



Development and Resource Management Department

2600 Fresno Street, Third Floor
Fresno, California 93721-3604
(559) 621-8277 FAX (559) 498-1026

Jennifer K. Clark, Director

July 6, 2016
Changes requested by Planning
Commission on July 20, 2016 in red

Please reply to:
McKencie Contreras
(559) 621-8066

Nick Yovino, Jr.
California Land Consulting
nickjr@califonialc.com
Sent via email only

SUBJECT: DEVELOPMENT PERMIT APPLICATION NO. D-16-031 FOR PROPERTY
LOCATED AT 1161 EAST SHEPHERD AVENUE (APN: 403-021-03)

Dear Mr. Yovino:

Development Permit Application No. D-16-031, which proposes a 34-unit, gated multiple family residential development with amenities such as enhanced architectural features, open courtyards, extensive landscaping in buffer zones adjacent to single-family residences, carports, and a block wall along shared property lines with adjacent properties on approximately ±2.27 acres of property on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues.

A Mitigated Negative Declaration has been prepared for Environmental Assessment No. A-16-005/R-16-006/D-16-031 dated June 3, 2016 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-16-005/R-16-006/D-16-031. The approval of this project is subject to compliance with the following Conditions of Approval:

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits or occupancy:

Table with 2 columns: Planner to check when completed, and 1 row: 1. Transfer all red line notes, etc., shown on Exhibits A dated May 20, 2016 and Exhibits B-1, B-2, E-1, E-2, E-3, E-4, E-5, R-1, R-2, R-3, F-1, F-2, F-3, F-4, F-5, F-6, F-7, F-8, and L dated April 5, 2016, to corrected exhibits. Submit the corrected exhibits for further review and approval. Please also review other agency/department comments and revise site plan accordingly. Transfer all comments and conditions on exhibits to the

	corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits.
<input data-bbox="191 436 279 506" type="checkbox"/>	2. Submit three copies of detailed, final landscaping and irrigation plans prepared by a landscape professional, showing the number and types of trees (differentiate between species), to the Development Services Division. The type of landscaping is to be determined by the applicant and to conform to minimum city standards. These plans must be reviewed and approved prior to issuance of building permits. Hilary Kimber must approve the revised landscape plan prior to issuance of building permits. Contact Hilary Kimber at 559-621-1345 for questions.
<input data-bbox="191 638 279 707" type="checkbox"/>	3. Landscaping must be in place prior to 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. Prior to final inspection, a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form, attached).
<input data-bbox="191 1121 279 1190" type="checkbox"/>	4. Prior to issuance of building permits, submit Community Facilities District (CFD) Annexation Request and/or provide a Private Maintenance Covenant as approved by the City to the Public Works Department, Traffic and Engineering Division. Contact Ann Lillie at (559) 621-8690 or by email at ann.lillie@fresno.gov for information and assistance.
<input data-bbox="191 1331 279 1400" type="checkbox"/>	5. Deeds of easements for the required dedications must conform to the format specified by the City and shall be prepared by the Applicant's Engineer per Public Works Department comments dated April 15, 2016. Deeds require a two-month processing time and shall be completed (deeds recorded) prior to issuance of building permits.
<input data-bbox="191 1541 279 1610" type="checkbox"/>	6. Street Construction and Lighting Plans are required and shall be approved by the City Engineer. All improvements shall be constructed in accordance with City of Fresno Public Works Department Standards and Specifications. All work shall be reviewed, approved, completed and accepted prior to obtaining a Certificate of Occupancy.
<input data-bbox="191 1751 279 1820" type="checkbox"/>	7. The Traffic Signal Mitigation Impact (TSMI) Fee, Regional Transportation Mitigation Fee (RTMF) and Fresno Major Street Impact (FMSI) Fee shall be paid as applicable per Public Works, Traffic and Engineering memorandum dated April 15, 2016. Provide proof of payment or exemption prior to issuance of building permits.

<input type="checkbox"/>	8.	Sewer facilities are available to serve the proposed project subject to: Installing a sewer house branch(s); on-site sewer facilities being private; abandoning any existing on-site septic systems; and the project developer contacting Wastewater Management Division/Environmental Services at (559) 621-5100 regarding conditions of service for special users prior to issuance of building permits.
<input type="checkbox"/>	9.	Water facilities are available to serve the proposed project subject to: Installing water service(s) and meter box(es); on-site sewer facilities remaining private; destructing any existing on-site well; and the project developer providing a detailed water usage analysis per comments dated April 25, 2016, subject to approval by the Director of Public Utilities Services at (559) 621-5100 regarding conditions of service for special users prior to issuance of building permits.
<input type="checkbox"/>	10.	Fire hydrants shall be installed and fire access lanes constructed and maintained pursuant to comments from Fresno Fire Department dated April 25, and May 12, 2016. Show all Fire Department requirements (i.e. hydrant locations, water mains, fire flow notations, fire lane widths and lane/curb painting) on site plan prior to final site plan sign-off by Planning.
<input type="checkbox"/>	11.	Pay the required fees as stated in the memoranda from the Fresno Metropolitan Flood Control District dated April 22, 2016 prior to issuance of building permits. Provide proof of payment to the project Planner.
<input type="checkbox"/>	12.	Pay applicable development fees to the Clovis Unified School District prior to issuance of building permits.
<input type="checkbox"/>	13.	Install a 6-foot, 7 inch wall as allowed through the minor deviation process (10% increase allowed). Call out wall on corrected site plan.
<input type="checkbox"/>	14.	Comply with Section 15-1001-A-4 of the Development Code which requires special screening measures when a multi-story building is proposed and is located within 50-feet of the side or rear property lines of a single family lot. One way to meet this requirement is by installing 48-inch box oak trees, planted as a staggered double row. Depict requirements on site plan, elevations and landscape plan prior to issuance of building permits.

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a) Development shall take place in accordance with the attached updated “Planning Comments” from the Development Services Division, dated June 30, 2016, document (attached) as applicable.

- b) Development 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 and Woodward Park Community Plan.
- d) Development shall take place in accordance with the RM-1/UGM (*Residential Multi-Family, Medium High Density/Urban Growth Management*) zone district.
- e) Comply with the operational statement for the proposed project dated March 28, 2016.
- f) Comply with the mitigation measures of Environmental Assessment No. A-16-005/R-16-006/D-16-031 dated June 3, 2016 (attached).

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:
 - a) Development and Resource Management Department, Building and Safety Services Division dated April 5, 2016;
 - b) Department of Public Works, Traffic and Engineering Services Division revised memorandum dated April 15, 2016;
 - c) Department of Public Works, Traffic Engineering Manager dated April 15, and May 10, 2016 regarding traffic impacts;
 - d) Department of Public Works, Traffic Engineering Division, CFD dated April 6, 2016.
 - e) Department of Public Works, Median Island Maintenance dated April 5, 2016;
 - f) Department of Public Utilities, Planning and Engineering Division Sewer Division dated April 20, 2016;
 - g) Department of Public Utilities, Water Division dated April 1, 2016;
 - h) Department of Public Utilities, Solid Waste Management Division dated April 18, 2016;
 - i) Fresno Fire Department dated April 25, May 12, and June 9, 2016;
 - j) County of Fresno Department of Public Health dated April 5, 2016;
 - k) Fresno Metropolitan Flood Control District dated April 22, 2016 and Rezone No. R-16-006 mitigation requirements dated April 22, 2016;
 - l) Fresno Irrigation District dated April 12, 2016; and
 - m) San Joaquin Valley Air Pollution Control District dated April 8, 2016.

3) Miscellaneous Requirements

- a) Plans and permits are required.
- b) 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.
- c) 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 are based on adopted City plans and policies, those determined through development permit review and environmental assessment essential to mitigate adverse effects on the health, safety, and welfare of the community, and recommended conditions for development that would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed verbally or in writing to the Fresno City Council at scheduled public hearings. Action by the Fresno City Council with respect to Development Permit Application No. D-16-031 is final.

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, to McKencie Contreras in the Development Services Division for final review and approval, **at least 15 days before applying for building permits.**

It may be necessary to resubmit these “corrected exhibits” a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the “corrected exhibits” are approved by the Development Services Division, please place these exhibits in the plan check set and contact the Development Services Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one

additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

Copies of the final approved site plan, elevations, and landscape plan 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.

The exercise of rights granted by this special permit must be commenced by three years from the date of City Council approval. A permit granted under this Code shall automatically expire if it is not exercised or extended within three years of its issuance pursuant to Section 15-5013 of the Fresno Municipal Code. All improvements must be installed prior to the operation of the proposed use. A time extension not exceeding one year beyond the initial three-year period may be requested by applying to the Director at least 30 days prior to the expiration date of the permit. In no case shall the expiration period extend more than four years from the date of final approval. In order to grant an extension, the Director shall make findings pursuant to Section 15-5013-A-1, of the Fresno Municipal Code. All improvements must be installed prior to the operation of the proposed use.

If you have any questions regarding this letter, feel free to give McKencie Contreras a call at the number listed above.

Sincerely,

Lauren Filice, Planner III
Development Services Division

Enclosures: Exhibits A, A-1, B-1, B-2, E-1, E-2, E-3, E-4, E-5, R-1, R-2, R-3, F-1, F-2, F-3, F-4, F-5, F-6, F-7, F-8, and L dated March 28, 2016,
Review Agency Comments on A-16-005, R-16-006 and D-16-031
Notes and Requirements
Landscape Certification Form

CC: Marcil Awad (awadm33@gmail.com)



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 Fresno, California 93721-3604
 (559) 621-8277 FAX (559) 488-1020

Development and Resource Management Department
 Jennifer K. Clark, Director

**Updated Project Comments from the Development Services Division
 June 30, 2016**

PROJECT DESCRIPTION

Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006 and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr., of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to a 2.27-acre property located on the south side of East Shepherd Avenue, between North Millbrook and North Cedar Avenues. **Plan Amendment Application No. A-16-005** proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. **Rezone Application No. R-16-006** proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) to the RM-1/UGM (*Residential Multi-Family Medium High Density/urban Growth Management*) zone district. **Development Permit Application No. D-16-031** proposes a gated, 34-unit, multiple family residential development with ten (10) one-bedroom units, twenty two (22) two-bedroom units and two (2) three-bedroom units ranging from 897 to 1489 square feet. Proposed parking is sixty-two (62) parking stalls or 1.8 per unit, of which fifty-two (52) are covered. Open space is at 38%, substantially higher than the minimum required. Front and rear yard setbacks are at 20-feet, with side yards at 10-feet and landscaped. Building setbacks are a minimum of 20-feet on the west property line adjacent to the rear yards of existing single-family homes. A wrought iron fence is proposed along the Shepherd Avenue frontage and 6-foot high masonry walls along other property lines.

APN: 403-021-03 **ADDRESS: 1161 East Shepherd Avenue**

GENERAL INFORMATION – General Plan land use designation is *Medium Low Density Residential*.

ZONING	
Existing	RS-4 , Residential Single-family, Medium-Low Density per proposed new "Development Code" zoning which corresponds to <i>Residential Single-family, Medium-Low Density</i> planned land use.
Proposed	RM-1 , Residential Multi-Family, Medium Density – to allow 12-16 dwelling units per acre.
PLANS – available on-line at: www.fresno.gov/code .	
Community Plan	Woodward Park
Specific Plan	n/a
Redevelopment	UGM, Urban Growth Management
PREVIOUS ACTIONS	
Applications	Case 06-90006971 - Correction Notice for vacant building.

Covenants/ Easements	None found.
Development Agreements	None found.
Comment:	<i>Provide a current Title Report - provided.</i> <i>As a condition of project approval - Disclose recorded information for all easements in Site Plan notes.</i>
TRACT MAP or LOT SPLIT	2.27 acres, East 502.73-feet of lot 57, Perrin Colony No. 2, Except East 337.73-feet.

PROPERTY DEVELOPMENT STANDARDS

Use the website below to access the Development Code (Chapter 15) to find more information on zoning/property development standard requirements: www.fresno.gov/code.

USE PERMITTED - The requirements for the RM-1 zone district can be accessed here	
Proposed Zoning – Pursuant to Fresno Municipal Code (FMC) Section 15-1002, Table 15-1002, for the proposed RM-1/UGM (<i>Residential Multi-family Residential District/Urban Growth Management</i>) zone district, multi-unit residential uses are permitted by right. The following analysis of the RM-1/UGM zone district has been prepared for Application No’s. A-16-005, R-16-006 and D-16-031:	
NOTE – for requirements below () indicates general requirements, * indicates special standards/requirements, while ‘WCP’ indicates Woodward Community Plan requirements.	
DENSITY AND MASSING STANDARDS , pursuant to FMC Section 15-1003, Table 15-1003, apply:	
LOT AREA – (§15-306) measured as lot width multiplied by lot depth - applicable to Single-family Residential uses only:	
Required	N/A – for Multi-family Residential see Population Density, below.
Proposed	2.27 acres
LOT DIMENSIONS – (§15-306) measured as A. lot width, B. lot depth - applicable to Single-family Residential uses only:	
Required	N/A
Proposed	165 feet wide, 602 feet deep
DENSITY – (§15-310) expressed as dwelling units per acre.	
Permitted	RM-1 allows a maximum of 16 dwelling units per acre
Proposed	<u>Calculated as:</u> 16 units x 2.27 acres = <u>36 dwelling units maximum</u> <i>The 34 units proposed are less than the dwelling unit maximum (14.97 du/acre).</i>

BUILDING HEIGHT - (§15-306) measured as average level of highest and lowest points where vertical plane of exterior walls touch natural grade level of the site to highest point on roof or top of parapet wall.

Woodward Park Community Plan Policy 1-3.8: Outdoor recreational areas, game courts, swimming pools, and solid waste collection areas on property zoned for multiple-family residential uses shall be oriented away from properties zoned or planned for single-family residential uses.

a. Multiple-family buildings greater than one-story (20 feet) in height shall be prohibited within 75 feet of property zoned or planned for single-family residential.

NOTE - According to FMC §15-104-B.4., Priority of Plans - a. "In the event of conflict between the Code and any operative plan guidelines, this Code shall control".

Permitted	A maximum building height of 40 feet is allowed. Transition Standards apply where RM District abuts an RS Residential Single-family District (west side of project site). Setback buildings <u>30 feet within 40 feet, or 40 feet within 50 feet of an RS District.</u>
Proposed	2-story units, 20'6" tall for Building One.
Comment	<i>As a condition of project approval - Provide 4 copies of full-sized Elevation Sheets for Buildings No. 2 and 3.</i>

SITE DESIGN DEVELOPMENT STANDARDS – Pursuant to Section 15-1004

Required	§15-1004, Transition Standards apply to all structures in an RM District adjacent to RS District as follows: <ol style="list-style-type: none"> <i>Height</i> – 30 feet within 40 feet, and 40 feet within 50 feet of adjacent RS district. <i>Setbacks</i> – Front = 13 feet within 50-feet of an RS district; Interior Side = 10 feet; Rear = 20 feet from the RS district. <i>Landscape</i> - 5 foot wide along all RS district boundaries – see table below. <i>Screening</i> – required for multi-story buildings within 50 feet of side/rear yards of RS district properties and include alternating window/balcony placement, wing walls/louvers, glass block etc.
Proposed	2-story residential buildings at 20'6" height.

YARDS – (§15-313) Setbacks measured as: A. Front and B. Garage from back of sidewalk; C. Interior Side from property line, Street Side from back of sidewalk.

§15-1003 Setbacks for the RM-1 zone are shown in the following table:

Required Building Setback		Proposed Building Setback	
Front (Shepherd Ave.)	20'	Front	20 feet
Interior Side (east)	10' total, min. 4'/side	Interior Side	10+ feet
Interior Side (west)	10' total, min. 4'/side	Interior Side	50+ feet

Rear	20' min.	Rear	20 feet
Alley	3' min.	Alley	N/A
Parking	30' min. - <i>from back of sidewalk/curb</i> (N/A to parking behind building)	Parking	30 feet from curb

Landscape Setbacks - §15-1004-A.3 where an RM District abuts an RS District, a landscape setback is required on the RM zoned property pursuant to Table 12-2305-C.1 Required Landscape Buffers – Buffer Yard Type 1 requires: 2 large trees, 2 small-medium trees, 6 large shrubs and 8 small-medium shrubs per every 100 linear feet of buffer yard. See table above for area required.

Required Landscaping Setback		Proposed Landscaping Setback	
Front	Type 1, 13 feet	Front	20 feet
Interior Side (west)	Type 1, 10 feet (15', 6-foot masonry wall)	Interior Side	Variable - 9 to 12 feet
Interior Side (east)	Type 1, 10 feet (15', 6-foot masonry wall)	Interior Side	10+ feet
Rear	Type 1, 10 feet (15', 6-foot masonry wall)	Rear	20 feet

SPACE BETWEEN BUILDINGS

Main Buildings	15-704-B Side Setbacks for Attached Dwellings – side setbacks apply only to ends of buildings, and are not required between attached buildings.
Accessory Buildings	N/A
Garages	Measure as for dwelling unit where garages are attached to dwelling units.

LOT COVERAGE – measured pursuant to §15-311 and 317.

Required	Table, §15-1003 for RM-1 District: Frontage Coverage = minimum 50% of area between the minimum and maximum front setback area. Lot Coverage = maximum 50% of lot. On-site Open Space = minimum 20% of lot area.
Proposed	Lot coverage of 35.4%, as shown in site plan notes. <i>As a condition of project approval - Provide frontage coverage calculation and illustrate on Site Plan.</i>

FENCES, HEDGES, WALLS – §15-1606-D. for Multi-Single Family Homes, when on a lot in a block with parcels zoned for single-family uses, fencing shall comply with §15-1606-C, as follows:

Required	<p>1.a. <u>Front Yards</u> – Wrought iron/ tubular steel = 4 feet high, open a minimum of 80% to allow air passage. All other materials = 3 feet high maximum.</p> <p>1.b. <u>Other Yards</u> – All materials - up to 6 feet in height on property lines, not to exceed 6 feet in height.</p> <p>L. <u>Materials</u> – 1.b. Limit chain link fencing along <i>i.</i> major street, and <i>ii.</i> Along street-facing yards in developments containing 6 or more units.</p> <p>P.1. <u>Exceptions</u> – Walls used to mitigate noise may exceed the standard per §15-1607, Walls for noise attenuation, required by §15-2106.</p>
Proposed	<p>A 6-foot high wrought iron fence with vehicle and pedestrian gates is proposed, set back from 20-feet to 60 feet from the front property line, on the 20-foot front yard setback. Vehicle gate is 100-feet back from the property line.</p> <p>A 6-foot high masonry wall is proposed along the property line at the northeast corner, 20-feet back from the front property line. Masonry wall continues uninterrupted along the east, south (rear) and west property lines to terminate at the northwest corner. The wall shall drop to 3-feet in height within the front yard setback area.</p>
OFF-STREET PARKING – §15-2000-2016.	
Required	<p>Table §15-2008, Multi-Unit Residential dwellings require the following number of Vehicle Parking spaces per unit: Studio = 1 space; 1 or 2 bedroom = 1 space; 3 or more bedrooms = 1.5 spaces.</p> <p><i>One additional uncovered guest parking space must be provided for every 2 units.</i></p>
Required	<p>§15-2028, Bicycle Parking is required as follows: A.1.a. Short-term bicycle parking is required to serve guests and visitors to a site when there is new development B.1.a. Long-term bicycle parking is required to serve residents, 2. per Table 12-2028-D at a rate of 1 bicycle space per 15 units, not required if units provide individual garages.</p>
Parking Calc.:	<p>Tenant – 32, 1 & 2 bedroom x 1 = 32 parking spaces and 2, 3-bedroom x 1.5 = 3 parking spaces = 35 covered parking stalls required. Visitor - 34 units/2 units = 17 uncovered stalls required. $35/15 = 2.33$ or 2 bicycle parking spaces required.</p>
Proposed	<p><u>Vehicle</u>: 3 - 9x20-foot open visitor parking stalls; 7 - 9x19-foot open/uncovered stalls; and 52 - 9x19-foot covered stalls/carports. <u>Bicycle</u>: 4 bicycle stalls shown.</p>
Comment	<p>Show typical dimensions of parking stalls on the Site Plan that conform to City Standards – provided.</p> <p><i>As a condition of project approval – Show 10 additional uncovered parking stalls on the Site Plan (may convert the additional covered stalls shown on site Plan).</i></p>
ON-SITE OPEN SPACE	

	Required	<p>§15-1004-D, Minimum on-site open space of 20% is required for RM-1 zone district, based on lot size per Table 15-1003.</p> <p>§15-1004-D-1. A minimum of on-site open space may be met as follows:</p> <p>Private space: required for no less than 50% of units, with dimension of no less than 4-feet and area no less than 32 square feet. Table 15-1005-F - Ground floor 30' from street per Porches, above ground floor 30' from street per Balconies.</p> <p>Common space: dimension no less than 20-feet and area no less than 1,000 square feet. 40% as active space for sites over 1 acre, with not less than 80% open to sky.</p>
		<p>Public Plaza: dimension no less than 20-feet and area no less than 500 square feet. Full access from public right-of-way and locate in front of building, with public view unobstructed.</p>
	Proposed	<p>All units have patios or balconies measuring from 9'x13' or 117 square feet (sf.) to 12'x16' or 192 sf., with most at 11'x15' or 165 sf.</p> <p>Common areas include 3 courtyards at 2,500, 2,500 and 2,275 square feet, while 38% of the project site is landscaped open space and outdoor walkways.</p>
STORAGE		
	Required	<p>§15-1004-E Each dwelling unit shall have at least 120 cubic feet of enclosed, weather-proofed, and lockable private storage space. A garage, dedicated to a specific dwelling unit, may be used to satisfy this requirement. Private storage spaces shall be constructed of similar building materials as the dwelling unit and shall not be located underneath carports. Storage shall be accessible and deemed usable by the Director.</p>
	Proposed	None shown.
	Comment	<i>As a condition of project approval – Show storage areas for each dwelling unit on Site and/or Floor Plans.</i>
ACCESS		
	Required	<p>Pedestrian Access - §15-1004-E, must be provided on-site according to:</p> <ol style="list-style-type: none"> 1. Flexibility Options – applicant to demonstrate that the project meets the following goal: <ol style="list-style-type: none"> a. Provide sufficient opportunities for residents to walk to nearby amenities, services and transit facilities. 2. Certainty Option - <ol style="list-style-type: none"> a. Common entrances to internal pedestrian paths shall be provided at the rate below, with entrances protected by a portico, canopy, or alcove no less than 4-feet deep. ii. No less than 1 per 600 feet of linear street frontage are required outside of priority areas.
		<p>b. Direct entrances to individual dwelling units adjacent to a public street shall be provided at a rate of 1 per 75 feet of linear street frontage.</p>
	Proposed	<p>Separate pedestrian walkway connecting buildings, parking and common areas constructed of concrete with colored and salted finish.</p>

<p>Required</p>	<p>Vehicular Access – Design of entrance driveways, external and internal traffic lanes is pursuant to Fire and Public Works Department Standards.</p> <p>§15-2017 Parking Lot Access, includes driveway design, location, throat length, size of parking spaces and maneuvering aisles, spaces abutting fences or walls, and size dimensions;- C. Residential driveway length for driveways providing direct access from a public street to a garage or carport shall be <u>at least 20 feet in depth</u>.</p> <p>A.2. When property has access to more than 1 street access is limited to the lowest volume street.</p> <p>3. Access to major streets to be spaced to provide reasonable access and maximize traffic safety and flow.</p> <p>4. Access safety and control to be determined by the City Engineer.</p> <p>D. Parking spaces shall not be located within 20 feet of an access driveway, <u>measured from the property line</u>.</p>
	<p>E. Driveway “throat length” shall be designed to prevent vehicles from backing into flow of traffic on public street, design subject to City Engineer.</p> <p>H. Size of parking spaces and maneuvering aisles shall meet the minimum dimensions established by the Public Works Director (Public Works Standards).</p> <p>I. Parking spaces abutting a wall or fence no higher than 0.5 feet shall be increased by 2 feet in depth on each obstructed side.</p> <p>J. Minimum inside dimensions for residential garages and carports: 1 Car = 10 feet wide by 20 feet long; 2-car = 20 feet wide by 20 feet long; 3+ cars = 9 feet wide by 19 feet long per space. Vertical clearance not less than 7 feet 6 inches.</p>
<p>Proposed</p>	<p>Single 2-lane, 20’ deep x 30’ wide driveway located in northwest corner accessing E. Shepherd Ave.</p>
	<p>§15-2022 Circulation and Safety A. Landscaping in planters at end of parking aisles shall not impair sight line of drivers and pedestrian cross-traffic. Mature trees shall have a clearance of 8 feet from parking lot surface. Other plant material shall not exceed 30 inches in height.</p> <p>B. Parking lots shall be designed so that sanitation, emergency, and other public service vehicles can provide service without backing or making dangerous or hazardous turn movements, as determined by the Review Authority.</p> <p>C. Separate vehicular and pedestrian circulation systems shall be provided: 1. Multi-unit developments of 5 or more units must provide pedestrian access that is separate and distinct from driveways.</p>
<p>Proposed</p>	<p>Unidentified medium water use shrub area at entry driveway with trees 70-feet from driveway.</p>
<p>FAÇADE DESIGN DEVELOPMENT STANDARDS – §15-1005</p>	
<p>Required</p>	<p><u>A. Flexibility Option</u> – The applicant must demonstrate to the satisfaction of the Review Authority that the project meets the following goals:</p> <ol style="list-style-type: none"> 1. Present an attractive appearance to public streets. 2. Be aesthetically and functionally compatible to the nearby development context. 3. Demonstrate a high level of quality. 4. Support the growth in value of surrounding properties.

<p>Required</p>	<p>B. Certainty Option - Street-facing façades for buildings adjacent to a public street shall comply with the following standards. Other façades shall not be subject to these standards.</p> <ol style="list-style-type: none"> 1. Building Length Articulation - At least one projection or recess will be provided for every 50 horizontal feet of wall. 2. Building Materials and Finishes - Materials shall present a durable and attractive appearance through high-quality materials, finishes, and workmanship - at least two cladding materials (excluding roof and foundation); and at least three exterior colors. 3. Window Design – <ol style="list-style-type: none"> a. Glazing Ratio of street-facing facades shall have an overall wall composition of at least 20% glazing, but no more than 60% glazing. b. Vertical Proportion - at least 70% of all window openings shall have a vertical proportion, in which their height exceeds their width by 25% or more. Openings divided by muntins of 4-inches or more in width shall constitute separate openings. c. Window Depth - trim at least one inch in depth must be provided around all windows, or windows must be recessed at least 2-inches from the plane of surrounding exterior wall. For double-hung and horizontal sliding windows, at least one sash shall achieve a 2-inch recess. 4. Façade Alignment – <ol style="list-style-type: none"> a.i. Vertical Alignment – With the exception of mansard roofs, cornices, and other such features, facades shall be oriented vertically and shall have no slope. ii. Horizontal Alignment – With the exception of bay windows and similar features, facades that are located within 30 feet of a public street shall run parallel or perpendicular to said street. 5. External Stairs, Corridors, and Hallways. In the priority areas, external stairs, corridors, and hallways that are located within 30 feet of a public street must be architecturally integrated into the building design. 6. Balconies. If balconies are provided, they shall not be grouped together into a continuous band across the facade. No more than two balconies shall be contiguous. Each balcony or group of two contiguous balconies shall be distinct and shall have at least six feet of horizontal separation from any other balcony. <p>F. Façade Elements – Development shall incorporate a minimum of one of the following Façade Elements into front and street side building facades:</p> <ol style="list-style-type: none"> b. Not required outside of priority areas.
<p>Proposed</p>	<p>Façade details shown on plan sheets comply with the Certainty Option as follows: Street-facing facades include 4-foot projection every 20-feet or less, complimentary details and materials, wall finishes include stucco, rock and diagonal wood siding, with recessed windows above projecting sills and tile roof. Buildings run parallel to street. External entrances, corridors and stairways are set back at least 55-feet from street.</p>
<p>OUTDOOR ADVERTISING – per §15-2201 – 2223.</p>	
<p>Permitted</p>	<p>§15-2203 Exempt Signs – A. Address and name plates. Each residence may post 1 address sign and 1 name plate, with display faces per Article 52, Street Names & Addressing. Table, §15-2209 – none indicated, §15-2210 Signage Allowances for Specific Uses – Multiple-family residential not included.</p>

	Proposed	One monument sign shown at front driveway, with notes for sign to conform to building design on site plan.
LOADING SPACES – Not required for residential uses.		

LANDSCAPING - §15-2305 Area to be Landscaped

A. Parking Areas. Parking areas shall be landscaped in compliance with Article 24, Parking and Loading.

B. Required Setbacks.

1. All Districts. For permitted paved areas, refer to the underlying Base District.

3. Four or More Dwelling Units: All required setbacks, except for areas used for exit and entry, shall be landscaped.

C. Lot Perimeters. Landscape buffers shall be installed and maintained along side and rear lot lines between differing land uses, in accordance with the sections of this article and the following standards:

1. Required Landscape Buffers - for multi-family residential adjacent to single-family residential is Type 1, per Table 15-2305-C-1, which requires 2 large and 2 small-medium trees; and 6 large and 8 small-medium shrubs for each 100 linear feet of buffer yard.

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

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. Vines may be included for areas adjacent to concrete or masonry walls.

4. The landscape design shall provide total wall/fence screening from top to bottom for the entire length within five years.

5. Trees shall be planted so the canopies could touch for the entire length within fifteen years.

E. Building Perimeters - 1. All portions of a building that face a public street shall have one or more landscape planters installed along a minimum of 20 percent of that building face.

2. The minimum width of the planter shall be three feet. Planters may be raised or at grade and may include potted plants.

G. Public Property. Refer to Chapter 13, Article 3, Street Trees and Parkways for street tree, parkway (park strip), and median island requirements in public property.

Also see §15-2306 Landscape Design Standards and §15-2307 General Landscaping Standards

Transition Standards - §15-2305-C

A. Parking Areas per §15-2021 - Trees required for parking lots are in addition to trees required elsewhere on the site. A. Number of trees in residential districts. 1. Multiple-family Residential = Provide 1 tree for each unit = 34 trees required.

1 tree per each uncovered parking space = 17 trees required in parking lot.

B-3. Multiple residential uses with 4 or more dwellings - indicates all required setbacks except for entry/exits, as follows:

C. Lot Perimeters – Landscape buffers shall be installed and maintained along the side and rear lot lines between differing land uses, in accordance with the sections of this article and the following standards:

Table 15-2305-C-1 Landscape Buffer 'Type 1' requires a minimum buffer yard of 10-foot wide.

Table 15-2305-C-2 requires Buffer Yards to be planted with 2 large & 2 small to medium trees, 6 large & 8 small to medium shrubs for every 100 linear feet. At 1,312 feet, an average of 4 trees/100-feet (13.12 x 4) = 52.48 for 53 trees required in buffer. Trees per unit may be included.

Total Number of Trees required = 17 + 53 = 70 Trees required

<p>Proposed</p>	<p>Landscape Plan notes show 92 trees, comprised of 25 medium-large and 67 medium tree 'equivalents' (83 small + 51 palm = 134 + 25 = 159 trees total). A total of 68 evergreen trees are shown in the 10-foot buffer measuring 1,312 feet, an average of 1 tree every 19 feet. Another 63 mixed trees are shown in parking areas, with 11 mixed palm trees in courtyards and at the property frontage.</p>
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SUMMARY AND OTHER COMMENTS /REQUIREMENTS

A. Miscellaneous

- (1) Provide shade calculations on the final Landscape Plan (condition of approval) as a for parking lot shading in accordance with the attached *Development Department, Performance Standards for Parking Lot Shading*, including tree species and tree counts.
- (2) See the attached Notes and Requirements for Entitlement Applications for additional general notes and requirements for development applications.
- (3) Any development agreements, covenants or easements, etc. required for previous development of the project site will be required for review, and must be dedicated and/or recorded prior to any further development approval.

B. Local Plans and Policies

(1) **Fresno General Plan**

- Subject to General Plan Design Guidelines (attached)

Urban Form, Goal 7 – provide for a diversity of districts, neighborhoods, housing types (including affordable housing) residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the City.

Urban Form, Goal 10 – Emphasize increased land use intensity and mixed-use development at densities supportive of greater use of transit in Fresno.

The proposed project will provide a housing type that is comparable to the surrounding neighborhood, at a higher density and intensity of land use than adjacent single-family residential zone to the west and the church property to the east. The project, as proposed will provide a buffer between the church use and the lower density single-family residential zone.

(2) **Woodward Park Community Plan –**

Goal 1.3 – Plan for a diversity of residential types, densities, and locations in order to achieve plan goals with respect to providing housing opportunities, balanced urban growth, efficient use of resources and public facilities, and maintenance of a safe, attractive, and stable community.

- Policy 1-3.5 – Medium density residential planned developments are appropriate for those sites that meet some, but not all, of the criteria for medium-high density residential use. An increased density, together with design flexibility, will facilitate the desirable and compatible development of a difficult parcel without reducing the level of service provided by planned public facilities.

The project site has direct access to a major street, does not pass through adjacent neighborhoods, is adjacent to a neighborhood that is below planned density, and public facilities and services are available to serve the project.

- Policy 1-3.8 – The following **design guidelines** shall be considered for application to all multiple-family residential development entitlements adjacent to land that is designated for single-family residential use. These measures **are not prescriptive and may be modified where determined appropriate** by the City of Fresno in order to best serve the

health, safety, and welfare of the community. These measures may be waived where the adjacent single-family residential designated land is developed with or approved for a non-residential use.

- a. Outdoor recreational areas, game courts, swimming pools, and solid waste collection areas on property zoned for multiple-family residential uses shall be oriented away from properties zoned or planned for single-family residential uses.
- b. Parking areas, carports, garages, accessory structures, and access drives shall be separated from abutting properties zoned or planned for single-family residential use with a landscaped setback 15-feet wide in conjunction with a solid masonry wall six-feet high on the property line.
- c. Multiple-family buildings greater than one-story (20 feet) in height shall be prohibited within 75 feet of property zoned or planned for single-family residential.

The Development Code is the controlling document over other plans according to FMC §15-104-B.4. Priority of Plans, item a. which states "In the event of conflict between the Code and any operative plan guidelines, this Code shall control".

Goal 5-1 – Provide an adequate supply of sound, affordable housing to meet the housing needs of the area.

- Policy 5-1.2 - Facilitate the development of new elderly housing projects that are accessible to public transportation and services. Elderly housing projects shall not be converted to nonelderly housing.

FAX route 58 traverses along N. Millbrook at E. Shepherd Avenue, 780 feet to the west of the project site, one of few bus routes in this northern area of Fresno.

Use the following links to review City development regulations and requirements:

[Fresno Citywide Development Code](#)

General Site Regulations – [Article 20](#) and [Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department](#).

Landscaping – [Article 23](#)

Parking & Loading – [Article 24](#), and [City of Fresno Parking Manual](#).

Performance Standards – [Article 25](#)

Notes and Requirements for Entitlement Applications –

<https://www.google.com/url?q=http://www.fresno.gov/NR/rdonlyres/433BBBE5-0F16-4240-9FD8-49F73F23DEEC/0/GeneralNotesandRequirementsv611714.pdf&sa=U&ved=0CAQQFjAAahUKEwjOsLEqNTHAhXRBpIKHeiFAN8&client=internal-uds-cse&usg=AFQjCNHN-zRN2t-JtZafwzOOnzCzXMMVSg>

General Plan Guidelines -

<https://www.google.com/url?q=http://www.fresno.gov/planningdocs/Policies/F20.pdf&sa=U&ved=0CAcQFjABahUKEwid5rP5p9THAhXDEZIKHUVmAZ4&client=internal-uds-cse&usq=AFQjCNG9r5WzYLC4nLYeRpNImh8HxEDAUQ>

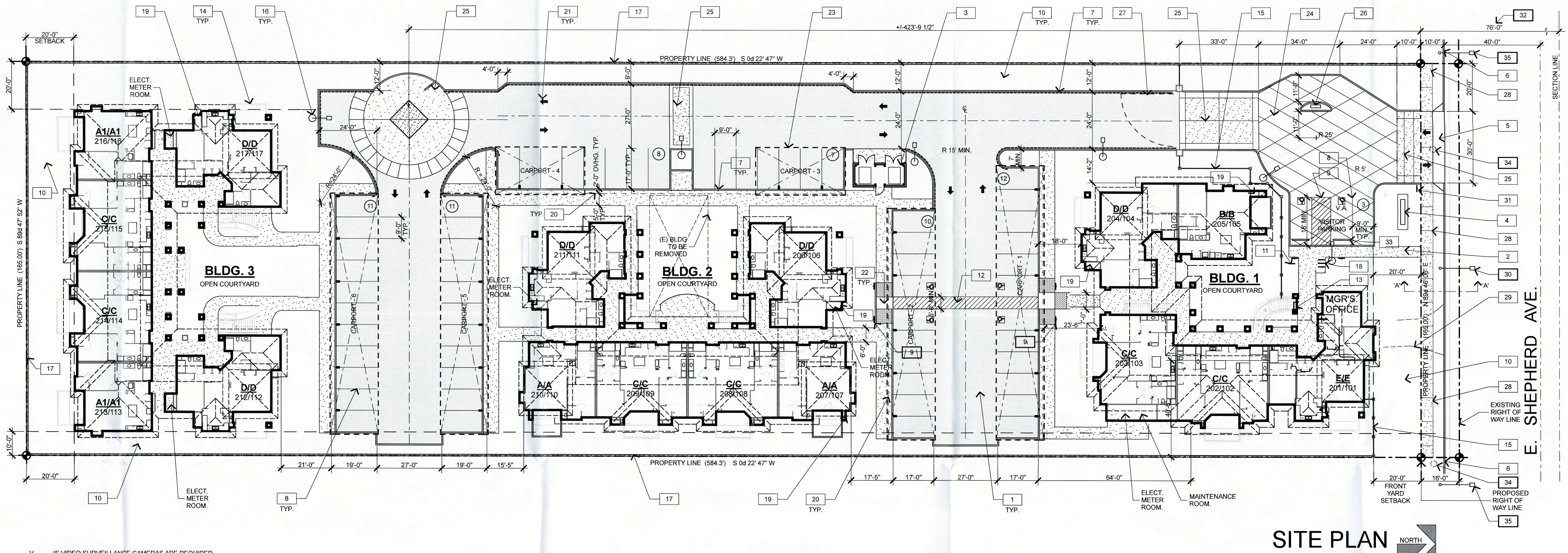
Fire Department Standards - [Development Standards for Access and Hydrants for the City of Fresno](#)

Public Works Department - [Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department.](#)

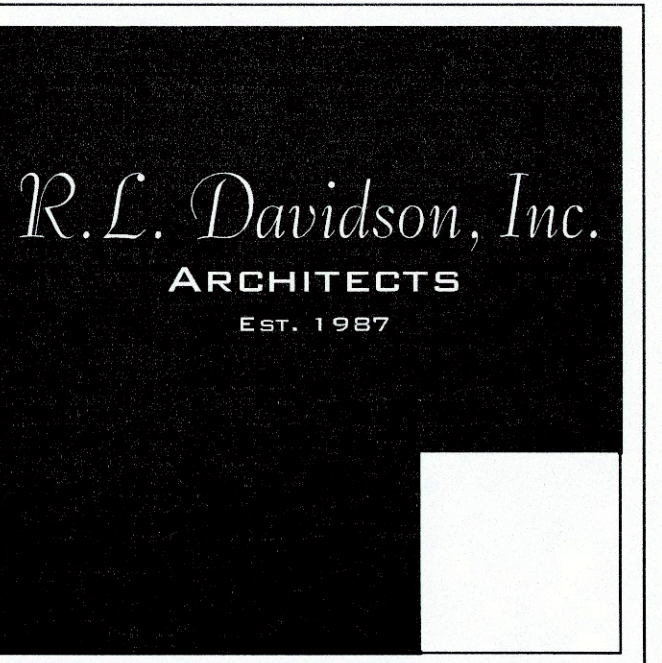
Solid Waste Receptacles - [constructed to standard.](#)

SITE NOTES

- A. THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE POLICIES OF 2025 FRESNO GENERAL PLAN
B. THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT.
C. 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...



SITE PLAN
SCALE: 1" = 20'-0"



7600 NORTH INGRAM, #232
FRESNO, CA 93711
559.433.3303

- V. 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.
W. 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.
X. REPAIR ALL DAMAGED AND/OR OFF-SITE CONCRETE STREET IMPROVEMENTS...

KEYNOTES:

THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEET.

- 1. CONSTRUCT NEW A/C PAVING OF CRUSHED ROCK BASE PER CITY STD'S. AND SOILS REPORT. SEE CIVIL DRAWINGS.
2. CONSTRUCT PER CITY STD'S. P-21, P-22 & P-23
3. CONSTRUCT NEW TRASH ENCLOSURE - SEE DETAIL SHT. A1.02 / DET. 3
4. CONSTRUCT NEW PROJECT MONUMENT SIGN. ALL PROPOSED SIGNS SHALL BE ARCHITECTURALLY COMPATIBLE W/ THE PROPOSED BUILDINGS...

LEGAL DESCRIPTION:

THE EAST 502.73 FEET OF LOT 57 OF PERRIN COLONY NO. 2, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4, PAGE 68 OF PLATS, FRESNO COUNTY RECORDS

EXCEPTING THEREFROM THE EAST 337.7 FEET THEREOF.

PROJECT DEVELOPMENT INFORMATION

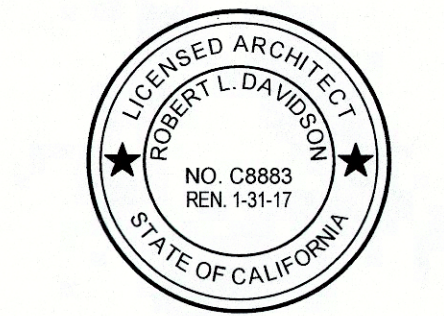
Table with 2 columns: Field and Value. Includes Applicant/Developer (DREW COURT, LLC), Site Address (1161 E. SHEPHERD AVENUE), A.P.N. (403-021-03), Total Site Area (± 98,881.2 S.F. / ± 2.27 ACRES), etc.

OPEN SPACE REQUIREMENTS

REQUIRED: 20% (98,881 x 0.2) = 19,776 S.F.
PROVIDED: 37,519 S.F. (38%)

PARKING DEVELOPMENT DATA

Table with 2 columns: Requirement and Provided. Includes Total Parking Required (51 stalls), Visitor Parking (3 stalls), Bicycle Parking Required (2 stalls), etc.



'DREW COURT'
1161 E. SHEPHERD AVENUE
FRESNO, CA
FOR: DREW COURT, L.L.C.

SITE PLAN LEGEND table with columns for MARK and DESCRIPTION. Includes symbols for accessibility, unit types, fire lanes, and landscaping.

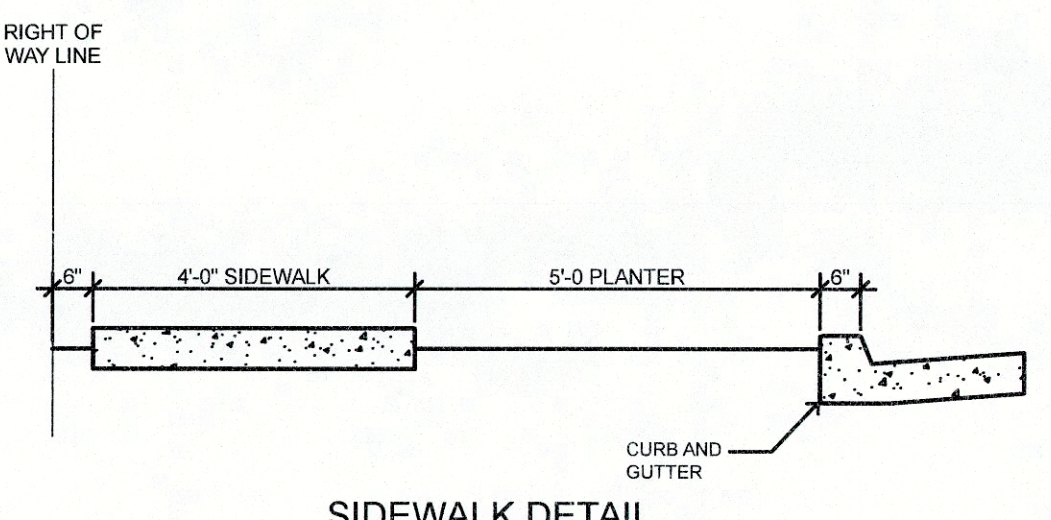
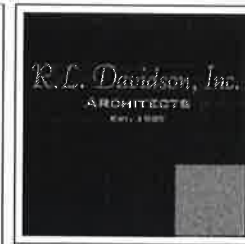


Table with 2 columns: Building Type and Area. Includes Building Type 1 (34 units, 9,223 S.F.), Building Type 2 (4 units, 1,180 S.F.), and Building Type 3 (4 units, 1,180 S.F.).

ARCHITECTURAL SITE PLAN
Project No. 1521
Title: A1.02
Date: 5/20/16
City of Fresno Development Department

Plotted: Friday, May 20, 2016 9:43 AM



7600 NORTH INGRAM, #222
FRESNO, CA 93711
559.435.3303
WWW.RLDAVIDSON.COM



'Drew Court'
A LUXURY APARTMENT
ENCLAVE
181 E. SHEPHERD AVENUE
FRESNO, CA

NO.	DATE	REVISION
01	15/2016	PLANNING SUBMITTAL

ARCHITECTURAL
SITE DETAILS

P-1.2

GENERAL NOTES

1. PROVIDER ARE TO BE FIELD CHECKED BY THE CONTRACTOR TO DETERMINE WORK OR FABRICATION. IF ANY CORRECTIONS ARE REQUIRED ON THE DRAWING, ALL WORK SHALL CEASE AND THE CONTRACTOR SHALL BE NOTIFIED BY THE ARCHITECT.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON OR NEAR THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON OR NEAR THE CONSTRUCTION SITE.

3. ANY CHANGES TO THE APPROVED SET OF PLANS WITHOUT NOTIFYING THE ARCHITECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES EXISTING ON OR NEAR THE CONSTRUCTION SITE.

SPECIFICATIONS

1. ALL CONCRETE SHALL ATTAIN A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS.
2. CONSTRUCTION JOINTS: THE SURFACE OF THE CONCRETE AT ALL JOINTS SHALL BE THOROUGHLY CLEANED AND ALL UTILITY SERVICES PRIOR TO PLACING ADJOINING CONCRETE.
3. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPEC. A36 STEEL. THE SMALL CONFORM TO ASTM SPEC. A501 STEEL. STEEL SHALL CONFORM TO ASTM SPEC. A501 GRADE 50.
4. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE ACCEPTED PRACTICES OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. (AISC) MANUFACTURING AND ERECTION CODES, LATEST EDITION, AND APPROVED BY THE ENGINEER BEFORE FABRICATION.
5. STRUCTURAL STEEL DETAILING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL STEEL DETAILING BY THE AISC.
6. ALL WELDS SHALL CONFORM TO THE 6TH EDITION OF THE AISC MANUAL, PART 8 (SECTION 8.1).
7. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD BY QUALIFIED WELDERS.
8. ALL LIGHT GAUGE STEEL SHALL CONFORM TO AN ASTM SPEC. PER AISC AND SHALL HAVE A MINIMUM TENSILE STRENGTH OF 50 KSI.
9. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE THE SAME TYPE AND CHARACTER SHOWN IN SIMILAR CONDITIONS.
10. ALL UTILITIES OF CONSTRUCTION AND MATERIALS USED SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE DEC.
11. ALL BEARS, TRIM AND POINTS SHALL BE PAINTED WITH A COLOR TO BE SELECTED BY OWNER.

NOTE:
CHANGES TO BE DESIGNED TO SUPPORT DEAD LOAD OF 4 PSF FOR FUTURE SOLAR PANELS. VERIFY ACTUAL WEIGHT WITH SOLAR PANEL SUPPLIER PRIOR TO CONSTRUCTION.

CURTAIN COLORS:

TRUSS STEEL:	T.B.D.
STEEL BEAMS:	T.B.D.
METAL FASCIA:	T.B.D.
METAL ROOF PANELS:	T.B.D.

NOTE:
CARPORT DETAILS AND DRAWINGS ARE FOR GENERAL DESIGN ONLY. CARPORT SUPPLEMENTALS SHALL BE SUBMITTED TO THE ARCHITECT AND LOCAL GOVERNING AGENCY FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

DEFERRED SUBMITTAL ITEM
(SEPARATE PLAN CHECK & PERMIT REQ'D.)

22 TYP. CARPORT PLAN (DESIGN/BUILD-DEFERRED SUBMITTAL REQUIRED)

23 NOT USED

24 NOT USED

25 NOT USED

20 SPEED BUMP / LANDING

12 FIRE LANE CURB

13 SIDEWALK @ PAVING - FLUSH

14 TYP. ACCESSIBLE APPROACH GATES

15 TYP. PERIMETER WROUGHT IRON FENCE

7 CMU WALL AT PROPERTY LINE

10 MONUMENT SIGN (POURED IN-PLACE CONCRETE)

15 TYP. PERIMETER WROUGHT IRON FENCE

15 TYP. PERIMETER WROUGHT IRON FENCE

1 NOT USED

2 NOT USED

3 NOT USED

4 SURFACE MOUNTED BIKE RACK

5 TYPICAL DETAIL NOTES

A-16-005
R-16-006

APPL. NO. D-16-031 EXHIBIT B-1 DATE 4-5-16

PROJ. ENG. _____ DATE _____

TRAFFIC ENG. _____ DATE _____

COND. APPROVED BY _____ DATE _____

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

TYPICAL DETAIL NOTES:

1. DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS GOVERN.
2. ALL DETAILS SHALL APPLY TO THIS PROJECT WHETHER REFERENCED OR NOT. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CO-ORDINATE AND CONSTRUCT ALL DETAILS, AT ALL LOCATIONS, WHERE OCCURS.
3. FOR CURRENT ACCESSIBILITY REQUIREMENTS: REFER TO SHT. A6.01 TO A6.04
4. FOR PROJECT SPECIFICATIONS: REFER TO SHT. A6.1.1 TO A6.1.20
5. WHERE APPLICABLE, THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING PLANS WHERE NOTED.
6. REFER TO COVER SHEET FOR ALL SYMBOLS.
7. SHEET SPECIFIC NOTES:

PROJECT NO. 1501



FRONT ELEVATION
(SHEPHERD AVENUE)



SIDE ELEVATION



REAR ELEVATION
(PARKING LOT)

ELEVATION KEY NOTES:

THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEET

- 1 CONCRETE ROOFING TILES w/ BATTENS of 30# FELT UNDERLAYMENT or ROOF SHEATHING
INSTALL ROOF FINISH SPECIFICATIONS
SEE MATERIALS / FINISHES SCHEDULE SHT. A3.01
- 2 INDICATES 7/8" THK CEMENT PLASTER FINISH OVER TWO LAYERS OF GRADE 'D' BACKED WIRE LATH LIGHT SAND FINISH
- 3 IND HEAD & SILL TRIM AT TYP. DOOR AND WINDOW CONDITIONS - PROVIDE SMOOTH TROWEL FINISH - SEE TYP. DETAILS ON SHT. A6.02 / DET. 15
- 4 FASCIA / EAVE DETAILS
- EAVES (MINOR LOCATIONS), REFER TO SHT. A6.22
- RAKE REFER TO DETAIL SHT. A6.22 / DET. 3
- 5 INDICATES CONTINUOUS GALVANIZED SHEET METAL GUTTERS AND DOWNSPOUTS
- REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR
- PROVIDE SPASH BLOCK AT BASE OF DOWNSPOUT REFER TO SHT. A6.10 / DET. 4
- 6 INDICATES W/ GUARDRAIL @ SECOND FLOOR
- FOR PRIVATE DECKS SEE SHT. A6.10 / DET. 20
- FOR BREEZE WAY, SEE SHT. A6.10 / DET. 13
- 7 EXPOSED WOOD HEADER
- SEE STRUCTURE DRAWINGS
- 8 PREFAB STAIRS
- SEE ENLARGED STAIR PLAN SHT. A5.01
- 9 INDICATES EXPANSION JOINT (TYPICAL AS SHOWN)
- SEE DETAIL SHT. A6.10 / DET. 4
- 10 PRE-FABRICATED WALL VENT
- 11 DECORATIVE TILES
- REFER TO DETAIL SHT. A6.10 / DET. 22
- 12 PATIO / PERIMETER HALF WALL - LOWER LEVEL TYP
- 13 INDICATES CHIMNEY CAP
- 14 DOOR AT FIRE SPRINKLER RISER CLOSET
- SEE PLAN FOR LOCATION AND COORDINATE WITH CIVIL UTILITY SITE PLAN
- 15 PROVIDE CHIMNEY DETECTION RAIL PROTECTION
- REFER TO DETAIL SHT. A5.1 / DET. 4
- 16 INDICATES SLOPED CEMENT PLASTER SILL
- 17 INDICATES TRUSS TAILS AT 24" O.C
- 18 DOORS - SEE DOOR SCHEDULE SHT. A7.01
- 19 WINDOWS - SEE WINDOW SCHEDULE SHT. A7.02
- 20 PRE-CAST SIMULATED STONE VENEER BY CORONADO STONE
- SEE EXTERIOR FINISH MATERIAL SCHEDULE
- 21 INDICATES GALVANIZED SHEET METAL FLASHINGS PAINTED TO MATCH ADJACENT STUCCO COLOR
- 22 PRE-CAST SIMULATED LIMESTONE MOLDING
- 23 4'-0" SQ PRE-CAST QUATREFOL w/ 6"x6" TILE INLAY (4) - TYP
- REFER TO DETAIL SHT. A6.10 / DET. 17
- 24 PRE-CAST DECORATIVE COLUMNS
- REFER TO DETAIL SHT. A6.XI / DET. X
- 25 DECORATIVE FOAM TRIM
- REFER TO DETAIL SHT. A6.20 / DET. 16
- 26 DECORATIVE WINDOW SHUTTERS, PAINTED PER FINISH SCHEDULE THIS SHEET
- REFER TO DETAIL SHT. A6.XI / DET. X
- 27 DECORATIVE W/ GATE 42" WIDE, PAINTED
- REFER TO DETAIL SHT. A6.XI / DET. X
- 28 1x6 T & G REDWOOD SIDING, CLEAR HEART PLACED AT 45 DEG DIAGONAL ANGLE PAINTED
- 12 LAYERS TYPE 'D' BUILDING PAPER
- PLYWOOD SHEATHING PAINTED

EXTERIOR FINISH MATERIAL SCHEDULE

(A) ROOFING -	EAGLE ROOFING PRODUCTS STYLE: "CAPISTRANO" S' TILE COLOR: "COCORUA TUSCON BLEND" w/ 20% ROOST
(B) EXTERIOR PLASTER -	MONTREUX TEXTURE - SMOOTH TROWELED FINISH COLOR: ELASTOMERIC SHEPHERD WILLIAMS, 7100 "ARCADIE WHITE"
(C) BRICK WALL CAP -	USED BRICK - HEADER COURSE w/ FULL JOINT GROUT
(D) STONE VENEER -	EL DORADO STONE STYLE: CYPRESS RIDGE COLOR: "COUNTRYSIDE" w/ OVERGROUT JOINTS
(E) ENTRY DOORS -	COLOR TO MATCH: SHERWIN WILLIAMS, SW6568 "SUNRISE"
(F) WROUGHT IRON RAILING -	COLOR TO MATCH: SHERWIN WILLIAMS, SW6095 "TOASTY"
(G) WINDOWS, STOREFRONT & FRENCH DOORS	TAN - DOORS TO MATCH VINYL COLOR
(H) GUTTERS -	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 "BACK DROP"
(I) EXPOSED RAFTER TAILS & SHEATHING -	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 "BACK DROP"
(J) S.M. DOWNSPOUTS	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 "BACK DROP"
(K) WOOD TRIM, POSTS & FASCIAS	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 "BACK DROP"
(L) PRE-CAST CONCRETE COLUMNS -	"LIMESTONE"
(M) TILE INSETS -	PROVIDE 6" SQ. PORCELAIN TILE - SET ON TO SCRATCH COAT FLOAT BROWN & SAND COATS FINISH - D.C. TO SUBMIT SPANISH THEME TILE SAMPLES FOR ARCHITECT'S APPROVAL
(N) WINDOW & DOOR TRIM	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 "BACK DROP" NOTE: PAINT ALL 5 SIDES OF TRIM. PROVIDE SMOOTH TROWEL FINISH

GENERAL EXTERIOR FINISH NOTES:

- 1 ALL EXTERIOR WALL COLORS & MATERIALS SHALL TERMINATE AT INSIDE CORNERS
- 2 PAINT ALL EXPOSED SHEET METAL FLASHING TO MATCH ADJACENT SURFACE MATERIAL (IE WROUGHT IRON RAILING, ETC.)
- 3 PAINT ALL EXPOSED FASTENERS TO MATCH ADJACENT CONNECTED MATERIAL (IE WROUGHT IRON RAILING, ETC.)
- 4 GENERAL CONTRACTOR SHALL PROVIDE A MATERIAL AND COLOR MOCK UP ON SITE FOR ARCHITECT & OWNER REVIEW (4" O/SQ MIN. SIZE)

APPL. NO. D-1631 EXHIBIT E-1 DATE 4-5-16
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



7600 NORTH INGRAM, #232
 FRESNO, CA 93711
 531.4428.3203
 WWW.RLDASIDSON.COM



'Drew Court'
 A LUXURY APARTMENT ENCLAVE
 1161 E. SHEPHERD AVENUE
 FRESNO, CA

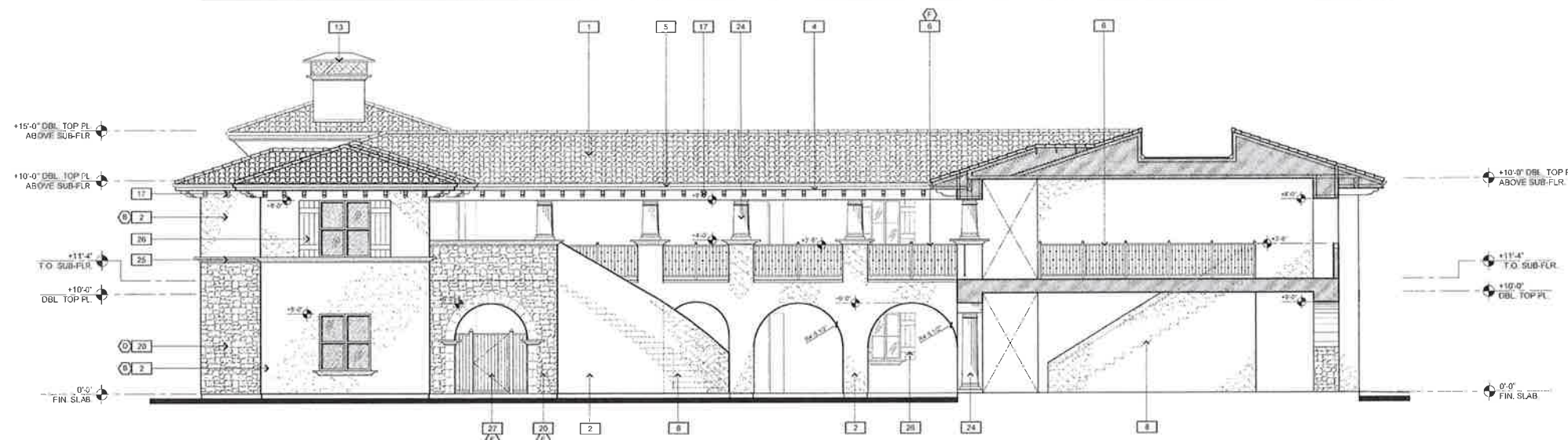
ISS. DATE:	1888:
03/15/2018	PLANNING SUBMITTAL
SHEET TITLE:	

-BUILDING ONE-
 EXTERIOR ELEVATIONS

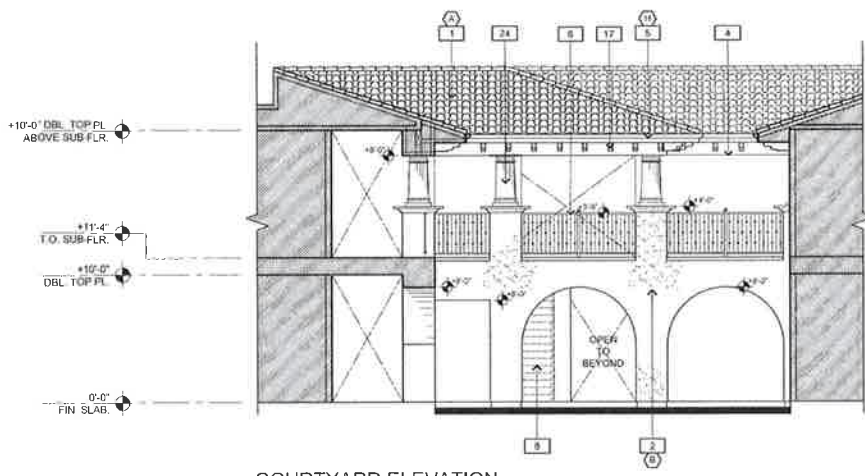
SCALE: 3/8" = 1'-0"
 SHEET NO.:
P-3.1.4
 PROJECT NO.: 1321



SIDE YARD ELEVATION



COURTYARD ELEVATION



COURTYARD ELEVATION

ELEVATION KEY NOTES:

- THE FOLLOWING KEYNOTES SHALL APPLY UNLESS INDICATED ON THIS SHEET.
- CONCRETE ROOFING TILES & BATTENS @ 20" F.O.C. UNDERLAYMENT OF ROOF SHEATHING. INSTALL ROOF PER MANUF. SPECIFICATIONS. SEE MATERIALS / FINISH SCHEDULE. SHT. A3.01
 - INDICATES 7/8" THICK CEMENT PLASTER FINISH OVER TWO LAYERS OF GRADE D BACKED TYPE LATH LIGHT SAND FINISH.
 - MD HEAD & SBL TRIM AT TYP. DOOR AND WINDOW CONDITIONS. PROVIDE SMOOTH TROWEL FINISH. SEE TYP. DETAILS ON SHT. A6.02 / DET. 15
 - FASCIA / LEAVE DETAILS. EAVES (VARIOUS LOCATIONS), REFER TO SHT. A6.23 / DET. 3. RAKE, REFER TO DETAIL.
 - INDICATES CONTINUOUS GALVANIZED SHEET METAL GUTTERS AND DOWNSPOUTS. REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR. PROVIDE SPLASH BLOCK AT BASE OF DOWNSPOUT. REFER TO SHT. A6.29 / DET. 4
 - INDICATES W/1 GUARDRAIL @ SECOND FLOOR FOR PRIVATE DECKS, SEE SHT. A6.19 / DET. 20. FOR BREEZE WAY, SEE SHT. A6.10 / DET. 11
 - EXPOSED WOOD HEADER. SEE STRUCTURAL DRAWINGS.
 - PRE-FAB STAIRS. SEE ENLARGED STAIR PLAN. SHT. A5.01
 - INDICATES EXPANSION JOINT (TYPICAL AS SHOWN). SEE DETAIL. SHT. A6.10 / DET. 4
 - PRE-FABRICATED WALL VENT.
 - DECORATIVE TILES. REFER TO DETAIL. SHT. A6.10 / DET. 22
 - PATIO / PERIMETER HALF WALL - LOWER LEVEL TYP.
 - INDICATES CHIMNEY CAP.
 - DOOR AT FIRE SPRINKLER RISER CLOSET. SEE PLAN FOR LOCATION AND COORDINATE WITH CIVIL UTILITY SITE PLAN.
 - PROVIDE CANE DETECTION RAIL PROTECTION. REFER TO DETAIL. SHT. A5.11 / DET. 4
 - INDICATES SLOPED CEMENT PLASTER SILL.
 - INDICATES TRUSS TAILS AT 2" F.O.C.
 - DOORS - SEE DOOR SCHEDULE. SHT. A7.01
 - WINDOWS - SEE WINDOW SCHEDULE. SHT. A7.02
 - PRE-CAST SIMULATED STONE VENEER BY CORONADO STONE. SEE EXTERIOR FINISH MATERIAL SCHEDULE.
 - INDICATES GALVANIZED SHEET METAL FLASHINGS PAINTED TO MATCH ADJACENT STUCCO COLOR.
 - PRE-CAST SIMULATED LIMESTONE MOLDING.
 - 4" SQ. PRE-CAST QUATREFOL @ 6" W/ TILE BLEND (4) - TYP. REFER TO DETAIL. SHT. A6.19 / DET. 17
 - PRE-CAST DECORATIVE COLUMNS. REFER TO DETAIL. SHT. A6.X / DET. X
 - DECORATIVE FOAM TRIM. REFER TO DETAIL. SHT. A6.20 / DET. 16
 - DECORATIVE WINDOW SHUTTERS PAINTED PER FINISH SCHEDULE THIS SHEET. REFER TO DETAIL. SHT. A6.XX / DET. X
 - DECORATIVE W/1 GATE 42" WIDE. PAINTED. REFER TO DETAIL. SHT. A6.X / DET. X
 - 1/2" x 8" REDWOOD SIDING. CLEAR HEART PLACED AT 45 DEG. DIAGONAL ANGLE. PAINTED. 2 LAYERS TYPE D BUILDING PAPER @ PLYWOOD SHEATHING, PAINTED.

EXTERIOR FINISH MATERIAL SCHEDULE

ITEM	DESCRIPTION
(A) ROOFING	EAGLE ROOFING PRODUCTS STYLE: 'CAPSTRAND' 3" TILE COLOR: 'LOC 880' TUSCON BLEND w/ 20% ROOST
(B) EXTERIOR PLASTER	MONTEREY TEXTURE - SMOOTH TROWELED FINISH COLOR: ELASTOMERIC SHERWIN WILLIAMS, 7100 'ARCADIA WHITE'
(C) BRICK WALL CAP	USED BRICK - HEADER COURSE w/ FULL JOINT GROUT
(D) STONE VENEER	EL DORADO STONE STYLE: CYPRESS RIDGE COLOR: 'COUNTRYSIDE' w/ OVERGROUT JOINTS
(E) ENTRY DOORS	COLOR TO MATCH: SHERWIN WILLIAMS, SW566 'SUNRISE'
(F) WROUGHT IRON RAILING	COLOR TO MATCH: SHERWIN WILLIAMS, SW505 'TOASTY'
(G) WINDOWS, STOREFRONT & FRENCH DOORS	TAN - DOORS TO MATCH VINYL COLOR
(H) GUTTERS	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 'BACK DROP'
(I) EXPOSED RAFTER TAILS & SHEATHING	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 'BACK DROP'
(J) S.M. DOWNSPOUTS	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 'BACK DROP'
(K) WOOD TRIM, POSTS & FASCIAS	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 'BACK DROP'
(L) PRE-CAST CONCRETE COLUMNS	'LIMESTONE'
(M) TILE INSETS	PROVIDE 6" SQ. PORCELAIN TILE - SET ONTO SCRATCH COAT. FLOAT BROWN & DASH COATS FLUSH. - D.C. TO SUBMIT SPANISH THEME TILE SAMPLES FOR ARCHITECT'S APPROVAL.
(N) WINDOW & DOOR TRIM	COLOR TO MATCH: SHERWIN WILLIAMS, SW7025 'BACK DROP' NOTE: PAINT ALL SIDES OF TRIM. PROVIDE SMOOTH TROWEL FINISH.

GENERAL EXTERIOR FINISH NOTES:

- ALL EXTERIOR WALL COLORS & MATERIALS SHALL TERMINATE AT INSIDE CORNERS.
- PAINT ALL EXPOSED SHEET METAL FLASHING TO MATCH ADJACENT SURFACE.
- PAINT ALL EXPOSED FASTENERS TO MATCH ADJACENT CONNECTED MATERIAL (IE, WROUGHT IRON RAILING, ETC.).
- GENERAL CONTRACTOR SHALL PROVIDE A MATERIAL AND COLOR MOCK UP ON SITE FOR ARCHITECT & OWNER REVIEW (4" x 8" SQ. MIN. SIZE).



7600 NORTH INGRAM, #232
FRESNO, CA 93711
559.435.3303
www.rldavidson.com



'Drew Court'
A LUXURY APARTMENT
ENCLAVE
1161 E. SHEPHERD AVENUE
FRESNO, CA

REV.	DATE	ISSUED
02.12.2016		PLANNING SUBMITTAL

-BUILDING ONE-
EXTERIOR
ELEVATIONS

SCALE: 3/8" = 1'-0"
SHEET NO:

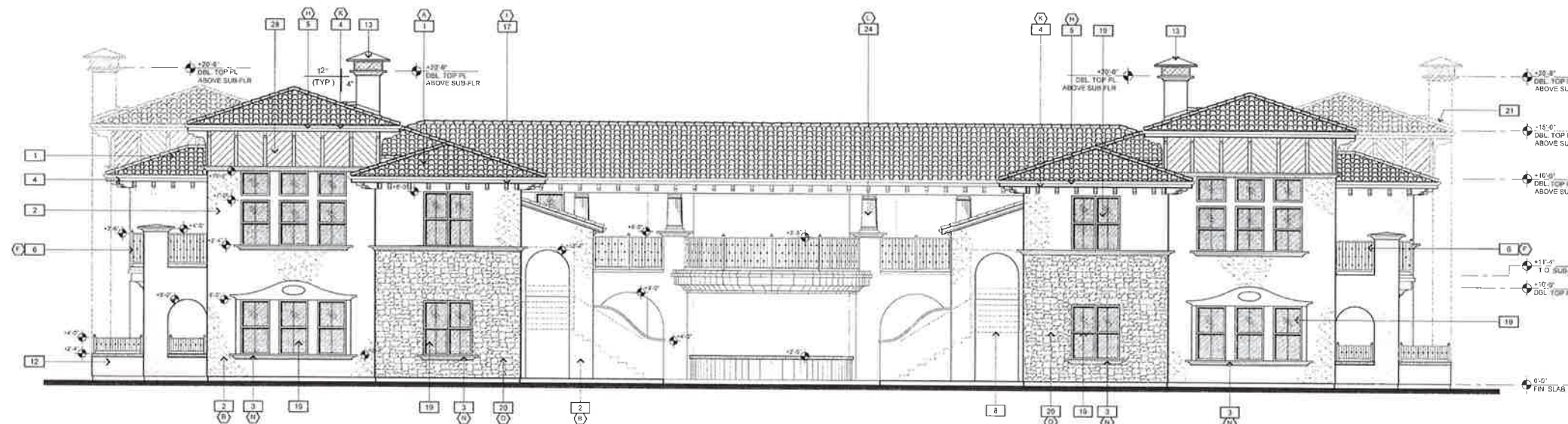
P-3.1.5

PREPARED BY: 1121

APPL. NO. **D-16-31** EXHIBIT **E-2** DATE **4-5-16**
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



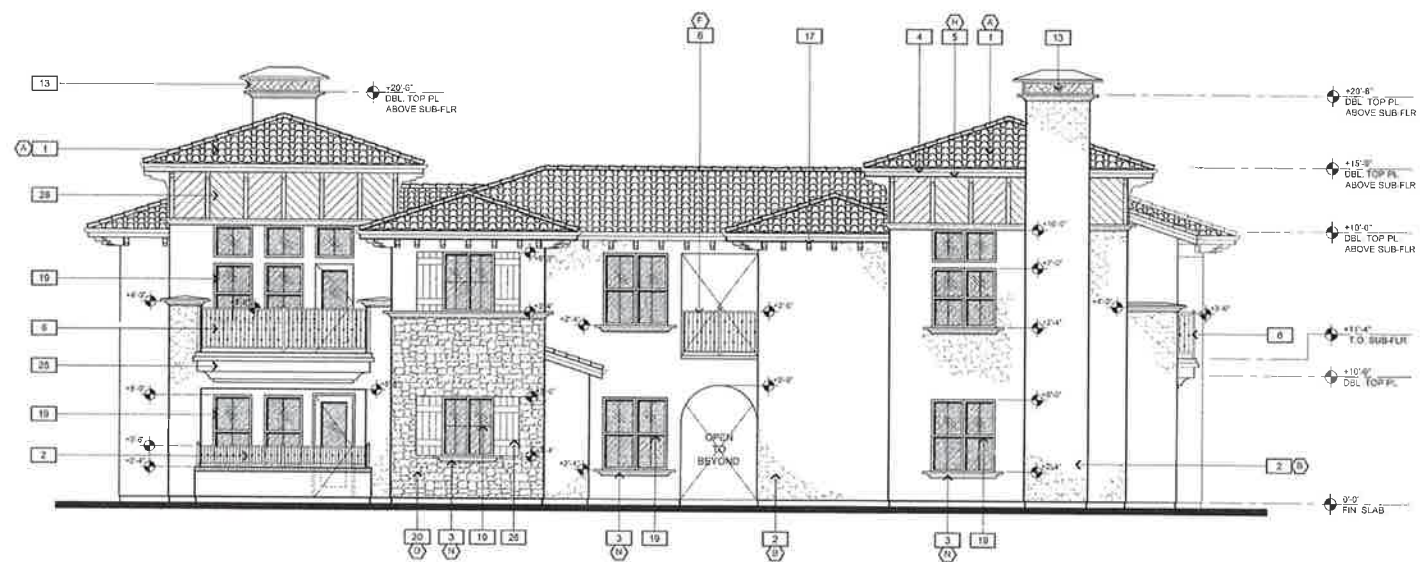
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 FRESNO, CA 93711
 559-422-3323
 WWW.RLDV.COM



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION (EAST ELEVATION SIMILAR)

ELEVATION KEY NOTES:

- THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEET:
- CONCRETE ROOFING TILES OF BATTENS @ 30" FELT UNDERLAYMENT w/ ROOF SFLASHING - INSTALL ROOF PER MANUF. SPECIFICATIONS - SEE MATERIALS / FINISHES SCHEDULE SHT. A3.01
 - INDICATES 7/8" THK CEMENT PLASTER FINISH OVER TWO LAYERS OF GRADE D' BACKED WIRE LATH LIGHT SAND FINISH - SEE MATERIALS / FINISHES SCHEDULE SHT. A3.01
 - IND. HEAD & SILL TRIM AT TYP. DOOR AND WINDOW CONDITIONS - PROVIDE SMOOTH TROWEL FINISH - SEE TYP. DETAILS ON SHT. A6.02 / DET. 15
 - FASCIA / EAVE DETAILS - VARIOUS LOCATIONS; REFER TO SHT. A6.23 - RAKE; REFER TO DETAIL SHT. A6.22 / DET. 3
 - INDICATES CONTINUOUS GALVANIZED SHEET METAL GUTTERS AND DOWNSPOUTS - REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR - PROVIDE SLASH BLOCK AT BASE OF DOWNSPOUT REFER TO SHT. A6.20 / DET. 4
 - INDICATES W/ GUARDRAIL @ SECOND FLOOR - FOR PRIVATE DECKS; SEE SHT. A6.10 / DET. 20 - FOR BREEZE WAY; SEE SHT. A6.10 / DET. 11
 - EXPOSED WOOD HEADER - SEE STRUCTURAL DRAWINGS
 - PRE-FAB STAIRS - SEE ENLARGED STAIR PLAN SHT. A6.01
 - INDICATES EXPANSION JOINT (TYPICAL AS SHOWN) - SEE DETAIL SHT. A6.10 / DET. 4
 - PRE-FABRICATED WALL VENT
 - DECORATIVE TILES - REFER TO DETAIL SHT. A6.10 / DET. 22
 - PATIO / PERIMETER HALF WALL - LOWER LEVEL; TYP
 - INDICATES CHIMNEY CAP
 - DOOR AT FIRE SPRINKLER RISER CLOSET - SEE PLAN FOR LOCATION AND COORDINATE WITH CIVIL UTILITY SITE PLAN
 - PROVIDE CANE DETECTION RAIL PROTECTION - REFER TO DETAIL SHT. A5.11 / DET. 4
 - INDICATES SLOPED CEMENT PLASTER SILL
 - INDICATES TRUSS TAILS AT 24" O.C
 - DOORS - SEE DOOR SCHEDULE SHT. A7.01
 - WINDOWS - SEE WINDOW SCHEDULE SHT. A7.02
 - PRE-CAST SIMULATED STONE VENEER BY CORONADO STONE - SEE EXTERIOR FINISH MATERIAL SCHEDULE
 - INDICATES GALVANIZED SHEET METAL FLASHINGS PAINTED TO MATCH ADJACENT STUCCO COLOR
 - PRE-CAST SIMULATED LIMESTONE MOLDING
 - 4" SQ. PRE-CAST QUARTZITE w/ 6" x 8" TILE INLAY (4) - TYP - REFER TO DETAIL SHT. A6.10 / DET. 17
 - PRE-CAST DECORATIVE COLUMNS - REFER TO DETAIL SHT. A6.X / DET. X
 - DECORATIVE FOAM TRIM - REFER TO DETAIL SHT. A6.20 / DET. 18
 - DECORATIVE WINDOW SHUTTERS; PAINTED PER FINISH SCHEDULE THIS SHEET - REFER TO DETAIL SHT. A6.XX / DET. X
 - DECORATIVE W/ GATE, 42" WIDE; PAINTED - REFER TO DETAIL SHT. A6.X / DET. X
 - 1/8" T & G REDWOOD SIDING - CLEAR HEART PLACED AT 45 DEG DIAGONAL ANGLE; PAINTED w/ 2 LAYERS TYP. OF BUILDING PAPER or PLYWOOD SHEATHING PAINTED

EXTERIOR FINISH MATERIAL SCHEDULE

(A) ROOFING-	EAGLE ROOFING PRODUCTS STYLE: "CAPISTRANO" S TILE COLOR: LOC 8806 "TUSCON BLEND" w/ 20% BOOST
(B) EXTERIOR PLASTER-	MONTEREY TEXTURE - SMOOTH TROWEL FINISH COLOR: ELASTOMERIC SHERWIN WILLIAMS, 7100 "ARCHADE WHITE"
(C) BRICK WALL CAP-	USED BRICK - HEADER COURSE w/ FULL JOINT GROUT
(D) STONE VENEER-	EL DORADO STONE STYLE: CYPRESS RIDGE COLOR: COUNTRYSIDE w/ OVERGROUT JOINTS
(E) ENTRY DOORS-	COLOR TO MATCH SHERWIN WILLIAMS, SW6568 "SUNRISE"
(F) WROUGHT IRON RAILING-	COLOR TO MATCH SHERWIN WILLIAMS, SW8955 "TOASTY"
(G) WINDOWS, STOREFRONT & FRENCH DOORS	TAN - DOORS TO MATCH VINYL COLOR
(H) GUTTERS-	COLOR TO MATCH SHERWIN WILLIAMS, SW7025 "BACK DROP"
(I) EXPOSED RAFTER TAILS & SHEATHING-	COLOR TO MATCH SHERWIN WILLIAMS, SW7025 "BACK DROP"
(J) S DOWNSPOUTS	COLOR TO MATCH SHERWIN WILLIAMS, SW7025 "BACK DROP"
(K) WOOD TRIM, POSTS & FASCIA	COLOR TO MATCH SHERWIN WILLIAMS, SW7025 "BACK DROP"
(L) PRE-CAST CONCRETE COLUMNS-	"LIMESTONE"
(M) TILE INSETS-	PROVIDE 6" SQ. PORCELAIN TILE - SET ONTO SCRATCH COAT FLOAT BROWN & CASH COATS FLUSH - E.C. TO SUBMIT SPANISH THEME TILE SAMPLES FOR ARCHITECT'S APPROVAL
(N) WINDOW & DOOR TRIM	COLOR TO MATCH SHERWIN WILLIAMS, SW7025 "BACK DROP" NOTE: PAINT ALL SIDES OF TRIM; PROVIDE SMOOTH TROWEL FINISH

GENERAL EXTERIOR FINISH NOTES:

- ALL EXTERIOR WALL - COLORS & MATERIALS SHALL TERMINATE AT INSIDE CORNERS
- PAINT ALL EXPOSED SHEET METAL FLASHING TO MATCH ADJACENT SURFACE MATERIAL (E. WROUGHT IRON RAILING, ETC.)
- GENERAL CONTRACTOR SHALL PROVIDE A MATERIAL AND COLOR MOCK-UP ON SITE FOR ARCHITECT & OWNER REVIEW (4" SQ. MIN. 5/31)



'Drew Court'
 A LUXURY APARTMENT
 ENCLAVE
 1101 E. SHEPHERD AVENUE
 FRESNO, CA

NO.	DATE	ISSUE
03	15 2016	PLANNING SUBMITTAL

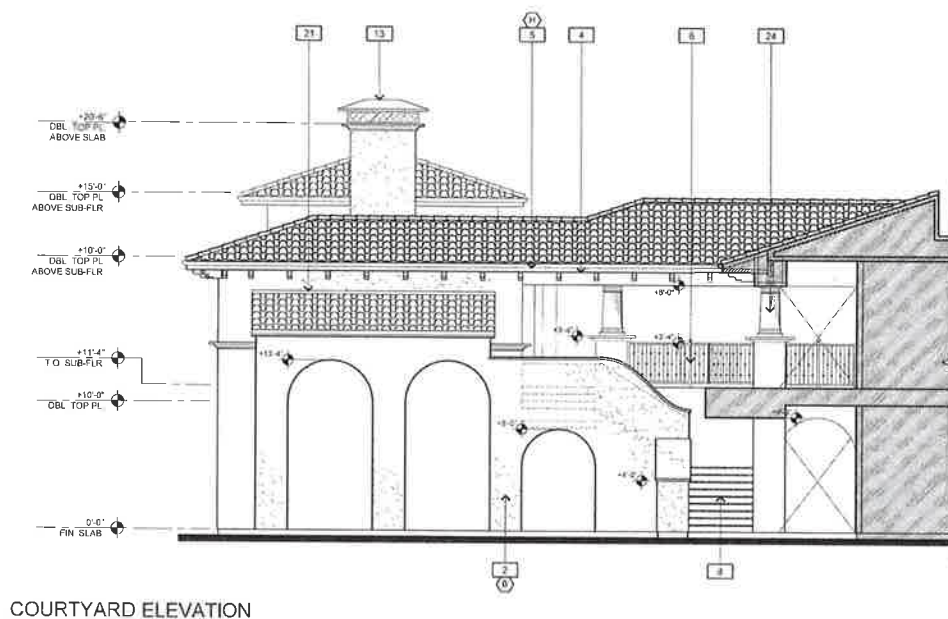
-BUILDING TYPE '2'-
 EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"
 SHEET NO. P-3.2.4

APPL. NO. D-16-31 EXHIBIT F-3 DATE 4-5-16
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



7600 NORTH INGRAM, #232
 FRESNO, CA 93711
 559.428.3303
 WWW.RLDAVIDSON.COM
 ©



COURTYARD ELEVATION

ELEVATION KEY NOTES:

THE FOLLOWING KEYNOTES SHALL APPLY WHERE INDICATED ON THIS SHEET

- 1 CONCRETE ROOFING TILES w/ BATTENS of 30# FELT UNDERLAYMENT w/ 180# SHEATHING
- INSTALL ROOF PER MANUF. SPECIFICATIONS
- SEE MATERIALS / FINISHES SCHEDULE SHT. A3.01
- 2 INDICATES 7/8" THK CEMENT PLASTER FINISH OVER TWO LAYERS OF GYPSUM TO BACKED WIRE LATH LIGHT SAND FINISH
- 3 IN. HEAD & SILL TRIM AT TYP. DOOR AND WINDOW CONDITIONS - PROVIDE SMOOTH TROWEL FINISH
- SEE TYP. DETAILS ON SHT. A6.02 / DET. 15
- 4 FASCIA / LEAVE DETAILS
- LEAVE VARIOUS LOCATIONS REFER TO SHT. A6.13
- RAKE REFER TO DETAIL SHT. A6.13 / DET. 2
- 5 INDICATES CONTINUOUS GALVANIZED SHEET METAL GUTTERS AND DOWNSPOUTS
- REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR
- PROVIDE SPLASH BLOCK AT BASE OF DOWNSPOUT REFER TO SHT. A6.20 / DET. 4
- 6 INDICATES W/1. GUARDRAIL @ SECOND FLOOR
- FOR PRIVATE DECKS, SEE SHT. A6.10 / DET. 20
- FOR BREEZE WAY, SEE SHT. A6.10 / DET. 11
- 7 EXPOSED WOOD HEADER
- SEE STRUCTURAL DRAWINGS
- 8 PRE-FAB STAIRS
- SEE ENLARGED STAIR PLAN SHT. A5.01
- 9 INDICATES EXPANSION JOINT (TYPICAL AS SHOWN)
- SEE DETAIL SHT. A6.10 / DET. 4
- 10 PRE-FABRICATED WALL VENT
- 11 DECORATIVE TILES
- REFER TO DETAIL SHT. A6.10 / DET. 22
- 12 PATIO / PERIMETER HALF WALL - LOWER LEVEL TYP
- 13 INDICATES CHIMNEY CAP
- 14 DOOR AT FIRE SPRINKLER RISER CLOSET
- SEE PLAN FOR LOCATION AND COORDINATE WITH CIVIL UTILITY SITE PLAN
- 15 PROVIDE CANE DETECTION RAIL PROTECTION
- REFER TO DETAIL SHT. A6.17 / DET. 4
- 16 INDICATES SLOPED CEMENT PLASTER SILL
- 17 INDICATES TRUSS TAILS AT 24" O.C
- 18 DOORS - SEE DOOR SCHEDULE SHT. A7.01
- 19 WINDOWS - SEE WINDOW SCHEDULE SHT. A7.02
- 20 PRE-CAST SIMULATED STONE VENEER BY CORONADO STONE
- SEE EXTERIOR FINISH MATERIAL SCHEDULE
- 21 INDICATES GALVANIZED SHEET METAL FLASHINGS PAINTED TO MATCH ADJACENT STUCCO COLOR
- 22 PRE-CAST SIMULATED LIMESTONE MOLDING
- 23 4" O.S.G. PRE-CAST QUATREFOL w/ 8"x8" TILE INLAY (H-TYP)
- REFER TO DETAIL SHT. A6.19 / DET. 17
- 24 PRE-CAST DECORATIVE COLUMNS
- REFER TO DETAIL SHT. A6.XX / DET. X
- 25 DECORATIVE FOAM TRIM
- REFER TO DETAIL SHT. A6.19 / DET. 16
- 26 DECORATIVE WINDOW SHUTTERS PAINTED PER FINISH SCHEDULE THIS SHEET
- REFER TO DETAIL SHT. A6.XX / DET. X
- 27 DECORATIVE W/1. GATE, 42" WIDE, PAINTED
- REFER TO DETAIL SHT. A6.X / DET. X
- 28 1x8 T & G REDWOOD SIDING CLEAR HEART PLACED AT 45 DEG DIAGONAL ANGLE. PAINTED
w/ 2(1) LAYERS TYPE D BUILDING PAPER
w/ PLYWOOD SHEATHING, PAINTED

EXTERIOR FINISH MATERIAL SCHEDULE

(A) ROOFING -	EAQUE ROOFING PRODUCTS STYLE: "CAPISTRANO" 5" TILE COLOR: LCC 8608 "TUSCON BLEND" w/ 20% BOOST
(B) EXTERIOR PLASTER -	MONTEREY TEXTURE - SMOOTH TROWELED FINISH COLOR: ELASTOMERIC SHERWIN WILLIAMS, 7100 "PARADE WHITE"
(C) BRICK WALL CAP -	USED BRICK - HEADER COURSE w/ FULL JOINT GROUT
(D) STONE VENEER -	EL DORADO STONE STYLE: CYPRESS RIDGE COLOR: COUNTRYSIDE w/ OVERGROUT JOINTS
(E) ENTRY DOORS -	COLOR TO MATCH SHERWIN WILLIAMS SW6668 "SUNRISE"
(F) WROUGHT IRON RAILING -	COLOR TO MATCH SHERWIN WILLIAMS SW6695 "TOASTY"
(G) WINDOWS, STOREFRONT & FRENCH DOORS	TAN - DOORS TO MATCH VINYL COLOR
(H) GUTTERS -	COLOR TO MATCH SHERWIN WILLIAMS SW7025 "BACK DROP"
(I) EXPOSED RAFTER TAILS & SHEATHING -	COLOR TO MATCH SHERWIN WILLIAMS SW7025 "BACK DROP"
(J) D.M. DOWNSPOUTS	COLOR TO MATCH SHERWIN WILLIAMS SW7025 "BACK DROP"
(K) EXPOSED TRIM POSTS & FASCIA	COLOR TO MATCH SHERWIN WILLIAMS SW7025 "BACK DROP"
(L) PRE-CAST CONCRETE COLUMNS -	"LIMESTONE"
(M) TILE INSETS -	PROVIDE 8" SQ PORCELAIN TILE - SET ONTO SCRATCH COAT FLOAT BROWN & DASH COATS FLUSH - O.C. TO SUBMIT SPANISH THEME TILE SAMPLES FOR ARCHITECT'S APPROVAL
(N) WINDOW & DOOR TRIM	COLOR TO MATCH SHERWIN WILLIAMS SW7025 "BACK DROP" NOTE: PAINT ALL 5 SIDES OF TRIM. PROVIDE SMOOTH TROWEL FINISH

GENERAL EXTERIOR FINISH NOTES:

- 1 ALL EXTERIOR WALL COLORS & MATERIALS SHALL TERMINATE AT INSIDE CORNERS
- 2 PAINT ALL EXPOSED SHEET METAL FLASHING TO MATCH ADJACENT SURFACE
- 3 PAINT ALL EXPOSED FASTENERS TO MATCH ADJACENT CONNECTED MATERIAL (E. WROUGHT IRON RAILING, ETC.)
- 4 GENERAL CONTRACTOR SHALL PROVIDE A MATERIAL AND COLOR MOCK-UP ON SITE FOR ARCHITECT & OWNER REVIEW (4" O.S.G. MIN. SIZE)

APPL. NO. D1631 EXHIBIT 54 DATE 4-5-16
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



'Drew Court'
 A LUXURY APARTMENT
 ENCLAVE
 1561 E. SHEPHERD AVENUE
 FRESNO, CA

NO. (DATE) (REVISION)
 03.15.2016 PLANNING SUBMITTAL

-BUILDING TYPE '2'-
 EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

SHEET NO.

P-3.2.5

PROJECT NO. 1561



7600 NORTH INGRAM, #232
 FRESNO, CA 93711
 559.433.3203
 WWW.RLDAVIDSON.COM



* Drew Court *
 A LUXURY APARTMENT
 ENCLAVE
 1161 E. SHEPHERD AVENUE
 FRESNO, CA

NO. (DATE) (ISSUE)
 01-18-2016 PLANNING SUBMITTAL

SHEET TITLE:
 -BUILDING THREE-
 EXTERIOR
 ELEVATIONS

SCALE: 3/8" = 1'-0"

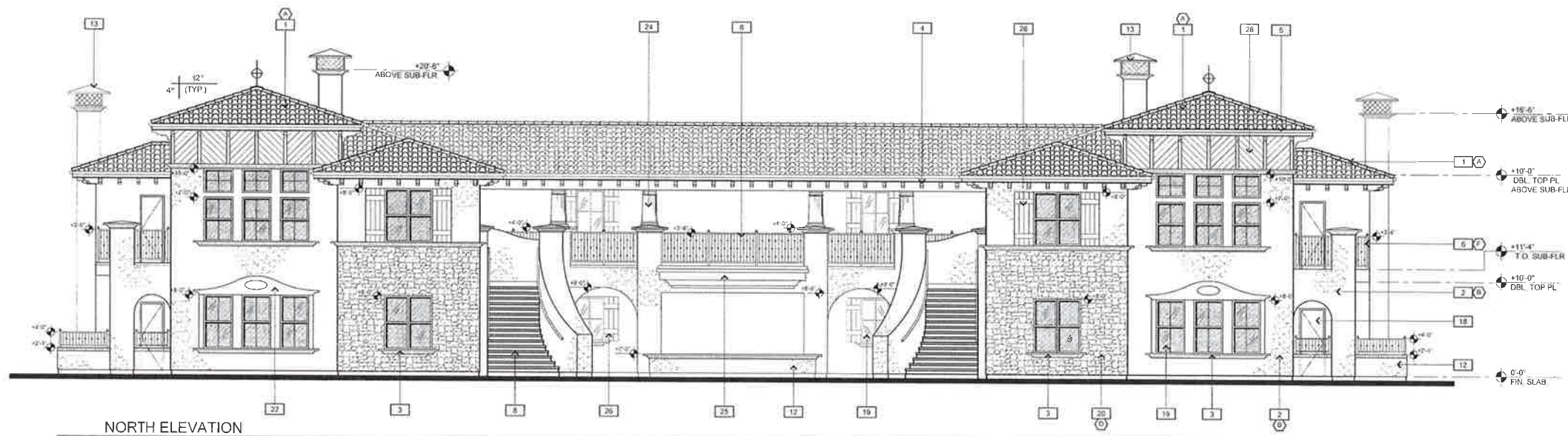
SHEET NO.
P-3.3.4

PROJECT NO. 1301

ELEVATION KEY NOTES:

THE FOLLOWING KEYNOTES SHALL APPLY UNLESS INDICATED ON THIS SHEET

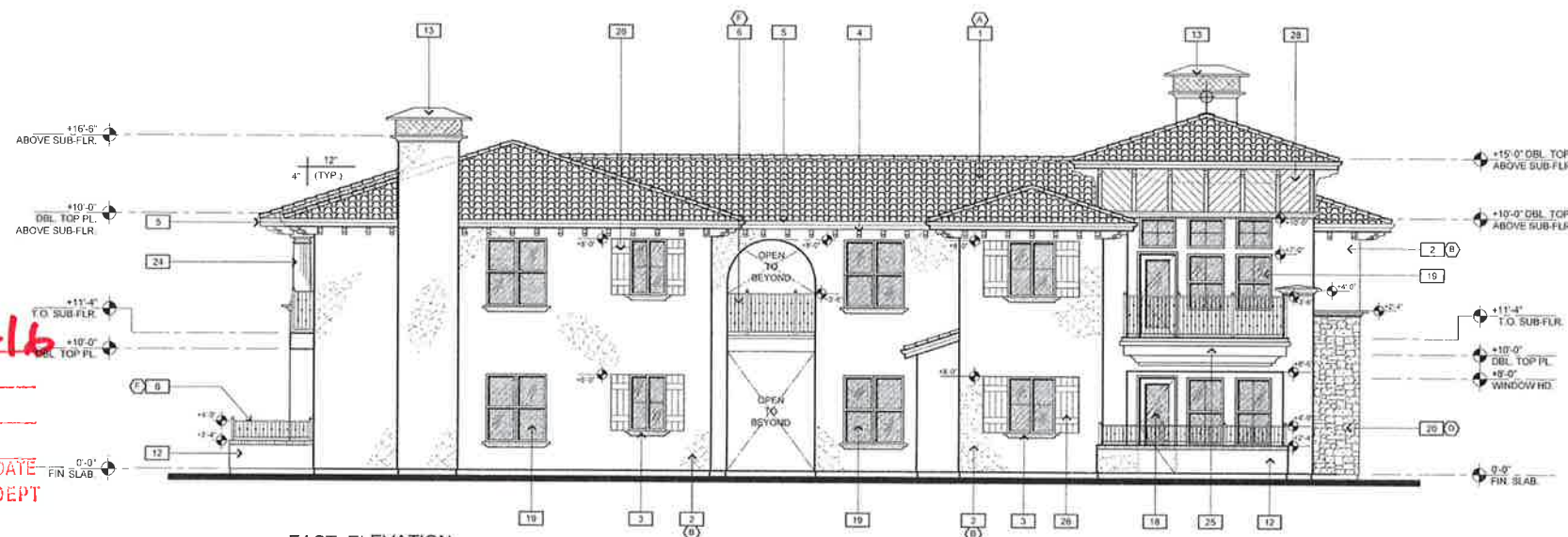
- 1 CONCRETE ROOFING TILES or BATTENS of 30# FELT UNDERLAYMENT w/ ROOF SHEATHING UNLESS ROOF RETENTION SPECIFICATIONS - SEE MATERIALS / FINISHES SCHEDULE SHT. A3.01
- 2 INDICATES 7/8" THK CEMENT PLASTER FINISH OVER TWO LAYERS OF GRADE 'D' BACKED WIRE LATH LIGHT SAND FINISH
- 3 INR HEAD & SILL TRIM AT TYP. DOOR AND WINDOW CONDITIONS - PROVIDE SMOOTH TROWEL FINISH - SEE TYP. DETAILS ON SHT. A6.02 / DET. 16
- 4 FASCIA / RAWE DETAILS - PAVES (VARIOUS LOCATIONS); REFER TO -RAKE. REFER TO DETAIL SHT. A6.17 / DET. 7
- 5 INDICATES CONTINUOUS GALVANIZED SHEET METAL CUTTERS AND DOWNSPOUTS - REFER TO EXTERIOR FINISH SCHEDULE FOR COLOR - PROVIDE SPLASH-BLOCK AT BASE OF DOWNSPOUT REFER TO SHT. A6.20 / DET. 4
- 6 INDICATES W/ GUARDRAIL @ SECOND FLOOR - FOR PRIVATE DECKS. SEE SHT. A6.10 / DET. 29 - FOR BRIZZE WAY. SEE SHT. A6.19 / DET. 13
- 7 EXPOSED WOOD HEADS - SEE STRUCTURAL DRAWINGS
- 8 PRE-FAB STAIRS - SEE ENLARGED STAIR PLAN SHT. A5.01
- 9 INDICATES EXPANSION JOINT (TYPICAL AS SHOWN) SEE DETAIL SHT. A6.10 / DET. 4
- 10 PRE-FABRICATED WALL VENT
- 11 DECORATIVE TILES SHT. A6.19 / DET. 22
- 12 PATIO / PERIMETER HALF WALL - LOWER LEVEL TYP
- 13 INDICATES CHIMNEY CAP
- 14 DOOR AT FIRE SPRINKLER RISER CLOSET - SEE PLAN FOR LOCATION AND COORDINATE WITH CIVIL UTILITY SITE PLAN
- 15 PROVIDE CANE DEFLECTION RAIL PROTECTION - REFER TO DETAIL SHT. A5.1 / DET. 4
- 16 INDICATES SLOPED CEMENT PLASTER SKILL
- 17 INDICATES TRUSS TAILS AT 24" O.C
- 18 DOORS - SEE DOOR SCHEDULE SHT. A7.01
- 19 WINDOWS - SEE WINDOW SCHEDULE SHT. A7.02
- 20 PRE-CAST SIMULATED STONE VENEER BY CORONADO STONE - SEE EXTERIOR FINISH MATERIAL SCHEDULE
- 21 INDICATES GALVANIZED SHEET METAL FLASHINGS PAINTED TO MATCH ADJACENT STUCCO COLOR
- 22 PRE-CAST SIMULATED LIMESTONE MOLDING
- 23 4" O.S.D PRE-CAST QUATREFOIL w/ 5/8" TILE INLAY (4) = TYP - REFER TO DETAIL SHT. A6.18 / DET. 17
- 24 PRE-CAST DECORATIVE COLUMNS - REFER TO DETAIL SHT. A6.31 / DET. X
- 25 DECORATIVE FOAM TRIM - REFER TO DETAIL SHT. A6.20 / DET. 19
- 26 DECORATIVE WINDOW SHUTTERS PAINTED PER FINISH SCHEDULE THIS SHEET - REFER TO DETAIL SHT. A6.XX / DET. X
- 27 DECORATIVE W/ GATE .42" WIDE PAINTED - REFER TO DETAIL SHT. A6.XX / DET. X
- 28 1 1/8" x 6" REDWOOD SIDING. CLEAR HEART PLACED AT 45 DEG. DIAGONAL ANGLE. PAINTED w/ 2 LAYERS TYPE B BUILDING PAPER or PLYWOOD SHEATHING PAINTED



NORTH ELEVATION



SOUTH ELEVATION



**EAST ELEVATION
 (WEST ELEVATION SIMILAR)**

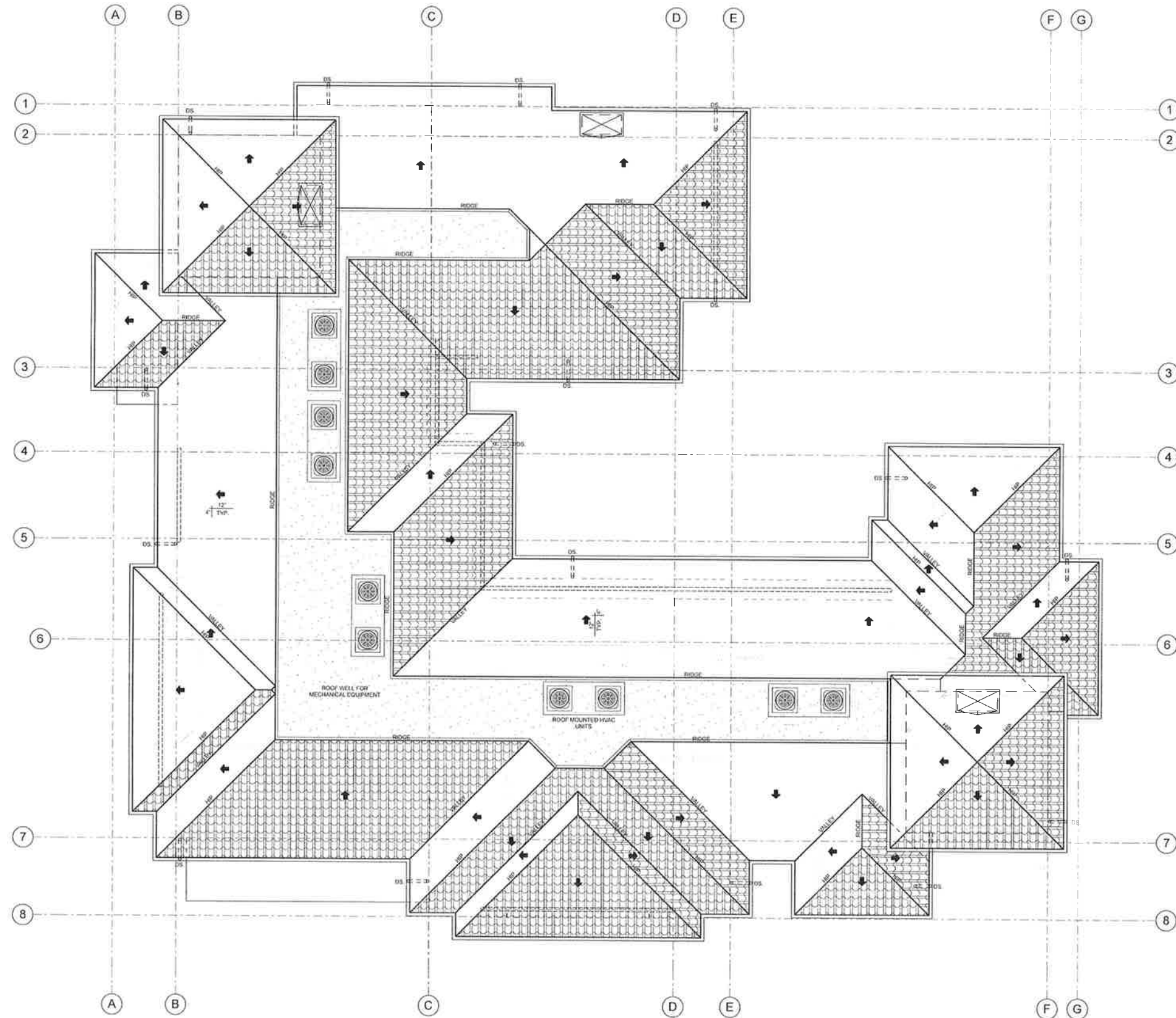
APPL. NO. 016-31 EXHIBIT E-5 DATE 4-5-16
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

EXTERIOR FINISH MATERIAL SCHEDULE

(A) ROOFING -	EAGLE ROOFING PRODUCTS STYLE: "CAPSTRAND" S TIE COLOR: LCC-100 TUSOCK BLEND w/ 20% BOOST
(B) EXTERIOR PLASTER -	MONTEREY TEXTURE - SMOOTH TROWEL FINISH COLOR: ELASTOMERIC SHERWIN WILLIAMS 7100 "ARCADE WHITE"
(C) BRICK WALL CAP -	USED BRICK - HEADER COURSE w/ FULL JOINT GROUT
(D) STONE VENEER -	EL DORADO STONE STYLE: CYPRESS RIDGE COLOR: COUNTRYSIDE w/ OVERGROUT JOINTS
(E) ENTRY DOORS -	COLOR TO MATCH: SHERWIN WILLIAMS SW6688 "SUNRISE"
(F) WROUGHT IRON RAILING -	COLOR TO MATCH: SHERWIN WILLIAMS SW6055 "COASTY"
(G) WINDOWS, STOREFRONT & FRENCH DOORS	TAN - DOORS TO MATCH VINYL COLOR
(H) GUTTERS -	COLOR TO MATCH: SHERWIN WILLIAMS SW1025 "BACK DROP"
(I) EXPOSED RAFTER TAILS & SHEATHING -	COLOR TO MATCH: SHERWIN WILLIAMS SW7025 "BACK DROP"
(J) 8" M DOWNSPOUTS	COLOR TO MATCH: SHERWIN WILLIAMS SW1025 "BACK DROP"
(K) WOOD TRIM POSTS & FASCIAS	COLOR TO MATCH: SHERWIN WILLIAMS SW1025 "BACK DROP"
(L) PRE-CAST CONCRETE COLUMNS -	"LIMESTONE"
(M) TILE INSETS -	PROVIDE 6" SQ. PORCELAIN TILE - SET ONTO SCRATCH COAT. FLOAT BROWN & DASH COATS FLUSH - G.C. TO SUBMIT SPANISH THEME TILE SAMPLES FOR ARCHITECT'S APPROVAL
(N) WINDOW & DOOR TRIM	COLOR TO MATCH: SHERWIN WILLIAMS SW1025 "BACK DROP" NOTE: PAINT ALL 3 SIDES OF TRIM. PROVIDE SMOOTH TROWEL FINISH.

- GENERAL EXTERIOR FINISH NOTES:**
- 1 ALL EXTERIOR WALL COLORS & MATERIALS SHALL TERMINATE AT INSIDE CORNERS.
 - 2 PAINT ALL EXPOSED SHEET METAL FLASHING TO MATCH ADJACENT SURFACE MATERIAL (IE: WROUGHT IRON RAILING, ETC.)
 - 3 PAINT ALL EXPOSED FASTENERS TO MATCH ADJACENT CONNECTED MATERIAL (IE: WROUGHT IRON RAILING, ETC.)
 - 4 GENERAL CONTRACTOR SHALL PROVIDE A MATERIAL AND COLOR WOOD-UP ON SITE FOR ARCHITECT & OWNER REVIEW (4'9" SQ. MIN. SIZE)

Plotted: Tuesday, March 15, 2016 1:49 PM



1
P-3.1.3
ROOF PLAN
SCALE: 3/16" = 1'-0"



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'DREW COURT'
1161 E. SHEPHERD AVENUE
FRESNO, CA
FOR:
DREW COURT, L.L.C.

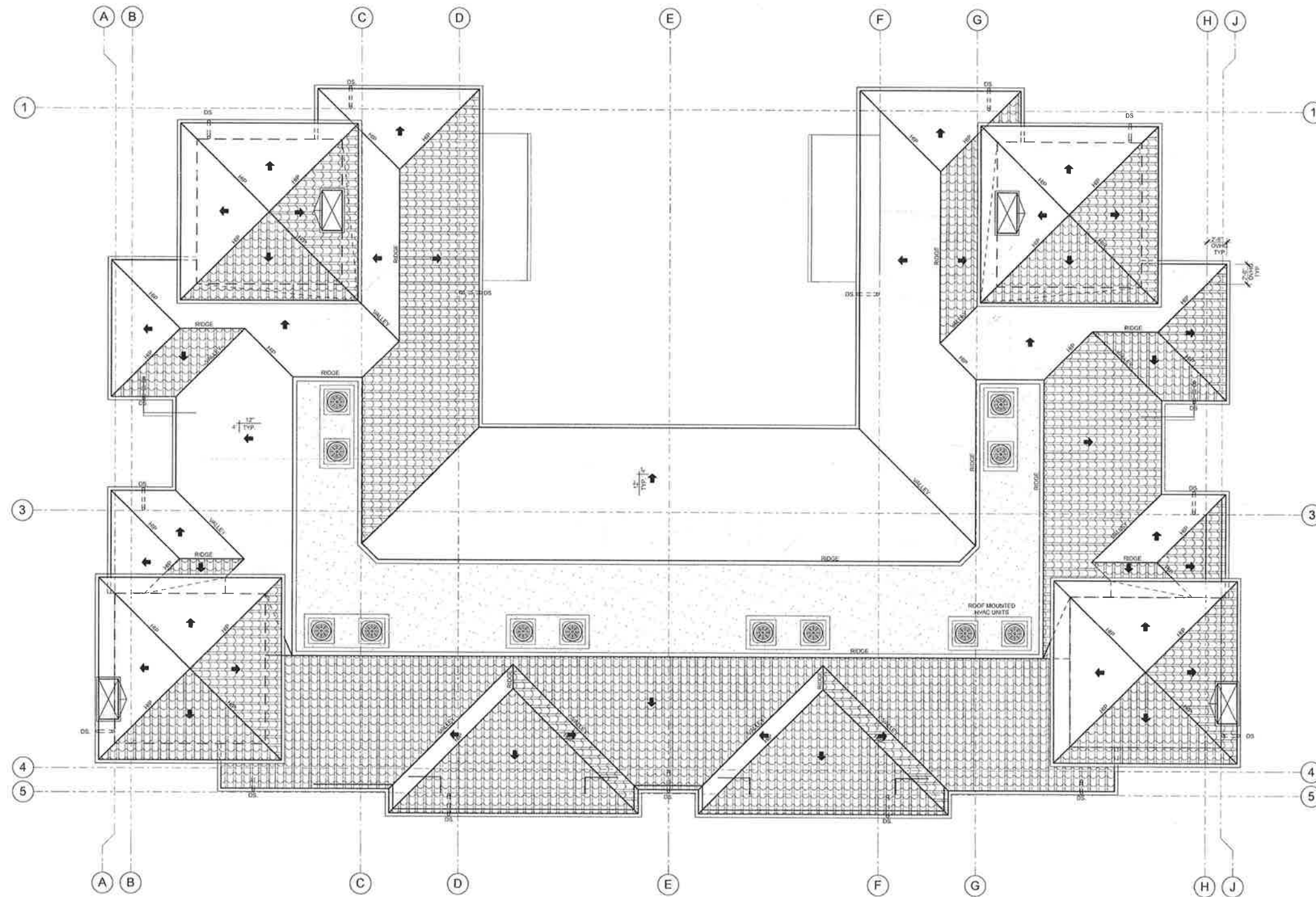
NO.	DATE	BY	DESCRIPTION
03-15-16			PLANNING SUBMISSION

- BUILDING 1 -
ROOF PLAN

P-3.1.3



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'DREW COURT'
 1191 E. SHEPHERD AVENUE
 FRESNO, CA
 FOR:
 DREW COURT, L.L.C.

NO.	DATE	BY
03-15-16		PLANNING SUBMISSION

- BUILDING 2 -
 ROOF PLAN

P-3.2.3

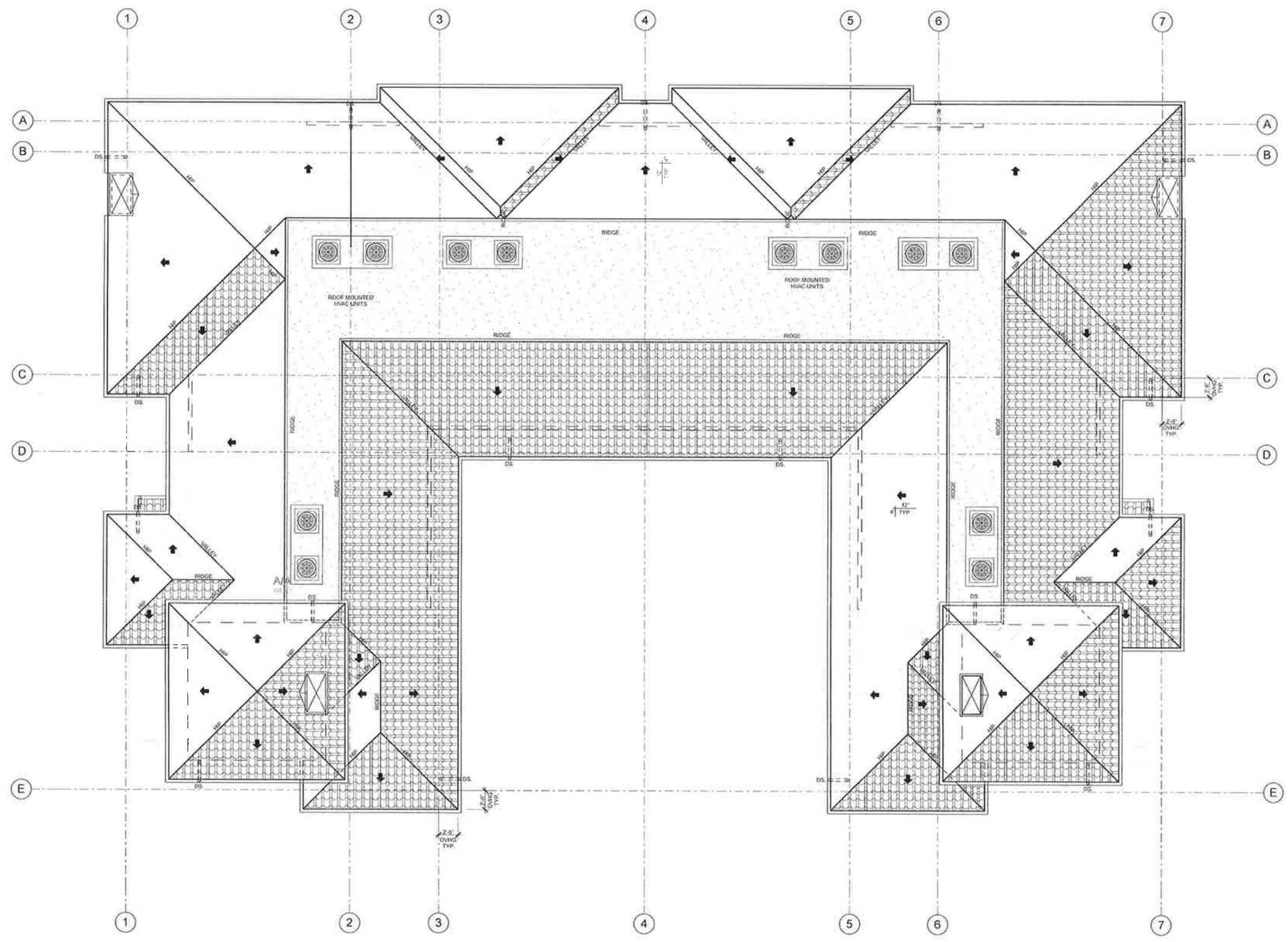
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 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

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Plotted: Tuesday, March 15, 2016 4:34 PM



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PROJ. ENG. _____ DATE _____
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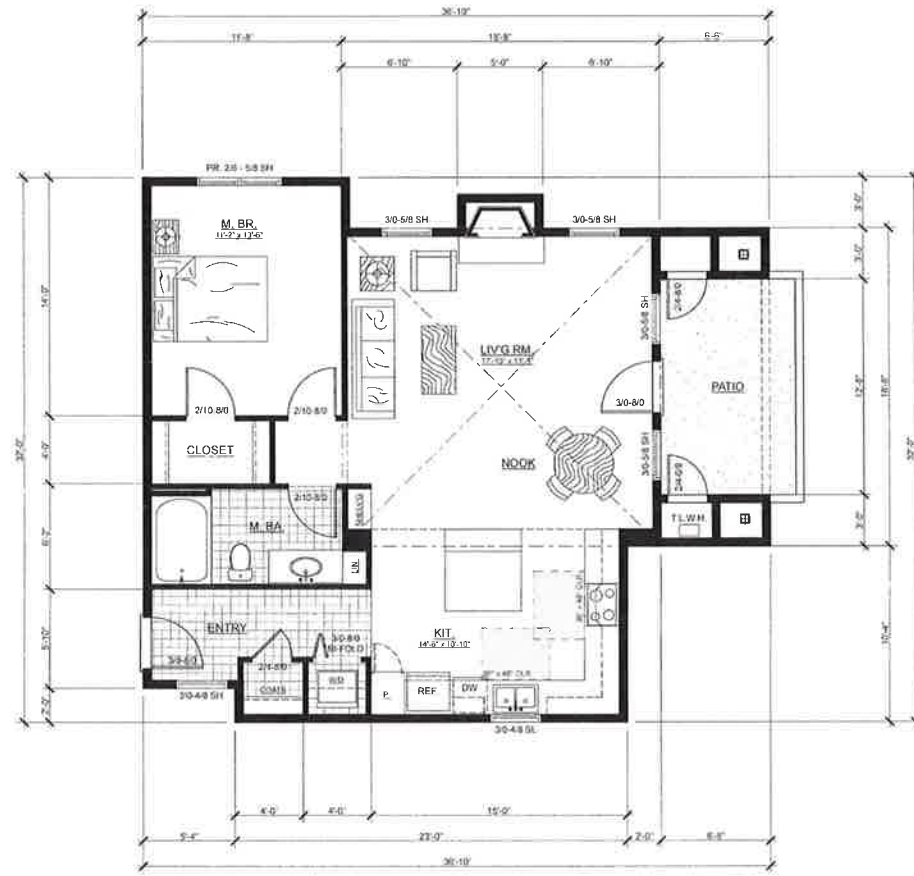
'DREW COURT'
1161 E. SHEPHERD AVENUE
FRESNO, CA
FOR:
DREW COURT, L.L.C.

NO.	DATE	DESCRIPTION
03-15-16		PLANNING SUBMISSION

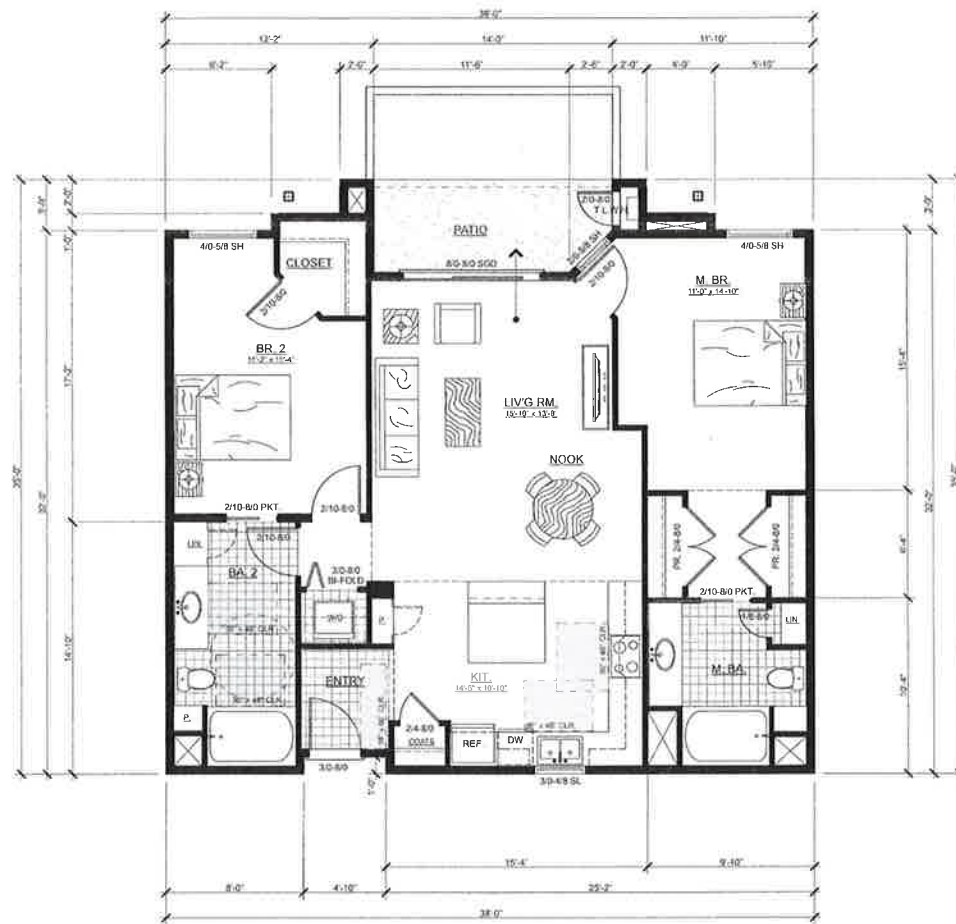
- BUILDING 3 -
ROOF PLAN

P-3.3.3

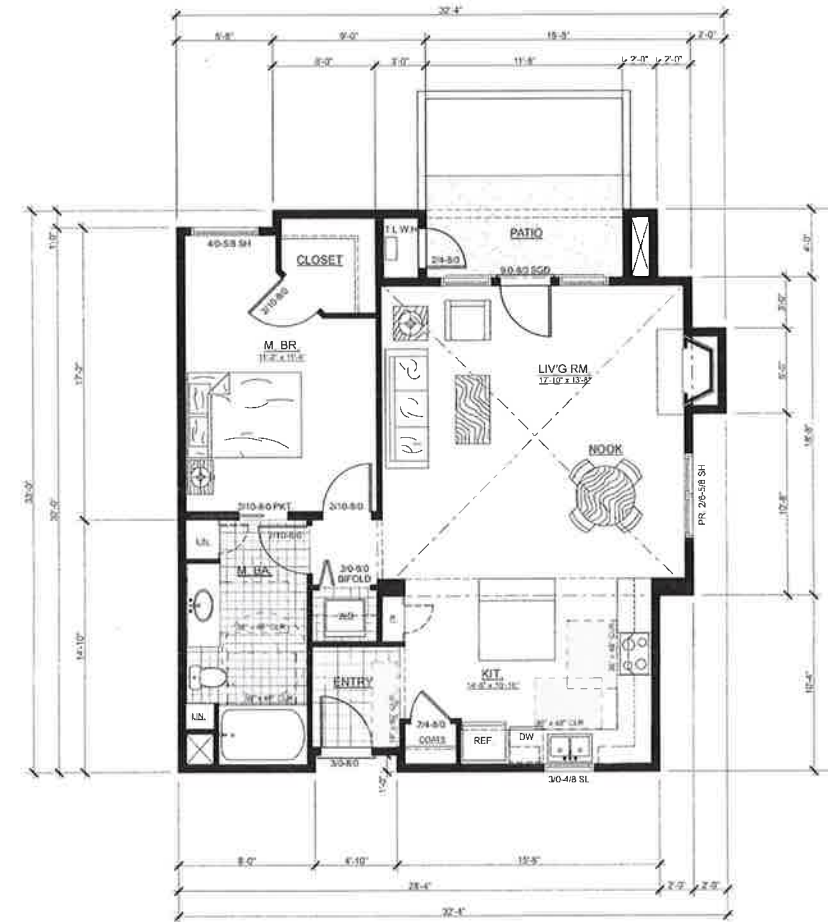
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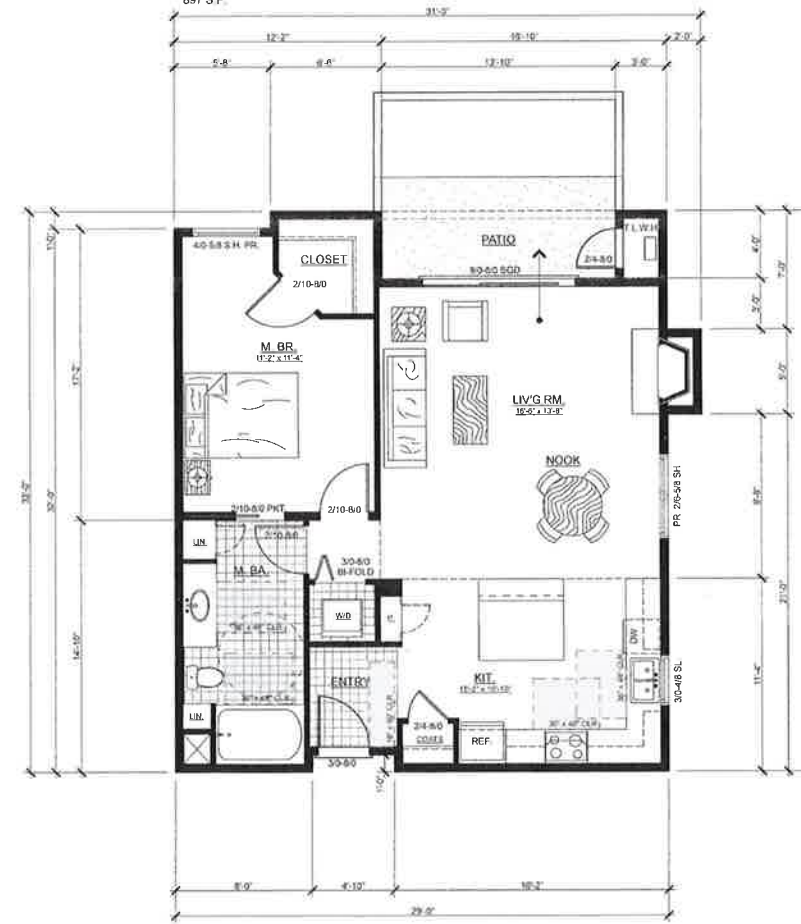
UNIT 'B'
885 S.F.



UNIT 'C'
1185 S.F.



UNIT 'A'
897 S.F.



UNIT 'A1'
879 S.F.



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 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

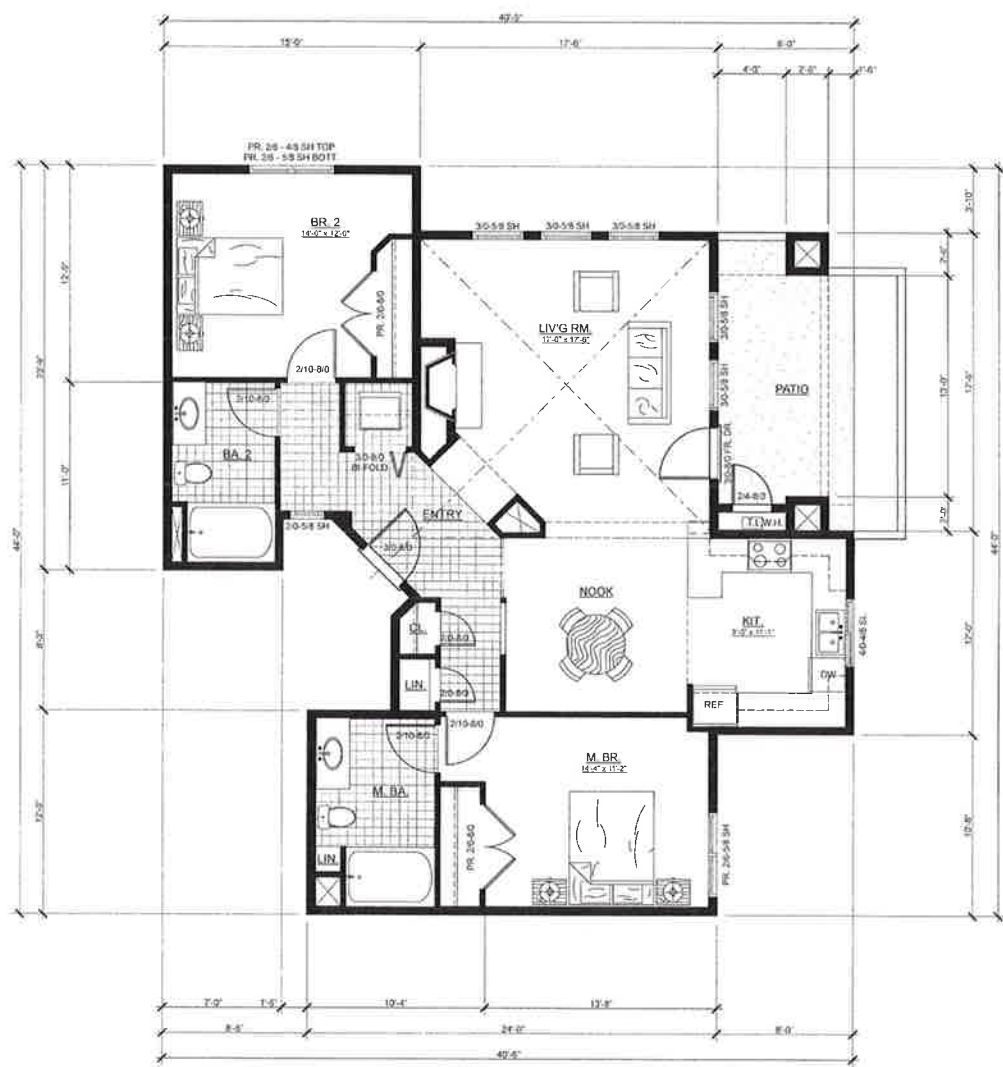


'DREW COURT'
1161 E. SHEPHERD AVENUE
FRESNO, CA
FOR:
DREW COURT, L.L.C.

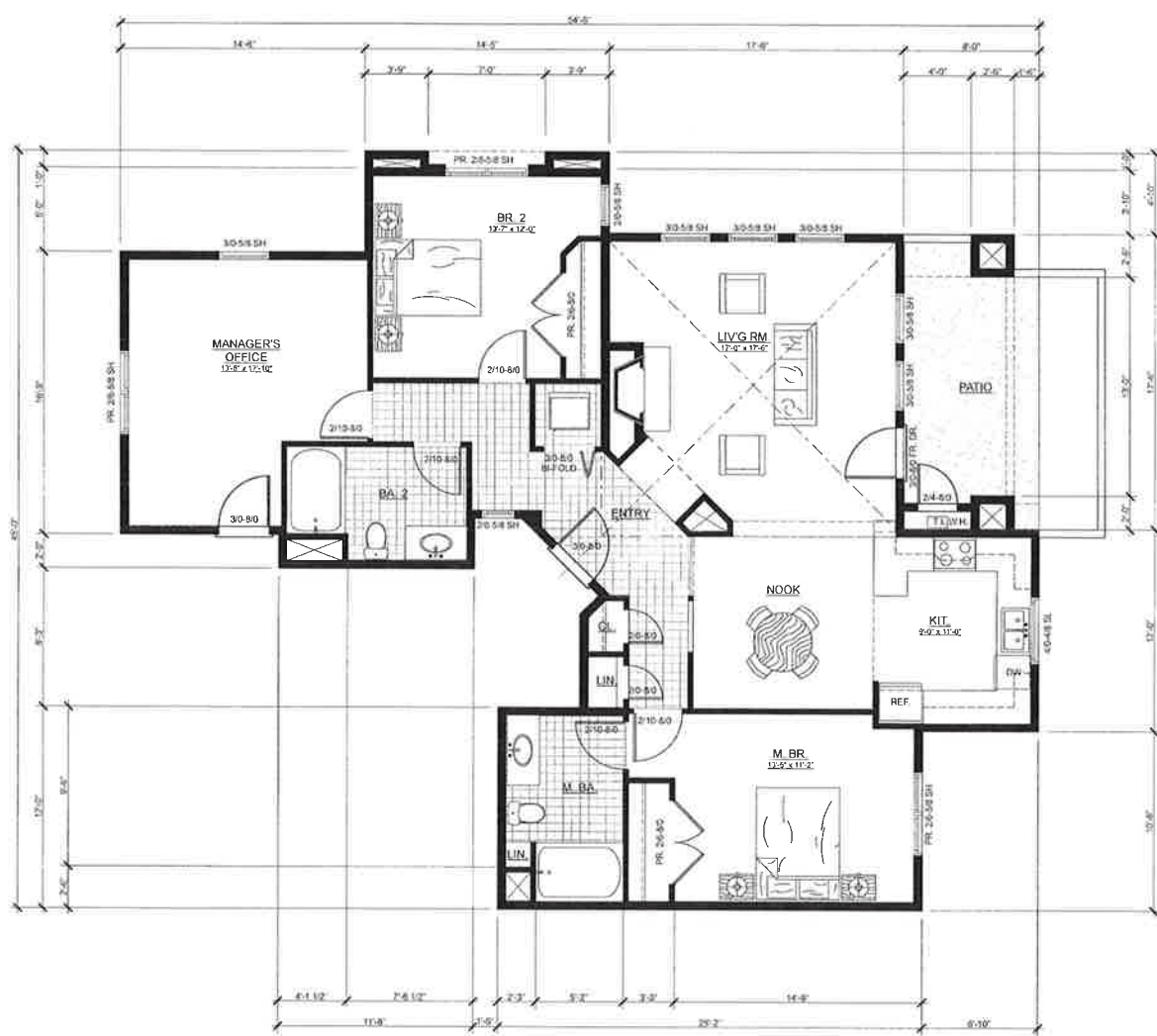
NO.	DATE	DESCRIPTION
01-15-16		PLANNING SUBMISSION

UNIT FLOOR PLANS

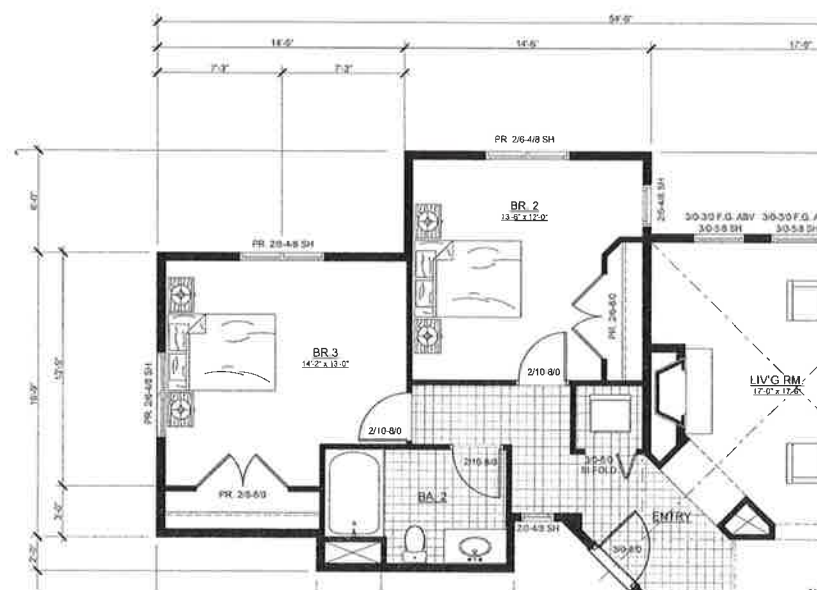
SCALE: 3/8" = 1'-0"



UNIT 'D'
1,233 S.F.



UNIT 'E' (w. OFFICE)
1,487 S.F.



UNIT 'E' (Partial Upper Floor)
1,489 S.F.



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 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
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'DREW COURT'

1161 E SHEPHERD AVENUE
FRESNO CA

FOR:
DREW COURT, L.L.C.

NO.	DATE	REVISION

UNIT FLOOR PLANS

DATE: 4-5-16

P-2.2



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APPL. NO. D-16-31 EXHIBIT 7-3 DATE 4-5-16
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 TRAFFIC ENG. _____ DATE _____
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'DREW COURT'
 1161 E. SHEPHERD AVENUE
 FRESNO, CA
 FOR:
 DREW COURT, L.L.C.

NO.	DATE	REVISION

- BUILDING 1 -
 COORDINATION
 PLAN
 LOWER FLOOR

SCALE: 3/16" = 1'-0"

P-3.1.1

BUILDING 1 - COORDINATION PLAN (LOWER FLOOR)
 SCALE: 3/16" = 1'-0"



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APPL. NO. D-16-31 EXHIBIT F-4 DATE 4-5-16
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TRAFFIC ENG. _____ DATE _____
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'DREW COURT'
161 E SHEPHERD AVENUE
FRESNO, CA
FOR:
DREW COURT, L.L.C.

NO.	DATE	DESCRIPTION
05-15-16		PLANNING SUBMISSION

- BUILDING 1 -
COORDINATION
PLAN
UPPER FLOOR

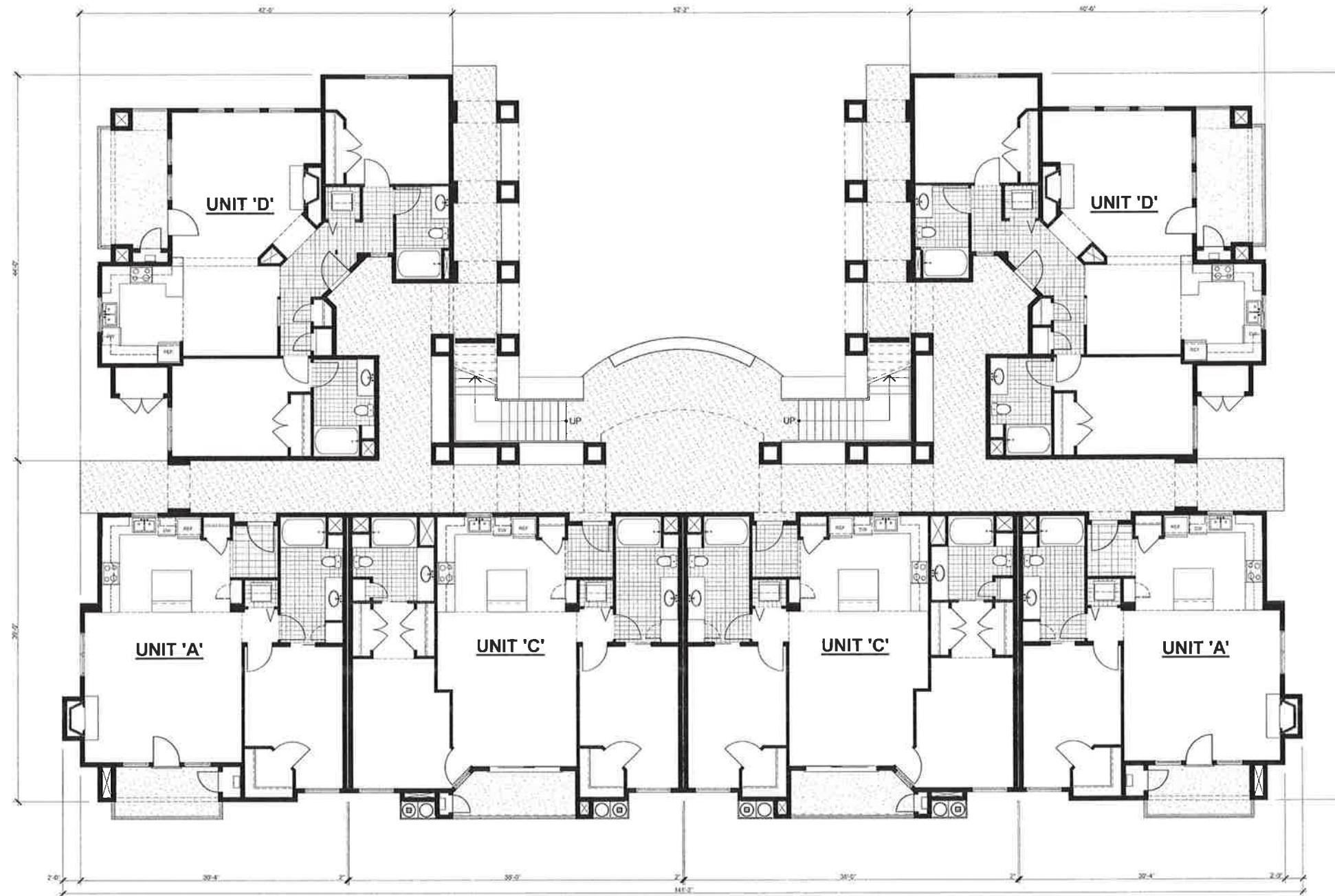
P-3.1.2

Plotted: Tuesday, March 15, 2016 1:48 PM

1 BUILDING 1 - COORDINATION PLAN (UPPER FLOOR)
R-3.1.2 SCALE: 3/8" = 1'-0"



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APPL. NO. D1631 EXHIBIT 7-5 DATE 4-5-16
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
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'DREW COURT'
1161 E SHEPHERD AVENUE
FRESNO, CA
FOR:
DREW COURT, L.L.C.

NO.	DATE	BY
02-15-16	PLANNING SUBMISSION	

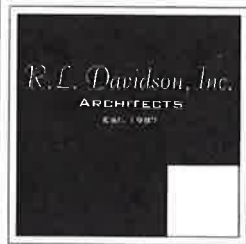
- BUILDING 2 -
COORDINATION
PLAN
LOWER FLOOR

SCALE: 3/8" = 1'-0"
P-3.2.1

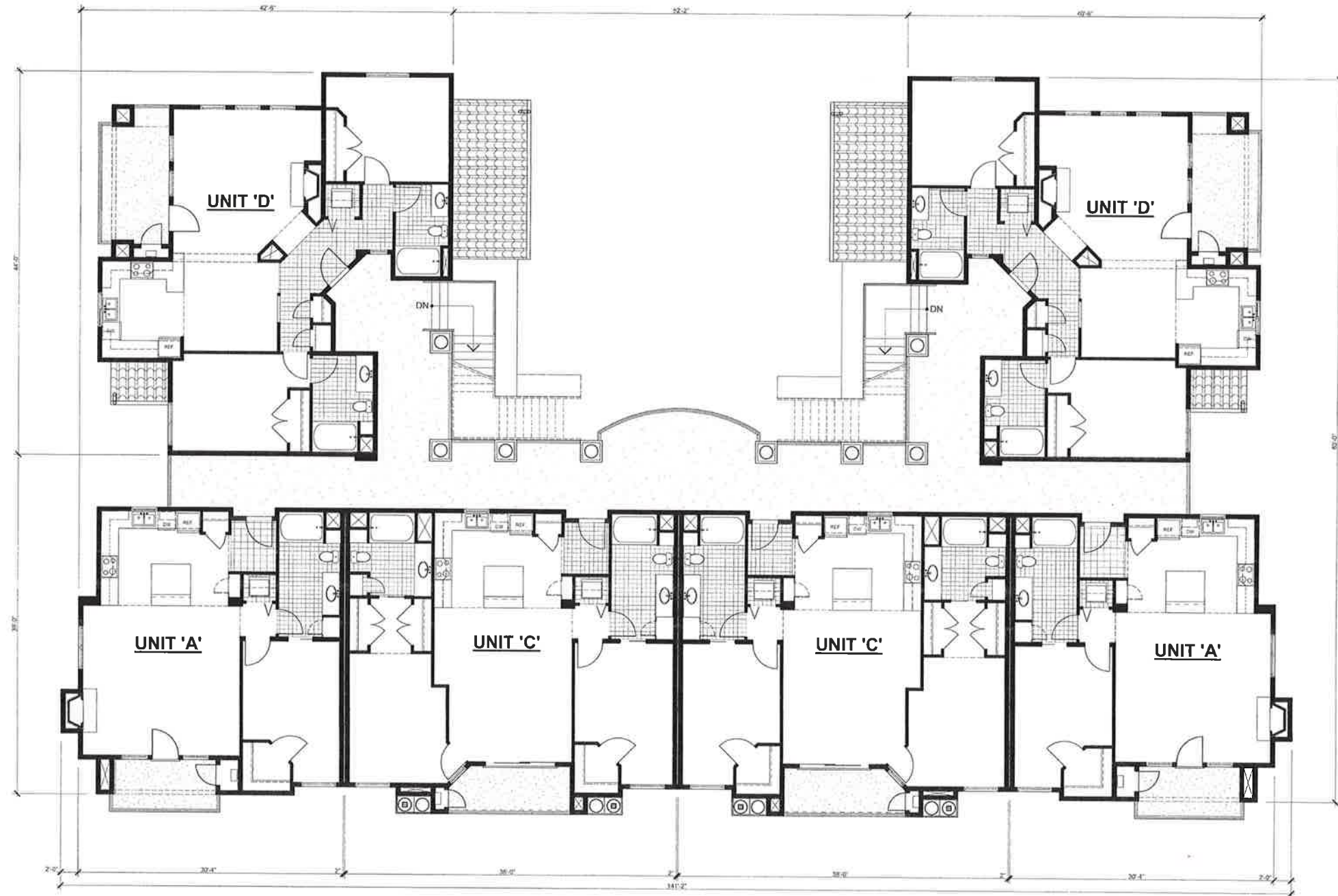
1 BUILDING TYPE '2' - COORDINATION PLAN (Lower Floor)
SCALE: 3/8" = 1'-0"

APPL. NO. D1631 EXHIBIT 7-5 DATE 4-5-16
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
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1 BUILDING 2 - COORDINATION PLAN (Upper Floor)
R-3.2.2 SCALE: 3/16" = 1'-0"



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FRESNO, CA
FOR:
DREW COURT, L.L.C.

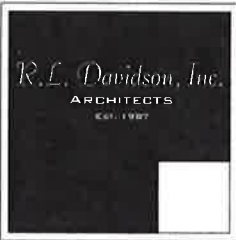
NO.	DATE	REVISION
01	03-15-16	PLANNING SUBMISSION

- BUILDING 2 -
COORDINATION
PLAN
UPPER FLOOR

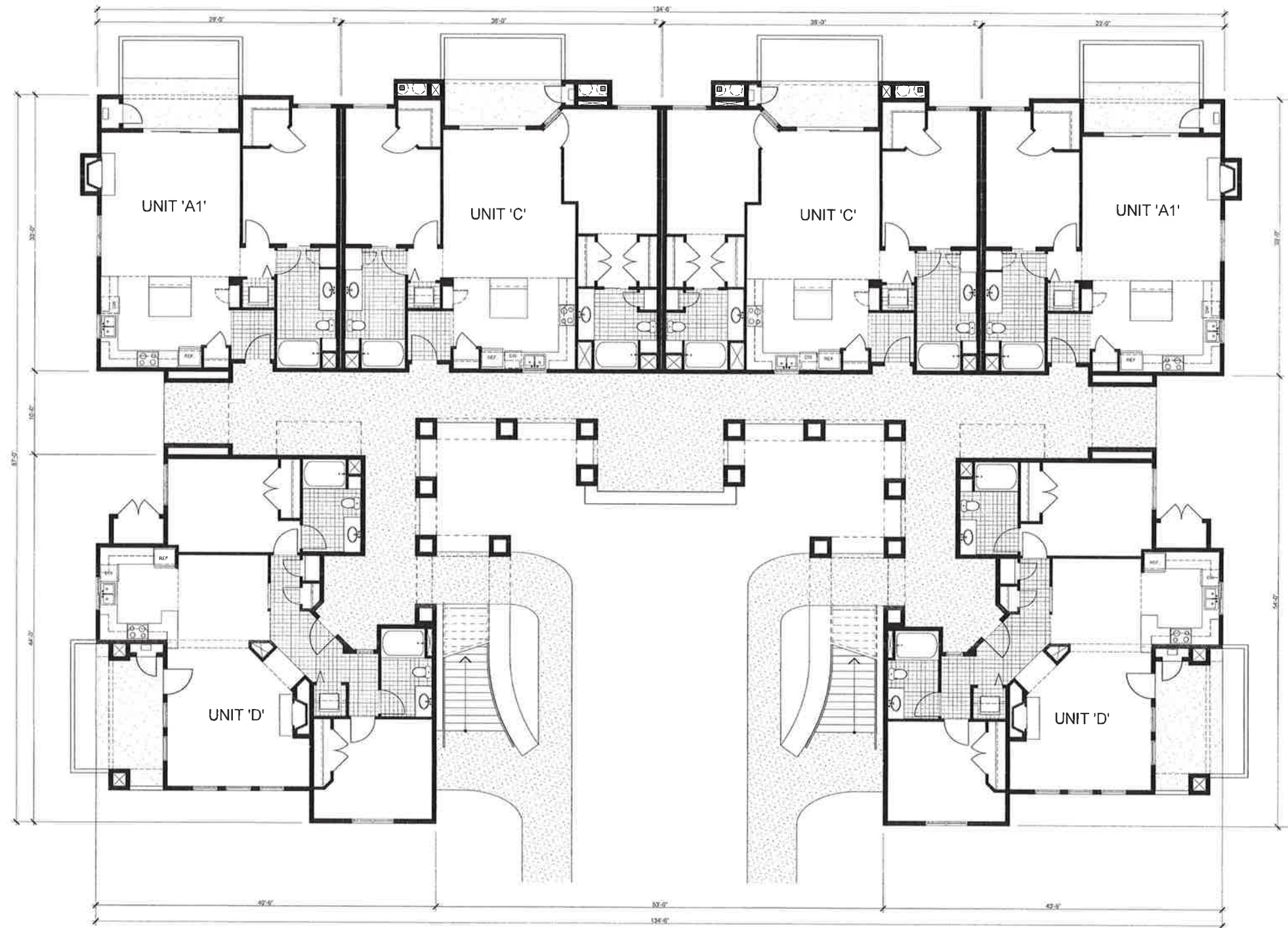
P-3.2.2

APPL. NO. D1631 EXHIBIT F-6 DATE 4-5-16
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
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APPL. NO. **D16-31** EXHIBIT **F7** DATE **4-5-16**
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'DREW COURT'
 1181 E SHEPHERD AVENUE
 FRESNO, CA
 FOR:
 DREW COURT, L.L.C.

NO.	DATE	DESCRIPTION
03-15-16		PLANNING SUBMISSION

- BUILDING 3 -
 COORDINATION
 PLAN
 LOWER FLOOR

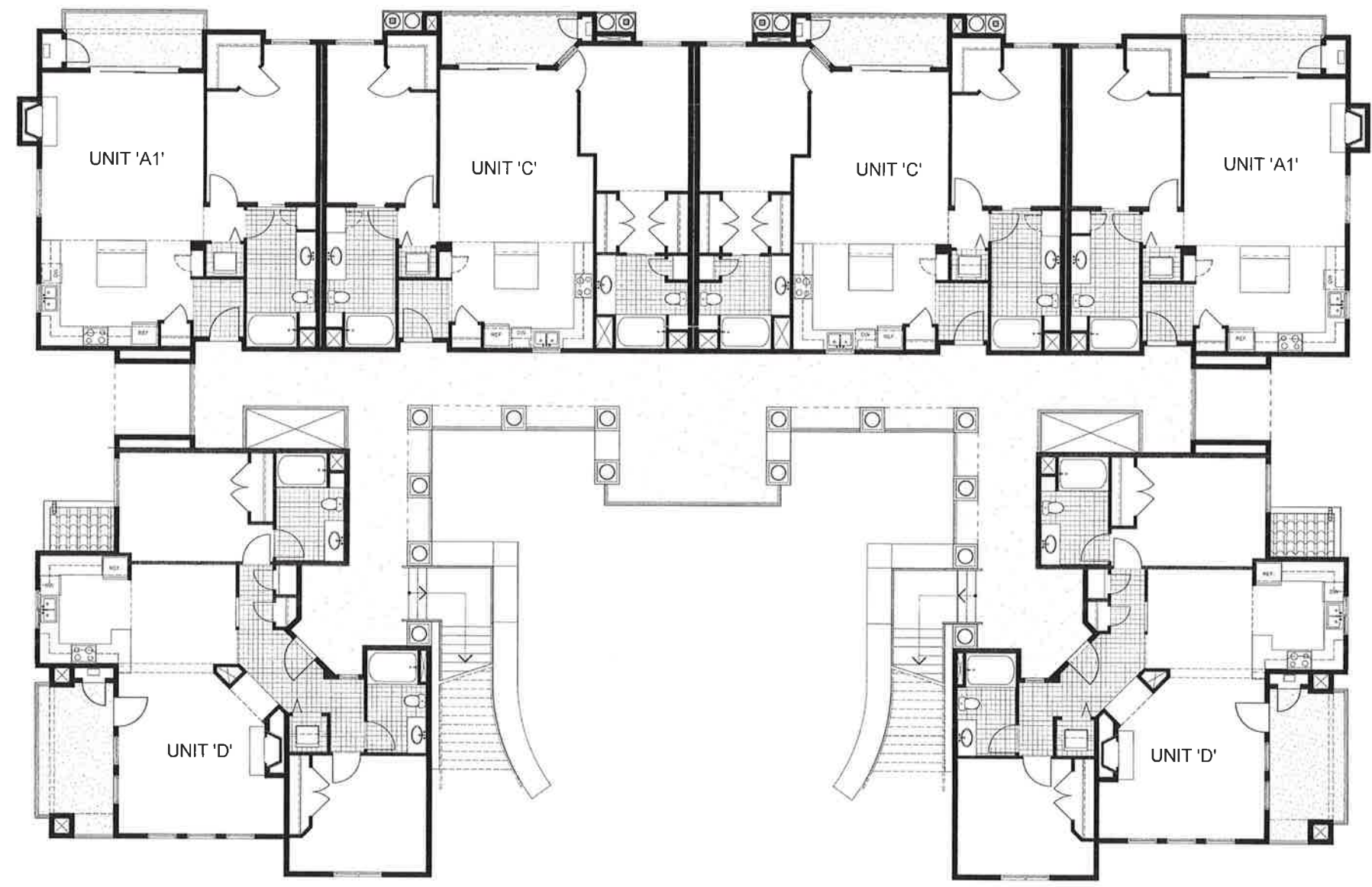
P-3.3.1

Plotted: Tuesday, March 15, 2016 1:58 PM

1
 P-3.3.1 BUILDING 3 - COORDINATION PLAN (Lower Floor)
 SCALE: 3/16" = 1'-0"



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APPL. NO. D-16-31 EXHIBIT F-8 DATE 4-5-16
PROJ. ENG. _____ DATE _____
TRAFFIC ENG. _____ DATE _____
COND. APPROVED BY _____ DATE _____
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



'DREW COURT'
1161 E SHEPHERD AVENUE
FRESNO, CA
FOR:
DREW COURT, L.L.C.

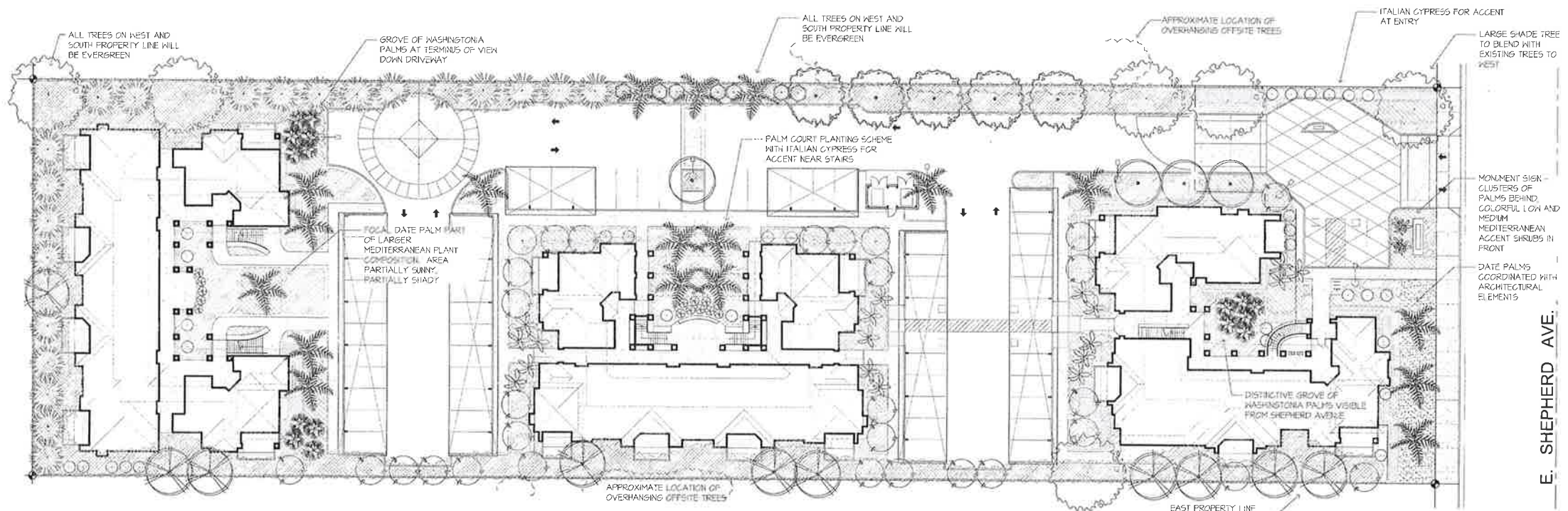
NO.	DATE	DESCRIPTION
01	15-15	PLANNING SUBMISSION

- BUILDING 3 -
COORDINATION
PLAN
UPPER FLOOR

P-3.3.2

1
P-3.3.2 BUILDING 3 - COORDINATION PLAN (Upper Floor)
SCALE: 3/16" = 1'-0"

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SCHEMATIC LANDSCAPE PLAN
 SCALE: 1" = 20'-0"

- TREE LEGEND**
- LARGE TREE (30" + DIAMETER)
 SUCH AS: OAK SPP. (EVERGREEN), CHINESE PISTACHE, GINKGO - 15 GAL x 24" BOX
 - MEDIUM EVERGREEN SCREENING TREES (23" DIAMETER)
 SUCH AS: GREGGIAN LAUREL, LITTLE GEM MANSIONIA, AUSTRALIAN WILLOW - 15 GAL x 24" BOX
 - MEDIUM EVERGREEN AND DECIDUOUS SITE TREES (23" DIAMETER)
 SUCH AS: GOLDEN RAIN TREE, PEAR SPP., AMUR MAPLE - 15 GAL x 24" BOX
 - ORNAMENTAL TREE (12"-15" DIAMETER)
 SUCH AS: GRAPE MYRTLE CV., PURPLE LEAF PLUM, ARENITA MARINA, REDBUD - 15 GAL
 - PALM TREE
 LARGER PALM TREES SUCH AS PHOENIX DACTYLIFERA (DATE PALM), MED LM PALMS (GREEN PALM) AND SMALL PALMS (CHAMAECEROPS AND SAGO) - 15 GAL, 24" BOX AND SPECIMEN SIZE
 - EVERGREEN CONIFER
 SUCH AS PINUS SPP., CUPRESSUS SPP. - 15 GAL (CONSIDERED SMALL TREES)
 - COLUMNAR EVERGREEN TREE
 SUCH AS ITALIAN CYPRRESS, COLUMNAR JUNIPERS - 15 GAL (CONSIDERED SMALL TREES)
 - SPECIMEN TREE
 SPECIFICALLY SELECTED FOR LOCATION - GENERALLY EVERGREEN MULTI-STEMMED WITH CHARACTER, SUCH AS MULTI-STEMMED OLIVE, FIELD GROWN LIVE OAKS AND THORNLESS MESQUITE (CONSIDERED MEDIUM TREES)
 - CLINGS
 FOR FRUIT, FRAGRANCE AND ACCENT

- SHRUBS AND GROUND COVERS**
- MIXED PERENNIAL SHRUBS WITH NIGOLS LOW WATER USE
 SUCH AS: RHAPHALEPSIS SPP., ACHILLEA SPP., ERIOGYPTON VERDIS, CALLISTEMON LITTLE JOHN, BERBERIS SPP., NEROLIUM PETITE RED, HETEROPHYLLA ARENARIA
 - MEDIUM SIZE MEDITERRANEAN AND NATIVE SHRUBS
 SUCH AS: LESPEDAZO SPP., IRISHMOLES SPP., DIERIS IRRIDIDES, NANDINA SPP., SALVIA SPP.
 - MEDITERRANEAN AND NATIVE ACCENT PLANTS
 SUCH AS: LAVENDER SPP., FLEUR DE GABRIEL SPP., HETEROCALLIS SPP.
 - MEDITERRANEAN LOW PLANTS AND GROUND COVERS
 SUCH AS: NO-MAN TURF, PROSTRATE TEUCRARIUM, TRACHELOSPERUM SPP., TRAILING ROSEMARY, GROUND COVER JANPERS
 - TALL EVERGREEN SCREENING SHRUBS
 SUCH AS: PRUNUS BRUNTA AND TIGHT, PHOTINIA FRASER, LEUCOPHYLLUM SPP.
 - MEDIUM AND LOW SHRUBS
 SUCH AS: OLEA 'LITTLE OLIE', PITTOSPORIUM SPP., ROSA 'ICEBERG'
 - TURF - BERMOUDA FROM 500

PARKING LOT SHADE CALCULATION:

TOTAL SF OF PARKING AND DRIVEWAYS: LESS AREA UNDER CARPORTS AREA TO BE SHADDED	25293 SF (8,842 SF) 6,941 SF
SHADE FROM TREES ADJACENT TO PARKING AREAS/DRIVEWAYS: (PERIMETER TREES COUNTED AT 100% TREES BETWEEN AND BEHIND CARPORTS NOT COUNTED)	LARGE (162 SF) 3 x 2086 SF MEDIUM (101 SF) 4 x 6263 SF SMALL (51 SF) 8 x 2512 SF ITALIAN CYPRRESS (50 SF) CONIFERS (116 SF) 0 x 1408 SF
TOTAL SHADE FROM TREES	18,624 SF
PERCENT SHADE	14.5%

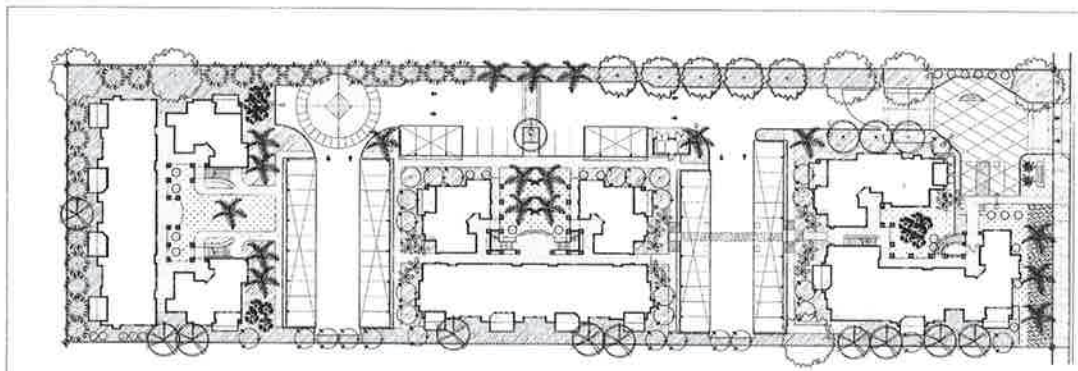
PROJECT MEETS THE SHADE REQUIREMENT

TOTAL ONSITE TREE COUNT:

TOTAL NUMBER OF UNITS ON SITE:	34 UNITS
TOTAL NUMBER OF REQUIRED PARKING SPACES ON SITE:	51 SPACES
TOTAL NUMBER OF MEDIUM AND LARGE TREES ONSITE:	25
TOTAL NUMBER OF MEDIUM TREE EQUIVALENTS: (SMALL TREES: 93) (PALMS: 9)	62
TOTAL ONSITE TREES	87

A. PLANT KEY

C. PLANNING CALCULATIONS



LANDSCAPE LEGEND

TOTAL LANDSCAPE AREA	30,496 SF
LOW WATER USE SHRUB AREAS	13,202 SF
MEDIUM WATER USE SHRUB AREAS (Kc 4)	1,165 SF
ESPECIALLY DECORATIVE MEDIUM USE SHRUB AREAS, MIXED Kc TO 6	6,044 SF
TURF	12,600 SF

PRELIMINARY WVELO CALCULATION:

ETW = 452.0 GAL/YR
 MAX = 531.96 GAL/YR (at 55% of ETw)
 PRELIMINARY CALCULATION MEETS THE REQUIREMENTS OF WVELO

B. LANDSCAPE TYPES / HYDROZONES

APPL. NO. **D11631** EXHIBIT **L** DATE **4-5-16**
 PROJ. ENG. _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 COND. APPROVED BY _____ DATE _____
 CITY OF FRESNO PLANNING & DEVELOPMENT DEPT



'Drew Court'
 LUXURY APARTMENT ENCLAVE
 1161 E. SHEPHERD AVENUE
 FRESNO, CA

NO.	DATE	ISSUED

SHEET TITLE:
SCHEMATIC LANDSCAPE PLAN

SCALE: 1" = 20'-0"
 SHEET NO.:
L1.0
 PROJECT NO.: 1221





DATE: April 15, 2016

TO: Lauren Filice
Development and Resource Management Department

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

SUBJECT: Conditions of Approval for **D-16-031**

ADDRESS: **1161 East Shepherd Avenue**

APN: **403-021-03**

ATTENTION:			
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.			
X	Maintenance Agreement / CFD	Ann Lillie	Public Works Department (559) 621-8690 ann.lillie@fresno.gov
X	<p>Deed (up to 2 month processing time) Deed documents for the required dedications must conform to the format specified by the city and shall be prepared by the applicant's engineer.</p> <p>The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership prior to the issuance of building permits.</p>	Jeff Beck	Public Works Department (559) 621-8560 jeff.beck@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 12-1011 and Resolution No. 78-522/88-229.

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.

Street work on major streets shall be designed to include Intelligent Transportation Systems (ITS) conduit in accordance with the Public Works ITS specifications.

East Shepherd Avenue: Arterial

1. Dedication Requirement
 - a. Dedicate **76'** of property, from section line, for public street purposes, within the limits of this application, per Public Works Standard **P-52**. Center line shall be established per Director's Determination No. 88-05.
2. Construction Requirements:
 - a. Construct a **30'** driveway approach to Public Works Standard(s) **P-2** and **P-6**. **If parking is allowed adjacent to the curb, provide 10' of red curbing (3 coats) on both sides of the proposed driveway approaches.** Construct a concrete pedestrian walkway behind all driveway approaches as identified on **Exhibit "A"**. Asphalt concrete paving per City of Fresno Public Works Standard Drawing **P-21** may be substituted for concrete.
 - b. Provide a **10'** visibility triangle at all driveways.
 - c. Remove abandoned (existing driveway approaches not identified for utilization) or reduce excessive width driveway approaches as noted on **Exhibit "A"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-5** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.
 - d. Construct concrete sidewalk to Public Works Standard **P-5**. The curb shall be constructed to a **10'** residential pattern (5.5' face of curb to sidewalk - 4' sidewalk- 0.5' from sidewalk to right of way).
 - e. Construct an underground street lighting system to Public Works Standard **E-1** within the limits of this application. Spacing and design shall conform to Public Works Standard **E-7** for Arterials.

Street Construction and Lighting 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. Dedication(s) shall be sufficient to accommodate additional paving and any other grading or transitions as necessary based on a **45 MPH** design speed for Collectors and **55 MPH** for Arterials.

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 Drawing(s) **P-21, P-22, P-23**.
2. Install **30"** state standard "STOP" sign(s) at location(s) shown. A "right turn only" sign is also required, at the same location; install a **30" x 36"** state standard sign immediately below the stop sign on the same post. Sign(s) shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.
3. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**.
4. Gate: Redesign the gate turn around to allow vehicles to turn around on-site with out hitting any obstructions as shown on **Exhibit "A"**.

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.

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	34 DU	226	17	21
Single Family Home 210	1 DU	10	1	1
Total:		216	16	20

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

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

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

A. General Requirements

1. **Parcel of Record:** Provide a legal description and identify the entire parcel at the time of permits.
2. **Easements:** Identify and dimension.
3. **Scope of work:** All items shall be listed as existing or proposed.

B. Offsite Information:

1. **Section Line:** Identify.
2. **Street Improvements and Furniture:** Identify existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), street lights, utility poles, boxes, guy wires, tree wells, etc.
3. **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.

C. Onsite Information:

1. **Buildings:** Identify existing building to be removed. Provide square footage.
2. Identify a **10'** visibility triangle at all driveways and points of egress into public right of way.
3. **Driveways:** Provide a **10'** visibility triangle at all driveways.
4. **Parking Lot:**
 - a. **Wheel Stops:** 6" high
 - b. **Accessibility signage:** not to be within the 2' vehicular overhang
 - c. **Planters:** provide planter dimensions and radii

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

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

May 10, 2016

Lauren Filice
Development and Resources Management Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

SUBJECT: REVIEW OF THE TRIP GENERATION ANALYSIS DATED MAY 2, 2016 FOR THE PROPOSED REZONE AND GENERAL PLAN AMENDMENT FOR THE PROPERTY LOCATED AT 1161 EAST SHEPHERD AVENUE TIS 16-006, A-16-005, R-16-006, D-16-031

PROJECT ANALYSIS OVERVIEW

We have reviewed the Trip Generation Analysis prepared by JLB Traffic Engineering, Inc. for the proposed Rezone and General Plan Amendment (GPA), "project", for the property located at the 1161 East Shepherd Avenue. The project proposes to construct a 34-unit apartment development on an approximately 2.27 acre site. The proposed project site is currently zoned RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) and is designated as Medium Low Density Residential in the General Plan. The proposed rezone would reclassify the property to the RM-1/UGM (Residential Multi-Family Medium High Density/Urban Growth Management) zone district and the GPA would amend the land use designation to Medium High Density (RM-1/UGM). A single family dwelling unit currently exists on the proposed project site.

Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 9th Edition. A comparison of the projected trips to be generated with the original and proposed zoning/land use is shown in the following table.

Land Use	Size	ADT	Weekday					
			AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing GP Designation Single Family Dwelling Units (ITE Code 210)	13 DU	124	3	7	10	8	5	13
Proposed GP Designation Apartments (ITE Code 210)	34 DU	226	3	14	17	14	7	21
Difference		102	0	7	7	6	2	8

DU = dwelling units

The project site is located in Traffic Impact Zone (TIZ) III. Traffic Impact Zone III allows for 100 peak hour trips to be generated by a project before a Traffic Impact Study is required. Because the proposed project is projected to generate less than 100 peak hour trips, a Traffic Impact Study will not be required.

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee of \$47.12 per ADT, per the Master Fee Schedule, at the time of building permit. Based on the weekday total ADT of 226 for the proposed project, the fee would be \$10,649.12 payable at the time of the building permit.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2035 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the 2035 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the Regional Transportation Mitigation Fee (RTMF). Pay the RTMF fee to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148, ext. 200; www.fresnocog.org. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.

4. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
5. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov.

Sincerely,



Jill Gormley, TE
City Traffic Engineer / Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor
Jose Benavides, JLB Engineering, Inc.



FIRE DEPARTMENT

DATE: May 12, 2016

TO: LAUREN FILICE, Planner III
Development and Resource Management Department

FROM: LESLIE FORSHEY, Senior Fire Prevention Inspector
Fire Department, Community Risk Reduction Unit

SUBJECT: 1161 E SHEPHERD, A-16-005, D-16-031
APN: 403-021-03

The Fire Department's conditions of approval include the following:

1. () This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
2. () All revisions to plans shall be called out with a cloud or delta.
3. () If you have questions and would like more information regarding FFD Development Policies please see the following:
<http://www.fresno.gov/Government/DepartmentDirectory/Fire/FirePreventionandInspections/policies.htm>
4. () 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 both the Best electric cylinder lock 1W7B2 **and** "Click to Enter" system. A Knox padlock may not be used in place of the Best padlock model 21B700. Gates/fences shall not obstruct minimum width required for fire lanes.
5. () Install on site hydrant(s) with a minimum 8 inch main and a fire flow of 2500 GPM. See plan for location(s). Sprinklered apartments. Public and private hydrants for multi-family dwellings are spaced a maximum of 450 feet apart. Mark the placement of the hydrants on the site plan.

6. () 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 1/2" outlet shall face the access lane.
7. () Note on plans: Access roadways shall be constructed within 10' of the fire hydrant.
8. () Note on plan: All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus.
9. () Note on plan: All required fire access lanes shall be provided and maintained with an approved "all weather" surface capable of supporting 80,000 lb. vehicles (minimum 4" of base rock over compacted or undisturbed native soil or per approved engineered plans) year-around and during all phases of development with 24 feet minimum width or other approved method that would prevent shoulder degradation.
10. () Turnarounds shall be identified as fire lanes.
11. () Provide note on site plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-2300."
12. () Curbs designated as "Fire Lane" shall be painted red and have "Fire Lane" stenciled in minimum 3" white letters every 50' or portion thereof. For requirements see policy 403.5 at the link listed in comment #3. See the yellow highlighted areas on the plan for the Fire Lane designation.



FIRE DEPARTMENT

DATE: April 25, 2016

TO: LAUREN FILICE, Planner III
Development and Resource Management Department

FROM: LESLIE FORSHEY, Senior Fire Prevention Inspector
Fire Department, Community Risk Reduction Unit

SUBJECT: 1161 E SHEPHERD, A-16-005, D-16-031
APN: 403-021-03

The Fire Department's conditions of approval include the following:

1. () This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
2. () All revisions to plans shall be called out with a cloud or delta.
3. () If you have questions and would like more information regarding FFD Development Policies please see the following:
<http://www.fresno.gov/Government/DepartmentDirectory/Fire/FirePreventionandInspection/policies.htm>
4. () Exterior elevations pages were not included in the site plan review. Vertical access may be required depending on the heights of the buildings. Submit vertical elevation pages and if vertical access applies ensure to comply with our policy on vertical access located at the link listed above in item #3.
5. () 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 both the Best electric cylinder lock 1W7B2 **and** "Click to Enter" system. A Knox padlock may not be used in place of the Best padlock model 21B700. Gates/fences shall not obstruct minimum width required for fire lanes.

6. () Install on site hydrant(s) with a minimum 8 inch main and a fire flow of 2500 GPM. See plan for location(s). Sprinklered apartments. Public and private hydrants for multi-family dwellings are spaced a maximum of 450 feet apart. Mark the placement of the hydrants on the site plan.
7. () 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 1/2" outlet shall face the access lane.
8. () Note on plans: Access roadways shall be constructed within 10' of the fire hydrant.
9. () Note on plan: All construction work on this project is subject to interruption if the road system becomes impassable for fire apparatus.
10. () Note on plan: All required fire access lanes shall be provided and maintained with an approved "all weather" surface capable of supporting 80,000 lb. vehicles (minimum 4" of base rock over compacted or undisturbed native soil or per approved engineered plans) year-around and during all phases of development with 24 feet minimum width or other approved method that would prevent shoulder degradation.
11. () Turnarounds shall be identified as fire lanes.
12. () Provide note on site plan: Provide sign(s) (17 "x22" minimum) at all public entrance drives to the property which state "Warning -- Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense -- 22658(a) California Vehicle Code -- Fresno Police Department 621-2300."
13. () Curbs designated as "Fire Lane" shall be painted red and have "Fire Lane" stenciled in minimum 3" white letters every 50' or portion thereof. For requirements see policy 403.5 at the link listed in comment #3. See the yellow highlighted areas on the plan for the Fire Lane designation.

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-005
and REZONE APPLICATION NO. R-16-006 and
DEVELOPMENT PERMIT APPLICATION NO. D-16-031**

Return Completed Form to:

Lauren Filice, Development Services/Planning
Email: Lauren.Filice@fresno.gov and
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-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr, of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues. Plan Amendment Application No. A-16-005 proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. Rezone Application No. R-16-006 proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) to the RM-1/UGM (*Residential Multi-Family Medium High Density/Urban Growth Management*) zone district. Development Permit Application No. D-16-031 proposes a gated 34-unit multiple family residential development.

APN: 403-021-03 ZONING: From RS-4/UGM To RM-1/UGM ADDRESS: 1161 E Shepherd Ave

DATE ROUTED: April 1, 2016

COMMENT DEADLINE: April 15, 2016

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

Please refer to the FMFCD Rezone/Plan Amendment Letter for R-16-006 and A-16-005.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

Same as above.

REQUIRED CONDITIONS OF APPROVAL:

Same as above.

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

None.

REVIEWED BY:	<u>Michael Maxwell, Engineering Tech.</u>	<u>559-456-3292</u>	<u>4/22/16</u>
	Name and Title	Telephone Number	Date



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 210.414
400.21
410.207
550.10 "DK"

April 22, 2016

Ms. Lauren Filice
Development Services/Planning Division
City of Fresno, Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Ms. Filice,

Rezone Application No. R-16-006
Plan Amendment Application No. A-16-005
Drainage Area "DK"

The District has reviewed the land use changes proposed through the subject rezone. The District's existing Master Plan drainage system was designed to serve medium-low density residential uses and it does not have the capacity to accommodate the increased runoff generated by the proposed medium-high density residential land use.

The District requests that as a condition of the rezone, the developer be required to mitigate the impacts of the increased runoff from the proposed medium-high density residential land use to a rate that would be expected if developed to a medium-low density residential land use. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Implementation of the mitigation measures may be deferred until the time of development.

Should the developer choose to construct a permanent peak reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by the medium-high density residential land use development to a two-year discharge, which would be produced by the property if developed at a medium-low density residential land use. The developer will be required to submit improvement plans to the District for review and approval showing the proposed method of mitigation prior to implementation.

Should you have any questions concerning this matter, please feel free to contact the District.

Very truly yours,

Michael Maxwell
Engineer Technician III

MM/lrl

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-005
and REZONE APPLICATION NO. R-16-006 and
DEVELOPMENT PERMIT APPLICATION NO. D-16-031

Return Completed Form to:
Lauren Filice, Development Services/Planning
Email: Lauren.Filice@fresno.gov and
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-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr, of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues. Plan Amendment Application No. A-16-005 proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. Rezone Application No. R-16-006 proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) to the RM-1/UGM (*Residential Multi-Family Medium High Density/Urban Growth Management*) zone district. Development Permit Application No. D-16-031 proposes a gated 34-unit multiple family residential development.

APN: 403-021-03 ZONING: From RS-4/UGM To RM-1/UGM ADDRESS: 1161 E Shepherd Ave

DATE ROUTED: April 1, 2016

COMMENT DEADLINE: April 15, 2016

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

Please refer to the FMFCD Rezone/Plan Amendment Letter for R-16-006 and A-16-005.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

Same as above.

REQUIRED CONDITIONS OF APPROVAL:

Same as above.

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

None.

REVIEWED BY:

Michael Maxwell, Engineering Tech.

559-456-3292

4/22/16

Name and Title

Telephone Number

Date



FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

File 210.414
400.21
410.207
550.10 "DK"

April 22, 2016

Ms. Lauren Filice
Development Services/Planning Division
City of Fresno, Development and Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Dear Ms. Filice,

Rezone Application No. R-16-006
Plan Amendment Application No. A-16-005
Drainage Area "DK"

The District has reviewed the land use changes proposed through the subject rezone. The District's existing Master Plan drainage system was designed to serve medium-low density residential uses and it does not have the capacity to accommodate the increased runoff generated by the proposed medium-high density residential land use.

The District requests that as a condition of the rezone, the developer be required to mitigate the impacts of the increased runoff from the proposed medium-high density residential land use to a rate that would be expected if developed to a medium-low density residential land use. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Implementation of the mitigation measures may be deferred until the time of development.

Should the developer choose to construct a permanent peak reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by the medium-high density residential land use development to a two-year discharge, which would be produced by the property if developed at a medium-low density residential land use. The developer will be required to submit improvement plans to the District for review and approval showing the proposed method of mitigation prior to implementation.

Should you have any questions concerning this matter, please feel free to contact the District.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Michael Maxwell".

Michael Maxwell
Engineer Technician III

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

File No. 210.412

Page 1 of 4

PUBLIC AGENCY

LAUREN FILICE
DEVELOPMENT AND RESOURCE MANAGEMENT
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

MARK AWAD, DREW COURT, LLC.
8401 N. FRESNO ST.
FRESNO, CA 93720

PROJECT NO: **2016-031**
ADDRESS: **1161 E. SHEPHERD AVE.**
APN: **403-021-03**

SENT: **4/22/16**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DK	\$7,447.00	NOR Review	\$84.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$425.00	Amount to be submitted with first grading plan submittal
Total Drainage Fee: \$7,447.00		Total Service Charge: \$509.00		

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/17 based on the site plan submitted to the District on 4/01/16 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. 2016-031

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

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

1. a. Drainage from the site shall BE DIRECTED TO SHEPHERD AVE.
 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 "MASTER PLAN FACILITIES TO BE CONSTRUCTED BY DEVELOPER".
 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. 2016-031

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 4

FR DPA No. 2016-031

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, 1997 (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



Michael Maxwell
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

NICK YOVINO, JR., CALIFORNIA LAND CONSULTING

1879 S. HOMSY AVE.

FRESNO, CA 93727

FR DPA No. 2016-031

OTHER REQUIREMENTS
EXHIBIT NO. 2

The District's existing Master Plan drainage system is designed to serve medium low density residential uses and the existing Master Plan storm drainage facilities do not have capacity to serve the proposed medium high density residential type land use. The developer shall be required to mitigate the impacts of the increased runoff from the proposed medium high density residential type land use to a rate that would be expected if developed to medium low density residential. The developer may either make improvements to the existing pipeline system to provide additional capacity or may use some type of permanent peak reducing facility in order to eliminate adverse impacts on the existing system. Should the developer choose to construct a permanent peak-reducing facility, such a system would be required to reduce runoff from a ten-year storm produced by a medium high density residential type density development, to a two-year discharge, which would be produced by the property if developed medium low density residential. Implementation of the mitigation measures may be deferred until the time of development.

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 2016-031

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-005
and REZONE APPLICATION NO. R-16-006 and
DEVELOPMENT PERMIT APPLICATION NO. D-16-031

Return Completed Form to:

Lauren Filice, Development Services/Planning
Email: Lauren.Filice@fresno.gov and
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-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr, of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues. Plan Amendment Application No. A-16-005 proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. Rezone Application No. R-16-006 proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) to the RM-1/UGM (*Residential Multi-Family Medium High Density/Urban Growth Management*) zone district. Development Permit Application No. D-16-031 proposes a gated 34-unit multiple family residential development.

APN: 403-021-03 ZONING: From RS-4/UGM To RM-1/UGM ADDRESS: 1161 E Shepherd Ave

DATE ROUTED: April 1, 2016

COMMENT DEADLINE: April 15, 2016

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

Please refer to the FMFCD Notice of Requirements for D-16-031.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

Same as above.

REQUIRED CONDITIONS OF APPROVAL:

Same as above.

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

None.

REVIEWED BY:

Michael Maxwell, Engineering Tech.

559-456-3292

4/22/16

Name and Title

Telephone Number

Date



**DEPARTMENT OF PUBLIC UTILITIES
ADMINISTRATION DIVISION
MEMORANDUM**



Providing Life's Essential Services

Date: April 20, 2016

To: LAUREN FILICE, Planner III
Planning and Development

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

Subject: SEWER REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATION
No. D-16-031, REZONE APPLICATION No. R-16-006 AND PLAN AMENDMENT
APPLICATION No. A-16-005

General

Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr, of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues, 1161 E. Shepherd Avenue & APN: 403-021-03. Plan Amendment Application No. A-16-005 proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. Rezone Application No. R-16-006 proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) to the RM-1/UGM (Residential Multi-Family Medium High Density/Urban Growth Management) zone district. Development Permit Application No. D-16-031 proposes a gated 34-unit multiple family residential development.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in East Shepherd Avenue. 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.



A Nationally Accredited Public Utility Agency

Sewer Fees

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

1. Sewer Lateral Charge
2. Sewer Oversize Charge Area: 4
3. Sewer Facility Charge(Multi-Residential Only)
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.



DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE

PROJECT REVIEW April 18, 2016

Project Record

PROJECT INFORMATION, Agenda Item 5a

Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr, of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues. **Plan Amendment Application No. A-16-005** proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. **Rezone Application No. R-16-006** proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) to the RM-1/UGM (*Residential Multi-Family Medium High Density/Urban Growth Management*) zone district. **Development Permit Application No. D-16-031** proposes a gated 34-unit multiple family residential development.

APN: 403-021-03 / ZONING: From RS-4/UGM to RM-1/UGM / ADDRESS: 1161 E Shepherd Ave

COMMITTEE RECOMMENDATION

APPROVE APPROVE WITH CONDITIONS DENY NO ACTION

	Forrest	Brown	Engleman	Linder	Sidhu	Vecchiarelli	Walker
M / S	<i>M</i>	<i>B</i>					<i>S</i>
Approve	<i>BJ</i>	<i>33</i>				<i>JV</i>	<i>W</i>
Deny							
Abstain							
Absent			<i>/</i>	<i>/</i>	<i>/</i>		

COMMITTEE CONDITIONS / COMMENTS

NONE, APPROVED AS PROPOSED.

Staff Liaison: *Rupit Kachadourian* Date: *4/18/16*



DEPARTMENT OF PUBLIC UTILITIES

Date: April 18, 2016

To: LAUREN FILICE, Planner III
Development and Resource Management Department , Current Planning

From: MIKEAL CHICO, Management Analyst II
Solid Waste Management Division

A handwritten signature in black ink, appearing to be "MC", written over the name "MIKEAL CHICO".

Subject: Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr, of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues, 1161 E. Shepherd Avenue & APN: 403-021-03. Plan Amendment Application No. A 16-005 proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. Rezone Application No. R-16-006 proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) to the RM-1/UGM (Residential Multi-Family Medium High Density/Urban Growth Management) zone district. Development Permit Application No. D-16-031 proposes a gated 34-unit multiple family residential development.

General

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

Does Project Affect Your Agency/Jurisdiction

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

Suggestions to Reduce Impacts/Address Concerns

Provide 44' (centerline) turning radius.

Recommended Conditions of Approval

2-cell trash enclosure required.

The project will be required to provide a solid roof cover over the proposed enclosure to prevent contaminated storm water from flowing into the storm water drainage basins.

Additional Information

Location of enclosure is acceptable.

Multi-Family Solid Waste Service Requirements
(2 Units = 1 Cubic Yard of Solid Waste and Recyclable Pick Up Per Week)

UNITS	CUBIC YD PU/ WK	# OF ENC	TIMES PER WEEK, ROUNDED UP, WITH BIN SIZE:					
			1 CYB	2 CYB	3 CYB	4 CYB	5 CYB	6 CYB*
34	17	1	9	4	3	2	2	1
34	17	2	4	2	1	1	1	1
34	17	3	3	1	1	1	1	0
34	17	4	2	1	1	1	0	0
34	17	5	2	1	1	0	0	0
34	17	6	1	1	0	0	0	0
34	17	7	1	1	0	0	0	0
34	17	8	1	1	0	0	0	0
34	17	9	1	0	0	0	0	0

*6 cubic yard bin requires front load access (there are no wheels).



PUBLIC WORKS DEPARTMENT:

DATE: April 15, 2016

TO: Lauren Filice
Development and Resource Management Department, Planning Division

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

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

PLAN AMENDMENT APPLICATION NO. A-16-005
REZONE APPLICATION NO. R-16-005

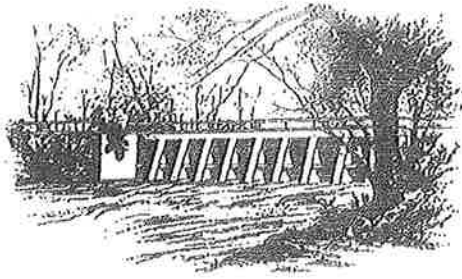
OWNER (S): Marcil Awad
APN (S): 403-201-03
LOCATION: 1161 East Shepherd Avenue

Trip Generation									
	Acres	From	ADT'S	AM	PM	To	ADT'S	AM	PM
	2.27	Medium Low Density RS-4/UGM	124	10	13	Medium High Density Residential RM-1/UGM	239	18	22

Highway Capacity					
	Existing	ADT'S	Actual ADT's	Projected	ADT'S
East Shepherd Avenue Arterial	4-lane divided	32,000	3/28/2013 14,021 ADT'S	4 -lane divided	32,000

Traffic Impact Study (TIS) required: Yes

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



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO
IRRIGATION DISTRICT

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

April 12, 2016

Lauren Filice
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Plan Amendment Application No. A-16-031, Rezone Application No. R-16-006,
and Development Application No. D-16-031
SW Shepherd and Cedar avenues

Dear Ms. Filice:

The Fresno Irrigation District (FID) has reviewed the Plan Amendment Application No. A-16-031, Rezone Application No. R-16-006, and Development Application No. D-16-031 for which the applicant requests to rezone the subject property from Medium Low Residential to Medium High Residential and proposes a gated 34-unit multiple family residential development, APN: 403-021-03. FID has the following comments:

1. FID does not own, operate or maintain any facility located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Forkner No. 121 Pipeline runs westerly approximately 650 feet south of the subject property and crosses Millbrook Avenue approximately 1,000 feet west of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Millbrook Avenue or in the vicinity of the pipeline, FID requires it review and approve all plans.
3. For informational purposes, FID's active Slavonian No. 120 Pipeline runs westerly approximately 650 feet south of the subject property and crosses Cedar Avenue approximately 1,500 feet east of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Cedar Avenue or in the vicinity of the pipeline, FID requires it review and approve all plans.

G:\Agencies\FresnoCity\Amendment Application\A-16-031.doc

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

Lauren Filice
Re: Plan Amendment Application No. A-16-031, Rezone Application No. R-16-006, and Development
Application No. D-16-031
April 12, 2016
Page 2 of 2

4. For informational purposes, FID's active Enterprise No. 109 Pipeline runs southerly and crosses Shepherd Avenue approximately 2,800 feet east of the subject property as shown on the attached FID exhibit map. Should this project include any street and or utility improvements along Shepherd Avenue or in the vicinity of the pipeline, FID requires it review and approve all plans.

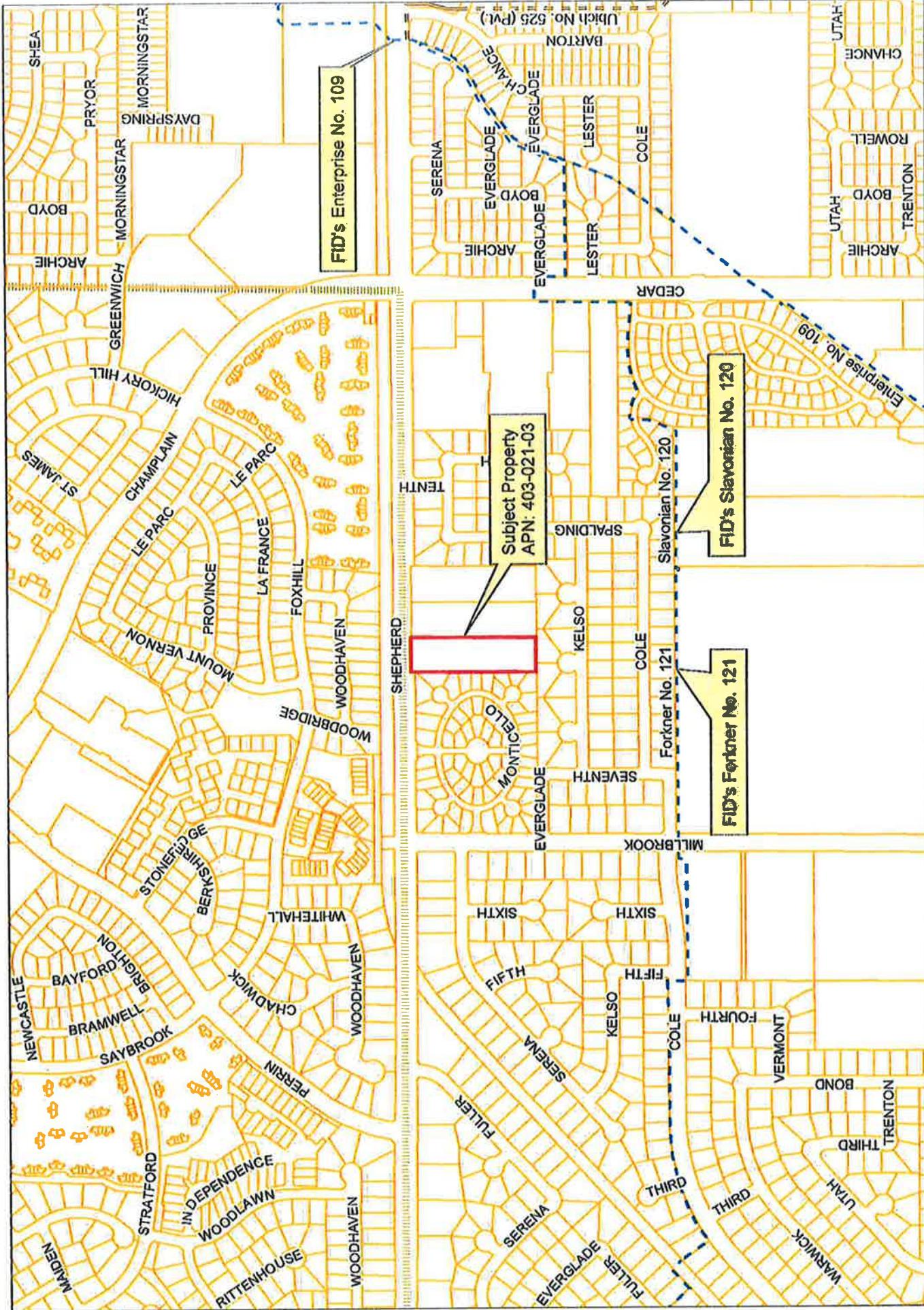
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,



Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 253-7161 for further information on FID facilities.

Legend

- FD Pipeline
- Private Pipeline
- Abandoned Canal
- Stream Group
- Other-Creek/River
- Other-Pipeline
- FD Boundary
- Rainfall
- Streets & Highways
- Parcel
- FAPCD Acquired Basins
- FAPCD Proposed Basins

Scale: 0 280 550 Feet
1 inch = 585.79 feet

North Arrow

DATE: 4/22/16
C:\FID\mxd\mxd_AC116.mxd



Lauren Filice

From: CEQA E-mail <CEQA@valleyair.org>
Sent: Friday, April 08, 2016 11:19 AM
To: Joann Zuniga
Cc: Lauren Filice
Subject: RE: Request for Comment - Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, Development Permit Application No. D-16-031

The District will have no comment.

Cherie Clark
Air Quality Specialist
Permits
San Joaquin Valley APCD
1990 E. Gettysburg Ave.
Fresno, CA 93726
559-230-5940

*Service*Teamwork*Attitude*Respect*

From: Joann Zuniga [mailto:Joann.Zuniga@fresno.gov]
Sent: Friday, April 1, 2016 12:01 PM
To: Louise Gilio; Jairo Mata; Melessa Avakian; Ann Lillie; Hilary Kimber; Mikeal Chico; Michael Carbajal; Robert Diaz; Doug Hecker; Kevin Gray; Darla Scott; Laurie Sawhill; skahl@co.fresno.ca.us; glallen@co.fresno.ca.us; jgardner@co.fresno.ca.us; ktsuda@co.fresno.ca.us; CEQA E-mail; Patia Siong; engr-review@fresnoirrigation.com; developmentreview@fresnofloodcontrol.org; 'Don Ulrich'; ajs4@pge.com; D3P4@pge.com; cathy.s.gilles@usps.gov; Sophia Pagoulatos; Daniel Zack; Michelle Zumwalt; Jeff Long; Lee Brand; Ginger Barrett; Kathy Wilson; Ralph Kachadourian
Cc: Lauren Filice
Subject: Request for Comment - Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, Development Permit Application No. D-16-031

Commenting Partners:

You have been identified as the best contact to provide your department/agency's review and comments for the subject project. Please click the following link and download an electronic copy of the project package for review.

Project Address: 1161 East Shepherd Avenue
APN: 403-021-03

<http://m3.fresno.gov/upload/files/108417350/D16031electronicrouting.pdf> (click on bookmarks to navigate).

We look forward to receiving your responses electronically and any comments you may have by the April 15, 2016, comment deadline. If you do not have any comments, please communicate a "No Comment" response. Please email your comments directly to the Development Services Division attention Lauren.Filice@fresno.gov and Joann.Zuniga@fresno.gov.



DATE: April 6, 2016

TO: Lauren Filice, 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. 2016-031 FOR
MAINTENANCE REQUIREMENTS

ADDRESS: 1161 East Shepherd Avenue
APN: 403-021-03

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

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.

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.

Delays to the final development approval will occur if the maintenance requirements are not met. Time-lines for the processing of the annexation to the CFD and private maintenance covenant require 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 and private maintenance covenant process and shall be deemed technically correct. If Landscape and Irrigation Plans

are required, approval of the plans is required prior to the finalization of the CFD process and the approval of this development.

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:

- Concrete curb and gutters, and sidewalks in the street rights-of-way. **(East Shepherd Avenue)**
- All costs associated with the street lights (including repair and replacement) within public street rights-of-way. **(East Shepherd 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 maintenance covenant or some other City approved mechanism for the required Services associated with this

development. Contact the Planner in the Development and Resource Management Department for more details.

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



County of Fresno

DEPARTMENT OF PUBLIC HEALTH
DAVID POMAVILLE, DIRECTOR

April 5, 2016

Lauren Filice
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

LU0018458
2602

Dear Ms. Filice:

PROJECT NUMBER: A-16-005, R-16-006 & D-16-031

Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr, of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to ± 2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues. **Plan Amendment Application No. A-16-005** proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. **Rezone Application No. R-16-006** proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) to the RM-1/UGM (*Residential Multi-Family Medium High Density/Urban Growth Management*) zone district. **Development Permit Application No. D-16-031** proposes a gated 34-unit multiple family residential development.

APN: 403-021-03 ZONING: From RS-4/UGM To RM-1 /UGM ADDRESS: 1161 E Shepherd Ave

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.
- The proposed construction/demolition project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

The following comments pertain to the demolition of the existing structure:

- Should the structure have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure in order to prevent the spread of vectors to adjacent properties.

Lauren Filice
April 5, 2016
A-16-005, R-16-006 & D-16-031
Page 2 of 2

- In the process of demolishing the existing structure, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:
 - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.
 - United States Environmental Protection Agency, Region 9, at (415) 947-8000.
 - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.
- Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

REVIEWED BY:

Kevin
Tsuda

Digitally signed by Kevin Tsuda
DN: cn=Kevin Tsuda, o=Fresno
County Department of Public Health,
ou=Environmental Health Division,
email=kttsuda@co.fresno.ca.us, c=US
Date: 2016.04.05 08:58:29 -0700

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

(559) 600-3271

kt

cc: Glenn Allen- Environmental Health Division (CT 55.07)
Nick Yovino- Consultant (nickjr@californialc.com)

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-005
and REZONE APPLICATION NO. R-16-006 and
DEVELOPMENT PERMIT APPLICATION NO. D-16-031

Return Completed Form to:
Lauren Filice, Development Services/Planning
Email: Lauren.Filice@fresno.gov and
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-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr, of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues. **Plan Amendment Application No. A-16-005** proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. **Rezone Application No. R-16-006** proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (*Residential Single Family, Medium Low Density/Urban Growth Management*) to the RM-1/UGM (*Residential Multi-Family Medium High Density/Urban Growth Management*) zone district. **Development Permit Application No. D-16-031** proposes a gated 34-unit multiple family residential development.

APN: 403-021-03 ZONING: From RS-4/UGM To RM-1/UGM ADDRESS: 1161 E Shepherd Ave

DATE ROUTED: April 1, 2016

COMMENT DEADLINE: April 15, 2016

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.) **No COMMENTS.**

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY:

A. Kimel PS II

Name and Title

X-1345

Telephone Number

4.5.16

Date

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-16-005
and REZONE APPLICATION NO. R-16-006 and
DEVELOPMENT PERMIT APPLICATION NO. D-16-031**

Building & Safety Services

RECEIVED
APR 01 2016
City of Fresno
Building & Safety Services

Return Completed Form to:

Lauren Filice, Development Services/Planning
Email: Lauren.Filice@fresno.gov and
Joann.Zuniga@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

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APN: 403-021-03 ZONING: From RS-4/UGM To RM-1/UGM ADDRESS: 1161 E Shepherd Ave

DATE ROUTED: April 1, 2016

COMMENT DEADLINE: April 15, 2016

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

*21-05/parts
reg*

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY:

[Signature]
Name and Title

8156
Telephone Number

4-5-16
Date



Department of Public Utilities – Water Division



Providing Life's Essential Services

DATE: April 1, 2016

TO: KIRA NOGUERA, Planner III
Development Department/Current Planning

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

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

SUBJECT: WATER REQUIREMENTS FOR DEVELOPMENT PERMIT D-16-031,
REZONE R-16-006 AND PLAN AMENDMENT A-16-005

General

Plan Amendment Application No. A-16-005, Rezone Application No. R-16-006, and Development Permit Application No. D-16-031 were filed by Nick Yovino Jr, of California Land Consulting, on behalf of Marcil Awad of Drew Court LLC, and pertain to ±2.27 acres of property located on the south side of East Shepherd Avenue between North Millbrook and North Cedar Avenues, 1161 E. Shepherd Avenue & APN: 403-021-03. Plan Amendment Application No. A 16-005 proposes to amend the Fresno General Plan and the Woodward Park Community Plan from the Medium Low Density Residential planned land use designation to the Medium High Density Residential land use designation. Rezone Application No. R-16-006 proposes to amend the Official Zone Map to reclassify the subject property from RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) to the RM-1/UGM (Residential Multi-Family Medium High Density/Urban Growth Management) zone district. Development Permit Application No. D-16-031 proposes a gated 34-unit multiple family residential development.

Water Service

The nearest water main to provide service to the proposed project is an 8-inch main located in West Canadian Avenue. Water facilities are available to provide water service to the site subject to the following requirements:

- 1) Water service(s) and meter box(es) shall be required.
- 2) On-site water facilities shall remain private.



- 3) 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.
- 4) The developer shall provide a detailed water usage analysis identifying water fixture, landscape, and laundry efficiencies to document water conservation design characteristics, subject to approval by the Director of Public Utilities.

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/businessstaxapplicaiton.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

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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
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.

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

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at 559-445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml,

The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (www.casqa.org).

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

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 storages 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

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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. 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

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

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

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

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

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



CERTIFICATION OF THE INSTALLATION OF REQUIRED LANDSCAPING AND LANDSCAPE IRRIGATION SYSTEM

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

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

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

I, _____, hereby certify, under penalty of perjury, that all
[printed name of landscape professional]

landscaping and related irrigation system improvements have been installed as required pursuant to the final corrected landscape plans/exhibits approved by the City of Fresno for the above development project. These landscape exhibits, numbered _____,
[numbers from entitlement file]

were submitted on _____ and were approved on _____
[date] [date]

by the above-named planner.

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

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

Telephone (with area code): (_____) _____

Business Address: _____
