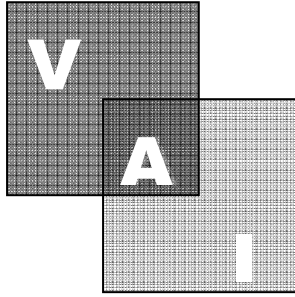


# **Exhibit C-1**

## **Project Operational Statement**

**ID 23-1785:** Consideration of Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment



**Vermeltfoort Architects Inc.**  
**Architecture and Planning**

**MEMORANDUM**

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**DATE:** February 28, 2023

**TO:** City of Fresno

**FROM:** Robert Vermeltfoort

**RE:** Proposed Retail/Drive-thru Building  
SWC of Martin Luther King Jr Blvd. & Church Ave.

APPL. NO.	P23-00835	EXHIBIT	O-1	DATE	05/26/2023
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
<b>CITY OF FRESNO DARM DEPT</b>					

**PROJECT #:** 22025

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**Project Description / Operational Statement**

The proposed building and site improvements are located at the southwest corner of Martin Luther King Jr. Blvd. & Church Ave., with an APN 479-050-14. We are proposing a 6,663 square foot wood-framed building on an existing vacant dirt lot. This building will consist of an approximately 3,063 square foot drive-thru restaurant tenant with a 400 square foot outdoor patio, and 3,600 square feet of an office/retail tenant(s). The current zoning for the area is “CC – Community Commercial”, existing land use is “OA – Open Space/Ag”, general plan is “CC – Community Commercial”. There is also a +/-10,650 square foot future building shown on site – this would be under a separate application and approval.

The hours of operation for the drive-thru tenant would be 5am-9pm, 7 days a week. The number of employees per shift would be 4. The hours of operation for the office/retail tenant(s) would be from 8am-6pm, 7 days a week. The number of employees per shift would be 10-15. Deliveries would be up to 5 times per week (via a small delivery truck), during non-peak hours. The expected number of daily visitors would be approximately 100.

Our elevations being proposed were designed to be aesthetically pleasing from all street sides, as well as from the neighboring residential and commercial parcels. Different materials, overhangs, and colors have been proposed to create a welcome appearance. Landscaping has been provided as a buffer between the residential parcel to the west and the building.

Trees and shrubs will be provided in the landscape frontage shielding vehicles from the public right-of-way, quantity and size designed per city code standard. The trash/recycle bins will be located

within a 6-foot tall covered CMU enclosure with metal gates, along with necessary landscaping tall enough to soften the trash enclosure walls.

All items to allow pedestrians safe and easily accessible access to the site have been addressed; including, but not limited to ample bicycle parking areas, pedestrian walkways, sidewalks, lighting, and striping.

Signage is being placed on areas facing the street, to draw vehicles onto the site. The signs being proposed are sized appropriately for the areas of the building in which they are being installed. These signs are back lit, producing a soft glow, and therefore not impacting neighboring properties. Building mounted light fixtures provide accent lighting to the building façade, as well as creating a lit and safe area around the site. Lighting will be shielded, and focused on the building, as to create minimal glare and reflections into open spaces or neighboring properties. Pole-mounted parking lot light fixtures will be proposed at the recommended height of 18 feet.

If you have any questions, please do not hesitate to contact this office.

Thanks,  
Robert Vermeltfoort

APPL. NO. <u>P23-00835</u>	EXHIBIT <u>O-2</u>	DATE <u>05/26/2023</u>
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
<b>CITY OF FRESNO DARM DEPT</b>		