

Project Description and Operations Statement  
Proposed Coffeehouse and Historic Monument  
5860-5870 W. Santa Ana  
Fresno, California 93722

1. Proposed Facility:

Proposed is a new Coffee/Clubhouse building incorporating an historic monument. The size of the Coffeehouse is 5,075 sq. ft. The building will sit on .56 acres of an existing farm incorporating elements of the existing farmhouse (Brewer House a.k.a. Jose Garcia Adobe) which is on the historic register.

2. The Property:

The proposed building is located at 5860-5870 W. Santa Ana in Fresno, California, 93722. The land use data is as follows:

- APN Number: 510-040-14
- Zoning: RM-2
- Construction Type: VB (Sprinklered)
- Occupancy Type: B/A-2
- Historic Preservation: HP#227

3. Operational Time Limits:

The proposed facility hours of operation will be 7 days a week, 6:00AM to 6:00PM. Pool hours: 8:00AM to 10:00PM seasonal.

4. Special Activities and/or Events:

As this structure will function as the Clubhouse for the adjacent apartments scheduled events such as birthday parties and other gatherings are anticipated.

5. Employees and Staff:

The number of employees and staff is 1-6 depending on scheduled functions.

6. Materials, Equipment and Supplies:

The proposed building will house a coffee shop, commercial kitchen, seating areas as well as historic displays and pool equipment.

7. Service and Delivery Vehicles:

Deliveries will be brought to the facility in small trucks, vehicles and Semi-trucks during normal business hours.

8. Environmental Impact- Sound:

The proposed building does not anticipate generating any noise above what

would be normal for its proposed use and deemed to be no more obnoxious than generated by surrounding properties.

9. Environmental Impact- Hazmat:

The proposed building during operation will not generate any hazardous materials.

10. Solid Waste:

Grease in addition to standard waste and recyclables are anticipated.