

EXHIBIT B

Conditions of Approval



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

December 20, 2017

Please reply to:
Ricky Caperton
(559) 621-8058

Chaz Micheli
Beal Developments
1175 Shaw Avenue, Suite 104
Clovis, CA 93612
(sent via email only)

Dear Mr. Micheli:

**SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. C-16-033 FOR
PROPERTY LOCATED AT 940 E BELMONT AVE (APN: 459-043-
03, 23 & 36)**

The Planning Commission will consider approval of Conditional Use Permit Application No. C-16-033 at a noticed public hearing on December 20, 2017 at 6:00 p.m. or thereafter. Staff recommends that the special permit application be approved subject to the conditions listed in this document. Conditional Use Permit Application No. C-16-033 was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to ±0.55 acres of property located on the southwest corner of East Belmont and North Van Ness Avenues. The applicant proposes the construction of a 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling station facility with a 2,160 square-foot canopy. A request to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises where sold*) for the Johnny Quik convenience store was denied.

The property was rezoned from CMS (*Commercial-Main Street*) to CG (*Commercial General*) during a City-initiated zoning clean-up, which include the subject property. 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:

Planner to check when completed		
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	1.	Development shall take place in accordance with redlined Exhibits Site Plan Sheet 1 and 2 dated August 4, 2017 and August 10, 2017; L-1 dated August 22, 2017; Sheets A-2 through A-4, dated July 20, 2017. Transfer all red line comments and conditions to the corrected exhibit(s) and submit to planner prior to issuance of building permits.
	2.	Development shall take place in accordance with the Comments from Planning/Development Standards dated December 20, 2017.
	3.	No alcohol sales are permitted at this location. The applicant shall not establish a Type 20 alcohol license (<i>Package Store – sale of beer and wine for consumption off the premises where sold</i>) for the Johnny Quik convenience store.
	4.	Per FMC Section 15-2755-A, there shall be no more than two vehicular access points to/from a public street. Please revise site plan to remove one of the proposed driveways for compliance with this code prior to submittal for building permits.
	5.	The existing billboard may not be relocated as shown per Section 15-2605 of the FMC. Remove the existing billboard or provide documentation of agreement that permits the billboard to remain in its existing location to the Planning Department at least 15 days prior to submittal for building permits.
	6.	Add façade treatment or design similar to other facades facing the street to the west elevation along the alley so that there is not a blank wall.
	7.	Add fence details to elevations to show compliance with Section 15-2006 of the FMC. Fence details must be submitted and reviewed by the Planning Department at least 15 days prior to submittal for building permits.
	8.	Submit a separate Sign Review Application in compliance with the provisions of Article 26.
	9.	Comply with comments from Department of Public Works, Traffic and Engineering dated May 9, 2017 and August 28, 2017. Dedications may be required for pedestrian purposes.
	10.	Vacation may be required. Vacation (4 month processing time) for all proposed vacations of existing public right of way is required prior to building permits. Contact Jason Camit at (559) 621-8681 or jason.camit@fresno.gov .
	11.	Dedications for the project may be required. Deed documents (up to 2 month processing time) for the required dedications must conform to the format specified by the city and shall be prepared by the applicant's engineer. The cost of deed document processing and recordation fee must be paid at the time of deed submittal and submitted with verification of ownership prior to the issuance of building permits. Contact Jeff Beck at (559) 621-8560 or jeff.beck@fresno.gov .
	12.	Corrected exhibits must include all corrections redlined from Public Works, Traffic Engineering prior to issuance of building permits.

☐	13.	The project shall pay all fees identified in the Conditions of Approval memo from the Public Works Department, Traffic and Engineering Division, dated May 9, 2017.
☐	14.	The proposed project would develop over property lines, which is not allowed. A lot merger is required to establish this configuration prior to issuance of building permits . Contact Jon Bartel at (559) 621-8684 or jon.bartel@fresno.gov for more information.
☐	15.	Submit two copies of detailed, final, elevations showing the height, design, and color of proposed structures (including fuel station canopy), to the Development Services Division. These plans must be reviewed and approved prior to issuance of building permits.
☐	16.	Submit two copies of detailed, final landscaping and irrigation plans prepared by a landscape professional, showing the number and types of trees in compliance with Article 23 of the FMC. These plans must be reviewed and approved prior to issuance of building permits.
☐	17.	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.
☐	18.	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).
☐	19.	Comply with lighting conditions, Section 15-2015 Outdoor Lighting and Illumination of the Fresno Municipal Code (FMC), and demonstrate that the project will not create significant direct glare beyond on the boundaries of the property. Revise Site Plan to fully depict lighting plans.
☐	20.	A water demand forecast for the proposed project shall be submitted and reviewed by the Department of Public Utilities prior to issuance of building permits .
☐	21.	The applicant shall submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval prior to the issuance of building permits . Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
☐	22.	Prior to operation , the applicant shall obtain necessary permits to operate food facilities from the Fresno County Department of Public Health, Environmental Health Division. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.

☐	23.	Pay all applicable Fresno Unified School District Fees prior to issuance of building permits.
☐	24.	Pay all applicable Fresno Metropolitan Flood Control District Fees prior to issuance of building permits.
☐	25.	Comply with Police Department Comments, dated May 10, 2017.

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a. Development shall take place in accordance with the policies of the Fresno General Plan and the Tower District Specific Plan.
- b. Development shall take place in accordance with the CG (*Commercial – General*) zone district.
- c. Development shall take place in accordance with the Comments from Planning/Development Standards dated December 20, 2017.
- d. Development shall take place in accordance with the operational statement dated December 11, 2017.
- e. All fences, hedges and walls shall conform to Section 15-2006 of the FMC.
- f. All on-site lighting shall conform to Section 15-2508 of the FMC.
- g. All elevations shall conform to Section 15-2011 Screening of Mechanical and Electrical Equipment of the FMC.
- h. The addresses of the new structures shall be assigned prior to application for building permit.

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, including:
 - County of Fresno Department of Public Health, dated April 14, 2017;
 - Fresno Unified School District, dated April 17, 2017;
 - Fresno Building & Safety Services, dated April 26, 2017;
 - Fresno Fire Department, dated April 25, 2017;
 - Fresno Metropolitan Flood Control District, dated May 5, 2017;
 - Department of Public Utilities (Sewer), dated May 11, 2017;
 - Department of Public Utilities (Water), dated May 2, 2017;

- Department of Public Utilities (Solid Waste), dated May 11, 2017
- Department of Public Works (Traffic), dated May 9, 2017;
- Department of Public Works (Traffic), dated August 28, 2017;
- Fresno Irrigation District, dated April 18, 2017;
- San Joaquin Valley Air Pollution Control District, dated May 15, 2017;
- Department of Public Works, Parks, dated September 19, 2017; and
- Fresno Police Department, dated May 10, 2017.

3) Miscellaneous Requirements

- a. Approval of this special permit shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development including, but not limited to, the following:
 - i. All existing and proposed improvements including but not limited to buildings and structures, signs and their uses, trees, walls, driveways, outdoor storage, and open land use areas on the subject property and all of the preceding which are located on adjoining property and may encroach on the subject property;
 - ii. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - iii. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- b. Approval of this special permit 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. The Development and Resource Management Department shall not assume responsibility for any deletions or omissions resulting from the special permit review process or for additions or alterations to construction plans not specifically submitted and reviewed and approved pursuant to this special permit or subsequent amendments or revisions.

APPEALS

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

All conditions of approval based on adopted plans, codes, and regulations are mandatory. Conditions based on the FMC may only be modified by variance, provided the findings

required by FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to FMC Section 15-5506 can be made. Discretionary conditions of approval will ultimately be deemed mandatory unless appealed. In the event you wish to appeal any of these conditions, you must state your appeal (in writing or in testimony) at or prior to the Planning Commission hearing for this project scheduled on December 20, 2017 at 6:00 p.m. or thereafter.

Action by the Planning Commission is final unless appealed to City Council in accordance with Section 15-5017 of the FMC.

BACKCHECK PROCESS

Please Note: To complete the back-check process for building permits relative to planning and zoning issues, submit three copies of this corrected, final site plan to Ricky Caperton in the Development Services Division for final review and approval before applying for building permits.

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

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

EXPIRATION

The exercise of rights granted by this special permit must be commenced by December 20, 2020 (three years from the date of approval). An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior the operation of the proposed use.

Pursuant to Section 15-5308 of the FMC, an expiration date of seven years form the date of approval has been established for Conditional Use Permits. Therefore, the approval of C_16-033 shall expire on December 20, 2024 and a new conditional use permit must be obtained prior to that expiration date for the use only (not the physical structure(s)).

Should you need further assistance or have any questions, please call me at (559) 621-8058 or via e-mail at ricky.caperton@fresno.gov.

DEVELOPMENT SERVICES DIVISION

Enclosures: Development shall take place in accordance with redlined Exhibits Site Plan Sheet 1 and 2 dated August 4, 2017 and August 10, 2017; L-1 dated August 22, 2017; Sheets A-2 through A-4, dated July 20, 2017.
Comments from Planning/Development Standards dated December 20, 2017
Comments from Partner Agencies and Departments
Operational Statement
Notes and Requirements for Entitlement Applications

c: Job Address File: 940 East Belmont Ave

C 16-033 JOHNNY QUIK FOOD STORE

E. BELMONT AVE & N. VAN NESS AVE.

FRESNO, CALIFORNIA

GENERAL NOTES:

- 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.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- 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.
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- 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.
- FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
- TEMPORARY FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED, LANDSCAPED AREAS, NO EXPOSED UTILITY BOXES, ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS, ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT, PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.
- DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT FOR EXISTING DEVELOPMENT IF IT IS DEMONSTRATED THAT THE CONSTRAINTS OF AN EXISTING SITE WOULD MAKE IT IMPOSSIBLE TO MEET THE NORMAL STANDARDS.) TREES SHALL ALSO BE PLANTED IN THE REQUIRED LANDSCAPED AREA ALONG THE PERIPHERY OF THE DEVELOPMENT IN ORDER TO SHADE AND ENHANCE ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY. REFER TO THE ATTACHED "PERFORMANCE STANDARDS FOR PARKING LOT SHADING" FOR THE TREE LIST AND FURTHER DETAILS.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- 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.)
- 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 DEPARTMENT.
- FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
- THE PARKING LOT DESIGN MUST ACCOMMODATE THE PROVISION OF TREES IN ACCORDANCE WITH THE ATTACHED PARKING LOT SHADING POLICY.
- A MINIMUM NUMBER OF ACCESSIBLE PARKING SPACES ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY."
- ALL ACCESSIBLE SPACES 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.)
- ALL ACCESSIBLE PARKING SPACES SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING SPACES AND RAMPS. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- LIGHTING WHEN PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS. DEPICT ALL

PROPOSED LIGHTS ON THE SITE PLAN.

- BICYCLE PARKING SPACES SHALL BE SUPPLIED AT A RATE OF 10% OF THE AUTOMOBILE SPACES PROVIDED PURSUANT TO SECTION 12-306-I-2.1C OF THE FRESNO MUNICIPAL CODE (FMC). BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BIKE RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW FOUR FEET OF CLEARANCE ON ALL SIDES. THERE SHALL BE ADEQUATE SPACE BETWEEN RACK SLOTS TO PARK, LOCK, AND REMOVE BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED FOUR-FOOT CLEARANCE SHALL BE PROTECTED FROM MOTOR VEHICLE ENCROACHMENT BY MEANS OF FIRED BARRIERS NOT LESS THAN SIX INCHES OR MORE THAN THREE IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENCROACH INTO PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
- ALL GENERAL PROVISIONS OF SECTION 12-306-I OF THE FMC SHALL APPLY TO ALL PARKING AREAS.
- 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.
- 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.)
- 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.
- WINDOW SIGNS ARE LIMITED TO FOUR SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY SALE OR RENTAL INFORMATION ONLY. EXTERIOR SIGNAGE SUCH AS BANNERS, FLAGS AND PENNANTS ARE PROHIBITED. HOWEVER, SPECIAL EVENT BANNER SIGNS ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT, ATTACHED TO THE BUILDING, AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
- PERMANENT WINDOW SIGNS OVER SIX SQUARE FEET IN AREA CAN BE SUBMITTED FOR APPROVAL UNDER A SIGN REVIEW APPLICATION.
- NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 10-102.B OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE.
- THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.
- 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".
- 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.).
- SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.
- IF ARCHAEOLOGICAL AND/OR ANIMAL REMAINS MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORPSE SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 663-4082) 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 ARCHAEOLOGICAL 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.)
- 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 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.)
- CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
- 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.
- 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.
- OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.
- 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.
- 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.

- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- 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.
- NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 66020(D)(1), THE IMPOSITION OF FEES, DEDICATION, RESERVATIONS OR EXEMPTIONS 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 EXEMPTIONS IMPOSED ON THE DEVELOPMENT PROJECT. THIS NOTICE DOES NOT APPLY TO THOSE FEES, DEDICATIONS, RESERVATIONS, OR EXEMPTIONS 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.
- CITYWIDE DEVELOPMENT IMPACT FEES
 - 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 TRIP GENERATION MANUAL. REFER TO THE ADOPTED MASTER FEE SCHEDULE FOR FEE RATE. THIS FEE SHALL BE PAID AT TIME OF BUILDING PERMIT.
 - FIRE FACILITIES FEE (FMC SECTION 12-4.901 TO 12-4.906) BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS.
 - POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS.
 - PARKS FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) BASED ON THE NUMBER OF RESIDENTIAL UNITS.
- CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4.1006)
 - STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.
 - STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.
 - 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.
 - 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.
 - 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.
- FRESNO COUNTY FACILITIES FEE (FMC SECTION 12-4.1007) BUT THE REQUIREMENT TO PAY THIS FEE WAS SUBSEQUENTLY SUPERSEDED BY THE CITY OF FRESNO. IF THE FEE HAS BEEN REINSTITATED 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.
- 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.
- 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.
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
 - 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.
 - FMFCD DRAINAGE FEES ARE DUE, IF REQUIRED, PRIOR TO ISSUANCE OF BUILDING PERMITS AND ARE PAYABLE AT THE TIME IN PLACE AT THE TIME OF BUILDING PERMIT ISSUANCE. UNPAID DRAINAGE FEE OBLIGATIONS THAT WERE UNPAID FOR A PRIOR PROJECT AT THE SITE, MUST BE SATISFIED BY THE DEVELOPER. THE NEXT YEARLY DRAINAGE FEE OBLIGATION 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.
- 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.
 - LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
 - 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 TWO SEPARATE 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.
- 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.

- FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE)
 - TRANSMISSION GRID MAIN CHARGE (BASED ON ACREAGE)
 - TRANSMISSION GRID MAIN BOND DEBT SERVICES CHARGE (BASED ON ACREAGE)
 - UGM WATER SUPPLY FEE (BASED ON LIVING UNITS, LIVING UNIT EQUIVALENTS OR ACREAGE)
 - WELLHEAD TREATMENT FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
 - RECHARGE FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
 - 1994 BOND DEBT SERVICE CHARGE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
 - SERVICE CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT)
 - METER CHARGES (BASED ON SERVICE NEED)
- 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.
 - WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-842-2444
 - UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011, AND RES. NO. 78-522/88-229
 - REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
 - 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
 - DEED(S) OF EASEMENT(S) FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS AND/OR VARIATIONS.



VICINITY MAP

NOT TO SCALE

PROJECT DATA:

PROJECT OWNER: BEAL DEVELOPMENTS, LLC
1175 SHAW AVE., SUITE 104
CLOVIS, CA 93612

PROJECT LOCATION: 940 E. BELMONT AVE
A.P.N. #: 459-043-23, 03 AND 36

PROJECT SITE LEGAL DESCRIPTION:

PARCEL 1: (APN 499-043-23)

LOTS 1 AND 2 OF BOLES NORTH PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 51 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPT THE NORTH 10 FEET OF SAID LOT 1.

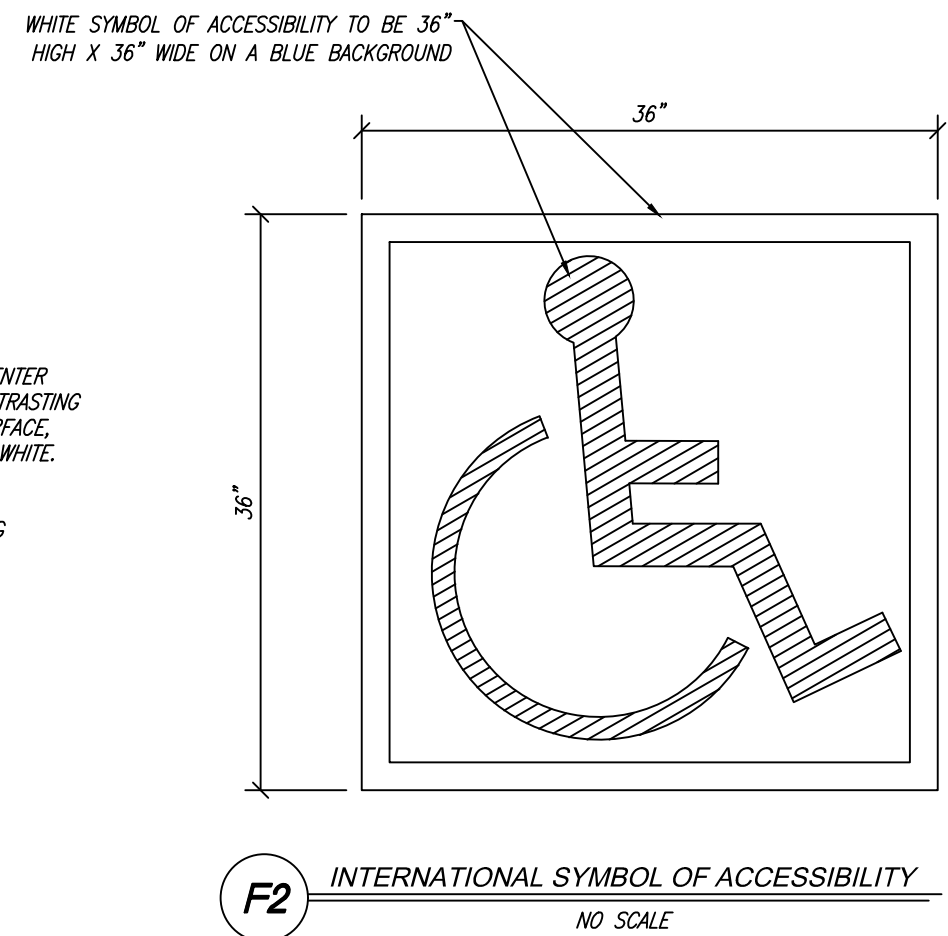
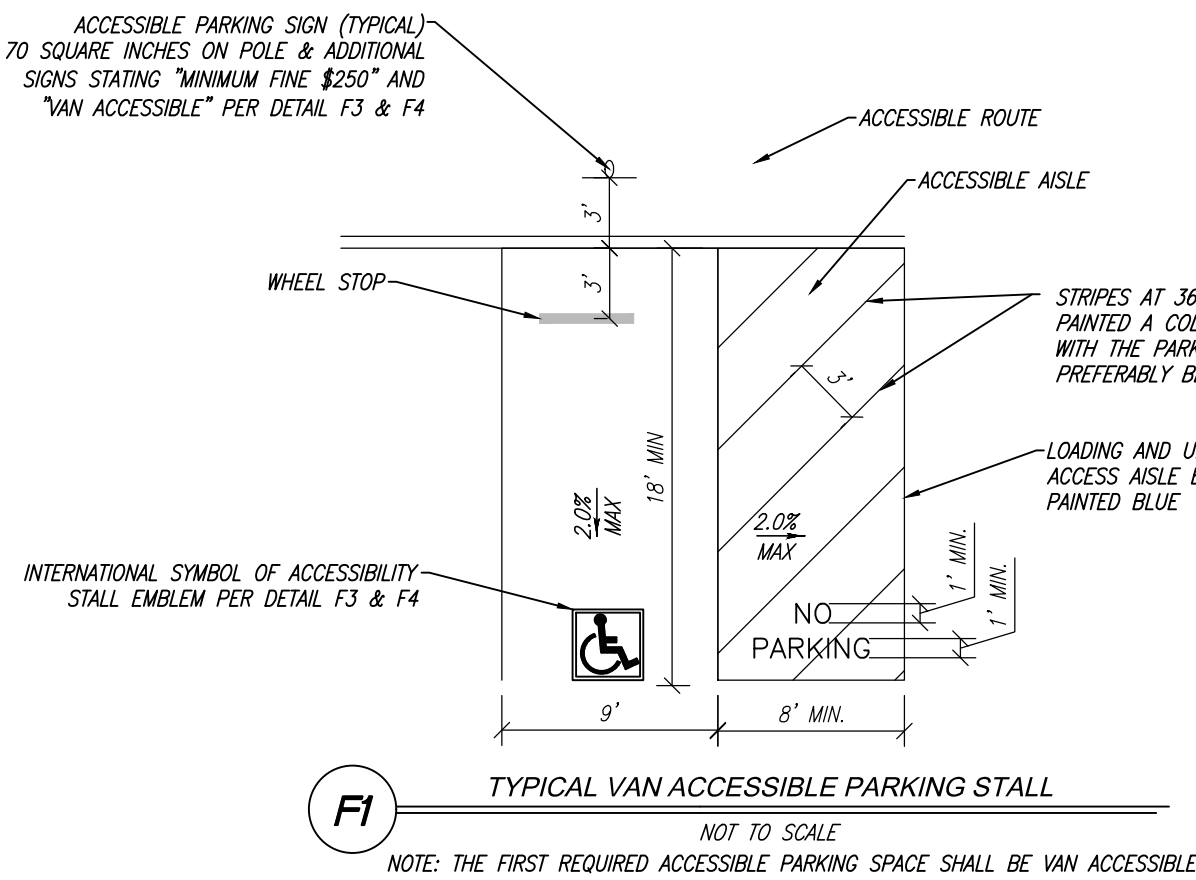
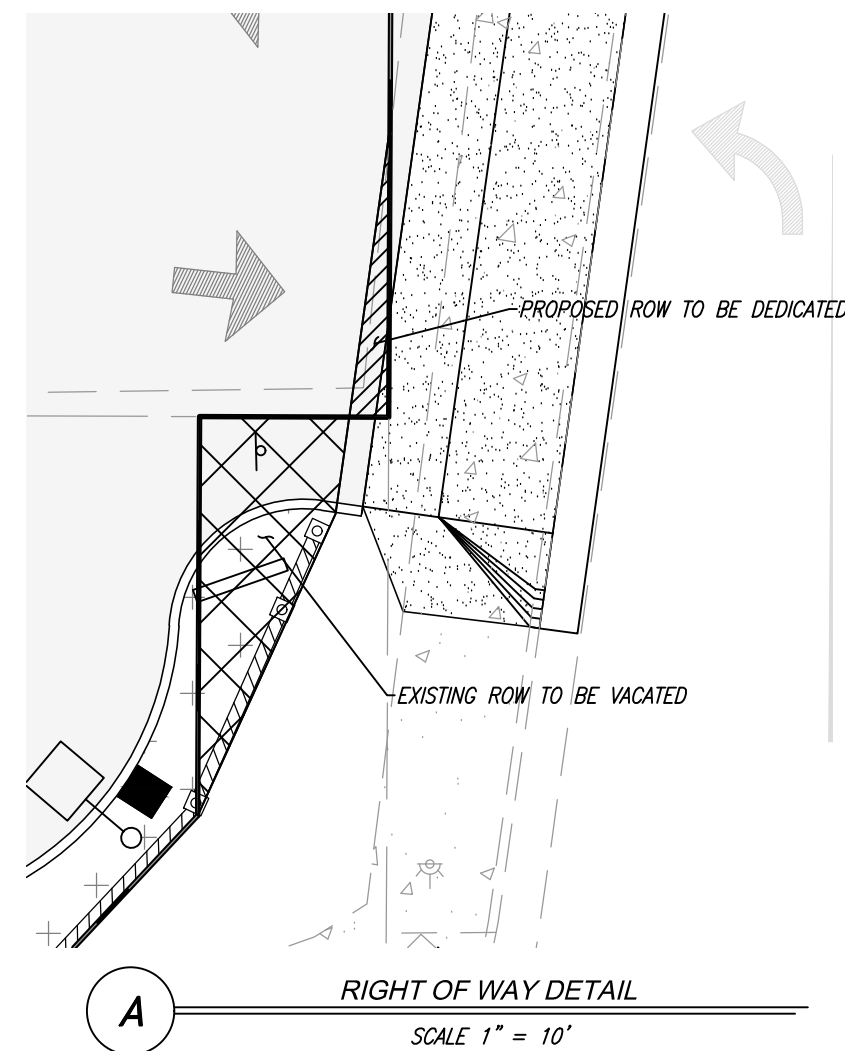
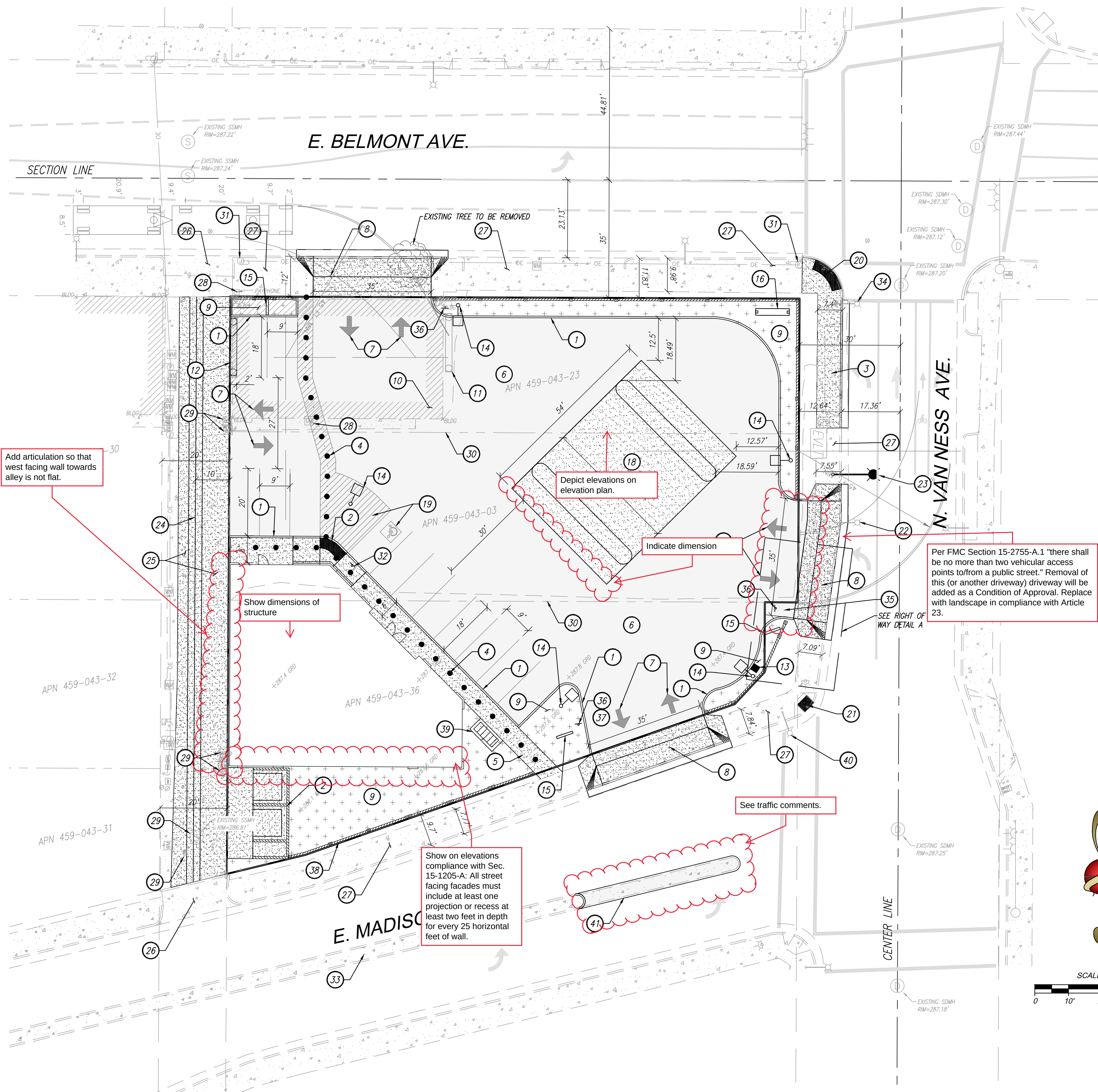
PARCEL 2: (APN 499-043-33)

LOTS 3 AND 4 OF BOLES NORTH PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 51 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

PARCEL 3: (APN 499-043-36)

THOSE PORTIONS OF LOTS 5, 6, 7 AND 8 OF BOLES NORTH PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 51 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, IN SECTION 4 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE (1) ALONG THE NORTH LINE OF SAID LOT 5, SOUTH 89°46'14" EAST, 158.17 FEET; THENCE (2) SOUTH 00°17'09" WEST, 20.83 FEET; THENCE (3) SOUTH 42°49'03" WEST, 12.78 FEET; THENCE (4) SOUTH 70°39'13" EAST, 135.08 FEET; THENCE (5) SOUTH 76°21'52" WEST, 23.09 FEET TO THE WEST LINE OF SAID LOTS; THENCE (6) ALONG SAID WEST LINE, NORTH 02°21'33" EAST, 81.02 FEET TO THE POINT OF BEGINNING.



CONSTRUCTION NOTES:

- PROPOSED CONCRETE CURB PER CITY OF FRESNO STD. P-5
- PROPOSED TRASH ENCLOSURE PER CITY OF FRESNO STD. P-33 THROUGH P-35
- REMOVE EXISTING DRIVEWAY AND CONSTRUCT SIDEWALK PER CITY STD P-5
- PROPOSED DOTTED LINE INDICATES LOCATION OF PATH OF TRAVEL FROM PUBLIC WAY AND/OR ACCESSIBLE STALL ACCESS AISLE TO MAIN ENTRANCE OF TENANT SPACE(S) MAXIMUM SLOPE WITH 2% MAXIMUM CROSS SLOPE
- PROPOSED CONCRETE SIDEWALK PER P.W. STD. P-5
- PROPOSED AC PAVING PER P.W. STD. P-21, P-22 & P-23
- PROPOSED PAINTED DIRECTIONAL ARROWS
- REMOVE EXISTING SIDEWALK AND CONSTRUCT DRIVE APPROACH PER CITY STD P-2 AND P-6
- PROPOSED LANDSCAPE AREA
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING BILLBOARD SIGN AND POST TO BE REMOVED AND RELOCATED
- PROPOSED BILLBOARD SIGN AND POST
- PROPOSED WATER STATION
- PROPOSED SITE LIGHTING
- PROPOSED "ART/DECO" SIGN REFER TO ARCHITECTURAL PLANS
- PROPOSED MONUMENT SIGN REFER TO ARCHITECTURAL PLANS
- RED PAINTED CURB
- PROPOSED FUELING ISLAND/CANOPY WITH CONCRETE PAD
- PROPOSED VAN ACCESSIBLE PARKING STALL, SIGNAGE, AND STRIPING TO BE INSTALLED PER DETAILS F1, F2, F3, AND F4
- REMOVE AND REPLACE EXISTING SIDEWALK, CONSTRUCT CURB RAMP WITH TRUNCATED DOMES PER CITY STD P-28 AND P-32
- INSTALL TRUNCATED DOMES PER CITY STD P-32
- RELOCATE EXISTING STREET LIGHT
- PROPOSED STREET LIGHT AND RECONNECT TO EXISTING ELECTRICAL SYSTEM
- PROPOSED 4" WIDE VALLEY GUTTER PER CITY STD P-12
- REMOVE EXISTING CONCRETE PAVEMENT AND CONSTRUCT 6" P.C.C. ALLEY PAVEMENT PER CITY ST P-12
- EXISTING DRIVE APPROACH TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- REMOVE EXISTING UTILITIES
- ADJUST UTILITY BOX TO GRADE
- EXISTING PARCEL LINES TO BE MERGED
- EXISTING POWER POLE AND OVERHEAD WIRING TO REMAIN
- ACCESSIBILITY SIGN PER DETAIL F3
- EXISTING MEDIAN ISLAND TO REMAIN
- EXISTING STREET LIGHT WITH TRAFFIC SIGNAL ON POLE
- VACATE EXCESSIVE RIGHT OF WAY PER DETAIL A
- INSTALL 30" STATE STANDARD "STOP" SIGN AT LOCATION SHOWN. SIGN SHOULD 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.
- INSTALL RIGHT TURN ONLY SIGN, R2-5 (RIGHT)
- PROPOSED DECO MASONRY W/WROUGHT IRON FENCE
- PROPOSED BICYCLE RACK
- EXISTING LIGHT TO REMAIN
- REMOVE EXISTING MEDIAN ISLAND, REPLACE WITH PAVEMENT AND STRIPING

Billboard not allowed under new development code.

Submit lighting plan for review. Site lighting must comply with Sec. 15-2015 and 15-2508 of the FMC.

Sign permit required for all proposed signs. See Article 26 of the FMC for sign requirements.

Show canopy on elevations

Required parcel merger prior to building permits.

Show fence details. Height? Design? etc. Fence must comply with Section 15-2006-F of the FMC.

Indicate number of spaces.

LEGEND:

AC	ASPHALT CONCRETE
BLDG	BUILDING
BOL	BOLLARD
BOTX	BOTTOM OF ACCESSIBILITY RAMP
BW	BACK OF SIDEWALK
C	CONCRETE
CHX	CHISELED
CRN	CROWN OF ROAD
D	DIRT
EC	EDGE OF CONCRETE
ELEC PANEL	ELECTRICAL PANEL
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FL	FLOW LINE
GB	GRADE BREAK
LIP	LIP OF CONCRETE GUTTER
TC	TOP OF CURB
TOPX	TOP OF ACCESSIBILITY RAMP
WST	PARKING WHEEL STOP
VW	WATER VALVE
B	BOLLARD
CPB	CABLE PULL BOX
EM	ELECTRIC METER
EPB	ELECTRIC PULL BOX
E	ELECTRIC RISER
GM	GAS METER
G	GAS VALVE
JUP	JOINT UTILITY POLE
MM	MONUMENT MARKER
PPS	POWER POLE SERVICE
SS	SANITARY SEWER
SC	SEWER CLEAN OUT
SM	SIGN MARKER AS MARKED
SDM	STORM DRAIN MANHOLE
TS	TRAFFIC SIGNAL
SLB	STREET LIGHT PULLBOX
TPB	TELEPHONE PULLBOX
TL	(E) STREET LIGHT
TSB	TRAFFIC SIGNAL PULL BOX
DT	DECIDUOUS TREE
WM	WATER METER
WV	WATER VALVE
CP	CONTROL POINT
SDI	STORM DRAIN INLET
SSL	PROPOSED STREET LIGHT
WIF	PROPOSED WROUGHT IRON FENCE
EP	EXISTING PROPERTY LINE
PP	PROPOSED PROPERTY LINE
BL	PROPOSED BOUNDARY LINE
ER	EXISTING RIGHT OF WAY
ES	EXISTING 10" SANITARY SEWER LINE
EW	EXISTING 14" WATER MAIN
ECG	EXISTING CURB AND GUTTER
PCG	PROPOSED CURB AND GUTTER
PT	PROPOSED PATH OF TRAVEL
PCS	PROPOSED CONCRETE SIDEWALK
ACP	PROPOSED AC PAVEMENT
PCW	PROPOSED PEDESTRIAN CROSS WALK
LA	PROPOSED LANDSCAPE AREA

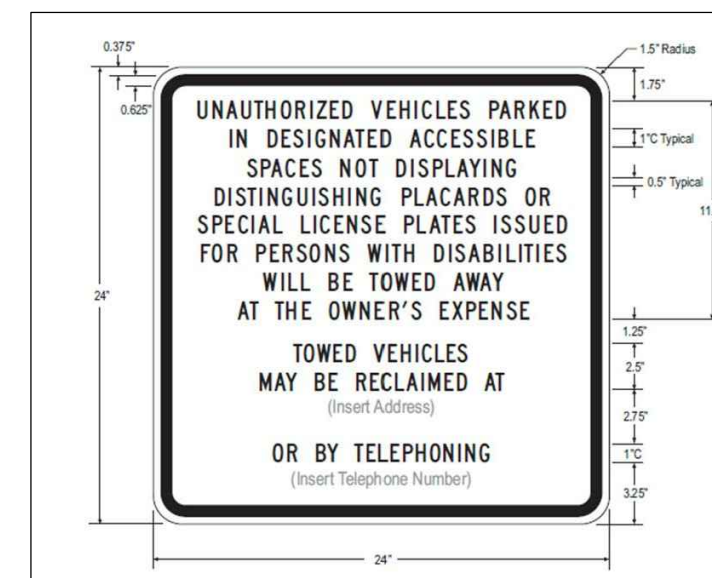
SITE DATA:

APN #: 459-043-23, 03, 26
 GENERAL PLAN DESIGNATION: COMMERCIAL MAIN STREET
 ZONING: COMMERCIAL
 GENERAL (CG)
 PROJECT SITE AREA = 23,872 S.F. = 0.548 AC
 EXISTING BUILDING AREA TO BE DEMOLISHED = 2,268 SF
 PROPOSED BUILDING AREA:
 RESTAURANT = 849 SF
 CONVENIENCE STORE = 2,604 SF
 BUILDING = 3,453 SF
 CANOPY = 2,160 SF
 TOTAL BUILDING AREA = 5,613 SF
 TOTAL BUILDING AREA = 15,976 S.F. = 0.37 AC
 BUILDING COVERAGE = 23.5%
 PAVED AREA = 14,212.7 S.F. = 0.326 AC
 PARKING CALCULATION:
 PARKING SPACES PROVIDED = 13 STALLS
 HANDICAP PARKING SPACES PROVIDED = 1 STALLS
 GASOLINE ISLAND PARKING = 8 POSITIONS
 PARKING PROVIDED = 13 STALLS



- NOTES:
- THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE LOWEST SIGN ON THE POLE SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 - THE SIGN SHALL NOT BE LESS THAN 24" BY 24" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT SHOWN ABOVE.
 - THE SIGN SHALL HAVE A DARK BLUE BACKGROUND WITH WHITE LETTERING.
 - THE BLANK SPACES SHOWN ABOVE ARE TO BE FILLED IN WITH THE APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.
 - EXISTING SIGNAGE NOT IN COMPLIANCE WITH THIS DETAIL SHALL BE REPLACED PER THIS DETAIL.
 - THE SIGNAGE SHALL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE 2013 CBC, SECTION 1129B.4 AND 2012 MUTCD CALIFORNIA SUPPLEMENT.

F3 SIGN AND SYMBOLS OF ACCESSIBILITY
NO SCALE

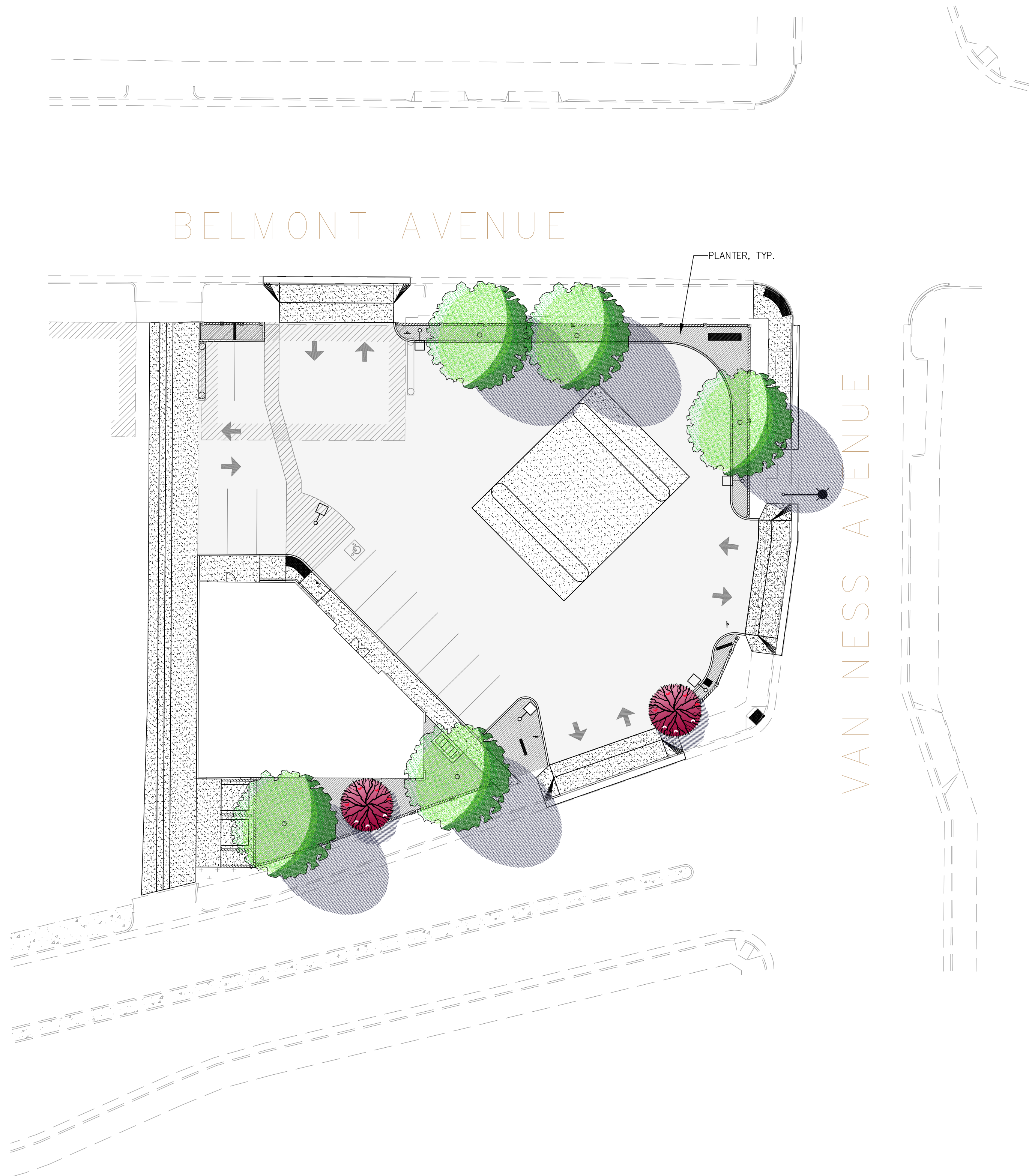


- NOTES:
- THE CLEAR HEIGHT OF THE LOWEST PORTION OF THE SIGN SHALL BE A MINIMUM OF 80 INCHES ABOVE THE GROUND.
 - THE SIGN SHALL NOT BE LESS THAN 24" BY 24" IN SIZE WITH LETTERING NOT LESS THAN 1" IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE TEXT SHOWN ABOVE.
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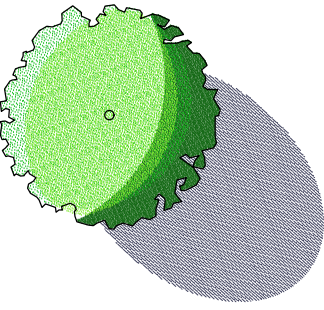
F4 ACCESSIBLE ENTRY SIGN
NO SCALE

REVISIONS

NO.	DESCRIPTION	DATE



PROPOSED PLANTING LIST

SYMBOL	SIZE	BOTANICAL NAME / COMMON NAME	COMMENTS	WUCOLS WATER USE RATING	QTY
	15 GAL	Pistachia chinensis / Chinese pistache	Standard	LOW	
	15 GAL	Rhapsaloe 'Majestic Beauty' / Pink Hawthorn	Standard	LOW	

SHRUBS AND GROUND COVERS

5 GAL	Rhapsaloe umbellata 'Minor' / Dwarf White Yedda	LOW
1 GAL	Hesperaloe 'Brake lights' / Red Yucca	LOW
1 GAL	Santolina Chamaecyparissus / Gray Lavender Cotton	LOW
5 GAL	Rosa 'Flowercarpet Red' / Landscape Rose	MEDIUM

 LANDSCAPE PLANTER AREA WITH 3" LAYER OF WALK-ON BARK MULCH

NOTES:
ROOT BARRIER: DEEP ROOT UB 18, CENTER ON TREE TRUNK, MINIMUM 10' LENGTH FOR ALL LINEAR APPLICATIONS

CITY OF FRESNO TREE AND SHADE REQUIREMENTS

TREE REQUIREMENTS

PROVIDE (1) ONE TREE ON SITE FOR EVERY (2) TWO PARKING SPACES PROVIDED.

SPACES PROVIDED: 13
TREES REQUIRED: 6
TREES PROVIDED: 5

SHADE REQUIREMENTS

THE PARKING LOT SURFACE SHALL BE 50% SHADED WITHIN 15 YEARS

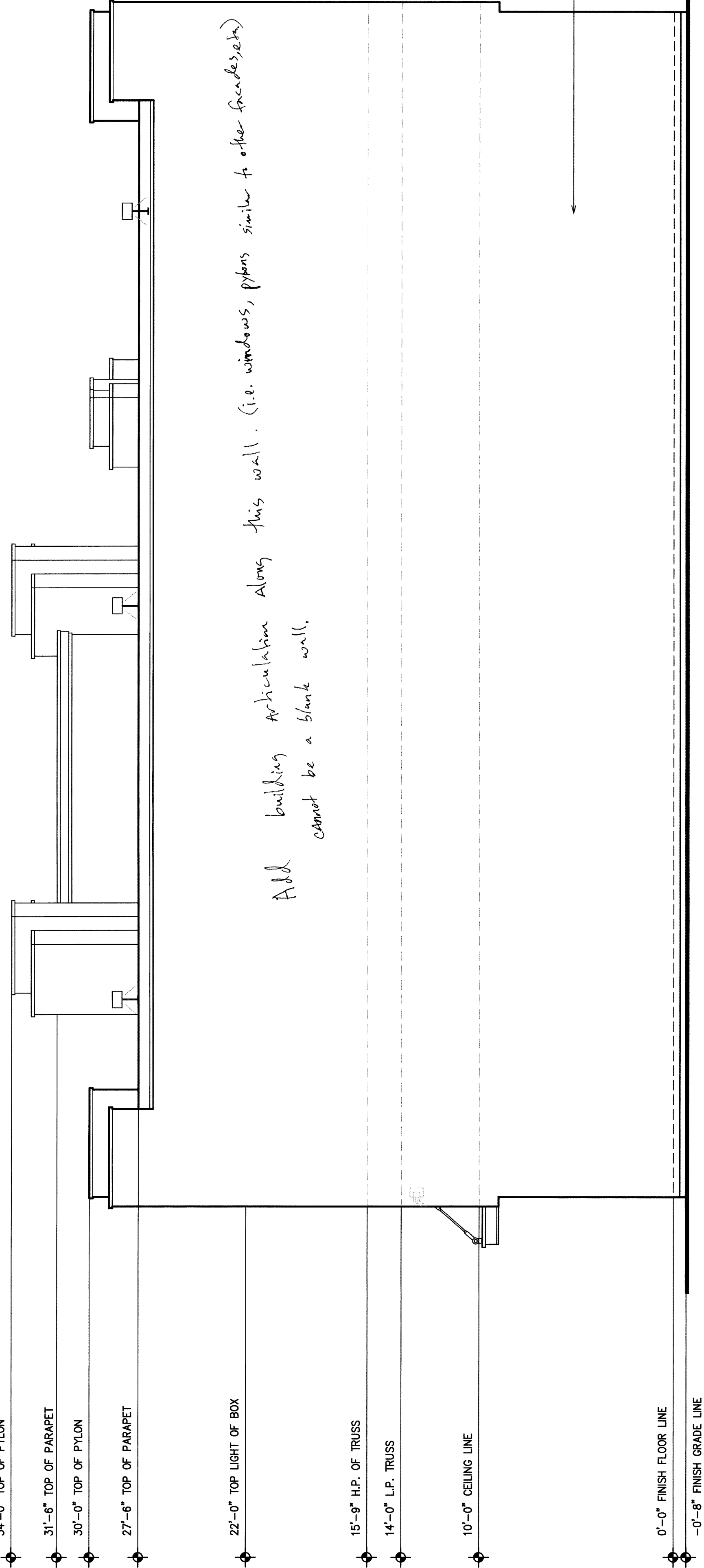
PARKING LOT AREA: 10,400 Sq. Ft.
50% TO BE SHADED: 5,200 Sq. Ft.

SHADE PROVIDED:
Pistachia chinensis 5 @ 615 SQ. FT. = 3,075 SQ. FT.
Rhapsaloe 2 @ 315 SQ. FT. = 630 SQ. FT.

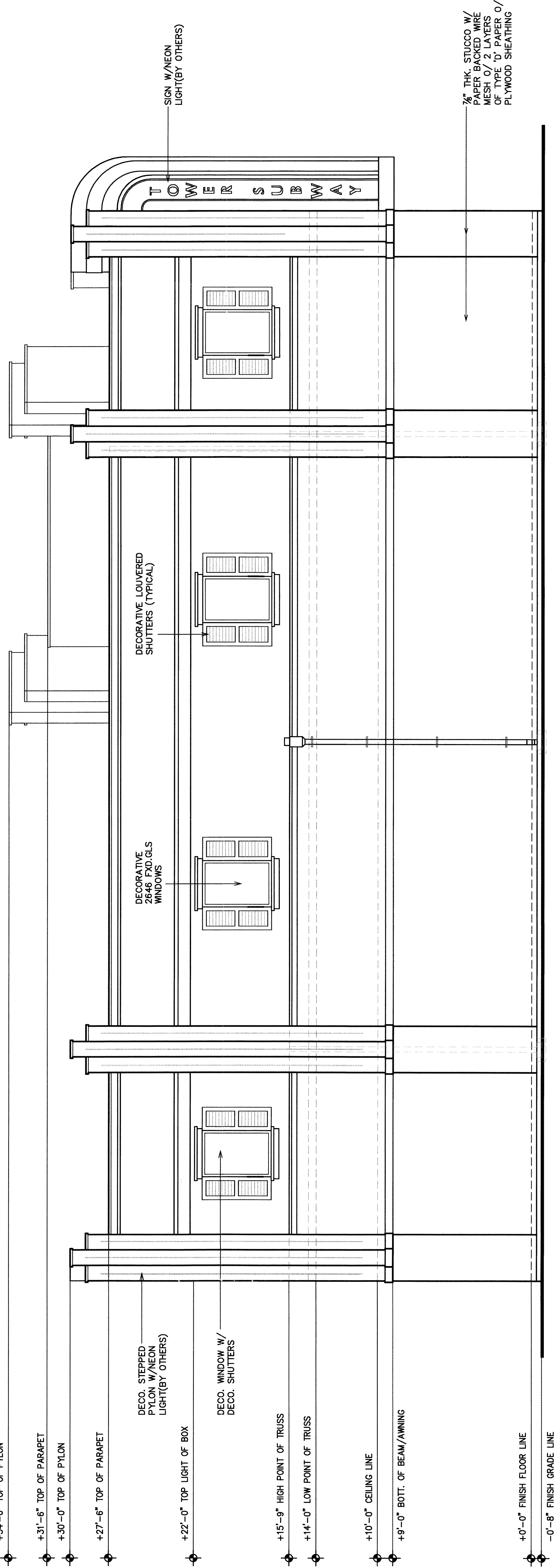
TOTAL SHADE PROVIDED: 3,705 Sq. Ft.

PERCENT OF SHADE PROVIDED: 36% (REQUIRED 50%)

Does not meet code requirements



C (WEST) ELEVATION ALONG ALLEY



D (SOUTH) ELEVATION ALONG ROAD

EXTERIOR ELEVATIONS

SCALE: 1/4"=1'-0"

THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE AND NOT BE LOANED, REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BEAL DEVELOPMENT LLC.

BEAL DEVELOPMENT LLC
38004 Ave 13
Madera, CA 93638
Tel: (559) 645-0229
Fax: (559) 645-0531
Architect/Contractor
Lic. C-106037

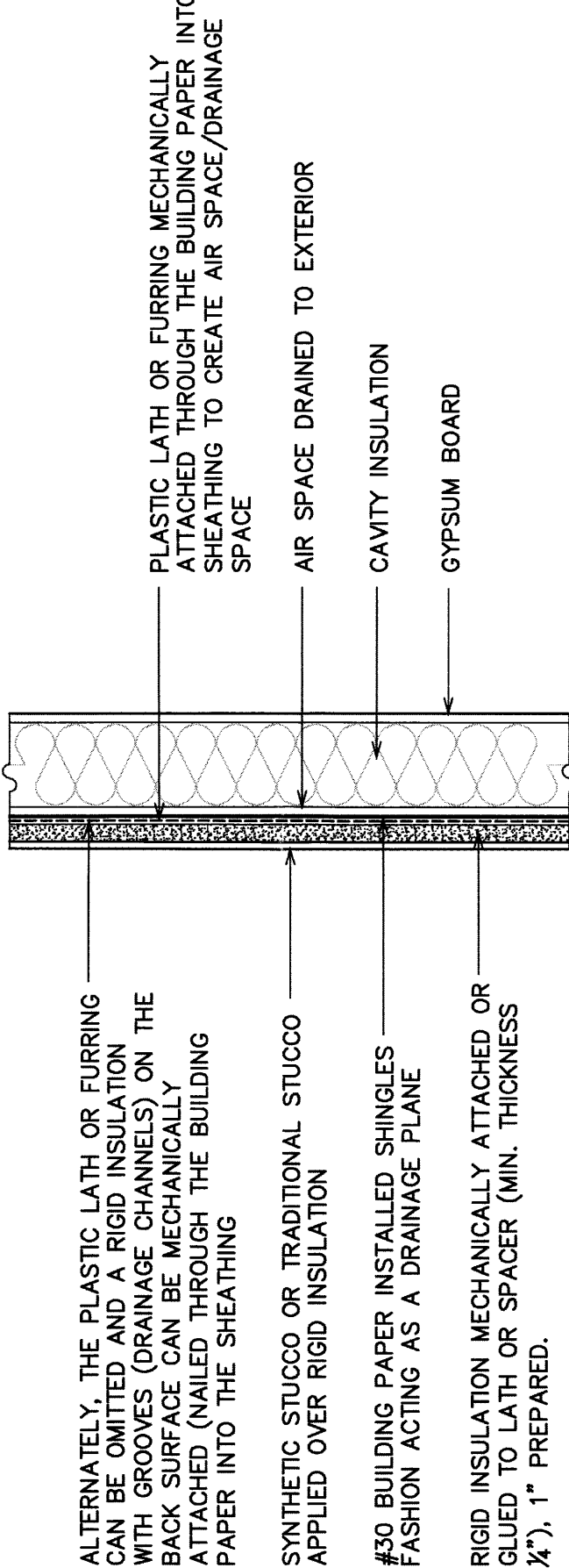
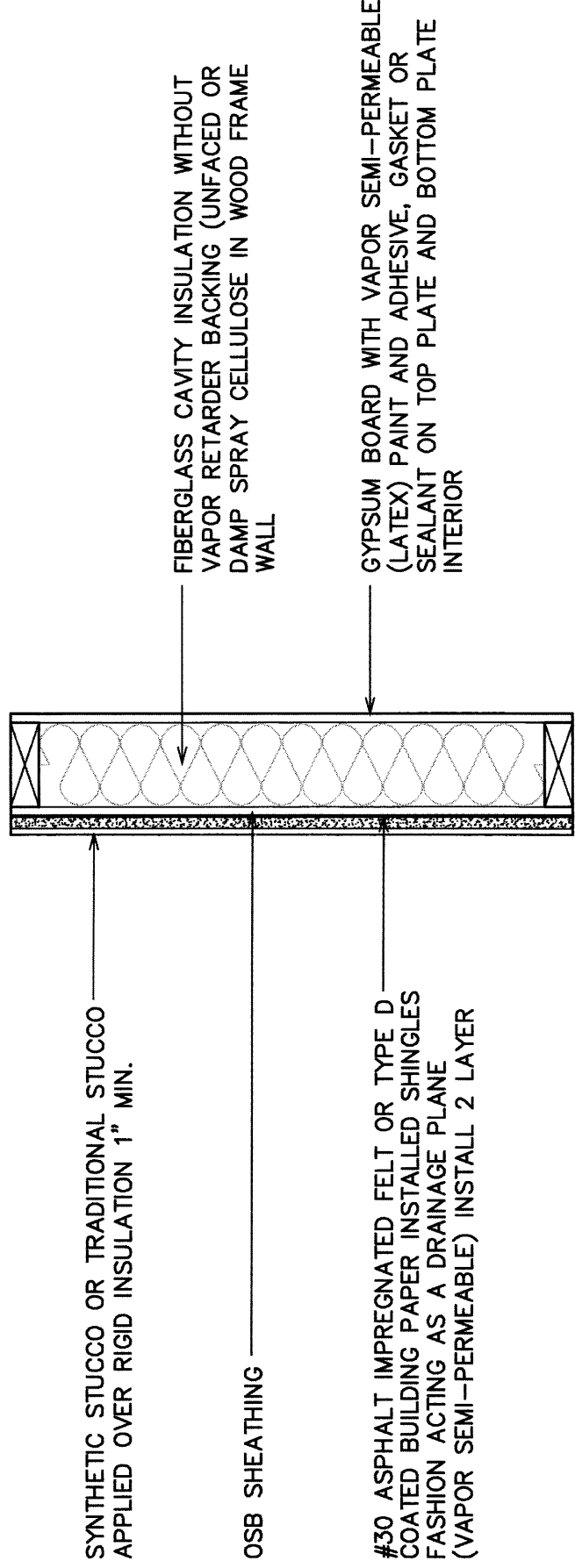
GARY R. BOYER, P.H.D.
ARCHITECTURAL AND URBAN
ENGINEERING-BUILDING-DESIGN-CONSULTING

GARY R. BOYER & ASSOCIATES

BEAL DEVELOPMENT LLC
(COR. BELMONT & VAN NESS)
38004 Ave 13
Madera, CA 93638
Tel: (559) 645-0229
Fax: (559) 645-0531
Architect/Contractor
Lic. C-106037

PROJECT:
BUILDER:

SHEET NO. T.1
A3
OF SHEETS



1 STANDARD EXTERIOR WALL
CONSTRUCTION OPTION

SCALE: 1"=1'-0"

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JOB #:
1718

DATE:
JULY 20, 2017

DRAWN:
DATE:

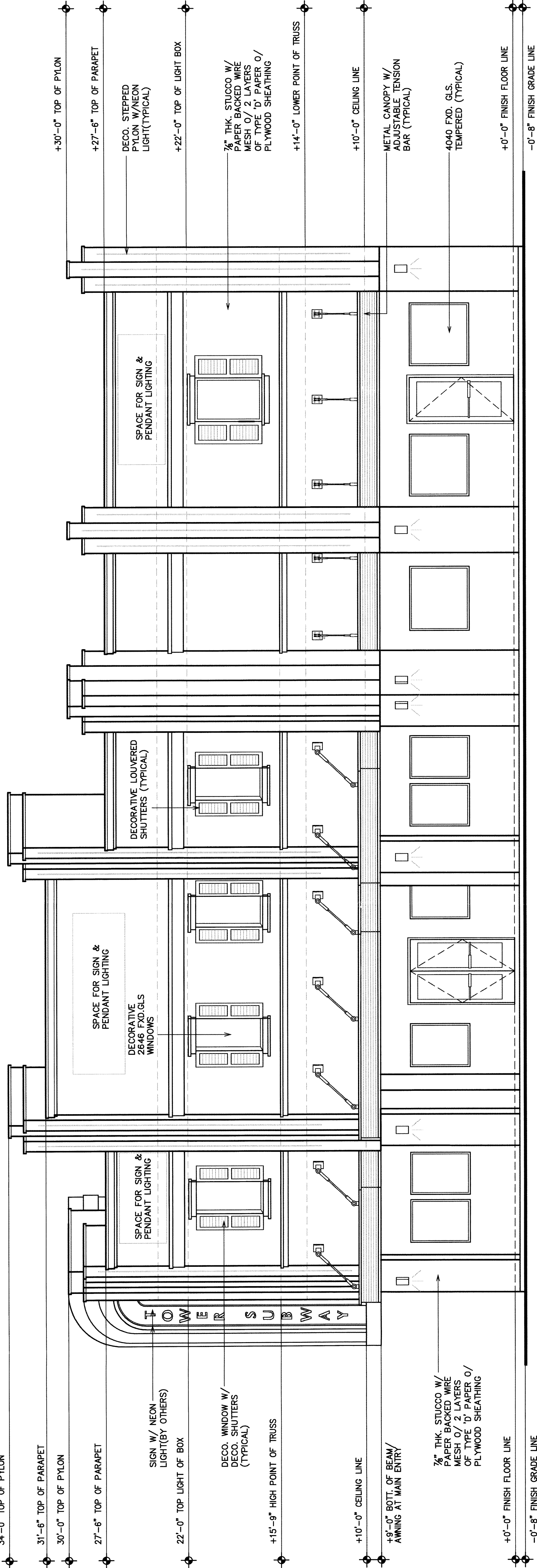
CONTENTS: EXTERIOR ELEVATIONS

ENGINEERING-BUILDING-DESIGN-CONSULTING
ARCHITECTURAL AND URBAN Gary R. Boyer, Ph. D.
3064 Ave 13 E
Madison, CA 93638
Architect/consultant
Lic. C-16857
Tel. (559) 645-0528
Fax. (559) 645-0531

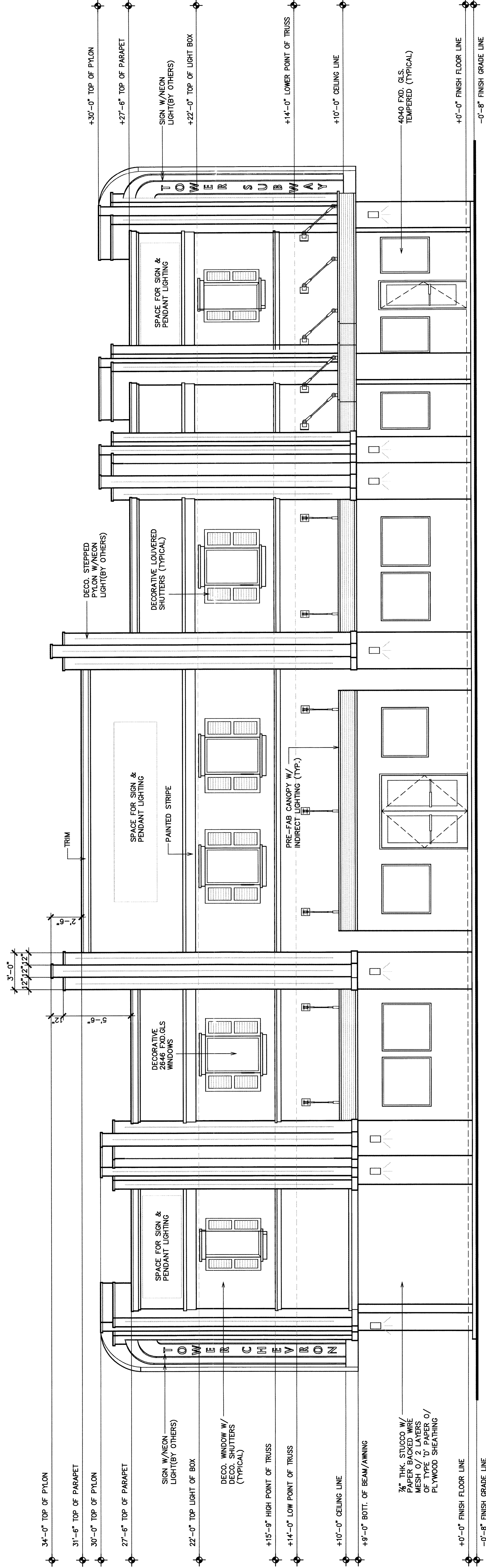
PROJECT:
TENANT IMPROVEMENT
(COR. BELMONT & VAN NESS)
REAL DEVELOPMENT LLC
CELL: (559) 222-8888
PHONE: (559) 222-0211

BUILDER:

SHEET NO.
T-1
A2
OF SHEETS



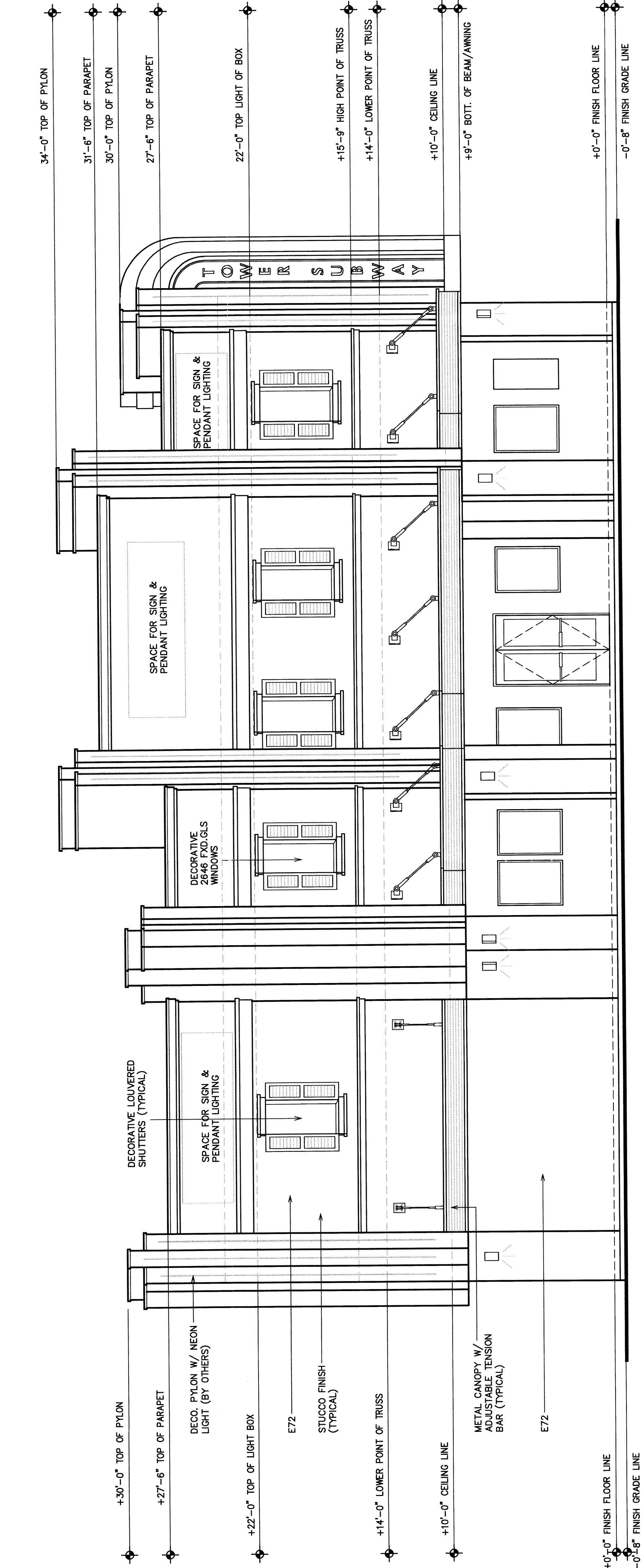
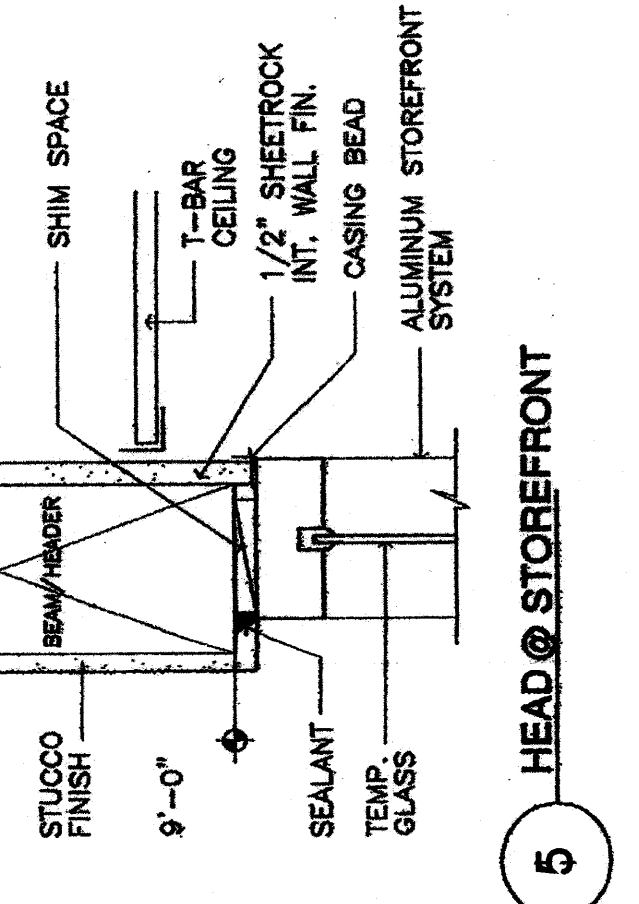
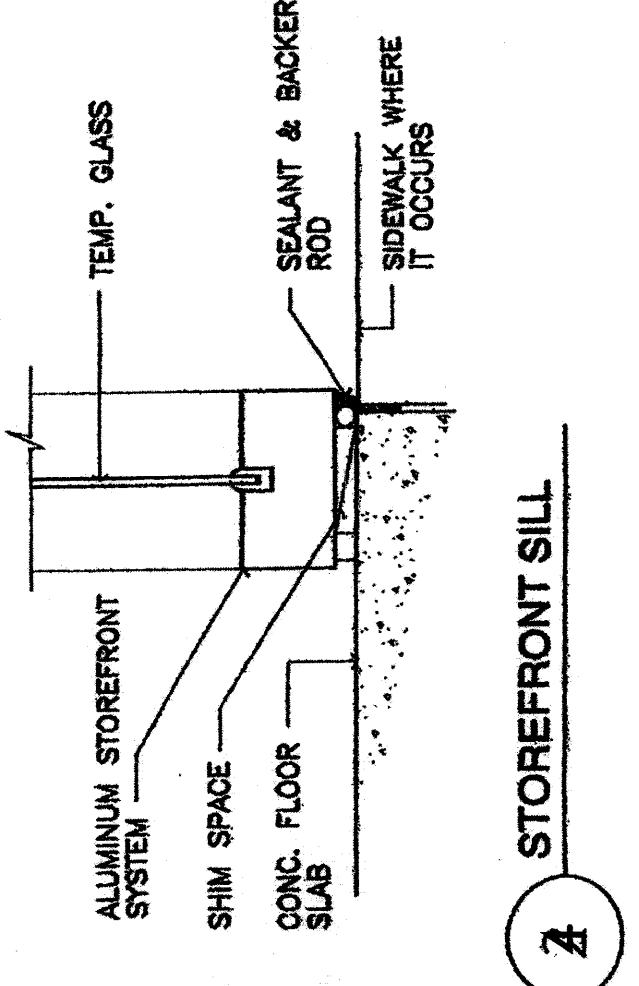
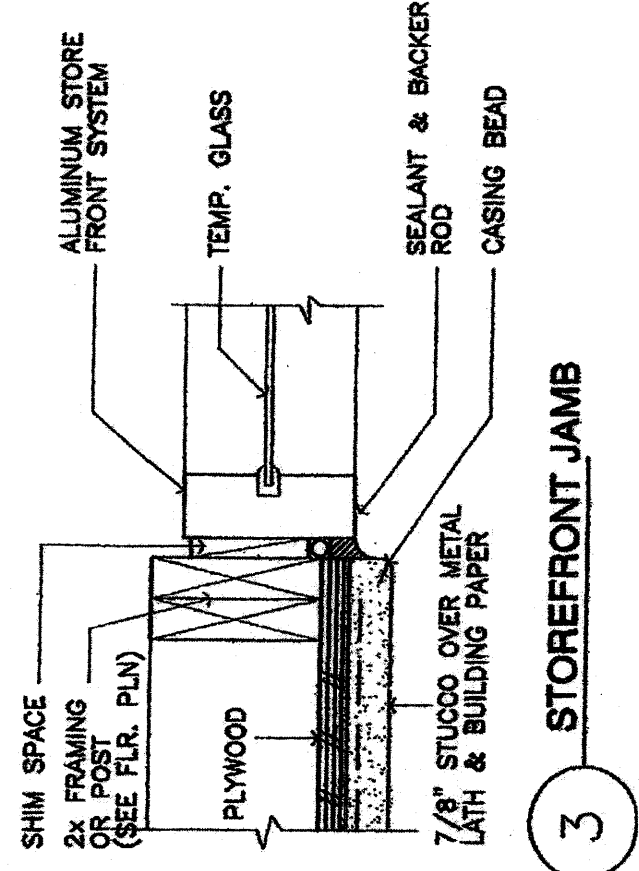
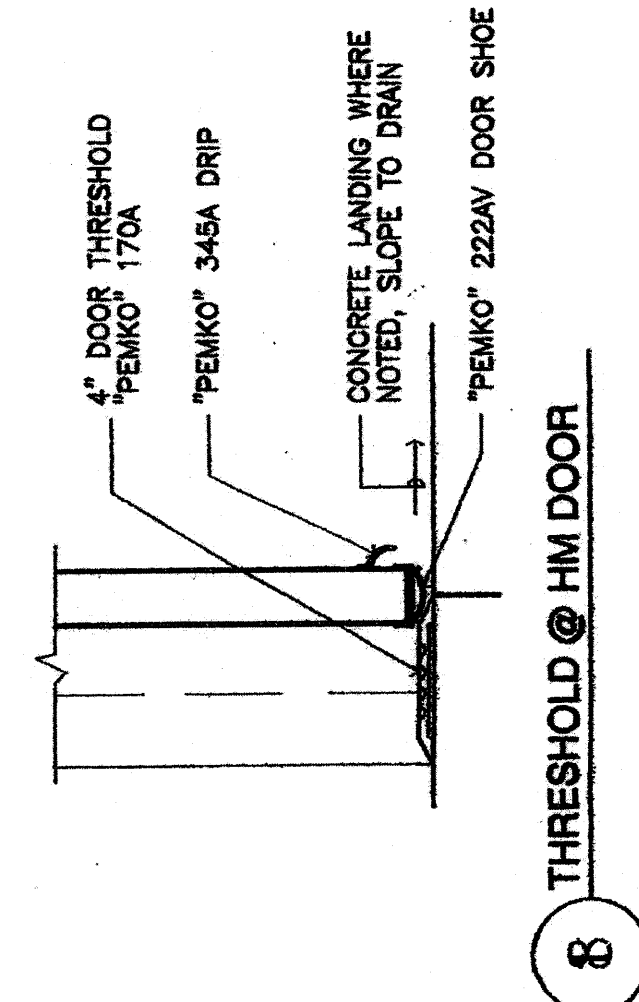
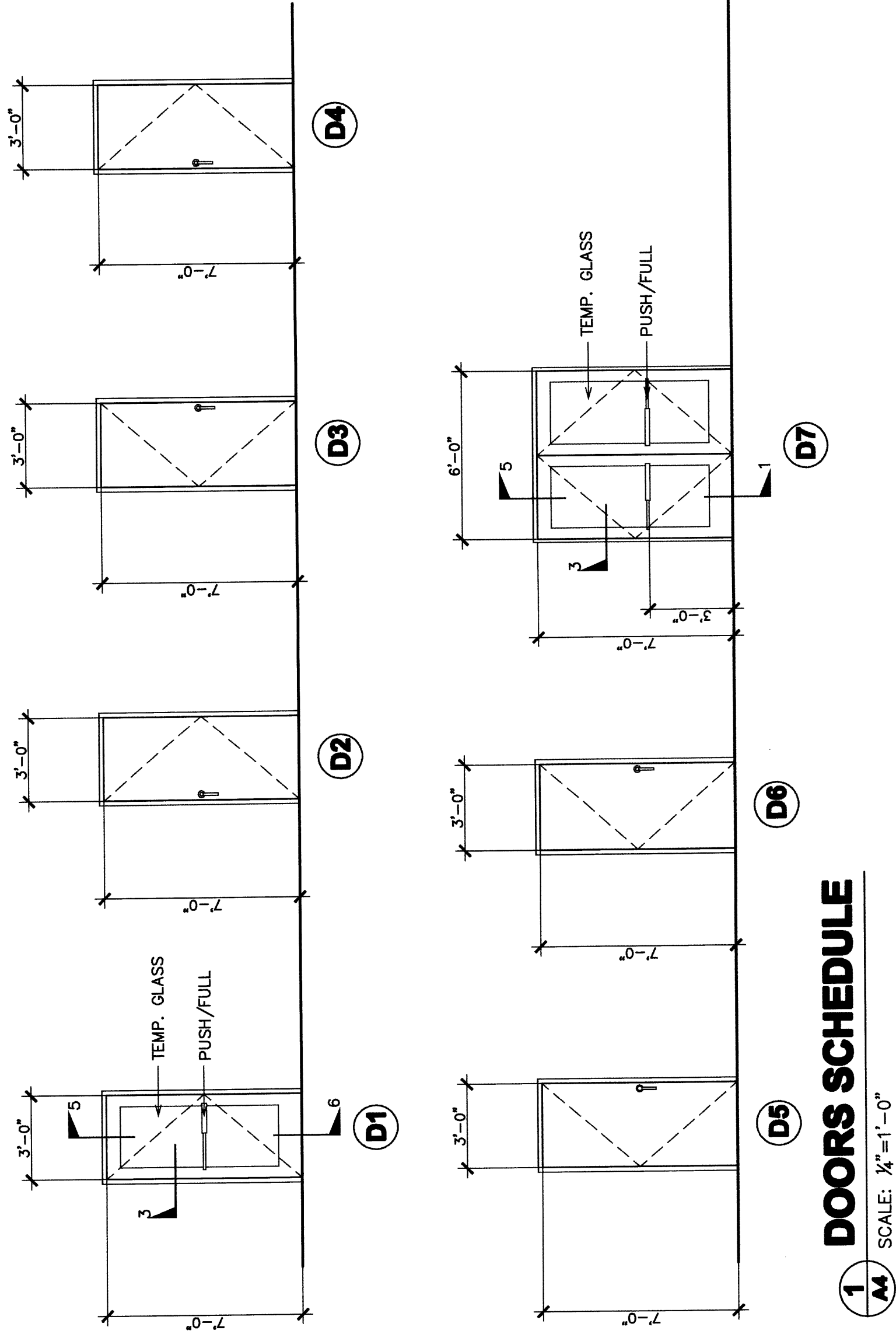
B (NORTH) ELEVATION ALONG E. BELMONT AVENUE



A (NORTH-EAST) FRONT ELEVATION ALONG E. BELMONT AVE. & N. VAN NESS AVE.

EXTERIOR ELEVATIONS

SCALE 1/4"=1'-0"



(EAST) ELEVATION ALONG N. VAN NESS AVENUE

EXTERIOR ELEVATION

SCALE: 1/4"=1'-0"

PROJECT: TENANT IMPROVEMENT (COR. BELMONT & VAN NESS) BEAL DEVELOPMENT LLC (509) 222-2222 (509) 222-2211

BUILDER: PROJECT: TENANT IMPROVEMENT (COR. BELMONT & VAN NESS) BEAL DEVELOPMENT LLC (509) 222-2222 (509) 222-2211

SHEET NO. T1 A4 OF SHEETS

DATE: JULY 20, 2017

DRAWN: 1718

ENGINEERING-BUILDING-DESIGN-CONSULTING Gary Boyer & Associates ARCHITECTURAL AND URBAN Gary R. Boyer, Ph.D. 3004 Ave 13 Modesto, CA 95898 L.L.C. C-10657 FIC (069) 646-0250 FIC (069) 646-0251

CONTENTS:

JOB # 1718

District Type – Commercial District

PROJECT DESCRIPTION

Conditional Use Permit Application No. C-16-033 was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to ±0.55 acres of property located on the southwest corner of East Belmont and North Van Ness Avenues. The applicant proposes the construction of a 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling station facility with a 2,160 square-foot canopy. A request to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises where sold*).

APN: 459-043-03, 23 & 36

ADDRESS: 940 East Belmont Ave

GENERAL INFORMATION – Fresno General Plan Land Use Designation is CG.

Zoning		
	Existing	CG (<i>Commercial-General</i>)
	Requested	N/A
Plans		
	Community Plan	N/A
	Specific Plan	Tower District
	Redevelopment	N/A
Previous Actions		
	Applications	N/A
	Covenants/Easements	N/A
	Development Agreements	N/A
Tract Map or Lot Split		

PROPERTY DEVELOPMENT STANDARDS

15-1202 - Use Regulations

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

Use Permitted		
	a. What is the zoning of the subject site?	CG
	b. Is the use of the project allowed in the zone district?	☒ Yes ☐ No
	c. What is the proposed use?	Service Station
	d. Does the project require an approval of a Conditional Use Permit?	☒ Yes ☐ No

e. Are there any additional regulations? If yes, then list the additional regulations here as well. (For example, is the proposed use a special use listed in Article 27?)	☒ Yes ☐ No
	Additional requirements, if applicable: Section 15-2755, Service Stations

15-1203 - Intensity and Massing Development Standards

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

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

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

15-309 - Determining Floor Area Ratio

A. Calculating Floor Area Ratio			
To calculate FAR, non-residential floor area is divided by site area, and typically expressed as a decimal.			
$\frac{\text{gross non-residential floor area of all buildings on a site}}{\text{total site area}} = \text{floor area ratio (FAR)}$			
B. Proposals			
Maximum FAR Permitted	Proposed FAR for Project	Does the proposed FAR meet criteria in Table 15-1203-1?	If the Project does not meet the requirement, what needs to be changed?
2.0	0.35	☒ Yes ☐ No ☐ Not applicable	

15-313 - Determining Setbacks and Yards

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

A. Front Setbacks			
Requirement:			
Front setbacks shall be measured from the back of the sidewalk (including instances where the back of the sidewalk lies within the project parcel) to the portion of the structure that is closest to the front of the lot. In the absence of a sidewalk, the minimum front setback shall be measured from the back of the curb. In the absence of a sidewalk and curb, minimum front setbacks shall be measured from the front property line.			
Required Setback	Proposed Front Setback for Project	Does proposed Front Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
15' minimum	Not indicated on site plan.	☒ Yes ☐ No ☐ Not applicable	Show front setbacks on site plan.
B. Side Setbacks			
Requirement: (To downsize this document, if there is no street side yards delete that section.)			
Side setbacks on interior lot lines shall be measured from the property line. When the side of the lot abuts a street, the measurement to determine the setback shall be made in the same manner as Front Setbacks.			
Required Interior Side Setback for Project	Proposed Interior Side Setback for Project	Does proposed Interior Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
None	Not indicated on site plan.	☒ Yes ☐ No ☐ Not applicable	Show side setbacks on site plan.
Required Street Side Setback	Proposed Street Side Setback for Project	Does proposed Street Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
10' minimum	Not indicated on site plan.	☒ Yes ☐ No ☐ Not applicable	Show side setbacks on site plan.
C. Rear Setbacks			
Requirement:			

Required Rear Setback	Proposed Rear Setback for Project	Does proposed Interior Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
None	No setback. Project built to property line along alley.	☒ Yes ☐ No ☐ Not applicable	N/A
D. Yards on Alleys			
Requirement:			
The following special regulations for determining setbacks apply when a lot abuts an alley. 1. If a side lot line abuts an alley, the yard shall be considered an interior side yard rather than a corner side yard. 2. In computing the minimum yard for any lot where such yard abuts an alley, no part of the width of the alley may be considered as part of the required yard.			
Required Setback	Proposed Yards on Alleys for Project	Does proposed Yards on Alleys meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
None	No setback. Project built to property line along alley.	☒ Yes ☐ No ☐ Not applicable	N/A

15-1204 - Site Design Development Standards

A. Residential Transition Standards			
Is the project located where C District is adjacent to a Residential District?		☐ Yes ☒ No If no, skip to section B, Enhanced Streetscape.	
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Height: Maximum height within 40 ft. of an R District is limited to 30 ft. The maximum height within 50 feet of an R District is 40 ft.	☐ Yes ☐ No ☒ Not applicable	Location is greater than 50 feet from residential districts.
	2a. The front setback shall not be less than the required front yard on the abutting R District lot within 50 ft. of the R District.	☐ Yes ☐ No ☒ Not applicable	
	2b. The interior side and rear setback abutting an R District boundary shall be 20 ft. In the CMS District, the interior side yard may be reduced to 10 ft. with Director Approval.	☐ Yes ☐ No ☒ Not applicable	
	3. Landscape. See Table 15-2305-C.1, Required Landscape Buffers.	☐ Yes ☐ No ☒ Not applicable	
Does project propose a multi-story building where the second story or above is located within 50 ft. of the side or rear yard of a single family lot?		☐ Yes ☒ No If no, skip to section B, Enhanced Streetscape.	
	4a. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six ft. from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.	☐ Yes ☐ No ☒ Not applicable	
	4b. Sufficiency of Screening. The Review Authority shall determine the sufficiency of the proposed screening measures and may require additional measures.	☐ Yes ☐ No ☒ Not applicable	
B. Enhanced Streetscape			
If a project has all of the following characteristics, then it is considered to have an enhanced streetscape. Projects that have an enhanced streetscape will not be required to provide a front setback, as shown on Table 1203-2. If			

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

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

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

To Transit:		
5. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.	☒ Yes ☐ No ☐ Not applicable	
Pedestrian Walkway Design:		
6a. Walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.	☒ Yes ☐ No ☐ Not applicable	
6b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.	☒ Yes ☐ No ☐ Not applicable	
6c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least six inches high, bollards, or other physical barrier.	☒ Yes ☐ No ☐ Not applicable	
F. Service Areas and Loading		
Service and loading areas should be integrated with the design of the building and shall be screened from residential areas. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading can minimize adverse impacts to residents.	☐ Yes ☐ No ☒ Not applicable	

15-1205 - Façade Design Development Standards

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

A. Building Articulation			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	All street-facing facades, including freeway-facing facades, must include at least one projection or recess at least two feet in depth for every 25 horizontal ft. of wall.	☐ Yes ☒ No ☐ Not applicable	Show dimension (depth) of façade pylons.
B. Building Materials and Finishes			
	1. Each side of a building that is visible from a street or passenger railway shall be designed with a complementary level of detailing and quality of materials.	☐ Yes ☒ No ☐ Not applicable	Add building treatment along west facing wall (along alley) similar to other street-facing facades.
	2. Veneers should turn corners, avoiding exposed edges and continue down the side of a building to a logical break, such as a change in wall plane. Material changes at outside corners should be avoided.	☐ Yes ☐ No ☒ Not applicable	
	3. Windows shall maintain a consistent design character throughout the development and shall be of the same material on all elevations facing a street.	☒ Yes ☐ No ☐ Not applicable	
	4. Building entrances and common areas shall be accentuated with enhanced finishes and materials that are durable and high quality and distinguish these spaces from other elements of the building.	☒ Yes ☐ No ☐ Not applicable	
	5. Parking areas and structures shall be designed to match and be compatible with the architectural character, materials, and colors of the overall development.	☐ Yes ☒ No ☐ Not applicable	Fuel station canopy to match design of convenience store. Submit elevations of gas station canopy to planner.
	6. The design of building additions should follow the same general scale, proportion, massing, and detailing of the original structure, and not in stark contrast to the original structure.	☒ Yes ☐ No ☐ Not applicable	

OTHER GENERAL SITE REGULATIONS

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

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

15-2004 - Accessory Buildings and Structures

A. Applicability			
These provisions apply to: - All new structures over seven feet in height, including, but not limited to, garages, carports, porte-cocheres, sheds, workshops, gazebos, greenhouses, cabanas, trellises, play structures, aviaries, covered patios, etc. which collectively shall be referred to as Accessory Structures, that are attached or detached from and accessory to the main building on the site. - Decks and patios that are 30 inches above the ground elevation, excluding above-ground pools.			
B. Relation to Other Structures			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. A detached accessory building may be constructed on a lot on which there is a permitted main building to which the accessory building is related.	☐ Yes ☐ No ☒ Not applicable	
	2. An accessory building may be constructed prior to a permitted main building and used for not more than one year in connection with the construction of the main building. The owner shall sign a covenant, which will at a minimum, require that the accessory structure be removed should the main building not be constructed.	☐ Yes ☐ No ☒ Not applicable	
C. Setbacks			
	1a. Front and Street-Side Yards. Accessory Structures may not be located within required front yard or street-side setback areas.	☒ Yes ☐ No ☐ Not applicable	

	1b. Alleys. Accessory structures shall be set back a minimum of five feet from an alley if the Accessory Structure utilizes the alley for vehicle access.	☒ Yes ☐ No ☐ Not applicable	
	2. Accessory Structures shall comply with the setbacks per the underlying district or operative plan, whichever is greater.	☒ Yes ☐ No ☐ Not applicable	
D. Height			
	Accessory Structures are subject to the height limitations specific to the zoning district in which they are located.	☐ Yes ☒ No ☐ Not applicable	Gas station canopy elevations not shown. Add fuel station canopy elevations.

15-2006 - Fences, Walls, and Hedges

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

Front Yard		
1a. <i>Minimum Setback.</i> All fences shall be set back no less than 12 inches from the back of the sidewalk and may not be located in the public right-of-way. No setback is required from side and rear property lines.	☐ Yes ☐ No ☒ Not applicable	Project not in CMS District.
1b. <i>Maximum Height.</i> Three feet.	☐ Yes ☐ No ☒ Not applicable	
1c. <i>Transparency.</i> Fences must be open a minimum of 80% (e.g., no more than 20% opaque) to allow for the passage of light and air.	☐ Yes ☐ No ☒ Not applicable	
1d. Materials		
i. Front yard fence materials shall consist only of wood, tubular steel, wrought iron, or other decorative metal. Brick, stone, or stucco piers may be used in combination with these materials. New chain link front yard fences are prohibited.	☐ Yes ☐ No ☒ Not applicable	
ii. Retaining walls shall be designed consistent with the architectural style of the main building. Retaining walls shall consist only of decorative concrete, masonry, stone, or brick. Timber may be permitted unless it is in conflict with the Building Code or applicable Public Works standards.	☐ Yes ☐ No ☒ Not applicable	
iii. Veneer or synthetic materials simulating the actual, natural material (e.g., brick or stone veneer in place of actual brick or stone) shall only be allowed upon demonstrating to the Review Authority that the substitute material: (1) Adequately simulates the natural material; and, (2) Is organized visually to simulate actual construction using the natural material (e.g., organization of brick rows, larger stones at the bottom and smaller stones toward the top).	☐ Yes ☐ No ☒ Not applicable	
Interior and Rear Yards		
2a. <i>Minimum Setback.</i> All fences shall be set back no less than 12 inches from the back of the sidewalk and may not be located in the public right-of-way. No setback is required from side and rear property lines.	☐ Yes ☐ No ☒ Not applicable	
2b. <i>Maximum Height.</i> Six feet.	☐ Yes ☐ No ☒ Not applicable	
2c. <i>Transparency.</i> No requirement. Fences and walls may be up to 100 percent opaque.	☐ Yes ☐ No ☒ Not applicable	
2d. Materials		
i. Interior and side yard fence and wall materials shall consist only of wood, tubular steel, wrought iron, other decorative metal, brick, stone, stucco, concrete block. Chain link may be used when it is not visible from a public street as determined by the Review Authority.	☐ Yes ☐ No ☒ Not applicable	
ii. Interior and side yard fences and walls shall be designed to be consistent with the architectural style of the main building when they are visible from a public street as determined by the Review Authority.	☐ Yes ☐ No ☒ Not applicable	
iii. When visible from a public street, veneer or synthetic materials simulating the actual, natural material (e.g., brick or stone veneer in place of actual brick or stone) shall only be allowed upon demonstrating to the Review Authority that the substitute material: (1) Adequately simulates the natural material; and, (2) Is organized visually to simulate actual construction using the natural material (e.g., organization of brick rows,	☐ Yes ☐ No ☒ Not applicable	

	larger stones at the bottom and smaller stones toward the top).		
	Through Lots		
	3. All street frontages shall be considered Front Yards.	☐ Yes ☐ No ☒ Not applicable	
	Private Patios, Yards, Etc.		
	4a. Facing Front Yard or Common Open Space. Fences, walls, or hedges enclosing private patios, yards, or porches that face the Front Yard or the Common Open Space are subject to the requirements of section 15-2006.E.2.	☐ Yes ☐ No ☒ Not applicable	
	4b. Interior Yard and Rear Yards. Fences and walls up to six feet in height may enclose private patios or yards.	☐ Yes ☐ No ☒ Not applicable	
	C. Fence and Height Locations for All Other Uses and Districts		
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Other Regulations		
	1. Fences shall comply with the setback requirements below, unless a greater setback is required by an operative plan, adopted policy, or a condition of project approval.	☒ Yes ☐ No ☐ Not applicable	
	Subdivision Approval Conditions		
	2. In certain circumstances, such as at the rear of landscape easements, fence locations are identified as part of the subdivision approval process. In such cases and in the potential case of conflict with this section, the map conditions of approval shall govern.	☒ Yes ☐ No ☐ Not applicable	
	Street-Facing References		
	3. Street-facing includes all roadways, including highways.	☒ Yes ☐ No ☐ Not applicable	
	Parking Lot Entrances		
	4. Fence and gate locations may need to provide greater setbacks than those listed in this section to allow for vehicle stacking. This includes fencing that limits access to parking lots.	☐ Yes ☐ No ☒ Not applicable	
	Front Yard Requirements		
	5a. Wrought Iron or Tubular Steel. A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80% (e.g., no more than 20% opaque) to allow for the passage of light and air.	☐ Yes ☒ No ☐ Not applicable	Fence details not provided. Provide fence details to planner at least 15 days prior to submittal for building permits.
	5b. All Other Materials. All other fences within any required front yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.	☐ Yes ☐ No ☒ Not applicable	
	Street-Side Yard Requirements		
	6a. Wrought Iron or Tubular Steel. A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80% (e.g., no more than 20% opaque) to allow for the passage of light and air.	☐ Yes ☒ No ☐ Not applicable	Fence details not provided. Provide fence details to planner at least 15 days prior to submittal for building permits.
	6b. All Other Materials. All other fences within any required street side yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.	☐ Yes ☐ No ☒ Not applicable	
	Through Lots		

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	7. Both street frontages shall be considered Front Yards.	☒ Yes ☐ No ☐ Not applicable	
Other Yards			
	8. Outside of the required front yard and street-side yards, the maximum height for fences is seven feet (regardless of location on the site) unless the fence is part of Outdoor Storage per Section 15-2013 , Outdoor Service Yards and Storage.	☐ Yes ☒ No ☒ Not applicable	
Bollards			
	9. Bollards, up to three feet in height may be placed at the rear of required landscaped areas.	☐ Yes ☐ No ☒ Not applicable	No bollards are indicated on site plans as part of the project.
Setbacks			
	10. Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines.	☐ Yes ☒ No ☐ Not applicable	Show dimensions of fence location in compliance with this requirement.
Right-of-Way			
	11. In no circumstance may any fence be placed in the public right-of-way unless specified elsewhere in this Code.	☒ Yes ☐ No ☐ Not applicable	
Commercial Recreational Fencing			
	12. Refer to Sections 15-2708 Arcades, Video Games, and Family and Entertainment Centers and 15-2749, Private Recreational Sports Facilities.	☐ Yes ☐ No ☒ Not applicable	
D. Temporary Fencing			
	Is the project a temporary or seasonal use, including Community Garden, Urban Agricultural, Farming, temporary sales, etc.?	☐ Yes ☒ No If no, skip to section E, Fence & Retaining Wall Combinations.	
	Requirement:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Fencing setbacks shall comply with main building setbacks of the underlying zone district.	☐ Yes ☐ No ☒ Not applicable	
E. Fence and Retaining Wall Combinations			
	Is there a retaining wall?	☐ Yes ☒ No If no, skip to section F, Decorative Features.	
	Requirement:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Where a fence is located on top of a retaining wall, and a six-foot maximum fence height is normally applicable, the Director may allow a combined height of fence and retaining wall up to a maximum of seven feet.	☐ Yes ☐ No ☒ Not applicable	
F. Decorative Features			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Columns and gates may exceed the maximum height requirements by 4 inches.	☐ Yes ☒ No ☐ Not applicable	Fence details not provided. Provide fence details to planner at least 15 days prior to submittal for building permits.

2. On through and corner lots, the exposed (e.g. rough) side of the fence shall face into the subject parcel, rather than the street. The finished side of the fence shall be oriented towards the street.	☐ Yes ☐ No ☐ Not applicable	
3. Fences, greater than 125 ft. in length in Residential Districts and/or along Major Streets, shall incorporate decorative pilasters with decorative caps spaced no more than 30 ft. apart. This shall not apply to industrial districts, unless the industrial district is located on the same side of the street as existing, planned or zoned residences.	☐ Yes ☐ No ☐ Not applicable	
4. Decorative caps, not to exceed 4 inches may be added to the columns of walls.	☐ Yes ☐ No ☐ Not applicable	
5. A wrought iron decorative entry gate, located outside the required street yard setbacks may be allowed up to 7 ft. in height in Residential Districts and 8 ft. in Non-Residential Districts with Director approval.	☐ Yes ☐ No ☐ Not applicable	

15-2011 - Screening of Mechanical and Electrical Equipment

A. Applicability			
The standards to this section apply to: 1. New development; 2. New equipment that is added to serve existing buildings; or, 3. Condominium Conversions 4. Exceptions. Existing equipment that serves existing buildings; and Industrial Districts.			
B. Regulations			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. <i>Equipment.</i> All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from major streets, highways, passenger railways, or abutting Residential Districts.	☐ Yes ☒ No ☐ Not applicable	Mechanical equipment not shown on site plan. Please show location of any mechanical equipment. Add as note to site plan that equipment shall be screened in accordance with Section 15-2011.
	2. <i>Roof Access Ladders and Fire Sprinkler Risers.</i> Flood access ladders shall be screened from Major Streets. Fire sprinkler risers should be designed for interior installation whenever possible where an exterior location would be visible from a Major Street. Where site conditions dictate an exterior location for the sprinkler riser, a three ft. clear space shall be provided between the screening materials and the riser. The alarm bell and fire department connection shall be installed so that they are visible from the street.	☒ Yes ☐ No ☐ Not applicable	

15-2015 - Outdoor Lighting and Illumination

A. Applicability

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

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

B. General Standards

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

C. Maximum Height

Requirements

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

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

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

D. Fixture Types

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties.	☐ Yes ☐ No ☐ Not applicable	

E. Glare

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

LANDSCAPING

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

15-2305 - Areas to be Landscaped

A. Required Setbacks			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?

1. For all permitted paved areas, refer to underlying Base District.	☐ Yes ☐ No ☐ Not applicable	
2. All required setbacks, except for areas used for exit and entry, shall be landscaped. If an Industrial District abuts another Industrial District, side and rear yards are not required to be landscaped. However, should an Industrial District abut any other district or a street, it shall be landscaped. Where Adjacent to residential, non-residential uses may require a larger setback under Residential Transition Standards and landscaping shall be provided as prescribed in Table 15-2305-C.1.	☐ Yes ☐ No ☐ Not applicable	
B. Required Landscape Buffers and Buffer Yard Types		
Requirements		
Refer to Table 15-2305-C-1, Required Landscape Buffers, to see when a buffer treatment is required and of what type, based on the proposed and adjoining use. Only the proposed use is required to provide the buffer yard. Refer to Table 15-2305-C-2, Buffer Yard Requirements, to see the type of buffer yard required. An employee or dining patio is allowed within the buffer yard for up to 50 percent of the depth of the required buffer yard.		
Required Landscape Buffers	Proposed Landscape Buffers	Does proposed landscape buffers meet requirement?
None	Not shown on plans	☐ Yes ☐ No ☐ Not applicable
C. Landscape Setback		
All areas between site perimeter walls/fencing and lot lines facing a street shall be landscaped. Landscaping shall be installed and maintained in accordance with the sections of this article and the following standards:		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Planting areas more than 10 ft. in width shall be planted with medium and large trees and medium and large shrubs to span the entire length.	☐ Yes ☒ No ☐ Not applicable	Show landscape dimensions on plans.
2. Planting areas 10 ft. or less in width shall at the very least be planted with small trees and small to medium size shrubs to span the entire length.	☐ Yes ☐ No ☐ Not applicable	
3. Vines may be included for areas adjacent to concrete or masonry walls.	☐ Yes ☐ No ☐ Not applicable	
4. The landscape design shall provide total wall/fence screening from top to bottom for the entire length within five years.	☐ Yes ☐ No ☐ Not applicable	
5. Trees shall be planted so the canopies could touch for the entire length within 15 years.	☐ Yes ☐ No ☐ Not applicable	
D. Building Perimeters		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. All portions of a building that face a public street shall have one or more landscape planters installed along a minimum of 20% of that building face. This standard does not apply where a building is located within three ft. of a public sidewalk, in which case the building perimeter shall be paved and treated in a manner similar to the adjacent sidewalk.	☐ Yes ☒ No ☐ Not applicable	Building facing E. Belmont and Van Ness shall comply with this requirement. Revise plans accordingly.

2. The minimum width of the planter shall be three ft. Planters may be raised or at grade and may include potted plants.	☐ Yes ☒ No ☐ Not applicable	
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15-2308 - Trees

A. Requirements				
A minimum of one tree for every 2,000 sq. ft. of lot coverage.				
Required Number of Trees	Proposed Number of Trees	Does proposed number of trees meet requirement?	If the project does not meet the requirement, what needs to be changed?	
<i>1 per two parking spaces (6 required).</i>	<i>5</i>	☐ Yes ☒ No ☐ Not applicable	<i>Add trees to meet requirement</i>	

PARKING AND LOADING

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

A. Buildings Constructed Prior to February 13, 1954. The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of occupancy, as defined by the Building Code, or the building code in affect at the time of the permit, for nay building or structure which was constructed prior to February 13, 1954. B. 30-Year-Old or Older Buildings. The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of Occupancy, as defined by the Building Code, or the building in code in affect at the time of the permit, for any building or structure which is older than 30 years old, provided: 1. The parking area of space is not reduced; and 2. The new use does not involve: a. Convenience Stores that are 3,000 sq. ft. or less with off-site alcohol sales; b. Schools (K-12; private or public); c. Drive-through restaurants d. Banquet Halls and Religious Assembly Facilities with direct access to local street(s); or e. Auto-related uses. C. Building Expansions. Buildings constructed prior to Subsections A and B above may be expanded. Parking for the expanded area shall be provided per Tables 15-2408 and 15-2409. Buildings constructed prior to this date may not be altered when it would result in additional dwelling units without providing parking for the additional dwellings. D. Small Commercial Uses. The following commercial uses are not required to provide on-site parking when they contain less than 1,000 sq. ft. of floor area: Retail Sales (except off-site alcohol sales), Personal Services, Eating and Drinking Establishments, Food and Beverage Retail Sales, Offices: Walk-in Clientele, and Banks and Financial Institutions. However, when two or more establishments are located on a single lot or a shopping center, their floor areas shall be aggregated with all other establishments located on the lot in order to determine required parking.			
Do any of the exceptions apply to the project?		☐ Yes ☒ No ☐ Not applicable If project does apply, then parking is excepted. If project does not apply, then skip to Section C .	
B. General Provisions			
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Timing of Parking Requirements. On-site parking facilities required by this article shall be constructed or installed prior to the issuance of a Certificate of Occupancy for the uses that they serve.		☒ Yes ☐ No ☐ Not applicable	Add note to site plan.
2. Existing Parking and Loading to be Maintained. No existing parking or loading serving any use may be reduced in amount or changed in design, location, or maintenance below the requirements for such use, unless equivalent substitute facilities are provided.		☐ Yes ☐ No ☒ Not applicable	
3a. Will there be an inoperable vehicle on-site? (If no, skip to Section C.)		☐ Yes ☐ No ☒ Not applicable	
3b. Inoperable vehicles shall be screened from public streets. If staging for repair, vehicles may only be visible for up to eight hours prior to being moved into the repair garage. Inoperable vehicles may not be stored in public view overnight unless the vehicle was transported to the site after business hours.		☐ Yes ☐ No ☐ Not applicable	
C. Required Parking for CMS District			
Requirements			
Refer to Table 15-2408, Required On-Site Parking Spaces, to determine the required amount of parking. The parking requirement for any use not listed in Table 15-2408 shall be the same as required in Table 15-2409, Required Parking, Other Districts. Note that you will also have to use Section 15-2411, Calculation of Required Spaces, when calculating the required number of parking spaces. If your project does not fall under the CMS District, move to section D.			
Required Parking for CMS District	Proposed Parking for CMS District	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?

N/A	N/A	☐ Yes ☐ No ☐ Not applicable	N/A
D. Required Parking for Other Districts			
Requirements			
Refer to Table 15-2409, Required On-Site Parking Spaces, Other Districts to determine the required amount of parking. Note that you will also have to use Section 15-2411, Calculation of Required Spaces, as well when calculating the required number of parking.			
Required Parking	Proposed Parking	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?
1.5 per service bay and 1.5 per 250 s.f. of retail on site.	13	☐ Yes ☒ No ☐ Not applicable	Demonstrate compliance for parking requirement.
E. Parking Reductions			
Reduction Requirements			
The number of on-site parking spaces required by Sections C and D may be reduced as follows: A. Affordable Housing Developments. See 15-2205, Affordable Housing Concessions and Incentives. B. Transit Accessibility. For any land use except residential single-unit, duplex, and triplex development, if any portion of the lot is located within ¼ mile of a transit stop with a 15 minute or more frequent service during the hours of 7 a.m. to 9 a.m. and 5 p.m. to 7 p.m., the number of required parking spaces may be reduced by 30% of the normally required number of spaces. C. Shared Parking. Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced up to 50% at the discretion of the Review Authority, if all of the following findings are made: 1. The peak hours of uses will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces; 2. The adequacy of proposed shared parking provided will equal or exceed the level that can be expected if parking for each use were provided separately; 3. A parking demand study prepared by an independent traffic engineering professional approved by the City supported the proposed reduction; and, 4. When a shared parking facility serves more than one property, a parking agreement shall be prepared consistent with the provisions of Section 15-2414-D, Off-Site Parking Facilities for Non-Residential Uses. D. Other Parking Reductions. Required parking for any use may be reduced up to 20% through Planning Commission approval of a Conditional Use Permit, however, the 20% reduction may not be made in addition to any reductions for A) Shared Parking, or B) Transit Accessibility. 1. Criteria for Approval. The Planning Commission may only approve a CUP for reduced parking if it finds that: a. The site is fully developed and it would be infeasible or impractical to provide additional parking; b. Special conditions – including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation of characteristics of persons residing, working, or visiting the site; c. The use will adequately be served by the proposed on-site parking; and d. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area. 2. Parking Demand Study. In order to evaluate a proposed project's compliance with the above criteria, a parking demand study shall be prepared by an independent traffic engineering professional approved by the City that substantiates the basis for granting a reduced number of spaces and includes any of the following information: a. Total square footage of all uses within existing and proposed development and the square footage devoted to each type of use. b. A survey of existing accessibility via a defined pedestrian path (i.e. sidewalk) to on-street parking within 350 ft. of the project site. c. Parking requirements for the net change in square footage and/or change in use, based on the requirements of Sections 15-2408 and 15-2409. d. Estimated net change in parking demand between existing and proposed development, using any available existing parking generation studies from the Institute for Transportation Engineers (ITE) or other sources. If appropriate parking demand studies are not available, the City may require the applicant to conduct a parking demand survey of a development similar to the proposed project.			

e. Comparison of proposed parking supply with parking requirements and net change in parking demand. f. A shared parking analysis, as appropriate. g. A description of possible Transportation Demand Management measures, such as preferential carpool spaces; telecommuting or staggered work shifts; provision of transit passes or other transit incentives for residents, employees, and/or students; incorporation of spaces for car share vehicles, bicycles or other measure that could result in reduced parking demand. h. Other information as required by the City.		
Do any of the reductions apply to the project?		☐ Yes ☒ No ☐ Not applicable If no, then skip to Section F .
Proposed Parking, with Reductions	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?
N/A	☐ Yes ☐ No ☐ Not applicable	N/A

F. Location of Parking

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

G. Requirements for Parking Lot Trees

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

Required Number of Trees	Proposed Number of Trees	Does proposed number of trees meet requirement?	If the project does not meet the requirement, what needs to be changed?
6	5	☐ Yes ☒ No ☐ Not applicable	Add trees.

H. Shopping Cart Collection Areas

When there are businesses that utilize shopping carts, including grocery and home improvement stores, shopping cart storage areas shall be provided throughout the parking lots. Stores that do not allow shopping carts to be taken out of the store are excepted. Shopping cart collection areas shall comply with the following:			
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
1. Collection areas shall consist of a corral surrounded by a 6 inch concrete curb to prevent carts from straying into pedestrian and automobile paths;	☐ Yes ☐ No ☒ Not applicable		
2. Highly visible signage shall be provided to mark a collection area's location; and	☐ Yes ☐ No ☒ Not applicable		
3. Collection areas shall be distributed throughout the parking lot.	☐ Yes ☐ No ☒ Not applicable		
4. Additional outdoor collection areas shall be provided proximate to the store and shall be screen with a 4 ft. wall.	☒ Yes ☐ No ☐ Not applicable		

I. Required Parking for Bicycles

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

J. Required Loading Spaces

Requirements																	
Loading spaces are required when a building is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt of distribution by vehicles or trucks of material or merchandise per Table 15-2430-A when any of the following are met:																	
1. Every new building 2. When a building is enlarged by 20% or more or 2,500 sq. ft., whichever is less. The standard shall be cumulative from the date of adoption of this code 3. There is a Change of Occupancy as defined by the Building Code																	
<table border="1"> <thead> <tr> <th colspan="2">TABLE 15-2430-A: REQUIRED LOADING SPACES</th></tr> <tr> <th>Square Footage</th><th>Required Loading Spaces</th></tr> </thead> <tbody> <tr> <td>0 – 6,999</td><td>0</td></tr> <tr> <td>7,000 – 40,000</td><td>1</td></tr> <tr> <td>40,001 – 90,000</td><td>2</td></tr> <tr> <td>90,001 – 150,000</td><td>3</td></tr> <tr> <td>150,001 – 230,000</td><td>4</td></tr> <tr> <td>230,001 +</td><td>1 per each additional 100,000 square feet or portion thereof.</td></tr> </tbody> </table>		TABLE 15-2430-A: REQUIRED LOADING SPACES		Square Footage	Required Loading Spaces	0 – 6,999	0	7,000 – 40,000	1	40,001 – 90,000	2	90,001 – 150,000	3	150,001 – 230,000	4	230,001 +	1 per each additional 100,000 square feet or portion thereof.
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Required Number of Loading Spaces	Proposed Number of Loading Spaces	Does proposed number of loading spaces meet requirement?	If the project does not meet the requirement, what needs to be changed?
None	None	☒ Yes ☐ No ☐ Not applicable	N/A
K. Loading Bays			
Is the project a commercial/office district (or any non-residential district) that abuts a residential district?		☐ Yes ☒ No If no, skip to next section, Parking Area Development Standards.	
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Loading bays and roll-up doors shall be painted to blend with the exterior structure walls and generally located on the rear of the structure.		☐ Yes ☐ No ☐ Not applicable	
Areas for loading and unloading shall be designed to avoid potential adverse noise, visual, air quality, and illumination impacts on neighboring residences. These areas shall be concealed from view of the public and adjoining land uses. Concealment and screening may be accomplished by use of any of the following, subject to the review and approval:			
2a. Design structures to enclose the loading and unloading service areas thereby providing for their concealment; or		☐ Yes ☐ No ☐ Not applicable	
2b. A perimeter 8 ft. high solid grout walls for depressed loading areas, 12 ft. for at-grading loading areas, to be architecturally coordinated with the main structures and on-site landscaping. Additional heights may be required to mitigate noise.		☐ Yes ☐ No ☐ Not applicable	
3. Loading bays shall have signage requiring drivers to limit idling to 5 minutes or less.		☐ Yes ☐ No ☐ Not applicable	
4. When it is not possible or desirable to locate the loading/unloading facilities at the rear of the structures, the loading docks and loading doors shall be located on the side of the structures and shall be screened from the public street rights-of-way by a suitable combination of walls and landscaped berms.		☐ Yes ☐ No ☐ Not applicable	
L. Parking Garages			
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. <i>Step-Back Provisions.</i> A parking garages that does not incorporate ground-floor non-residential or residential use or is not otherwise screened or concealed at street frontages on the ground level, must provide a landscaped area at least 15 ft. wide between the parking garage and public street and shall set back an additional 2 ft. for every story above 2. If there is another building between the parking garage and the public street, this subsection shall not apply.		☐ Yes ☐ No ☐ Not applicable	
2. <i>Rooftop Planting.</i> Uncovered parking on the top level of a parking structure shall have rooftop planters with a minimum dimension of 24 inches around the perimeter of the top floor which is visible from a public street. Shrubs shall be visible.		☐ Yes ☐ No ☐ Not applicable	

PARKING AREA DEVELOPMENT STANDARDS

A. Electric Vehicle (EV) Parking			
Office and Commercial Districts			
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?

	1. For parking lots with less than 250 spaces. Refer to the California Building Code.	☐ Yes ☐ No ☒ Not applicable	
	2. For parking lots with 250 spaces or more. Per the California Building Code or the following, whichever shall provide the greater amount of EV spaces: i. There shall be one vehicle charging station for every 250 spaces. ii. At least one space shall be 15 ft. in width. iii. Signage shall clearly state that spaces are to be used for actively charging vehicles only.	☐ Yes ☐ No ☒ Not applicable	
B. Motorcycle Parking			
	1. Motorcycle parking may substitute for up to 5% of required automobile parking.	☐ Yes ☐ No ☒ Not applicable	
	2. Each motorcycle space must be at least 4 ft. wide and 7 ft. deep.	☐ Yes ☐ No ☒ Not applicable	
C. Tandem Parking			
	1. Does tandem parking satisfy the off-street parking requirement?	☐ Yes ☐ No ☒ Not applicable	
	2. No more than 2 vehicles shall be placed one behind the other;	☐ Yes ☐ No ☒ Not applicable	
	3. Both spaces shall be assigned as employee only parking for a non-residential establishment. Tandem parking under this scenario shall be for the same establishment;	☐ Yes ☐ No ☒ Not applicable	
	4. Tandem parking shall not be used to satisfy the parking requirement for guest parking; and,	☐ Yes ☐ No ☒ Not applicable	
	5. Tandem parking to meet required parking for non-residential uses may be used for employee parking and the number of tandem parking spaces shall not exceed 25% of the total number of spaces.	☐ Yes ☐ No ☒ Not applicable	
D. Stacked Parking			
	1. Stacked or valet parking is allowed for non-residential uses if an attendant is present to move the vehicles. Does the project proposed meet the given requirement?	☐ Yes ☐ No ☒ Not applicable	
	2. If stacked parking managed by an attendant is used for required parking spaces, the property owner shall enter into an agreement in the form of a covenant with the City ensuring that an attendant will always be present when the lot is in operation. Does the applicant have a covenant with the city, if applicable?	☐ Yes ☐ No ☒ Not applicable	
	3. Stacked parking shall not account for more than 50% of the required parking.	☐ Yes ☐ No ☒ Not applicable	

PARKING ACCESS

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

SUMMARY AND OTHER COMMENTS

--

ATTACHMENTS:



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

April 14, 2017

Robert Berend
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

LU0018935
2602

Dear Mr. Berend:

PROJECT NUMBER: A-17-002, R-17-004, C-16-033

Conditional Use Permit Application No. C-16-033-ABCUP was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to ± 0.55 acre of property located on the southwest corner of East Belmont and North Van Ness Avenues. The applicant proposes the construction of a 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and a 4-dispenser Chevron fueling facility with a 2,160 square-foot covered canopy. The applicant is also requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store-sale of beer and wine for consumption off the premises were sold*) for the convenience store.

NOTE: City-initiated Plan Amendment Application No. A-17-002 and Rezone Application No. R-17-004 propose land use and zoning changes on designated properties within the city. For the subject property the plan amendment proposes to amend the Fresno General Plan from the commercial-main street land use designation to the commercial-general land use designation. The rezone proposes to amend the Official Zone Map to reclassify the property from CMS (*Commercial-Main Street*) to CG (*Commercial-General*). This action will allow for the development of a convenience store and service station at the subject proposed location.

APN: 459-043-23, 03, 36 ZONING: From CMS to CG ADDRESS: 940 East Belmont Avenue

Recommended Conditions of Approval for Fuel Facility & Johnny Quik Food Store:

- Prior to issuance of building permits, the applicant(s) will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to operation, the applicant(s) shall apply for and obtain permits to operate food facilities from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Prior to alcohol sales, the applicant shall obtain their license to sell alcoholic beverages. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.

Promotion, preservation and protection of the community's health

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

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.
- Facilities that use and/or store hazardous materials and/or hazardous wastes shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Your proposed business will handle hazardous materials and/or hazardous waste and will be required to submit a Hazardous Materials Business Plan pursuant to the HSC, Division 20, Chapter 6.95 (<http://cers.calepa.ca.gov/> or <https://www.fresnocupa.com/>). For more information please contact the local Certified Unified Program Agency (CUPA) at (559) 600-3271.
- Prior to the issuance of building permits, the proposed fuel facility applicant shall submit three (3) sets of complete plans and specifications regarding the installation of any underground storage tanks to the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency (CUPA), at (559) 600-3271 for more information.
- Prior to operations, the proposed fuel facility applicant shall apply for and secure a Permit to Operate an Underground Storage Tank System from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.
- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

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

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

The following comments pertain to the demolition of existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.
- In the process of demolishing the existing structure(s), 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(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel 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.
- The proposed construction and demolition project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

REVIEWED BY:

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

(559) 600-3271

kt

cc: Rogers, Moreno, Ossai, Malavong & Bains- Environmental Health Division (CT 06.00)
George Beal- Owner (bealdevelopments@aol.com)
Chaz Micheli- Applicant (chazmicheli@yahoo.com)
Ken Vang- Agent (kvang@precisioneng.net)



Preparing Career Ready Graduates

BOARD OF EDUCATION

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

INTERIM SUPERINTENDENT

Robert G. Nelson

April 17, 2017

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

**SUBJECT: PLAN AMENDMENT APPLICATION NO. A-17-002
REZONE APPLICATION NO. R-17-004
CONDITIONAL USE PERMIT APPLICATION NO. C-16-033-ABCUP
940 E. BELMONT AVE.**

Dear Mr. Berend,

In response to the City's request for comments on the pending Plan Amendment, Rezone, and Conditional Use Permit referenced above, Fresno Unified School District (FUSD) has the following comments and concerns.

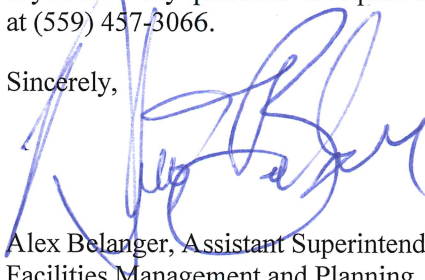
The applicant is proposing the construction of a 3,453 square-foot convenience store, an 849 square-foot quick serve restaurant, and an 8-station Chevron fueling facility to be located at 940 East Belmont Avenue. The applicant is also requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 (*Package Store – sale of beer and wine for consumption off the premises where sold*) alcohol license for the proposed 'Johnny Quik' convenience store. It is located within approximately 1,420 feet from Lowell Elementary School.

As per the State of California's Alcohol Beverage Control Act, an alcohol license can be refused by the State if the location is "within at least 600 feet from schools." However, the District still has concerns regarding potentially dangerous interaction between our students and the proposed operation. FUSD's response on this project is subject to the Alcohol Beverage Control Act and the Fresno Police Department's review and support of the project with regard to the concentration and use of alcohol-related business in close proximity to school sites.

The Fresno Unified School District levies a commercial/industrial development fee and the current rate is \$0.56 per square foot. Any square footage that is demolished prior to the start of the project will be considered a 'demolition credit' toward the total square footage to be constructed. Fees will be calculated pursuant to rates effective at the time of payment and new development on the property will be subject to the development fee prior to issuance of a building permit.

If you have any questions or require additional information regarding our comments and concerns, please contact our office at (559) 457-3066.

Sincerely,



Alex Belanger, Assistant Superintendent
Facilities Management and Planning

AB:hl

c: Miguel Naranjo, Principal, Lowell Elementary School

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-17-002, REZONE APPLICATION NO. R-17-004
CONDITIONAL USE PERMIT APPLICATION NO. C-16-033 – **ABCUP** (RE-ROUTE)**

Building & Safety Services

Return Completed Form to:

Robert Berend, Development Services/Planning

Email: Robert.Berend@fresno.gov and

Joann.Zuniga@fresno.gov

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-16-033-ABCUP was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to ±0.55 acre of property located on the southwest corner of East Belmont and North Van Ness Avenues. The applicant proposes the construction of a 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling facility with a 2,160 square-foot covered canopy. The applicant is also requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises were sold*) for the convenience store.

NOTE: City-initiated Plan Amendment Application No. A-17-002 and Rezone Application No. R-17-004 propose land use and zoning changes on designated properties within the city. For the subject property the plan amendment proposes to amend the Fresno General Plan from the commercial-main street land use designation to the commercial-general land use designation. The rezone proposes to amend the Official Zone Map to reclassify the property from CMS (*Commercial-Main Street*) to CG (*Commercial-General*). This action will allow for the development of a convenience store and service station at the subject proposed location.

APN: 459-043-23, 03, 36 ZONING: From CMS to CG ADDRESS: 940 East Belmont Avenue

DATE ROUTED: April 12, 2017 COMMENT DEADLINE: April 28, 2017

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

*Grading plan
+ plans/permits*

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY:

Upme
Name and Title

856
Telephone Number

4-26-17
Date



FIRE DEPARTMENT

DATE: April 25, 2017

TO: ROBERT BEREND, Planner II
Development and Resource Management Department

FROM: CARL TORRENCE, Fire Prevention Inspector II *C.T.*
Prevention and Technical Services Division

SUBJECT: 940 E Belmont, C-16-033-ABCUP

Approved as submitted. No appointment or initial required. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection.

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.

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-17-002, REZONE APPLICATION NO. R-17-004
CONDITIONAL USE PERMIT APPLICATION NO. C-16-033 – **ABCUP** (RE-ROUTE)**

Fire Department

Return Completed Form to:

Robert Berend, Development Services/Planning

Email: Robert.Berend@fresno.gov and

Joann.Zuniga@fresno.gov

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-16-033-ABCUP was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to ±0.55 acre of property located on the southwest corner of East Belmont and North Van Ness Avenues. The applicant proposes the construction of a 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling facility with a 2,160 square-foot covered canopy. The applicant is also requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises were sold*) for the convenience store.

NOTE: City-initiated Plan Amendment Application No. A-17-002 and Rezone Application No. R-17-004 propose land use and zoning changes on designated properties within the city. For the subject property the plan amendment proposes to amend the Fresno General Plan from the commercial-main street land use designation to the commercial-general land use designation. The rezone proposes to amend the Official Zone Map to reclassify the property from CMS (*Commercial-Main Street*) to CG (*Commercial-General*). This action will allow for the development of a convenience store and service station at the subject proposed location.

APN: 459-043-23, 03, 36 ZONING: From CMS to CG ADDRESS: 940 East Belmont Avenue

DATE ROUTED: April 12, 2017 COMMENT DEADLINE: April 28, 2017

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

APPROVED - SEE ATTACHED

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:

Carol Tolencia - Inspector II 621-4160

4/25/17

Name and Title

Telephone Number

Date

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

File No. 210.413

Page 1 of 4

PUBLIC AGENCY

ROBERT BEREND
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

GEORGE BEAL, BEAL DEVELOPMENTS
1175 SHAW AVE., SUITE 104
CLOVIS, CA 93612

PROJECT NO: **2016-033**

ADDRESS: **940 E. BELMONT AVE.**

APN: **459-043-03, 23, 36**

SENT: **5/5/17**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
RR	\$3,212.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$174.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$3,212.00		Total Service Charge:	\$224.00	

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

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

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/18 based on the site plan submitted to the District on 4/13/17 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

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

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

**FR
CUP No. 2016-033**

**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 BELMONT, VAN NESS AND/OR MADISON AVENUES.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

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

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

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

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

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

**FR
CUP No. 2016-033**

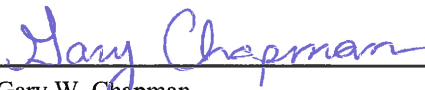
**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 3 of 4

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

**FR
CUP
No. 2016-033**


Debbie Campbell
Design Engineer


Gary W. Chapman
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

KEN VANG, PRECISION CIVIL ENGINEERING, INC.

1234 O STREET

FRESNO, CA 93721

FR CUP No. 2016-033

OTHER REQUIREMENTS
EXHIBIT NO. 2

The minimum finish floor elevation shall be 288.70 (U.S.G.S. Datum)

No surface runoff shall be directed towards the alley.

The drainage fee identified on this notice reflects a reduction credit of fifty-five percent (55%) of the drainage fee amount otherwise payable by the proposed development of CUP 2016-033. This credit is applied to development entitlements within Drainage Areas "RR" and "II₁" which are obligated under ordinance to pay a "full cost" drainage fee, but which are also subject to an increased Benefit Assessment on their annual property tax bill for completion of the Drainage Area "RR" and "II₁" systems. As this increased levy will fund a portion of a project which will complete the storm drain facilities in Drainage Areas "RR" and "II₁", the "full cost" drainage fee rates for these drainage areas can be, and are by this fifty-five percent (55%) reduction, proportionately reduced.

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

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

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

Development No. CUP 2016-033

210.413

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-17-002, REZONE APPLICATION NO. R-17-004
CONDITIONAL USE PERMIT APPLICATION NO. C-16-033 – ABCUP (RE-ROUTE)**

FMFCD

Return Completed Form to:

Robert Berend, Development Services/Planning

Email: Robert.Berend@fresno.gov and

Joann.Zuniga@fresno.gov

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-16-033-ABCUP was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to ±0.55 acre of property located on the southwest corner of East Belmont and North Van Ness Avenues. The applicant proposes the construction of a 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling facility with a 2,160 square-foot covered canopy. The applicant is also requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises were sold*) for the convenience store.

NOTE: City-initiated Plan Amendment Application No. A-17-002 and Rezone Application No. R-17-004 propose land use and zoning changes on designated properties within the city. For the subject property the plan amendment proposes to amend the Fresno General Plan from the commercial-main street land use designation to the commercial-general land use designation. The rezone proposes to amend the Official Zone Map to reclassify the property from CMS (*Commercial-Main Street*) to CG (*Commercial-General*). This action will allow for the development of a convenience store and service station at the subject proposed location.

APN: 459-043-23, 03, 36 ZONING: From CMS to CG ADDRESS: 940 East Belmont Avenue

DATE ROUTED: April 12, 2017

COMMENT DEADLINE: April 28, 2017

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

REFER TO FMFCD NOTICE OF REQUIREMENTS FOR CUP 2016-033.

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

SAME AS ABOVE

REQUIRED CONDITIONS OF APPROVAL:

SAME AS ABOVE

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

NO

REVIEWED BY: Gary Chapman Eng. Tech. III 456-3292 5/5/17
Name and Title Telephone Number Date



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: May 11, 2017

TO: ROBERT BEREND, Planner II
Planning and Development Department

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

SUBJECT: SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT
APPLICATION C-16-033, PLAN AMENDMENT APPLICATION NO. A-17-002, AND REZONE APPLICATION NO. R-17-004

General

Conditional Use Permit Application No. C-16-033-ABCUP was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to +/-0.55 acre of property located on the southwest corner of East Belmont and North Van Ness Avenues; 940 East Belmont Avenue, APN: 459-043-23, 03, 36. The applicant proposes the construction of a 3,543 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling facility with a 2,160 square-foot covered canopy. The applicant is also requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (Package Store-sale of beer and wine for consumption off the premises were sold) for the convenience store.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in the alley between North Fulton Street and North Van Ness Avenue and a 12-inch sewer main located in East Belmont Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.
2. On-site sanitary sewer facilities shall be private.
3. Abandon any existing on-site private septic systems.
4. The Project Developer shall contact Wastewater Management



A Nationally Accredited Public Utility Agency

MEMORANDUM
ROBERT BEREND, Planner II
Planning and Development Department
April 28, 2017

SEWER REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION C-16-033, PLAN AMENDMENT APPLICATION NO. A-17-002, AND REZONE APPLICATION NO. R-17-004

Page 2 of 2

Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.

Sanitary Sewer Fees

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

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



Department of Public Utilities – Water Division

DATE: May 2, 2017

TO: ROBERT BEREND, Planner II
Development Department/Current Planning

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

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

A handwritten signature in black ink, appearing to read "Robert A. Diaz", written over the printed name and title.

SUBJECT: WATER REQUIREMENTS FOR CONDITIONAL USE PERMIT C-16-033, REZONE APPLICATION R-17-004 AND PLAN AMENDMENT APPLICATION NO. A-17-002

General

Conditional Use Permit Application No. C-16-033-ABCUP was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to +/-0.55 acre of property located on the southwest corner of East Belmont and North Van Ness Avenues; 940 East Belmont Avenue, APN: 459-043-23, 03, 36. The applicant proposes the construction of a 3,543 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling facility with a 2,160 square-foot covered canopy. The applicant is also requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (Package Store-sale of beer and wine for consumption off the premises were sold) for the convenience store.

Note: City-initiated Plan Amendment Application No. A-17-002 and Rezone Applications No. R-17-004 propose land use and zoning changes on designated properties within the City. For the subject property the plan amendment proposes to amend the Fresno General Plan from the commercial-main street land use designation to the commercial-general land use designation. The rezone proposes to amend the Official Zone Map to reclassify the property from CMS (Commercial-Main Street) to CG (Commercial-General). This action will allow for the development of a convenience store and service station at the subject proposed location.

Water Requirements

The nearest water mains to serve the proposed project are an 8-inch main located in the Fulton & Van Ness Alleyway and a 12-inch main located in East Belmont Avenue. Water facilities are available to provide service to the site subject to the following requirements:



MEMORANDUM

Robert Berend, Planner II

Water Requirements for Conditional Use Permit C-16-033

Page 2 of 3

May 2, 2017

1. The proposed project is currently served with four, one-inch water services.
2. The project applicant shall be required to pay water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.
3. If the water demands for the applicant's project can be accommodated with the existing one-inch water services, the applicant shall not be required to construct, or participate in the construction of, any water system improvements or enhancements to accommodate the project's water demands.
4. If the water demands for the applicant's project increases beyond what the existing water services may produce, the applicant will be required to construct, or participate in the construction of, water system improvements or enhancements to accommodate the project's increased water demands, inclusive of fire protection. The degree of system improvements or enhancements required to accommodate the increased water demands for the project will be dependent upon the Peak Hour Water Demands, Total Annual Water Demands, and Fire Protection Water Demands required to serve the various structures planned for the applicant's project site. The water system elements that will be incorporated into the cost of water system improvements and enhancements will include:
 - a. Additional groundwater pumping capacity
 - b. Additional groundwater recharge capacity
 - c. Additional surface water treatment capacity
 - d. Additional water distribution system capacity
5. To determine the degree of water system improvements and enhancements the applicant shall be required to construct, or participate in the construction of, the applicant shall present water demand forecasts for the proposed project to the Director of Public Utilities, or designee.
 - a. The applicant shall provide a forecast for the Peak Hour Water Demand (gallons per minute) at full build out of the project, including domestic, irrigation, commercial, and industrial demands;
 - b. The applicant shall provide a forecast for the Total Annual Water Demand (gallons) at full build out for the project, including domestic, irrigation, commercial, and industrial demands; and
 - c. The applicant shall include a Fire Protection Water Demand of 1,500 gallons per minute (gpm) in the water demand forecast.

MEMORANDUM

Robert Berend, Planner II

Water Requirements for Conditional Use Permit C-16-033

Page **3** of **3**

May 2, 2017

- d. The Peak Hour Water Demands plus Fire Protection Water Demands shall represent the peak instantaneous water demands required for the project.
6. The project applicant shall not be reimbursed for water supply facilities constructed by the applicant that only provide benefit and water supply capacity for structures and facilities located within the project boundary.
7. The project applicant shall be reimbursed for water supply facilities constructed by the applicant that provide benefit and capacity to properties located outside of the project boundary. Such reimbursements shall be in accordance with the City's Master Fee Schedule and Municipal Code.
8. If desired, the project applicant may request a cost estimate from the City to provide the necessary water system improvements and enhancements to accommodate the forecasted peak instantaneous water demands for the project. The City's cost estimate to provide the water system improvements and enhancements to accommodate the project's water demands shall be based on the number of water meters, and size of water meters required for the applicant's project. The fee schedule is presented below:

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



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: May 11, 2017

TO: ROBERT BEREND, Planner II
Planning and Development Department

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

SUBJECT: SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT
APPLICATION C-16-033, PLAN AMENDMENT APPLICATION NO. A-17-
002, AND REZONE APPLICATION NO. R-17-004

General

Conditional Use Permit Application No. C-16-033-ABCUP was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to +/-0.55 acre of property located on the southwest corner of East Belmont and North Van Ness Avenues; 940 East Belmont Avenue, APN: 459-043-23, 03, 36. The applicant proposes the construction of a 3,543 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling facility with a 2,160 square-foot covered canopy. The applicant is also requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (Package Store-sale of beer and wine for consumption off the premises were sold) for the convenience store.

Solid Waste Requirements

*Red Line Comments by Tony Perez
621-8691*

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at 559-237-9425 .

Suggestions to Reduce Impacts/Address Concerns

Enclosure not shown to current standard.

3-cell trash enclosure required for restaurants. *OK*

Provide drive up access when possible.

Relocate trash enclosure at least 40' away from entrance/exit.



A Nationally Accredited Public Utility Agency

MEMORANDUM
ROBERT BEREND, Planner II
Planning and Development Department
April 28, 2017

SOLID WASTE REQUIREMENTS FOR CONDITIONAL USE PERMIT APPLICATION
C-16-033, PLAN AMENDMENT APPLICATION NO. A-17-002, AND REZONE
APPLICATION NO. R-17-004
Page 2 of 2

Recommended Conditions of Approval

- * Enclosure shall be built in accordance with current City of Fresno Standards P-33 and P-34. *see Attached.*
3-cell trash enclosure required.

Relocate enclosure as shown on the site plan.

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

*current Standards Require storm water Prevention
be addressed. See below:*

Per the City of Fresno Development Code, Section 15-2016 Item D6 Trash and Refuse Collection. Storm Water Pollution Prevention requirements are as follows:

D6. Storm Water Pollution Prevention. Enclosure pads must be designed to prevent contamination of the storm water system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert storm water away from the enclosures, creating grade breaks to properly direct storm water away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc.

GENERAL NOTES:

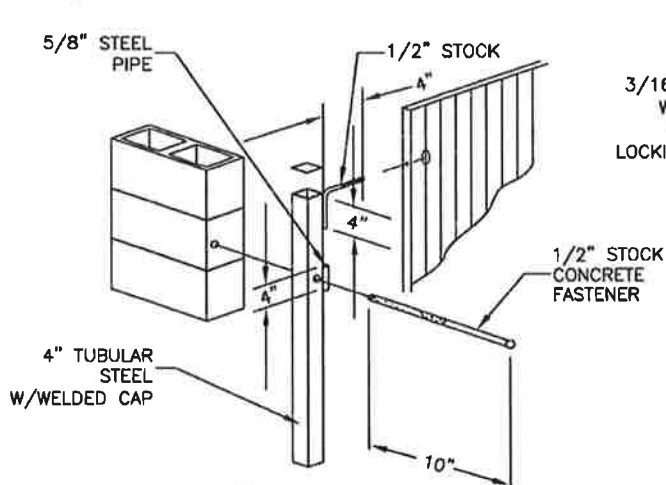
1. ALL SITE PLANS SHALL HAVE THE SIGNATURE APPROVAL OF A SOLID WASTE MANAGEMENT DIVISION REPRESENTATIVE.
2. CONTAINERS USED AT ALL PLACES SHALL BE PLACED FOR COLLECTION AT SERVICE LOCATIONS APPROVED BY THE PUBLIC UTILITIES DIRECTOR, OR HIS/HER DESIGNEE, BUT SHALL NOT BE STORED IN THE PUBLIC RIGHT-OF-WAY.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

TYPICAL REFUSE ENCLOSURE DETAILS

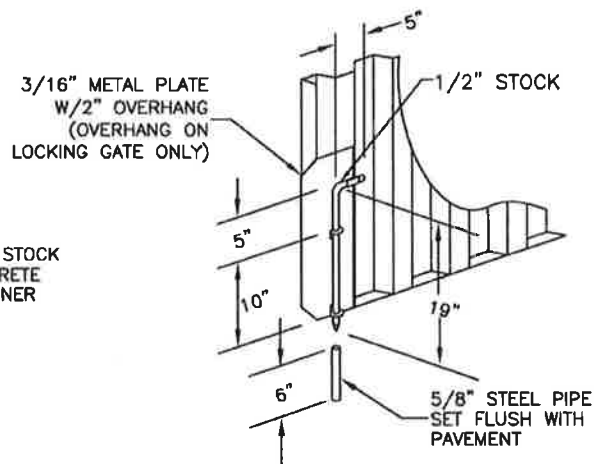
REF. & REV.
NOV., 2007

CITY OF FRESNO

P-34



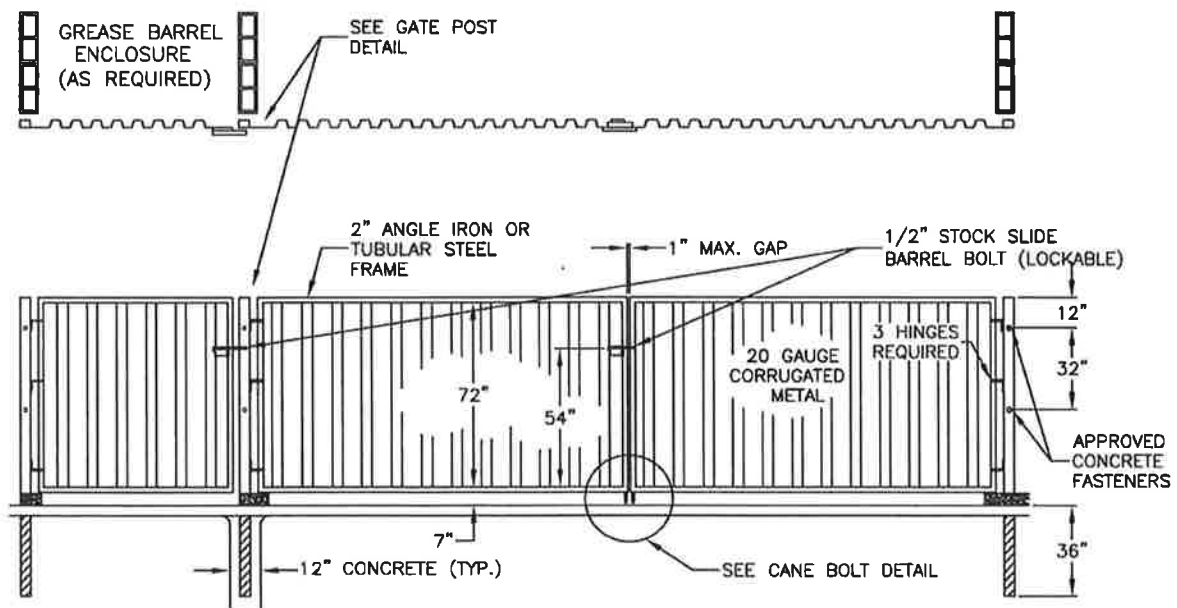
GATE POST DETAIL



CANE BOLT DETAIL
(BOTH SIDES OF GATE)

NOTES:

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



SOLID WASTE
TRUCKS ENTER BELMONT



PER
CITY
STANDARD
P.33, P.34
P.35





DATE: May 9, 2017

TO: Robert Berend
Development and Resource Management Department

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

SUBJECT: Conditions of Approval for **C-16-033**

ADDRESS: **940 East Belmont Avenue**

APN: **459-043-23, 03 & 36**

ATTENTION:			
The items below require a separate process with additional fees and timelines, in addition to the CUP/SPR permit process. Submit the following items prior to building permits.			
X	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. Pay the deed document processing and recordation fee at the time of deed submittal with verification of ownership prior to the issuance of building permits.	Jeff Beck	Public Works Department (559) 621-8560 jeff.beck@fresno.gov
X	Vacation (4 month processing time) A feasibility study for all proposed vacations of existing public right of way is required prior to building permits.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov
X	Proposed building over lot lines. A Lot Merger is required prior to building permits.	Robert Berend	Planning and Resource Management Department (559) 621-8060 Robert.Berend@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 and/or alley 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. Remove and replace all existing sidewalks in excess of 2% maximum cross slope **prior** to acceptance by Public Works.

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

East Belmont Avenue: Collector

1. Dedication and / or Vacation Requirements
 - a. If not existing dedicate a corner cut for public street purposes at the intersection of Belmont and Van Ness Avenues to accommodate the 4' clear path of travel behind the curb ramp.
2. Construction Requirements:
 - a. Site Plan approval of a street type approach to Public Works Standard **P-76** is a tentative approval until such time that a qualified Civil Engineer prepares street plans that provide the sufficient cross drainage approved by the City Engineer in accordance with Public Works Standard **P-10**. If grades are not sufficient, construct to Public Works Standards **P-2** and **P-6**.
 - b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - c. Where missing construct sidewalk to match existing, if the sidewalk is to be removed due to excessive grades replace with a **12'** concrete sidewalk to Public Works Standard **P-5**.
 - d. Remove abandoned (existing driveway approaches not identified for utilization) driveway approach 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.
 - e. Modify or replace the existing ramp to meet current Public Works Standards, as approved on the required street plans **PRIOR** to occupancy.

North Van Ness Avenue: Scenic Collector

1. Dedication and / or Vacation Requirements
 - a. If not existing dedicate a corner cut for public street purposes at the intersection of Van Ness and Madison Avenues to accommodate the 4' clear path of travel behind the curb ramp.
 - b. Vacate **excess** of right of way adjacent to this application as shown on **Exhibit "A"**, **coordinate site plan to match street plans**.
2. Construction Requirements:
 - a. Construct an **18'-24'** **"Enter Only"** driveway approach to Public Works Standards **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 **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - c. Remove abandoned (existing driveway approaches not identified for utilization) driveway approach 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. Since the right of way varies, if the sidewalk needs replacement construct within the existing right of way per Public Works Standard **P-5**.
 - e. Modify or replace the existing ramp to meet current Public Works Standards, as approved on the required street plans **PRIOR** to occupancy.

East Madison Avenue: Local

1. Construction Requirements:
 - a. Construct a **35'** driveway approach to Public Works Standards **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 **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - c. Where missing construct sidewalk to match existing, if the sidewalk is to be removed due to excessive grades replace with a **10'** concrete sidewalk to Public Works Standard **P-5**.

Alley:

1. If not existing to current Public Works Standards, construct alley approaches to Public works Standard **P-13**.
2. If not existing, construct alley paving per Public Works Standard **P-12**.
3. Provide a **12'** visibility triangle at all points of ingress/egress, per Fresno Municipal Code (FMC) 15-2018B.
4. Show and identify all existing and proposed alley improvements.

Prior to obtaining a certificate of occupancy, obtain the City Engineer's approval for the required street construction plans. Construct all improvements 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. The City Engineer shall determine if utility poles, streetlights, etc. require relocation.

Contact Underground Services Alert (USA) at 811, two working days before commencing excavation operations within the street right of way and/or utility easement to locate all underground facilities.

A person licensed to practice Land Surveying in the State of California is required to preserve or reset all survey monuments within the area of construction.

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. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.

3. Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted 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
Serv.Stat.w/Conv.Mkt / 945	8 Fuel Positions	1,302	81	108
Fast Food w/o Drive Thru / 933	849 SF	608	37	22
	Total:	1,910	118	130

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **Infill Area**; therefore pay all applicable 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 of the legal lots of record.
2. **Easements and Vacations:** Identify and dimension.
3. **Scope of work:** All items shall be listed as existing or proposed.

B. Offsite Information:

1. **Adjacent Streets:** Identify and provide the name for Madison Avenue.
2. **Section and Center Lines:** Show and identify.
3. **Street Improvements and Furniture:** Accurately show, identify, dimension and verify all existing and proposed curb, gutter, sidewalks (provide width), driveway approaches (provide width), accessibility ramps (provide radius), street lights, utility poles, boxes/vaults, etc.
4. **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.
5. **Median Islands:** Identify and specify existing to remain.

C. Onsite Information:

1. **Buildings:** Identify and label existing building, as existing to remain or to be removed.
2. **Access:** Provide pedestrian, vehicular, and service access. Identify in the operational statement the maximum size of vehicle to enter and exit the site. Provide turning templates on the site plan for all large vehicles.

- d. Identify a **12'** visibility triangle at all driveways and points of egress into public right of way, per Fresno Municipal Code (FMC) 15-2018B.
- 3. **Driveways and Alleys:** Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
- 4. **Parking Lot:**
 - a. **Curbs and/ or Wheel Stops:** 6" high
 - b. **Directional flow of traffic:** Identify proposed directional arrows at beginning and end of aisles.
 - c. **Lighting / Accessibility signage:** not to be within the 2' vehicular overhang.
 - d. **Paving:** per Public Works Standards **P-21,P-22, P-23**
- 5. **Walls or Fencing:** Identify height.

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 OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CORRECTED EXHIBIT FOR C-16-033-ABCUP

REQUEST FOR COMMENTS

ENTITLEMENT NO. C-16-033-ABCUP

Address: 940 East Belmont Avenue

To: Jairo Mata
Public Works – Traffic & Engineering



Return Completed Form to:
Ricky Caperton Ph: (559) 621-8058
ricky.caperton@fresno.gov
2600 Fresno Street
Fresno, CA 93721

DATE ROUTED 8/14/17

COMMENT DEADLINE: 8/28/17

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

CORRECTED EXHIBITS
A-1, A-2

DATED: 8/11/17

Have original comments been met?

SEE A1 + A2 CR2.

List conditions that have not been satisfied; if applicable:

VACATIONS
3RD DRIVEWAY APPROVAL.
POSSIBLE DEDICATIONS FOR PEDESTRIAN PURPOSES.

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

SEE EMAIL FOR CR2.

☐ APPROVED ☒ RESUBMIT

Reviewed by:

Jairo M. ENGR II

Name and title

621-8714

Telephone Number

8-28-17

Date

Attachments:

Corrected Exhibit, Previous Comments

A:\CIVIL_3D_PROJECTS\2015\15-093\PRODUCTION DRAWINGS\CIVIL\15-093 SITE PLANNING 8/11/2017 15:17:02 PM

C 16-033 JOHNNY QUIK FOOD STORE E. BELMONT AVE & N. VAN NESS AVE. FRESNO, CALIFORNIA

GENERAL NOTES:

- 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.
- NO USES OF LAND, BUILDINGS, OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS, AND STANDARD DRAWINGS OF THE CITY OF FRESNO PUBLIC WORKS DEPARTMENT.
- DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE WITH ALL CITY, COUNTY, STATE AND FEDERAL LAWS AND REGULATIONS.
- 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.
- ALL PROPOSED BUILDING(S) OR STRUCTURE(S) CONSTRUCTED ON THE PROPERTY MUST COMPLY WITH THE PREVAILING CALIFORNIA BUILDING CODE STANDARDS.
- ANY BUILDING MODIFICATIONS AND/OR ADDITIONS NOT SUBJECT WITH THIS APPLICATION ARE NOT APPROVED WITH THIS SPECIAL PERMIT AND WOULD BE SUBJECT TO A NEW SPECIAL PERMIT.
- FOR PROJECTS INITIATED IN RESPONSE TO CODE ENFORCEMENT ACTION, THE EXERCISE OF RIGHTS GRANTED BY THIS SPECIAL PERMIT MUST BE COMMENCED BY SIX MONTHS. COMPLETION OF THE PROJECT, INCLUDING IMPROVEMENTS, SHALL OCCUR BY 12 MONTHS.
- TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD, WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION OR DAMAGE TO THE FENCE.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PRIOR TO INSTALLATION.
- NO STRUCTURES OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE REQUIRED-LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
- PROVIDE SHADE CALCULATIONS ON THE LANDSCAPE PLAN FOR PARKING LOT SHADING IN ACCORDANCE WITH THE ATTACHED DEVELOPMENT DEPARTMENT, PERFORMANCE STANDARDS FOR PARKING LOT SHADING, INCLUDING TREE SPECIES AND TREE COUNTS.
- DISPOSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS. (THIS REQUIREMENT MAY BE REDUCED TO 40 PERCENT FOR EXISTING DEVELOPMENT IF IT IS DEMONSTRATED THAT THE CONSTRAINTS OF AN EXISTING SITE WOULD MAKE IT IMPOSSIBLE TO MEET THE NORMAL STANDARDS.) TREES SHALL ALSO BE PLANTED IN THE REQUIRED LANDSCAPED AREA ALONG THE PERIPHERY OF THE DEVELOPMENT IN ORDER TO SHADE AND ENHANCE ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY. REFER TO THE ATTACHED PERFORMANCE STANDARDS FOR PARKING LOT SHADING FOR THE TREE LIST AND FURTHER DETAILS.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE. EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.
- 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 APPLIED AND VERIFIED FOR PROPER INSTALLATION BY THE DEVELOPMENT SERVICES DIVISION. (INCLUDE THIS NOTE ON THE SITE AND LANDSCAPE PLANS.)
- 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 DEPARTMENT.
- FUTURE TENANT IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT TO ENSURE THAT ADEQUATE OFF-STREET PARKING IS PROVIDED.
- THE PARKING LOT DESIGN MUST ACCOMMODATE THE PROVISION OF TREES IN ACCORDANCE WITH THE ATTACHED PARKING LOT SHADING POLICY.
- A MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS ARE REQUIRED FOR THE PROPOSED PROJECT PER STATE OF CALIFORNIA BUILDING CODE, "DEVELOPMENT REQUIREMENTS FOR HANDICAPPED ACCESSIBILITY."
- 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.)
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS. DEPICT ALL

PROPOSED LIGHTS ON THE SITE PLAN.

- BICYCLE PARKING SPACES SHALL BE SUPPLIED AT A RATE OF 10% OF THE AUTOMOBILE SPACES PROVIDED PURSUANT TO SECTION 12-306-1-2.1.C OF THE FRESNO MUNICIPAL CODE (FMC). BICYCLE PARKING SPACES SHALL EACH CONSIST OF ONE SLOT IN A BINE RACK. THEY SHALL BE GROUPED IN RACKS WHICH ALLOW FOUR FEET OF CLEARANCE ON ALL SIDES. THERE SHALL BE ADEQUATE SPACE BETWEEN RACK SLOTS TO PARK, LOCK, AND REMOVE BICYCLES. BICYCLE PARKING SPACES AND THE REQUIRED FOUR-FOOT CLEARANCE SHALL BE PROTECTED FROM MOTOR VEHICLE ENCRoACHMENT BY MEANS OF FIXED BARRIERS NOT LESS THAN SIX INCHES OR MORE THAN THREE IN HEIGHT. BICYCLE PARKING SPACES SHALL NOT ENCRoACH INTO PEDESTRIAN WAYS, LANDSCAPED AREAS, OR OTHER REQUIRED OPEN SPACES, AND SHALL BE LOCATED PROXIMAL TO STRUCTURES.
- ALL GENERAL PROVISIONS OF SECTION 12-306-1 OF THE FMC SHALL APPLY TO ALL PARKING AREAS.
- 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.
- 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.)
- ALL PROPOSED SIGNS SHALL CONFORM TO THE CURRENT SIGN ORDINANCE. APPLICATIONS FOR A SIGN PERMIT AND REQUIREMENTS FOR SUBMITAL ARE AVAILABLE AT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT'S PUBLIC FRONT COUNTER.
- WINDOW SIGNS ARE LIMITED TO FOUR SQUARE FEET IN AREA, PROVIDING INFORMATION ABOUT HOURS OF OPERATION AND EMERGENCY, SALE OR RENTAL INFORMATION ONLY. EXTERIOR SIGNAGE SUCH AS BANNERS, FLAGS AND PENNANTS ARE PROHIBITED. HOWEVER, SPECIAL EVENT BANNER SIGNS ARE PERMITTED FOR 30 DAYS IF APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT, ATTACHED TO THE BUILDING, AND NOT EXCEEDING 32 SQUARE FEET IN AREA.
- PERMANENT WINDOW SIGNS OVER 32 SQUARE FEET IN AREA CAN BE SUBMITTED FOR APPROVAL UNDER A SIGN REVIEW APPLICATION.
- NOISE LEVELS SHALL NOT EXCEED THE DECIBEL LEVELS DESCRIBED IN SECTION 10-102.B OF THE FMC AT ANYTIME, MEASURED AT THE NEAREST SUBJECT PROPERTY LINE.
- THERE SHALL BE ADEQUATE VEHICULAR ACCESS FROM A DEDICATED AND IMPROVED STREET OR ALLEY TO OFF-STREET PARKING AND LOADING FACILITIES ON THE PROPERTY REQUIRING OFF-STREET PARKING AND LOADING. VEHICULAR AND/OR PEDESTRIAN ACCESS SHALL BE PROVIDED AND SHALL REMAIN CLEAR AT ALL TIMES.
- 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".
- 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.)
- SCREEN ALL ROOF-MOUNTED EQUIPMENT FROM THE VIEW OF PUBLIC RIGHTS-OF-WAY. DEPICT ALL MECHANICAL EQUIPMENT ON SITE PLAN AND ELEVATIONS.
- 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.)
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORNER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIAL IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916) 653-6002) 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 ARCHAEOLOGICAL 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.)
- 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 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.)
- CONNECTION TO A MUNICIPAL WATER SYSTEM IS REQUIRED UNLESS APPROVED MEASURES ARE INCLUDED IN THE PROJECT CONDITIONS OF APPROVAL FOR AN ALTERNATIVE WATER SUPPLY.
- 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.
- CITY OF FRESNO WATER AND SEWER CONNECTION CHARGE OBLIGATIONS APPLICABLE TO THIS PROJECT WILL BE COMPLETED DURING THE BUILDING CONSTRUCTION PLAN CHECK PROCESS AND SHALL BE PAYABLE AT THE 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.
- OPEN STREET CUTS ARE NOT PERMITTED; ALL UTILITY CONNECTIONS MUST BE BORED.

- 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.
- 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 INTERVENE 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.

- OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT. (INCLUDE THIS NOTE ON THE SITE PLAN.)
- 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.
- NOTICE TO PROJECT APPLICANT: IN ACCORDANCE WITH THE PROVISIONS OF GOVERNMENT CODE SECTION 65020(Q)(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 65020(Q)(1) IN EFFECT BEFORE JANUARY 1, 1997.
- CITYWIDE DEVELOPMENT IMPACT FEES
 - TRAFFIC SIGNAL CHARGE (FMC SECTION 12-4.1.101 TO 12-4.1.103) 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.
 - 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.
 - POLICE FACILITIES FEE (FMC SECTION 12-4.801 TO 12-4.806) (BASED ON BUILDING SQUARE FOOTAGE, OR RESIDENTIAL UNITS)
 - POLICE FACILITIES FEE (FMC SECTION 12-4.701 TO 12-4.706) (BASED ON THE NUMBER OF RESIDENTIAL UNITS)
- CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC SECTION 12-4.1006)
 - STREET IMPACT FEES SHALL BE DUE AND PAYABLE AT THE TIME OF BUILDING PERMIT ISSUANCE UNLESS OTHERWISE REQUIRED BY STATE LAW.
 - STREET IMPACT FEES WILL BE A CONDITION ON ALL DEVELOPMENT ENTITLEMENTS GRANTED.
 - 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.
 - 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.
 - 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.
- 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 A FEE HAS BEEN REINSTATE 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.

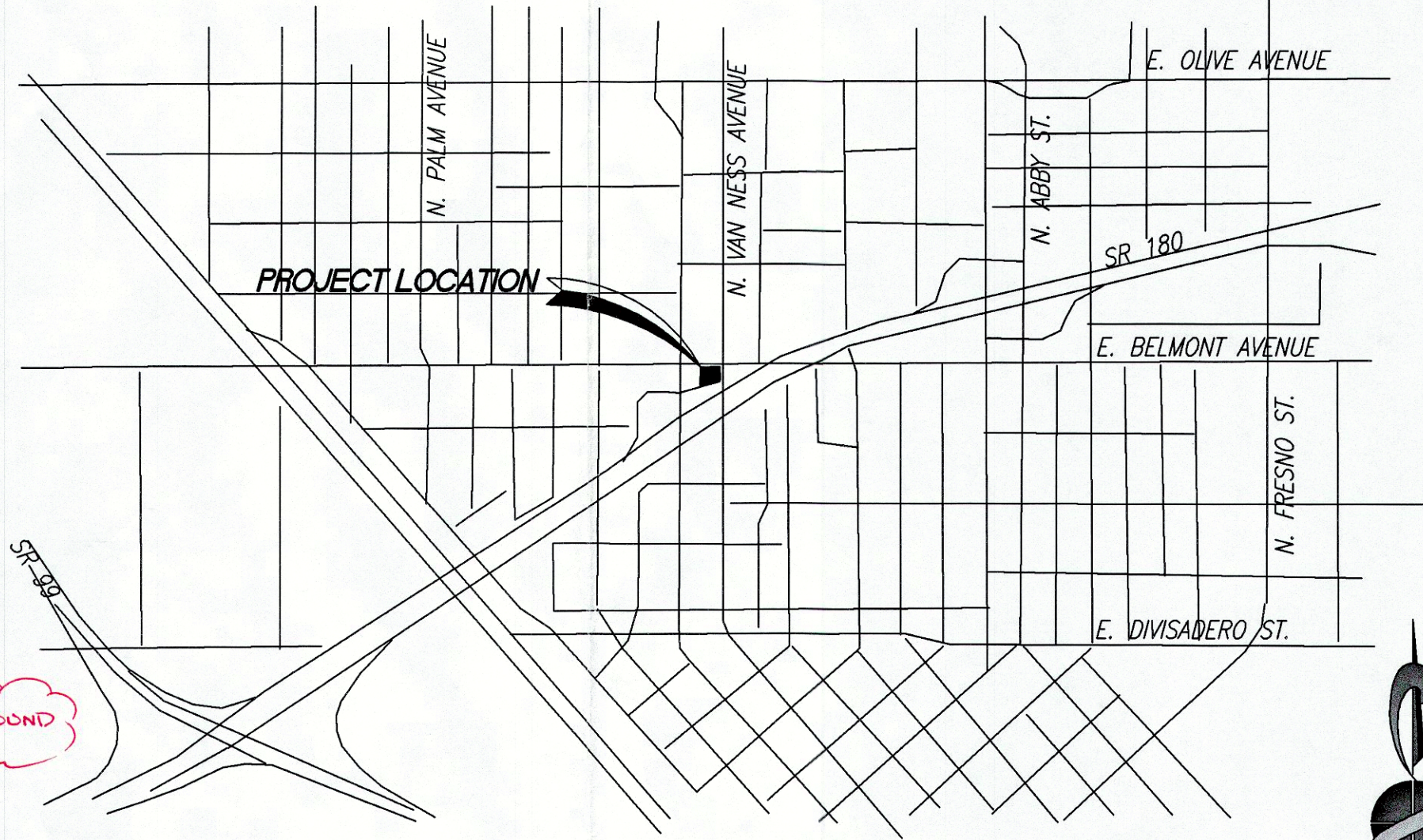
- REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)
 - PAY THE RTMF FEE TO THE JOINT POWERS AGENCY LOCATED AT 2035 TULARE STREET, FRESNO, CA 93721, (559) 253-4148. EXT. 2002 WWW.FRESNOCORP. PROVIDE PROOF OF PAYMENT OR EXEMPTION PRIOR TO ISSUANCE OF BUILDING PERMITS.
- SCHOOL FEES
 - SCHOOL FEES MUST BE PAID, 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.
- FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES
 - 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.
 - 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.
 - PROPRIETOR OWNERS THE INCENTIVES THAT DEFER CERTAIN SEWER CONNECTION CHARGES TO 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.
- 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.
 - LATERAL SEWER CHARGE (BASED ON PROPERTY FRONTAGE TO A DEPTH OF 100')
 - 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 PROPERLY OWNERS THE INCENTIVES THAT DEFER 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.
- 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.

- FRONTAGE CHARGE (BASED ON PROPERTY FRONTAGE)
- TRANSMISSION GRID MAIN CHARGE (BASED ON ACREAGE)
- TRANSMISSION GRID MAIN DEBT SERVICES CHARGE (BASED ON ACREAGE)
- UGM WATER SUPPLY FEE (BASED ON LIVING UNITS, LIVING UNIT EQUIVALENTS OR ACREAGE)
- WELLHEAD TREATMENT FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
- RECHARGE FEE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
- 1994 BOND DEBT SERVICE CHARGE (BASED ON LIVING UNITS OR LIVING UNIT EQUIVALENTS)
- SERVICE CHARGES (BASED ON SERVICE SIZE REQUIRED BY APPLICANT)
- METER CHARGES (BASED ON SERVICE NEED)
- 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. 2009-205 AND 2010-19.
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
- UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION ~~42-1041 AND RES-10-70-622-09-026~~ **15-4114**
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSE TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA
- DETERMS OF EASEMENTS FOR THE REQUIRED DEDICATION(S) SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMITS AND/OR VACATIONS.

ADD TO GENERAL NOTES:

- VACATIONS: A FEASIBILITY STUDY IS REQUIRED TO DETERMINE VIABILITY AND TO ESTABLISH CONDITIONS, IF ANY. IF APPROVED, REORDINATION OF THE VACATION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS
- SUBMIT ENGINEERED STREET CONSTRUCTION PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.



VICINITY MAP

NOT TO SCALE

PROJECT DATA:

PROJECT OWNER: BEAL DEVELOPMENTS, LLC
1175 SHAW AVE., SUITE 104
CLONS, CA 93612

PROJECT LOCATION: 940 E. BELMONT AVE
A.P.N. #: 459-043-23, 03 AND 36

PROJECT SITE LEGAL DESCRIPTION:

PARCEL 1: (APN 499-043-23)

LOTS 1 AND 2 OF BOULE NORTH PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 51 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

EXCEPT THE NORTH 10 FEET OF SAID LOT 1.

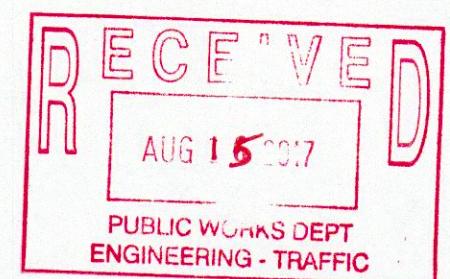
PARCEL 2: (APN 499-043-33)

LOTS 3 AND 4 OF BOULE NORTH PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 51 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS.

PARCEL 3: (APN 499-043-36)

THOSE PORTIONS OF LOTS 5, 6, 7 AND 8 OF BOULE NORTH PARK, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2, PAGE 51 OF RECORD OF SURVEYS, FRESNO COUNTY RECORDS, IN SECTION 4 TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE (1) ALONG THE NORTH LINE OF SAID LOT 5, SOUTH 89°46'14" EAST, 158.17 FEET, THENCE (2) SOUTH 0°17'29" WEST, 20.83 FEET, THENCE (3) SOUTH 42°49'51" WEST, 12.79 FEET, THENCE (4) SOUTH 70°39'13" EAST, 135.08 FEET, THENCE (5) SOUTH 76°21'52" WEST, 23.08 FEET TO THE WEST LINE OF SAID LOTS; THENCE (6) ALONG SAID WEST LINE, NORTH 0°21'33" EAST, 81.02 FEET TO THE POINT OF BEGINNING.



APPL. NO. **C-6-17** EXHIBIT **A-1** DATE **8-17-17**
PROJ. ENG. **MAKING CORRECTIONS PER TRAFFIC ENGR**
TR. REVIEWED BY **2** REVIEWED BY **2**
DATE: **8-28-17**
CO. **CITY OF FRESNO DEVELOPMENT DEPARTMENT**

PLANNING • SURVEYING • CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NC

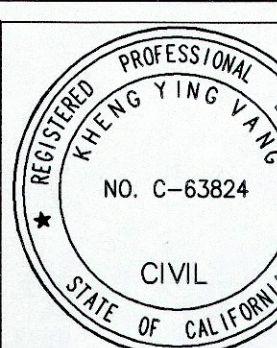


PROJECT TITLE: C 16-033 JOHNNY QUIK SVC BELMONT/VAN NESS
SHEET DESCRIPTION: COVER SHEET
COUNT OF: FRESNO
CITY OF: FRESNO

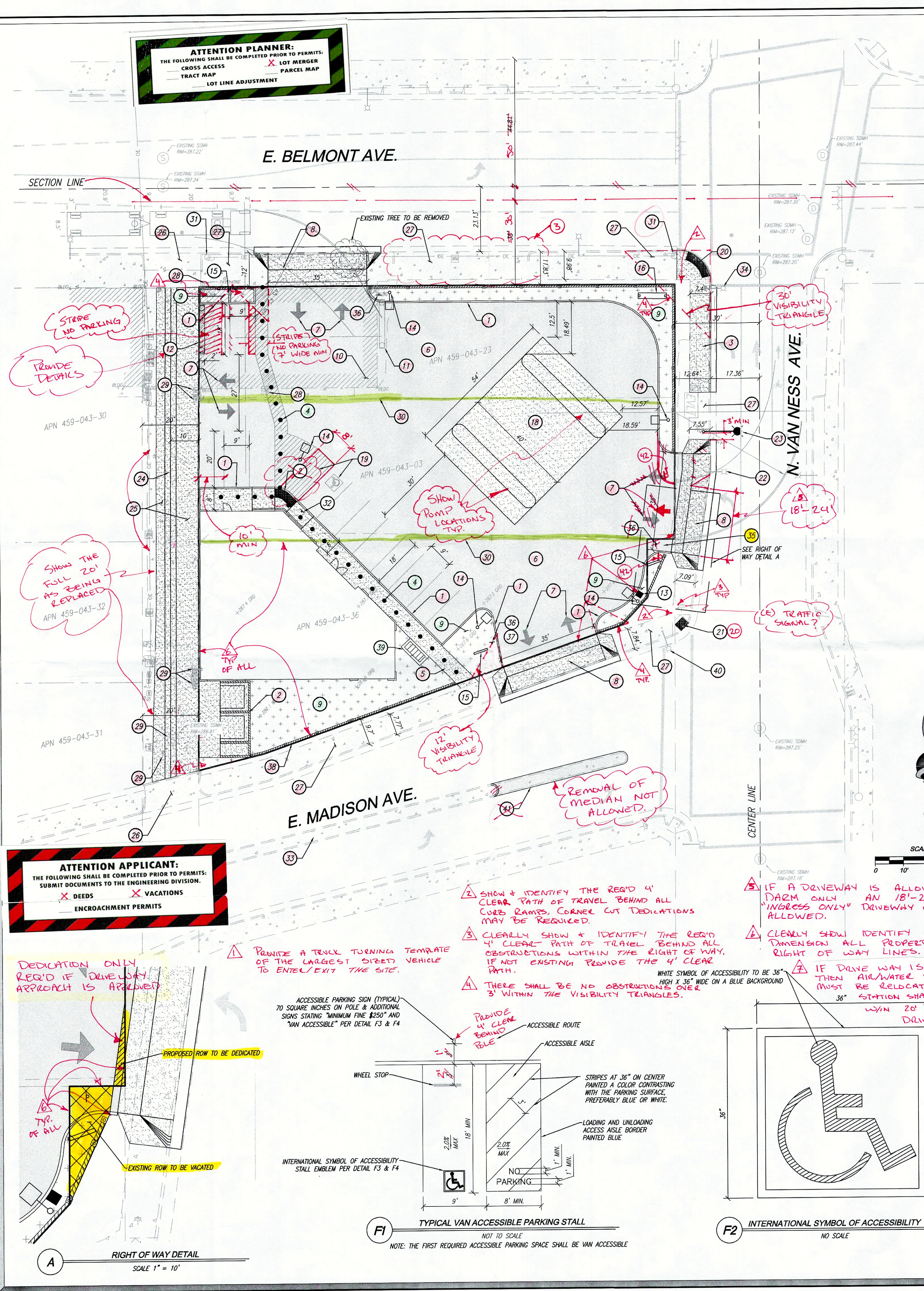
PREPARED FOR: BEAL DEVELOPMENTS, LLC
1175 SHAW AVE SUITE 104
FRESNO, CA 93612

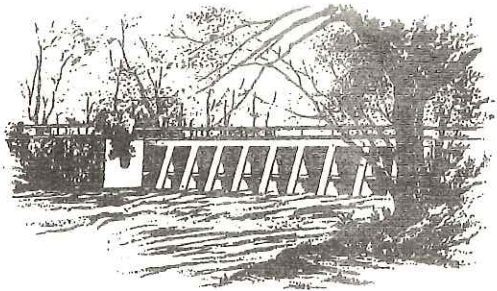
REVISIONS

DRAWN BY: KYV
CHECKED BY: KYV
DATE: 8-4-2017



SHEET NUMBER: 1 OF 2
JOB NUMBER: 15-093





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 18, 2017

Robert Berend
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Conditional Use Permit Application No. C-16-033-ABCUP
S/W Belmont and Van Ness avenues

Dear Mr. Berend:

The Fresno Irrigation District (FID) has reviewed the Conditional Use Permit Application No. C-16-033-ABCUP for which the applicant proposes the construction of a 3,453 square feet Johnny Quick convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling facility with a 2,160 square feet covered canopy, APNs: 459-043-23-03-36. FID has the following comments:

1. FID does not own, operate or maintain any facilities located on the subject property as shown on the attached FID exhibit map.
2. For informational purposes, FID's active Dry Creek Canal No. 75 runs southerly and crosses Belmont Avenue approximately 540 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvement along Belmont Avenue or in the vicinity of this canal, FID requires it review and approve all plans.

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

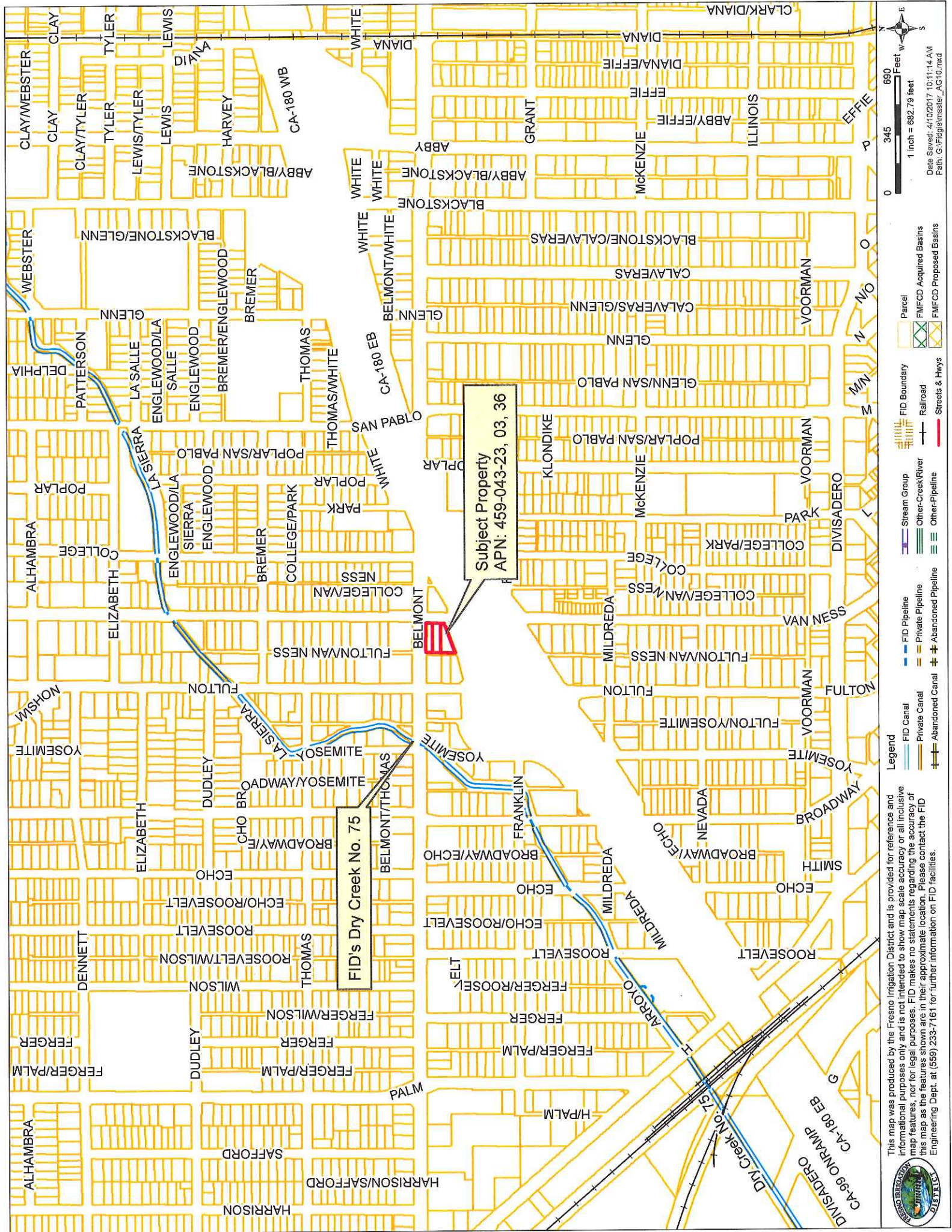
Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment

G:\Agencies\FresnoCity\Conditional Use Permit\C-16-033-ABCUP.doc

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



**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-17-002, REZONE APPLICATION NO. R-17-004
CONDITIONAL USE PERMIT APPLICATION NO. C-16-033 – **ABCUP** (RE-ROUTE)**

Return Completed Form to:

Robert Berend, Development Services/Planning

Email: Robert.Berend@fresno.gov and

Joann.Zuniga@fresno.gov

Development and Resource Management

2600 Fresno Street, Third Floor

Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Application No. C-16-033-ABCUP was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments, and pertains to ±0.55 acre of property located on the southwest corner of East Belmont and North Van Ness Avenues. The applicant proposes the construction of a 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and an 8-station Chevron fueling facility with a 2,160 square-foot covered canopy. The applicant is also requesting authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises were sold*) for the convenience store.

NOTE: City-initiated Plan Amendment Application No. A-17-002 and Rezone Application No. R-17-004 propose land use and zoning changes on designated properties within the city. For the subject property the plan amendment proposes to amend the Fresno General Plan from the commercial-main street land use designation to the commercial-general land use designation. The rezone proposes to amend the Official Zone Map to reclassify the property from CMS (*Commercial-Main Street*) to CG (*Commercial-General*). This action will allow for the development of a convenience store and service station at the subject proposed location.

APN: 459-043-23, 03, 36 ZONING: From CMS to CG ADDRESS: 940 East Belmont Avenue

DATE ROUTED: April 12, 2017 COMMENT DEADLINE: April 28, 2017

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

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

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

REVIEWED BY: _____
Name and Title Telephone Number Date

Master Application Form

#: C-16-033

ABCUP

Check all that apply:

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

Project Name:

Johnny Quik/Chevron

Project Address:

940 EAST BELMONT

A.P.N. 459-043-23, 03 + 36

Size of Site:

0.55 Sq. Ft.

Ac.

Historical Project? (Building on registry and/or over 50 yrs. old)

Project Description (attach additional pages if necessary):

Dept. of a new auto service station w/ convenience market + request for Beer + Wine ABC Type 20 alcohol license

Zoning Designation:

CMS

General Plan Designation:

List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): See C-16-033

Please read carefully before signing or filing.

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

PRIMARY CONTACT, check all that apply

☐ Applicant

☐ Owner

☒ Other Business Owner

Name:

George Beal

Signature:

[Signature]

Company/Organization:

Beal Developments

Address:

1175 Shaw Ave. Suite 104

City:

Clavis

Zip:

93612

Email: Bealdevelopments@aol.com

Phone: 288-0211

Check all that apply

☒ Applicant

☐ Owner

☐ Other

Name:

Chaz Micheli

Signature:

[Signature]

Company/Organization:

Beal Developments

Address:

1175 Shaw Ave Suite 104

City:

Clavis

Zip:

93612

Email:

ChazMicheli@yahoo.com

Phone:

Check all that apply

☒ Applicant

☐ Owner

☒ Other

REPRESENTATIVE/AGENT

Name:

Ken Vang

Signature:

[Signature]

Company/Organization:

PRECISION CIVIL ENGINEERING, INC.

Address:

1234 "O" STREET

City:

FRESNO

Zip:

93721

Email:

kvang@precisioneng.net

Phone:

559-447-4506

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding Application Submittal Requirements for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:	<u>[Signature]</u>	Date:	<u>01/28/16</u>
Verification By:	<u>[Signature]</u>	Date:	<u>01/27/16</u>
Application Fee:	<u>5089 = (Clean City)</u>	EA Fee:	<u>591 =</u>
PZ No:	<u>16-80000033</u>	Zone District:	<u>16-13</u>

Master Application Form #: C-16-033

Check all that apply:

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

Project Name: Chevron Johnny Quik
 Project Address: 940 Belmont Ave. A.P.N. 459-043-23,03,36
 Size of Site: 23,872 Sq. Ft. .55 Ac. Historical Project? (Building on registry and/or over 50 yrs. old) CO
 Project Description (attach additional pages if necessary): To rezone from CMS to ~~CA~~ and to change the general plan designation from CMS to ~~HC~~ to allow for the construction of a convenience store/service station.
 Zoning Designation: CMS General Plan Designation: CMS
 List all previously approved and/or pending entitlements, associated with this project/site (provide application number(s), if available): see C-16-033

Please read carefully before signing or filing.

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

PRIMARY CONTACT, check all that apply ☒ Applicant ☐ Owner ☐ Other
 Name: Chaz Micheli Signature: Chaz Micheli
 Company/Organization: Beal Developments LLC
 Address: 1175 Shaw Ave #104 PMB 372 City: Clovis Zip: 93611
 Email: chazmicheli@yahoo.com Phone: 559-260-0110

Check all that apply ☐ Applicant ☒ Business Owner ☐ Other
 Name: George Beal Signature: George Beal
 Company/Organization: Beal Developments LLC
 Address: 1175 Shaw Ave #104 PMB 372 City: Clovis Zip: 93611
 Email: Bealdeveloapments@aol.com Phone: 559-288-0811

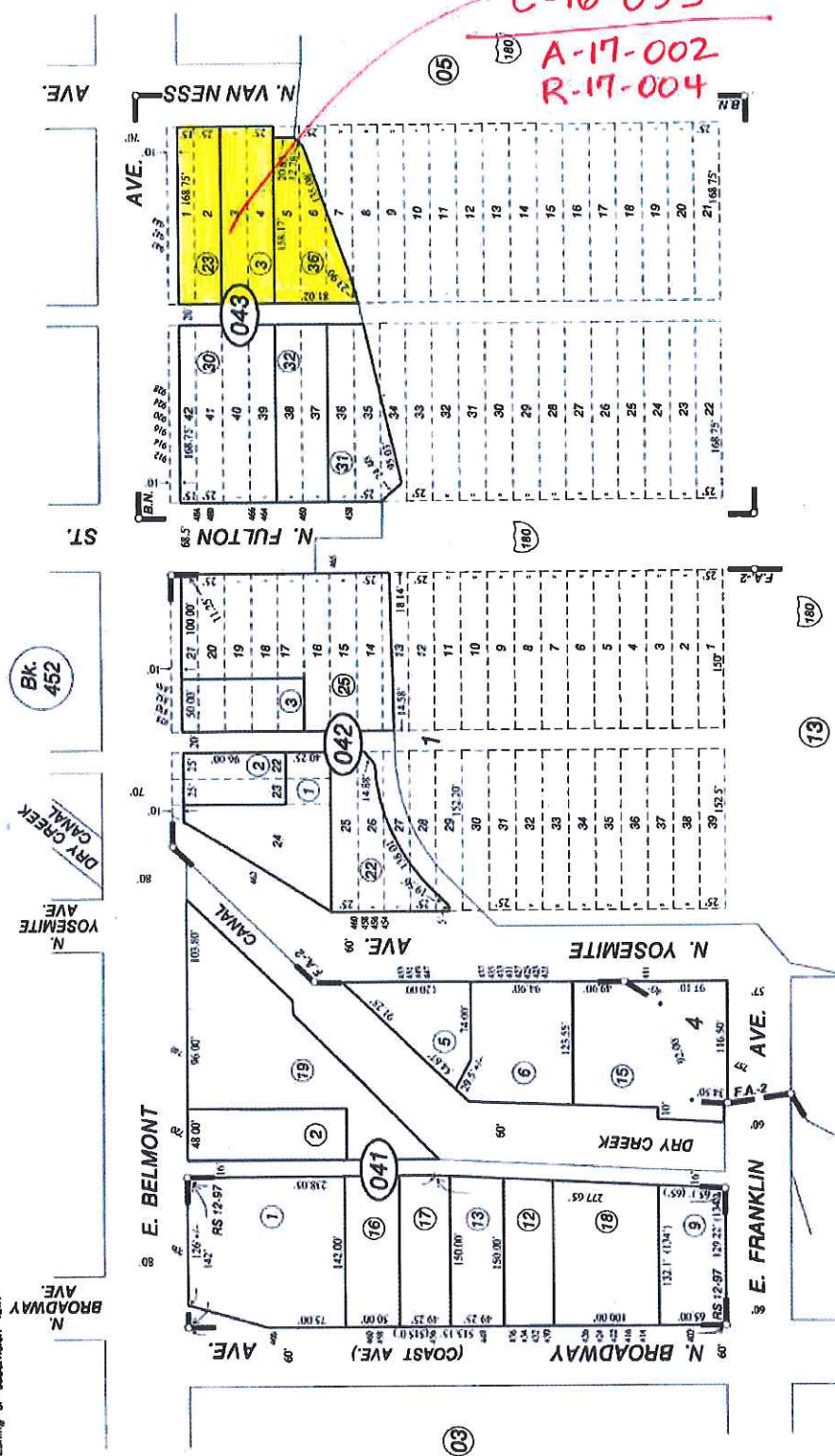
Check all that apply ☐ Applicant ☐ Owner ☒ Other REPRESENTATIVE
 Name: KEN VANG Signature: Ken Vang
 Company/Organization: PRECISION CIVIL ENGINEERING, INC.
 Address: 1234 "O" STREET City: FRESNO Zip: 93712
 Email: kvange@precisioneng.net Phone: 559-449-4500

Note: This application will not be accepted for processing without the mandatory attachments. Please see the corresponding Application Submittal Requirements for the checklist(s) of required documents.

FOR INTERNAL USE ONLY

DEVELOPMENT PARTNERSHIP CENTER			
Received By:		Date:	
Verification By:		Date:	
Application Fee:		EA Fee:	
PZ No:		Zone District:	

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



Boles North Park - R.S. Bk. 2, Pg. 51
Fortcamp Addition No. 2 - R.S. Bk. 4, Pg. 52
Record of Survey - Bk. 12, Pg. 97

Assessor's Map Bk. 459 - Pg. 04
County of Fresno, Calif.

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

E. BELMONT AVENUE



OCCUPANCY: M
TYPE OF CONST.: VB, 2B
PARKING: 13
GASOLINE ISLAND PARKING 8 S
PARKING PROVIDED: 13

N. VAN NESS AVENUE
TYPICAL
(FOR EXISTING ROAD DETAIL & DIMENSIONS REFER TO DEVELOPMENT PLAN)



SCALE: 1:10

STOUTLAND AND BOOKER, ET AL
AND CONFIRMING THAT THE INFORMATION
CONTAINED ON THIS PAGE HAS BEEN
REVIEWED AND APPROVED.

SHEET NO.

SP1

DRAWN:

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212 850 6640
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Robert Berend

From: Cherie Clark <Cherie.Clark@valleyair.org>
Sent: Monday, May 15, 2017 7:43 AM
To: Robert Berend
Cc: Joann Zuniga
Subject: C-16-033 Johnny Quik Store, 940 E Belmont Ave.

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of **the construction of a Johnny Quick Chevron Fueling Station** and has no comments to offer at this time.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. To identify District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found at www.valleyair.org/rules/1ruleslist.htm.

If you have any questions or require further information, please call the District at (559) 230-6000 and ask to speak to the ISR/CEQA group.

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

*Service*Teamwork*Attitude*Respect*

CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

CORRECTED EXHIBIT FOR C-16-033-ABCUP

REQUEST FOR COMMENTS

ENTITLEMENT NO. **C-16-033-ABCUP**

Address: **940 East Belmont Avenue**

To: Hilary Kimber
Public Works - Parks

Return Completed Form to:
Ricky Caperton Ph: (559) 621-8058
ricky.caperton@fresno.gov
2600 Fresno Street
Fresno, CA 93721

DATE ROUTED 8/14/17

COMMENT DEADLINE: 8/28/17

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

CORRECTED EXHIBITS
A-1, A-2

DATED: 8/11/17

Have original comments been met?

No. PLEASE SEE ATTACHED.

List conditions that have not been satisfied; if applicable:

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

☐ APPROVED ☒ RESUBMIT

Reviewed by:

H. Kimber

Name and title

X-1345

Telephone Number

9.19.17

Date

Attachments:

Corrected Exhibit, Previous Comments

DEPARTMENT OF PUBLIC WORKS

TO: **Ricky Caperton, Planner III**
Planning Division

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

DATE: September 19, 2017

SUBJECT: SITE PLAN REVIEW NO. C-16-033 **REVISED**

The Department of Public Works offers the following comments 940 East Belmont (APN: 459-043-23; 03; 36) located on the southwest corner of East Belmont and North van Ness Avenues:

GENERAL REQUIREMENTS

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and trail landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards.
2. There are approximately 175 lineal feet of street frontage along E. Belmont Ave. resulting in the requirement of three (3) street trees in 4' x 6' tree wells.
3. The designated street tree for E. Belmont Ave. is:

Callistemon citrinus

Bottlebrush

4. There are approximately 120 lineal feet of street frontage along N. Van Ness resulting in the requirement of two (2) street trees. Approved onsite trees planted in-lieu-of street trees will be acceptable.
5. There are approximately 175 lineal feet of street frontage along E. Madison Ave. resulting in the requirement of three (3) street trees in 4' x 6' tree wells.
6. There is no designated street tree for E. Madison Ave. Please choose an appropriate tree from the list of Approved Street Trees.
7. Public Works requires a landscape and irrigation plan for the trees within the right-of-way to be submitted before any landscaping is installed at the scale of 1"=20'.

City of Fresno

Parcels

 Parcels

Aerials

 City Limits

 Fresno County



SCALE 1 : 615



BELMONT 175' = 3
VANNESS 120' = 2
MADISON 175' = 3





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Report problem



May 10th, 2017

City of Fresno, Development Department
Director of Planning & Development.
Special Permit, Conditional Use Permit
2600 Fresno Street
Fresno, California, 93721-3604

Attn. Robert Berend

Re: PERMIT NO. C-16-033
Johnny Quik
940 E. Belmont Ave.
Fresno, Ca 93791
A.P.N. 459-043-23, 03, 36

Dear Mr. Berend,

Pursuant to your Department's request, the Fresno Police Department has reviewed the special permit application for property located at **940 E. Belmont Ave.** The property has been zoned **CG** (Commercial General). The Fresno Police Department's primary concern with the application is the propensity of the operations on the premises to generate calls for police service, and therefore, be detrimental to the public welfare.

As you know, to approve any Conditional Use Permit, the City must make the following findings:

1. All applicable provisions of the Fresno Municipal Code are complied with and the site of the proposed use is adequate in size and shape to accommodate the use, and all yards, spaces, walls and fences, parking, loading, recycling areas, landscaping, and other required features; and,
2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,
3. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. This third finding shall not

apply to uses which are subject to the provisions of Section 12-306-N-39 of the Fresno Municipal Code (Regulating Adult Businesses).

The conditions are established to ensure public safety, and to minimize any impact to the surrounding area. If approved, this Conditional Use Permit would allow for an **off-sale Type 20 ABC license** (*package store – sale of beer and wine for consumption off of the premises*). We request the following conditions be included as Conditions of Approval for Conditional Use Permit Application No. **C-16-033**. These conditions will help to insure maintain an environment that is least likely to generate criminal activity, public complaints and police calls for service.

The Fresno Police Department is not in opposition of this Conditional Use Permit, providing the applicant agrees to the listed conditions. If the following conditions are not included as conditions of approval of CUP No., **C-16-033** the Fresno Police Department shall oppose the approval of this Conditional Use Permit, and shall appeal such approval to the Planning Commission. As such, we request that you provide Detective Jaime Campos #885 with notice of the Director's decision regarding this Conditional Use Permit as well as a complete copy of the conditions of approval, if the Director approves the Conditional Use Permit.

Requested Conditions of Approval:

1. Fresno Municipal Codes

The applicant shall comply with all applicable provisions of the Fresno Municipal Codes ("FMC"), including but not limited to:

- FMC 9-502 (Amusement Devices - Permit Required)
- FMC 9-1803 (Hours of Operation of Billiard Hall)
- FMC 9-1804 (Restriction on Attendance of Minors in Billiard Rooms)
- FMC 9-1805 (Minors allowed: Family Billiard Rooms)
- FMC 9-1905 (Public Dancing - Permit Required)
- FMC 10-105 (Noise Ordinance)
- FMC 10-708 (Unlawful Nuisances - High Calls for Police Service)
- FMC 12-224 (C-M Zone, Adult Theater activities not permitted, see 12-105-T-1.1 for definition of Adult Theater, and 12-306-N-30 for additional limitations on Adult Business activities.)

A current version of the Fresno Municipal Code may be viewed at the City of Fresno's website: www.Fresno.gov. The link to the FMC is located on the Home Page of that website.

2. State and Federal Law

The applicant shall comply with all applicable state and federal law, rules and regulations, including but not limited to the following California Business and Professions Code sections and ABC rules:

- BP 24046 (Required to Post ABC License on Premises)
- BP 25612.5 (Loitering, Open Alcoholic Beverage Containers, Consuming Alcoholic Beverages on Premises, Exterior Lighting, Litter Removal, Graffiti Removal, Signs and Barriers in Windows and Doors, Public Phones Blocked From Incoming Calls, Areas to Display Harmful Matter, Required Copies of Operating Standards Available for Public Viewing)
- BP 25631 (No sale of alcoholic beverages between 2:00 a.m. and 6:00 a.m.)
- BP 25665 (Minors Remaining in Public Premises)
- ABC Act Rule 106 (No Buy One Get One Free Drinks)
- ABC Act Rule 107 (No One Under 21 Allowed Signs Posted)
- ABC Act Rule 139 (Interior Lighting Required for Identification of Patrons)

3. Video Camera

Prior to exercising any privileges granted by CUP No. **C-16-033** the applicant must install a fully functional color digital video camera system ("System") that meets the following requirements:

- 3.1 The System must continuously record, store, be capable of playing back images and be fully functional at all times, including during any hours the business is closed. The System must be maintained in a secured location inside of the business.
- 3.2 The System shall have the correct date and time stamped onto the image at all times.
- 3.3 The camera storage capacity should be for at least two weeks (fourteen calendar days). Such cameras must be capable of producing a retrievable and identifiable image than can be made a permanent record and that can be enlarged through projection or other means.
- 3.4 The System shall be capable of producing a CD or digital playback feature and may be provided to an authorized representative of the Fresno Police Department within 24 hours of the initial request relating to a **criminal investigation only**.
- 3.5 The interior of the business must have at least one camera placed to focus on each cash register transaction to include the clerk as well as the customer waiting area.

3.6 There shall be four (4) exterior cameras placed so as to record activities in the primary customer parking areas of their business. These cameras should be of sufficient quality to be able to identify persons and or vehicles utilizing the business parking lot.

3.7 All interior cameras shall record in color.

3.8 All exterior cameras shall record in color and have automatic low light switching capabilities to black and white. Exterior cameras should be in weatherproof enclosures and located in a manner that will prevent or reduce the possibility of vandalism.

It is recommended, but not required, that the owner/operator provide the IP address(s) to the Fresno Police Department Communications Center for any system that is browser-based or viewable from a remote site. The Fresno Police Department may, with reasonable notice, perform periodic inspections of the System to ensure compliance with these specifications. An inoperable System may be good cause for seeking revocation of this Conditional Use Permit.

4. ABC Education

Any and all employees hired to sell alcoholic beverages shall provide evidence that they have either:

- 4.1 Completed training from the State of California Department of Alcoholic Beverage Control--Fresno District Office-administered "Leadership and Education in Alcohol and Drugs" (LEAD) Program as confirmed by receipt of an ABC-issued certificate of completion; or,
- 4.2 Completed equivalent training acceptable to the ABC-- Fresno District Office to ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to adults of legal age.

If any prospective employee designated to sell alcoholic beverages, tobacco or inhalants does not currently have such training then:

- 4.3 The ABC-licensed proprietors shall have confirmed with the Development Department within 15 days of the final approval of the CUP or within 15 days of the opening to the public of a new store, whichever is later, that a date certain has been scheduled with the local ABC Office for said prospective employees to take the LEAD Program course; and
- 4.4 Within 30 days of taking said course the employee(s) or responsible employer shall deliver to the Planning Department each required LEAD Program Certificate evidencing completion of said course.

5. Sale of Malt and Wine-Cooler Alcoholic Beverages

5.1 Malt liquor or malt beverage products shall not be sold in less than six (6) pack quantities for sale. They must be sold in manufacturer pre-packaged multi-unit quantities. This will include all sizes of containers.

5.2 All wine cooler products shall not be sold in less than four (4) pack quantities for sale. They must be sold in manufacturer pre-packaged multi-unit quantities.

6. Wine Alcohol Per Volume

No wine shall be sold with an alcoholic content greater than 24% volume, except premium dessert wines priced at \$10.00 or more.

7. Non-refrigerated Alcoholic Beverages

Non-refrigerated "hard" liquor or "distilled spirits," shall be placed within the cashier's area or, shall be located either in a locked cabinet, or other locked shelving system, with access controlled with either manual, remote control locking devices or other appropriate and acceptable locking systems approved in writing by the Fresno Police Department. During the hours of midnight and 2:00 a.m. the cabinet or shelving system shall be locked and opened only after an authorized employee has verified that the customer seeking to purchase items within the cabinet or shelving system is of "legal age." Anti-theft security devices *shall* be utilized on **ALL** non-refrigerated "hard" liquor or "distilled spirits" (*regardless of size*) in lieu of being in a locked cabinet or other locked shelving system.

8. Posting Property

The applicant shall post the property with the appropriate Fresno Municipal Code signs advising that consumption of alcoholic beverages, gambling, trespassing or loitering will be in violation of municipal ordinances. The applicant must send a letter to the Fresno Police Department, signed and dated by the applicant, every 180 days that authorizes FPD peace officers to enter the applicant's real property and/or establishment to enforce against the aforementioned activities at the business. The owners and employees are responsible for abating those activities when they occur during business hours.

9. Consumption of Alcoholic Beverages and Loitering.

9.1 The establishment shall not allow alcoholic beverages to be consumed outside the building premises or any other adjacent property under its control. No alcoholic beverage will be consumed on any property adjacent to the premises (i.e., parking lot and sidewalks). If the alcoholic beverages are consumed on the exterior portion of adjacent property not owned or controlled by the applicant, the applicant shall immediately report such consumption to the Fresno Police Department.

- 9.2 The establishment shall not allow any loitering on building premises or any adjacent property under its ownership or control.
- 9.3 The establishment shall not allow any gambling on building premises or any adjacent property under its control.

10. Property Responsibility

“Frequent” responses by the Fresno Police Department arising out of or relating to the operation or management of the real property owned or controlled by the permittee causing any combination of the following: animal disturbances; violent criminal acts; illegal consumption of intoxicants in public view; gaming activities; and juvenile disturbances, or any of the other activities set forth in the Fresno Municipal Code section 10-708(g) may result in an FPD recommendation to the Director of Planning and Development to commence proceedings to revoke the Conditional Use Permit for violation of the Management of Real Property Ordinance. In addition to recommending the commencement of revocation proceedings, the FPD may pursue any of the other remedies set forth in FMC, section 10-710, including assessing fines against the proprietor for the violations of the Management of Real Property Ordinance.

“Frequent” means response by the Fresno Police Department is occurring more than 1.5 times the average number of such responses (3 calls for every 2) for property of a similar size and character within the same policing district.

11. The establishment shall ensure that all employees involved, either directly or indirectly, in the sale of alcoholic beverages are aware of and comply with these conditions. The establishment shall have each employee sign a written acknowledgment that he/she has reviewed and understood each of these conditions. The written acknowledgement shall be maintained by the establishment and made available to the Fresno Police Department upon reasonable request.

FRESNO POLICE DEPARTMENT


Captain Mark Salazar
Southwest District Commander


George Beal-Owner

December 11, 2017

Operational Statement
Johnny Quik Food Store
940 E. Belmont Ave
Fresno, CA Project

CUP 16-033

The project pertains to 0.55 acres of property located in the Southwest corner of E Belmont Ave. and N. Van Ness Ave. APNs: 459-043-03,23, and 36. This property is zoned CG (Commercial General). The proposed project complies with the General Plan. To the north, and west the adjacent properties have existing commercial land uses. To the east is a vacant land. This application is requesting authorization to build a service station with 8 vehicle fueling stations with a 3,453 sq. ft. building for a convenience store, and subway.. The project site will have 13 parking spaces. The operational use will consist of citizens around the area stopping by to buy food and/or beverages. There is intent of selling alcohol in which we will be applying for an ABC permit. However, the sale of alcohol is incidental and appurtenant to convenience market, and provides for a more complete and convenient shopping experience. The existing site currently consists of an existing commercial building, which will be demolished as part of the development of the project. There is also an existing billboard, that is proposed to be relocated to allow for adequate vehicular circulation.

Below you will find a detailed breakdown of the general business operation timeline, employee count and security system used.

1. Hours of Operation, Monday - Sunday
 - a. 24 hours to start
 - b. Potential to cut hours to 5:00 AM to 2:00 AM if the business doesn't support the additional hours of operation.
2. Number of Employees: 8-10
3. Security System:
 - a. Well lighted parking lot
 - b. 16 camera video system
 - c. Employee training provided

City of Fresno Notes and Requirements for Entitlement Applications

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

GENERAL

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

Page 4 of 9

SIGNAGE

24. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including, materials, design and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
25. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. **(Include this note on the site plan.)**
26. All proposed signs shall conform to the current sign ordinance. Applications for a sign permit and requirements for submittal are available at the Development and Resource Management Department's Public Front Counter or online at <http://www.fresno.gov/Government/DepartmentDirectory/DARM/DevelopmentServices/StandardsGuidelines/SignsandBanners.htm>
27. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards: **a)** Operational windows signs shall not be mounted or placed on windows higher than the second story. **b)** The maximum area of exempt window signage shall not exceed three square feet in area.
28. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.

MISCELLANEOUS

29. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line. http://library.municode.com/HTML/14478/level3/MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE.html#MUCOFR_CH10REREPUNUREPRCOUS_ART1NORE_S10-102DE
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'.

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

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

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

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

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

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

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

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

36. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
37. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
38. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8277.
39. Open street cuts are not permitted; all utility connections must be bored.
40. CROSS-CONNECTION CONTROL. A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
41. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Development and Resource Management when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building.
42. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storage areas shall be screened from public view by building façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operation. If it is not, it is not allowed on the site.
43. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

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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.

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

47. FRESNO COUNTY FACILITY IMPACT FEE

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

48. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

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

49. SCHOOL FEES

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

50. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

- a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact Fresno Metropolitan Flood Control District at (559) 456-3292.
- b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Development and Resource Management Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

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

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

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

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

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

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

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