION VISIBILITY

TABLE 15-2018-A: REQUIRED TRIANGULAR SIGHT-DISTANCE AREA

Circumstance	X Distance (ft.)	Y Distance (ft.)
Local Street to Local Street	11	100
Local Street to Collector Street	25	25
Local Street to Arterial	20	100
Local Street to Super Arterial	20	100
Major Street to Major Street	Not Required	Not Required
Other Requirements:		
1. Scaled site plan depicting property lines and dimensioned sidewalk pattern.		

Proposed Triangular Sight-Distance Area	Does the proposed triangular sight-distance area meet requirements of Table 15-2018-A?	If the project does not meet the requirement, what needs to be changed?
	☐ Yes ☐ No ☒ Not applicable	
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Vegetation and structures may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at the locations and distances identified in Figure 15-2018 and Table 15-2018-A.	☐ Yes ☐ No ☒ Not applicable	
2. Trees that are located within this sight distance triangle shall have a clearance of eight ft. high minimum between the lowest portion of the canopy and the sidewalk and street.	☐ Yes ☐ No ☒ Not applicable	
3. Applies to all structures, including flag poles and signs.	☐ Yes ☐ No ☒ Not applicable	
B. Driveways and Alleys		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?

Property Development Standards Checklist for C-17-059

September 28, 2017

	Visibility of a driveway crossing a street lot line shall not be blocked above a height of three ft. by vegetation or structures for a depth of 12 ft. as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 ft. Street trees shall be pruned at least seven ft. above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers are permitted.	☐ Yes ☒ No ☐ Not applicable	Demonstrate on plans.
C. Commercial Districts, Refuse Collection Areas, and Drive-Through Lanes			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Vegetation (with the exception of trees) and structures may not exceed a height of three ft. within the triangular sight-distance area formed by the intersecting drive aisles and a line joining points on these aisles at a distance of 10 ft. along both lines from their intersection. Trees located within this sight distance shall have a minimum clearance of seven ft. high between the lowest portion of the canopy and the pavement and shall not be capable of growing to a width that would obstruct the sight area.	☐ Yes ☒ No ☐ Not applicable	Demonstrate on landscape plan.
D. Vehicle/Pedestrian Conflicts			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Whenever it is reasonable to expect potential conflicts between vehicles exiting drive-aisles, drive-throughs, etc., and a pedestrian path that traverses said aisle, a visibility triangle per Section C above shall be provided.	☒ Yes ☐ No ☐ Not applicable	
E. Exempt Structures and Plantings			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	The regulations of this section do not apply to existing building or new buildings in compliance with Base District setbacks; fire hydrants; public utility poles; saplings or plant species of open growth habits and not planted in the form of a hedge that are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; official warning signs or signals at places where the contour of the ground is such that there can be no cross visibility at the intersection.	☐ Yes ☐ No ☒ Not applicable	

15-2019 - Development on Substandard Lots

	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Any lot or parcel of land that was legally created may be used as a building site even when consisting of less area, width, or depth than that required by the regulations for the district in which it is located. No substandard lot shall be further reduced in area, width, or depth, unless required as part of a public improvement. A substandard lot shall be subject the same yard and density requirements as a standard lot, however the Director may reduce the side and rear yard requirements at a ratio equivalent with the non-conformity.	☐ Yes ☐ No ☐ Not applicable	

15-2020 - Lots with Multiple Zone Districts (Split Zoning)

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. <i>Generally</i> . Where a contiguous lot is divided by a zoning district boundary, the regulations applicable to each district shall be applied to the area within the district, and no use, other than parking serving a principal use on the site, shall be located in a district in which it is not a permitted or conditionally permitted use.	☐ Yes ☐ No ☒ Not applicable	
2. <i>Access</i> . All access to parking serving a use must be from a street abutting that portion of the lot where the use is allowed. Pedestrian or vehicular access from a street to a non-residential use shall not traverse a Residential District in which the non-residential use is not permitted or conditionally permitted.	☐ Yes ☐ No ☒ Not applicable	
3. <i>Accessory Facilities</i> . Landscaping, fences, screening or retaining walls, and open space may be located on the lot without regard for zone boundaries.	☐ Yes ☐ No ☒ Not applicable	
4. <i>Refuse Collection Areas</i> . Shall be located on the parcel that permits the primary use.	☐ Yes ☐ No ☒ Not applicable	
5. <i>Minimum Lot Area, Width, and Frontage</i> . The minimum lot area, width, and frontage requirements of the zone that covers the greatest portion of the lot area shall apply to the entire lot. If the lot area is divided equally between two or more zones, the requirements of the district greater minimum lot area, width, or frontage shall apply to the entire lot.	☐ Yes ☐ No ☒ Not applicable	
6. <i>Exceptions</i> . If more than 75 percent of a lot is located in one zoning district, modifications to the provisions of this section may be granted through Planning Commission approval of a Conditional Use Permit.	☐ Yes ☐ No ☒ Not applicable	

AFFORDABLE HOUSING DENSITY BONUS

A. Applicability		
The bonuses under this article are applicable to the following projects:		
a. General residential projects of five or more units. b. Senior housing projects of more than 35 units.		
B. Density Bonuses Types		
Refer to section 15-2204, Density Bonuses , to determine what type of density bonus the applicant is applying for and is proposing to construct. Check off the Density Bonus the applicant intends on applying for:		
A.	Very Low Income Units	☐
B.	Lower Income Units	☐
C.	Senior Citizen Housing Development	☐
D.	Moderate Income Units in Condominium and Planned Use Developments	☐
E.	Conversion of Apartments to Condominiums	☐
F.	State Childcare Facility Density Bonus	☐
G.	Land Donation	☐
C. Maximum Density Bonus		
Requirements:	Does project meet requirement?	
A density bonus over 35% may be approved at the discretion of the Review Authority.	☐ Yes ☐ No ☒ Not applicable	

D. Calculation of Density Bonus Units

When calculating the number of permitted density bonus units, all fractional units shall be rounded to the next higher whole number. The applicant who requests a density bonus for a project that meets 2 or more of the eligibility requirements shall specify whether the bonus shall be awarded on the basis of Subsections A-F of **section 15-2204, Density Bonuses**. The density bonus shall not be included when determining the number of target units to be provided in a development project.

1. **Optional Density Bonus.** The City may grant a proportionally lower density bonus and/or provide concessions and/or incentives set forth in **Section 15-2205, Affordable Housing Concessions and Incentives**, if an applicant agrees to construct a development containing less than the percentage of housing for lower or very low income households than provided in this section.

LANDSCAPING**A. Applicability**

The standards of this section apply to all of the following:

1. New construction projects with landscapes;
2. Additions (other than to Single-Family Dwellings or Duplexes) to an existing building that expands the existing floor area by either 20 percent or more or 2,500 sq. ft. or more, whichever is less. The floor area increases to the existing building shall be cumulative from the date of adoption of this Code;
3. A new building with a floor area of 300 sq. ft. or more on a developed site. The 300 sq. ft. shall be cumulative from the date of adoption of this Code;
4. The demolition and reconstruction of a site;
5. A first time installed landscape or a re-landscaping project where the new or modified landscape area is equal to or greater than 500 sq. ft.; or
6. Change of Occupancy of an existing building requiring a change of occupancy permit as defined by the Building Code.
7. **Exceptions.** The standards of this Section do not apply to landscaping that is part of a registered historic site, plant collections as part of botanical gardens and arboretums open to the public, or ecological restoration projects that do not require a permanent irrigation system or mined-land reclamation projects that do not require a permanent irrigation system.

15-2305 - Areas to be Landscaped**A. Required Setbacks**

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. For all permitted paved areas, refer to underlying Base District.	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.
2. Residential Uses that are Single-Family Dwellings, Duplexes, and Triplexes. All required front and street-facing side yards, except for areas used for exit and entry shall be landscaped. If a solid fence is provided on a street side yard property line, the street side yard is not required to be landscaped.	☐ Yes ☐ No ☒ Not applicable	
3. Residential Uses with Four or More Dwelling Units and Mixed-Use. All required setbacks, except for areas used for exit and entry, shall be landscaped.	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.

B. Lot Perimeters**Requirements**

Landscape buffers shall be installed and maintained alongside and rear lot lines between differing land uses, in accordance with the sections of this article and the following standards:

Refer to **Table 15-2305-C-1, Required Landscape Buffers**, to see when a buffer treatment is required and of what type, based on the proposed and adjoining use. Only the proposed use is required to provide the buffer yard.

Refer to **Table 15-2305-C-2, Buffer Yard Requirements**, to see the type of buffer yard required.

Required Landscape Buffers	Proposed Landscape Buffers/Buffer Yard Requirements	Does proposed landscape buffers/Buffer Yard meet requirements?	If the project does not meet the requirement, what needs to be changed?
None for RM side of project		☐ Yes ☐ No ☒ Not applicable	

C. Landscape Setback

All areas **between site perimeter walls/fencing and lot lines facing a street** shall be landscaped. Landscaping shall be installed and maintained in accordance with the sections of this article and the following standards:

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Planting areas more than 10 ft. in width shall be planted with medium and large trees and medium and large shrubs to span the entire length.	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.
2. Planting areas 10 ft. or less in width shall at the very least be planted with small trees and small to medium size shrubs to span the entire length.	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.
3. Vines may be included for areas adjacent to concrete or masonry walls.	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.
4. The landscape design shall provide total wall/fence screening from top to bottom for the entire length within five years.	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.
5. Trees shall be planted so the canopies could touch for the entire length within 15 years.	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.

D. Building Perimeters

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. All portions of a building that face a public street shall have one or more landscape planters installed along a minimum of 20 percent of that building face. This standard does not apply where a building is located within three ft. of a public sidewalk , in which case the building perimeter shall be paved and treated in a manner similar to the adjacent sidewalk.	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.
2. The minimum width of the planter shall be 3 ft. Planters may be raised or at grade and may include potted plants.	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.

15-2308 - Trees**A. Requirements**

1. A minimum of one tree per unit. 2. Trees planted near public curbs or sidewalks shall be installed in a manner that minimizes physical damage to the curbs, gutters, sidewalks, and other public improvements.			
Required Number of Trees	Proposed Number of Trees	Does proposed number of trees meet requirement?	If the project does not meet the requirement, what needs to be changed?
80 minimum if density is not reduced	Not specified	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.

PARKING AND LOADING

Applicability

The requirements of this section apply to the establishment, alteration, expansion, or change in any use or structure, as provided in this section:

1. *New Buildings and Land Uses.* Parking shall be provided according to the provisions of this article.
2. *Building Expansions.* Should a building be expanded, parking shall be provided according to the provisions of this article.
3. *Use Expansions.* Should a use expand without necessarily expanding a building, such as an auto dealership, parking shall be provided according to the provisions of this article.
4. *Change in Use or Change of Occupancy.*
 - a. When a Change in Use or Change in Occupancy creates an increase of 10 percent or more in the number of required on-site parking or loading spaces, on-site parking and loading shall be provided according to the provisions of this article. The number of existing stalls shall be maintained, and additional stalls shall be required only for such addition, enlargement, or Change in Use. The Change in Use or Change in Occupancy that creates an increase of 10 percent or more shall be cumulative from the date of adoption of this Code.
 - b. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or Change in Use.
5. *Reconstruction of Non-Residential Buildings.* Should a building be damaged and/or demolished due to an Act of Nature, a building may be reconstructed and may provide the same number of stalls provided that there is no increase in building floor area.
6. *Alterations that Increase the Number of Dwelling Units.* The creation of additional dwelling units through the alteration of an existing building or construction of an additional structure or structures requires the provisions of on-site parking to serve the new dwelling units. If the number of existing parking spaces is greater than the requirements for the existing units, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the new dwelling units.
7. *Non-Conforming Parking or Loading.* An existing use of land or structure shall not be deemed to be non-conforming solely because of a lack of on-site parking and/or loading facilities required by this article, provided that facilities used for on-site parking and/or loading as of the date of adoption of this Code are not reduced in number to less than what this article requires.

A. Parking Exceptions

Exceptions

A. Buildings Constructed Prior to February 13, 1954. The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of occupancy, as defined by the Building Code, or the building code in affect at the time of the permit, for any building or structure which was constructed prior to February 13, 1954.

B. 30-Year-Old or Older Buildings. The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of Occupancy, as defined by the Building Code, or the building in code in affect at the time of the permit, for any building or structure which is older than 30 years old, provided:

1. The parking area of space is not reduced; and
2. The new use does not involve:
 - a. Convenience Stores that are 3,000 sq. ft. or less with off-site alcohol sales;
 - b. Schools (K-12; private or public);
 - c. Drive-through restaurants
 - d. Banquet Halls and Religious Assembly Facilities with direct access to local street(s); or
 - e. Auto-related uses.

C. Building Expansions. Building constructed prior to Subsections A and B above may be expanded. Parking for the expanded area shall be provided per Tables 15-2408 and 15-2409. Buildings constructed prior to this date may not be altered when it would result in additional dwelling units without providing parking for the additional dwellings.

D. Small Commercial Uses. The following commercial uses are not required to provide on-site parking when they contain less than 1,000 sq. ft. of floor area: Retail Sales (except off-site alcohol sales), Personal Services, Eating and Drinking Establishments, Food and Beverage Retail Sales, Offices: Walk-in Clientele, and Banks and Financial Institutions. However, when 2 or more establishments are located on a single lot or a shopping center, their floor areas shall be aggregated with all other establishments located on the lot in order to determine required parking.

Do any of the exceptions apply to the project?

☐ Yes ☒ No ☐ Not applicable

If project does apply, then parking is excepted.
If project does not apply, then skip to **section B**.

B. General Provisions

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Timing of Parking Requirements. On-site parking facilities required by this article shall be constructed or installed prior to the issuance of a Certificate of Occupancy for the uses that they serve.	☒ Yes ☐ No ☐ Not applicable	
2. Existing Parking and Loading to be Maintained. No existing parking or loading serving any use may be reduced in amount or changed in design, location, or maintenance below the requirements for such use, unless equivalent substitute facilities are provided.	☐ Yes ☐ No ☒ Not applicable	
3a. Will there be an inoperable vehicle on-site? (If no, skip to Section C.)	☐ Yes ☒ No ☐ Not applicable	
3b. Inoperable vehicles shall be screened from public streets. If staging for repair, vehicles may only be visible for up to 8 hours prior to being moved into the repair garage. Inoperable vehicles may not be stored in public view overnight unless the vehicle was transported to the site after business hours.	☐ Yes ☐ No ☒ Not applicable	

C. Required Parking, Other Districts

Requirements			
Refer to Table 15-2409, Required Parking, Other Districts , to determine the required amount of parking. Note that you will also have to use section 15-2411, Calculation of Required Spaces , when calculating the required number of parking spaces.			
Required Parking	Proposed Number of On-Site Parking	Does proposed On-Site Parking meet requirement?	If the project does not meet the requirement, what needs to be changed?
75 spaces if density is not reduced	123 spaces	☒ Yes ☐ No ☐ Not applicable	

D. Parking Reductions

Reduction Requirements
The number of on-site parking spaces required by Sections C and D may be reduced as follows: A. Affordable Housing Developments. See 15-2205, Affordable Housing Concessions and Incentives. B. Transit Accessibility. For any land use except residential single-unit, duplex, and triplex development, if any portion of the lot is located within ¼ mile of a transit stop with a 15 minute or more frequent service during the hours of 7 a.m. to 9 a.m. and 5 p.m. to 7 p.m., the number of required parking spaces may be reduced by 30% of the normally required number of spaces. C. Shared Parking. Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced up to 50% at the discretion of the Review Authority, if all of the following findings are made: 1. The peak hours of uses will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces; 2. The adequacy of proposed shared parking provided will equal or exceed the level that can be expected if parking for each use were provided separately; 3. A parking demand study prepared by an independent traffic engineering professional approved by the City supported the proposed reduction; and, 4. When a shared parking facility serves more than one property, a parking agreement shall be prepared consistent with the provisions of Section 15-2414-D, Off-Site Parking Facilities for Non-Residential Uses. D. Other Parking Reductions. Required parking for any use may be reduced up to 20% through Planning Commission approval of a Conditional Use Permit, however, the 20% reduction may not be made in addition to any reductions for A) Shared Parking, or B) Transit Accessibility. 1. Criteria for Approval. The Planning Commission may only approve a CUP for reduced parking if it finds that: a. The site is fully developed and it would be infeasible or impractical to provide additional parking; b. Special conditions – including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation of characteristics of persons residing, working, or visiting the site; c. The use will adequately be served by the proposed on-site parking; and

d. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.		
2. Parking Demand Study. In order to evaluate a proposed project's compliance with the above criteria, a parking demand study shall be prepared by an independent traffic engineering professional approved by the City that substantiates the basis for granting a reduced number of spaces and includes any of the following information: a. Total square footage of all uses within existing and proposed development and the square footage devoted to each type of use. b. A survey of existing accessibility via a defined pedestrian path (i.e. sidewalk) to on-street parking within 350 ft. of the project site. c. Parking requirements for the net change in square footage and/or change in use, based on the requirements of Sections 15-2408 and 15-2409. d. Estimated net change in parking demand between existing and proposed development, using any available existing parking generation studies from the Institute for Transportation Engineers (ITE) or other sources. If appropriate parking demand studies are not available, the City may require the applicant to conduct a parking demand survey of a development similar to the proposed project. e. Comparison of proposed parking supply with parking requirements and net change in parking demand. f. A shared parking analysis, as appropriate. g. A description of possible Transportation Demand Management measures, such as preferential carpool spaces; telecommuting or staggered work shifts; provision of transit passes or other transit incentives for residents, employees, and/or students; incorporation of spaces for car share vehicles, bicycles or other measure that could result in reduced parking demand. h. Other information as required by the City.		
Do any of the reductions apply to the project?		☐ Yes ☐ No ☒ Not applicable If no, then skip to section E.
Proposed Parking, with Reductions	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?
n/a	☐ Yes ☐ No ☒ Not applicable	
E. Location of Parking		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. <i>Location on Same Parcel.</i> Required parking shall be located on the same parcel as the uses served, unless otherwise provided by this article.	☒ Yes ☐ No ☐ Not applicable	
2. <i>Front and Street-Side Setbacks.</i> No parking spaces shall be located within the front or street side setback areas.	☒ Yes ☐ No ☐ Not applicable	
Residential Districts		
1. <i>Single-Unit Dwellings, Duplexes, Triplexes, and Second Units.</i> Required parking for a Single-Unit Dwelling, Duplex, Triplexes, or Second Units shall be located on the same lot as the dwelling(s) served. Parking shall not be located within required setbacks with the exception of the rear yard. Tandem parking may be permitted if authorized by this article.	☐ Yes ☐ No ☒ Not applicable	
2. <i>Other Residential Uses.</i> Required parking for residential uses other than Single-Unit Dwellings, Duplexes, and Triplexes shall be on the same lot as the dwelling or use they serve or in an off-site facility as provided in Subsection D. Parking shall not be located within a required front or street-facing side yard.	☒ Yes ☐ No ☐ Not applicable	
F. Requirements for Parking Lot Trees		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?

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1. Provide one tree for each parking space.			☐ Yes ☒ No ☐ Not applicable	
Required Number of Trees	Proposed Number of Trees	Does proposed number of trees meet requirement?	If the project does not meet the requirement, what needs to be changed?	
34 parking lot trees for open parking spaces; other spaces wired for solar panels	Not specified	☐ Yes ☒ No ☐ Not applicable	Submit landscape plans.	
G. Required Parking for Bicycles				
Applicability				
Short-Term Bicycle Parking. Short-term parking shall be provided when any of the following occur: a) New Development; b) The demolition and reconstruction of a site; c) A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this Code; d) Building additions to existing buildings that expand the existing habitable floor area by at least 20%, or 2,500 sq. ft., whichever is less, not including Single Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; e) There is an addition of 10 vehicle parking stalls or more; f) A Discretionary Permit is required; g) There is a Change in Occupancy as defined by the Building Code; or, h) If required per California Green Building Standards Code, as may be amended.				
Long-Term Bicycle Parking. Long-Term Bicycle Parking shall be provided when required by the California Green Building Standards Code, as may be amended.				
Requirements				
Refer to Table 15-2429-D, Required On-Site Bicycle Parking Spaces , to determine the required amount of bicycle parking stalls.				
Required Bicycle Parking	Proposed Bicycle Parking	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?	
0		☒ Yes ☐ No ☐ Not applicable		
H. Required Loading Spaces				
Applicability				
Loading spaces are required when a building is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt of distribution by vehicles or trucks of material or merchandise per Table 15-2430-A when any of the following are met: 1. Every new building 2. When a building is enlarged by 20 percent or more or 2,500 sq. ft., whichever is less. The standard shall be cumulative from the date of adoption of this code 3. There is a Change of Occupancy as defined by the Building Code.				
Requirements				

TABLE 15-2430-A: REQUIRED LOADING SPACES

<i>Square Footage</i>	<i>Required Loading Spaces</i>
0 – 6,999	0
7,000 – 40,000	1
40,001 – 90,000	2
90,001 – 150,000	3
150,001 – 230,000	4
230,001 +	1 per each additional 100,000 square feet or portion thereof.

Multi-Tenant Buildings. The square footage of the entire building shall be used in determining spaces for multi-tenant buildings. A common loading area may be required, if each tenant space is not provided a loading area.

Required Number of Loading Spaces	Proposed Number of Loading Spaces	Does proposed number of loading spaces meet requirement?	If the project does not meet the requirement, what needs to be changed?
n/a		☐ Yes ☐ No ☒ Not applicable	

PARKING AREA DEVELOPMENT STANDARDS

A. Electric Vehicle (EV) Parking

Residential Districts			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Per the California Building Code.	☐ Yes ☒ No ☐ Not applicable	Designate 3% of spaces, for a total of 4 spaces, for EV parking and dimension on site plan as per CA Green Building Code.

B. Motorcycle Parking

	1. Motorcycle parking may substitute for up to 5% of required automobile parking.	☐ Yes ☐ No ☒ Not applicable	
	2. Each motorcycle space must be at least 4 ft. wide and 7 ft. deep.	☐ Yes ☐ No ☒ Not applicable	

C. Tandem Parking

	1. Does tandem parking satisfy the off-street parking requirement?	☐ Yes ☐ No ☒ Not applicable	
	2. No more than 2 vehicles shall be placed one behind the other;	☐ Yes ☐ No ☒ Not applicable	
	3. Both spaces shall be assigned as employee only parking for a non-residential establishment. Tandem parking under this scenario shall be for the same establishment;	☐ Yes ☐ No ☒ Not applicable	
	4. Tandem parking to meet required parking for a multi-family development shall be located within an enclosed structure or a parking structure and the number of tandem parking spaces shall not exceed 50% of the total number of spaces;	☐ Yes ☐ No ☒ Not applicable	
	5. Tandem parking shall not be used to satisfy the parking requirement for guest parking; and,	☐ Yes ☐ No ☒ Not applicable	

	6. Tandem parking to meet required parking for non-residential uses may be used for employee parking and the number of tandem parking spaces shall not exceed 25% of the total number of spaces.	☐ Yes ☐ No ☒ Not applicable	
D. Stacked Parking			
	1. Stacked or valet parking is allowed for non-residential uses if an attendant is present to move the vehicles. Does the project proposed the given requirement?	☐ Yes ☐ No ☒ Not applicable	
	2. If stacked parking managed by an attendant is used for required parking spaces, the property owner shall enter into an agreement in the form of a covenant with the City ensuring that an attendant will always be present when the lot is in operation. Does the applicant have a covenant with the city, if applicable?	☐ Yes ☐ No ☒ Not applicable	
	3. Stacked parking shall not account for more than 50% of the required parking.	☐ Yes ☐ No ☒ Not applicable	

PARKING ACCESS

	Section	Requirement	Does project fulfill this requirement?
	Shared Vehicle and Pedestrian Access	Whenever possible, new Commercial development shall provide shared vehicle and pedestrian access to adjacent non-residential properties for convenience, safety, and efficient circulation. A joint access agreement in the form of a covenant shall be recorded ensuring that access will be maintained. The following exceptions shall apply: 1. If either site is developed and there is no feasible location to gain access, the Director may waive this condition; however, the removal of excess parking may not be considered a barrier to gaining access. 2. Shared access shall not be required for development in areas with a highly interconnected street grid, short blocks (less than 500 ft. on average), and a complete sidewalk network.	☐ Yes ☐ No ☒ Not applicable
	Forward Entry	Parking lots shall be provided with suitable maneuvering room so that all vehicles therein may enter an abutting street in a forward direction.	☒ Yes ☐ No ☐ Not applicable
	Distance from Driveways on Local Streets	Parking spaces shall not be located within 20 ft. of an access driveway, measured from the property line.	☐ Yes ☒ No ☐ Not applicable
	Distance from Driveways on Major Streets	Parking spaces and drive aisles shall be configured in such a way as to promote smooth flow of traffic onto the site of adjacent streets. The length of driveways or "throat length" shall be designed to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. Entrance designs shall be subject to approval by the City Engineer.	☒ Yes ☐ No ☐ Not applicable
	Commercial Developments that Exceed 10 Acres	Drive entrances to centers that are 10 acres or larger shall generally provide a driveway length of 100 ft. prior to the first parking stall.	☐ Yes ☐ No ☒ Not applicable
	Alleys	For Non-Residential access, parking spaces shall provide a backup area of 27 ft.	☐ Yes ☐ No ☒ Not applicable
	Size of Parking Spaces and Maneuvering Aisles	Parking spaces and maneuvering aisles shall meet the minimum dimensions as may be established by the Public Works Director.	☒ Yes ☐ No ☐ Not applicable
	Parking Spaces Abutting a Wall or Fence	Each parking space adjoining a wall, fence, column, or other obstruction higher than 0.5 ft. shall be increased by two ft. on each obstructed side, provided that the increase may be reduced by 0.25 ft. for each one foot of unobstructed distance from the edge of required aisle, measured parallel to the depth of the parking space.	☐ Yes ☐ No ☒ Not applicable
Proposed changes for sections where requirements were not met:			

--	--

SUMMARY AND OTHER COMMENTS

- Dimension patios and balconies.
- Cross Access Agreement required, not included in application or payment.
- Garage, clubhouse, accessory structure elevations required.
- #27 (new '4 wide concrete sidewalk) in site plan Keyed Notes does not appear on the site.
- Landscape plan required.

ATTACHMENTS:

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Based on the following exhibits:

- Exhibits A-1 and A-3 dated 09/18/2017

District Type – Commercial District

PROJECT DESCRIPTION

Plan Amendment Application No. A-16-017-HE, Rezone Application No. R-16-018, and Conditional Use Permit Application No. C-17-059 were filed by Giorgio Russo of Ginder Development and pertain to ±7.1 acres of property located on the northwest corner of North Blythe and West Herndon Avenues. **Plan Amendment Application No. A-16-017-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from 7.1 acres of Community Commercial to 4.66 acres of Residential Multi-Family Medium High Density and 2.59 acres to General Commercial. **Rezone Application No. R-16-018** proposes to amend the Official Zone Map to reclassify the property from CC (Commercial-Community) to RM-1 (Residential Multi-Family Medium High Density) and CG (Commercial General). **Conditional Use Permit Application No. C-17-059** proposes a gated community of 80 residences, a community building, outdoor recreation facilities and 3 small commercial buildings (one of which includes a drive-through).

APN: 501-043-06

ADDRESS: 7035 North Blythe Avenue S/A

GENERAL INFORMATION – Fresno General Plan Land Use Designation is Commercial - Community.

Zoning		
	Existing	CC (Commercial – Community)
	Requested	4.66 acres RM-1 (Residential Multi-Family Medium High Density) and 2.59 acres CG (Commercial – General)
Plans		
	Community Plan	Bullard Community Plan
	Specific Plan	Sierra Sky Park Land Use Policy Plan
	Redevelopment	
Previous Actions		
	Applications	Vesting Tentative Parcel Map 2007-33
	Covenants/Easements	
	Development Agreements	
	Tract Map or Lot Split	

PROPERTY DEVELOPMENT STANDARDS

15-1202 - Use Regulations

Note: Refer to Table 15-1202 to determine the proposed land use regulations for Commercial Districts.

Use Permitted		
	a. What is the zoning of the subject site?	CG
	b. Is the use of the project allowed in the zone district?	☒ Yes ☐ No
	c. What is the proposed use?	Drive-Through Facilities, General Retail

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d. Does the project require an approval of a Conditional Use Permit?	☒ Yes ☐ No
e. Are there any additional regulations? If yes, then list the additional regulations here as well. (For example, is the proposed use a special use listed in Article 27?)	☒ Yes ☐ No
	Additional requirements, if applicable: 15-2728 Drive-In and Drive-Through Facilities.

15-1203 - Intensity and Massing Development Standards

Note: Below this table will have a checklist table for the requirements stated in the additional regulations section, in numerical order.

Lot and Intensity Standards – Commercial Districts								
District	CMS	CC	CR	CG	CH	CRC	Additional Regulations	Does project meet requirement?
Minimum District Size (sq. ft., unless otherwise noted)	5,000	32,670	15 acres	12,000	15,000	4 acres		☒ Yes ☐ No ☐ Not applicable
Minimum Lot Size (sq.ft.)	-	32,670	10,000	12,000	15,000	15,000		☒ Yes ☐ No ☐ Not applicable
Minimum Lot Width (ft.)	-	75	100	75	100	100		☒ Yes ☐ No ☐ Not applicable
Minimum Lot Depth (ft.)	-	100	100	125	125	150		☒ Yes ☐ No ☐ Not applicable
Maximum Floor Area Ratio	1.0	1.0	1.0	2.0	0.75	0.5	§15-309, Determining Floor Area Ratio	☒ Yes ☐ No ☐ Not applicable
Building Form and Location Standards – Commercial Districts								
Maximum Height (ft.)	35	35	75	35	35	35	§ 15-1204-A, Residential Transition Standards §15-2012, Heights and Height Exceptions	☐ Yes ☐ No ☒ Not applicable
Setbacks (ft.)								
Front (min/max)**	-/10	15/-	15/-	15/-	15/-	15/-	§15-313, Determining Setbacks and Yards	☐ Yes ☒ No ☐ Not applicable
Front (min.), with enhanced streetscape	-	-	-	-	NA	NA	§15-1204-A, Residential Transition Standards	☐ Yes ☐ No ☒ Not applicable
Interior Side (min.)	-	-	-	-	-	-	§15-1204-B, Enhanced Streetscape	☒ Yes ☐ No ☐ Not applicable
Street Side (min.)	-	-	-	10	10	10	§15-1204-C, Parking §15-2014, Projections/Encroachments into Yards	☐ Yes ☒ No ☐ Not applicable
Rear (min.)	-	-	-	-	-	-		☐ Yes ☐ No ☒ Not applicable
Alley (min.)	-	-	-	-	-	-	§15-2305, Areas to be Landscaped	☐ Yes ☐ No ☒ Not applicable
Parking, from back of sidewalk or curb (min.)	30	-	-	-	-	-		☐ Yes ☐ No ☒ Not applicable
Min. Frontage Coverage (%)	60	-	-	-	-	-	§15-317, Determining Frontage Coverage	☐ Yes ☐ No ☒ Not applicable

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****Note:** Projects that have an enhanced streetscape will not be required to provide a front setback. See section 15-1204-B on this document for more details.

15-309 - Determining Floor Area Ratio

A. Calculating Floor Area Ratio			
To calculate FAR, non-residential floor area is divided by site area, and typically expressed as a decimal.			
$\frac{\text{gross non-residential floor area of all buildings on a site}}{\text{total site area}} = \text{floor area ratio (FAR)}$			
B. Proposals			
Maximum FAR Permitted	Proposed FAR for Project	Does the proposed FAR meet criteria in Table 15-1203-1?	If the Project does not meet the requirement, what needs to be changed?
2.0	0.19	☒ Yes ☐ No ☐ Not applicable	

15-313 - Determining Setbacks and Yards

If a property abuts an Official Plan Line, the required setback shall be established from the Official Plan Line or the property line, whichever results in a greater setback.

A. Front Setbacks			
Requirement:			
Front setbacks shall be measured from the back of the sidewalk (including instances where the back of the sidewalk lies within the project parcel) to the portion of the structure that is closest to the front of the lot. In the absence of a sidewalk, the minimum front setback shall be measured from the back of the curb. In the absence of a sidewalk and curb, minimum front setbacks shall be measured from the front property line.			
Required Setback	Proposed Front Setback for Project	Does proposed Front Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
15'	Unspecified, but less than 10' in some places	☐ Yes ☒ No ☐ Not applicable	Increase setback or obtain a minor deviation from DARM. [Obtained per DARM Assistant Director 8/10/17.]
B. Side Setbacks			
Requirement: (To downsize this document, if there is no street side yards delete that section.)			
Side setbacks on interior lot lines shall be measured from the property line. When the side of the lot abuts a street, the measurement to determine the setback shall be made in the same manner as Front Setbacks.			
Required Interior Side Setback for Project	Proposed Interior Side Setback for Project	Does proposed Interior Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
20' on side bordering RM, including 15' landscape buffer (type 2)	9'11" to 10'	☐ Yes ☒ No ☐ Not applicable	Increase setback or obtain permission for landscape averaging from DARM. [Obtained per DARM Assistant Director 8/10/17.]
Required Street Side Setback	Proposed Street Side Setback for Project	Does proposed Street Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
10'	10'	☒ Yes ☐ No ☐ Not applicable	

C. Rear Setbacks			
Requirement:			
Required Rear Setback	Proposed Rear Setback for Project	Does proposed Interior Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
		☐ Yes ☐ No ☒ Not applicable	
D. Yards on Alleys			
Requirement:			
The following special regulations for determining setbacks apply when a lot abuts an alley. 1. If a side lot line abuts an alley, the yard shall be considered an interior side yard rather than a corner side yard. 2. In computing the minimum yard for any lot where such yard abuts an alley, no part of the width of the alley may be considered as part of the required yard.			
Required Setback	Proposed Yards on Alleys for Project	Does proposed Yards on Alleys meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
		☐ Yes ☐ No ☒ Not applicable	

15-317 - Determining Frontage Coverage

Note: This section will apply only to new buildings or new uses of land in CMS District and does not apply to use only permits within existing buildings. If your project does not apply, skip to section 15-1204, Site Design Development Standards.

A. Description

Frontage coverage is the portion of the primary enclosed ground floor linear building façade that is located within the area between the minimum and maximum front setback.

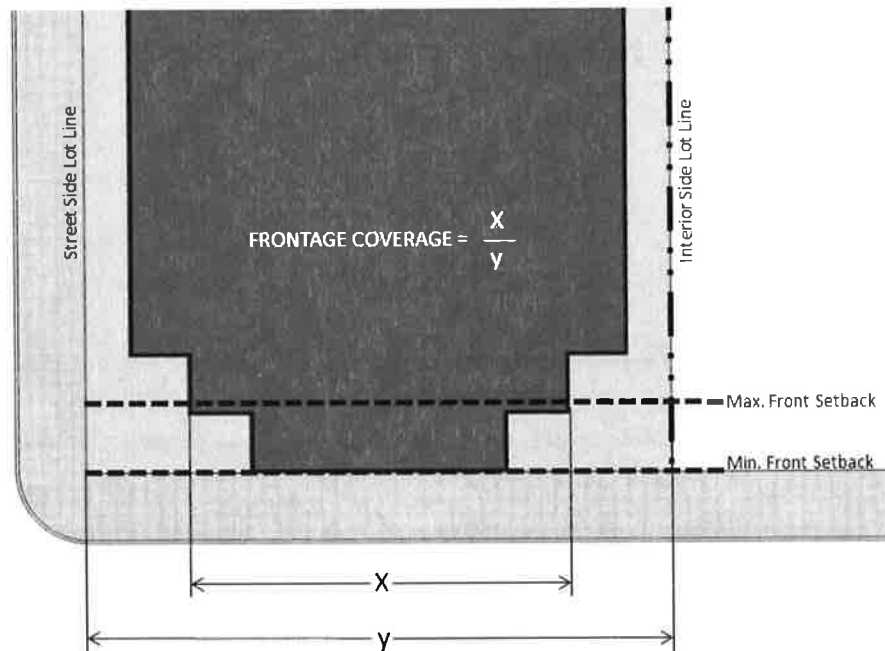


Figure 15-317: Determining Frontage Coverage

B. Exceptions

Exception:	Does project meet this exception?
1. Sites with the frontage on multiple streets may not be required to meet the frontage coverage requirement along the streets with the lowest functional classification or the least visual prominence, at the discretion of the Review Authority, except in districts in which a minimum frontage coverage for the side street is specified.	☐ Yes ☐ No ☒ Not applicable
2. Required side and rear setbacks and residential transition setbacks shall be excluded from this calculation.	☐ Yes ☐ No ☒ Not applicable
3. Public plazas, parks, pedestrian passages, alleys, and cross streets (public or private) shall be excluded from this calculation.	☐ Yes ☐ No ☒ Not applicable

15-1204 - Site Design Development Standards

A. Residential Transition Standards			
Is the project located where C District is adjacent to a Residential District?		☒ Yes ☐ No If no, skip to section B, Enhanced Streetscape.	
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
1. Height: Maximum height within 40 ft. of an R District is limited to 30 ft. The maximum height within 50 feet of an R District is 40 ft.	☐ Yes ☒ No ☐ Not applicable	Update Operational Statement to specify that this project will construct building pads only.	
2a. The front setback shall not be less than the required front yard on the abutting R District lot within 50 ft. of the R District.	☒ Yes ☐ No ☐ Not applicable		
2b. The interior side and rear setback abutting an R District boundary shall be 20 ft. In the CMS District, the interior side yard may be reduced to 10 ft. with Director Approval.	☐ Yes ☒ No ☐ Not applicable	15' landscape buffer included in 20' setback on west side property line abutting RM component. Increase from 9'11"-10' or obtain permission for landscape averaging from DARM. [Obtained per DARM Assistant Director 8/10/17.]	
3. Landscape. See Table 15-2305-C.1, Required Landscape Buffers.	☐ Yes ☒ No ☐ Not applicable	15' landscape buffer between on west side property line abutting RM component. Increase landscape buffer from 9'11"-10' or obtain permission for landscape averaging from DARM. [Permission obtained per DARM Assistant Director 8/10/17.]	
Does project propose a multi-story building where the second story or above is located within 50 ft. of the side or rear yard of a single family lot?		☐ Yes ☒ No If no, skip to section B, Enhanced Streetscape.	
4a. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six ft. from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.	☐ Yes ☐ No ☒ Not applicable		
4b. Sufficiency of Screening. The Review Authority shall determine the sufficiency of the proposed screening measures and may require additional measures.	☐ Yes ☐ No ☒ Not applicable		
B. Enhanced Streetscape			
If a project has all of the following characteristics, then it is considered to have an enhanced streetscape. Projects that have an enhanced streetscape will not be required to provide a front setback, as shown on Table 1203-2. If			

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project does not have the following characteristics, skip to section C, Parking.			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Sidewalks			
	1. Sidewalks shall be no less than 12 feet in width. If the current distance between the right-of-way boundary and the face of the adjacent curb is less than 12 feet, the building shall be set back from the right-of-way boundary the distance that is necessary to achieve the required sidewalk width. The portion of the sidewalk which lies within the private parcel shall be guaranteed for public access by the enactment of the public access easement.	☐ Yes ☐ No ☒ Not applicable	
Street Trees			
	2a. Street trees should be located no more than three feet from the back curb and whenever possible should be aligned with other trees on the block.	☐ Yes ☐ No ☒ Not applicable	
	2b. Street trees should generally be evenly spaced, no less than 20 ft. apart, and not more than 40 ft. apart.	☐ Yes ☐ No ☒ Not applicable	
	2c. Whenever possible, trees should not be located directly in front of building entrances.	☐ Yes ☐ No ☒ Not applicable	
	2d. Trees should be placed in tree wells measuring 5 ft. by 5 ft. To maximize usable sidewalk area, tree wells shall be covered by grates of a design which is approved by the Director. Larger tree wells may be required by the Public Works Director for species requiring more space. The property owner shall assume maintenance responsibilities for the tree grates.	☐ Yes ☐ No ☒ Not applicable	
	2e. Streets should be deciduous, fast growing, drought tolerant, and should eventually form a tall canopy. Not more than one species should be planted per block. Whenever nearby pre-existing trees are in good condition and meet the intent of this section, new trees should be of the same species.	☐ Yes ☐ No ☒ Not applicable	
Pedestrian-scaled street lights			
	3a. Street lights should be located no more than 3 ft. from the curb, and whenever possible should be aligned with street trees and other lights on the block.	☐ Yes ☐ No ☒ Not applicable	
	3b. Street lights should be generally evenly spaced, no less than 30 ft. apart, and not more than 80 ft. apart. Whenever possible, street lights should be less than 15 ft. from nearby street trees.	☐ Yes ☐ No ☒ Not applicable	
	3c. Street lights should not be of the type commonly known as Cobra Heads or other types which are intended primarily for the illumination of the sidewalk. Whenever nearby pre-existing lights are in good condition and meet the intent of this section, new lights should be of the same type. Intersection safety lights shall be typical cobra-head design, while mid-block lighting should be ornamental and scaled for the pedestrian environment. Lighting shall meet Public Works standards.	☐ Yes ☐ No ☒ Not applicable	
Maintenance			
	4. If a Community Facilities District is not established to maintain sidewalks, street trees, and lighting, the applicant shall enter into a maintenance agreement to ensure the maintenance of said facilities.	☐ Yes ☐ No ☒ Not applicable	
Facades located with 15 ft. of the public sidewalk			

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	5a. If there is a primary common building entrance which provides access to reception areas, elevators, stairs, and internal circulation, it shall face and be oriented to the street. If there is a yard between the sidewalk and the building, a paved path six ft. in width shall be provided from the public sidewalk to the entrance.	☐ Yes ☐ No ☒ Not applicable	
	5b. Direct entrances from the sidewalk in to individual establishments located along the street frontage shall be provided. If there is a yard between the sidewalk and the building, a paved path six ft. in width shall be provided from the public sidewalk to the entrance.	☐ Yes ☐ No ☒ Not applicable	
Exterior Walls			
	6. Exterior walls facing a front or street side lot line shall include windows, doors, or other openings with transparent glazing for at least 60% of the building wall area located between 2.5 and seven ft. above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two ft. deep.	☐ Yes ☐ No ☒ Not applicable	
Sidewalk Shading (where buildings are located within two ft. of a public sidewalk):			
	7a. Awning or canopy depth shall be no less than four ft. and no more than ten ft.	☐ Yes ☐ No ☒ Not applicable	
	7b. Clearance shall be no less than eight feet and no more than 12 ft. from the finished floor.	☐ Yes ☐ No ☒ Not applicable	
C. Parking			
Parking shall be setback as shown in Table 15-1203-2, except as provided below: If your project has parking that is Underground, Partially Submerged and Podium, or is less than 150 ft. in width or depth, then the following will apply. If your project does not have any of the following, skip to section D.			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1a. Will there be underground parking?	☐ Yes ☒ No If no, skip to section 2a.	(n/a)
	1b. If so, then parking that is fully underground and below the street grade may extend from lot line to lot line.	☐ Yes ☐ No ☒ Not applicable	
	2a. Will there be partially submerged and podium parking?	☐ Yes ☒ No If no, skip to section 3a.	(n/a)
	2b. Parking that is partially below the street grade may extend to the setbacks of the main structure. A maximum six ft. of the parking structure height may extend above the street grade if screened along street facing elevations by foundation plant materials. Gates need not be screened.	☐ Yes ☐ No ☒ Not applicable	
	3a. Is the lot less than 150 ft. in width or depth?	☐ Yes ☒ No If no, skip to section D.	(n/a)
	3b. On lots less than 150 ft. in width or depth, surface parking may be located within 50 ft. of a street facing lot line for a maximum of 50% of the lot frontage if the parking area is screened with a garden wall, hedge, trellis, and/or other landscaping or built structures facing the sidewalk.	☐ Yes ☐ No ☒ Not applicable	
D. Public Plazas			
This section will apply only to commercial shopping center developments in CC and CR districts. Skip to section E if your project does not fall into this category.			

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	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and loading and unloading. Entry plazas and passenger loading areas shall include unique, decorative paving materials, adequate seating areas, and provision of adequate shade, and attractive landscaping, including trees or raised planters.	☐ Yes ☐ No ☒ Not applicable	
	2. Outdoor plazas for the use of customers and visitors shall be provided at a rate of five sq. ft. per 1,000 sq. ft. of floor area, up to 1,500 sq. ft. per plaza.	☐ Yes ☐ No ☒ Not applicable	
	3. Plazas shall be visible from a public street or from on-site areas normally frequented by customers, and shall be accessible during business hours.	☐ Yes ☐ No ☒ Not applicable	
	4. Plazas shall include benches, or other seating, and paving shall be of high-quality materials. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including, but not limited to, trees and other landscaping, shade structures, drinking fountains, water features, public art, or performance areas.	☐ Yes ☐ No ☒ Not applicable	
E. Pedestrian Access			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Internal Connections:		
	1. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.	☐ Yes ☒ No ☐ Not applicable	Provide a pedestrian connection to Building #2 from the rest of the commercial center.
	External Connections:		
	2a. If the adjacent Residential, Commercial, Mixed-Use, and Office districts are undeveloped , stub connections shall be provided at a frequency of one per 600 ft. Upon the development of the adjacent parcels, any fencing or gates at the stubs shall be opened.	☐ Yes ☐ No ☒ Not applicable	
	2b. If the adjacent Residential, Commercial, Mixed-Use, and Office districts are developed and provide connection points via breaks in the perimeter wall/fence or stub streets , then the project shall provide pedestrian walkway connections at those locations.	☐ Yes ☐ No ☒ Not applicable	
	2c. If the adjacent Residential, Commercial, Mixed Use, and Office districts are developed there are no possible connection points via breaks in the perimeter wall/fence , then the project shall not be required to provide connections.	☐ Yes ☐ No ☒ Not applicable	
	To Circulation Network:		
	3. Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.	☒ Yes ☐ No ☐ Not applicable	
	To Streets:		
	4. Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.	☒ Yes ☐ No ☐ Not applicable	

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To Transit:		
5. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.	☒ Yes ☐ No ☐ Not applicable	
Pedestrian Walkway Design:		
6a. Walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.	☒ Yes ☐ No ☐ Not applicable	
6b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.	☒ Yes ☐ No ☐ Not applicable	
6c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least six inches high, bollards, or other physical barrier.	☒ Yes ☐ No ☐ Not applicable	
F. Service Areas and Loading		
Service and loading areas should be integrated with the design of the building and shall be screened from residential areas. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading can minimize adverse impacts to residents.	☐ Yes ☐ No ☒ Not applicable	None specified.

15-1205 - Façade Design Development Standards

Note: This section applies only to new buildings, building additions, and façade remodels. If your project is not proposing any of the changes, skip to the next section, Other General Site Regulations.

A. Building Articulation			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	All street-facing facades, including freeway-facing facades, must include at least one projection or recess at least two feet in depth for every 25 horizontal ft. of wall.	☐ Yes ☒ No ☐ Not applicable	Update Operational Statement to specify that this project will construct building pads only.
B. Building Materials and Finishes			
	1. Each side of a building that is visible from a street or passenger railway shall be designed with a complementary level of detailing and quality of materials.	☐ Yes ☐ No ☒ Not applicable	Update Operational Statement to specify that this project will construct building pads only.
	2. Veneers should turn corners, avoiding exposed edges and continue down the side of a building to a logical break, such as a change in wall plane. Material changes at outside corners should be avoided.	☐ Yes ☐ No ☒ Not applicable	
	3. Windows shall maintain a consistent design character throughout the development and shall be of the same material on all elevations facing a street.	☐ Yes ☐ No ☒ Not applicable	
	4. Building entrances and common areas shall be accentuated with enhanced finishes and materials that are durable and high quality and distinguish these spaces from other elements of the building.	☐ Yes ☐ No ☒ Not applicable	
	5. Parking areas and structures shall be designed to match and be compatible with the architectural character, materials, and colors of the overall development.	☐ Yes ☐ No ☒ Not applicable	

6. The design of building additions should follow the same general scale, proportion, massing, and detailing of the original structure, and not in stark contrast to the original structure.	☐ Yes ☐ No ☒ Not applicable	
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OTHER GENERAL SITE REGULATIONS

Note: The following chart lists all the sections of General Site Regulations. Use the checklist to see which sections will apply to your project, then find the appropriate table after this checklist for a more in-depth checklist for requirements of the section. To downsize this document, delete sections that do not pertain to your project.

General Site Regulations			
	Section	Description	Does this section apply to your project?
	15-2003	Trails	☒ Yes ☐ No
	15-2004	Accessory Buildings and Structures	☐ Yes ☒ No
	15-2006	Fences, Walls, and Hedges	☒ Yes ☐ No
	15-2008	Screening Between Differing Land Uses	☒ Yes ☐ No
	15-2009	Security Fencing	☐ Yes ☒ No
	15-2010	Electric Fences	☐ Yes ☒ No
	15-2011	Screening of Mechanical and Electrical Equipment	☐ Yes ☒ No
	15-2012	Heights and Height Exceptions	☐ Yes ☒ No
	15-2013	Outdoor Service Yards and Storage	☐ Yes ☒ No
	15-2014	Projections/Encroachments into Required Yards	☐ Yes ☒ No
	15-2015	Outdoor Lighting and Illumination	☒ Yes ☐ No
	15-2016	Trash and Refuse Collection Areas	☒ Yes ☐ No
	15-2017	Underground Utilities	☒ Yes ☐ No
	15-2018	Intersection Visibility	☐ Yes ☒ No
	15-2019	Development on Substandard Lots	☐ Yes ☒ No
	15-2020	Lots with Multiple Zone Districts (Split Zoning)	☐ Yes ☒ No

15-2003 - Trails

	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Whenever a trail is identified on an operative plan, the trail shall be constructed per City standards. Access to trails shall be provided per Section 15-4109-B, Trails and Natural Features.	☒ Yes ☐ No	
	2. When there is a demonstrated need, landscaping with appropriate adequate physical and visual barriers (e.g. masonry walls, wrought-iron, or tube steel fencing) shall be provided to screen path and trail right-of-ways and separate paths and trails from mining operations, drainage facilities, and similar locations.	☒ Yes ☐ No	
	3. <i>Paths and Trail Crossings.</i> To the extent feasible, vehicle crossings shall be limited to two per 660 feet.	☒ Yes ☐ No	

15-2006 - Fences, Walls, and Hedges

A. Applicability

	The standards of this section apply to: 1. New fences, hedges, or walls; 2. New development; 3. Building additions to existing buildings that expand the existing floor area by at least 20%, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 4. A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this Code; 5. The demolition and reconstruction of a site; 6. A request for a Discretionary Permit; 7. Change of Occupancy of an existing building as defined by the Building Code; or, 8. Condominium Conversions 9. Exceptions. The standards of this section do not apply to fences that are part of a designated historic site.		
B. Fence Requirements for CMS District			
	If the project is not in a CMS District, skip to section C, Fence and Height Locations for All Districts.		
	In Downtown and other pedestrian-oriented areas it is of critical importance to create an attractive, active, and comfortable pedestrian environment. It is equally important to secure property and to keep unauthorized people out of private areas. This subsection has been structured to balance these two needs by allowing the entire perimeter of a block or property to be secured by a combination of buildings and fences, while not allowing for suburban-style fenced complexes. Buildings should visually dominate private frontage, with taller fencing filling in the gaps along the street and securing sides and rears of properties as put forth below.		
	Identifying the Front Yard Line: For the purposes of this subsection only, the Front Yard will be considered to be the area between the Front Yard Line and the back of the sidewalk. The Front Yard Line shall be identified as follows: a. For sites which abut two or more streets, the Front Yard Line for each street frontage shall be measured individually. b. The Front Yard shall be the entire area between the back of the sidewalk and a straight parallel line which is located 12 inches behind the façade of the primary building and which extends along the entire frontage (the "front yard line"). c. For complex or highly articulated buildings the front yard line shall be measured from the furthest point back on the street-facing façade of the building, at the discretion of the Review Authority. d. When there is more than one building along a lot's frontage (as determined by the Review Authority), the front yard line shall be measured from the façade of the building (excluding accessory buildings) along the frontage which is set back the greatest distance. e. Front yard fence standards shall apply to all fences within the Front Yard, including those which are parallel or perpendicular to the street and including those which enclose porches, patios, and other such spaces. f. A frontage shall not have a Front Yard Line, and all fences on that frontage shall be considered Interior/Rear Yard Fences, if the following circumstances apply: i. The building sits directly at the back of the sidewalk, and no other building exists on that frontage of the lot. ii. The site is occupied by a legal non-conforming parking lot without a building on site. iii. The site is occupied by legal non-conforming buildings which are set back more than 50 feet.		
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Front Yard		
	1a. Minimum Setback. All fences shall be set back no less than 12 inches from the back of the sidewalk and may not be located in the public right-of-way. No setback is required from side and rear property lines.	☐ Yes ☐ No ☒ Not applicable	
	1b. Maximum Height. Three feet.	☐ Yes ☐ No ☒ Not applicable	
	1c. Transparency. Fences must be open a minimum of 80% (e.g., no more than 20% opaque) to allow for the passage of light and air.	☐ Yes ☐ No ☒ Not applicable	
	1d. Materials		
	i. Front yard fence materials shall consist only of wood, tubular steel, wrought iron, or other decorative metal. Brick, stone, or stucco piers may be used in combination with these materials. New chain link front yard fences are	☐ Yes ☐ No ☒ Not applicable	

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	prohibited.		
	ii. Retaining walls shall be designed consistent with the architectural style of the main building. Retaining walls shall consist only of decorative concrete, masonry, stone, or brick. Timber may be permitted unless it is in conflict with the Building Code or applicable Public Works standards.	☐ Yes ☐ No ☒ Not applicable	
	iii. Veneer or synthetic materials simulating the actual, natural material (e.g., brick or stone veneer in place of actual brick or stone) shall only be allowed upon demonstrating to the Review Authority that the substitute material: (1) Adequately simulates the natural material; and, (2) Is organized visually to simulate actual construction using the natural material (e.g., organization of brick rows, larger stones at the bottom and smaller stones toward the top).	☐ Yes ☐ No ☒ Not applicable	
Interior and Rear Yards			
	2a. Minimum Setback. All fences shall be set back no less than 12 inches from the back of the sidewalk and may not be located in the public right-of-way. No setback is required from side and rear property lines.	☐ Yes ☐ No ☒ Not applicable	
	2b. Maximum Height. Six feet.	☐ Yes ☐ No ☒ Not applicable	
	2c. Transparency. No requirement. Fences and walls may be up to 100 percent opaque.	☐ Yes ☐ No ☒ Not applicable	
2d. Materials			
	i. Interior and side yard fence and wall materials shall consist only of wood, tubular steel, wrought iron, other decorative metal, brick, stone, stucco, concrete block. Chain link may be used when it is not visible from a public street as determined by the Review Authority.	☐ Yes ☐ No ☒ Not applicable	
	ii. Interior and side yard fences and walls shall be designed to be consistent with the architectural style of the main building when they are visible from a public street as determined by the Review Authority.	☐ Yes ☐ No ☒ Not applicable	
	iii. When visible from a public street, veneer or synthetic materials simulating the actual, natural material (e.g., brick or stone veneer in place of actual brick or stone) shall only be allowed upon demonstrating to the Review Authority that the substitute material: (1) Adequately simulates the natural material; and, (2) Is organized visually to simulate actual construction using the natural material (e.g., organization of brick rows, larger stones at the bottom and smaller stones toward the top).	☐ Yes ☐ No ☒ Not applicable	
Through Lots			
	3. All street frontages shall be considered Front Yards.	☐ Yes ☐ No ☒ Not applicable	
Private Patios, Yards, Etc.			
	4a. Facing Front Yard or Common Open Space. Fences, walls, or hedges enclosing private patios, yards, or porches that face the Front Yard or the Common Open Space are subject to the requirements of section 15-2006.E.2.	☐ Yes ☐ No ☒ Not applicable	

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	4b. Interior Yard and Rear Yards. Fences and walls up to six feet in height may enclose private patios or yards.	☐ Yes ☐ No ☒ Not applicable	
C. Fence and Height Locations for All Other Uses and Districts			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Other Regulations			
	1. Fences shall comply with the setback requirements below, unless a greater setback is required by an operative plan, adopted policy, or a condition of project approval.	☒ Yes ☐ No ☐ Not applicable	
Subdivision Approval Conditions			
	2. In certain circumstances, such as at the rear of landscape easements, fence locations are identified as part of the subdivision approval process. In such cases and in the potential case of conflict with this section, the map conditions of approval shall govern.	☐ Yes ☐ No ☒ Not applicable	
Street-Facing References			
	3. Street-facing includes all roadways, including highways.	☐ Yes ☐ No ☐ Not applicable	
Parking Lot Entrances			
	4. Fence and gate locations may need to provide greater setbacks than those listed in this section to allow for vehicle stacking. This includes fencing that limits access to parking lots.	☐ Yes ☐ No ☒ Not applicable	
Front Yard Requirements			
	5a. Wrought Iron or Tubular Steel. A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80% (e.g., no more than 20% opaque) to allow for the passage of light and air.	☐ Yes ☐ No ☒ Not applicable	
	5b. All Other Materials. All other fences within any required front yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.	☐ Yes ☐ No ☒ Not applicable	
Street-Side Yard Requirements			
	6a. Wrought Iron or Tubular Steel. A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80% (e.g., no more than 20% opaque) to allow for the passage of light and air.	☐ Yes ☐ No ☒ Not applicable	
	6b. All Other Materials. All other fences within any required street side yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.	☐ Yes ☐ No ☒ Not applicable	
Through Lots			
	7. Both street frontages shall be considered Front Yards.	☐ Yes ☐ No ☒ Not applicable	
Other Yards			
	8. Outside of the required front yard and street-side yards, the maximum height for fences is seven feet (regardless of location on the site) unless the fence is part of Outdoor Storage per <u>Section 15-2013</u> , Outdoor Service Yards and Storage.	☒ Yes ☐ No ☐ Not applicable	
Bollards			
	9. Bollards, up to three feet in height may be placed at the rear of required landscaped areas.	☐ Yes ☐ No ☒ Not applicable	
Setbacks			

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	10. Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines.	☐ Yes ☐ No ☒ Not applicable	
Right-of-Way			
	11. In no circumstance may any fence be placed in the public right-of-way unless specified elsewhere in this Code.	☒ Yes ☐ No ☐ Not applicable	
Commercial Recreational Fencing			
	12. Refer to Sections 15-2708 Arcades, Video Games, and Family and Entertainment Centers and 15-2749, Private Recreational Sports Facilities.	☐ Yes ☐ No ☒ Not applicable	
D. Temporary Fencing			
	Is the project a temporary or seasonal use, including Community Garden, Urban Agricultural, Farming, temporary sales, etc.?	☐ Yes ☒ No If no, skip to section E, Fence & Retaining Wall Combinations.	
	Requirement:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Fencing setbacks shall comply with main building setbacks of the underlying zone district.	☐ Yes ☐ No ☒ Not applicable	
E. Fence and Retaining Wall Combinations			
	Is there a retaining wall?	☐ Yes ☒ No If no, skip to section F, Decorative Features.	
	Requirement:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Where a fence is located on top of a retaining wall, and a six-foot maximum fence height is normally applicable, the Director may allow a combined height of fence and retaining wall up to a maximum of seven feet.	☐ Yes ☐ No ☒ Not applicable	
F. Decorative Features			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Columns and gates may exceed the maximum height requirements by 4 inches.	☐ Yes ☐ No ☒ Not applicable	
	2. On through and corner lots, the exposed (e.g. rough) side of the fence shall face into the subject parcel, rather than the street. The finished side of the fence shall be oriented towards the street.	☐ Yes ☐ No ☒ Not applicable	
	3. Fences, greater than 125 ft. in length in Residential Districts and/or along Major Streets, shall incorporate decorative pilasters with decorative caps spaced no more than 30 ft. apart. This shall not apply to industrial districts, unless the industrial district is located on the same side of the street as existing, planned or zoned residences.	☐ Yes ☐ No ☒ Not applicable	
	4. Decorative caps, not to exceed 4 inches may be added to the columns of walls.	☐ Yes ☐ No ☒ Not applicable	
	5. A wrought iron decorative entry gate, located outside the required street yard setbacks may be allowed up to 7 ft. in height in Residential Districts and 8 ft. in Non-Residential Districts with Director approval.	☐ Yes ☐ No ☒ Not applicable	

15-2008 - Screening Between Differing Land Uses

A. Applicability

The standards to this section apply to:

1. New fences, hedges, or walls;
2. The demolition and reconstruction of a site;
3. New development;
4. A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this code;
5. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code;
6. A request for a Discretionary Permit;
7. Change of Occupancy of an existing building as defined by the Building Code; or
8. Condominium Conversions
9. **Exceptions.** The standards of this section do not apply to fences that are part of designated historic site.

B. Common Property Lines

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1a. A six-foot-high screen wall shall be provided on the interior lot lines where any non-residential use abuts a residential district and where multi-family development of four or more units abuts a single-family residential district. Walls shall step down to three feet in height along interior property lines within front yards.	☒ Yes ☐ No ☐ Not applicable	Addressed in RM Checklist.
1b. Alleys. Where residential and non-residential uses are separated by an alley, a screen wall is not required, unless required to screen outdoor storage of material.	☐ Yes ☐ No ☒ Not applicable	

C. Screening Wall Standards

1. Location. Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.	☒ Yes ☐ No ☐ Not applicable	Addressed in RM Checklist.
2. Materials. Walls shall be of stucco, decorative block, decorative concrete panel, or other substantially equivalent material as approved by the Director. Chain-link or double-faced wood fencing does not fulfill the screening wall requirement.	☒ Yes ☐ No ☐ Not applicable	
3. Berms. Topography, berming, and other alternative methods of mitigating the nuisance of noise and light might be considered at time of project review. An earth berm may be used in combination with the above types of screening walls, but not more than one-third of the required height of such screening may be provided by the berm.	☐ Yes ☐ No ☒ Not applicable	
4. Timing. If a non-residential use develops adjacent to an existing residential development, the wall shall be constructed with the new development. Where a six-foot-high wood fence already exists, the masonry wall footing, when constructed, shall comply with City standards.	☒ Yes ☐ No ☐ Not applicable	
5. Pedestrian Access. Pedestrian access, or breaks in screening walls, shall be provided from commercial to residential land uses in strategic locations to allow for connectivity. Locations shall be determined and negotiated at the time of approval, unless otherwise stated in this Code.	☒ Yes ☐ No ☐ Not applicable	

15-2015 - Outdoor Lighting and Illumination

A. Applicability

The standards of this section apply to on-site lighting under the following circumstances:

1. New lights
2. The demolition and reconstruction of a site
3. New development
4. Building additions to existing buildings that expand the existing floor area by at least 20%, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code;
5. The addition of residential units;
6. A request for a Discretionary Permit;
7. Change of Occupancy of an existing building as defined by the Building Code; or,
8. Condominium Conversions.

B. General Standards

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. <i>Pedestrian-Oriented Lighting.</i> Exterior lighting with an intensity of at least 0.25 foot-candles at the ground level shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination.	☐ Yes ☒ No ☐ Not applicable	Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.
2. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light.	☐ Yes ☒ No ☐ Not applicable	

C. Maximum Height

Requirements

Lighting fixtures shall not exceed the maximum heights specified in the following table:

TABLE 15-2015-B.3: MAXIMUM HEIGHT OF LIGHTING FIXTURES

District	Maximum Height (ft)
Residential Single-Family Districts	Shall not exceed the fascia of the home
Residential Multi-Family Districts	Shall not exceed the fascia of the unit or 16 feet, whichever is greater
Commercial and Mixed-Use Districts	20 within 100 of any street frontage or Residential District; 25 in any other location
Employment Districts	25 within 100 of any street frontage; 30 in any other location
Public and Semi-Public Districts	25, or as necessary for safety and security

Proposed Height of Lighting Fixture	Does the proposed height of lighting fixture meet requirement?	If the project does not meet the requirement, what needs to be changed?
Unspecified	☐ Yes ☒ No ☐ Not applicable	Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.

D. Fixture Types

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
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	All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties.	☐ Yes ☒ No ☐ Not applicable	Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.
E. Glare			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the property where the use is located.	☐ Yes ☒ No ☐ Not applicable	Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.
F. Light Trespass			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street.	☐ Yes ☒ No ☐ Not applicable	Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.
	2. No light or combination of lights, or activity shall cast light exceeding one foot candle onto a public street, with the illumination level measured at the centerline of the street.	☐ Yes ☒ No ☐ Not applicable	
	3. No light, combination of lights, or activity shall cast light exceeding 0.5 foot candle onto a residentially zoned property, or any property containing residential uses.	☐ Yes ☒ No ☐ Not applicable	
G. Prohibited Lighting			
	Requirements:	Does project have one of the prohibited types of lighting?	If project does have one of the prohibited types of lighting, what changes will be made?
	The following types of exterior lighting are prohibited: a. Drop-down lenses; b. Mercury vapor lights; and, c. Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves.	☐ Yes ☒ No ☐ Not applicable	Submit lighting plan in conformance with Section 15-2015 Outdoor Lighting and Illumination.

15-2016 - Trash and Refuse Collection Areas

A. Applicability			
	The standards of this section apply to: 1. New collection areas; 2. New Development; 3. The demolition and reconstruction of a site; 4. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 5. The addition of residential unit(s) that result in five or more dwelling units 6. A request for a Discretionary Permit 7. Change of Occupancy of an existing building as defined by the Building Code; and, 8. Condominium Conversions.		
B. Requirements			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. As required per Chapter 6, Municipal Services and Utilities, of the Fresno Municipal Code.	☐ Yes ☐ No ☐ Not applicable	As per comments from Dept. of Public Utilities.

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	2. Uses That Produce Grease. Uses, such as restaurants, that produce grease shall provide a "grease barrel" enclosure or alternative as approved by the Public Utilities Director.	☐ Yes ☒ No ☐ Not applicable	Indicate grease barrel or approved alternative for drive-through restaurant.
C. Location			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Solid waste and recycling storage areas shall not be located within any required setback or any landscaped areas except where a rear yard abuts an alley. Where a rear yard abuts an alley, the solid waste and recycling storage area may be located within the required rear yard setback however the gates may not swing open into the alley.	☒ Yes ☐ No ☐ Not applicable	
	2. In non-residential developments that abut a Residential District, enclosures shall be located as far as possible from the residential district as feasible and be proximate to the non-residential development. Enclosure gates shall not open into drive aisles and shall not block the visibility of pedestrians and drivers. Refer to Section 15-2018, Intersection Visibility.	☐ Yes ☒ No ☐ Not applicable	Demonstrate that trash enclosure gates for enclosure south of entrance driveway do not open into drive aisles.
	3. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.	☒ Yes ☐ No ☐ Not applicable	
	4. Solid waste and recycling storage areas shall be accessible to haulers. Storage areas shall be located so that the trucks and equipment used by the solid waste and recycling collector(s) have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing. Project applicants are responsible for procuring current equipment size and turning radius from the City or its contracted solid waste and recycling collector(s).	☒ Yes ☐ No ☐ Not applicable	
D. Materials, Construction, and Design			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Enclosures shall be constructed per City Standards.	☒ Yes ☐ No ☐ Not applicable	
	2. Gate material shall be solid, heavy-gauge metal, or a heavy-gauge metal frame with a covering of a view-obscuring material.	☐ Yes ☒ No ☐ Not applicable	Demonstrate on plans.
	3. Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.	☒ Yes ☐ No ☐ Not applicable	
	4. Stormwater Pollution Prevention. Enclosure pads must be designed to prevent contamination of the stormwater system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert stormwater away from the enclosures, creating grade breaks to properly direct stormwater away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc.	☐ Yes ☒ No ☐ Not applicable	Demonstrate on plans.
	5. Landscaping. When visible from a Major Street or a Local Street that serves residential neighborhoods, This subsection does not apply to Industrial Districts.	☐ Yes ☒ No ☐ Not applicable	Include landscaping around enclosures on landscape plan.

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Note: The standards of this section apply to new development, the demolition and reconstruction of a site, and any other time deemed appropriate by the Public Works Director.

A. Applicability

The standards of this section apply to all of the following:

1. New development
2. The demolition and reconstruction of a site;
3. Any other time deemed appropriate by the Public Works Director

B. Standards

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. All electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed underground within the site. This requirement may be waived or deferred by the Public Works Director or the City Engineer upon a determination that the installation in infeasible or premature.	☒ Yes ☐ No ☐ Not applicable	

15-2018 - Intersection Visibility

A. Street Intersections

Requirements

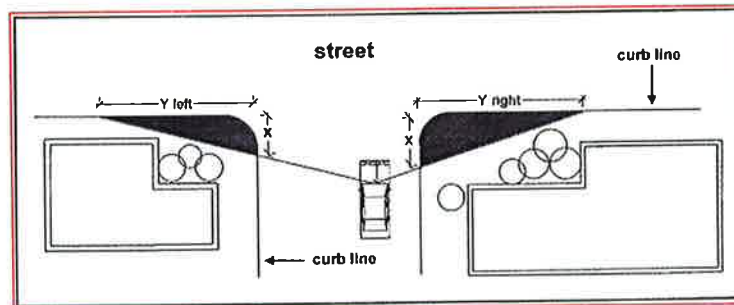


FIGURE 15-2018: INTERSECTION VISIBILITY

TABLE 15-2018-A: REQUIRED TRIANGULAR SIGHT-DISTANCE AREA

Circumstance	X Distance (ft.)	Y Distance (ft.)
Local Street to Local Street	11	100
Local Street to Collector Street	25	25
Local Street to Arterial	20	100
Local Street to Super Arterial	20	100
Major Street to Major Street	Not Required	Not Required
Other Requirements:		
1. Scaled site plan depicting property lines and dimensioned sidewalk pattern.		

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Proposed Triangular Sight-Distance Area	Does the proposed triangular sight-distance area meet requirements of Table 15-2018-A?	If the project does not meet the requirement, what needs to be changed?
	☐ Yes ☐ No ☒ Not applicable	
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Vegetation and structures may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at the locations and distance identified in Figure 15-2018 and Table 15-2018-A.	☐ Yes ☐ No ☒ Not applicable	The intersection of North Blythe Avenue and West Herndon Avenues, on the corner where the proposed project is located, will be developed according to the City standards for the Herndon Trail.
2. Trees that are located within this sight distance triangle shall have a clearance of eight ft. high minimum between the lowest portion of the canopy and the sidewalk and street.	☐ Yes ☐ No ☒ Not applicable	
3. Applies to all structures, including flag poles and signs.	☐ Yes ☐ No ☒ Not applicable	
B. Driveways and Alleys		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Visibility of a driveway crossing a street lot line shall not be blocked above a height of three ft. by vegetation or structures for a depth of 12 ft. as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 ft. Street trees shall be pruned at least seven ft. above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers are permitted.	☐ Yes ☒ No ☐ Not applicable	See comments from Public Works Traffic and Engineering regarding Building #3.
C. Commercial Districts, Refuse Collection Areas, and Drive-Through Lanes		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Vegetation (with the exception of trees) and structures may not exceed a height of three ft. within the triangular sight-distance area formed by the intersecting drive aisles and a line joining points on these aisles at a distance of 10 ft. along both lines from their intersection. Trees located within this sight distance shall have a minimum clearance of seven ft. high between the lowest portion of the canopy and the pavement and shall not be capable of growing to a width that would obstruct the sight area.	☒ Yes ☐ No ☐ Not applicable	
D. Vehicle/Pedestrian Conflicts		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Whenever it is reasonable to expect potential conflicts between vehicles exiting drive-aisles, drive-throughs, etc., and a pedestrian path that traverses said aisle, a visibility triangle per Section C above shall be provided.	☒ Yes ☐ No ☐ Not applicable	
E. Exempt Structures and Plantings		

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
The regulations of this section do not apply to existing buildings or new buildings in compliance with Base District setbacks; fire hydrants; public utility poles; saplings or plant species of open growth habits and not planted in the form of a hedge that are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; official warning signs or signals at places where the contour of the ground is such that there can be no cross visibility at the intersection.	☒ Yes ☐ No ☐ Not applicable	

LANDSCAPING

A. Applicability

The standards of this section apply to all of the following:

1. New construction projects with landscapes;
2. Additions (other than to Single-Family Dwellings or Duplexes) to an existing building that expands the existing floor area by either 20% or more or 2,500 sq. ft. or more, whichever is less. The floor area increases to the existing building shall be cumulative from the date of adoption of this Code;
3. A new building with a floor area of 300 sq. ft. or more on a developed site. The 300 sq. ft. shall be cumulative from the date of adoption of this Code;
4. The demolition and reconstruction of a site;
5. A first time installed landscape or a re-landscaping project where the new or modified landscape area is equal to or greater than 500 sq. ft.; or
6. Change of Occupancy of an existing building requiring a change of occupancy permit as defined by the Building Code.
7. **Exceptions.** The standards of this Section do not apply to landscaping that is part of a registered historic site, plant collections as part of botanical gardens and arboretums open to the public, or ecological restoration projects that do not require a permanent irrigation system or mined-land reclamation projects that do not require a permanent irrigation system.

15-2305 - Areas to be Landscaped

A. Required Setbacks			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. For all permitted paved areas, refer to underlying Base District.	☐ Yes ☐ No ☐ Not applicable	
	2. All required setbacks, except for areas used for exit and entry, shall be landscaped. If an Industrial District abuts another Industrial District, side and rear yards are not required to be landscaped. However, should an Industrial District abut any other district or a street, it shall be landscaped. Where Adjacent to residential, non-residential uses may require a larger setback under Residential Transition Standards and landscaping shall be provided as prescribed in Table 15-2305-C.1.	☒ Yes ☐ No ☐ Not applicable	
B. Required Landscape Buffers and Buffer Yard Types			
Requirements			
Refer to Table 15-2305-C-1, Required Landscape Buffers, to see when a buffer treatment is required and of what type, based on the proposed and adjoining use. Only the proposed use is required to provide the buffer yard.			
Refer to Table 15-2305-C-2, Buffer Yard Requirements, to see the type of buffer yard required.			
An employee or dining patio is allowed within the buffer yard for up to 50 percent of the depth of the required buffer yard.			

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Required Landscape Buffers	Proposed Landscape Buffers	Does proposed landscape buffers meet requirement?	If the project does not meet the requirement, what needs to be changed?
Type 2 (15')	9'11" – 10'	☐ Yes ☒ No ☐ Not applicable	15' landscape buffer between on west side property line abutting RM component. Increase landscape buffer from 9'11"-10' or obtain permission for landscape averaging from DARM. [Permission obtained per DARM Assistant Director 8/10/17.]
C. Landscape Setback			
All areas between site perimeter walls/fencing and lot lines facing a street shall be landscaped. Landscaping shall be installed and maintained in accordance with the sections of this article and the following standards:			
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Planting areas more than 10 ft. in width shall be planted with medium and large trees and medium and large shrubs to span the entire length.		☐ Yes ☒ No ☐ Not applicable	Submit landscape plan demonstrating compliance with Article 23.
2. Planting areas 10 ft. or less in width shall at the very least be planted with small trees and small to medium size shrubs to span the entire length.		☐ Yes ☒ No ☐ Not applicable	
3. Vines may be included for areas adjacent to concrete or masonry walls.		☐ Yes ☒ No ☐ Not applicable	
4. The landscape design shall provide total wall/fence screening from top to bottom for the entire length within five years.		☐ Yes ☒ No ☐ Not applicable	
5. Trees shall be planted so the canopies could touch for the entire length within 15 years.		☐ Yes ☒ No ☐ Not applicable	
D. Building Perimeters			
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. All portions of a building that face a public street shall have one or more landscape planters installed along a minimum of 20% of that building face. This standard does not apply where a building is located within three ft. of a public sidewalk, in which case the building perimeter shall be paved and treated in a manner similar to the adjacent sidewalk.		☒ Yes ☐ No ☐ Not applicable	
2. The minimum width of the planter shall be three ft. Planters may be raised or at grade and may include potted plants.		☒ Yes ☐ No ☐ Not applicable	

15-2308 - Trees

A. Requirements			
A minimum of one tree for every 2,000 sq. ft. of lot coverage.			
Required Number of Trees	Proposed Number of Trees	Does proposed number of trees meet requirement?	If the project does not meet the requirement, what needs to be changed?
11	Unspecified	☐ Yes ☒ No ☐ Not applicable	Submit landscape plan demonstrating compliance with Article 23.

PARKING AND LOADING**Applicability**

The requirements of this section apply to the establishment, alteration, expansion, or change in any use or structure, as provided in this section:

1. *New Buildings and Land Uses.* Parking shall be provided according to the provisions of this article.
2. *Building Expansions.* Should a building be expanded, parking shall be provided according to the provisions of this article.
3. *Use Expansions.* Should a use expand without necessarily expanding a building, such as an auto dealership, parking shall be provided according to the provisions of this article.
4. *Change in Use or Change of Occupancy.*
 - a. When a Change in Use or Change in Occupancy creates an increase of 10% or more in the number of required on-site parking or loading spaces, on-site parking and loading shall be provided according to the provisions of this article. The number of existing stalls shall be maintained, and additional stalls shall be required only for such addition, enlargement, or Change in Use. The Change in Use or Change in Occupancy that creates an increase of 10% or more shall be cumulative from the date of adoption of this Code.
 - b. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or Change in Use.
5. *Reconstruction of Non-Residential Buildings.* Should a building be damaged and/or demolished due to an Act of Nature, a building may be reconstructed and may provide the same number of stalls provided that there is no increase in building floor area.
6. *Alterations that Increase the Number of Dwelling Units.* The creation of additional dwelling units through the alteration of an existing building or construction of an additional structure or structures requires the provisions of on-site parking to serve the new dwelling units. If the number of existing parking spaces is greater than the requirements for the existing units, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the new dwelling units.
7. *Non-Conforming Parking or Loading.* An existing use of land or structure shall not be deemed to be non-conforming solely because of a lack of on-site parking and/or loading facilities required by this article, provided that facilities used for on-site parking and/or loading as of the date of adoption of this Code are not reduced in number to less than what this article requires.

A. Parking Exceptions**Exceptions**

A. Buildings Constructed Prior to February 13, 1954. The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of occupancy, as defined by the Building Code, or the building code in affect at the time of the permit, for any building or structure which was constructed prior to February 13, 1954.

B. 30-Year-Old or Older Buildings. The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of Occupancy, as defined by the Building Code, or the building in code in affect at the time of the permit, for any building or structure which is older than 30 years old, provided:

1. The parking area of space is not reduced; and
2. The new use does not involve:
 - a. Convenience Stores that are 3,000 sq. ft. or less with off-site alcohol sales;
 - b. Schools (K-12; private or public);
 - c. Drive-through restaurants
 - d. Banquet Halls and Religious Assembly Facilities with direct access to local street(s); or
 - e. Auto-related uses.

C. Building Expansions. Buildings constructed prior to Subsections A and B above may be expanded. Parking for the expanded area shall be provided per Tables 15-2408 and 15-2409. Buildings constructed prior to this date may not be altered when it would result in additional dwelling units without providing parking for the additional dwellings.

D. Small Commercial Uses. The following commercial uses are not required to provide on-site parking when they contain less than 1,000 sq. ft. of floor area: Retail Sales (except off-site alcohol sales), Personal Services, Eating and Drinking Establishments, Food and Beverage Retail Sales, Offices: Walk-in Clientele, and Banks and Financial Institutions. However, when two or more establishments are located on a single lot or a shopping center, their floor areas shall be aggregated with all other establishments located on the lot in order to determine required parking.

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Do any of the exceptions apply to the project?		☐ Yes ☒ No ☐ Not applicable If project does apply, then parking is excepted. If project does not apply, then skip to Section C .	
B. General Provisions			
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Timing of Parking Requirements. On-site parking facilities required by this article shall be constructed or installed prior to the issuance of a Certificate of Occupancy for the uses that they serve.		☐ Yes ☐ No ☒ Not applicable	
2. Existing Parking and Loading to be Maintained. No existing parking or loading serving any use may be reduced in amount or changed in design, location, or maintenance below the requirements for such use, unless equivalent substitute facilities are provided.		☐ Yes ☐ No ☒ Not applicable	
3a. Will there be an inoperable vehicle on-site? (If no, skip to Section C.)		☐ Yes ☐ No ☒ Not applicable	
3b. Inoperable vehicles shall be screened from public streets. If staging for repair, vehicles may only be visible for up to eight hours prior to being moved into the repair garage. Inoperable vehicles may not be stored in public view overnight unless the vehicle was transported to the site after business hours.		☐ Yes ☐ No ☒ Not applicable	
C. Required Parking for CMS District			
Requirements			
Refer to Table 15-2408, Required On-Site Parking Spaces, to determine the required amount of parking. The parking requirement for any use not listed in Table 15-2408 shall be the same as required in Table 15-2409, Required Parking, Other Districts. Note that you will also have to use Section 15-2411, Calculation of Required Spaces, when calculating the required number of parking spaces. If your project does not fall under the CMS District, move to section D.			
Required Parking for CMS District	Proposed Parking for CMS District	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?
		☐ Yes ☐ No ☒ Not applicable	
D. Required Parking for Other Districts			
Requirements			
Refer to Table 15-2409, Required On-Site Parking Spaces, Other Districts to determine the required amount of parking. Note that you will also have to use Section 15-2411, Calculation of Required Spaces, as well when calculating the required number of parking.			
Required Parking	Proposed Parking	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?
84	87	☒ Yes ☐ No ☐ Not applicable	
E. Parking Reductions			
Reduction Requirements			
The number of on-site parking spaces required by Sections C and D may be reduced as follows: A. Affordable Housing Developments. See 15-2205, Affordable Housing Concessions and Incentives. B. Transit Accessibility. For any land use except residential single-unit, duplex, and triplex development, if any portion of the lot is			

located within ¼ mile of a transit stop with a 15 minute or more frequent service during the hours of 7 a.m. to 9 a.m. and 5 p.m. to 7 p.m., the number of required parking spaces may be reduced by 30% of the normally required number of spaces.

C. Shared Parking. Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced up to 50% at the discretion of the Review Authority, if all of the following findings are made:

1. The peak hours of uses will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
2. The adequacy of proposed shared parking provided will equal or exceed the level that can be expected if parking for each use were provided separately;
3. A parking demand study prepared by an independent traffic engineering professional approved by the City supported the proposed reduction; and,
4. When a shared parking facility serves more than one property, a parking agreement shall be prepared consistent with the provisions of Section 15-2414-D, Off-Site Parking Facilities for Non-Residential Uses.

D. Other Parking Reductions. Required parking for any use may be reduced up to 20% through Planning Commission approval of a Conditional Use Permit, however, the 20% reduction may not be made in addition to any reductions for A) Shared Parking, or B) Transit Accessibility.

1. **Criteria for Approval.** The Planning Commission may only approve a CUP for reduced parking if it finds that:

- a. The site is fully developed and it would be infeasible or impractical to provide additional parking;
- b. Special conditions – including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation of characteristics of persons residing, working, or visiting the site;
- c. The use will adequately be served by the proposed on-site parking; and
- d. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

2. **Parking Demand Study.** In order to evaluate a proposed project's compliance with the above criteria, a parking demand study shall be prepared by an independent traffic engineering professional approved by the City that substantiates the basis for granting a reduced number of spaces and includes any of the following information:

- a. Total square footage of all uses within existing and proposed development and the square footage devoted to each type of use.
- b. A survey of existing accessibility via a defined pedestrian path (i.e. sidewalk) to on-street parking within 350 ft. of the project site.
- c. Parking requirements for the net change in square footage and/or change in use, based on the requirements of Sections 15-2408 and 15-2409.
- d. Estimated net change in parking demand between existing and proposed development, using any available existing parking generation studies from the Institute for Transportation Engineers (ITE) or other sources. If appropriate parking demand studies are not available, the City may require the applicant to conduct a parking demand survey of a development similar to the proposed project.
- e. Comparison of proposed parking supply with parking requirements and net change in parking demand.
- f. A shared parking analysis, as appropriate.
- g. A description of possible Transportation Demand Management measures, such as preferential carpool spaces; telecommuting or staggered work shifts; provision of transit passes or other transit incentives for residents, employees, and/or students; incorporation of spaces for car share vehicles, bicycles or other measure that could result in reduced parking demand.
- h. Other information as required by the City.

Do any of the reductions apply to the project?

☐ Yes ☐ No ☒ Not applicable
If no, then skip to **Section F**.

Proposed Parking, with Reductions

Does proposed parking meet requirement?

If the project does not meet the requirement, what needs to be changed?

☐ Yes ☐ No
☒ Not applicable

F. Location of Parking

Requirements:

Does project meet requirement?

If project does not meet requirement, what needs to be changed?

1. **Location on Same Parcel.** Required parking shall be located on the same parcel as the uses served, unless otherwise provided by this article.

☒ Yes ☐ No
☐ Not applicable

2. **Front and Street-Side Setbacks.** No parking spaces shall be located within the front or street side setback areas.

☒ Yes ☐ No
☐ Not applicable

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<i>Off-site Parking Facilities for Non-Residential Uses.</i> Parking facilities of uses other than residential use (not including mixed-use projects), may be provided off-site with approval of a CUP if the following is provided:		
1. The off-street parking is proposed in a district that permits that proposed use that the parking is serving. A parcel may not house parking for a use that is not permitted on the site;	☐ Yes ☐ No ☒ Not applicable	
2. The parking site is located within 400 ft. of the use;	☐ Yes ☐ No ☒ Not applicable	
3. The site is along an improved pedestrian route that connects to the principal entrance containing the use(s) for which the parking is required;	☐ Yes ☐ No ☒ Not applicable	
4. On the same side of the street, across an alley, or across a local street; and	☐ Yes ☐ No ☒ Not applicable	
5. There is a written agreement between the landowner(s) and the City in the form of a covenant guaranteeing among the landowner(s) for access to and use of the parking facility that the spaces will be maintained and reserved for the uses served for as long as such uses are in operation.	☐ Yes ☐ No ☒ Not applicable	

G. Requirements for Parking Lot Trees

Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. <i>Shading Required.</i> Provide one tree for each two parking spaces, unless it can be demonstrated to the satisfaction of the Review Authority that less trees can be provided and 50 percent parking lot shading would still be met.		☐ Yes ☒ No ☐ Not applicable	Demonstrate 50% parking lot shading.
2. Shade may be provided by canopies, shade structures, trees, or other equivalent mechanism. If shade is provided by trees, the amount of required shading is to be reached within 15 years.		☐ Yes ☒ No ☐ Not applicable	Submit landscape plan to demonstrate compliance.
3. <i>Distribution.</i> Trees shall be distributed relatively evenly throughout the parking area.		☐ Yes ☒ No ☐ Not applicable	Submit landscape plan to demonstrate compliance.
4. <i>Species.</i> Required trees for parking lots shall be selected from a list maintained by the City.		☐ Yes ☒ No ☐ Not applicable	Submit landscape plan to demonstrate compliance.
5. <i>Size.</i> All trees shall be a minimum 15-gallon size with a one-inch diameter as measured 48 in. above natural grade.		☐ Yes ☒ No ☐ Not applicable	Submit landscape plan to demonstrate compliance.
Required Number of Trees	Proposed Number of Trees	Does proposed number of trees meet requirement?	If the project does not meet the requirement, what needs to be changed?
	Unspecified	☐ Yes ☒ No ☐ Not applicable	Submit landscape plan to demonstrate compliance.

H. Shopping Cart Collection Areas

When there are businesses that utilize shopping carts, including grocery and home improvement stores, shopping cart storage areas shall be provided throughout the parking lots. Stores that do not allow shopping carts to be taken out of the store are excepted. Shopping cart collection areas shall comply with the following:			
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Collection areas shall consist of a corral surrounded by a 6 inch concrete curb to prevent carts from straying into pedestrian and automobile paths;		☐ Yes ☐ No ☒ Not applicable	Not a commercial development utilizing shopping carts.
2. Highly visible signage shall be provided to mark a collection area's location; and		☐ Yes ☐ No ☒ Not applicable	

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3. Collection areas shall be distributed throughout the parking lot.	☐ Yes ☐ No ☒ Not applicable	
4. Additional outdoor collection areas shall be provided proximate to the store and shall be screen with a 4 ft. wall.	☐ Yes ☐ No ☒ Not applicable	

I. Required Parking for Bicycles

Requirements			
Refer to section 15-2429-D, Required On-Site Bicycle Parking Spaces, to determine the required amount of bicycle parking stalls.			
Required Bicycle Parking	Proposed Bicycle Parking	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?
5	10	☒ Yes ☐ No ☐ Not applicable	

J. Required Loading Spaces

Requirements																			
Loading spaces are required when a building is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt of distribution by vehicles or trucks of material or merchandise per Table 15-2430-A when any of the following are met:																			
1. Every new building 2. When a building is enlarged by 20% or more or 2,500 sq. ft., whichever is less. The standard shall be cumulative from the date of adoption of this code 3. There is a Change of Occupancy as defined by the Building Code																			
<table><tr><th colspan="2">TABLE 15-2430-A: REQUIRED LOADING SPACES</th></tr><tr><th>Square Footage</th><th>Required Loading Spaces</th></tr><tr><td>0 – 6,999</td><td>0</td></tr><tr><td>7,000 – 40,000</td><td>1</td></tr><tr><td>40,001 – 90,000</td><td>2</td></tr><tr><td>90,001 – 150,000</td><td>3</td></tr><tr><td>150,001 – 230,000</td><td>4</td></tr><tr><td>230,001 +</td><td>1 per each additional 100,000 square feet or portion thereof.</td></tr></table>				TABLE 15-2430-A: REQUIRED LOADING SPACES		Square Footage	Required Loading Spaces	0 – 6,999	0	7,000 – 40,000	1	40,001 – 90,000	2	90,001 – 150,000	3	150,001 – 230,000	4	230,001 +	1 per each additional 100,000 square feet or portion thereof.
TABLE 15-2430-A: REQUIRED LOADING SPACES																			
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7,000 – 40,000	1																		
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90,001 – 150,000	3																		
150,001 – 230,000	4																		
230,001 +	1 per each additional 100,000 square feet or portion thereof.																		
Required Number of Loading Spaces	Proposed Number of Loading Spaces	Does proposed number of loading spaces meet requirement?	If the project does not meet the requirement, what needs to be changed?																
2	0	☐ Yes ☒ No ☐ Not applicable	Show loading spaces on site plan.																

K. Loading Bays

Is the project a commercial/office district (or any non-residential district) that abuts a residential district?		☒ Yes ☐ No If no, skip to next section, Parking Area Development Standards.	
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Loading bays and roll-up doors shall be painted to blend with the exterior structure walls and generally located on the rear of the structure.		☐ Yes ☐ No ☒ Not applicable	Only pads to be developed with this application.
Areas for loading and unloading shall be designed to avoid potential adverse noise, visual, air quality, and illumination impacts on neighboring residences. These areas shall be concealed from view of the public and adjoining land uses. Concealment and screening may be accomplished by use of any of the following, subject to the review and approval:			

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2a. Design structures to enclose the loading and unloading service areas thereby providing for their concealment; or	☐ Yes ☒ No ☒ Not applicable	
2b. A perimeter 8 ft. high solid grout walls for depressed loading areas, 12 ft. for at-grading loading areas, to be architecturally coordinated with the main structures and on-site landscaping. Additional heights may be required to mitigate noise.	☐ Yes ☐ No ☒ Not applicable	
3. Loading bays shall have signage requiring drivers to limit idling to 5 minutes or less.	☐ Yes ☐ No ☒ Not applicable	
4. When it is not possible or desirable to locate the loading/unloading facilities at the rear of the structures, the loading docks and loading doors shall be located on the side of the structures and shall be screened from the public street rights-of-way by a suitable combination of walls and landscaped berms.	☐ Yes ☐ No ☒ Not applicable	
L. Parking Garages		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. <i>Step-Back Provisions.</i> A parking garages that does not incorporate ground-floor non-residential or residential use or is not otherwise screened or concealed at street frontages on the ground level, must provide a landscaped area at least 15 ft. wide between the parking garage and public street and shall set back an additional 2 ft. for every story above 2. If there is another building between the parking garage and the public street, this subsection shall not apply.	☐ Yes ☐ No ☒ Not applicable	
2. <i>Rooftop Planting.</i> Uncovered parking on the top level of a parking structure shall have rooftop planters with a minimum dimension of 24 inches around the perimeter of the top floor which is visible from a public street. Shrubs shall be visible.	☐ Yes ☐ No ☒ Not applicable	

PARKING AREA DEVELOPMENT STANDARDS

A. Electric Vehicle (EV) Parking		
Office and Commercial Districts		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. <i>For parking lots with less than 250 spaces.</i> Refer to the California Building Code.	☐ Yes ☒ No ☐ Not applicable	Include 3 EV spaces.
2. <i>For parking lots with 250 spaces or more.</i> Per the California Building Code or the following, whichever shall provide the greater amount of EV spaces: i. There shall be one vehicle charging station for every 250 spaces. ii. At least one space shall be 15 ft. in width. iii. Signage shall clearly state that spaces are to be used for actively charging vehicles only.	☐ Yes ☐ No ☒ Not applicable	
B. Motorcycle Parking		
1. Motorcycle parking may substitute for up to 5% of required automobile parking.	☐ Yes ☐ No ☒ Not applicable	
2. Each motorcycle space must be at least 4 ft. wide and 7 ft. deep.	☐ Yes ☐ No ☒ Not applicable	
C. Tandem Parking		

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1. Does tandem parking satisfy the off-street parking requirement?	☐ Yes ☐ No ☒ Not applicable	
2. No more than 2 vehicles shall be placed one behind the other;	☐ Yes ☐ No ☒ Not applicable	
3. Both spaces shall be assigned as employee only parking for a non-residential establishment. Tandem parking under this scenario shall be for the same establishment;	☐ Yes ☐ No ☒ Not applicable	
4. Tandem parking shall not be used to satisfy the parking requirement for guest parking; and,	☐ Yes ☐ No ☒ Not applicable	
5. Tandem parking to meet required parking for non-residential uses may be used for employee parking and the number of tandem parking spaces shall not exceed 25% of the total number of spaces.	☐ Yes ☐ No ☒ Not applicable	

D. Stacked Parking

1. Stacked or valet parking is allowed for non-residential uses if an attendant is present to move the vehicles. Does the project proposed meet the given requirement?	☐ Yes ☐ No ☒ Not applicable	
2. If stacked parking managed by an attendant is used for required parking spaces, the property owner shall enter into an agreement in the form of a covenant with the City ensuring that an attendant will always be present when the lot is in operation. Does the applicant have a covenant with the city, if applicable?	☐ Yes ☐ No ☒ Not applicable	
3. Stacked parking shall not account for more than 50% of the required parking.	☐ Yes ☐ No ☒ Not applicable	

PARKING ACCESS

Section	Requirement	Does project fulfill this requirement?
Shared Vehicle and Pedestrian Access	Whenever possible, new Commercial development shall provide shared vehicle and pedestrian access to adjacent non-residential properties for convenience, safety, and efficient circulation. A joint access agreement in the form of a covenant shall be recorded ensuring that access will be maintained. The following exceptions shall apply: 1. If either site is developed and there is no feasible location to gain access, the Director may waive this condition; however, the removal of excess parking may not be considered a barrier to gaining access. 2. Shared access shall not be required for development in areas with a highly interconnected street grid, short blocks (less than 500 ft. on average), and a complete sidewalk network.	☐ Yes ☐ No ☒ Not applicable
Forward Entry	Parking lots shall be provided with suitable maneuvering room so that all vehicles therein may enter an abutting street in a forward direction.	☒ Yes ☐ No ☐ Not applicable
Distance from Driveways on Local Streets	Parking spaces shall not be located within 20 ft. of an access driveway, measured from the property line.	☒ Yes ☐ No ☐ Not applicable
Distance from Driveways on Major Streets	Parking spaces and drive aisles shall be configured in such a way as to promote smooth flow of traffic onto the site of adjacent streets. The length of driveways or "throat length" shall be designed to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. Entrance designs shall be subject to approval by the City Engineer.	☒ Yes ☐ No ☐ Not applicable
Commercial Developments that Exceed 10 Acres	Drive entrances to centers that are 10 acres or larger shall generally provide a driveway length of 100 ft. prior to the first parking stall.	☐ Yes ☐ No ☒ Not applicable

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Alleys	For Non-Residential access, parking spaces shall provide a backup area of 27 ft.	☒ Yes ☐ No ☐ Not applicable
Size of Parking Spaces and Maneuvering Aisles	Parking spaces and maneuvering aisles shall meet the minimum dimensions as may be established by the Public Works Director.	☒ Yes ☐ No ☐ Not applicable
Parking Spaces Abutting a Wall or Fence	Each parking space adjoining a wall, fence, column, or other obstruction higher than 0.5 ft. shall be increased by two ft. on each obstructed side, provided that the increase may be reduced by 0.25 ft. for each one foot of unobstructed distance from the edge of required aisle, measured parallel to the depth of the parking space.	☐ Yes ☐ No ☒ Not applicable
Proposed changes for sections where requirements were not met:		

SUMMARY AND OTHER COMMENTS

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ATTACHMENTS:



CERTIFICATION OF THE INSTALLATION OF REQUIRED LANDSCAPING AND LANDSCAPE IRRIGATION SYSTEM

City of Fresno Planning and Development Department
2600 Fresno Street Room 3043
Fresno, California 93721-3604

ATTN: _____
[printed name of planner who processed the project listed below]

REGARDING: _____
[Conditional Use Permit No. / Site Plan Review No./ Variance No. / Tract No.]

I, _____, hereby certify, under penalty of perjury, that all
[printed name of landscape professional]
landscaping and related irrigation system improvements have been installed as required
pursuant to the final corrected landscape plans/exhibits approved by the City of Fresno for the
above development project. These landscape exhibits, numbered _____,
[numbers from entitlement file]
were submitted on _____ and were approved on _____
[date] [date]
by the above-named planner.

Certified by: **X** _____
[signature of landscape professional]

Certified on: _____
[date signed] [type of license, and license number of the signer]

Telephone (with area code): (_____) _____

Business Address: _____
