

City of Fresno
Planning and Development Department

Conditions of Approval
March 4, 2020

Development Permit No. P19-02898

Planner: Robert Holt

PROJECT DESCRIPTION

Development Permit Application No. P19-02898 was filed by Esteban Pauli of Pauli Engineering Group and pertains to the 0.44 acres located on the east side of North Arthur Avenue, just south of its intersection with West Shaw Avenue. The applicant is proposing to construct an apartment complex consisting of (2) two-story buildings. The two buildings will house a total of 7 apartment units. The property is zoned RM-1.

APN: 425-042-15 ADDRESS: 4934 N ARTHUR AVE ZONING: RM-1

PART A - ITEMS TO BE COMPLETED

The following items are required prior to **[issuance of building permits], [prior to occupancy], and/or [commencement of land activity]:**

Planner to check when completed

<input type="checkbox"/>	Development shall take place in accordance with Exhibits A-1, F-1, F-2, E-1, E-2, E-3, L-1, U-1 dated 02/27/2020. Transfer all comments and conditions on redlined exhibits to the corrected exhibit(s) and submit to planner at least 15 days prior to issuance of building permits.
<input type="checkbox"/>	<i>Aisles, passageways, recesses, etc., related to and within the building complex shall be illuminated with an intensity of at least 0.25-foot candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.</i>
<input type="checkbox"/>	<i>Provide pedestrian-oriented lighting in accordance with FMC Section 15-2015-B-2-c: exterior lighting with an intensity of at least 0.25-foot candles at the ground level shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination.</i>
<input type="checkbox"/>	<i>Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.</i>
<input type="checkbox"/>	<i>The proposed site plan indicates light and glare may be directed onto residential use areas or adjacent public rights-of-way. Demonstrate that plans are consistent with Article 25 (Performance Standards).</i>
<input type="checkbox"/>	<i>Demonstrate that the project provides a minimum of 50% parking lot shading, consistent with FMC Section 15-2421.</i>
<input type="checkbox"/>	<i>Demonstrate compliance with Type 1 Landscape Buffer Requirements in accordance with FMC Section 15-2305, Table 15-2305-C-2 for the rear yard setback.</i>
<input type="checkbox"/>	<i>A vertical clearance of no less than 6'7" shall be required pursuant to FMC Section 15-2418 (Parking Access). Revise the carport elevations accordingly.</i>
<input type="checkbox"/>	<i>Within the existing 10' PG&E easement, all proposed development shall be approved by PG&E.</i>

PART B - OTHER AGENCY COMMENTS AND CONDITIONS

To be checked when completed where applicable		
<input type="checkbox"/>	1.	Airports: <i>See the attached Agency Comments letter dated 02/27/2020.</i>
<input type="checkbox"/>	2.	Building and Safety Services: <i>See the attached Agency Comments letter dated 02/27/2020.</i>
<input type="checkbox"/>	3.	DPU Planning and Engineering: <i>See the attached Agency Comments letter dated 02/27/2020.</i>
<input type="checkbox"/>	4.	DPU Water Division: <i>See the attached Agency Comments letter dated 02/27/2020.</i>
<input type="checkbox"/>	5.	Fresno County Environmental Health: <i>See the attached Agency Comments letter dated 02/27/2020.</i>
<input type="checkbox"/>	6.	Long Range Planning: <i>See the attached Agency Comments letter dated 02/27/2019.</i>
<input type="checkbox"/>	7.	Fire Review: <i>See the attached Fire Department comment letter dated 10/01/2019.</i>
<input type="checkbox"/>	8.	Flood Control District: <i>See the attached Fresno Metropolitan Control District comment letter dated 08/02/2019.</i>
<input type="checkbox"/>	9.	Irrigation District: <i>See the attached Fresno Irrigation District comment letter dated 07/23/2019.</i>
<input type="checkbox"/>	10.	Land Impact Fee: <i>See the attached Development Impact Fee comment letter dated 08/02/2019.</i>
<input type="checkbox"/>	11.	School District: <i>See the attached Fresno Unified School District comment letter dated 07/17/2019.</i>
<input type="checkbox"/>	12.	Traffic Planning: <i>See the attached Public Works Traffic Planning comment letter dated 08/07/2019 and the attached Public Works Traffic Planning redlines dated 08/07/2019.</i>

PART C - PLANNING - OTHER REQUIREMENTS

1. Development shall take place in accordance with the policies of the Fresno General Plan, Bullard Community Plan, and with the Residential - Medium High Density planned land use designation.
2. Development shall take place in accordance with the RM-1 zone district and all other applicable sections of the Fresno Municipal Code.
3. Comply with the operational statement submitted for the proposed project dated 07/08/2019.
4. Comply with all applicable mitigation measures detailed in the attached Master Environmental Impact Report (MEIR) Mitigation Monitoring Checklist for the Fresno General Plan and any applicable project specific mitigation measures contained in the environmental assessment adopted for the project.