

# CITY OF FRESNO

## DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

### CONDITIONS OF APPROVAL

JULY 5, 2017

**PLAN AMENDMENT APPLICATION NO. A-16-016  
REZONE APPLICATION NO. R-16-017  
DEVELOPMENT PERMIT APPLICATION NO. D-16-139**

5490 North Salinas Avenue

The Planning Commission will consider recommending approval to City Council of Plan Amendment Application No. A-16-016, Rezone Application No. R-16-017, and Development Permit Application No. D-16-139 at a noticed public hearing on July 5, 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, on behalf of Ginder Development, has filed Plan Amendment Application No. A-16-016, Rezone Application No. R-16-017, and Development Permit Application No. D-16-139 pertaining to approximately  $\pm 7.87$  acres of property. The subject property is located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop. Plan Amendment Application No. A-16-016 proposes to amend the Fresno General Plan and the Bullard Community Plan for the subject property from the Medium Density Residential (5-12 du/ac) planned land use designation to the Medium High Density Residential (12-16 du/ac) planned land use designation. Rezone Application No. R-16-017 requests authorization to rezone the subject property from the RS-5/UGM (*Residential Single Family, Medium Density/Urban Growth Management*) zone district to the RM-1/UGM (*Residential Multi Family, Medium High Density/Urban Growth Management*) zone district. Development Permit Application No. D-16-139 requests authorization to construct 120 multi-family residential dwelling units.

A Mitigated Negative Declaration was prepared for Environmental Assessment No. A-16-016/R-16-017/D-16-139 dated May 5, 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-16-016/R-16-017/D-16-139. 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		
<b>The following items are required prior to issuance of Building Permits:</b>		
<input type="checkbox"/>	1.	Development shall take place in accordance with Exhibits A-1, A-2, E-1, E-2, F-1, F-2, and F-3 dated January 23, 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.
<input type="checkbox"/>	2.	Re-orient center street-side eightplexes to face local street to provide for an attractive, aesthetically and functionally compatible development context with the adjacent single-family and multi-family developments per the Flexibility Option in Section 15-1005-A-1 and A-2.
<input type="checkbox"/>	3.	Prepare a water supply plan describing the primary water supply source to be used for the project; the secondary water supply source; and the plan to intentionally recharge an amount of surface water equal to 110 percent of the total annual water demands estimated for the project (126.4 acre-feet).
<input type="checkbox"/>	4.	Pay Notice of Review fee to Fresno Metropolitan Flood Control District (\$297). Submit verification that this fee has been paid.
<input type="checkbox"/>	5.	Exterior lighting shall be provided for a secure nighttime pedestrian environment. <u>Depict on site plan.</u>
<input type="checkbox"/>	6.	Pedestrian access to public streets shall be provided by either the Flexibility Option or the Certainty Option. Indicate in operational statement or site plan (FMC 15-1004-E).
<input type="checkbox"/>	7.	Façade design shall be provided by the applicant by either the Flexibility Option or the Certainty Option. Indicate in operational statement or site plan (FMC 15-1005).
<input type="checkbox"/>	8.	Show visibility triangles on site and landscape plans per Section 15-2018.
<input type="checkbox"/>	9.	Per California Building Code 4.106.4.2 by way of Section 15-2416-B.1, indicate two (2) EV parking stalls on site plan.
<input type="checkbox"/>	10.	Provide detail for covered, accessible trash enclosures per Section 15-2016-D.3 and Section 15-2016-D.6.

<input type="checkbox"/>	11.	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.
<input type="checkbox"/>	12.	Add applicable notes from the attached document titled "Notes and Requirements for Entitlement Applications".
<input type="checkbox"/>	13.	Depict which screening measures shall be implemented per FMC 15-1004-A-4-a for two-story buildings located within 50 feet of a single-family lot.
<input type="checkbox"/>	14.	Pay the Fresno Unified School District Developer Fee. Submit verification that this fee has been paid.
<input type="checkbox"/>	15.	Submit complete pool facility plans and specification to the Fresno County Department of Public Health, Environmental Health Division, for review and approval.
<input type="checkbox"/>	16.	A Community Facilities District Annexation Request shall be completed. Please contact Ann Lillie at (559) 621-8690.
<b>The following items are required prior to issuance of the certificate of occupancy:</b>		
<input type="checkbox"/>	17.	Landscaping must be in place. 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.
<b>The following items are required prior to final inspection:</b>		
<input type="checkbox"/>	18.	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).
<input type="checkbox"/>	19.	The Fresno Irrigation District's (FID) H-Ditch No. 128 shall be piped with a 30-inch inside diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards. Contact FID at (559) 233-7161 and obtain approval.  The Developer and FID shall enter into an agreement for that purpose.

**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" prepared for D-16-139 dated July 5, 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, and with the Medium High Density Residential planned land use designation.
- d) Development shall take place in accordance with the RM-1/UGM (*Residential, Multi-Family, Medium High Density/Urban Growth Management*) zone district and all other applicable sections of the Fresno Municipal Code (FMC).
- e) Comply with the operational statement submitted for the proposed project, Exhibit E, dated January 23, 2017.
- f) Comply with project specific Mitigation Measures in Environmental Assessment No. A-16-016/R-16-017/D-16-139.

## 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 February 2, 2017;
  - (ii) Fresno Metropolitan Flood Control District dated March 24, 2017;
  - (iii) Public Utilities, Water Division dated February 10, 2017;
  - (iv) Fresno County Department of Public Health dated January 26, 2017;
  - (v) San Joaquin Valley Air Pollution Control District dated February 2, 2017;
  - (vi) Public Utilities, Planning and Engineering Division dated February 13, 2017;
  - (vii) Public Utilities, Solid Waste dated January 25, 2017;
  - (viii) Fire Department dated February 17, 2017;
  - (ix) Median Island Maintenance dated January 25, 2017;
  - (x) Public Works Department, Traffic and Engineering dated February 8, 2017 & February 14, 2017.
  - (xi) Fresno Unified School District dated January 25, 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.

## **APPEALS**

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans, ordinances and policies; those determined to be required through the interdepartmental/interagency review process; and those determined through the environmental assessment process as necessary to mitigate adverse effects on the health, safety and welfare of the community. The conditions of approval may also include requirements for development and use that would, on the whole, enhance the project and its relationship to the neighborhood and environment.

All conditions of approval based on adopted plans, codes, and regulations are mandatory. Conditions based on the FMC may only be modified by variance, provided the findings required by FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed, but will ultimately be deemed mandatory unless appealed in writing before the City Council hearing in accordance with Section 15-5017. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director.

## **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 Jarred Olsen 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.

Conditions of Approval  
Plan Amendment Application No. A-16-016  
Rezone Application No. R-16-017  
Development Permit Application No. D-16-139  
July 5, 2017  
Page 6

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 August 17, 2020 (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 of the proposed use.

Enclosures: Redlined Exhibits  
Comments from Partner Agencies & Departments  
Notes and Requirements for Entitlement Applications  
Property Development Standards Checklist Prepared for D-16-139

**City of Fresno Notes**

- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- NO STRUCTURES OF ANY KIND INCLUDING FREE STANDING SIGNS AND/OR FENCES MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPING AREAS, NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDING. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL GROWTH OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPT.
- 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 THE THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- PRIOR TO THE FINAL INSPECTION A WRITTEN CERTIFICATION SIGNED BY THE 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.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT, PRIOR TO INSTALLATION.
- ALL HANDICAPPED 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.
- ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 LdB MEASURED AT THE NEAREST PROPERTY LINE.
- IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 766-653-4202) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805-644-2290) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FULLY RECORDED AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- VERIFY LOCATION OF UTILITY AND WASTEWATER LINES WITH UTILITY DEPARTMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY WATER DIVISION TO ARRANGE TO COORDINATE WORK.
- DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT, WHEN APPROVED BY THE DIRECTOR. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR SPECIAL CIRCUMSTANCES.
- ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SEWER TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED PER FRESNO MUNICIPAL CODE (MFC) 11-204.
- GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGINEER RETAINING WALL.
- INSTALL 30" STATE STANDARD "STOP" SIGNS (AT LOCATIONS) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 6" ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. LOCATE ON PRIVATE PROPERTY.

**City of Fresno Fire Dept. Notes**

- HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
- THE NEW FIRE HYDRANTS SHOWN SHALL PROVIDED HYDRANT FLOW OF 1500 GPM WITH A MIN. OF 8" WATER MAIN.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED ALL WEATHER SURFACE CAPABLE OF SUPPORTING 80000 LB. VEHICLES ONLY. BASE ROCK OVER COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERED PLANS YEAR ROUND AND WITH 24 FOOT MIN. WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH "FIRE LANE" IN 3" LETTERS EVERY 50 FEET).
- FIRE LANES ARE REPRESENTED AS ON THE PLANS.
- PROVIDE SIGNS (317-22" MIN. H) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY. WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2300.
- PROVIDE A COVENANT FOR SHARED FIRE FIGHTING ACCESS AND WATER SUPPLY.

**Site Plan Notes**

- ANY 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.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
- THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- ALL GATES OR COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS- PADLOCK 218700 SERIES OR CYLINDER LOCK 19782).
- PROVIDE DESIGNATED PARKING FOR ANY COMBINATION LOW-EMITTING, FUEL EFFICIENT AND CAR POOL/VAN POOL VEHICLES AS REQUIRED BY 2015 CAL GREEN BUILDING STANDARDS CODE TABLE 5.06.6.2.
- PROVIDE BICYCLE PARKING AS REQUIRED BY 2015 CAL GREEN BUILDING STANDARDS CODE SECTION 5.06.4.
- HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
- PROVIDE SIGNS (317-22" MIN. H) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY. WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-TULARE POLICE DEPARTMENT 734-8116.
- STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH "FIRE LANE" IN 3" LETTERS EVERY 50 FEET).
- VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING.
- EXTERIOR ACCESSIBLE ROUTES OVER 200 FEET IN LENGTH WITH A CLEAR WIDTH OF LESS THAN 60 INCHES, SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET. MAXIMUM PASSING SPACES SHALL BE EITHER A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM, OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPE SPACE.
- ALL GARAGES TO BE PRE-WIRED FOR SOLAR PANELS.
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATIONS SHALL BE PREPARED BY THE OWNER/DEVELOPER ENGINEER, AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

**Legal Description**

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 LOTS 999 AND 1000 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, AS PER MAP RECORDED MAY 11 1917, IN BOOK 8 PAGE 25 OF PLATS, FRESNO COUNTY RECORDS.  
 EXCEPT THEREFROM THAT PART OF LOT 999 LYING SOUTHEASTERLY OF THE CENTERLINE OF THE IRRIGATION CANAL.

**ADD GENERAL NOTES:**

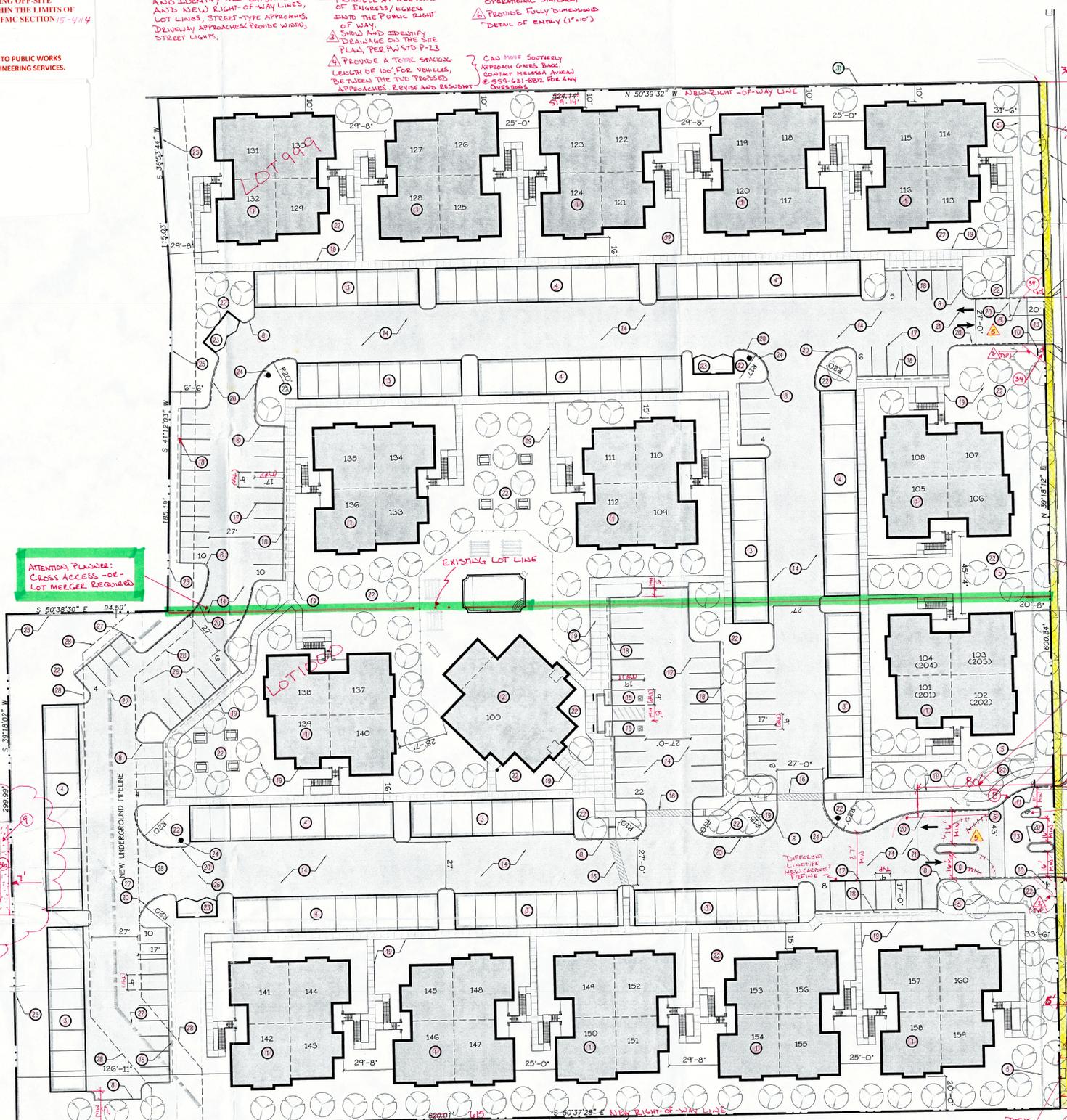
- UNDERGROUND ALL EXISTING OFF-SITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER MFC SECTION 15-114
- SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.

- ACCURATELY SHOW DIMENSIONS AND IDENTIFY ALL EXISTING AND NEW RIGHT-OF-WAY LINES, LOT LINES, STREET-TYPE APPROXIMATIONS, DEVIATING APPROACHES FROM WALK, STREET LIGHTS.
- PROVIDE 12" MINIMUM TRIANGLE AT ALL POINTS OF INGRESS/EGRESS INTO THE PUBLIC RIGHT OF WAY.
- SHOW AND IDENTIFY DEVIATING ON-THE-SITE PLAN PER P-23
- PROVIDE A TOTAL SPACING LENGTH OF 100' FOR VEHICLES, BETWEEN THE TWO TRUCKS APPROACHES. REVERSE AND REPEAT.
- PROVIDE A GATE OPERATIONAL STATEMENT
- PROVIDE FULLY DIMENSIONED DETAIL OF ENTRY (1:10)
- CAN MOVE SOUTHERLY APPROACH GATES BACK CONTACT MELBA AVALON @ 554-621-8822 FOR ANY QUESTIONS.

- ADD KEYED NOTES:
- CONSTRUCT A 35' MAXIMUM STREET-TYPE APPROACH TO P-23 PER P-24
- INSTALL "RESERVOIRS ONLY" SIGN
- INSTALL STREET LIGHTS TO PUBLIC WORKS SPS E-2 AND E-9. SHOW ON SITE PLAN
- INSTALL A BARRICADE AT REGENCY AVENUE, PER P-24 S.D.P-100

ATTENTION: PLEASE: CROSS ACCESS - OR - LOT MERGER REQUIRED

EXISTING DEAD-END STREET, CUL-DE-SAC NOT REQ'D PER ANDY BENELLI 2-13-17



**SITE PLAN**  
SCALE: 1"=30'-0"

**ATTENTION PLANNER:**  
 THE FOLLOWING SHALL BE COMPLETED PRIOR TO PERMITS:  
 - CROSS ACCESS - OR - LOT MERGER TRACT MAP  
 - LOT LINE ADJUSTMENT

A-16-016  
 12-16-2017  
 APPLIC: D-16-1291  
 PROJECT: DATE: 1-23-17

MAKE CORRECTIONS FOR TRAFFIC ENGR REVIEW & REVIEWED BY M&A P&E, ALLIANCE CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

**LEGEND:**

- INDICATES PROPERTY LINES
- INDICATES EASEMENTS
- INDICATES CENTER LINE
- 10' WIDE DEDICATION FOR STREET EASEMENT VAGATION.

**Keyed Notes**

- NEW 1488 SQ.FT. 2-STORY APARTMENT BUILDING - (4,744 SQ.FT. FOOTPRINT INCLUDING LIVING AREA, PATIO'S + COVERED ENTRY)
- NEW 1-STORY CLUBHOUSE BUILDING NO. 1 TYPE 11- (4,750 SQ.FT. FOOTPRINT INCLUDING COVERED PATIO)
- NEW 2022 SQ.FT. 1-STORY 8 CAR GARAGE BUILDING TYPE 'G'-1
- NEW 2254 SQ.FT. 1-STORY 11 CAR GARAGE BUILDING TYPE 'G'-2
- NEW 6' HIGH ORNAMENTAL FENCING
- NEW SECURITY GATE W/KEYPAD + KNOX BOX
- NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-2 AND P-6 PROVIDE 10' OF RED PAVED CURB ON BOTH SIDES. 24" HIG TO 35" MAX CHAMFER
- NEW CONCRETE CURB PER CITY OF FRESNO
- NEW CONC. CURB + GUTTER PER CITY OF FRESNO STD. P-5
- NEW "STOP" SIGN - SEE CITY OF FRESNO NOTES #17.
- NEW SITE ENTRANCE SIGN (REGARDING UNAUTHORIZED VEHICLE PARKING) PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 112B.4.)
- NEW CURB RAMP PER CITY OF FRESNO P.W. STD. P-29.
- NEW CONCRETE DRIVE APPROACH. OWNER TO SELECT TEXTURE AND COLOR.
- NEW A.C. PAVING PER SOILS REPORT AND/OR CITY OF FRESNO P.W. STDS. 01-21-P-22 + P-23, WHICH EVER IS MOST STRINGENT.
- NEW ACCESSIBLE PARKING STALL WITH DESIGNATED UNLOADING ZONE AND ACCESSIBLE RAMP WITH SLOPGE PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 112B. 112B.6 + 112B.8)
- NEW 4' WIDE CROSSWALK WITH 4' WIDE STRIPES AT 36" OC
- NEW WHITE PAINT PARKING STRIPES. TYP. PER CITY OF FRESNO
- NEW SECURITY GATE W/KEYPAD + KNOX BOX
- NEW DASHED LINE INDICATES LOCATION OF 3 FT. VEHICLE OVERHANG WITH NO OBSTRUCTIONS WITHIN THE 3 FT. OVERHANG (GROUND COVER IS ALLOWABLE, WHERE SIDEWALKS ARE ADJACENT TO PARKING THE WALK SHALL BE 7' WIDE)
- NEW CONCRETE WALK WITH TOOLED CONTROL JOINTS. EXPANSION JOINTS + BROOK FINISH. 0'-0" MIN. WALK WHEN ADJ TO PARKING TYP.
- NEW RED-PAINTED CURB W/ WHITE LETTERING READING "FIRE LANES" IN 3" LETTERS EVERY 50' OR APPROVED SIGNS EVERY 50'.
- NEW WHITE PAINTED DIRECTIONAL ARROWS AT BEGINNING AND END OF AISLES, TYPICAL
- NEW LANDSCAPE AREA.
- NEW TRASH ENCLOSURE PER P.W. STANDARDS P-33, P-34 + P-35.
- NEW FIRE HYDRANT.
- NEW 6' HIGH CMU WALL - PER P.W. STANDARDS. (P-43, P-44, P-45 + P-46)
- EXISTING IRRIGATION DITCH AND EASEMENT TO BE RELOCATED.
- NEW LOCATION OF IRRIGATION DITCH TO BE UNDERGROUND PIPELINE.
- NEW LINE OF PROPOSED IRRIGATION (UNDERGROUND PIPELINE) EASEMENT.
- EXISTING CURB + GUTTER TO REMAIN + COMPLY W/ PUBLIC WORKS STD. P-5
- NEW DEDICATION, COORDINATION TO MATCH EXISTING ADJACENT PARCELS. PER P.W. STD. P-36, PER PUBLIC STREET DEPARTMENT.
- EXISTING CANAL WALL TO REMAIN.
- NEW 4' WIDE CONCRETE SIDEWALK PER R.W. STD. P-5. NOT SHOWN ON SITE PLAN, SHOW ON SITE PLAN.

**Site Area Breakdown**

DESCRIPTION	AREA / NO.
GENERAL PLAN LAND USE/ZONING	
SITE	7,868 Ac. or 342,740 Sq.Ft.
BUILDING - 15 APT., 15 GAR., 1 CLUB	104,601 Sq.Ft. or 30.51%
LANDSCAPE ON-SITE	144,894 Sq.Ft. or 42.27%
LANDSCAPE OFF-SITE	Sq.Ft. or -%
AC PAVING ON-SITE	73,412 Sq.Ft. or 21.40%
HARDSCAPE (WALKS & S.O.G.) ON-SITE	19,833 Sq.Ft. or 5.78%
HARDSCAPE (WALKS & PATIO) OFF-SITE	Sq.Ft. or -%
UNITS	120
GARAGE PARKING	141 Spaces
COVERED PARKING	-- Spaces
OPEN PARKING	97 Spaces
TOTAL PARKING	238 Spaces.

**RECEIVED**  
 JAN 25 2017  
 PUBLIC WORKS DEPT  
 ENGINEERING, TRAFFIC

**PROJECT LOCATION**

**VICINITY MAP**

**JEFF CAZALY ARCHITECT**  
 758 W. ALLOWAY, SUITE 104  
 FRESNO, CA 93710  
 COMMERCIAL AND INDUSTRIAL DESIGN  
 Tel: (559) 291-1889  
 Fax: (559) 291-1882  
 jeff@cazaly.com

**PROJECT:**  
 NEW DEVELOPMENT FOR:  
**THE VINTAGE APARTMENTS**  
 5490 N. SALINAS AVE.  
 APN: 509-020-15  
 CITY OF FRESNO CALIFORNIA

**CONSULTANTS:**

**ARCHITECTURAL SITE PLAN**

**REVISIONS:**

**JOB NUMBER:** 2016-011

**DESIGNED BY:** KCS  
**CHECKED BY:** JAC  
**DATE:** 1/23/17

**SCALE:** As noted

**PROJECT LOCATION**

**RECEIVED**  
 JAN 25 2017  
 PUBLIC WORKS DEPT  
 ENGINEERING, TRAFFIC

**STATE OF CALIFORNIA LICENSED ARCHITECT**  
 JEFFRY A. CAZALY  
 No. C-26480  
 RENEWAL DATE 8-31-17

**A0.1**

**City of Fresno Notes**

- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- NO STRUCTURES OF ANY KIND (INCLUDING FREE STANDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED LANDSCAPED AREAS, NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPT.
- 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 THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR THE PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION.
- PRIOR TO THE FINAL INSPECTION, SIGNED BY THE 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.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT, PRIOR TO INSTALLATION.
- ALL HANDICAPPED STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN FOOT POLES.
- ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW AND ACOUSTICALLY BAFFLED TO PREVENT THE NOISE LEVEL RATING FOR THE EQUIPMENT FROM EXCEEDING 55 LdB MEASURED AT THE NEAREST PROPERTY LINE.
- IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 415-663-4062) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805-644-2280) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF REGIONAL ARCHEOLOGISTS. AN ARCHEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE PROJECT SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AN ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
- VERIFY LOCATION OF UTILITY AND WASTEWATER LINES WITH UTILITY DEPARTMENT.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES. DEVELOPER IS RESPONSIBLE TO NOTIFY WATER DIVISION TO ARRANGE AND COORDINATE WORK.
- DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAXIMUM SLOPE OF TWELVE PERCENT, WHEN APPROVED BY THE DIRECTOR. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR SPECIAL CIRCUMSTANCES.
- ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SLOPE AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING IS OCCUPIED PER FRESNO MUNICIPAL CODE (MFC) 15-209.
- GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGINEER RETAINING WALL.
- INSTALL 30" STATE STANDARD "STOP" SIGNS AT LOCATIONS SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 5' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. LOCATE ON PRIVATE PROPERTY.

**City of Fresno Fire Dept. Notes**

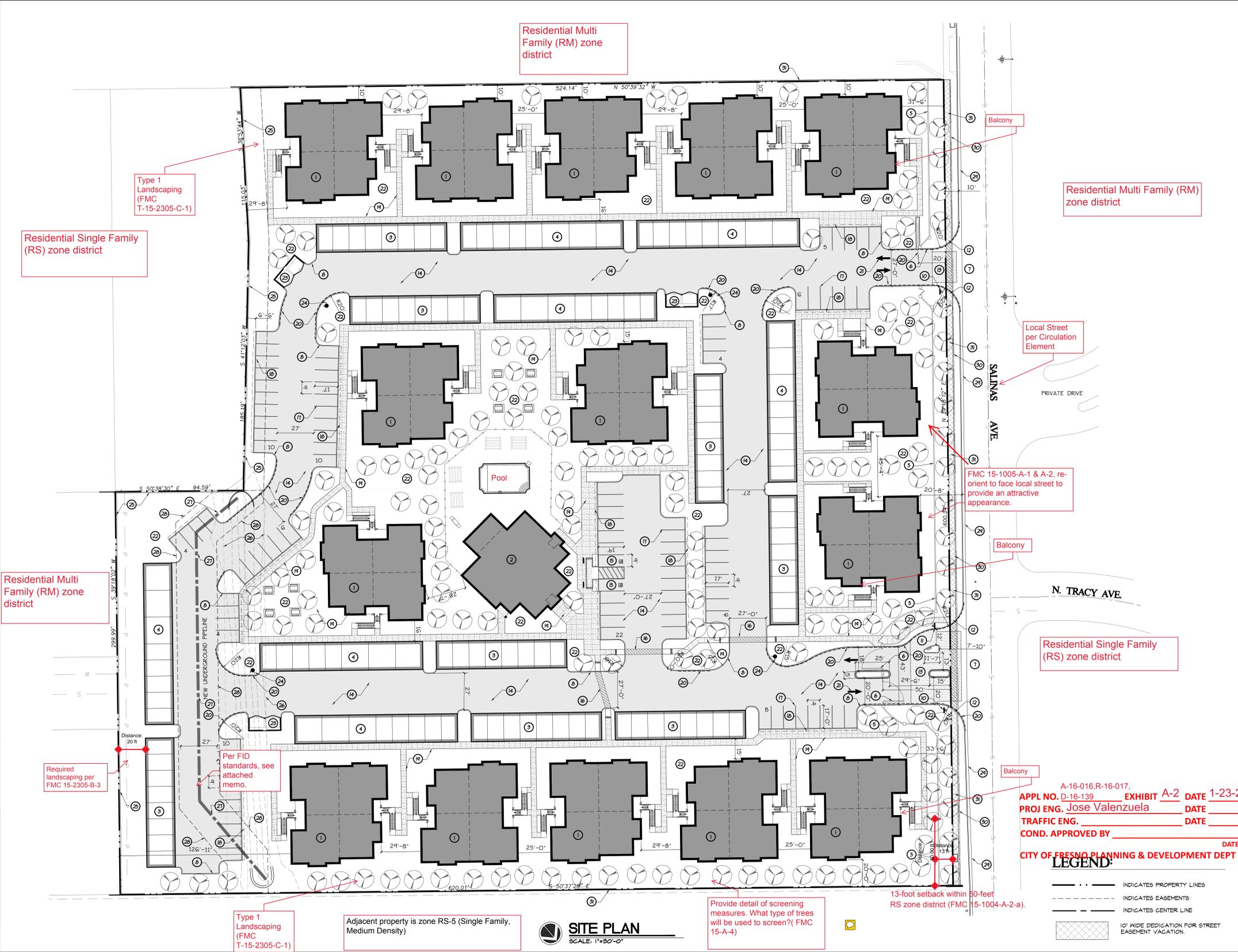
- HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
- THE NEW FIRE HYDRANTS SHOWN SHALL PROVIDED HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
- TWO MEANS OF INGRESS/EGRESS MUST BE PROVIDED. THIS ACCESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED ALL WEATHER SURFACING CAPABLE OF SUPPORTING 80000 LBS. VEHICLES ON 4" BASE ROCK OVER COMPACTED OR UNDISTURBED NATIVE SOIL OR PER APPROVED ENGINEERED PLANS) YEAR ROUND AND WITH 24 FOOT MIN. WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
- STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH "FIRE LANE" IN 3" LETTERS EVERY 50 FEET)
- FIRE LANES ARE REPRESENTED AS  ON THE PLANS.
- PROVIDE SIGNS (17x22" MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY. WARNING: VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2300.
- PROVIDE A COVENANT FOR SHARED FIRE FIGHTING ACCESS AND WATER SUPPLY.

**Site Plan Notes**

- ANY 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.
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
- THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- ALL GATES OR COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLICE/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 17802).
- PROVIDE DESIGNATED PARKING FOR ANY COMBINATION LOW-EMITTING, FUEL EFFICIENT AND CAR POOL/VAN POOL VEHICLES AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE TABLE 5.106.6.2.
- PROVIDE BICYCLE PARKING AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.
- HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
- PROVIDE SIGNS (17x22" MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY. WARNING: VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-TULARE POLICE DEPARTMENT 734-8116.
- STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH "FIRE LANE" IN 3" LETTERS EVERY 50 FEET)
- VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING.
- EXTERIOR ACCESSIBLE ROUTES OVER 200 FEET IN LENGTH WITH A CLEAR WIDTH OF LESS THAN 60 INCHES, SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM, OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A "T" SHAPE SPACE.
- ALL GARAGES TO BE PRE-WIRED FOR SOLAR PANELS
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATIONS SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PERMITS TO ISSUANCE OF BUILDING PERMITS.

**Legal Description**

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 LOTS 999 AND 1000 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, AS PER MAP RECORDED MAY 11, 1917, IN BOOK B PAGE 25 OF PLATS, FRESNO COUNTY RECORDS.  
 EXCEPT THEREFROM THAT PART OF LOT 999 Lying SOUTHEASTERLY OF THE CENTERLINE OF THE IRRIGATION CANAL.

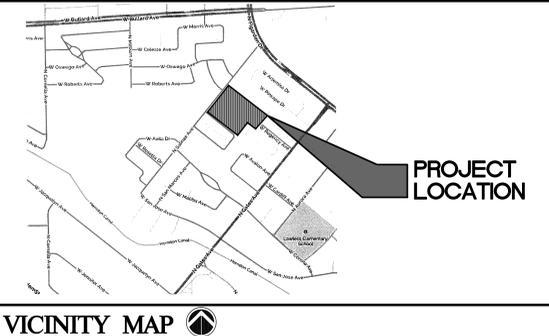


**Keyed Notes**

- NEW 9488 Sq.Ft. 2-STORY APARTMENT BUILDING - (4,744 Sq.Ft. FOOTPRINT INCLUDING LIVING AREA, PATIO'S + COVERED ENTRY)
- NEW 1-STORY CLUBHOUSE BUILDING NO. 1 TYPE 11'-11" (4,750 Sq.Ft. FOOTPRINT INCLUDES COVERED PATIO)
- NEW 2,022 Sq.Ft. 1-STORY 8 CAR GARAGE BUILDING TYPE "G-1"
- NEW 2,524 Sq.Ft. 1-STORY 11 CAR GARAGE BUILDING TYPE "G-2"
- NEW 6' HIGH ORNAMENTAL FENCING
- NEW SECURITY GATE w/KEYPAD + KNOX BOX
- NEW CONCRETE DRIVE APPROACH PER CITY STD. P-2 AND P-6 PROVIDE 10' OF RED PAINTED CURB ON BOTH SIDES.
- NEW CONCRETE CURB PER CITY OF FRESNO
- NEW CONC. CURB + GUTTER PER CITY OF FRESNO STD. P-5.
- NEW "STOP" SIGN - SEE CITY OF FRESNO NOTES #17.
- NEW SITE ENTRANCE SIGN (REGARDING UNAUTHORIZED VEHICLE PARKING) PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 1122B.4).
- NEW CURB RAMP PER CITY OF FRESNO P.W. STD. P-29.
- NEW CONCRETE DRIVE APPROACH. OWNER TO SELECT TEXTURE AND COLOR.
- NEW A.G. PAVING PER SOILS REPORT AND/OR CITY OF FRESNO P.W. STDS. (P-21, P-22 + P-23.) WHICH EVER IS MOST STRINGENT.
- NEW ACCESSIBLE PARKING STALL WITH DESIGNATED UNLOADING ZONE AND ACCESSIBLE RAMP WITH SIGNAGE PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 1127B, 1128B + 1129B).
- NEW 4' WIDE CROSSWALK WITH 4' WIDE STRIPES AT 36" OC
- NEW WHITE PAINT PARKING STRIPING, TYP.
- NEW DASHED LINE INDICATES LOCATION OF 3 FT. VEHICLE OVERHANG WITH NO OBSTRUCTIONS WITHIN THE 3 FT. OVERHANG. GROUND COVER IS ALLOWABLE, WHERE WALKWAYS ARE ADJACENT TO PARKING THE WALK SHALL BE 7" WIDE.
- NEW CONCRETE WALK WITH TOOLED CONTROL JOINTS, EXPANSION JOINTS + BROOM FINISH. (7'-0" MIN. WALK WHEN ADJ. TO PARKING TYP.)
- NEW RED-PAINTED CURB w/ WHITE LETTERING READING "FIRE LANES" IN 3" LETTERS EVERY 50' OR APPROVED SIGNS) EVERY 50'.
- NEW WHITE PAINTED DIRECTIONAL ARROWS AT BEGINNING AND END OF AISLES. TYPICAL
- NEW LANDSCAPE AREA.
- NEW TRASH ENCLOSURE PER P.W. STANDARDS P-33, P-34 + P-35.
- NEW FIRE HYDRANT.
- NEW 6' HIGH CHU WALL - PER P.W. STANDARDS, (P-93, P-94, P-95 + P-96.)
- EXISTING IRRIGATION DITCH AND EASEMENT TO BE RELOCATED.
- NEW LOCATION OF IRRIGATION DITCH TO BE UNDERGROUNDED PIPELINE.
- NEW LINE OF PROPOSED IRRIGATION (UNDERGROUND PIPELINE) EASEMENT.
- EXISTING CURB + GUTTER TO REMAIN + COMPLY w/ PUBLIC WORKS STD. P-5
- NEW DEDICATION (DEDICATION TO MATCH EXISTING ADJACENT PARCELS). PER P.W. STD. P-56.
- EXISTING CANL WALL TO REMAIN.
- NEW 4' WIDE CONCRETE SIDEWALK PER R.W. STD. P-5.

**Site Area Breakdown**

DESCRIPTION	AREA / NO.
GENERAL PLAN LAND USE/ZONING	
SITE	7,868 Ac. or 342,740 Sq.Ft.
BUILDING - 15 APT., 15 GAR., 1 CLUB	104,601 Sq.Ft. or 30.51%
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OPEN PARKING	97 Spaces
TOTAL PARKING	238 Spaces.



VICINITY MAP

A-16-016-R-16-017,  
 APPL NO. D-16-139 EXHIBIT A-2 DATE 1-23-2017  
 PROJ. ENG. Jose Valenzuela DATE \_\_\_\_\_  
 TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
 COND. APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



**JEFF CAZALY ARCHITECT**  
 735 W. ALLIUMAL BITE RD  
 FRESNO, CA 93711  
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 Tel: (559) 291-1889  
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 jeff@cazalyconsulting.com

**PROJECT :**  
 NEW DEVELOPMENT FOR:  
**THE VINTAGE APARTMENTS**  
 N. SALINAS AVE  
 CALIFORNIA

**APN: 509-020-15**  
 CITY OF FRESNO

**CONSULTANTS:**  
 ARCHITECTURAL SITE PLAN

**REVISIONS:**  
 1  
 2  
 3  
 4

**JOB NUMBER :** 2016-011  
  
 Designed By: \_\_\_\_\_ Date: As noted  
 Drawn By: KCS  
 Checked By: JAC  
**A0.1**  
 Date: \_\_\_\_\_

**City of Fresno Notes**

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- GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGINEER RETAINING WALL.
- INSTALL 30" STATE STANDARD "STOP" SIGNS (S) AT LOCATION(S) SHOWN. SIGN SHALL BE MOUNTED ON A 2" GALVANIZED POST WITH THE BOTTOM OF THE SIGN 5' ABOVE GROUND, LOCATED BEHIND CURB AND IMMEDIATELY BEHIND MAJOR STREET SIDEWALK. LOCATE ON PRIVATE PROPERTY.

**City of Fresno Fire Dept. Notes**

- HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.
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- PROVIDE SIGNS (17"X22" MINIMUM) AT ALL PUBLIC ACCESS DRIVES TO THE PROPERTY. "WARNING-VEHICLES STOPPED, PARKED, OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-FRESNO POLICE DEPARTMENT 621-2300."
- PROVIDE A COVENANT FOR SHARED FIRE FIGHTING ACCESS AND WATER SUPPLY.

**Site Plan Notes**

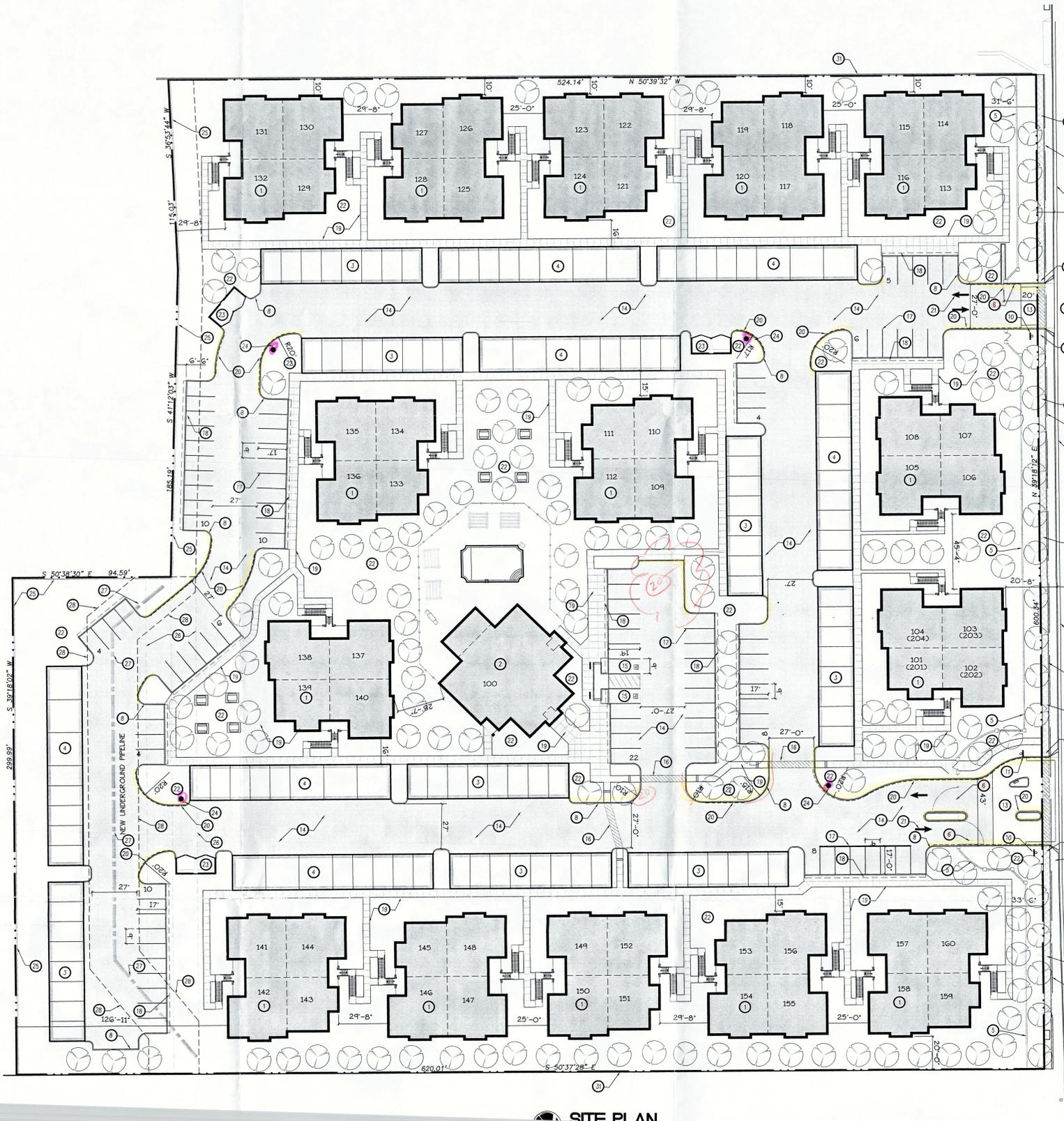
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- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
- TWO (2) WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT OF WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444.
- THE REQUIRED 4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- ALL GATES OR COMMON ACCESS DRIVES SHALL BE EQUIPPED WITH APPROVED POLY/FIRE BYPASS LOCKS (BEST LOCKS: PADLOCK 218700 SERIES OR CYLINDER LOCK 11872).
- PROVIDE DESIGNATED PARKING FOR ANY COMBINATION LOW-EMITTING, FUEL EFFICIENT AND CAR POOL/VAN POOL VEHICLES AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE TABLE 5.106.6.2.
- PROVIDE BICYCLE PARKING AS REQUIRED BY 2013 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.
- HYDRANTS ARE NOTED ON PLANS. PROVIDE FIRE HYDRANT FLOW OF 1500 GPM WITH A MIN. 8" WATER MAIN.

REMOVED AT OWNER'S EXPENSE-22658 CALIFORNIA VEHICLE CODE-TULARE POLICE DEPARTMENT 734-8116.

- STREETS DESIGNATED ON THE PLAN SHALL BE IDENTIFIED AS FIRE LANES AS PROVIDED IN THE CALIFORNIA VEHICLE CODE, SECTION 22500.1. DESIGNATE HIGHLIGHTED CURBS AS FIRE LANES (RED CURB WITH "FIRE LANE" IN 3" LETTERS EVERY 50 FEET). FIRE LANES ARE REPRESENTED AS ON THE PLANS.
- VERTICAL CLEARANCE AT ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8'-2" FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING.
- EXTERIOR ACCESSIBLE ROUTES OVER 200 FEET IN LENGTH WITH A CLEAR WIDTH OF LESS THAN 60 INCHES, SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MINIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM, OR AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A "T" SHAPE SPACE.
- ALL GARAGES TO BE PRE-WIRED FOR SOLAR PANELS.
- DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS.

**Legal Description**

REAL PROPERTY IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
 LOTS 994 AND 1000 OF BILLARD LANDS (RATED SUBDIVISION NO. 6), AS PER MAP RECORDED MAY 11, 1921, IN BOOK 8, PAGE 25 OF PLATS, FRESNO COUNTY RECORDS.



**SITE PLAN**

**Keyed Notes**

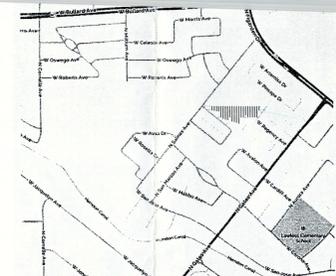
- NEW 9488 Sq.Ft. 2-STORY APARTMENT BUILDING - (4,744 Sq.Ft. FOOTPRINT INCLUDING LIVING AREA, PATIOS + COVERED ENTRY)
- NEW 1-STORY CLUBHOUSE BUILDING NO. 1 TYPE "1" - (4,750 Sq.Ft. FOOTPRINT INCLUDING COVERED PATIO)
- NEW 2,022 Sq.Ft. 1-STORY 8 CAR GARAGE BUILDING TYPE "G-1"
- NEW 2,524 Sq.Ft. 1-STORY 11 CAR GARAGE BUILDING TYPE "G-2"
- NEW 6' HIGH ORNAMENTAL FENCING
- NEW SECURITY GATE w/KEYPAD + KNOX BOX
- NEW COMMERCIAL DRIVEWAY APPROACH PER CITY STD. P-2 AND P-6 PROVIDE 10' OF RED-PAINTED CURB ON BOTH SIDES.
- NEW CONCRETE CURB PER CITY OF FRESNO
- NEW CONC. CURB + GUTTER PER CITY OF FRESNO STD. P-5.
- NEW "STOP" SIGN - SEE CITY OF FRESNO NOTES #17.
- NEW SITE ENTRANCE SIGN (REGARDING UNAUTHORIZED VEHICLE PARKING PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 1129B.4).
- NEW CONCRETE DRIVE APPROACH. OWNER TO SELECT TEXTURE AND COLOR.
- NEW AC PAVING PER SOILS REPORT AND/OR CITY OF FRESNO P.W. STDS. (P-21, P-22 + P-23) WHICH EVER IS MOST STRINGENT.
- NEW ACCESSIBLE PARKING STALL WITH DESIGNATED UNLOADING ZONE AND ACCESSIBLE RAMP WITH SIGNAGE PER CBC DIV. 2 SITE ACCESSIBILITY STANDARDS (SEC. 1127B, 1128B + 1129B).
- NEW 4' WIDE CROSSWALK WITH 4" WIDE STRIPES AT 36" OC
- NEW WHITE PAINT PARKING STRIPING, TYP.
- NEW DASHED LINE INDICATES LOCATION OF 3 FT. VEHICLE OVERHANG WITH NO OBSTRUCTIONS WITHIN THE 3 FT. OVERHANG (GROUND COVER IS ALLOWABLE). WHERE WALKWAYS ARE ADJACENT TO PARKING THE WALK SHALL BE 7" WIDE.
- NEW CONCRETE WALK WITH TOOLED CONTROL JOINTS, EXPANSION JOINTS + BROOK FINISH. (7'-0" MIN. WALK WHEN ADJ. TO PARKING TYP.)
- NEW RED-PAINTED CURB w/ WHITE LETTERING READING "FIRE LANES" IN 3" LETTERS EVERY 50' OR APPROVED SIGNS) EVERY 50'.
- NEW WHITE PAINTED DIRECTIONAL ARROWS AT BEGINNING AND END OF AISLES, TYPICAL.
- NEW TRASH ENCLOSURE PER P.W. STANDARDS P-33, P-34 + P-35.
- NEW FIRE HYDRANT.
- NEW 6' HIGH CMU WALL - PER P.W. STANDARDS, (P-43, P-44, P-45 + P-46.)
- EXISTING IRRIGATION DITCH AND EASEMENT TO BE RELOCATED.
- NEW LOCATION OF IRRIGATION DITCH TO BE UNDERGROUND PIPELINE.
- NEW LINE OF PROPOSED IRRIGATION (UNDERGROUND PIPELINE) EASEMENT.
- EXISTING CURB + GUTTER TO REMAIN + COMPLY w/ PUBLIC WORKS STD. P-5
- NEW DEDICATION (DEDICATION TO MATCH EXISTING ADJACENT PARCELS). PER PW STD. P-56.
- EXISTING CALLI WALL TO REMAIN.
- NEW 4" WIDE CONCRETE SIDEWALK PER R.W. STD. P-5.

**Site Area Breakdown**

DESCRIPTION	AREA / NO.
GENERAL PLAN LAND USE/ZONING	
SITE	7,868 Ac. or 342,740 Sq.Ft.
BUILDING - 15 APT., 15 GAR., 1 CLUB	104,601 Sq.Ft. or 30.51%
LANDSCAPE ON-SITE	144,894 Sq.Ft. or 42.27%
LANDSCAPE OFF-SITE	Sq.Ft. or -%
AC PAVING ON-SITE	73,412 Sq.Ft. or 21.40%
HARDSCAPE (WALKS & S.O.G.) ON-SITE	19,833 Sq.Ft. or 5.78%
HARDSCAPE (WALKS & PATIO) OFF-SITE	Sq.Ft. or -%
UNITS	120
GARAGE PARKING	141 Spaces
COVERED PARKING	-- Spaces
OPEN PARKING	97 Spaces
TOTAL PARKING	238 Spaces.

**LEGEND:**

- INDICATES PROPERTY LINES
- INDICATES EASEMENTS
- INDICATES CENTER LINE
- 10' WIDE DEDICATION FOR STREET EASEMENT VACATION.



**PROJECT LOCATION**

**JEFF CAZALY ARCHITECT**  
 735 W. ALLIANCE SUITE 104  
 FRESNO, CA 93711  
 COMMERCIAL AND INDUSTRIAL DESIGN  
 (559) 291-1889  
 (559) 291-1892  
 jeff@cazalyconsulting.com

**PROJECT:**  
 NEW DEVELOPMENT FOR:  
**THE VINTAGE APARTMENTS**  
 5490 N. SALINAS AVE  
 CALIFORNIA  
 APN. 509-020-15  
 CITY OF FRESNO

**CONSULTANTS:**

**REVISIONS:**

**SHEET CONTENTS:**  
 ARCHITECTURAL SITE PLAN

**REVISIONS:**

**JOB NUMBER:** 2016-011

**DESIGNED BY:** KCS **SCALE:** As noted

**ARCHITECTURAL SITE PLAN**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROJECT NO.: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TRAFFIC ENG. NO.: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COND. APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT.

**REGISTERED ARCHITECT**  
 JEFFRY A. CAZALY  
 No. C-26480  
 RENEWAL DATE 8-31-17  
 STATE OF CALIFORNIA



**DEPARTMENT OF PUBLIC UTILITIES  
ADMINISTRATION DIVISION  
MEMORANDUM**

**Date:** February 13, 2017

**To:** JOSE VALENZUELA, Planner III  
Planning and Development Department

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

**Subject:** SEWER REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATION D-16-139-HE, PLAN AMENDMENT APPLICATION No. A-16-016-HE, and REZONE APPLICATION No. R-16-017-HE

**General**

Plan Amendment Application No. A-16-016-HE, Rezone Application No. R-16-017-HE, and Development Permit Application No. D-16-139-HE were filed by Giorgio Russ of Ginder Development and pertain to ±9.99 acres of property located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop, 5490 North Salinas Avenue & APN: 509-020-15. Plan Amendment Applicant No. A-16-016-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from Residential Single Family Medium Density to Residential Multi-Family Medium High Density. Rezone Application No. R-16-017-HE proposes to amend the Official Zone Map to reclassify the property from RS-5/UGM (Residential Single Family Medium Density /Urban Growth Management) to RM-1/UGM (Residential Multi Family Medium High Density/Urban Growth Management). Development Permit Application No. D-16-139-HE proposes a 120-unit gated multiple family residential development comprised of 15 eightplex buildings, detached garages in 15 single level buildings, a community building, and outdoor recreation facilities.

**Sewer Requirements**

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

1. Installation of sewer house branch(s) shall be required.
2. On-site sanitary sewer facilities shall be private.
3. Abandon any existing on-site private septic systems.
4. 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. Oversize Sewer Area: 18
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 Section 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.

City of  
**FRESNO**  
DEPARTMENT OF PUBLIC UTILITIES

January 25, 2017

TO: Jose Valenzuela, Planner  
Development Department, Planning Division

FROM: Susan Rogers, GIS Specialist  
Department of Public Utilities, Solid Waste Division

SUBJECT: Solid Waste review of Plan Amendment Application No A-16-016HE, Rezone Application No R-16-017-HE and Development Permit Application No D-16-139-HE  
Location: 5490 North Salinas Avenue

The Department of Public Utilities, Solid Waste Division has completed a review of Plan Amendment Application No A-16-016HE, Rezone Application No R-16-017-HE and Development Permit Application No D-16-139-HE filed by Giorgio Russ of Ginder Development and pertains to ±9.99 acres of property located at 5490 North Salinas Avenue. The applicant proposes a 120-unit gated multiple family residential development comprised of 15 eightplex buildings, detached garages in 15 single level buildings, a community building and outdoor recreation facilities. The following requirements and conditions are to be placed on this project as a condition of approval by the Department of Public Utilities.

**General Findings:**

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Allied Waste at 559-275-1551 or 1-800-493-4285.

**General Requirements:**

- This location will require a three (3), 2-cell trash enclosure, designed to accommodate separate facilities containing 2 - 4cu. yd. bins, one for trash and one for recycling collection to be serviced daily.
- The proposed locations of the three trash enclosures are acceptable.
- Developer will need to provide a 44' (centerline) turning radius at all corners and entrance/exit.
- The gates will need a combination (key code) to be given to servicing provider or gates will need to be left open during 5:00am to 6:00pm Monday through Friday.
- Trash enclosures must meet City Standards; P-33, P-34 & P-35/95.

**Future Needs/Requirements:**

Revise plans to address concerns stated above and resubmit for approval.  
Dimensions of trash enclosures will be needed on future plan submittals.

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**Department of Public Utilities – Water Division**

**DATE:** February 10, 2017

**TO:** JOSE VALENZUELA, Planner III  
Development Department/Current Planning

**THROUGH:** MICHAEL CARBAJAL, Planning Manager  
Department of Public Utilities, Water Division

**FROM:** ROBERT A. DIAZ, Senior Engineering Technician  
Department of Public Utilities, Water Division 

**SUBJECT: WATER REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATION  
D-16-139-HE, PLAN AMENDMENT APPLICATION A-16-016-HE AND  
REZONE APPLICATION R-16-017**

**General**

Plan Amendment Application No. A-16-016-HE, Rezone Application No. R-16-017-HE, and Development Permit Application No. D-16-139-HE were filed by Giorgio Russ of Ginder Development and pertain to ±9.99 acres of property located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop, 5490 North Salinas Avenue & APN: 509-020-15. Plan Amendment Applicant No. A-16-016-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from Residential Single Family Medium Density to Residential Multi-Family Medium High Density. Rezone Application No. R-16-017-HE proposes to amend the Official Zone Map to reclassify the property from RS-5/UGM (Residential Single Family Medium Density /Urban Growth Management) to RM-1/UGM (Residential Multi Family Medium High Density/Urban Growth Management). Development Permit Application No. D-16-139-HE proposes a 120-unit gated multiple family residential development comprised of 15 eight-plex buildings, detached garages in 15 single level buildings, a community building, and outdoor recreation facilities.

**Water Supply Conditions of Approval**

The City's groundwater aquifer has been documented by the State Department of Water Resources (Bulletin 118) to be critically over-drafted, and has been designated a high-priority basin for corrective action through the Sustainable Groundwater Management Act (SGMA). The City has worked with existing ratepayers to develop a compliance plan for the SGMA, and the City will work with the project applicant to develop an SGMA compliance plan for this proposed development project. The SGMA compliance requirements for the proposed project will be applied as conditions of approval for water supply.

As conditions approval for water supply, and to comply with the requirements of SGMA, the project applicant shall be required to prepare a water supply plan for the project that, at a minimum, includes the following:



1. The applicant's project consists of 120 multi-family residential units, plus a community building for the development project.
2. In accordance with Fresno Municipal Code (FMC) Section 6-501 (Definitions), the estimated peak hour water demands for the development project shall be based on 1.51 gallons per minute (gpm) per multi-family unit.
3. Based on the proposed number of units, and the peak hour demand factor specified in the FMC, the water demands for the applicant's project are estimated to be as follows:
  - a. The peak-hour water demand will be 181.2 gpm;
  - b. The maximum-day water demand will be 113.3 gpm;
  - c. The average annual daily demand will be 70.8 gpm; and
  - d. The total annual water demand will be 37.2 million gallons, or 114.2 acre feet.
4. In addition to the peak-hour demand of 181.2 gpm, the applicant will also be required to provide an additional 1,500 gpm of water supply capacity to meet the fire protection water demands for the project.
5. The peak-hour demands, plus the fire flow protection requirements, equal 1,681.2 gpm of total water supply the applicant must provide for the project.
6. Based on the water demands required for the applicant's project, the applicant shall prepare a water supply plan describing the following:
  - a. The primary water supply source to be used for the project;
  - b. The secondary (redundant) water supply source to be used for the project; and
  - c. The applicant's plan to intentionally recharge an amount of surface water equal to 110 percent of the total annual water demands estimated for the project (126.4 acre-feet).
7. The project applicant shall not be reimbursed for water supply facilities constructed by the applicant to serve the specific water demands required for the applicant's project.
8. If desired, the project applicant may request a cost estimate from the City to provide a primary water supply for peak water demands, a secondary (redundant) water supply for peak water demands, and groundwater recharge facilities to intentionally recharge 126.4 acre-feet of water per year.

### **Water Distribution System Conditions of Approval**

The nearest water main to serve the proposed project is a 12-inch main located in North Salinas Avenue. Water facilities are available to provide service to the site subject to the following requirements:

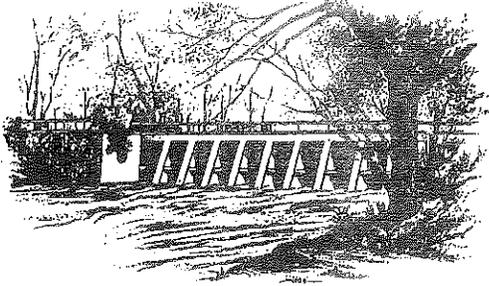
1. On site water facilities shall be private.

2. Destruct any existing on-site well in compliance with the State of California Well Standards, Bulletin 74-81 and 74-90 or current revisions issued by California Department of Water Resources and City of Fresno standards.

### **Water Fees**

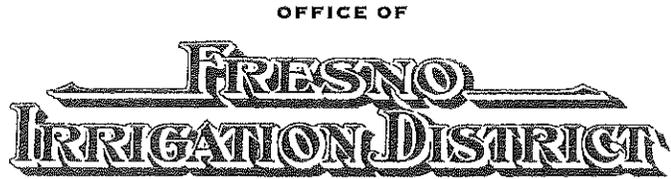
The following Water Connection Charges and fees shall be paid for the project.

1. Wet-tie(s), water service(s) and/or meter(s) installation(s)



YOUR MOST VALUABLE RESOURCE - WATER

February 2, 2017



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

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

RE: Development Permit Application No. D-16-139-HE  
S/W Bullard and Brawley avenues  
FID's H-Ditch No. 128

Dear Mr. Valenzuela:

The Fresno Irrigation District (FID) has reviewed the Development Permit Application No. D-16-139-HE for which the applicant proposes a 120-unit gated multiple family residential development comprised of 15 eightplex buildings, detached garages in 15 single level buildings, a community building, and outdoor recreation facilities, APN: 509-020-15. This application is being submitted concurrently with Plan Amendment Application No. A-16-016-HE and Rezone Application R-16-017-HE. FID has the following comments and conditions:

#### **Area of Concern**

1. FID's H-Ditch No. 128 runs southwesterly and traverses the southeast side of the subject property, as shown on the attached FID exhibit map. Approximately 300 feet of the H-Ditch is currently open canal and will be impacted by the proposed development.
2. The open canal will need to be improved as part of the proposed project. FID's conditions are as follows:
  - a) Pipe Requirement – FID requires the applicant pipe the canal across the subject property, approximately 300-feet, with 30-inch inside diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) in accordance with FID standards and that the Developer enter into an agreement for that purpose.

G:\Agencies\FresnoCity\Development Permit Application\D-16-139-HE.doc

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

- b) Easement Requirements – The applicant shall grant to FID an exclusive pipeline easement. The width of the easement depends on several factors including pipe size, alignment, depth, etc. The applicant can expect the easement to be 30 feet wide. If the proposed pipeline is placed adjacent to the road right-of-way, the FID pipeline easement width may be reduced if certain conditions are met.
3. The attached plans for the piped section of the H-Ditch Canal indicates this section was installed in 1991 (26 years old), in a combined 45 feet wide exclusive easement recorded as documents 91134395 and 92005333 O.R.F.C., installed as a 24-inch diameter ASTM C-361 Rubber Gasket Reinforced Concrete Pipe (RGRCP) which meets FID's standards for developed (residential, industrial, commercial) parcels or urban areas.

### **General Comments**

1. FID does not allow FID owned property or easements to be in common use with public utility easements but will in certain instances allow for its property to be in common use with landscape easements if an appropriate agreement is entered into.
2. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.
3. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.
4. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.
5. FID requires its easements be shown on all plans/maps with proper recording information, and that FID be made a party to signing the final plans/map.
6. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.

7. As with 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.
8. FID requires the Developer and/or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.
9. The proposed development may negatively impact local groundwater supplies. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. FID suggests the City of Fresno require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.
10. The above comments are not to be construed as the only request FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses and more detail becomes available.

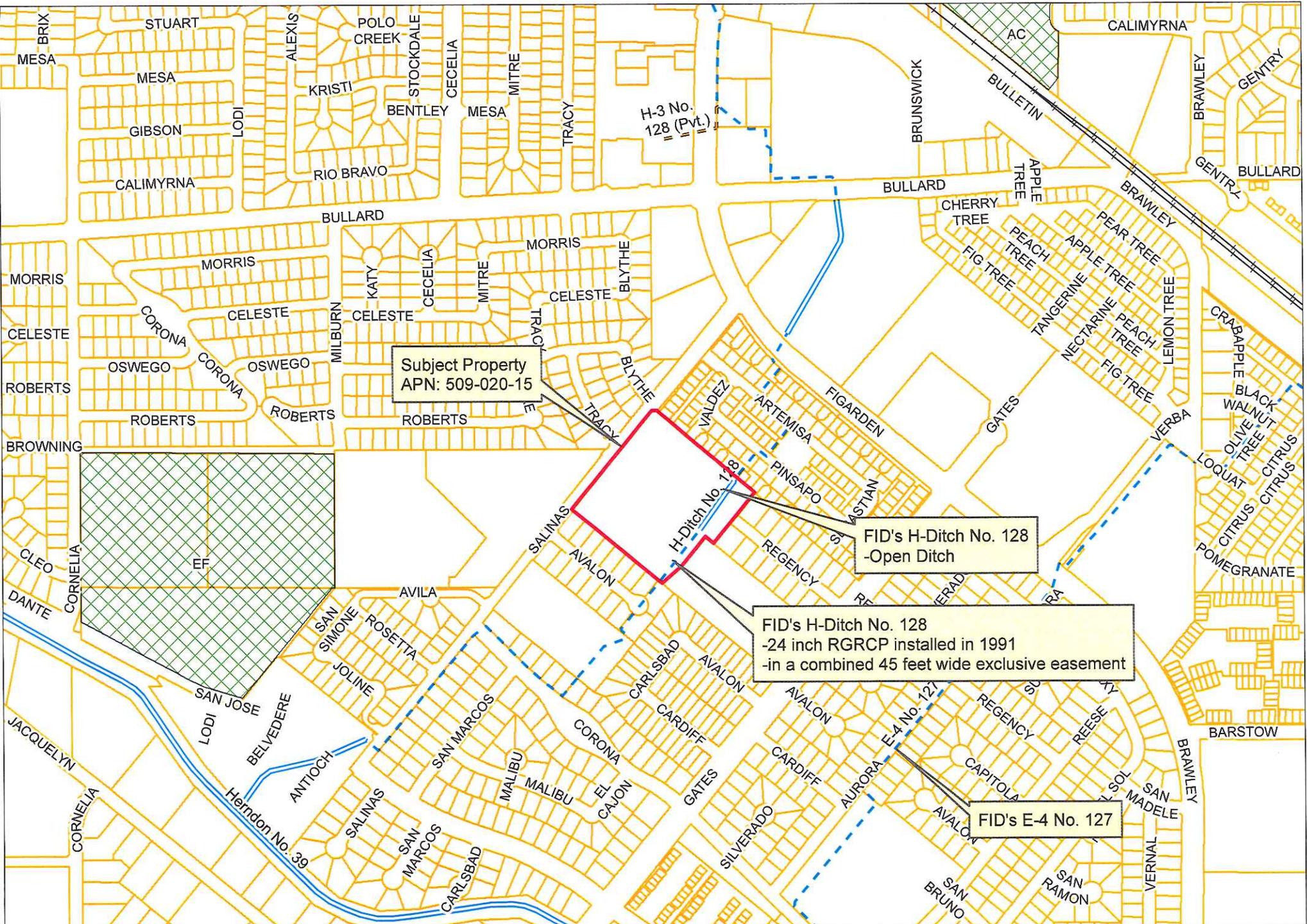
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or [clundeen@fresnoirrigation.com](mailto:clundeen@fresnoirrigation.com).

Sincerely,



Laurence Kimura, P.E.  
Chief Engineer

Attachment



Subject Property  
APN: 509-020-15

H-3 No. 128 (Pvt.)

FID's H-Ditch No. 128  
-Open Ditch

FID's H-Ditch No. 128  
-24 inch RGRCP installed in 1991  
-in a combined 45 feet wide exclusive easement

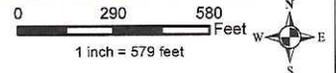
FID's E-4 No. 127



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) 233-7161 for further information on FID facilities.

Legend

- FID Canal
- - - FID Pipeline
- - - Stream Group
- - - Other-Creek/River
- - - Other-Pipeline
- Private Canal
- - - Private Pipeline
- - - Railroad
- - - Streets & Hwys
- - - Abandoned Canal
- - - Abandoned Pipeline
- - - FID Boundary
- - - Parcel
- - - FMFCD Acquired Basins
- - - FMFCD Proposed Basins



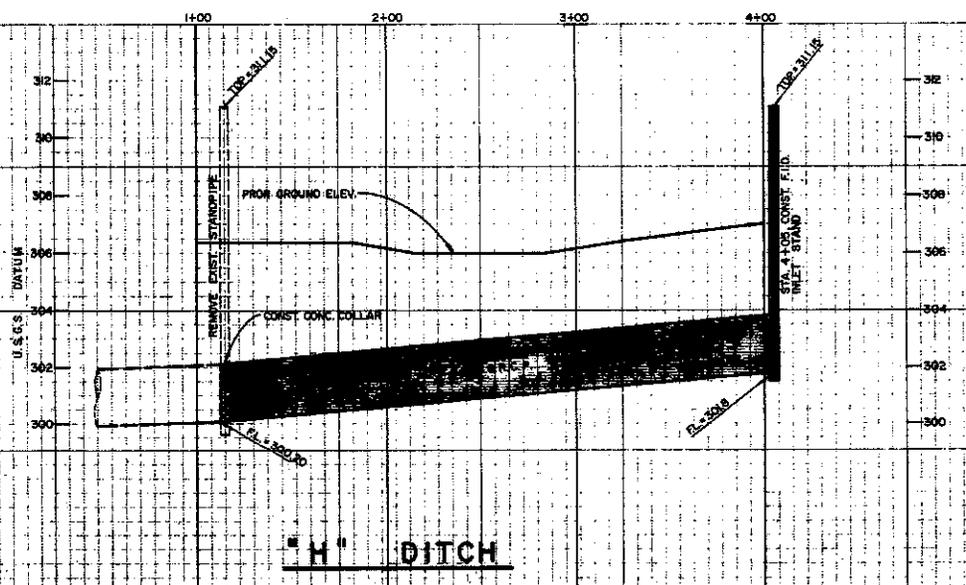
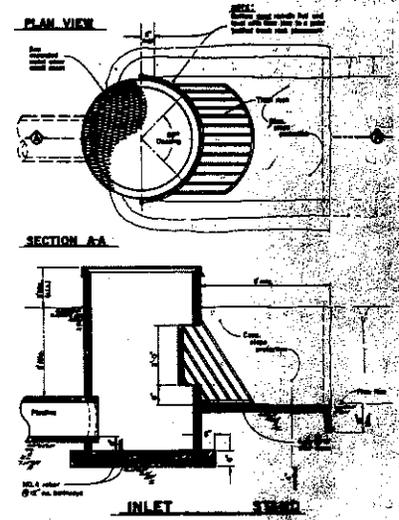
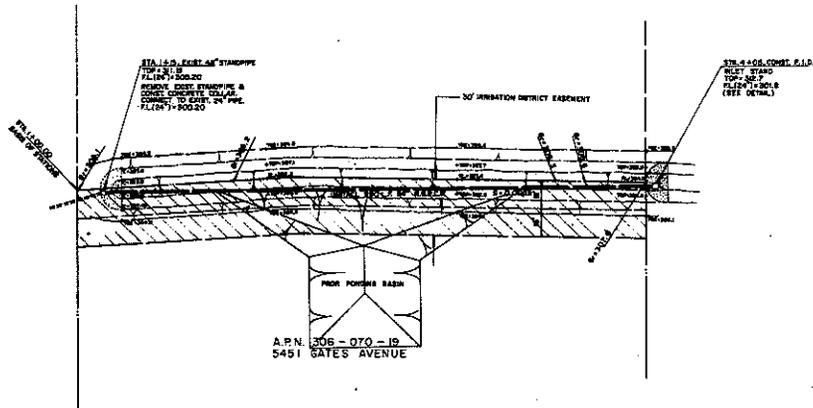
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# FRESNO IRRIGATION DISTRICT "H" DITCH

SCALE: 1" = 30'  
NORTH

**LEGEND**  
 RARCF RUBBER SASSET REINFORCED CONCRETE PIPE  
 ELAD000 FLOWLINE ELEVATION (FOOT)  
 BHD000 BOUND ELEVATION (FOOT)  
 W00.0 BOUND ELEVATION (DIST.)  
 C00.0 CONCRETE ELEVATION (DIST.)

**BASIS OF ELEVATIONS:**  
 U.S.S. DATUM  
 ENCLOSED SQUARE OF CURB, SOUTH  
 RETURN, 870 CORNER HAYDEN & GATES.  
 ELEV. = 302.83 U.S.S. DATUM



APPROVED: *[Signature]*  
 DATE: 7/10/87

*[Signature]*

"H" DITCH

HORIZ. 1" = 30'  
 VERT. 1" = 2'

**R. W. Greenwood Associates, Inc.**  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 2828 S. Olive Avenue, Fresno, California 93701  
 TEL. (559) 266-7221

Date: JULY 9, 1987  
 Job No.: E-2023  
 Drawing No.: 3241-E

FRESNO IRRIGATION DISTRICT  
 ENGINEER  
 FRESNO, CALIFORNIA  
 PHONE: (559) 435-1111

"H" DITCH  
 HORIZONTAL SCALE  
 VERTICAL SCALE



**Master Application Form** #: A - 16 - 016 - HE  
Housing Element

Check all that apply:

<input checked="" type="checkbox"/> Plan Amendment	<input checked="" type="checkbox"/> Site Plan Review	<input type="checkbox"/> Amendment	<input type="checkbox"/> Major	<input type="checkbox"/> Minor
<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Variance	<input type="checkbox"/> Revised Exhibit	<input type="checkbox"/> Major	<input type="checkbox"/> Minor
<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Minor Deviation	<input type="checkbox"/> Easement Encroachment		
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Lot Line Adjustment		
<input type="checkbox"/> Voluntary Parcel Merger	<input type="checkbox"/> Fresno Green Project	<input type="checkbox"/> Public Art Project		
<input type="checkbox"/> Annexation	Other: _____			

Project Name: The Vintage 5490 N. SALINAS S/A  
 Project Address: SALINAS & FIGARON A.P.N. 509.020.15  
 Size of Site: \_\_\_\_\_ Sq. Ft. 796 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No  
 Project Description (attach additional pages if necessary): 120 APARTMENT UNITS  
GATED WITH CLUBHOUSE, 15 APARTMENTS

Zoning Designation: RS-5/AE/UGM General Plan Designation: RM (Res. Med. Dens. 74)  
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): R-16-017-HE, D-16-139-HE

**Please read carefully before signing or filling.**  
 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: Giorgio Russo  
 Company/Organization: GINDER DEVELOPMENT  
 Address: 759 W. ALLUVIAL 102 City: FRESNO Zip: 93711  
 Email: GRUSSO@GINDERDEVELOPMENT.COM Phone: (559) 994-8209

Check all that apply  Applicant  Owner  Other  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Check all that apply  Applicant  Owner  Other  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

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>1-12-17</u> <u>NOTIS</u> <u>LEVEL 4</u>
Application Fee:	<u>\$ 39,097</u>	EA Fee:	<u>REQUIRED</u>
PZ No:	<u>16-0200016</u>	Zone District:	<u>RS-5</u>

RS-5 -> RM-1 Ver. 07/23/08  
 (Residential Multi-Family, Medium High Density)

**Master Application Form** #: D-16-139-HE  
(the line above should be completed by city staff) **HOUSING ELEMENT**

Check all that apply:

<input type="checkbox"/>	Plan Amendment	<input checked="" type="checkbox"/>	Development Permit	<input type="checkbox"/>	Amendment
<input type="checkbox"/>	Rezone	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment
<input type="checkbox"/>	Tentative Tract Map	<input type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Other:		

Project Name: The Vintage  
 Project Address: 5490 N. Salinas A.P.N. 509-020-15  
 Size of Site: 7.96 Sq. Ft. Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No  
 Project Description (attach additional pages if necessary): 120 Apartment units  
Gated with clubhouse. (15-8plexes)

Zoning Designation: RS-5/AE/UGM General Plan Designation: RM (Res. Med. Density)  
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): A-16-016<sup>HE</sup>, R-16-017-HE

**Please read carefully before signing or filing.**

Submission of this application does not imply approval of this permit by the Development and Resource Management 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 WEST ALLUVIAL STE 102 City: FRESNO Zip: 93711  
 Email: GRUSSO@GINDERDEVELOPMENT.COM Phone: 559-994-8209

**Check all that apply**  Applicant  Owner  Other  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Check all that apply**  Applicant  Owner  Other  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Received By: <u>[Signature]</u>	Date: _____
Verification By: <u>[Signature]</u>	Date: <u>1-12-17 - NOTIS</u> level 4
Application Fee:	EA Fee: <u>REQUIRED</u> DRC 7-19-16
PZ No: <u>16-90000139</u>	Zone District: <u>RS-5 -&gt; RM-1</u>

**Master Application Form** #: R-16-017 - HE  
(the line above should be completed by city staff) **Housing Element**

Check all that apply:

<input type="checkbox"/>	Plan Amendment	<input type="checkbox"/>	Development Permit	<input type="checkbox"/>	Amendment
<input checked="" type="checkbox"/>	Rezone	<input type="checkbox"/>	Variance	<input type="checkbox"/>	Revised Exhibit <input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Minor Deviation	<input type="checkbox"/>	Easement Encroachment
<input type="checkbox"/>	Tentative Tract Map	<input type="checkbox"/>	Tentative Parcel Map	<input type="checkbox"/>	Lot Line Adjustment
<input type="checkbox"/>	Voluntary Parcel Merger	<input type="checkbox"/>	Fresno Green Project	<input type="checkbox"/>	Public Art Project
<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Other:		

Project Name: The Vintage  
 Project Address: 5930 N. SALINAS AVE A.P.N. 509.020.15  
 Size of Site: \_\_\_\_\_ Sq. Ft. 7.96 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) No  
 Project Description (attach additional pages if necessary): 120 Apartment Units  
Gated with clubhouse. 158 spaces

**ZONE CHANGE REQUEST: FROM RS-5 to RM-1 (Residential Multi Family)**

Zoning Designation: RS/UGM General Plan Designation: RM (Res Med Density)

List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): A-16-016-HE, D-16-139-HE **medium High Density**

**Please read carefully before signing or filing.**  
 Submission of this application does not imply approval of this permit by the Development and Resource Management 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 WEST ALLUVIAL STE 102 City: FRESNO Zip: 93711  
 Email: GRUSSO@GINDERDEVELOPMENT.COM Phone: 559-994-8209

**Check all that apply**  Applicant  Owner  Other  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Check all that apply**  Applicant  Owner  Other  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Company/Organization: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Received By: <u>[Signature]</u>	Date: <u>10/30/16</u>
Verification By: <u>[Signature]</u>	Date: <u>1-12-17</u> <b>NO TIS</b> <b>level 4</b>
Application Fee: <u>10,325 (40,369.00)</u>	EA Fee: <b>REQUIRED</b> <b>DRC 7-19-16</b>
PZ No: <u>16-3000017</u>	Zone District: <u>RS-5 to RM-1</u>







FIRE DEPARTMENT

DATE: February 17, 2017

TO: JOSE VALENZUELA, Planner III  
Development and Resource Management Department

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

SUBJECT: 5490 N SALINAS, D-16-139- HE

A handwritten signature in red ink, appearing to be "LS", is written over the "FROM" line of the memo.

*Proposed 120 unit gated multiple family residential development comprised of 15 eight unit buildings, detached garages in 15 single level buildings a community center and outdoor recreational facilities.*

RESUBMIT - Resubmit a complete set of drawings that have addressed all of the items listed. The current items listed are not necessarily a complete list of issues that will need to be addressed. During the plan review of the resubmitted plans, additional requirements may be called out. Also include a set of the original plans submitted and a detailed response letter clarifying how and where all items have been addressed in the resubmittal set. The nature, quantity and complexity of items to be addressed will require additional review and therefore cannot be completed during a back check appointment.

Sheet A0.1: Fire notes: Correct the fire flow as noted for hydrants. The required fire floor for hydrants in multi-family residential is 2500 GPM. Spacing as shown meets fire requirements.

Show the existing street hydrants on the plans along N Salinas.

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.

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

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

Note on plan: Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate(s). All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may

5490 N SALINAS  
D-16-139- HE  
February 17, 2017  
Page 2

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.

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.

Note on plan: Loading zone(s) shall not be located in required fire lanes.

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 divided roadway appears to be not quite 16 feet each side of the divider.

Sheet A0.1, Site Plan Notes: Delete note 9 which references another jurisdiction.

Modify fire lanes to include the additional areas highlighted on sheet A0.1.

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

File No. 210.412

Page 1 of 3

**PUBLIC AGENCY**

JOSE VALENZUELA  
DEVELOPMENT SERVICES/PLANNING  
CITY OF FRESNO  
2600 FRESNO ST., THIRD FLOOR  
FRESNO, CA 93721

**DEVELOPER**

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

PROJECT NO: **2016-139**

ADDRESS: **5490 N. SALINAS AVE.**

APN: **509-020-15**

SENT: **3/24/17**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
EF	\$34,439.00	NOR Review	\$297.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$1,509.00	Amount to be submitted with first grading plan submittal.
<b>Total Drainage Fee: \$34,439.00</b>		<b>Total Service Charge: \$1,806.00</b>		

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 2/28/17 based on the site plan submitted to the District on 1/24/17 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 DPA No. 2016-139**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 2 of 3

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

1.  a. Drainage from the site shall BE DIRECTED TO SALINAS 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.

FR DPA No. 2016-139

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT  
NOTICE OF REQUIREMENTS

Page 3 of 3

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

  
\_\_\_\_\_  
Gary W. Chapman  
Project Engineer

FR  
DPA  
No. 2016-139

**OTHER REQUIREMENTS**  
**EXHIBIT NO. 2**

The minimum finish floor elevation shall be 303.50 (U.S.G.S. Datum).

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.

Development No.     DPA 2016-139

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS AND ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
PLAN AMENDMENT APPLICATION NO. A-16-016  
REZONE APPLICATION NO. R-16-017  
DEVELOPMENT PERMIT APPLICATION NO. D-16-139  
HE - HOUSING ELEMENT

FMFCD

**Return Completed Form to:**  
Jose Valenzuela, Development Services/Planning  
Email: [Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov) and  
[Joann.Zuniga@fresno.gov](mailto:Joann.Zuniga@fresno.gov)  
Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno CA 93721-3604

**PROJECT DESCRIPTION AND LOCATION:**

Plan Amendment Application No. A-16-016-HE, Rezone Application No. R-16-017-HE, and Development Permit Application No. D-16-139-HE were filed by Giorgio Russ of Ginder Development and pertain to ±9.99 acres of property located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop. Plan Amendment Application No. A-16-016-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from Residential Single Family Medium Density to Residential Multi-Family Medium-High Density. Rezone Application No. R-16-017-HE proposes to amend the Official Zone Map to reclassify the property from RS-5/UGM (Residential Single Family Medium Density/Urban Growth Management) to RM-1/UGM (Residential Multi Family Medium High Density/Urban Growth Management). Development Permit Application No. D-16-139-HE proposes a 120-unit gated multiple family residential development comprised of 15 eightplex buildings, detached garages in 15 single level buildings, a community building, and outdoor recreation facilities.

APN: 509-020-15      ZONING: From RS-5/UGM to RM-1/UGM      ADDRESS: 5490 North Salinas Avenue

DATE ROUTED: January 24, 2017      COMMENT DEADLINE: February 14, 2017

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

REFER TO FMFCD NOTICE OF REQUIREMENTS FOR  
DPA 2016-139.

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):

NO

REVIEWED BY: GARY CHAPMAN ENG. TECH. III 456-3292      3/24/17  
Name and Title      Telephone Number      Date

210.414 "Ef"

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS AND ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
PLAN AMENDMENT APPLICATION NO. A-16-016  
REZONE APPLICATION NO. R-16-017  
DEVELOPMENT PERMIT APPLICATION NO. D-16-139  
HE - HOUSING ELEMENT

FMFCD

**Return Completed Form to:**

Jose Valenzuela, Development Services/Planning  
Email: [Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov) and  
[Joann.Zuniga@fresno.gov](mailto:Joann.Zuniga@fresno.gov)  
Development and Resource Management  
2600 Fresno Street, Third Floor  
Fresno CA 93721-3604

**PROJECT DESCRIPTION AND LOCATION:**

Plan Amendment Application No. A-16-016-HE, Rezone Application No. R-16-017-HE, and Development Permit Application No. D-16-139-HE were filed by Giorgio Russ of Ginder Development and pertain to ±9.99 acres of property located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop. Plan Amendment Application No. A-16-016-HE proposes to amend the Fresno General Plan and the Bullard Community Plan from Residential Single Family Medium Density to Residential Multi-Family Medium-High Density. Rezone Application No. R-16-017-HE proposes to amend the Official Zone Map to reclassify the property from RS-5/UGM (Residential Single Family Medium Density/Urban Growth Management) to RM-1/UGM (Residential Multi Family Medium High Density/Urban Growth Management). Development Permit Application No. D-16-139-HE proposes a 120-unit gated multiple family residential development comprised of 15 eightplex buildings, detached garages in 15 single level buildings, a community building, and outdoor recreation facilities.

APN: 509-020-15      ZONING: From RS-5/UGM to RM-1/UGM      ADDRESS: 5490 North Salinas Avenue

DATE ROUTED: January 24, 2017      COMMENT DEADLINE: February 14, 2017

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

REFER TO ATTACHED LETTER DATED MARCH 24, 2017  
IN REGARDS TO R-16-017.

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):

NO

REVIEWED BY: GARY CHAPMAN ENG. TECH. III      456-3292      3/24/17  
Name and Title      Telephone Number      Date



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

*Capturing stormwater since 1956.*

File 210.412 "2016-139"

400.21

410.201

550.10 "EF"

March 24, 2017

Mr. Jose Valenzuela, Planning Analyst  
City of Fresno, Planning & Development Department  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

Dear Mr. Valenzuela,

**Rezone Application No. R-16-017**  
**Plan Amendment Application No. A-16-016**  
**DPA 2016-139**  
**Drainage Area "EF"**

The proposed rezone lies within the District's Drainage Area "EF". 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 blue ink that reads "Gary Chapman".

Gary Chapman  
Engineering Technician III

GC/lrl

K:\Letters\Rezone Letters\Fresno\2016\2016-017(ef)(gc).docx



# County of Fresno

## DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director  
Dr. Ken Bird, Health Officer

January 26, 2017

Jose Valenzuela  
Development & Resource Management  
2600 Fresno Street, Third Floor  
Fresno, CA 93721-3604

LU0018834  
2602

Dear Mr. Valenzuela:

PROJECT NUMBER: A-16-016, R-16-017, D-16-139

**Plan Amendment Application No. A-16-016-HE, Rezone Application No. R-16-017-HE, and Development Permit Application No. D-16-139-HE** were filed by Giorgio Russ of Ginder Development and pertain to ±9.99 acres of property located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop. **Plan Amendment Application No. A-16-016-HE** proposes to amend the Fresno General Plan and the Bullard Community Plan from Residential Single Family Medium Density to Residential Multi-Family Medium-High Density. **Rezone Application No. R-16-017-HE** proposes to amend the Official Zone Map to reclassify the property from RS-5/UGM (Residential Single Family Medium Density/Urban Growth Management) to RM-1/UGM (Residential Multi Family Medium High Density/Urban Growth Management). **Development Permit Application No. D-16-139-HE** proposes a 120-unit gated multiple family residential development comprised of 15 eightplex buildings, detached garages in 15 single level buildings, a community building, and outdoor recreation facilities.

**APN: 509-020-15      ZONING: RS-5/UGM to RM-1/UGM      ADDRESS: 5490 North Salinas Avenue**

Recommended Conditions of Approval:

- 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.

*Promotion, preservation and protection of the community's health*

1221 Fulton Mall / P.O. Box 11867 / Fresno, California 93775 / Phone (559) 600-3271 / FAX (559) 455-4646

Email: [EnvironmentalHealth@co.fresno.ca.us](mailto:EnvironmentalHealth@co.fresno.ca.us) ❖ [www.co.fresno.ca.us](http://www.co.fresno.ca.us) ❖ [www.fcdph.org](http://www.fcdph.org)

The County of Fresno is an Equal Opportunity Employer

- 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.
- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

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REVIEWED BY:

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

(559) 600-3271

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kt

cc: Baruti & Mak- Environmental Health Division (CT 42.12)  
Giorgio Russo- Owner/Applicant ([grusso@ginderdevelopment.com](mailto:grusso@ginderdevelopment.com))



*Preparing Career Ready Graduates*

**BOARD OF EDUCATION**

Brooke Ashjian, President  
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Carol Mills, J.D.

**SUPERINTENDENT**

Michael E. Hanson

January 25, 2017

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

**SUBJECT: PLAN AMENDMENT APPLICATION NO. A-16-016-HE  
REZONE APPLICATION R-16-017-HE  
DEVELOPMENT PERMIT APPLICATION NO. D-16-139-HE  
5490 N. SALINAS AVE. – ‘THE VINTAGE’ APARTMENTS**

Dear Mr. Valenzuela,

Fresno Unified School District submits the following response to your request for review and comment on the above referenced Plan Amendment, Rezone, and Development Permit Applications for the construction of a 120-unit multiple family residential development to include 15 eightplex buildings and a community building, to be located at 5490 North Salinas Avenue.

Any urban residential development occurring as a result of project approval will have an impact on the District’s student housing capacity. The District, through local funding, is in a position to partially mitigate its shortage of classrooms to accommodate planned population growth for the foreseeable future. However, the District recognizes that the legislature, as a matter of law, has deemed, under Government Code Section 65996, that all school facilities impacts are mitigated as a consequence of SB 50’s Level 1, 2 and 3 developer fee legislative provisions.

Any new development on the referenced property is subject to the residential development fee and the current fee rate \$3.48 per square foot. However, community buildings for use of residents in multiple family dwellings such as apartment complexes are subject to the commercial/industrial development fee, currently \$0.56 per square foot. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

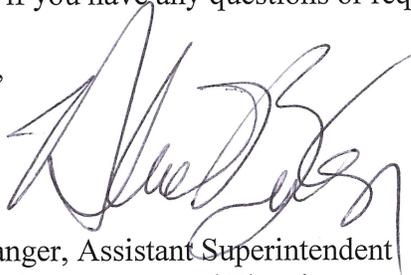
The project is presently within the attendance areas of the schools identified below.

Elementary School: Lawless  
Middle School: Tenaya  
High School: Bullard

*cont.*

The district appreciates the opportunity to comment on the proposed project. Please contact our office at 457-3066 if you have any questions or require additional information regarding our comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alex Belanger', written in a cursive style.

Alex Belanger, Assistant Superintendent  
Facilities Management and Planning

AB:hl *DWC*

**From:** [Amber Piona](#)  
**To:** [Jose Valenzuela](#)  
**Cc:** [Joann Zuniga](#); [Sophia Pagoulatos](#)  
**Subject:** Development Application Comments A-16-016-HE/R-16-017-HE/D-16-139-HE  
**Date:** Monday, February 06, 2017 10:52:33 AM

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Jose,

Long Range Planning has reviewed A-16-016-HE/R-16-017-HE/D-16-139-HE, and has the following comments:

Street-facing Glazing- The certainty standard for street-facing glazing requires the street-facing facades of each floor of the building have an overall wall composition of at least 25% and not more than 70% glazing (see 15-1005 B 3a Glazing Ratio). The street-facing facades of the middle two buildings along N. Salinas do not meet this standard. We propose reorienting the middle two buildings to face the street.

Screening- The southernmost building is two stories and located within 50 feet of a parcel zoned single family, and therefore needs a screening measure (see 15-1004 RS Transition Standards Screening).

Thanks!

**Amber Piona**  
Planner II  
City of Fresno  
Development and Resource Management Department  
(559) 621-8067



**DATE:** February 8, 2017

**TO:** Jose Valenzuela, Development Services/Planning  
Development and Resource Management Department

**FROM:** Ann Lillie, Senior Engineering Technician  
Public Works Department, Traffic and Engineering Services Division

**SUBJECT:** CONDITIONS OF DEVELOPMENT PERMIT APPLICATION NO. 2016-139 FOR  
MAINTENANCE REQUIREMENTS

**ADDRESS:** 5490 North Salinas Avenue  
**APN:** 509-020-15

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this development as a condition of approval by the Public Works Department. These requirements are based on City records, standards and the proposed improvements depicted for this development on the exhibits submitted.

<b>ATTENTION:</b>			
The item (s) below requires a separate process with additional costs and timelines. In order to avoid delays with the approval of this development, the following item (s) shall be submitted for processing to the Public Works Department, Traffic and Engineering Services Division <b>prior</b> to Building Permit approval.			
X	<b>Private Maintenance Covenant</b>	Ann Lillie	(559) 621-8690 <a href="mailto:ann.lillie@fresno.gov">ann.lillie@fresno.gov</a>
X	<b>CFD Annexation Request Package</b>		

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 and shall require a revision of this letter.

Any change affecting the items in these conditions requires revision of this letter.

INCOMPLETE Community Facilities District (“CFD”) Annexation Request submittals may cause delays to the annexation process and project approval. The annexation process takes from three to four months and SHALL be completed prior to Building Permit approval.

All applicable construction plans for this development are to be submitted to the Traffic and Engineering Services Division for review and approval prior to the CFD process. The Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process.

## 1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Commercial, Industrial and Multi-Family developments are the ultimate responsibility of the Property Owner. The property owner shall provide Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 ("CFD No. 9").

The following public improvements (existing and proposed) are eligible for Services by CFD No. 9 as associated with this development:

- All landscaped areas, trees and irrigation systems, as approved by the Public Works Department, within public street rights-of-way. **(North Salinas Avenue)**
- Concrete curb and gutters, valley gutters, sidewalks, curb ramps, traffic calming structures, median island curbing and hardscape, street paving and street name signage. **(North Salinas Avenue)**
- All costs associated with the street lights (including repair and replacement) within public street rights-of-way. **(North Salinas Avenue)**

## 2. The Property Owner may choose to do one or both of the following:

- I. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
  - **Proceedings to annex territory to CFD No. 9 SHALL NOT commence** unless this development is within the City limits and all construction plans (this includes Street, Street Light, Signal and Landscape and Irrigation plans as applicable) are considered technically correct.
  - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing.**
  - The annexation process takes from three to four months and **SHALL** be completed prior to building permit approvals. The review and approval of Landscape and Irrigation Plans are required to be approved by the Public Works Department prior to the completion of the annexation process.
  - Public improvements not listed above will require special approval by the Public Works Department Director or his designee.

**-OR-**

- II. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be included in a Private Maintenance Covenant for

the required Services associated with this development.

Any change to this development that would affect these conditions shall require a revision of this letter.

For any questions regarding these conditions please contact me at (559) 621-8690 / [ann.lillie@fresno.gov](mailto:ann.lillie@fresno.gov)

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## DEPARTMENT OF PUBLIC WORKS

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TO: **Jose Valenzuela, Planner III**  
Planning Division

FROM: **Hilary Kimber, Parks Supervisor II (559-621-1345)**  
Public Works, Median Island Maintenance

DATE: January 25, 2017

SUBJECT: SITE PLAN REVIEW NO. D-16-139-HE

The Department of Public Works offers the following comments regarding 5490 North Salinas Avenue (APN: 509-020-15) located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Loop Drive:

### **GENERAL REQUIREMENTS**

### **STREET TREE REQUIREMENTS**

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and trail landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards.
2. There are approximately 690 lineal feet of street frontage along N. Salinas Ave. resulting in the requirement of twelve (12) street trees.
3. The designated street tree for N. Salinas Ave. is:  

<b>Pistacia chinensis</b>	<b>Chinese Pistache</b>
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4. A landscape and irrigation design for the rights-of-ways will need to be submitted at the scale of 1"=20' to Public Works for the street trees prior to the installation of the landscaping.

February 2, 2017

Jose Valenzuela  
City of Fresno  
Development & Resource Management  
Development Services/Planning Division  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

**Agency Project: Plan Amendment Application No. a-16-016-HE, Rezone Application No. R-16-027-HE and Development Permit Application No. D-16- -139-HE for The Vintage**

**District CEQA Reference No: 20170064**

Dear Mr. Valenzuela:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project. Per the Project Referral, the project proposes a 120-unit gated multiple family residential development, a community building, and outdoor recreation facilities. The  $\pm 9.09$  acre project site is located at 5490 North Salinas Avenue, Fresno, CA. (APN: 509-020-15) The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be 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

**Seyed Sadredin**  
Executive Director/Air Pollution Control Officer

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**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
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

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. If approval of the subject 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, be made a condition of project approval.

More information regarding District Rule 9510 can be obtained by:

- E-mailing inquiries to: [ISR@valleyair.org](mailto:ISR@valleyair.org);
- Visiting the District's website at: <http://www.valleyair.org/ISR/ISRHome.htm>; or,
- For project specific assistance, the District recommends the applicant contact the District's Indirect Source Review (ISR) staff at (559) 230-6000.

3. The proposed project may be subject to District rules and regulations, including 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). The above list of rules is neither exhaustive nor exclusive.

More information regarding compliance with District rules and regulations can be obtained by:

- Visiting the District's website at <http://www.valleyair.org/rules/1ruleslist.htm> for a complete listing of all current District rules and regulation, or
- Visiting the District's website at [http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm) for information on controlling fugitive dust emissions.

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please contact Georgia Stewart at (559) 230-5937.

Sincerely,

Arnaud Marjollet  
Director of Permit Services



For: Brian Clements  
Program Manager

AM: gs



**DATE:** February 14, 2017

**TO:** Jose Valenzuela  
Development and Resource Management Department

**FROM:** Melessa Avakian, Senior Engineering Technician  
Public Works Department, Traffic and Engineering Services Division

**SUBJECT:** Conditions of Approval for **D-16-139**

**ADDRESS:** **5490 North Salinas Avenue**

**APN:** **509-020-15**

<b>ATTENTION:</b>			
The items below require a separate process with additional fees and timelines, in addition to the CUP/SPR permit process. In order to avoid delays in obtaining a building permit, the following items shall be submitted to the contacts shown below.			
<b>X</b>	<b>Maintenance Agreement / CFD</b>	Ann Lillie	Public Works Department (559) 621-8690 ann.lillie@fresno.gov
<b>X</b>	<b>Deed (up to 2 month processing time)</b> Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by the applicant's engineer. The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership <b>prior</b> to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 jeff.beck@fresno.gov
<b>X</b>	<b>A Cross Access Agreement</b> <b>-OR- A Lot Merger may be required <u>prior</u></b> to building permits.	Jose Valenzuela	Planning and Resource Management Department (559) 621-8070 Jose.Valenzuela@fresno.gov

**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.

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.

**Salinas Avenue: Local**

1. Dedication Requirements
  - a. Dedicate **30'** of property, from centerline, for public street purposes, within the limits of this application, per Public Works Standard **P-56**.
2. Construction Requirements:
  - a. Construct a **24' minimum to 35' maximum** driveway approach to Public Works Standards **P-2** and **P-6**. **Provide 10' of red curbing (3 coats) on both sides of the proposed driveway approaches.**
  - b. Construct a street-type approach to Public Works Standard **P-77**. Site Plan approval of a street type approach 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 do not meet the minimum standard per **P-10**, construct to Public Works Standards **P-2** and **P-6**. Redesign may be required.
  - c. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
  - d. Construct a **10'** residential sidewalk pattern to Public Works Standard **P-5**. (5 ½' from curb to walk- 4' walk- ½' to right of way.) Planting of street trees shall conform to the minimum spacing guidelines as stated in the Standard Specification, Section 26-2.11(C).
  - e. Construct an underground street lighting system to Public Works Standard **E-2** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-9** for Local streets.

**Regency Avenue. Local:** This is a pre-existing dead-end street. A cul-de-sac is not required per Andrew Benelli on February 13, 2017.

1. Construction Requirements:
  - a. Construct concrete curb, gutter and sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **7'** residential pattern.
  - b. Construct permanent paving as needed per Public Works Standard **P-50**.
  - c. Provide a barricade and signage at the end of the street per Public Works Standard **P-100**. Contact Scott Sehm at 559-621-8712 for approval of the signage.

**Street Construction 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. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**.
3. Gates: Provide a total of **100'** from the proposed gate to the back of walk for vehicle stacking. This can be accomplished by splitting the difference between the two approaches. Contact Melessa Avakian at 559 621-8812 for additional information.
4. When no masonry wall is required, wheel stops in the form of a **6"** high concrete curb or other approved fixed barrier, placed a minimum distance of **3'** from the property line, or the building to be protected, shall be installed.

**Irrigation / Canal Requirements:** The developer shall enter into an agreement with the Fresno Irrigation District providing for piping the canal(s) 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 rate(s) as set forth in the latest edition of the ITE Generation Manual. **NOTE: The conditional use permit would not require a traffic impact study, however, all amendments, regardless of the number of trips, require a TIS. Reference A-16-016.**

Trip Generation: This development will generate the following Average Daily Trips (A.D.T.), as shown below:

Description/ ITE code	Size	ADT	AM Peak Hour	PM Peak Hour
Apartment/220	120 DU	798	61	74

**Fresno Major Street Impact (FMSI) Fees:** This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and citywide 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.

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

**A. Offsite Information:**

1. **Street Improvements and Furniture:** Dimension all driveway approaches and identify existing and proposed streetlights (specify if wood or metal pole).
2. **Accessibility:** Identify the required 4' minimum path of travel along the public sidewalk adjacent to property, as required by the California Administration Code (Title 24). A pedestrian easement may be required if Title 24 requirements cannot be met.

**B. Onsite Information:**

1. **Driveways:** Provide a 12' visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
2. **Parking Lot: Lighting / Accessibility signage:** not to be within the 2' vehicular overhang
3. **Gates:** Submit an operational statement for the proposed gates to Traffic Engineering for review and approval, **prior** to permits. Specify the hours to remain open and if manual or automatic. Provide a detail of the guest entrance at 1"=10'. Provide all dimensions, radii, etc. needed for construction.

Questions relative to these conditions may be directed to Melessa Avakian at 559 621-8812 [Melessa.Avakian@fresno.gov](mailto:Melessa.Avakian@fresno.gov) in the Public Works Department, Traffic and Engineering Services Division.



**PUBLIC WORKS DEPARTMENT:**

**DATE:** February 14, 2017

**TO:** Jose Valenzuela  
Development and Resource Management Department, Planning Division

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

**FROM:** Melessa Avakian, Senior Engineering Technician  
Public Works Department, Traffic and Engineering Division

**PLAN AMENDMENT APPLICATION NO.** A-16-016-HE  
**REZONE APPLICATION NO.** R-16-017-HE

**OWNER (S):** Giorgio Russo  
**APN (S):** 509-020-15  
**LOCATION:** 5490 North Salinas Avenue

Trip Generation									
	Acres	From	ADT'S	AM	PM	To	ADT'S	AM	PM
	9.99	Residential Single Family Medium Density	1,141	90	120	Residential Multi-Family Medium-High Density	1,063	82	99

**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, commercial, institutional, industrial and office projects shall be designed such that related traffic will not route through local residential streets.

## **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\\_CH10REREPUNUREPRCOUS\\_ART1NORE.html#MUCOFR\\_CH10REREPUNUREPRCOUS\\_ART1NORE\\_S10-102DE](http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRCOUS_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

Page 5 of 9

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](http://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](http://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](http://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](http://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

## City of Fresno Notes and Requirements For Entitlement Applications

Page 6 of 9

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.

## City of Fresno Notes and Requirements For Entitlement Applications

Page 7 of 9

### 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.

## City of Fresno Notes and Requirements For Entitlement Applications

Page 8 of 9

- 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](http://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')

## City of Fresno Notes and Requirements For Entitlement Applications

Page 9 of 9

- 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.



2600 Fresno Street-Third Floor  
 Fresno, California 93721-3604  
 (559) 621-8277 FAX (559) 488-1026

Development and Resource Management Department  
 Jennifer K. Clark, AICP Director

**Property Development Standards  
 July 5, 2017**

**PROJECT DESCRIPTION**

**Plan Amendment No. A-16-016, Rezone Application No. R-16-017, Development Permit Application No. D-16-139** was filed by Giorgio Russo, Ginder Development, on behalf of SFI Fresno, LLC. (Owner) and pertains to ±7.87 acres of vacant property located on the easterly side of North Salinas Avenue just south of West Bullard Avenue and the North Figarden Drive loop. The applicant proposes construction of a 120-unit gated multiple family residential development with detached garages and a community building.

**APN: 509-020-15**

**ADDRESS: 5490 North Salinas Avenue**

**GENERAL INFORMATION**

<b>ZONING</b>	
Existing	RS-5/UGM ( <i>Residential Single Family Medium Density/Urban Growth Management</i> )
Proposed	RM-1/UGM ( <i>Residential Multi Family, Medium High Density/Urban Growth Management</i> )
<b>PLANNED LAND USE</b>	
Existing	Medium Density Residential
Proposed	Medium High Density Residential
<b><u><a href="#">Specific and Community Plans</a></u></b>	
Specific Plan	N/A
Community Plan	Bullard Community Plan
<b>PREVIOUS ACTIONS</b>	
Applications	-
Covenants/ Easements	-
<b>TRACT MAP or LOT SPLIT</b>	-

**PROPERTY DEVELOPMENT STANDARDS**

Use the website below to access the Development Code to find more information on zoning/property development standard requirements for RM-1 zone district:

[Residential Multi-Family Districts \(RM\)](#)

<b>USE PERMITTED</b>		
Pursuant to Section 15-1002 of the Fresno Municipal Code (FMC), a multi-family development is permitted subject to a development permit in the RM-1 zone district.		
<b>LOT SIZE</b>		
	Minimum	-
	Existing	± 342,740 square feet (± 7.87 acres)
<b>DWELLING UNIT DENSITY</b>		
	Permitted	12 to 16 du/ac
	Proposed	15.24 du/ac (120 du/7.87)
<b>LOT COVERAGE</b>		
	Permitted	Maximum 50%
	Proposed	30.51% (104,601 square-feet of building area / 342,740 square-foot lot)
<b>FRONTAGE COVERAGE</b>		
	Required	Minimum 50%
	Proposed	Not applicable outside of the Priority Areas for Development Incentives. This project is outside of the Priority Area.
<b>OPEN SPACE</b>		
	Permitted	Minimum on-site open space 20% of lot area
	Proposed	<u><a href="#">Provide open space information on site plan or landscape plan.</a></u>
<b>BUILDING HEIGHT</b>		
	Permitted	The maximum height within 40 feet of an RS District is limited to <b>30 feet</b> . The maximum height within 50 feet of an RS District is <b>40 feet</b> (FMC 15-1004-A-1).
	Proposed	Exhibit E-1 dated January 23, 2017 depicts a height of ± 25 feet.

<b>SETBACKS</b>				
<b>Required Building Setback</b>			<b>Proposed Building Setback</b>	
Front (Salinas)	10 feet Transition from SFR: 13 foot setback within 50 feet of adjoining RS district (FMC 15-1004-A-2-a).		Front	20 feet-8-inches 33 feet-6-inches 6-foot ornamental fence is setback 10 feet from property line. Should be setback 13-feet to be at 6-feet for first 50 feet of adjoining property line to a RS-5 district.
Interior (northern and southern property lines)	10 feet total, minimum 4 feet per side. 10 feet along northern property that abuts an RS-5 district (FMC 15-1004-A-2-b).		Interior	20 feet (northern property line) 10 feet (southern property line)
Rear (eastern property line)	20 feet		Rear	20 feet
Parking, from back of sidewalk/curb	30 feet		Parking, from back of sidewalk/curb	±47 feet
<b>Required Landscaping Setback</b>			<b>Proposed Landscaping Setback</b>	
Front (Salinas)	10 feet All required minimum setbacks (FMC 15-2305-B-3)		Front	At least 10 feet
Interior (Northern)	10 feet, Type 1 Landscaping (FMC Table 15-2305-C-1 & Table 15-2305-C-2)		Interior	20 feet
Interior (Southern)	Minimum 4 feet		Interior	10 feet
Rear	20 feet		Rear	<u>Depict Landscaping at rear property line.</u>

15-2305-D: All areas facing a street shall be landscaped. Landscaping shall be installed and maintained in accordance with the sections of this article and the following standards:

1. Planting areas more than 10 feet in width shall be planted with medium and large trees and medium and large shrubs to span the entire length.
2. Planting areas 10 feet 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.
3. Trees shall be planted so the canopies could touch for the entire length within fifteen years.

15-2305-E: 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 feet of a public sidewalk, in which case the building perimeter shall be paved and treated in a manner similar to the adjacent sidewalk.

**FENCES, HEDGES, WALLS**

	Permitted	A fence up to four feet in height may be installed within any 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.  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  Outside of the required front yards, the maximum height for fences is six feet (regardless of location on the site).
	Proposed	6-foot high wrought iron fence at front yard setback.  6-foot high block wall on interior and rear property lines.

**OFF-STREET PARKING**

	Required	Multi-Unit Residential: one covered parking space per dwelling unit plus one uncovered guest parking space for every 2 dwelling units.  Covered: 120 units = <b>120 parking spaces required</b>  Uncovered: 120 units/2 = <b>60 guest parking spaces required</b>  Total parking required <b>180 parking spaces</b>
	Proposed	Exhibit A-1 dated January 23, 2017 depicts 141 garage parking spaces and 97 uncovered parking spaces for a total of <b>238 parking spaces</b> .

**BICYCLE PARKING**

	Required	Short-term: None  Long-term: 1 per 15 units. Not required if units provide individual garages
	Proposed	<u>Does each unit get a garage space by right?</u>  <u>Exhibit A-1 dated January 23, 2017 depicts 141 garages.</u>

<b>TREES (On-Site)</b>		
	Required	One per 60 feet of street frontage. At 690 lineal feet, <b>12</b> street trees per City of Fresno Public Works are required.  A minimum of one tree per unit (Trees required in other sections of this code, such as parking lot trees or street trees, shall count toward the satisfaction of this requirement).  120 units = 120 trees on-site
	Proposed	<u>Provide landscape plan for review and approval prior to issuance of building permit.</u>

<b>PARKING LOT SHADING</b>		
	Required	§15-2421: At least 50% of the areas not landscaped shall be shaded, of light colored materials with a Solar Reflectance Index (SRI) of at least 29, or a combination of shading and light colored materials.  Provide one tree for each parking space, 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.
	Proposed	<u>Provide a landscape plan depicting the total number of trees or percentage of parking lot shading.</u>

<b>ACCESS</b>		
	Required	Parking lots shall be provided with suitable maneuvering room so that all vehicles therein may enter an abutting street in a forward direction.
	Proposed	Two access points are depicted at North Salinas Avenue.

<b>OUTDOOR ADVERTISING</b>		
	Required	The provisions of Article 26 of the FMC shall apply.  Signs shall be reviewed and approved under a separate permit.
	Proposed	Depict any proposed signs on the site plan.

**SUMMARY AND OTHER COMMENTS /REQUIREMENTS**

A. Miscellaneous

(1) When a multi-story building is proposed and the second story or above is located within 50 feet of the side or rear yard of a single-family lot, screening measures shall be applied to provide a reasonable degree of privacy (FMC 15-1004-A-4).

(2) Screening of Mechanical & Electrical Equipment: Comply with Section 15-2011 of the

FMC.

- (3) Pedestrian access to public streets shall be provided by either the Flexibility Option or the Certainty Option. Indicate in operational statement or site plan (FMC 15-1004-E).
- (4) Façade design shall be provided by the applicant by either the Flexibility Option or the Certainty Option. Indicate in operational statement or site plan (FMC 15-1005).
- (5) Outdoor Lighting & Illumination: Comply with Section 15-2015 of the FMC.
- (6) Trash and Refuse Collection Areas: Comply with Section 15-2016 of the FMC.

B. Local Plans and Policies

- (1) Bullard Community Plan: There are no policies in the Bullard Community Plan for residential development that are more restrictive than the FMC or Fresno General Plan.
- (2) Fresno General Plan – available on-line at  
<https://www.fresno.gov/darm/wp-content/uploads/sites/10/2016/11/consolidatedGP.pdf>

**Use the following links to review City development regulations and requirements:** [Public Works Department, Standard Drawings](#)