

## Exhibit F



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

Planning and Development Department  
Jennifer K. Clark, AICP, Director

October 15, 2025

Please reply to:  
Valeria Ramirez  
(559) 621-8046  
[Valeria.Ramirez@fresno.gov](mailto:Valeria.Ramirez@fresno.gov)

Dirk Poeschel  
Dirk Poeschel Land Development Services, Inc.  
[maria@dplds.com](mailto:maria@dplds.com)  
(Sent via email only)

**SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. P25-01134 FOR PROPERTY  
LOCATED AT 280 WEST SHAW AVENUE (APN: 417-333-04)**

Dear Mr. Poeschel:

On October 15, 2025, the Planning and Development Director approved **Conditional Use Permit Application No. P25-01134**, which was filed by Dirk Poeschel of Dirk Poeschel Land Development Services, on behalf of Dio Stefanopoulos of Aeronot Design and pertains to approximately 2.96 acres of property located on the northeast corner of North College and West Shaw Avenues. The applicant requests authorization to establish a ±6,450 square-foot event center within the existing ±17,313 square-foot building along with the construction of a ±9,340 square-foot outdoor courtyard with an outdoor pizza oven, and two (2) hookups for food trucks on the north side of the building. Additionally, the applicant is requesting authorization to establish a State of California Type 47 ABC license (On-Sale General – Eating Place), which authorizes the sale of beer, wine, and distilled spirits for on- and off-site consumption. The parcel is zoned CMX (*Corridor-Center Mixed-Use*).

The proposed project was determined to be exempt from the California Environmental Quality Act (CEQA) by the Planning and Development Department on August 14, 2025, through a Section 15301/Class 1 (Existing Facilities) & Section 15303/Class 3 (New Construction) Categorical Exemption.

**CONDITIONS OF APPROVAL**

**PART A – ITEMS TO BE COMPLETED**

**The following items are required before issuance of building permits or final inspection:**

Planner to check when completed	
	1. The operation shall take place in accordance with Exhibits A, E-1, E-2, F, L and O-1 through O-9 dated September 10, 2025. If any, transfer all red line notes, comments, conditions, etc. to the corrected exhibit(s) and <b>submit to planner at least 15 days prior to sign off.</b>

	2.	Pursuant to the memorandum provided by the Police Department dated June 17, 2025, there shall be a minimum of one (1) licensed security guard on the premises during an event with 100 or less guests. There shall be two (2) licensed security guards on the premises during an event with 101-299 guests. There shall be three (3) licensed security guards during an event with 300 or more guests.
	3.	Depict the Community Plan the property is located in on the Operational Statement (Exhibit O-1) dated September 10, 2025. Community Plan: Bullard
	4.	Depict the property lines and their dimensions on the site plan (Exhibit A) dated September 10, 2025.
	5.	Identify all items as existing (E) to remain/be removed or proposed (P) on the site plan (Exhibit A) dated September 10, 2025.
	6.	Depict the lot coverage on the site plan (Exhibit A) dated September 10, 2025.
	7.	Depict the parking space dimensions, and parking space angle to verify compliance with the City of Fresno Parking Manual on the site plan (Exhibit A) dated September 10, 2025.
	8.	Depict the fire lanes on the site plan (Exhibit A) dated September 10, 2025.
	9.	Provide a summary table showing the number of parking spaces provided on the site plan (Exhibit A) dated September 10, 2025.
	10.	Depict the street designations on the site plan (Exhibit A) dated September 10, 2025. North College Avenue: Local West Shaw Avenue: Arterial
	11.	Depict the height of the existing building on the elevations (Exhibit E) dated September 10, 2025.
	12.	A Master Sign Program shall be required for the project. All proposed signage shall be permitted under a separate Sign Permit application. For more information regarding Sign permitting, please contact Supervising Planner, Ralph Kachadourian at <a href="mailto:Ralph.Kachadourian@fresno.gov">Ralph.Kachadourian@fresno.gov</a> or (559) 621-8172.
	13.	Depict the existing landscape strips on the perimeter of the parking lot including existing/proposed plants on the landscape plan (Exhibit L) dated September 10, 2025.

	14.	<p>Pursuant to FMC Section 15-2421, order to reduce ambient surface temperatures in parking areas, 50 percent of areas not landscaped shall be shaded, of light colored materials with a Solar Reflectance Index (SRI) of at least 29, or a combination of shading and light colored materials as follows:</p> <ul style="list-style-type: none"><li>• Permitted Types of Shading. Shade may be provided by solar shade structures, trees, or other equivalent mechanism.</li><li>• Shading Tree Standards. Trees provided to satisfy the requirements of this section shall meet the following standards:<ul style="list-style-type: none"><li>○ Shading Tree Distribution. Trees provided to satisfy the requirements of this section shall be distributed relatively evenly throughout the parking area.</li><li>○ Species. Trees provided to satisfy the requirements of this section shall be selected from a list maintained by the City and shall be of a species which can reasonably be expected to provide the required amount of shading within 15 years.</li><li>○ Size. Trees provided to satisfy the requirements of this section shall trees shall be a minimum 15-gallon size with a one-inch diameter as measured 48 inches above natural grade.</li></ul></li></ul>
	15.	<p>Provide the MWEL0 calculations and hydrozones for the proposed landscaping on the landscape plan (Exhibit L).</p>
	16.	<p>Pursuant to FMC Section 15-2008, changes in use classification requires screening between different land uses. A six-foot-high screen wall shall be provided on the interior lot lines where any non-residential use abuts a residential district and where multi-unit development of four or more units abuts a single-unit residential district. Therefore, the project shall provide a screen wall along the northern property line that complies with the following standards:</p> <ul style="list-style-type: none"><li>• <b>Location.</b> Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.</li><li>• <b>Materials.</b> Walls shall be of stucco, decorative block, decorative concrete panel, or other substantially equivalent material as approved by the Director. Chain-link or double-faced wood fencing does not fulfill the screening wall requirement.</li><li>• <b>Berms.</b> Topography, berming, and other alternative methods of mitigating the nuisance of noise and light might be considered at time of project review. An earth berm may be used in combination with the above types of screening walls, but not more than one-third of the required height of such screening may be provided by the berm.</li><li>• <b>Maintenance.</b> Screening walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising.</li><li>• <b>Graffiti.</b> Graffiti on a screen wall shall be removed within 48 hours.</li><li>• <b>Timing.</b> If a non-residential use develops adjacent to an existing residential</li></ul>



		<p>development the wall shall be constructed with the new development. Where a six-foot-high wood fence already exists, the masonry wall footing, when constructed, shall comply with City standards.</p> <ul style="list-style-type: none"> <li>• <b>Pedestrian Access.</b> Pedestrian access, or breaks in screening walls, shall be provided from commercial to residential land uses in strategic locations to allow for connectivity. Locations shall be determined and negotiated at the time of approval, unless otherwise stated in this Code.</li> </ul>
	17.	Add as a note: Pursuant to FMC Section 15-2015.B.2.d., all exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light.
	18.	Add as a note: Pursuant to FMC Section 15-2505, Sites and facilities shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.

## PART B – OTHER AGENCY COMMENTS AND CONDITIONS REQUIREMENTS

Planner to check when completed.

	1.	<p><b>Airports:</b></p> <p>Airspace review required for any objects (temporary or permanent) over 100 feet tall.</p>
	2.	<p><b>Building &amp; Safety:</b></p> <p>The items below require a separate process with additional fees and timelines, in addition to the Conditional Use Permit Application process. Be advised the following are preliminary comments based on the drawings submitted to the Planning and Development Division.</p> <ol style="list-style-type: none"> <li>1) Construction documents are required to be submitted to the Building and Safety Services Division for approval and permits for the proposed project. <ol style="list-style-type: none"> <li>a) All construction documents shall be designed, stamped and signed by a licensed architect/engineer.</li> <li>b) A "Change of Occupancy" will be required for the proposed use.</li> <li>c) Clearly identify all areas being modified and all proposed uses within the construction documents.</li> <li>d) Provide complete occupant load calculations within the construction documents.</li> <li>e) Provide plumbing facilities as required per CPC section 422.1.</li> </ol> </li> <li>2) Restaurant and/or commercial cooking facilities that provide services to the public are required to obtain approval by the Fresno County Department of Public Health.</li> </ol>

		a) Applicant is required to complete this process prior to permit issuance of proposed facility.
	3.	<b>DPU (Solid Waste, Water, Planning &amp; Engineering):</b> See the Department of Public Utilities memorandum date June 16, 2025.
	4.	<b>Fire Department:</b> Approved with conditions. 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. Conditions (please apply the following requirements to the site plan): 1. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of the Planning & Development Department when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building. 2. A change of use will be required going from an A-3 occupancy to an A-2 occupancy. If changing to a new A-2 occupancy, then show the location of the riser, PIV, and fire department connection. Reference: A manual fire alarm system is required for Group A occupancies with an occupant load of 300 or more, or where the occupant load is more than 100 above or below the lowest level of exit discharge. 2022 CFC, Section 907.2.1 3. Note on plan: All building openings shall be accessible within 200 feet of a public street, private driveway, or other approved access. (FFD Development Policy 403.002) 4. Provide note on plan: All types of vehicle access shall maintain a minimum 20 feet in width, and 13 feet, 6 inch vertical clearance over the entire width of the access. At no point should the grade exceed 10 percent, or contain any irregularity which creates an angle of approach or departure in excess of 10 percent. (FFD Development Policy 403.002) 5. Show on plan: All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 15 foot minimum lanes are required. 6. Show on plan: Regardless of parking configurations, a minimum clear drive width of 20 feet shall be required. The Fire Marshal (or designee) may require increases in these widths. (FFD Development Policy 403.002) 7. Show on plan: Loading zone(s) shall not be located in required fire lanes. 8. Provide note on plan: Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access

	<p>gate(s). All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock &amp; Glass, 1560 N. Palm Avenue, Fresno, CA 93728.</p> <p>9. Provide note on plan: Electric gates shall be provided with battery back-up.</p> <p>10. Provide note on plan: Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005)</p> <p>11. Provide note on plan: Provide sign(s) (17"x22" minimum) at all public entrance drives to the property which state "Warning – Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense – 22658(a) California Vehicle Code – Fresno Police Department 621-7000."</p> <p>12. Show fire lanes on site plan.</p> <p>13. Provide note on plan: Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius.</p> <p>14. Provide note and show on plan: A continuous, unobstructed pathway from emergency vehicle access points to all building openings for fire hose pull and equipment access. This pathway shall be a minimum of 3 feet in width and 7 feet in height with no sharp turns which would hinder the use or transport of equipment. Any gates across this path shall have a minimum 4 four clear width and shall remain unlocked or be provided with a Police/Fire bypass lock. (FFD Development Policy 403.002)</p>
	<p>5. <b>Flood Control District:</b></p> <p>See the Flood Control District's Notice of Requirements (NOR) memorandum dated June 3, 2025.</p>
	<p>6. <b>Fresno County Environmental Health:</b></p> <p>Recommended Conditions of Approval</p> <p>THE FOLLOWING PERTAINS TO PROPOSED ONSITE PARKING STALLS WITH HOOKUPS FOR 2 DESIGNATED MOBILE FOOD PREPARATION UNITS (FOOD TRUCKS):</p> <ul style="list-style-type: none"><li>• The applicant shall be responsible for ensuring that the mobile food preparation units operating onsite are in compliance with Fresno County Department of Public Health, Environmental Health Division permit requirements. The mobile food preparation units shall maintain a valid Fresno County Department of Public Health Permit to Operate -and -to operate within the scope of their permits. Outdoor BBQ's, temporary food facilities/booths, condiment/drink tables and alcohol sales are prohibited and not permitted. Contact the Consumer Food Protection Program at</li></ul>

		<p>(559) 600-3357 for more information.</p> <ul style="list-style-type: none"><li>• The mobile food preparation units shall be located within 200 feet of an approved restroom facility (California Retail Food Code Section 114315) and hand wash. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.</li><li>• Mobile food preparation units shall leave the area after closing hours and return to the commissary to clean (dispose of wastewater tanks) and restock the food units with clean potable water or when the food trucks need to be serviced during operating hours.</li><li>• In accordance with California Retail Food Code Section 114259.5 Prohibiting Animals: (except under specific situations) live animals may not be allowed in a Food Facility and shall be kept at least 20 feet (6 meters) away from any mobile food preparation unit.</li></ul> <p>THE FOLLOWING PERTAINS TO PROPOSED OUTDOOR PIZZA OVEN, TYPE 47 LICENSE, AND PLANNED CATERED EVENTS AT FACILITY:</p> <ul style="list-style-type: none"><li>• Prior to issuance of building permits, the applicant is required to submit complete food facility/bar plans and design specifications to the Fresno County Department of Public Health, Environmental Health Division for review. Contact the Consumer Food Protection Program at (559) 600-3357 for more information and details on requirements for approval of planned food service at event center.</li><li>• Prior to Type 47 alcohol sales, the applicant shall first obtain their Type 47 alcoholic beverages license. Contact the California Alcoholic Beverage Control Department at (559) 225-6334 for more information.</li></ul> <p>THE FOLLOWING PERTAINS TO NOISE-RELATED FACTOR OF PROPOSED PROJECT:</p> <ul style="list-style-type: none"><li>• Due to the close proximity of proposed event center to residential areas, there is the potential to expose nearby adjacent neighborhoods to noise levels in excess of standards established in the Noise Elements of the City of Fresno General Plan and the Fresno County Ordinance Code. It is recommended city of Fresno Planning require an acoustical analysis, prior to approval of the project to offer appropriate mitigation measures to be incorporated into the project design.</li></ul>
	7.	<p><b>Fresno Irrigation District:</b></p> <p>See the Fresno Irrigation District memorandum dated June 11, 2025.</p>
	8.	<p><b>Historic Preservation:</b></p> <p>The building located at 280 W Shaw (APN: 417-333-04) has a well-documented history of use as a religious institution. Both the church (1963) and the Sunday school building (1958) can potentially qualify for historic designation. The</p>

		operational statement submitted with this application pays respect to the building's architecture and proposes no changes to the façade of the building. Staff finds the conditional use and operations as an event center/banquet hall will cause minor to no impacts on historical integrity. Staff also recommends the owner consider seeking historic designation to contribute to preservation of Fresno's mid-century modern architectural history. This concludes the historical review process.
	9.	<b>Police Review:</b> See the Police Department's memorandum dated June 17, 2025.
	10.	<b>School District:</b> See the school district's memorandum dated May 27, 2025.
	11.	<b>Traffic:</b> See Public Works, Land Planning Section redline Exhibit CP1, in the record attachments. Address redlines and submit an applicant response letter identifying how all requirements have been satisfied with your revised site plan. For questions, please contact Braulio Flores at <a href="mailto:Braulio.Flores@fresno.gov">Braulio.Flores@fresno.gov</a> or at (559) 621-8806.

#### PART C – PLANNING DEVELOPMENT CODE STANDARDS

1. The project shall maintain an active business tax license at all times.
2. This special permit approval is subject to compliance with all applicable provisions of [Section 15-2712](#) of the Fresno Municipal Code (FMC) for banquet halls.
3. This special permit approval is subject to compliance with all applicable provisions of [Section 15-2744](#) of the Fresno Municipal Code (FMC) for outdoor dining and patio areas.
4. The development shall follow the policies of the Fresno General Plan, Bullard Community Plan, and the Employment – Business Park planned land use designation.
5. The project shall take place in accordance with the CMX (*Corridor/Center Mixed-Use*) zone district and all other applicable sections of the Fresno Municipal Code (FMC).

#### PART D – OPERATIONAL REQUIREMENTS

##### **Banquet Hall:**

Banquet Halls or event facilities, collectively referred to as Banquet Halls, may operate in conjunction with hotels or as standalone facilities. Banquet Hall activities include, but are not limited to, formal dinners, receptions, reunions, business meetings, benefits, and club meetings. Dancing may be provided in conjunction with said events. Should a Banquet Hall or event facility offer admission to the general public for the primary purpose of dancing, concerts, or similar activities, it shall be considered a Nightclub and shall comply with [Section 15-2751](#), Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges.

##### **Outdoor Dining and Patio Areas**

1. **Hours of Operation.** Hours of operation shall be limited to the hours outlined in FMC [Table 15-2744-A](#).
2. **Misters/Heaters.** Misters, heaters, and other such devices for moderating temperatures of the outdoor dining area shall be permitted at the discretion of the Review Authority based on considerations such as aesthetics, safety, and resource efficiency.
3. **Lighting.** Lighting shall not disrupt or unnecessarily impact adjoining properties or roadways. See Section 15-2015, Outdoor Lighting and Illumination.
4. **Residential Spacing.** Outdoor patio areas for hookah, cigar, and similar establishments shall not operate within 100 feet of a Residential District.
5. **Music.** Music may not be amplified. All music, live or recorded, shall comply with all applicable noise standards.
6. **Access and Walkways.** Outdoor dining areas shall not interfere with required pedestrian and/or vehicular access.
7. **Barriers.** If alcohol is served, barriers may be required as part of the Conditional Use Permit process, as well as by the State of California Alcoholic Beverage Control.
8. **Parking.** If the outdoor dining area exceeds 800 square feet, parking is required for the area in excess of 800 square feet at a ratio of 50 percent of what is required for the use.

#### PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

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.
2. 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:
  - a. 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;
  - b. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
  - c. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. The Planning and Development 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 the FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed but will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld.

If you wish to appeal the decision, a written request must be received by the Planning and Development Department by **October 30, 2025**. The written request should be addressed to Jennifer K. Clark, Director, and the project planner identified below, and include the application number referenced above. Please submit the request in writing (mail or email to [publiccommentsplanning@fresno.gov](mailto:publiccommentsplanning@fresno.gov) and CC the planner listed below) to the Planner by the date noted above. A \$1,017.96 fee applies to an appeal by an applicant. **The fee is required prior to accepting the appeal, as required by Section 15-5017-A.1 of the FMC and established by the Master Fee Schedule.**

## **COMPLIANCE REVIEW PROCESS**

**Please Note: To complete the compliance review process for building permits relative to planning and zoning issues, please upload electronic PDF copies of the corrected, final site plan, elevations, landscape, and irrigation plans, operational statement, any fees and title reports for required covenants, and any required studies or analyses into the compliance record for final review and approval into the compliance record at least 15 days before applying for building permits.**

The compliance record for the application is **P25-03444**. These documents can be uploaded electronically to the [Accela Citizen Access](#) portal. Contact Planner once any corrected exhibits are uploaded.

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 Planning and Development Department, please place these exhibits in the plan check set and contact the Planning and Development Department. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Planning and Development Department has a final signed-off copy of the site plan.

## **EXPIRATION DATES**

The exercise of rights granted by this special permit must be commenced by **October 15, 2028** (three years from the date of approval), pursuant to FMC Section 15-5013. An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by

the Director. All required improvements must be installed prior to the operation of the proposed use.

Our goal is to continuously improve our customer service. Please take a moment to complete a quick survey linked [here](#). If you have any questions regarding this letter, feel free to give me a call at the number listed above.

Sincerely,

*Valeria Ramirez*

Valeria Ramirez, Planner II

Planning and Development Department

Enclosures: Exhibits A, E-1, E-2, F, L and O-1 through O-9 dated September 10, 2025  
Comments from partnering Agencies and Departments  
Notes and Requirements for Entitlement Applications



CONSTRUCTION NOTES:

GENERAL CONDITIONS:  
CERTAIN REQUIREMENTS ARE CITED BELOW TO AMPLIFY CODE REQUIREMENTS; APPLICABLE CODE REQUIREMENTS NOT SPECIFICALLY LISTED SHALL BE PERFORMED AND INCORPORATED AS IF WRITTEN IN THEIR ENTIRETY HEREIN; NOTES AND DRAWINGS ARE SUBJECT TO MORE RESTRICTIVE REQUIREMENTS AS DEFINED BY LOCAL JURISDICTION WITHOUT CHARGE OR RECOURSE TO ARCHITECT OR OWNER. CONTRACTOR SHALL CONFIRM ALL UTILITY POINTS OF CONNECTION AND METER LOCATIONS AND LOCATE UTILITY STUB-IN TO BUILDING VIA EASEMENTS AND ADJUST LOCATIONS SHOWN ON DRAWINGS TO CONFORM WITH SUCH. ALL DIMENSIONS ARE SUBJECT TO VERIFICATION BY CONTRACTOR PRIOR TO START OF WORK. REPORT MEASURABLE VARIATIONS TO OWNER PRIOR TO TRENCHING, AND REMEDIES THEREOF. THOUGH DRAWINGS ARE PRODUCED WITH COMPUTER ACCURACY, SOME GEOMETRIES MAY REQUIRE THE CONTRACTOR'S ADJUSTMENT TO SITE-SPECIFIC VARIATIONS AND/OR TO MAKE THE VARIOUS PIECES FIT THE WHOLE AS IT IS INTENDED.

CONSTRUCTION AND BUILDING NOTES:  
WOOD FRAME CONSTRUCTION: ALL BEAMS, JOISTS, AND RAFTERS TO BE SUPPORTED Laterally PER CBC 2506  
CEILING FRAMING: REFER TO ROOF FRAMING DIAGRAM FOR NOTES REGARDING CEILING JOIST.

ELECTRICAL NOTES:  
ELECTRICAL CONTRACTOR TO REVIEW LAYOUT AND BALANCE LOADS. ELECTRICAL CONTRACTOR TO VERIFY CIRCUITRY, LAYOUT, FIXTURES, AND PANEL AND SUB-PANEL LOCATIONS WITH OWNER PRIOR TO COMMENCING WORK. DETECTORS ARE TO BE PERMANENTLY WIRED TO ELECTRICAL CIRCUIT, AND SHALL BE WIRED FOR SIMULTANEOUS OPERATION, EQUIPPED WITH BATTERY BACK-UP. DETECTOR AT HALL SHALL BE LOCATED 3 FEET CLEAR OF HVAC RETURN AIR GRILLE.

FIRE SAFETY REMARKS  
1. WHEN FIRE FACILITIES SUCH AS, BUT NOT LIMITED TO, FIRE HYDRANTS AND ACCESS ROADS ARE TO BE INSTALLED BY THE DEVELOPER, THEY SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. (SECTION 901.3 UFC).  
2. FIRE EXTINGUISHER REQUIREMENTS: A MINIMUM OF 2A10BC RATED FIRE EXTINGUISHER(S) IS REQUIRED FOR EVERY 3,000 SQ. FT. THE EXTINGUISHER(S) SHALL BE LOCATED SO THAT IT WILL BE UNNECESSARY FOR A PERSON TO TRAVEL MORE THAN 75 FEET TO REACH THE NEAREST EXTINGUISHER. EXTINGUISHERS SHOULD BE MOUNTED ON THE WALLS WITH THE TOP OF THE EXTINGUISHER IS NO MORE THAN FIVE FEET FROM GROUND FLOOR HEIGHT. WHEN POSSIBLE, THE FIRE EXTINGUISHER SHOULD BE MOUNTED NEAR EXITS OR IN NORMAL EXIT PATHWAYS. IF NECESSARY, A SIGN SHALL BE POSTED TO CLEARLY INDICATE THE LOCATION OF THE EXTINGUISHER. (SECTION 1002.2 UFC/IFCS 10-1).  
3. A KNOX BOX KEY SYSTEM (MAY BE) (IS NOT) REQUIRED FOR THE BUILDING. APPLICATION IS AVAILABLE AT

PLAN NOTES  
1. WALLS ARE DIMENSIONED TO FACE OF STUD. WALLS WITH SHEAR PANEL SHEATHING ARE DIMENSIONED TO EXTERIOR FACE OF SHEATHING. FACE OF WALL OR FACE OF SHEATHING IS ALSO FACE OF SLAB IF AT PERIMETER.  
2. NO FINGER-JOINTED STUDS AT BEARING WALLS. STUDS SHALL BE "STD" OR BETTER.  
3. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT CEILING AND FLOOR AND AT 10 FT INTERVALS BOTH VERTICAL AND HORIZONTAL. FIRE BLOCKING SHALL BE CONSTRUCTED PER CBC SEC 708.  
4. PROVIDE BLOCKING OR PLATES REQUIRED FOR SOFFITS, WALL-MOUNTED FIXTURES, CASEWORK, ACCESSORIES, FUTURE ITEMS, ETC.; ARRANGE FOR WALK-THROUGH WITH OWNER PRIOR TO COMPLETION OF ROUGH FRAMING.  
5. REFER TO OTHER DRAWINGS HEREIN FOR FURRED CEILINGS, SOFFITS, AND FEATURES NOT DEPICTED ON FLOOR PLAN.  
6. SEE ALSO NAILING SCHEDULE HEREIN.  
7. CONTRACTOR TO VERIFY EXISTING/NEW CONSTRUCTION IS IN ACCORDANCE W/ REMODEL PLANS. ENGINEER/ARCHITECT TO BE NOTIFIED OF ANY CHANGES OR DIFFERENCES OF EXISTING OR NEW CONSTRUCTION SHOWN.  
8. ENGINEER/ARCHITECT TO INSPECT EXISTING FRAMING/STRUCTURE AT TIME WHEN DEMOLITION AT POINT WHERE VISUAL INSPECTION.  
9. ENGINEER/ARCHITECT NOT RESPONSIBLE FOR ADEQUACY & CONDITION OF STRUCTURE THAT IS NOT AVAILABLE FOR VISUAL INSPECTION.  
10. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1 1/2 HOURS IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES. CBC SECTION 1003.2.8.4.  
11. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE MOST STRINGENT OF CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE C.B.C. AND OTHER CODES CITED HEREIN, AND ALL OTHER FEDERAL, STATE, COUNTY AND CITY ORDINANCES.  
12. COMBUSTIBLE DEBRIS, RUBBISH AND WASTE MATERIAL SHALL NOT BE ACCUMULATED WITHIN BUILDINGS. RUBBISH AND WASTE MATERIAL SHALL BE REMOVED AS OFTEN AS PRACTICAL (ARTICLE 87.U.F.C.).  
13. FINAL APPROVAL IS SUBJECT TO ACCEPTANCE AFTER FIELD INSPECTION.  
14. EXIT DOOR LOCKS SHALL COMPLY WITH ARTICLE 12 U.F.C. AND CHAPTER 10 U.B.C.  
15. ALL REQUIRED FIRE EXTINGUISHERS SHALL HAVE A FIRE MARSHALL TAG.  
16. OPERATING NOZZLE FOR FIRE EXTINGUISHERS SHALL BE @ 148".  
17. ADDRESS NUMBERS MUST BE PLACED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO BE CLEARLY AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHOULD BE AT LEAST SIX INCHES (6") HIGH AND SHALL BE OF COLOR TO CONTRAST WITH THEIR BACKGROUND.  
28. MEANS OF EGRESS ILLUMINATION: AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT FLOOR LEVEL. NOTE THAT EXCEPT THE EXCEPTIONS AS ALLOWED BY CODE

FRAMING PLAN NOTES:  
1. USE 6 X 12 OF #2 AT ALL OTHER BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.  
2. PROVIDE A MINIMUM OF (2) 2 X 4 AT BEAMS AND HEADERS THAT ARE NOT LABELED AT BEARING WALLS.  
3. PROVIDE (2) 2 X TRIMMERS WHERE DENOTED.  
4. SCOPE OF WORK ESTABLISHED UNDER THE PERMIT IS LIMITED TO NON-BEARING COMPONENTS AND COSMETIC IMPROVEMENTS. FIELD CREWS SHALL CONTACT ARCHITECT IN THE EVENT THAT STRUCTURAL INTEGRITY OF BUILDING ASSEMBLY MAY BE ALTERED TO ASSESS EXTENT OF WORK AND/OR FOR RESOLUTION TO MAINTAIN STRUCTURAL INTEGRITY.

LEGEND:

- SITE FENCE BOUNDARY - 5'-6"
- PERFORATED FENCE BOUNDARY - 4'-0"
- APPARATUS TURN-AROUND AREA
- CENTER LINE
- PROPERTY LINE

PROJECT OUTLINE:

PROJECT:	CONDITIONAL USE PERMIT: P25-01134 THE MONTERNO / FENCE	
OWNER:	AERONOT STUDIO, LLC DIONYSOS STEFANOPOULOS 559.237.6668	
PROPERTY:	2.97 ACRES	
PROPERTY APN:	417-333-04	
ZONE:	CMX	
LAND USE DESIGNATION:	CMX	
GROSS LOT ACREAGE:	PARKING AREA:	67,700SF
	AERONOT + (E) CHURCH:	17,313SF
	SCCS - LEASED BLDG:	2,200SF
	MONTERNO COURTYARD:	3,600SF
	LANDSCAPED AREAS:	38,660SF
	TOTAL GROSS AREA:	129,373SF
NET LOT ACREAGE:	19,493SF	

ORDER OF DRAWINGS:

- A1.01 SITE PLAN
- A1.10B FLOOR PLAN
- A2.04 FENCE ELEVATIONS
- A5.01 DETAILS
- L1.01 LANDSCAPE PLAN

CODE CITATIONS

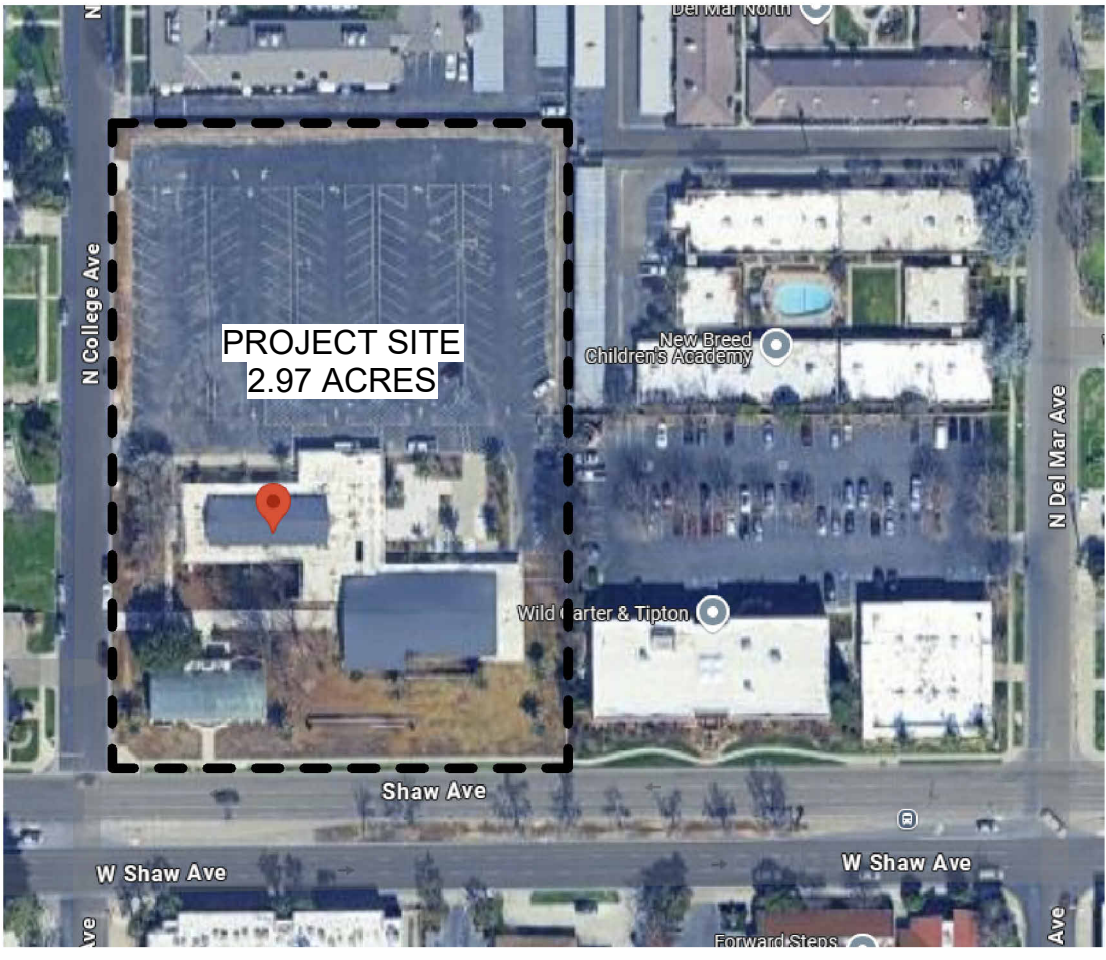
BUILDING CODE:  
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
2022 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R. VOLUMES 1 & 2 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).  
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)  
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)  
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND AMENDMENTS)  
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.  
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE)  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.  
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.  
2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

THE LATEST ADOPTED ADDITIONS OF THE CODES, STANDARDS AND REGULATIONS REQUIRED BY THE LOCAL JURISDICTION SHALL GOVERN ALL WORK IN THESE CONSTRUCTION DOCUMENTS INDICATED BY THE FOLLOWING: COUNTY OF FRESNO ORDINANCE TITLE 15

A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.

SPECIAL INSPECTION IS REQUIRED FOR ALL WORK THAT CANNOT BE VISUALLY INSPECTED.



VICINITY MAP

NTS

APPL. NO. P25-01134 EXHIBIT A DATE 09/10/2025

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

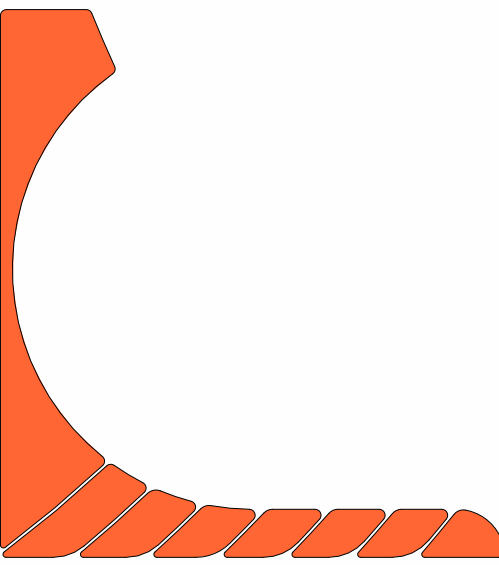
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT



AERONOT  
DESIGN  
280 W SHAW AVE. FRESNO, CA 93704



THE MONTERNO

280 W. SHAW AVENUE  
FRESNO, CA 93704  
APN: 417-333-04

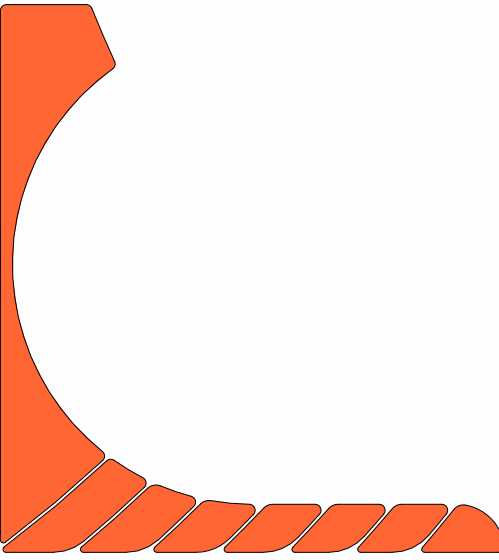
No.	Description	Date
A	City of Fresno CUP Submittal	03.19.25
1	City of Fresno DPU Corrections	08.12.25

SITE PLAN

Project number	2201.3
Date	9.09.2025
Drawn by	DIO
Checked by	DIO

A1.01





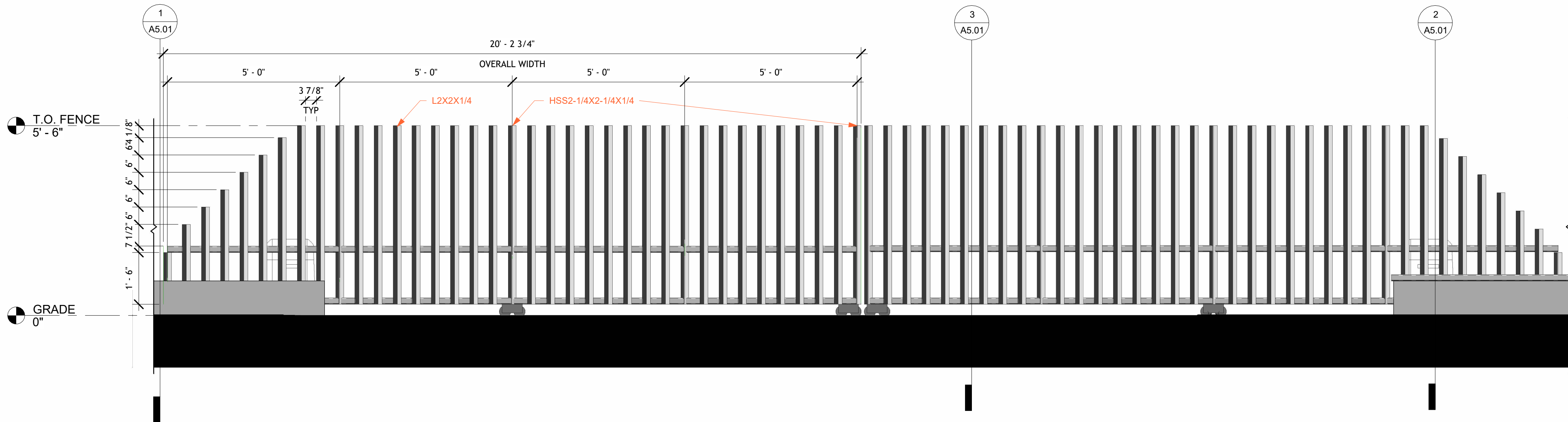
No.	Description	Date
A	City of Fresno CUP Submittal	03.19.25
1	City of Fresno DPU Corrections	08.12.25

FENCE  
ELEVATIONS

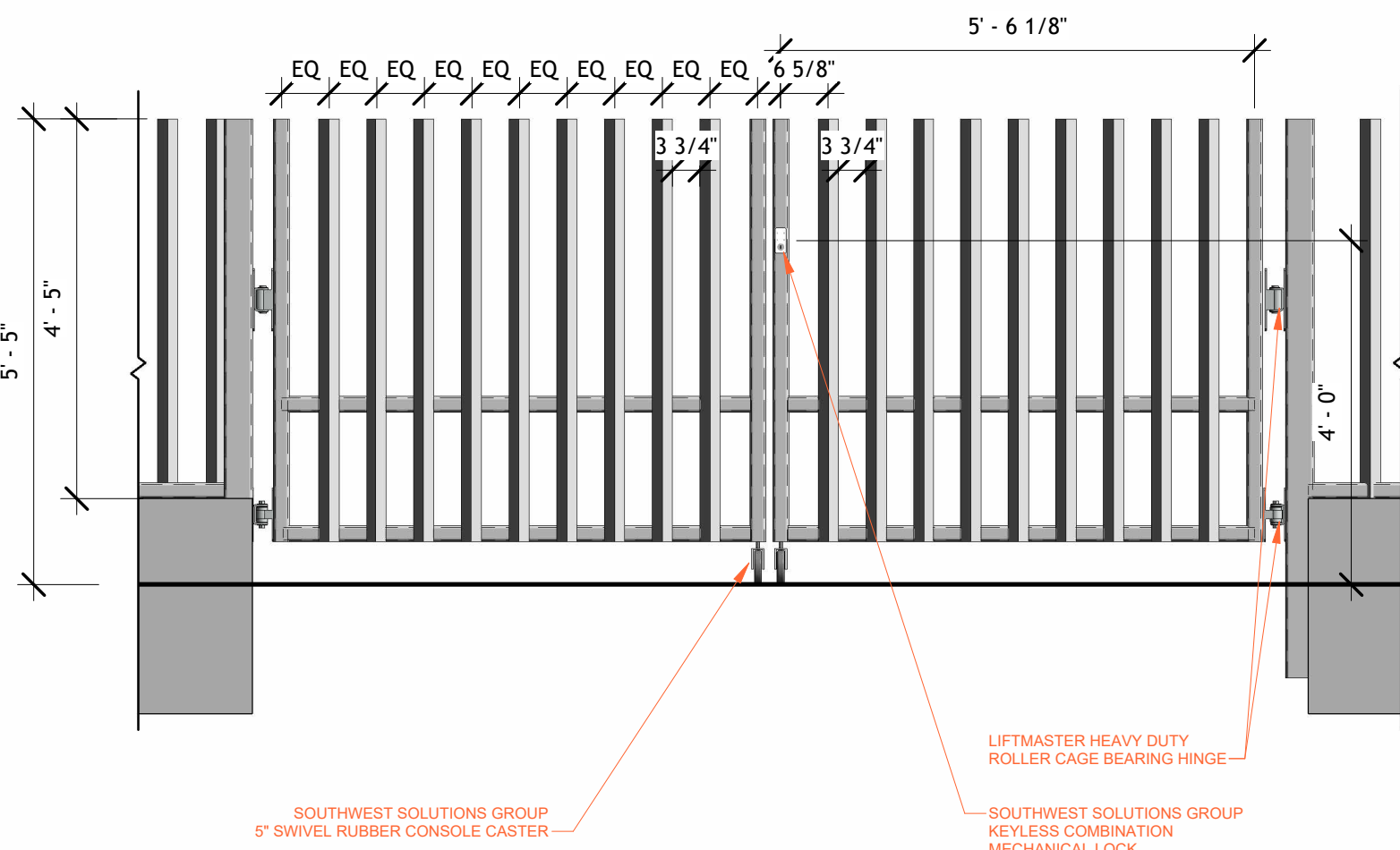
Project number	2201.3
Date	9.09.2025
Drawn by	DIO
Checked by	DIO



1 SOUTH FENCE ELEVATION  
1" = 10'-0"

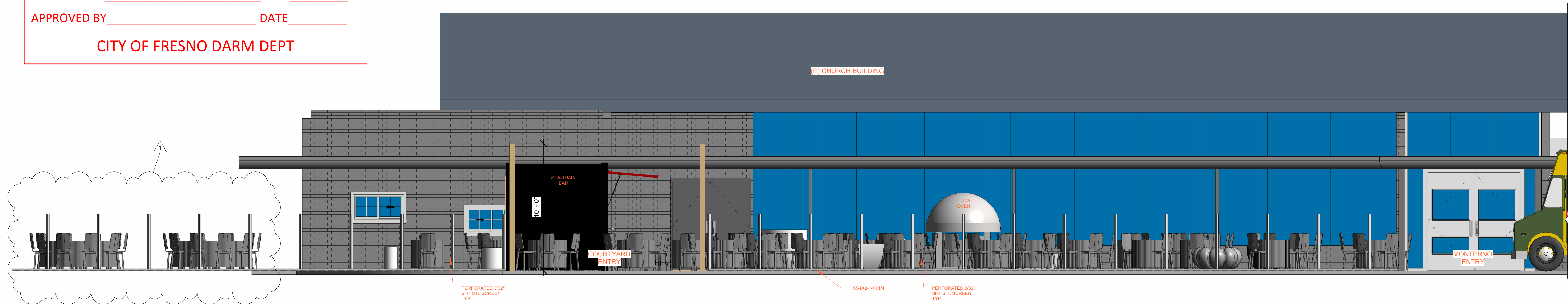


2 ROLLING GATE ELEVATION  
1/2" = 1'-0"



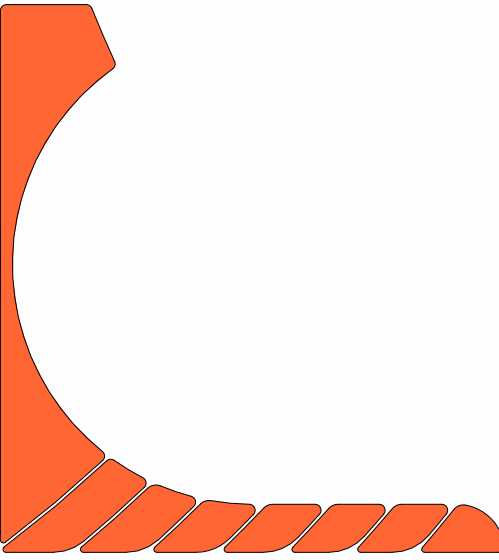
3 SWING GATES ELEVATION  
1/2" = 1'-0"

APPL. NO. P25-01134 EXHIBIT E-1 DATE 09/10/2025  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY OF FRESNO DARM DEPT



4 NORTH ELEVATION @ COURT YARD  
1/4" = 1'-0"





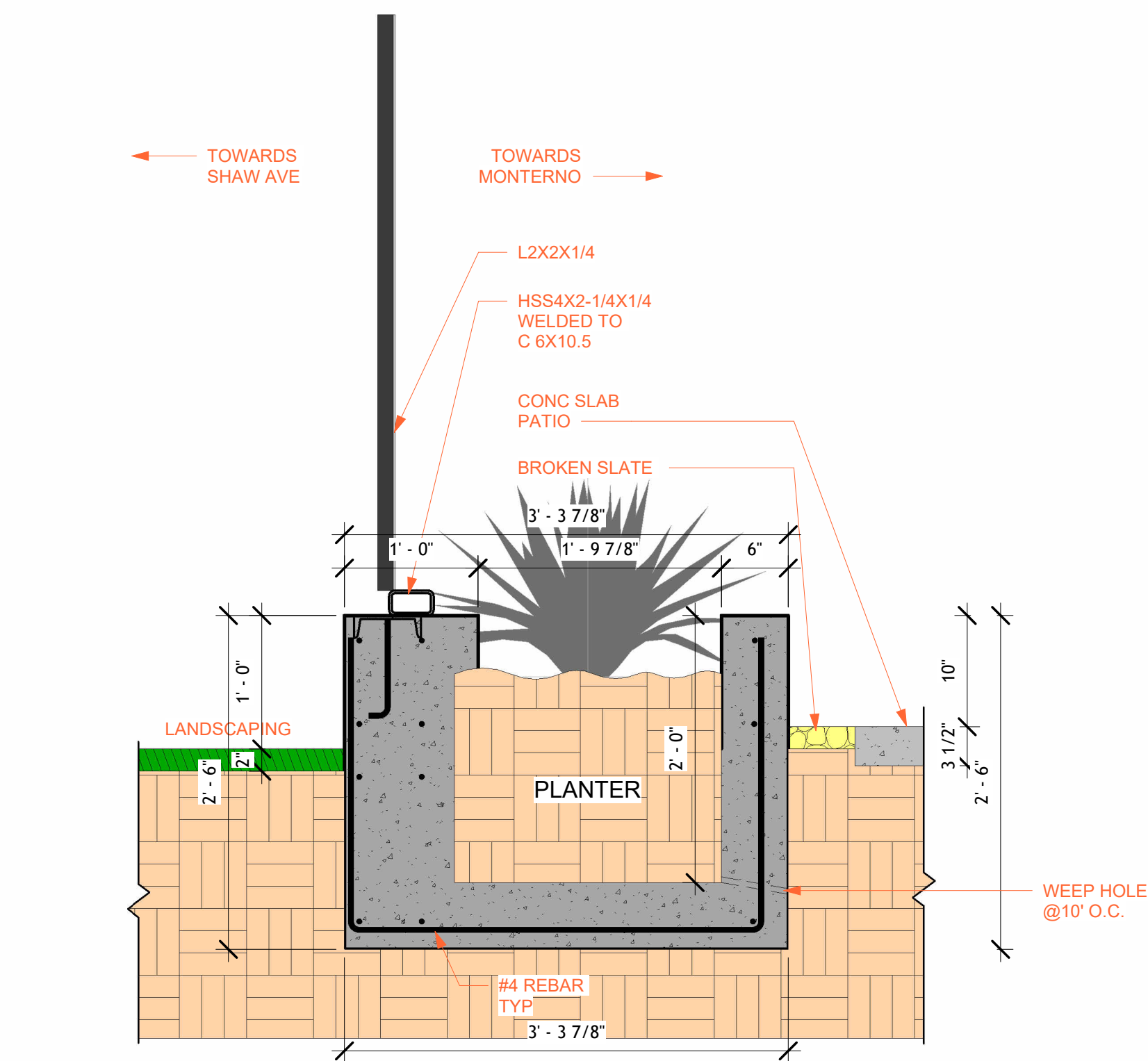
280 W. SHAW AVENUE  
FRESNO, CA 93704  
APN: 417-333-04

No.	Description	Date
A	City of Fresno CUP Submittal	03.19.25
1	City of Fresno DPU Corrections	08.12.25

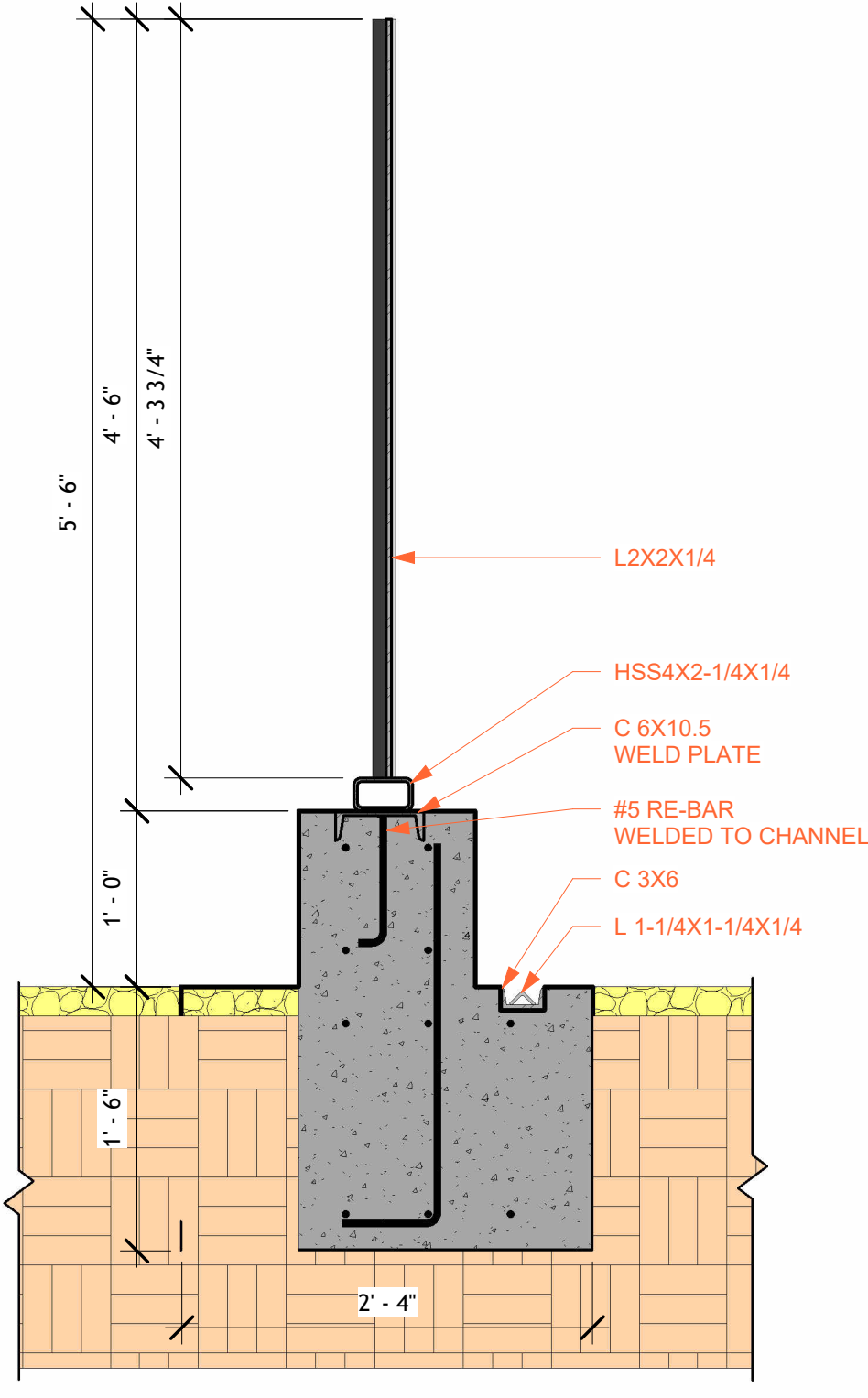
DETAILS

Project number	2201.3
Date	9.09.2025
Drawn by	DIO
Checked by	DIO

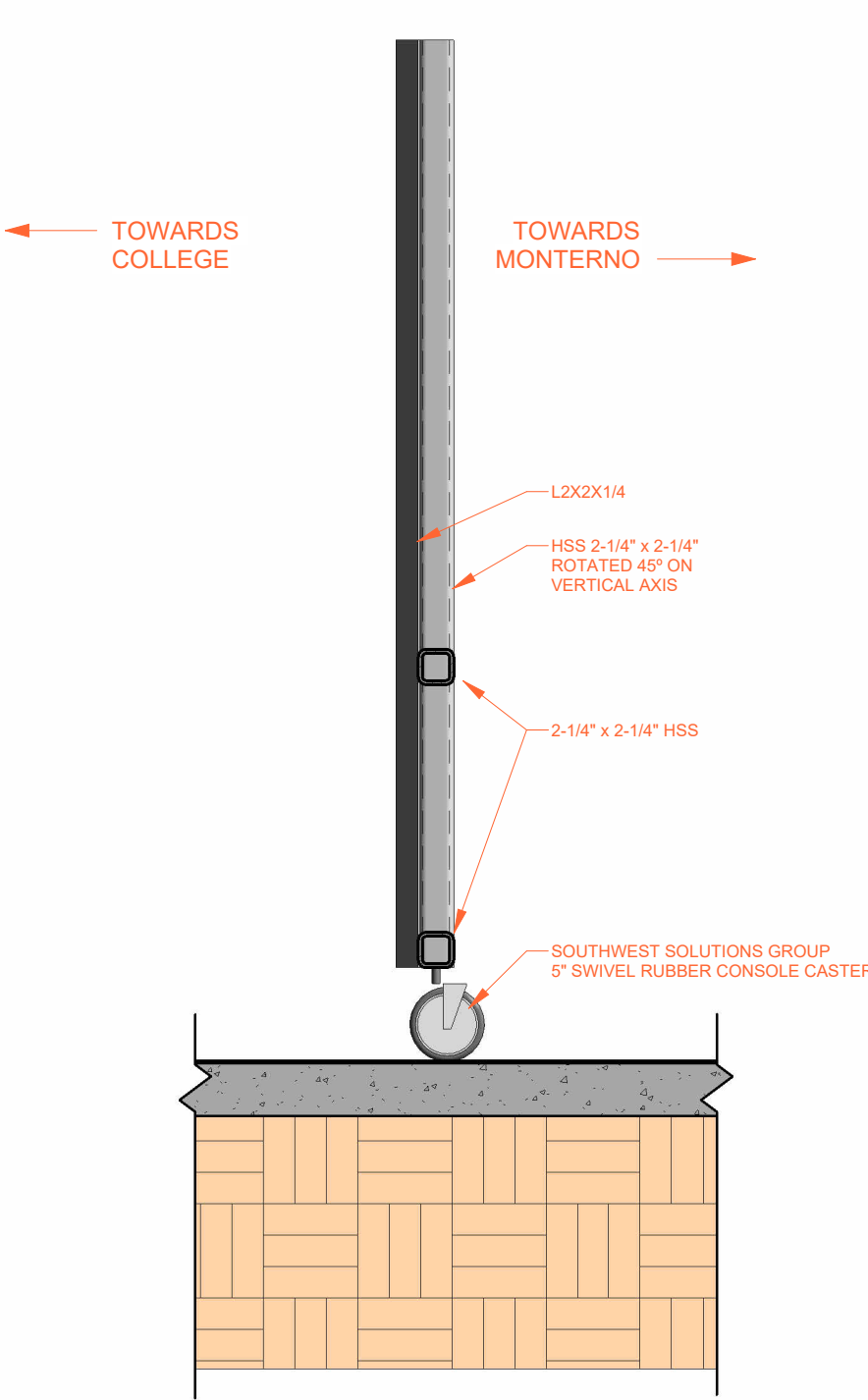
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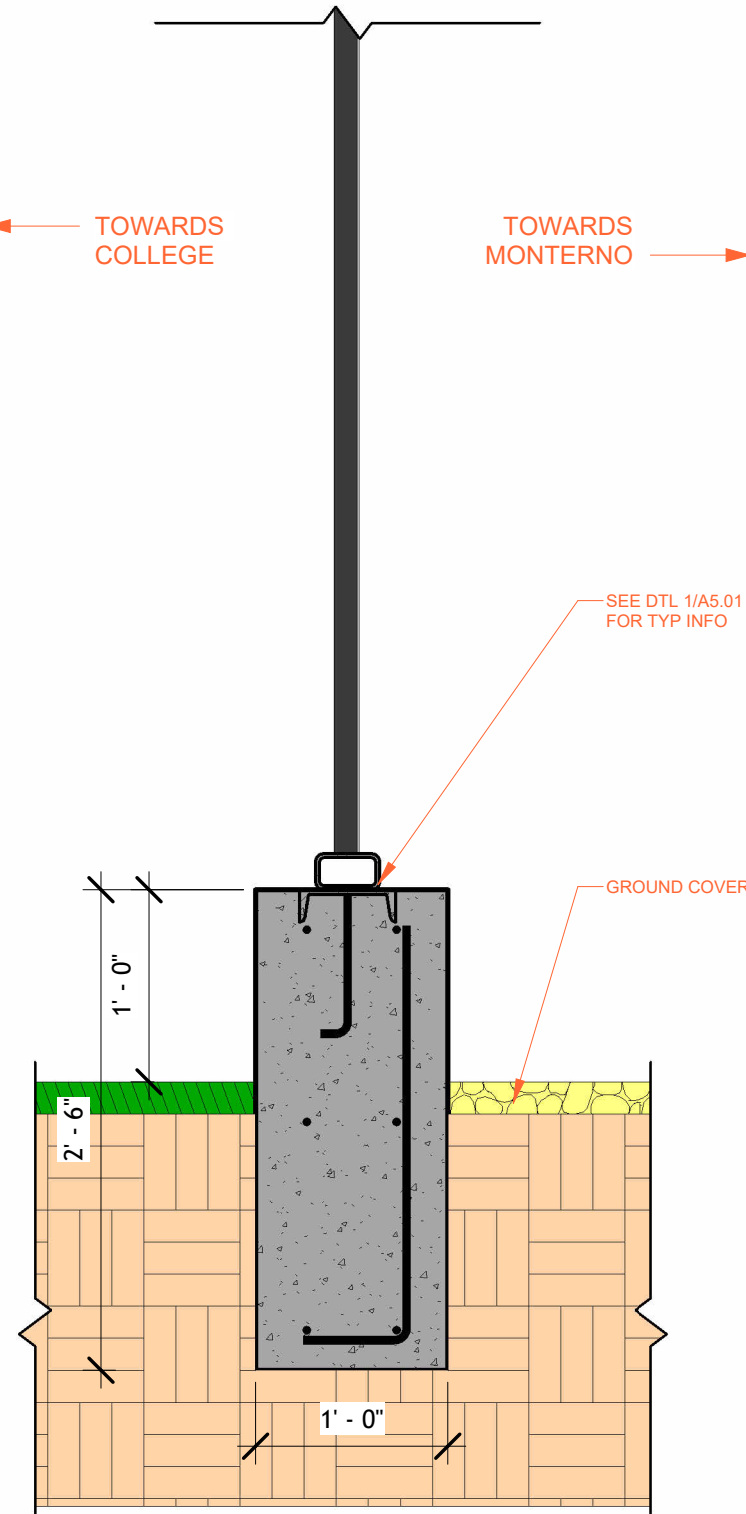
④ DTL @ SOUTH PLANTER  
1" = 1'-0"



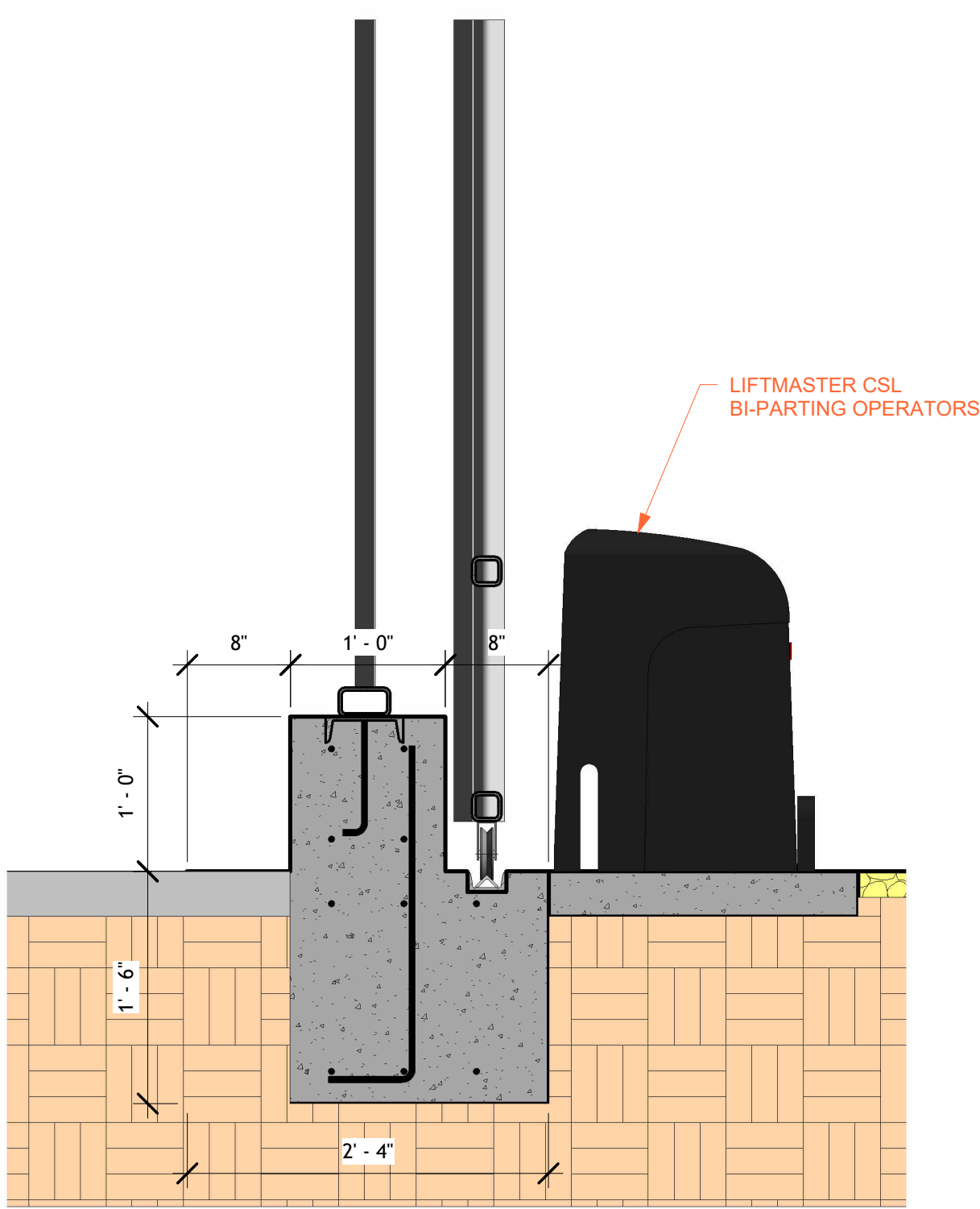
① DTL @ FENCE FTG W/ TRACK  
1" = 1'-0"



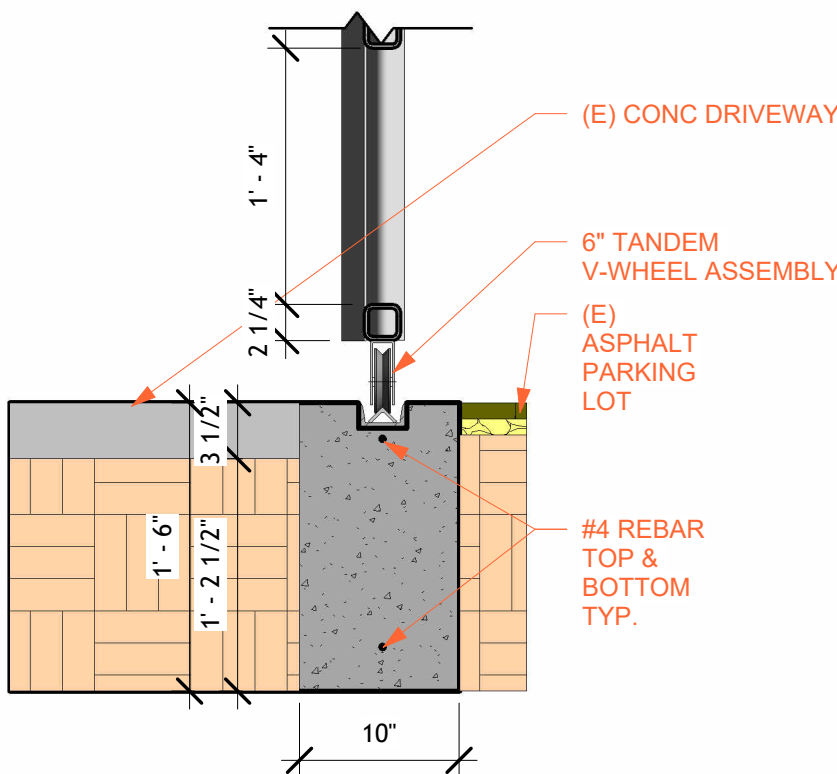
⑥ DTL @ SWING GATES  
1" = 1'-0"



⑤ DTL @ FENCE FTG  
1" = 1'-0"



② DTL @ ROLLING GATE MOTOR  
1" = 1'-0"



③ DTL OF GATE @ DRIVEWAY  
1" = 1'-0"

APPL. NO. P25-01134 EXHIBIT E-2 DATE 09/10/2025  
PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF FRESNO DARM DEPT



FIRE DEPARTMENT NOTES:

1. This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety. Section of the Planning & Development Department when a submittal for building plan review is made as required by the California Building Code by the architect or engineer of record for the building. ^^

2. A change of occupancy will be required going from a A-3 occupancy to an A-2 occupancy. If a fire sprinkler system will be required for the new A-3 occupancy, then show the location of the riser and fire department connection.

- Reference: A manual fire alarm system is required for Group A occupancies with an occupant load of 300 or more, or where the occupant load is more than 100 above or below the lowest level of exit discharge. 2022 CFC, Section 907.2.1^^

3. All building openings shall be accessible within 200 feet of a public street, private driveway, or other approved access. (FFD Development Policy 403.002) ^^

4. All types of vehicle access shall maintain a minimum 20 feet in width, and 13 feet, 6 inch vertical clearance over the entire width of the access. At no point should the grade exceed 10 percent, or contain any irregularity which creates an angle of approach or departure in excess of 10 percent. (FFD Development Policy 403.002) ^^

5. All private streets and driveways that are provided for common access and are required for Fire Department access shall be constructed to a minimum unobstructed width of 20 feet. For drives separated by a median, 15 foot minimum lanes are required. ^^

6. Regardless of parking configurations, a minimum clear drive width of 20 feet shall be required. The Fire Marshal (or designee) may require increases in these widths. (FFD Development Policy 403.002) ^^

7. Loading zone(s) shall not be located in required fire lanes. ^^

8. Provide approved police/fire bypass lock ("Best" padlock model 21B700 series or electric cylinder switch model 1W7B2) on drive access gate(s). All electrified gates shall be equipped with the Best electric cylinder lock 1W7B2. A Knox padlock may not be used in place of the Best padlock model 21B700. These locks can be purchased only through Sierra Lock & Glass, 1560 N. Palm Avenue, Fresno, CA 93728. ^^

9. Electric gates shall be provided with battery back-up. ^^

10. Emergency vehicle access shall be designated by painting the curb red (top and side) and stenciling "FIRE LANE NO PARKING" in 3-inch white letters on the most vertical curb, at least every 50 feet. If no curb is present, a minimum 6-inch wide red stripe shall be painted along the edge of the roadway with "FIRE LANE" in 3-inch white letters at least every 50 feet. (FFD Development Policy 403.005) ^^

11. Provide sign(s) (17"x22" minimum) at all public entrance drives to the property which state "Warning - Vehicles stopped, parked or left standing in fire lanes will be immediately removed at owner's expense - 22658(a) California Vehicle Code - Fresno Police Department 621-7000." ^^

12. Show fire lanes on site plan. ^^

13. Turns in private drives for fire apparatus access shall have minimum 44 foot centerline turn radius. ^^

14. A continuous, unobstructed pathway from emergency vehicle access points to all building openings for fire hose, pull and equipment access. This pathway shall be a minimum of 3 feet in width and 7 feet in height with no sharp turns which would hinder the use or transport of equipment. Any gates across this path shall have a minimum 4 foot clear width and shall remain unlocked or be provided with a Police/Fire bypass lock. (FFD Development Policy 403.002) ^^

APPL. NO. P25-01134 EXHIBIT F DATE 09/10/2025

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

LEGEND:

- NOT PART OF PROPOSED EVENT CENTER
- PROPOSED EVENT CENTER

SCCS - UNDER LEASE

PARKING LOT

THE MONTERNO  
COURTYARD  
200 PERSON SEATING

PIZZA  
OVEN

SEA  
TRAIN  
BAR

THE MONTERNO  
EAST COURTYARD  
180 PERSON  
BANQUET SEATING

MEN

STRG

WOMEN

VAULT

THE MONTERNO  
OFFICE

MAIN ENTRY

MONTERNO  
LOBBY

(E) PEWS TO REMAIN  
TYP.

MONTERNO  
HALL

COAT  
CHECK

STRG

FLOWER  
ROOM

OFFICE  
1

W/C

W/C

CL

BAFFLES

CLARION  
BELL  
ROOM

MECH  
ROOM

STAGE

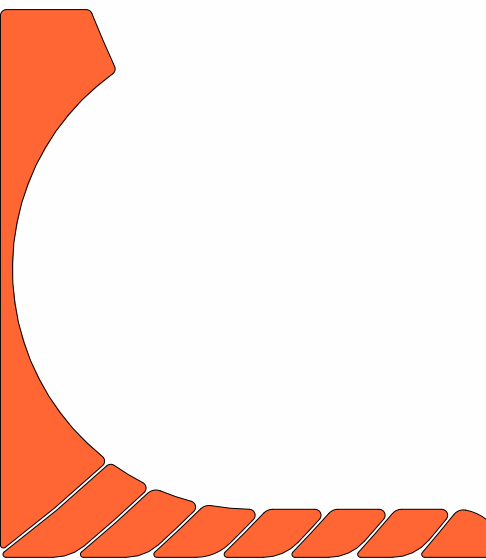
ORGAN

OFFICE  
5

OFFICE  
4



AERONOT  
DESIGN  
280 W SHAW AVE, FRESNO, CA 93704



280 W. SHAW AVENUE  
FRESNO, CA 93704  
APN: 417-333-04

No.	Description	Date
A	City of Fresno CUP Submittal	03.19.25
1	City of Fresno DPU Corrections	08.12.25

FLOOR PLAN

Project number	2201.3
Date	9.09.2025
Drawn by	ELENI
Checked by	DIO

A1.10B



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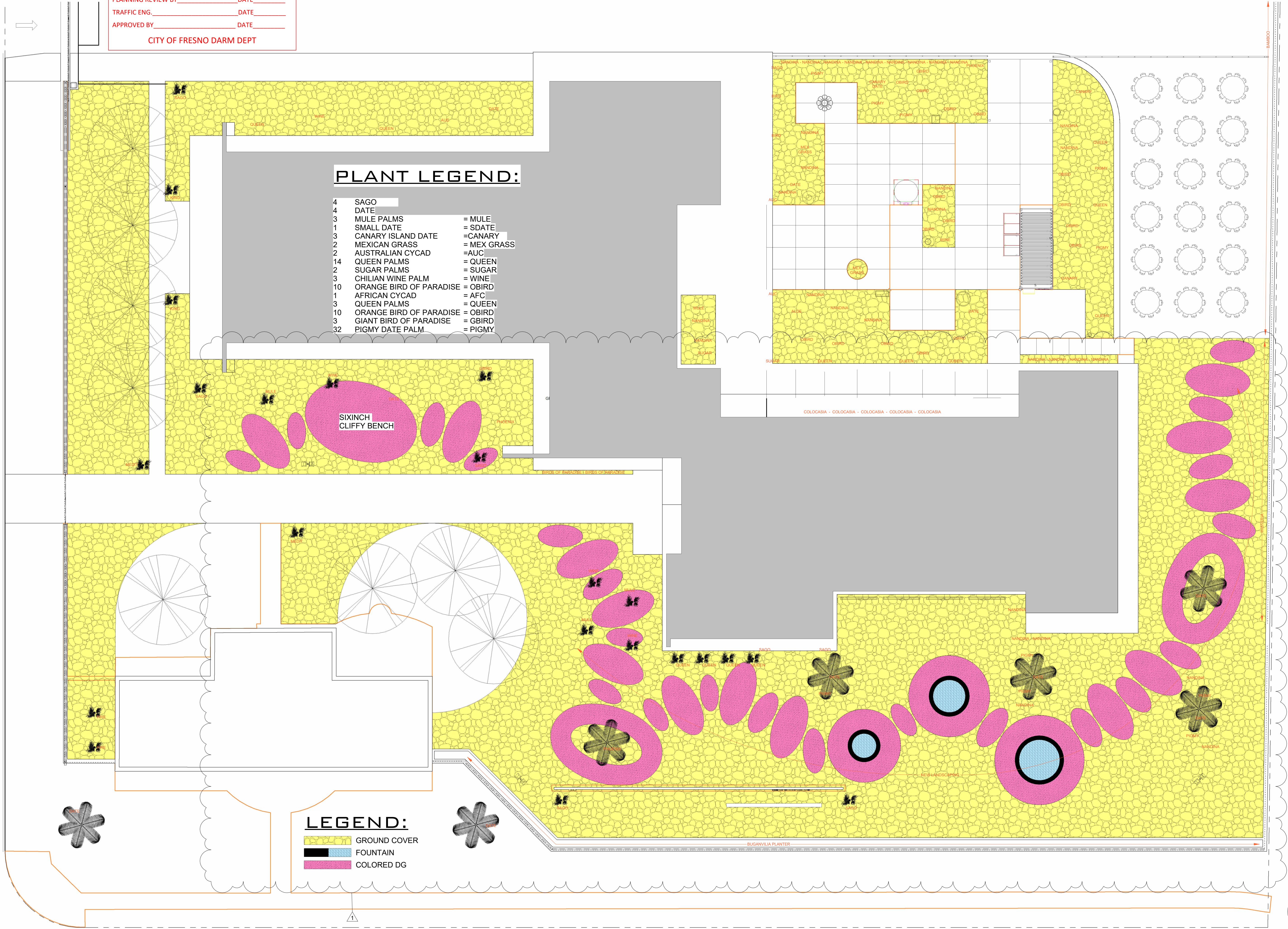
APPL. NO. P25-01134   EXHIBIT L   DATE 09/10/2025

PLANNING REVIEW BY \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENG. \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

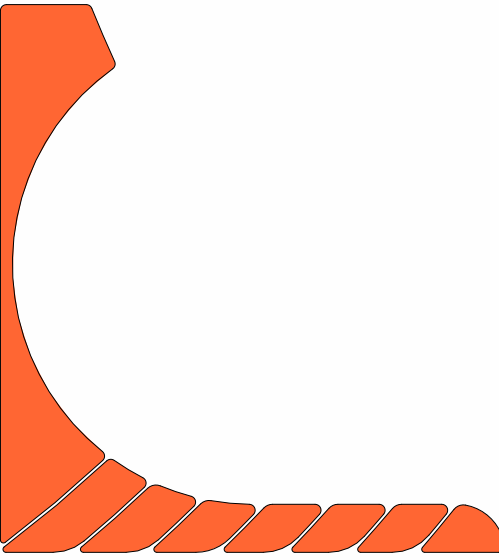
CITY OF FRESNO DARM DEPT



1 LANDSCAPE PLAN  
3/32" = 1'-0"



AERONOT  
DESIGN  
280 W SHAW AVE. FRESNO, CA 93704

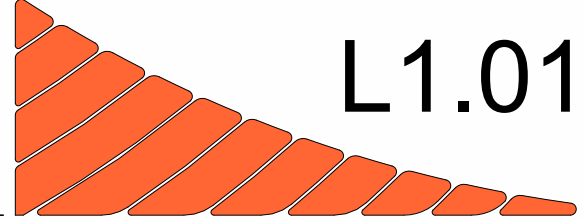


280 W. SHAW AVENUE  
FRESNO, CA 93704  
APN: 417-333-04

No.	Description	Date
A	City of Fresno CUP Submittal	03.19.25
1	City of Fresno DPU Corrections	08.12.25

LANDSCAPE PLAN

Project number	2201.3
Date	9.09.2025
Drawn by	DIO
Checked by	DIO



L1.01



APPL. NO. <u>P25-01134</u>	EXHIBIT <u>O-1</u>	DATE <u>09/10/2025</u>
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

# The *Monterno* Event Center Conditional Use Permit Operational Statement

~~April 4, 2025~~

Revised: September 10, 2025

**Property Owner:**

Aeronot Studio, LLC  
280 W. Shaw Ave.  
Fresno, CA 93704

**Applicant:**

Mr. Dionysos Stefanopoulos  
280 W. Shaw Ave.  
Fresno, CA 93704

**Representative:**

Dirk Poeschel Land Development Services, Inc.  
c/o Mr. Dirk Poeschel, AICP  
923 Van Ness Ave., Suite 200  
Fresno, CA 93721

**Project Site:**

280 W. Shaw Ave., Fresno CA 93704

**APN:**

417-333-04

**Zoning:**

Corridor / Center Mixed-Use (CMX)

**Land Use Designation:**

Corridor / Center Mixed-Use (CMX)

**Area:**

2.97 +/- acres

**REQUEST:**

To allow for the operation of an event center in an existing building located at 280 W. Shaw Ave., in the City of Fresno.

**BACKGROUND:**

The applicant purchased the 2.97 +/- acre property, which includes all existing buildings and improvements, from the Second Church of Christ Scientist of Fresno in 2022. The property contains a 6,450 +/- sq. ft. church building, which is proposed to be converted

into an event center designed to host meetings, presentations and ceremonial gatherings. The adjacent courtyard area is proposed to accommodate catering and dining activities only. In addition, the site includes a 5,600 +/- sq. ft. Sunday school building that has been converted into an architectural studio occupied by the applicant.

The Second Church of Christ Scientist of Fresno was established in the early 20th century. The Sunday school building was constructed in 1958, while the church building was officially completed in 1963. For various reasons, the church closed and the applicant purchased the property.

The architectural style of the church is representative of mid-century modern architecture, characterized by symmetrical and clean lines, creating a serene and inviting atmosphere for congregants and visitors alike. The existing church features a gray brick exterior and wood interior. Key highlights of the church building include a spacious sanctuary that complements the proposed layout of the event center. Overall, the architectural design of the building prioritizes functionality and creates a natural arrangement for a congregation space.

The applicant intends to transform the existing church building into a vibrant event center that honors the rich history of this mid-century modern architectural gem. By repurposing the structure, the applicant aims to create a welcoming space for community gatherings, events, and celebrations while preserving the unique characteristics and historical significance of the building. No changes to the exterior of the building are proposed.

All water, sewer, storm drainage, parking, lighting and landscaping exist and are in excellent condition.

## 1. NATURE OF THE OPERATION/BACKGROUND

The subject site encompasses approximately 2.97 +/- acres and is designated as Corridor/Center Mixed-Use in the City of Fresno's General Plan and zoned CMX (Corridor/Center Mixed-Use). The property is located on the north side of W. Shaw Ave., half a mile west of State Route 41, within the city limits of Fresno. The site includes a 6,450 +/- sq. ft. church building with an occupant load of 340, which is proposed to be converted into an event center. The event center building will be utilized for presentations, meetings, and ceremonial gatherings, with the adjacent courtyard serving as the designated area for catering and dining activities associated with these events. The site also contains a 5,600 +/- sq. ft. former Sunday school building that has been converted into an architectural studio, which is occupied by the applicant and is not part of the proposed event center project.

The event center will be available for rental for a variety of occasions, including weddings, receptions, birthdays, anniversaries, company parties, corporate events, and meetings. Most events will be catered by private companies. The event center will be open for use year-round, with peak usage occurring from May through September. Based on other similar venues, it is assumed each car visiting the site will have an occupancy of 2.5 people per car.

## **Seminars & Company Meetings**

The event center will host approximately 25 events per year, including seminars and training sessions on topics like health, lifestyle, and business. Said events can accommodate 50 to 200 attendees and will be available for use Monday through Saturday from 10:00AM to 10:00PM.

## **Holiday Parties & Banquets- November through January**

The event center will be used approximately 10 times per year for holiday parties, banquets, and similar events, accommodating 150 to 200 attendees. It will be available for use Monday through Sunday from 10:00AM to 10:00PM.

## **Personal Celebrations & Weddings**

The event center will be used approximately 15 times per year for personal celebrations such as birthdays, as well as weddings or celebrations of life where 75 to 300 people can be accommodated. It will be available for use Monday through Sunday from 10:00AM to 10:00PM.

As previously stated, the event center 6,450 +/- sq. ft. building will be utilized for presentations, meetings, and ceremonial gatherings, with the adjacent courtyard serving as the designated area for catering and dining activities only. For more details, see project site plan and floor plan.

The applicant is applying for a Type 47 ABC license (on-sale general – eating place), which permits the sale of beer, wine and distilled spirits both on and off the premises. The applicant aims to offer a selection of high-quality wines while providing an artisan pizza experience. There are also plans to add a pizza oven in the near future. Caterers will also provide their own Type 58 – Cater’s Permit ABC license to serve alcoholic beverages within the boundaries of the event center and the courtyard. For more details, see project site plan prepared by *Aeronot Design*.

## **2. TIME LIMITS**

The event center will be available as described above. There will be no more than one event per day.

## **3. NUMBER OF CUSTOMERS OR VISITORS**

Typical deliveries from UPS, Amazon, etc. will occur once a day. It is estimated visitors to the site to evaluate its potential for events will average 3 times a month.

## **4. NUMBER OF EMPLOYEES**

The applicant will hire a representative to manage and be present at all events from start to finish.



Private caterers will provide food and beverages for events. Additionally, the catering companies will supply staff as needed to serve guests. The number of employees provided by the catering company will range from 5 to 20 and will be proportional to the size of the event. Additionally, the site includes provisions to accommodate up to two food trucks on the north side of the property.

Security guard(s) will be retained as required by city standards.

## 5. SERVICE DELIVERY VEHICLES

Delivery vehicles will arrive at the site the day before and on the day of the event. It is estimated that three (3) delivery vehicles will frequently visit the site for each event. These vehicles will deliver food, beverages, flowers, and other supplies needed to cater for the events.

### Event Center Trip Generation

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition (TGM), is typically used to estimate the number of trips generated by proposed projects. However, the land uses presented in the TGM do not specifically evaluate event centers. This is due to the intermittent use of event centers and the significant variation in number of guests depending on when an event is held and the type of event.

The proposed event center is intended to serve as a venue for weddings, anniversaries, birthday celebrations, and similar gatherings, with a maximum of one event per day. The majority of events are expected to take place on weekends. While events may be scheduled at various times throughout the day, it is estimated that most will begin around 5:00PM and continue till 10:00PM.

As a result, trip generation characteristics have been estimated based on the project description. It is assumed that the average vehicle occupancy for event guests will be 2.5 passengers per vehicle. The tables below provide the trip generation estimates for the maximum capacity of each event type proposed.

**TABLE 1 – Trip Generation**  
**Seminars, Company Meetings, Holiday Parties & Banquets**  
**(Max Capacity: 200 Event Guests)**

Type of Trip	Daily Trips			Peak Hour (Before Event)			Peak Hour (After Event)		
	In	Out	Total	In	Out	Total	In	Out	Total
Employee	10	10	20	5	0	5	0	5	5
Delivery	3	3	6	3	3	6	0	0	0

Catering Trucks	3	3	6	3	0	3	0	3	3
Event Guests (2.5 passengers per vehicle)	80	80	160	80	0	80	0	80	80
<b>TOTAL</b>	<b>96</b>	<b>96</b>	<b>192</b>	<b>91</b>	<b>3</b>	<b>94</b>	<b>0</b>	<b>88</b>	<b>88</b>

Table 1 estimates that the proposed event center will generate approximately **192 DAILY TRIP**, with 94 trips occurring during the peak hour before an event and 88 trips after the event's peak hour. It is important to note that the event types analyzed in Table 1 are conservatively estimated to take place around 35 times per year.

**TABLE 2 – Trip Generation  
 Personal Celebrations & Weddings  
 (Max Capacity: 300 Event Guests)**

Type of Trip	Daily Trips			Peak Hour (Before Event)			Peak Hour (After Event)		
	In	Out	Total	In	Out	Total	In	Out	Total
Employee	10	10	20	5	0	5	0	5	5
Delivery	3	3	6	3	3	6	0	0	0
Catering Trucks	3	3	6	3	0	3	0	3	3
Event Guests (2.5 passengers per vehicle)	120	120	240	120	0	120	0	120	120
<b>TOTAL</b>	<b>136</b>	<b>136</b>	<b>272</b>	<b>131</b>	<b>3</b>	<b>134</b>	<b>0</b>	<b>128</b>	<b>128</b>

Table 2 estimates that the proposed event center will generate approximately **272 DAILY TRIP**, with 134 trips occurring during the peak hour before an event and 128 trips after the event's peak hour. It is important to note that the event types analyzed in Table 2 are conservatively estimated to take place around 15 times per year.

The event center is proposed to operate as a potential destination for weddings, anniversaries, birthday celebrations, etc., with an anticipated event frequency of only one event on a given day. Most of the events will occur on weekends. Events may occur at various times throughout the day; however, it is estimated that most events will begin at approximately 5:00PM and continue until late evening.

## 6. ACCESS TO THE SITE

There are two (2) existing driveway approaches off N. College Ave., a street classified as *local* in the Circulation Element of the City of Fresno General Plan. Access to the site will be via the existing driveways located to the west of the Sunday school building, as illustrated on the project site plan prepared by *Aeronot Design*. The peak traffic periods for the proposed project are expected to occur on weekends. The second access is for fire access only.

## 7. NUMBER OF PARKING SPACES

As illustrated on the site plan, there is an existing designated area for visitor parking. The parking area is located to the north of the two (2) buildings and the courtyard. The existing parking area encompasses 1.5 +/- acres of the subject site and provides a total of 150 parking stalls, including ADA parking. Parking calculations are provided per City of Fresno standards.

## 8. GOODS OR SERVICES SOLD ON SITE

The applicant proposes to provide an exclusive selection of fine wines for sale for off-site consumption. Additionally, raffles and auctions may be held when groups rent the facility and desire to conduct fundraising during their events.

## 9. EQUIPMENT

Typical yard maintenance equipment will be used. All other site maintenance will be performed by contractors called to the site.

## 10. SUPPLIES AND MATERIALS

No special supplies or materials are required for the project. Any specialty supplies or materials will be brought to the site by contractors/suppliers or caterers.

## 11. DOES THE USE CAUSE AN UNSIGHTLY APPEARANCE?

No. The front entrance is gated, and landscaping exists throughout the property. The driveways and parking areas are already in place, surfaced with concrete and asphalt. The site is well-maintained and will continue to be an improvement to the surrounding area.

### Noise

An indoor sound amplification system will be provided as needed for events. The area surrounding the project site is primarily commercial, with the exception of a few residential properties located to the west of the site, which fall under the jurisdiction of Fresno County.

The applicant proposes to have ambient music in the outdoor courtyard. The applicant will prepare a Noise Control Plan to ensure compliance with the applicable City of

Fresno daytime, 7:00AM to 10:00PM noise level standards. Additionally, no amplified speech or music will occur during the nighttime hours, 10:00PM to 7:00AM. All amplified speech and music will conclude by 10:00PM. All events will be subject to monitoring by the staff of the facility to ensure that noise levels are not exceeded.

### **Glare**

The existing parking lot is illuminated and utilizes hooded light fixtures. All lighting will be directed to not annoy nearby property owners.

### **Dust**

There will be no dust or odors associated with the event center as the site is landscaped and paved.

## **12. LIQUID OR SOLID WASTES TO BE PRODUCED**

### **Waste Disposal**

The applicant has accommodation for two (2) ADA restroom facilities, totaling 320 +/- sq. ft. to accommodate event center attendees. The restroom is located west of the main foyer of the church. It is easily accessible to the west of the main foyer.

All existing buildings on the subject site are connected to city utilities.

### **Solid Waste Disposal**

The facility is currently, and will continue to be, served by a private waste hauler. Solid waste containers will be located on the property for pick up by the waste hauler. Recyclable materials will be separated for pick up.

The quantity of solid waste generated by the facility will be determined by the number and size of events that occur in a week. However, it is anticipated that the maximum quantity will not exceed 5 cubic yards a week.

## **13. ESTIMATED VOLUME OF WATER TO BE USED**

The subject site is serviced by an existing City of Fresno water connection. The event center proposes on-site restroom facilities, totaling 320 sq. ft., and will provide 4 toilets, 2 urinals, and 4 sinks. Assuming each guest uses the restroom facility once per event, approximately a total of 300 gallons of water will be used per event, with sink usage. Therefore, approximately 15,000 gallons of water will be used per calendar year for the event center.

## **14. PROPOSED ADVERTISING**

An existing monument sign is located on the south end of the property which is planned to display the event center name "The Monterno." The existing sign

measures approximately 3 ft. in height and 70 ft. in length, encompassing a total of 210 sq. ft. The proposed signage will adhere to City of Fresno's sign standards.

#### **15. WILL EXISTING BUILDINGS BE USED?**

The existing church building, approximately 6,450 sq. ft., will be used for hosting meetings, presentations and ceremonial gatherings. The existing 5,600 sq. ft. Sunday school building has been converted into the Aeronot Design studio, which is not part of this proposal.

#### **16. WHICH BUILDINGS OR WHAT PORTION OF BUILDINGS WILL BE USED?**

The existing courtyard, located at the northeast crux of the two buildings, will be enclosed with perimeter screening not to exceed 4 ft. in height. For more details, see project site plan. The courtyard will serve as part of the event center and will be utilized for catered events. The courtyard is currently landscaped with tropical palms and plants, and in the future, cloth shading will be installed to provide additional shade.

As previously mentioned, the Aeronot Design studio on the subject site will not be available for rent since it is not part of this proposal.

#### **17. OUTDOOR LIGHTING PROPOSED**

The subject site is equipped with three (3) 14 ft. LED light poles, while the parking lot features two (2) 23 ft. LED light poles that illuminate the entire area. The existing light poles operate on high voltage power. In addition, the courtyard will include low voltage lighting in 16 designated locations.

#### **18. LANDSCAPING OR FENCING**

All existing landscaping will be maintained. The property features an existing chain-link fence along the north property line, wood fencing for the first 130 ft. on the east property line, and a 46 in. high adobe brick wall along the remaining portion of the east property line. The applicant proposes to install perimeter fencing along the west, south and half of the east property lines to enhance security. For more details, see project site plan.

#### **19. ANY OTHER INFORMATION THAT WILL PROVIDE A CLEAR UNDERSTANDING OF THE PROJECT**

##### **Consistency with City of Fresno Municipal Code Table 15-1102: Use Regulations - Mixed-Use District**

*CMX (Corridor/Center Mixed-Use) allows for the operation of a Banquet Hall and Eating Establishment with Alcohol Sales are permitted uses subject to the approval of a Conditional Use Permit.*

## Security Plan

The applicant proposes to develop a comprehensive security plan to ensure the safety of the event center. The plan will include security personnel, access control, surveillance & monitoring, parking lot & perimeter security, incident reporting & communication, and staff & vendor security training.

This plan will be reviewed regularly and updated as necessary to maintain a safe and secure environment for all guests and staff.

<https://dplds.sharepoint.com/Shared Documents/CURRENT CLIENTS/Stefanopoulos, Dio - Event Center 25-14/Operational Statement/Operational statement - The Monterno Event Center.docx>



## DEPARTMENT OF PUBLIC UTILITIES

### MEMORANDUM

**DATE:** June 16, 2025

**TO:** VALERIA RAMIREZ – Planner II  
Planning & Development Department – Current Planning

**FROM:** DENISE SORIA, MSCE, PE, Licensed Professional Engineer  
Department of Public Utilities – Utilities Planning & Engineering

**SUBJECT: DPU CONDITIONS OF APPROVAL FOR P25-01134 MX – THE MONTERO EVENT CENTER – APN 417-333-04**

### **Background**

Conditional Use Permit Application P25-01134 pertains a 2.96-acre lot located at 280 West Shaw Avenue. The Project entails establishing a 6,450 square-foot event center and a 5,600 square-foot architectural studio within an existing building. The Project also includes a 9,000 square-foot patio located at the southeast corner of the property and 2 (two) taco truck parking stalls with hookups on the east side of the property.

### **General Requirements**

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities (DPU) review and approval.
2. All DPU facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to the approval of improvement plans.
4. A street work permit is required for any work in the Right-of-Way. Contact the Department of Public works at [DPWPermits@fresno.gov](mailto:DPWPermits@fresno.gov) or (559) 621-8800 for an encroachment/street work permit.
5. All underground utilities shall be installed prior to permanent street paving.
6. **Attached to these DPU Conditions of Approval is a preliminary review of the Site Plan for the Project (as such Site Plan was available on Accela as of the date of these Conditions of Approval). Final Site Plan review will be conducted after an update based on these and other conditions for the Project.**

### **Water Service Requirements**

The nearest water mains to serve the Project are an 8-inch water main located in North College Avenue and a 12-inch water main located in West Shaw Avenue. Water facilities are available to provide service to the Project subject to the following requirements.

1. On-site water facilities (including installation of private fire hydrants, if applicable) shall remain private.
2. Installation of new water service(s) and meter(s) shall be required **only** if the existing water service and meter at the property are not adequate and/or operational (**or** if additional water service(s) and meter(s) are requested by the applicant, in which case separate fees will apply to the new water service(s)).

**Note:** On June 6, 2025, the applicant confirmed they do not propose any new water and sewer services. The applicant intends to utilize existing services.

3. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property, if any.
4. Destroy existing on-site well(s), **if any**, in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by the California Department of Water Resources, and City of Fresno Public Works Standard Drawing **W-45** and Standard Specifications Section **32**. The applicant shall comply with Fresno Municipal Code (FMC) Chapter 6, Article 4, as may be amended from time to time.

### **Landscape Requirements**

1. Service, meter, and backflow prevention device are to be of the same size (inside diameter of pipe).
2. 1.5-inch and 2.0-inch meters to be installed per Public Works Standard Drawing **W-1**.
3. 1.0-inch meters to be installed per Public Works Standard Drawing **W-2**.
4. Backflow prevention device(s) to be installed per Public Works Standard Drawing **W-11**.
5. All Reduced Pressure Principle Backflow Prevention Assembly (i.e. RP devices) shall be tested and approved by a certified AWWA or ABPA tester within five days of installation. The property will not be given occupancy until all the RP devices are tested and documented with the City of Fresno Water Division. A list of certified testers can be obtained by calling (559) 621-5335.



### **Water Supply Requirements**

The Project is currently served by 1 (one) 1.5-inch water service and meter. **See Water Service Requirements Item 2 above for reference to new and/or additional water service(s) and meter(s).**

1. The Water Capacity Fee charges for the installation of new water services and meters to serve the property.
  - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
  - b. If the total domestic, commercial, industrial, and irrigation water demands for the Project can be accommodated with the existing water service and meter, the applicant shall not be required to pay Water Capacity Fee charges.
  - c. If the total domestic, commercial, industrial, and irrigation water demands for the Project cannot be accommodated with the existing water service and meter, and an additional water meter or a larger water meter is required, the applicant shall be required to pay Water Capacity Fee charges.
  - d. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee charge shall be calculated by subtracting the Water Capacity Fee charge associated with the existing water service and meter from the Water Capacity Fee charge associated with the larger water meter size required for the Project.
  - e. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS).
  - f. The City reserves the right to require an applicant to increase or decrease the size of a water meter for the Project to ensure that it is properly sized to accommodate fire protection requirements and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
2. The applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and FMC.

### **Sewer Service Requirements**

The nearest sanitary sewer mains available to serve the Project are an 8-inch sanitary sewer main located in North College Avenue and an 8-inch sanitary sewer main located in West Shaw Avenue. Sanitary sewer facilities are available to provide service to the Project subject to the following requirements:

DPU CONDITIONS OF APPROVAL FOR P25-01134 MX – THE MONTERO EVENT CENTER – APN 417-333-04

June 16, 2025

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1. On-site sanitary sewer facilities shall remain private.
2. Installation of a new sewer service branch(es) shall be required **only** if the existing sewer branch (sewer lateral) is not operational and/or adequate to serve the proposed development (**or** if additional sewer services are requested by the applicant, in which case separate fees will apply to the new sewer service(s)).

**Note:** On June 6, 2025, the applicant confirmed they do not propose any new water and sewer services. The applicant intends to utilize existing services.

3. The applicant shall be financially responsible for the abandonment of any unused sewer services previously installed to the property, if any.
4. All existing on-site private septic systems (including septic tanks), **if any**, shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.

**Sanitary Sewer Fees**

The following Sewer Connection Charges are due and shall be paid for the Project (if not previously paid with the existing sewer service at the property, or if a new/additional sewer service is requested by the applicant). **See Sewer Service Requirements Item 2 above for reference to new and/or additional sewer service(s).**

1. Lateral Sewer Charge.
2. Oversize Sewer Charge.
3. Wastewater Facility Sewer 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 FMC 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, based on metered usage (water or sewer effluent). The applicant 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 City of Fresno MFS. The applicant shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

### **Solid Waste Service Requirements**

The following are Solid Waste Service Requirements for the purpose of establishing City solid waste service policies for office/commercial space. These service requirements apply to all office/commercial complexes within the City of Fresno. Except as otherwise noted, the applicant shall comply with FMC Chapter 6, Article 2, as may be amended from time to time.

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Republic Services at (559) 275-1551 or (800) 493-4285.
2. All office/commercial complexes are required to subscribe for recycling services. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include, at the minimum, cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
3. All trash and recyclable material must be placed in approved containers. At no time may trash and recyclable material be placed on the ground or pavement.
4. Senate Bill (SB) 1383, as enacted in 2017, establishes statewide targets to reduce the statewide disposal of organic waste by 50 percent by 2020 and 75 percent by 2025; and requires that not less than 20 percent of edible food that is currently to be disposed of be recovered for human consumption by 2025. As part of SB 1383, Chapter 12 of Title 14, Division 7 of the California Code of Regulations (CCR), and amended portions of regulations of Title 14 CCR and Title 27 CCR were created, also referred to as Short-Lived Climate Pollutants: Organic Waste Reductions regulations. The City of Fresno adopted Bill B-3, Ordinance 2022-003 to amend Chapter 6, Article 2 of FMC at its March 10, 2022, meeting. Subsequently, the City of Fresno adopted Bill B-11, Ordinance 2022-011 to amend Section 6-233 of FMC relating to the requirements for commercial edible food generators at its May 26, 2022, meeting.
5. As required by FMC section 6-206(a) residential and commercial establishments are required to maintain solid waste, recyclables, and organics collection service through an authorized provider. The City has the right to review the number and size of containers and require applicants to adjust the service level (frequency of service).
6. The existing solid waste bins are currently free-standing in the parking lot, **see Attachment A: Solid Waste Bins**. Current City-standards require a trash enclosure to house the solid waste bins. Per FMC 15-2016.A.6 and 7, this applies to projects that; Request for a Discretionary Permit and/or Change from one category of use classification to another. In addition, the existing solid waste facilities do not appear to accommodate organic waste, **see Solid Waste Service Requirements Item 4 above**. In accordance with FMC Section 15-2016.C.3, solid waste facilities shall be consolidated to minimize the number of collection sites.

DPU CONDITIONS OF APPROVAL FOR P25-01134 MX – THE MONTERO EVENT CENTER – APN 417-333-04

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7. This Project will require 1 (one) 3-cell trash enclosure designed to accommodate separate facilities containing 2 (two) – 4-cu. yd. bins, one for trash and one for recycling collection, and 1 (one) 2-cu.yd. bin for green and/or organic/food waste (to be placed in a cell designated for grease collection storage) to be constructed to current Public Works Standard Drawings (Solid Waste Standards) **P-33A through C, P-34, and P-35; and P-93, and/or P-94, and/or P-95** to be serviced once a week. The Site Plan shall be revised to show a 3-cell trash enclosure and note/document this in any subsequent submittals (permit, etc.) to the City's various departments.

**Note 1:** On June 6, 2025, DPU's Utilities Planning and Engineering Division discussed the solid waste requirement with the applicant. The applicant confirmed that the Project will not generate grease waste and there will not be cooking as part of the building's operations, eliminating the need for a grease barrel to be housed in the new trash enclosure.

**Note 2:** A part of these Solid Waste Requirements (i.e., require adding a third/fourth compartment in the trash enclosure to accommodate a bin for green and/or organic/food waste) may need to be modified in the future to comply with SB 1383, as mandated by Chapter 12 of Title 14, Division 7 of the California Code of Regulations. **A reduced size bin for green and/or organic/food waste may be allowed if it is documented that green/landscape 'clippings' (waste) will be hauled away by a landscape contractor.** On June 6, 2025, the applicant confirmed that landscape clippings and green waste generated from the site will be hauled off-site by a third-party contractor.

8. Service Route Permits and Location Permits are required for all private trash company services within the City of Fresno per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.
9. Ingress and egress of the location shall have an unobstructed overhead clearance of 16 feet and shall not be less than 18 feet wide, in accordance with Public Works Standard Drawing **P-34**.
10. The applicant will need to provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around, in accordance with Public Works Standard Drawing **P-34**.
11. The safe back up limit for a solid waste vehicle shall not exceed 45 feet, in accordance with Public Works Standard Drawing **P-34**.
12. Americans with Disability Act (ADA) requirement for office/commercial complexes (developments):

The applicant shall install (construct) a trash enclosure(s) for the Project that

DPU CONDITIONS OF APPROVAL FOR P25-01134 MX – THE MONTERO EVENT  
CENTER – APN 417-333-04

June 16, 2025

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complies with the City's ADA requirements as defined in the City's Standard Drawings, Details and Specifications. The certificate of occupancy for the Project shall be withheld until the applicant installs (constructs) the trash enclosure(s) in accordance with the City's ADA requirements.

**Other Information**

As-built drawings for utilities in the right-of-way may be requested by submitting a filled-out Information Request Intake Form to [dpu.plan@fresno.gov](mailto:dpu.plan@fresno.gov).

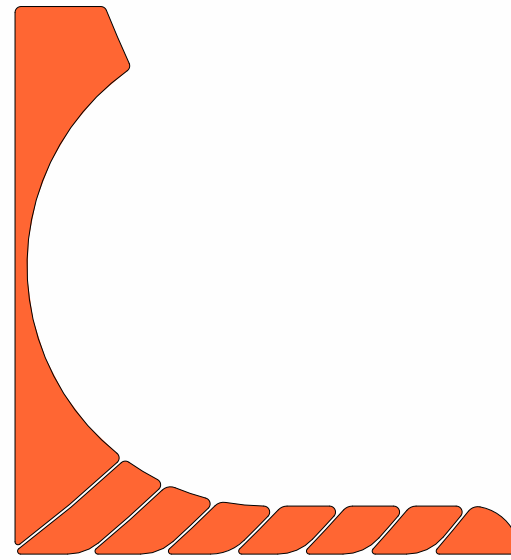
Attachments:     Attachment A: Existing Solid Waste Bins  
                         DPU1 Redlines dated June 16, 2025  
                         Information Request Intake Form

Attachment A: Existing Solid Waste Bins



Google Earth screenshot depicting the existing free-standing solid waste bins in parking stalls.





280 W SHAW AVENUE  
FRESNO, CA 93704  
APN: 417-333-04

No.	Description	Date
A	Submittal #	01/01/22

SITE PLAN

Project number	2201.3
Date	4.07.2025
Drawn by	DIO
Checked by	DIO

A1.01

APPL. NO. P25-01134	EXHIBIT A	DATE 05/23/2025
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

PROJECT OUTLINE:

PROJECT:	CONDITIONAL USE PERMIT: THE MONTERNO / FENCE	
OWNER:	AERONOT STUDIO, LLC DIONYSOS STEFANOPOULOS 559.237.6868	
PROPERTY:	2.97 ACRES	
PROPERTY APN:	417-333-04	
ZONE:	CMX	
LAND USE DESIGNATION:		
GROSS LOT ACREAGE:	PARKING AREA:	67,700SF
	AERONOT + MONTERNO:	17,313SF
	SCCS - LEASED BLDG:	2,200SF
	MONTERNO COURTYARD:	3,500SF
	MONTERNO SOUTH PATIO:	9,000SF
	LANDSCAPED AREAS:	29,660SF
	TOTAL GROSS AREA:	129,373SF
NET LOT ACREAGE:	19.493SF	

ORDER OF DRAWINGS:

- A1.01 SITE PLAN  
A1.10B FLOOR PLAN  
A2.04 FENCE ELEVATIONS  
A5.01 DETAILS  
L1.01 LANDSCAPE PLAN

CODE CITATIONS

**BUILDING CODE:**  
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
2022 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R. VOLUMES 1 & 2 (2021 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS)  
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)  
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)  
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND AMENDMENTS)  
2022 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.  
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE)  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.  
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.  
2022 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

CONTRACTOR SHALL REFER TO THE ABOVE CITED CODES AND LOCAL REGULATIONS WHERE SPECIFIC DETAILS ARE REQUIRED BUT NOT DEPICTED IN THE APPROVED PLANS.

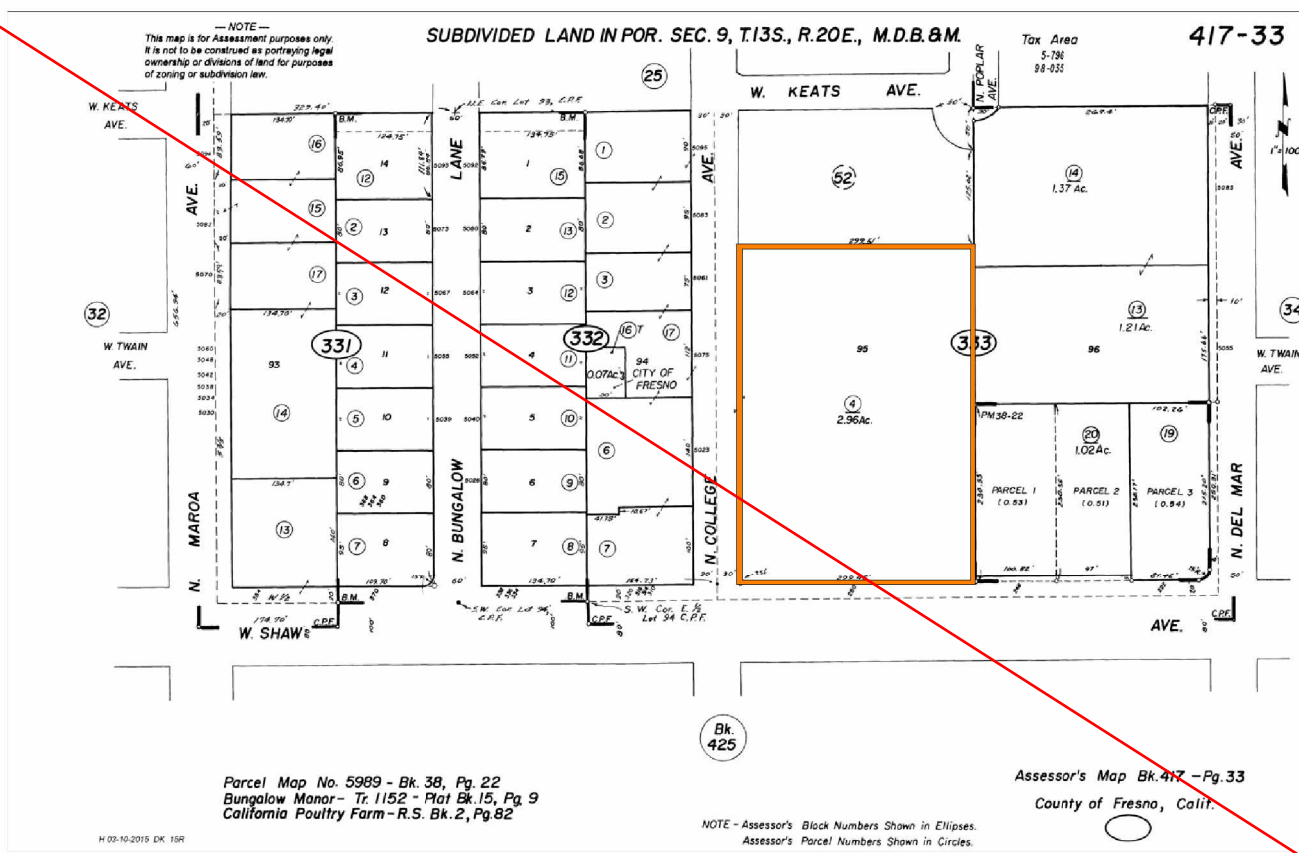
THE LATEST ADOPTED ADDITIONS OF THE CODES, STANDARDS AND REGULATIONS REQUIRED BY THE LOCAL JURISDICTION SHALL GOVERN ALL WORK IN THESE CONSTRUCTION DOCUMENTS INDICATED BY THE FOLLOWING: COUNTY OF FRESNO ORDINANCE TITLE 15

A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.

SPECIAL INSPECTION IS REQUIRED FOR ALL WORK THAT CANNOT BE VISUALLY INSPECTED.

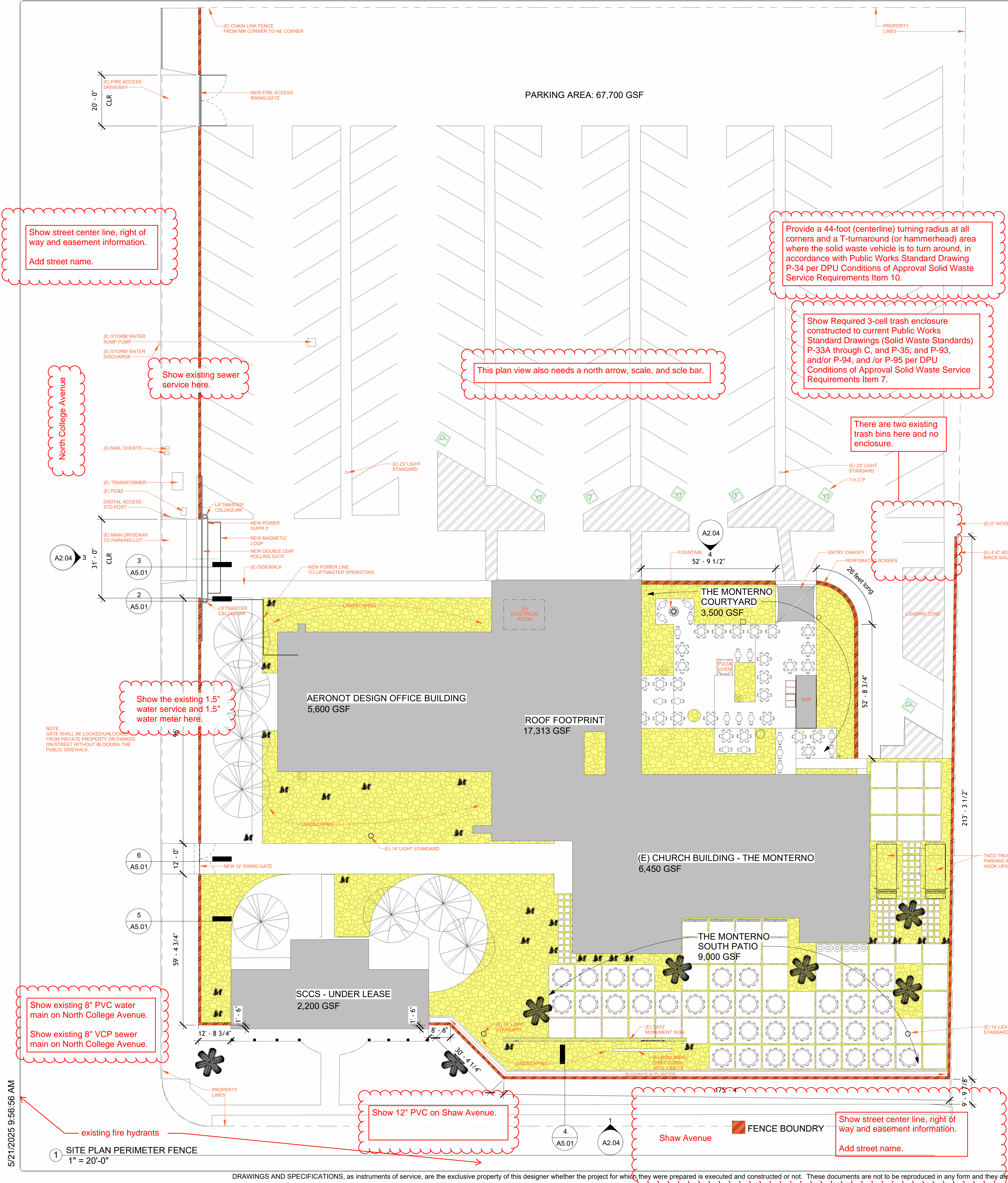


VICINITY MAP



APN MAP

P25-01134



5/21/2025 9:56:56 AM



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

File No. 210.413

Page 1 of 4

**PUBLIC AGENCY**

VALERIA RAMIREZ  
PLANNING & DEVELOPMENT DEPARTMENT  
CITY OF FRESNO  
2600 FRESNO STREET, THIRD FLOOR  
FRESNO, CA 93721-3604

**DEVELOPER**

DIO STEFANOPOULOS, AERONOT DESIGN  
280 W. SHAW AVE.  
FRESNO, CA 93704

PROJECT NO: **2025-01134**

ADDRESS: **280 W. SHAW AVE.**

APN: **417-333-04**

SENT: **June 03, 2025**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DD	\$0.00	NOR Review	\$114.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$114.00		

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 2/28/26 based on the site plan submitted to the District on 5/23/25 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.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable 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. 2025-01134**



**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 REMAIN AS EXISTING.  
☐ 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. 2025-01134**

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

Page 3 of 4

**FR  
CUP No. 2025-01134**

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



Debbie Campbell  
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 6/3/2025 8:38:22 AM



Gary W. Chapman  
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 5/28/2025 11:09:58 AM

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

Page 4 of 4

CC:

DIRK POESCHEL

923 VAN NESS AVE., SUITE 200

FRESNO, CA 93721

ELENI ZOOLAKIS

280 WEST SHAW AVE.

FRESNO, CA 93704

**FR CUP No. 2025-01134**

## **OTHER REQUIREMENTS**

### **EXHIBIT NO. 2**

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](http://www.fresnofloodcontrol.org) or contact the District's Environmental Department for further information regarding these policies related to industrial site requirements.



2907 S. Maple Avenue  
Fresno, California 93725-2208  
Telephone: (559) 233-7161  
Fax: (559) 233-8227

**CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.**

June 11, 2025

Valeria Ramirez  
Development & Resource Management  
City of Fresno  
2600 Fresno Street, Third Floor  
Fresno, CA 93721

RE: Conditional Use Permit Application No. P25-01134  
N/E Shaw and Maroa avenues

Dear Ms. Ramirez:

The Fresno Irrigation District (FID) has reviewed Conditional Use Permit Application No. P25-01134 for which the applicant proposes to establish an event center, architectural studio within an existing building, including an outdoor courtyard with outdoor pizza oven, and the establishment of a State of California Type 47 ABC license (on-sale general – eating place), APN: 417-333-04. Related Application: Variance Application No. P25-01690. 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.

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](mailto:clundeen@fresnoirrigation.com).

Sincerely,

Laurence Kimura, P.E.  
Chief Engineer

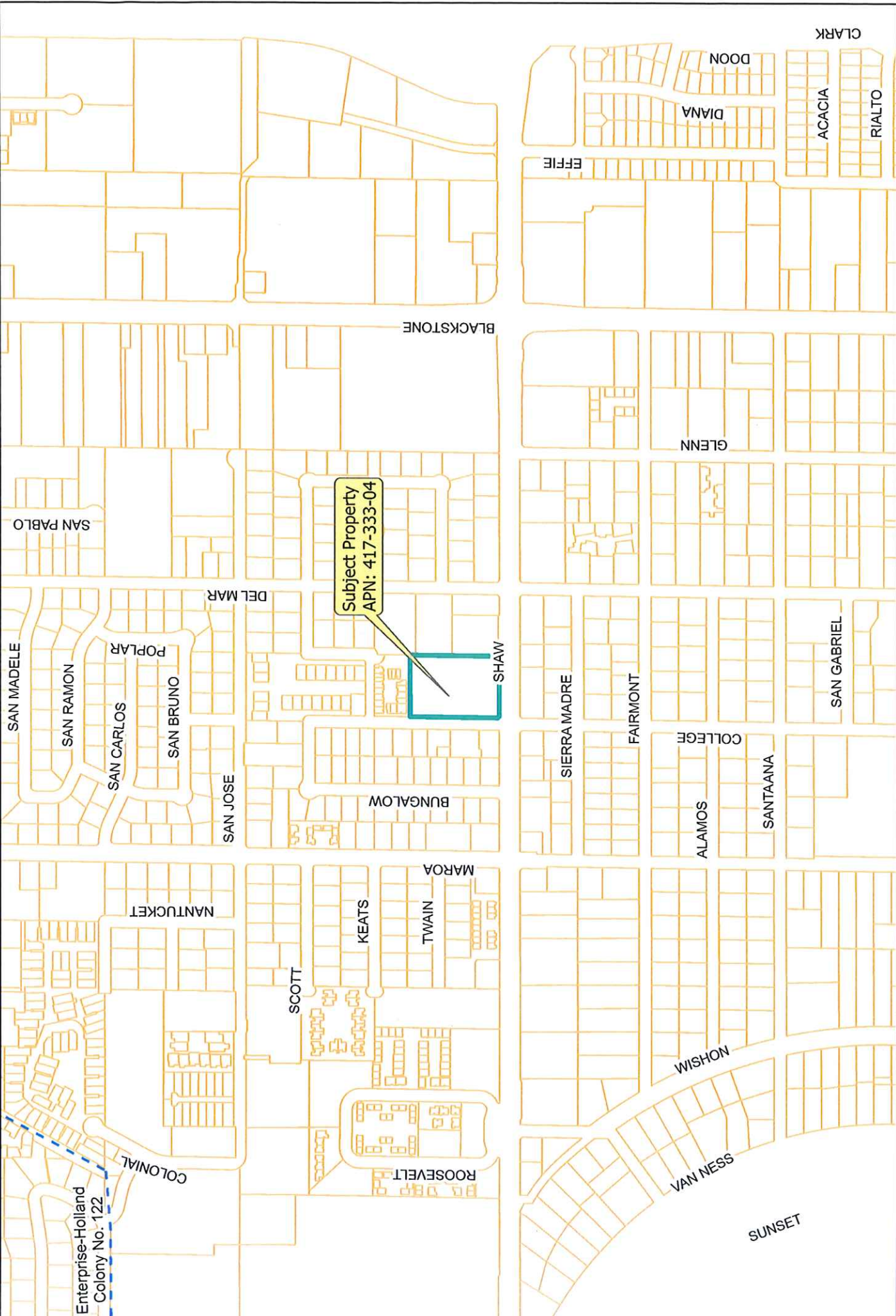
Attachment


G:\Agencies\FresnoCity\Conditional Use Permit\P25-01134\P25-01134 FID Comments.doc

**BOARD OF DIRECTORS**

President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF  
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH







FRESNO IRRIGATION DISTRICT

This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Spatial Reference:  
Name: NAD 1983 StatePlane California IV FIPS 0404

Legend

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

0 270 540 Feet

N

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT  
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,  
AND ENTITLEMENT APPLICATION REVIEW OF  
CONDITIONAL USE PERMIT APPLICATION NO. P25-01134**

---

**Return Completed Form to:**

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

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**PROJECT DESCRIPTION AND LOCATION:**

**Conditional Use Permit Application No. P25-01134** was filed by Dirk Poeschel of The Monterno Event Center and pertains to the property located at 1784 W Shaw. The applicant requests authorization to establish an event center with a type 47 ABC license.

**APN: 41733304                      ZONING: CMX                      ADDRESS: 280 W Shaw Ave**

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**DATE ROUTED: May 23, 2025**

**COMMENT DEADLINE: June 30, 2025**

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

Yes, the propensity for the location to generate calls for police service.

**SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:**

See attached.

**REQUIRED CONDITIONS OF APPROVAL:**

See attached

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

None

---

<b>REVIEWED BY:</b>	<b>Detective Chris Hodge</b>	<b>(559) 621-6529</b>	<b>06/17/2025</b>
	Name and Title	Telephone Number	Date



## **ABC CUP Conditions**

June 17, 2025

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

**Attn. Erik Young, Planning & Development**

**Re: SPECIAL PERMIT NO. ABC CUP- P25-01134**  
**The Monterno**  
**280 W Shaw**  
**Fresno, Ca 93714**  
**A.P.N. 41733304**

Dear Mr. Young,

Pursuant to your Department's request, the Fresno Police Department has reviewed the special permit application for property located at **280 W Shaw Fresno CA**. The applicant requests to establish a CUP for an event center. The property is currently zoned CMX. 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.

We understand from the Operational Statement that the applicant intends to operate this establishment as stated below:

**Restaurant operation:**

**Monday – 10:00 am -10:00 pm**  
**Tuesday – 10:00 am -10:00 pm**  
**Wednesday- 10:00 am -10:00 pm**  
**Thursday – 10:00 am -10:00 pm**  
**Friday – 10:00 am -10:00 pm**



**Saturday – 10:00 am -10:00 pm**

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 15-2705** 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 establishment of an event center CUP.

We request the following conditions be included as Conditions of Approval for **Conditional Use Permit Application No. P25-01134** These conditions will help to insure and 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., **P25-01134** 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 The Fresno Police Department 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](http://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. **P25-01134** 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 Digital video recorder must be capable of storing at least **fourteen-day (14)** days of real-time activities.

3.5 The System shall be capable of producing a CD, USB 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**.

3.6 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.

3.7 There shall be six **(6)** 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.

3.8 All interior cameras shall record in color.

3.9 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 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. 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.

## **6. Consumption of Alcoholic Beverages and Loitering.**

- 6.1 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.
- 6.2 The establishment shall not allow any loitering on building premises or any adjacent property under its ownership or control.
- 6.3 The establishment shall not allow any gambling on building premises or any adjacent property under its control.

**7. 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.

**8. Cannabis for Sales.**

No Cannabis or cannabis products shall be on display or on property for sales.

**9. Security**


From 10am to 10pm, there shall be a minimum of 1 licensed security guard on premises during an event with 100 and over guests. There shall be 2 licensed security guards for over 100 subjects. 3 guards for 300 and over. Example 120 subjects is 2 security guards.

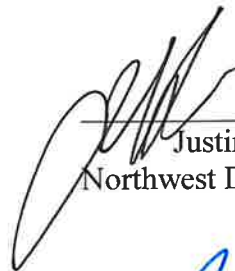
**10. Revocation of Conditional Use Permit**


The City is permitted to revoke a Conditional Use Permit for “good cause” pursuant to the procedures set forth in FMC, sections 12-326-H and 12-405-E. Applicant is strongly encouraged to review these FMC sections to understand the circumstances that constitute “good cause.”


**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

  
Chris Hodge 1573  
Northwest POP Detective

  
Justin Hardy 5231  
Northwest Detective SGT

  
Jordan Beckford  
Northwest Commander

  
Robert Dewey  
Northwest Lieutenant

  
Robert Beckwith  
Deputy Chief



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## SUPERINTENDENT

Mao Misty Her

May 27, 2025

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

SUBJECT: **APPLICATION NO. P25-01134**  
**280 W. SHAW AVE.**

Dear Valeria Ramirez,

In response to the City's request for comments on the pending application referenced above, Fresno Unified School District (FUSD) has the following comments and concerns.

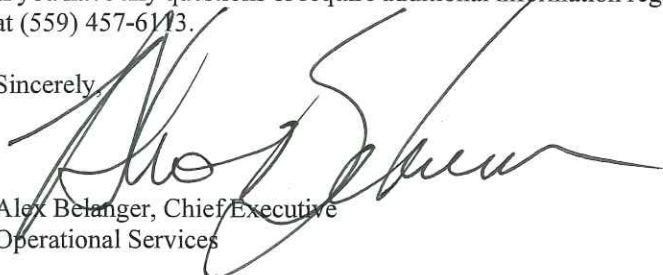
Aeronot Studio LLC. is requesting authorization to repurpose the existing space at 280 West Shaw Avenue to establish a 6,450 square-foot event center, to be titled the "Monterno Event Center", as well as a 5,600 square foot architectural studio. The applicant is additionally requesting authorization to establish an associated Type 47 (*Restaurant - sale of beer, wine, and distilled spirits for consumption on or off the licensed premises*) alcohol license. The property is located within approximately 2,730 feet from Bullard Talent Middle 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." Per California Business and Professions Code Section 23789(b), "The department is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within at least 600 feet of schools and public playgrounds or nonprofit youth facilities, including, but not limited to, facilities serving Girl Scouts, Boy Scouts, or Campfire Girls. This distance shall be measured pursuant to rules of the department." The District **does not support** the alcohol license request and continues to have 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 District levies a commercial/industrial development fee and the current fee rate is \$0.78 per square foot. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to the rate effective at the time of payment. However, if no new square footage is constructed no development fee would be charged.

If you have any questions or require additional information regarding our comments and concerns, please contact our office at (559) 457-6113.

Sincerely,

  
Alex Belanger, Chief Executive  
Operational Services

AB:sdr

c: Catherine Aujero, Principal, Bullard Talent Middle School

HH







## GENERAL NOTES AND REQUIREMENTS

**Not all notes and requirements listed below are applicable to all projects.**

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 are 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 an 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 Planning and Development 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. 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:
  - a. 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;
  - b. All public and private easements, rights-of-way, and any actual or potential prescriptive easements or uses of the subject property; and,
  - c. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. 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.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department.
5. Development shall take place in accordance with all city, county, state and federal laws and regulations.

6. 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: [Click Here](#)
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. 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.
9. A permit granted under the Fresno Municipal 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**

10. Nothing in the 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.
11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. 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.
15. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.

16. 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.
17. 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).
18. 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 Current Planning Division. (Include this note on the landscape plan.)
19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the Fresno Municipal Code.
21. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
22. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
23. 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 Fresno 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.)

24. 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.)
25. All general standards of Section 15-2015 of the Fresno Municipal Code shall apply when lighting is provided to illuminate parking, sales or display areas. Depict all proposed lights on the site plan.
26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code. 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.
27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.
28. The parking lot is required to meet the City of Fresno's Parking Manual, Public Works Standards (P-21, P-22, and P-23) and Specifications. Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

## **SIGNAGE**

29. 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.
30. 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.)
31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at: [Click Here](#)
32. 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.

33. 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.
34. Every sign displayed within the City, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

### **MISCELLANEOUS**

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the Fresno Municipal Code at any time, measured at the nearest subject property line.
36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
37. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street. Except for public streetlights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.
38. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.
39. 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 Planning and Development 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'.
40. 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, Fresno Municipal Code Chapter 6, Article 7 (Sections 6-701 et seq.)

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

[www.waterboards.ca.gov/water\\_issues/programs/stormwater/construction.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml)

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

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

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

41. Screen all roof-mounted equipment from the view of public rights-of-way. Depict all mechanical equipment on site plan and elevations.
42. 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.)
43. 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.)
44. 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.)
45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.

46. 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.
47. 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 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) 621-8797.
48. Open street cuts are not permitted; all utility connections must be bored.
49. 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.
50. 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 Planning and Development 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.
51. 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 operational statement. If it is not, it is not allowed on the site.
52. 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.

### **FEES**

(Not all fees will be applicable to all projects.

Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

53. 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.

#### 54. CITYWIDE DEVELOPMENT IMPACT FEES

- a) Traffic Signal Charge (Fresno Municipal Code 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 Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at the time of building permit.
- b) Fire Facilities Fee (Fresno Municipal Code Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
- c) Police Facilities Fee (Fresno Municipal Code Section 12-4.801 to 12-4.806) (based on building square footage, or residential units).
- d) Parks Facilities Fee (Fresno Municipal Code Section 12-4.701 to 12-4.706) (based on the number of residential units)

#### 55. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (Fresno Municipal Code 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.

#### 56. 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.

#### 57. REGIONAL TRANSPORTATION MITIGATION FEE (RTMF)

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

#### 58. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact the applicable school district to obtain fee amount. Provide proof of payment (or no fee required) prior to the issuance of building permits.

#### 59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

- a) A FMFCD Development Fee is required for the 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 the FMFCD 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 Planning and Development 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.

60. SEWER CONNECTION CHARGES (Fresno Municipal Code 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')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')
- c) Wastewater Facilities Charge
- d) Trunk Sewer Charge

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.

61. WATER CONNECTION CHARGES: (Fresno Municipal Code 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) Service Charges (based on service size required by applicant)
- c) Meter Charges (based on service need)
- d) Water Capacity fee (based on size of meter)

62. 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.

**PUBLIC WORKS DEPARTMENT GENERAL NOTES**  
**(to be added to the site plan)**

- 63. 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.
- 64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.

65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing underground facilities shall have been located by underground services.
66. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, ten working days prior to any off-site concrete construction.
68. For Standard Drawings [Click Here](#)
69. For Traffic Planning's website with useful links, additional notes, a sample of legend, Parking Manual and Traffic Study Checklist [Click Here](#).
70. Traffic Planning Checklist [Click Here](#).
71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at [Jill.Gormley@fresno.gov](mailto:Jill.Gormley@fresno.gov).