

Exhibit E

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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 _____

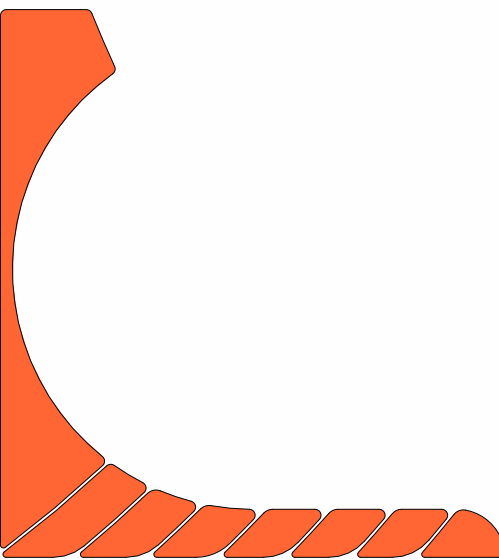
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



AERONOT
DESIGN
280 W SHAW AVE. FRESNO, CA 93704



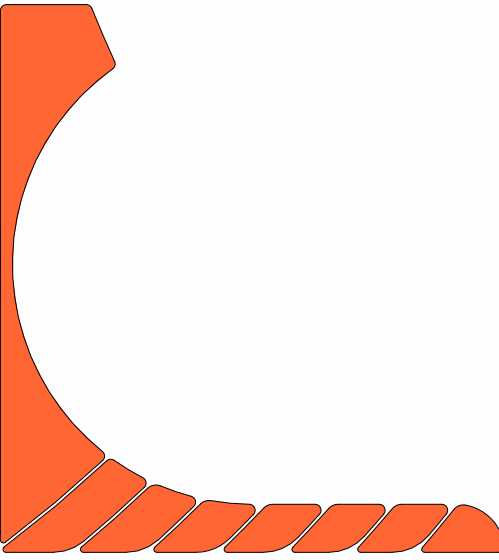
280 W. SHAW AVENUE
FRESNO, CA 93704
APN: 417-333-04

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



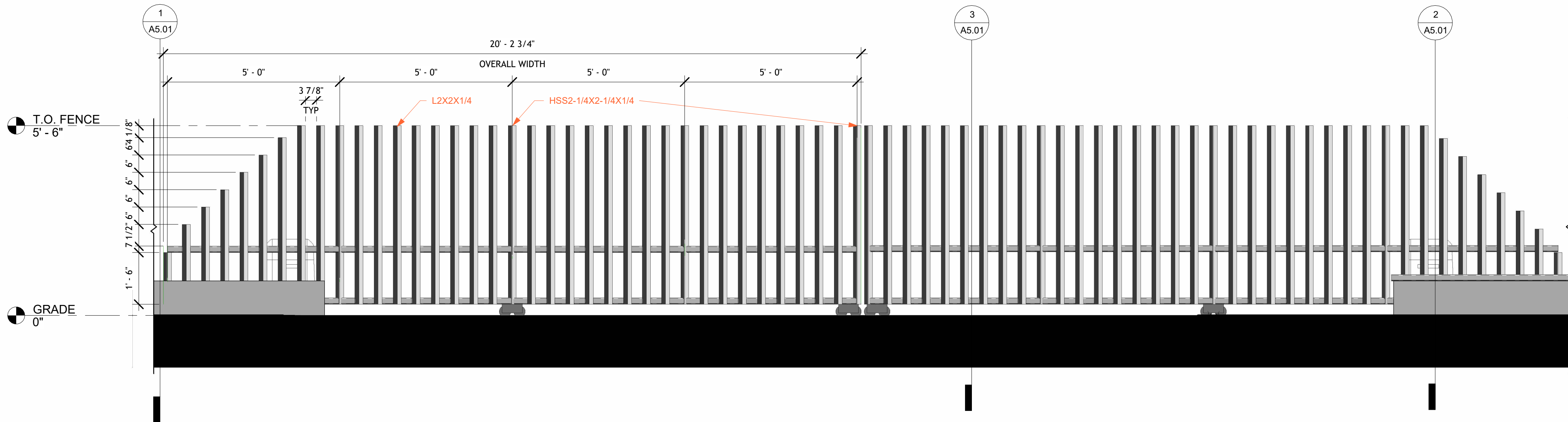
No.	Description	Date
A	City of Fresno CUP Submittal	03.19.25
1	City of Fresno DPU Corrections	08.12.25

FENCE
ELEVATIONS

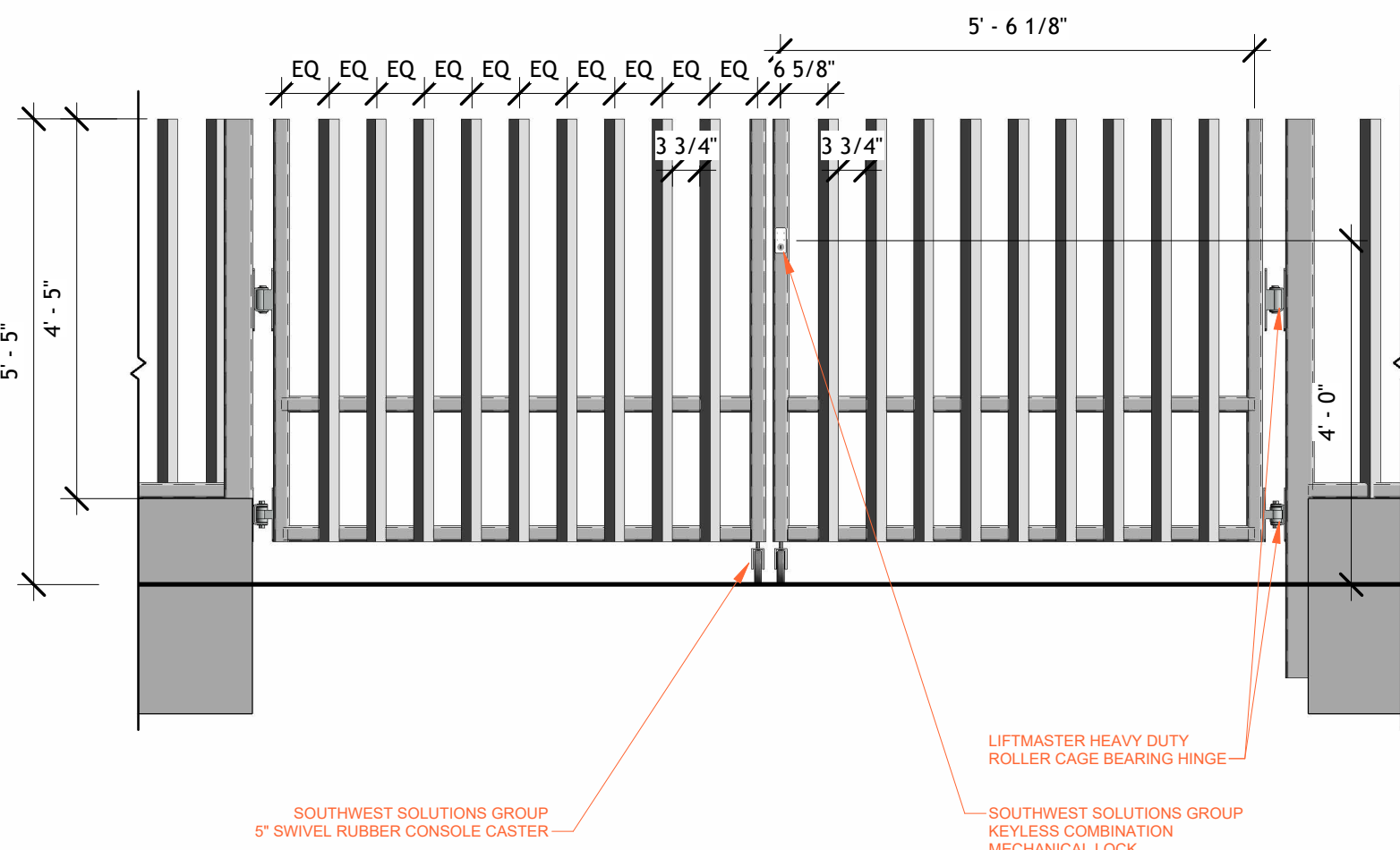
Project number	2201.3
Date	9.09.2025
Drawn by	DIO
Checked by	DIO



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

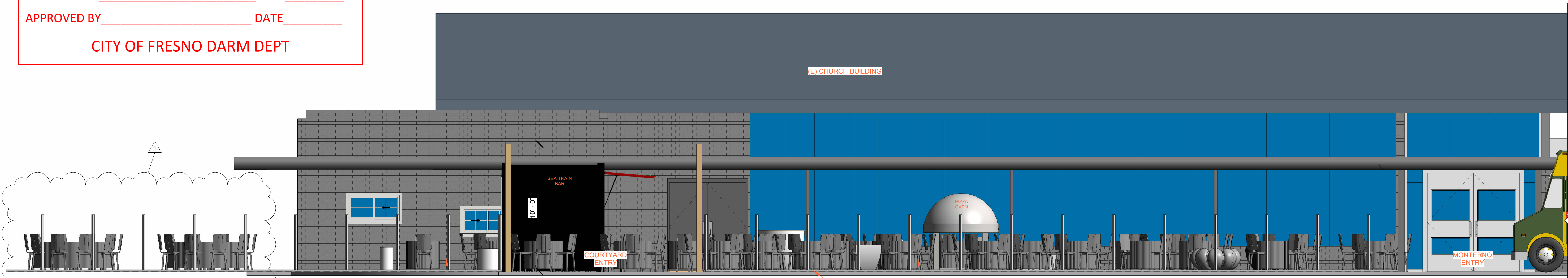


2 ROLLING GATE ELEVATION
1/2" = 1'-0"

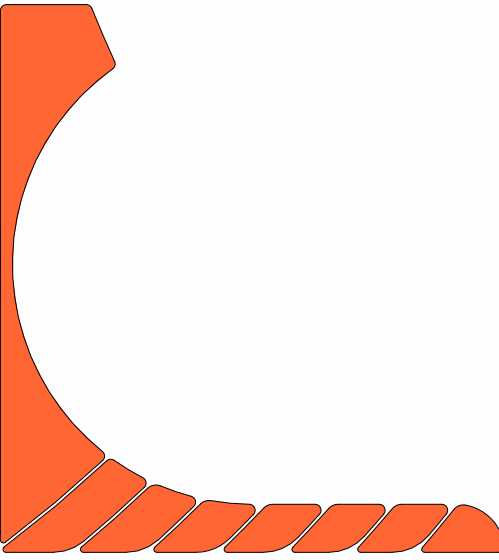


3 SWING GATES ELEVATION
1/2" = 1'-0"

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"

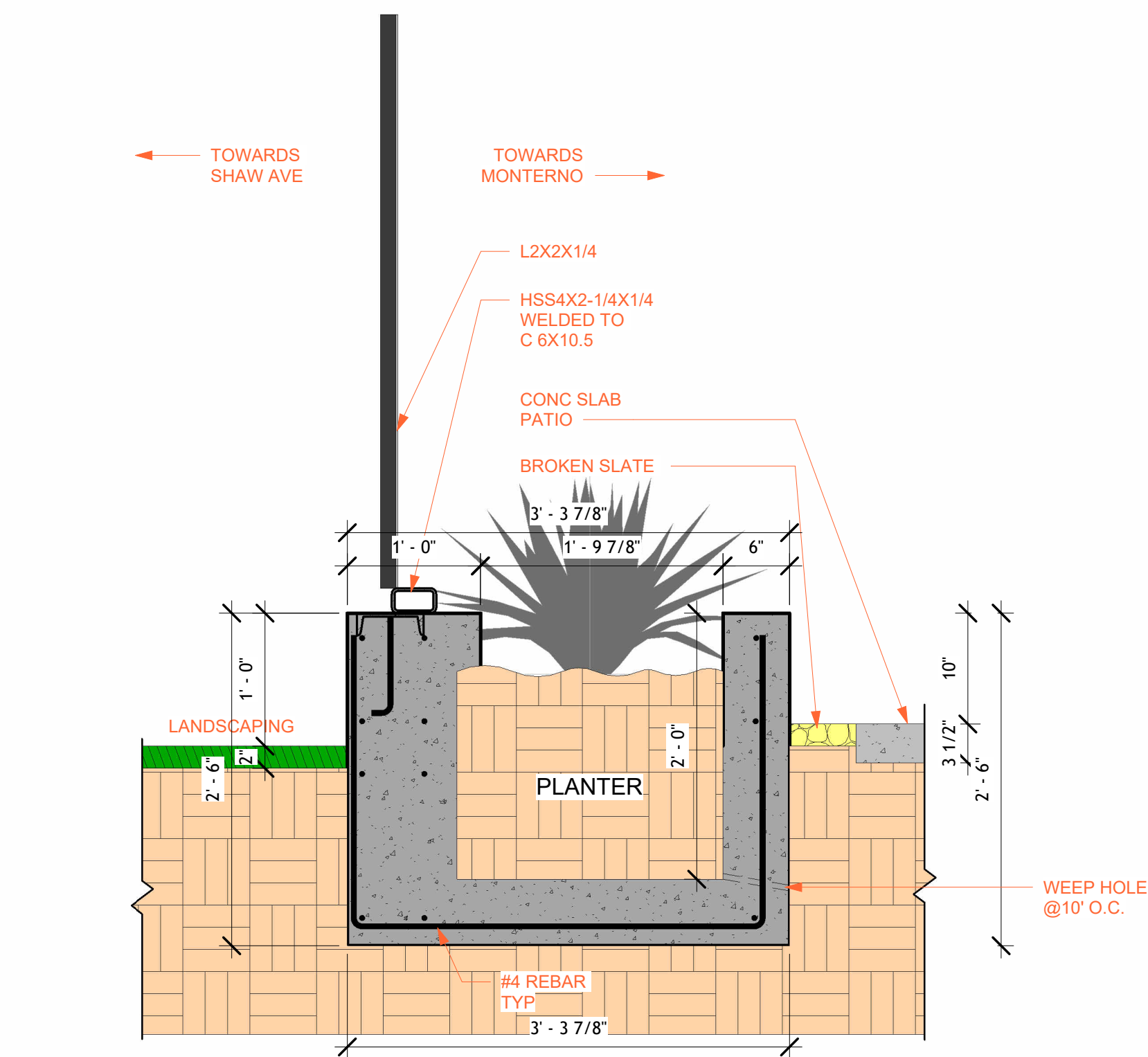


DETAILS

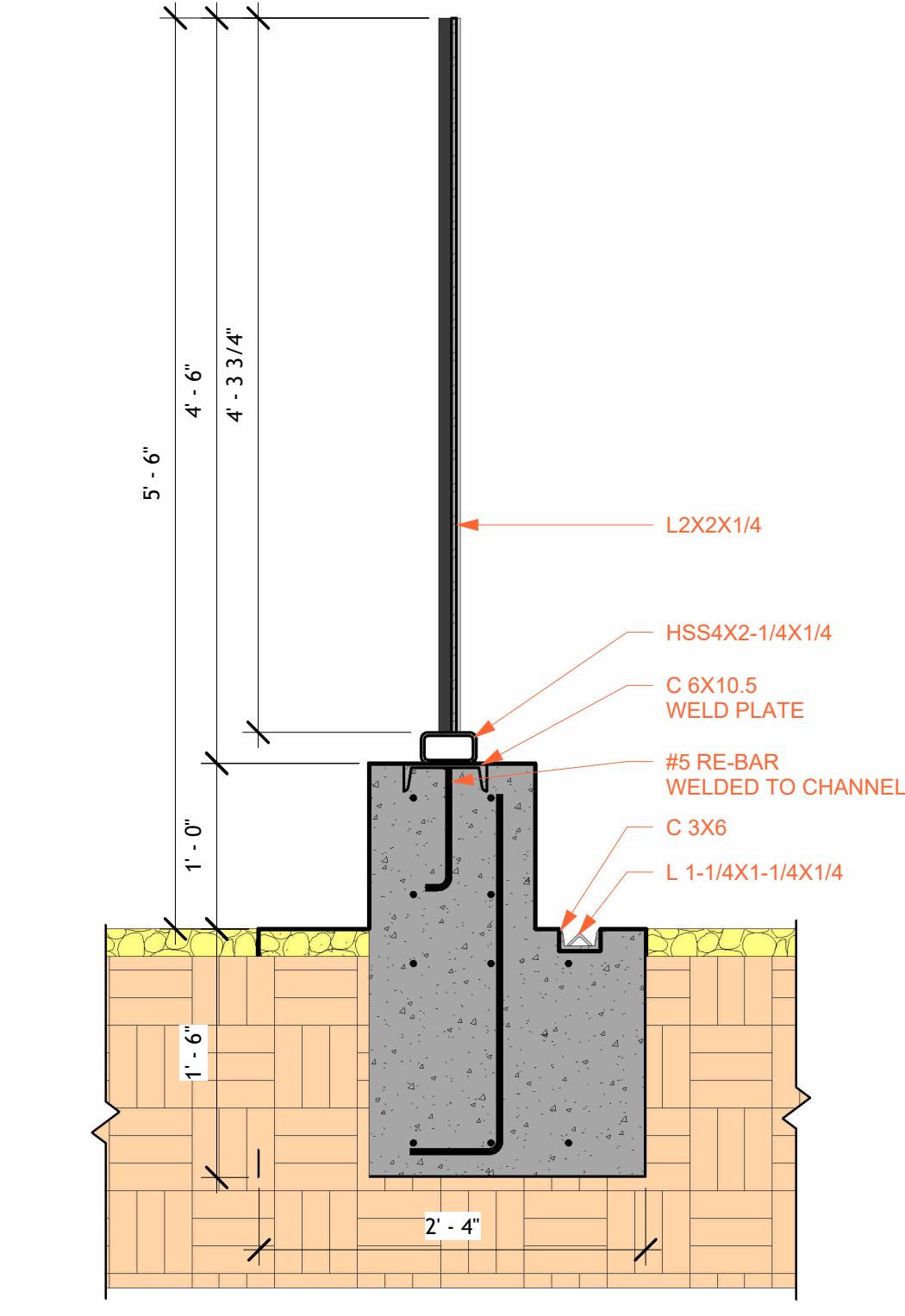
No.	Description	Date
A	City of Fresno CUP Submittal	03.19.25
1	City of Fresno DPU Corrections	08.12.25

Project number	2201.3
Date	9.09.2025
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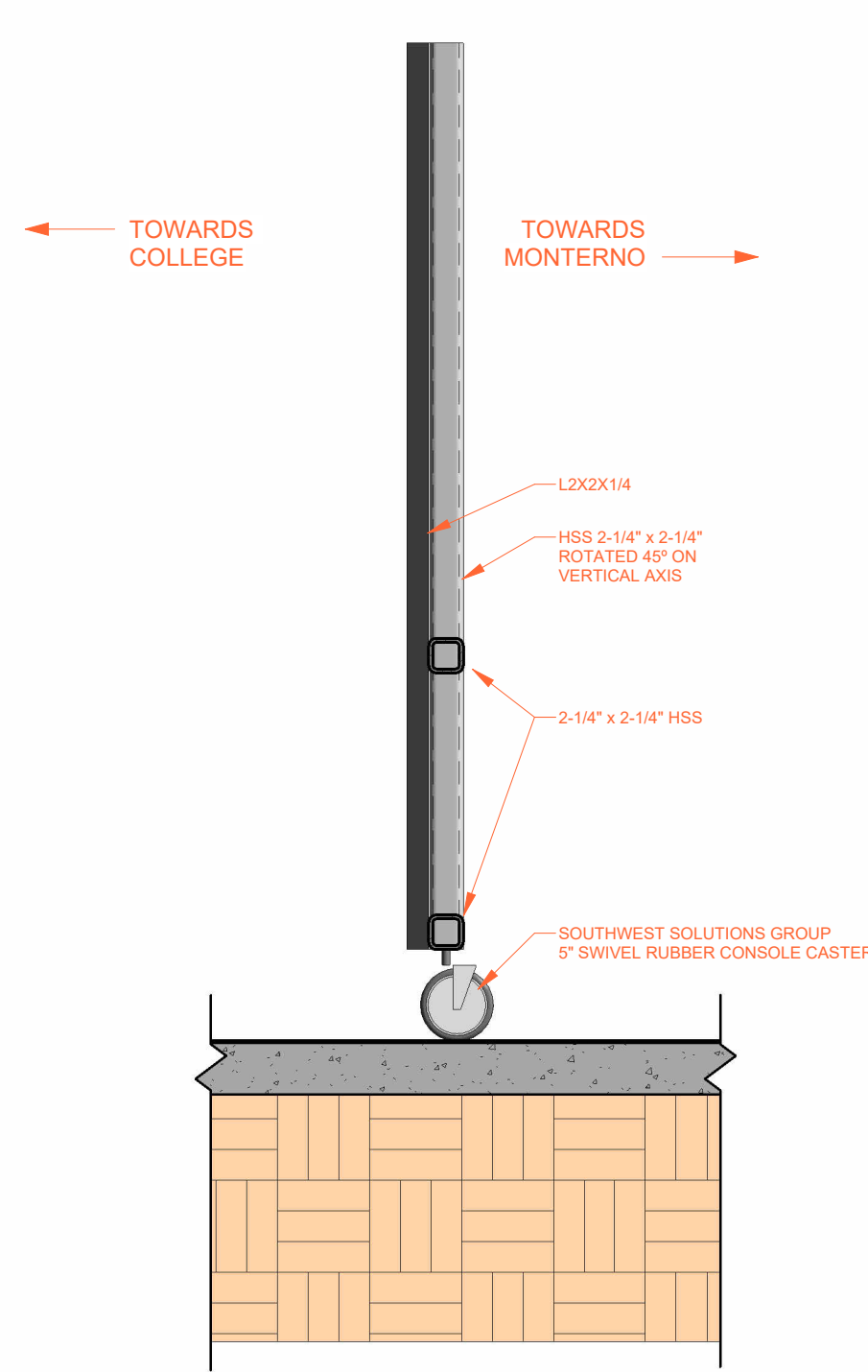
A5.01



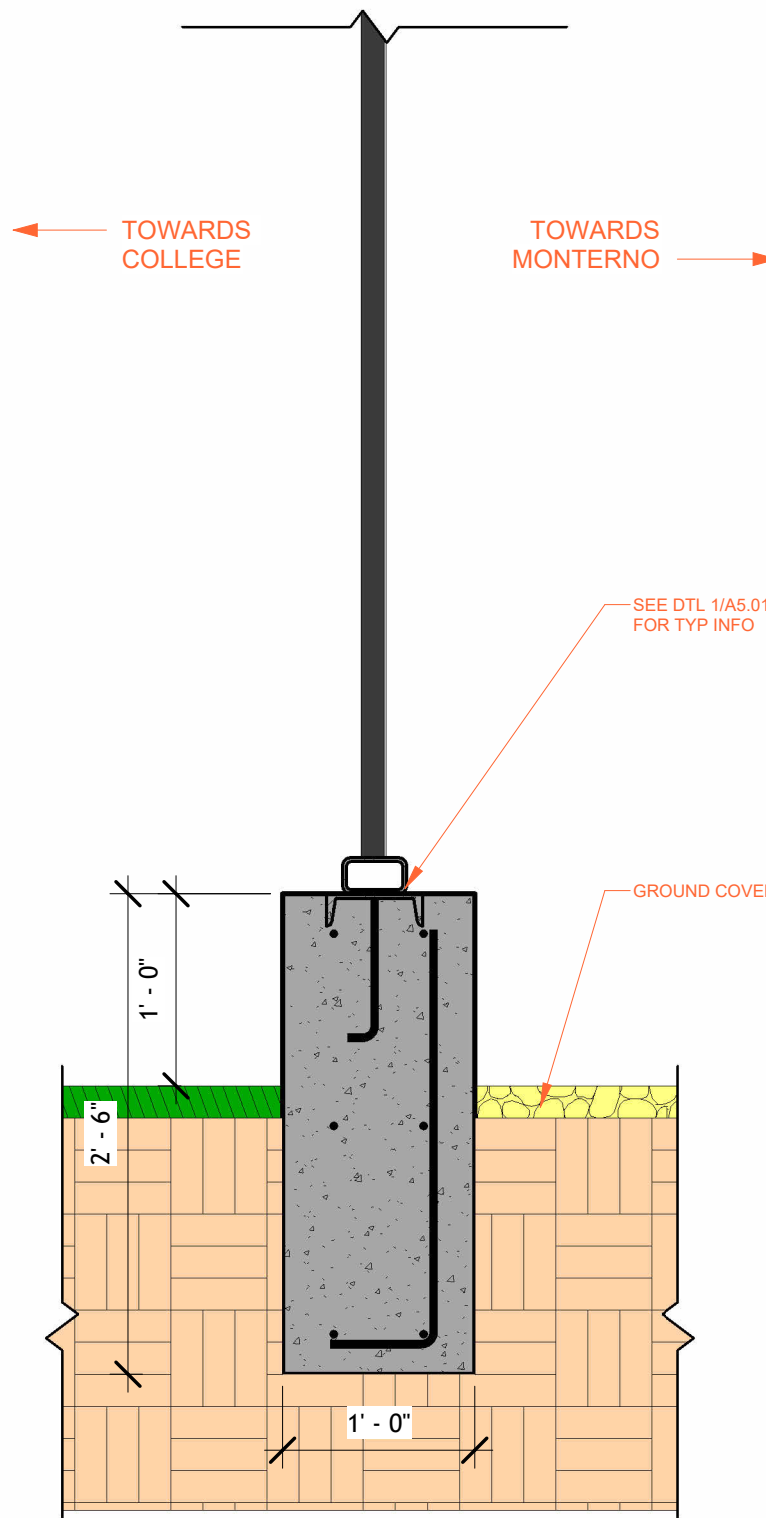
④ DTL @ SOUTH PLANTER
1" = 1'-0"



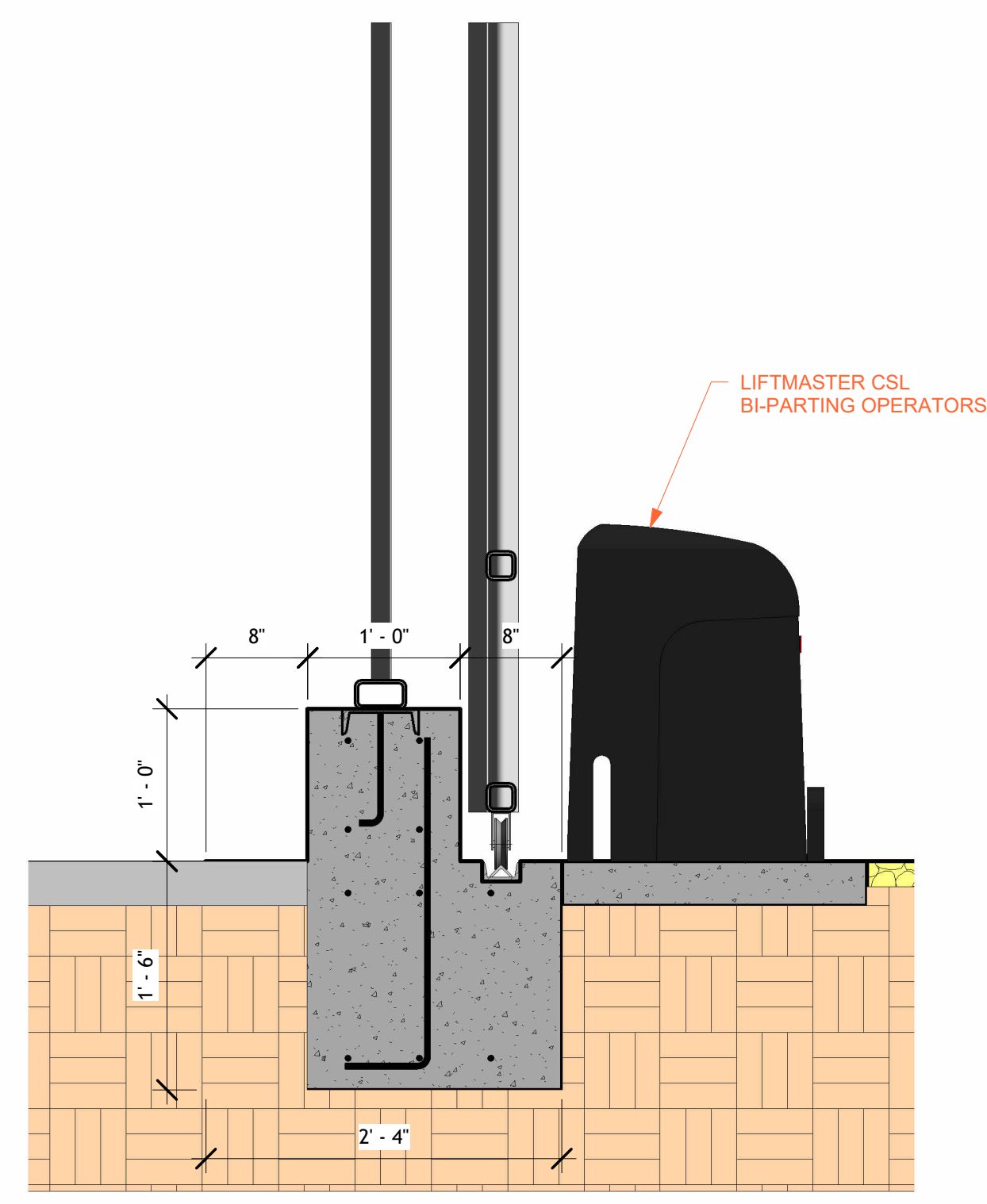
① DTL @ FENCE FTG W/ TRACK
1" = 1'-0"



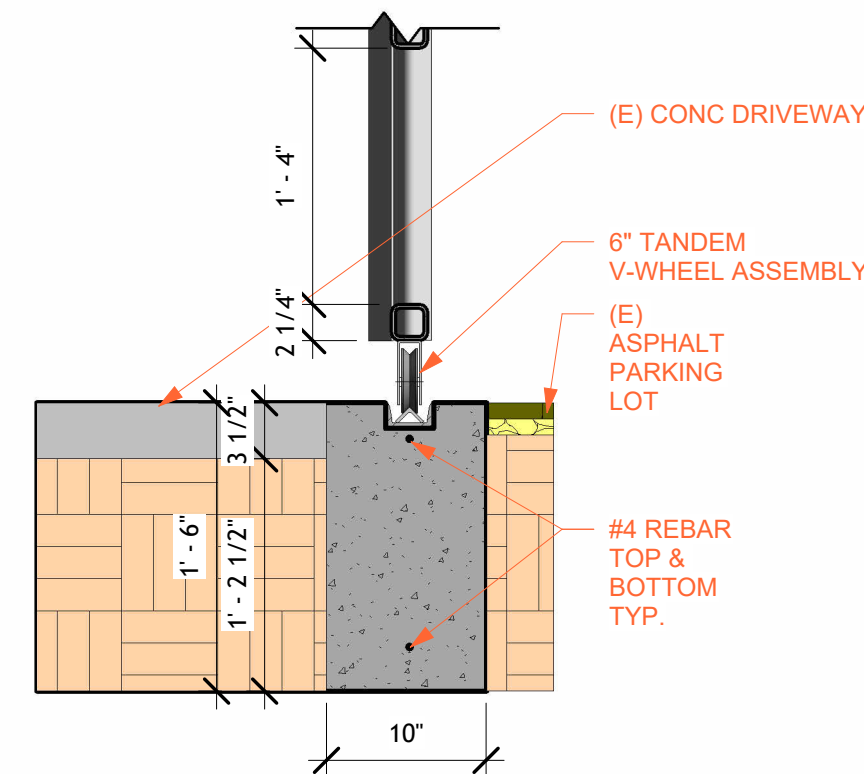
⑥ DTL @ SWING GATES
1" = 1'-0"



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

STAGE

ORGAN

CL

BAFFLES

CLARION
BELL
ROOM

MECH ROOM

OFFICE 1

OFFICE 2

OFFICE 3

OFFICE 4

OFFICE 5

FLOWER ROOM

W/C

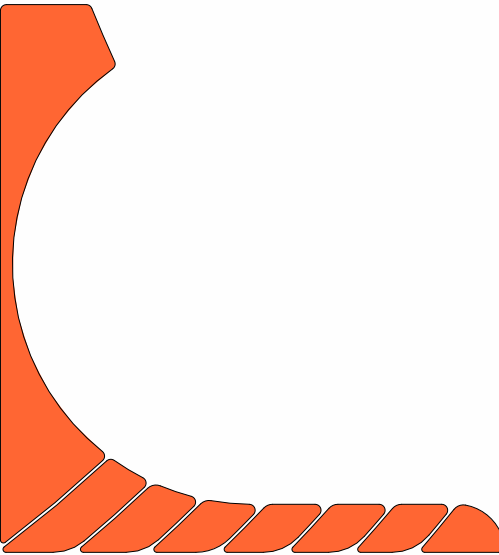
W/C

STRG

1 FLOOR PLAN
1/8" = 1'-0"



AERONOT
DESIGN
280 W SHAW AVE, FRESNO, CA 93704



280 W. SHAW AVENUE
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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

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

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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

PLANT LEGEND:

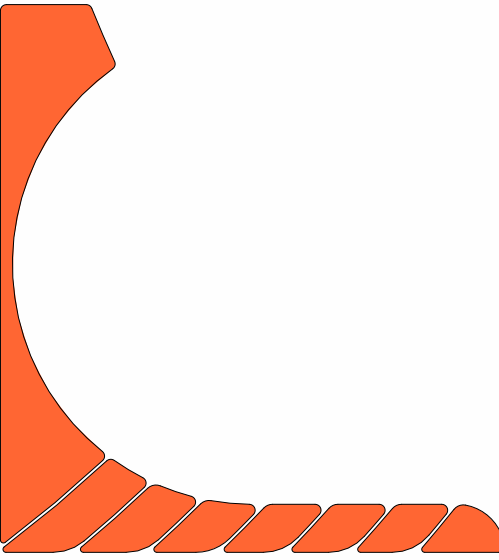
- 4 SAGO
- 4 DATE
- 3 MULE PALMS = MULE
- 1 SMALL DATE = SDATE
- 3 CANARY ISLAND DATE = CANARY
- 2 MEXICAN GRASS = MEX GRASS
- 2 AUSTRALIAN CYCAD = AUC
- 14 QUEEN PALMS = QUEEN
- 2 SUGAR PALMS = SUGAR
- 3 CHILIAN WINE PALM = WINE
- 10 ORANGE BIRD OF PARADISE = OBIRD
- 1 AFRICAN CYCAD = AFC
- 3 QUEEN PALMS = QUEEN
- 10 ORANGE BIRD OF PARADISE = OBIRD
- 3 GIANT BIRD OF PARADISE = GBIRD
- 32 PIGMY DATE PALM = PIGMY

LEGEND:

- GROUND COVER
- FOUNTAIN
- COLORED DG



AERONOT
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LANDSCAPE PLAN

Project number	2201.3
Date	9.09.2025
Drawn by	DIO
Checked by	DIO

L1.01

APPL. NO. P25-01134	EXHIBIT O-1	DATE 09/10/2025
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, 11th 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
TOTAL	96	96	192	91	3	94	0	88	88

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
TOTAL	136	136	272	131	3	134	0	128	128

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>