



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE
Fresno City Hall, 2600 Fresno Street, Fresno, CA 93721

MEETING AGENDA
Tuesday, September 13, 2022 – 5:30 PM

DUE TO THE CORONAVIRUS PANDEMIC (COVID-19), THIS MEETING WILL OCCUR VIA ZOOM.

ZOOM MEETING & PHONE INSTRUCTIONS

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join: <https://zoom.us/j/96995356092>

Or One tap mobile:

+1 (669) 900-9128, 96995356092# US (San Jose)

+1 (253) 215-8782, 96995356092# US (Tacoma)

Or join by phone:

**US: +1 (669) 900-9128 or +1 (253) 215-8782 or +1 (346) 248-7799 or +1 (301) 715-8592 or
+1 (312) 626-6799 or +1 (646) 558-8656**

Webinar ID: 969 9535 6092

International numbers available: <https://zoom.us/j/96995356092>

1. CALL TO ORDER & ROLL CALL

James Sponsler (Chairperson), Debbie Darden (Vice Chairperson), Griffin Estes, Andrew Feil, Crystal Vazquez

2. APPROVAL OF AGENDA

A. September 13, 2022 Meeting Agenda

3. APPROVAL OF THE MINUTES

A. [August 9, 2022 Meeting Minutes](#) (click link)

4. UNSCHEDULED COMMUNICATIONS

Unscheduled communication is not scheduled for a specific time and may be heard any time during the meeting, which includes discussion of any matter not scheduled for the approved agenda.

5. PROJECT REVIEW – CONTINUED MATTERS

None.

6. PROJECT REVIEW – NEW MATTERS

A. Tentative Parcel Map No. 2021-15 (P21-06618)

This application was filed by Greenwood and Associates and pertains to the approximately 4.28-acre property located on the northeast corner of East Garrett and South East Avenues (2585 South East Avenue). The applicant is requesting authorization to subdivide the existing parcel into four parcels. The property is zoned IH (*Employment – Heavy Industrial*).

APN: 479-071-36

[Project Submittals](#) (if link doesn't work, exhibits can be found attached)

Project Contact: Rob Holt, Planner III
(559) 621-8056
Robert.Holt@fresno.gov

B. ABC Conditional Use Permit Application No. P22-02842

This application was filed by Brian Aranda of Splash Bar Inc. and pertains to the approximately 0.41-acre property located on the southwest corner of East Olive Avenue and North Broadway (644 East Olive Avenue). The applicant is requesting authorization to modify the existing ABCUP that includes an approximately 530 sq. ft. patio expansion, reduction of the number of parking stalls from 47 to 41, relocation of ADA parking stalls, and installation of a permanent food trailer. The property is zoned CMS (*Commercial – Main Street*).

APN: 452-031-03

[Project Submittals](#) (if link doesn't work, exhibits can be found attached)

Project Contact: Steven Lieng, Planner II
(559) 621-8007
Steven.Lieng@fresno.gov

C. ABC Conditional Use Permit Application No. P22-02447

This application was filed by The Badelle Group, Inc. and pertains to the approximately 0.07-acre property located on the west side of North Van Ness Avenue, between East Olive and East Alhambra Avenues (1141 North Van Ness Avenue). The applicant is requesting authorization for a Type 47 ABC license in conjunction with the establishment of a full-service restaurant including arts activities that will operate between 8:00 a.m. through 3:00 a.m. (The Gallery Art Bar). The property is zoned CMS (*Commercial – Main Street*).

APN: 452-041-04

[Project Submittals](#) (if link doesn't work, exhibits can be found attached)

ABC Links: [No. of Licenses Allowed](#) (Census Tract 22)
[Licenses by Census Tract](#) (Active On-Sale)
[City of Fresno Interactive Map](#) (Uncheck all layers, check "ABC Licenses" and "Census Tracts 2010", and search address)

Project Contact: Drew Maurin, Planner II
(559) 621-8767
Drew.Maurin@fresno.gov

D. Conditional Use Permit Application No. P22-02524

This application was filed by Valli Architectural Group, on behalf of Baco Properties, and pertains to the approximately 8.5-acres of property located at the west side of North Marks Avenue, between West Princeton and West Clinton Avenues (2473 North Marks Avenue and 3110 West Clinton Avenue). The applicant requests authorization to convert the existing ice-skating facility into a self-storage facility and construct an approximately 103,476 sq. ft. RV/boat storage area. The subject properties are zoned CG+RS-4/UGM/cz (*Commercial – General/Single-Family Residential, Medium Low Density/Urban Growth Management/conditions of zoning*).

APN: 442-071-37 and 442-071-49

[Project Submittals](#) (if link doesn't work, exhibits can be found attached)

Project Contact: Erik Young
(559) 621-8009
Erik.Young@fresno.gov

7. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILPERSON

Any announcements or updates involving Council District 3 will be provided by the Chief of Staff for Council District 3.

8. ADMINISTRATIVE MATTERS

None.

9. ADJOURNMENT

The next scheduled meeting is scheduled for Tuesday, September 27, 2022 at 5:30 p.m. Due to the nature of possible weekly changes, the location and type of meeting will be determined at least 72 hours in advance of the scheduled meeting.

Staff Liaisons

Office of Councilmember Miguel A. Arias

2600 Fresno Street, 2ND Floor
Fresno, CA 93721
Staff Contact: Gabriela Olea
(559) 621-7833
Gabriela.Olea@fresno.gov

Planning and Development Department

2600 Fresno Street, 3rd Floor
Fresno, California 93721-3604
Staff Contact: Rob Holt, Planner III
(559) 621-8056
Robert.Holt@fresno.gov

**AUGUST 9, 2022 COUNCIL
DISTRICT 3 PROJECT
REVIEW COMMITTEE
MEETING MINUTES**



COUNCIL DISTRICT 3 PROJECT REVIEW COMMITTEE MEETING MINUTES

Tuesday, August 9, 2022 – 5:30 p.m.

Planning and Development Department – Development Services Division

Fresno City Hall, Zoom

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:39 p.m. with a master roll call.

Present – 4: *James Sponsler (Chairperson), Debbie Darden (Vice Chairperson), Andrew Feil, Crystal Vasquez*

Absent – 1: *Griffin Estes*

Committee Staff: *Gabriela Olea, District 3 Council Office*
Rob Holt, Planning and Development Department

2. APPROVAL OF THE AGENDA

Chairperson Sponsler moved to approve the agenda, seconded by Vice Chairperson Darden. The motion carried unanimously, 4 votes to 0.

3. APPROVAL OF THE MINUTES

Vice Chairperson Darden moved to approve the meeting minutes for July 26, 2022, seconded by Committee Member Feil. The motion carried unanimously, 4 votes to 0.

4. UNSCHEDULED COMMUNICATIONS

None.

5. PROJECT REVIEW – CONTINUED MATTERS

None.

6. PROJECT REVIEW – NEW MATTERS

A. Development Permit Application No. P22-02079

This application was filed by Gomez Architects, Inc. and pertains to the approximately 6.43-acre property located on the south side of West Nielsen Avenue, between South Hughes Avenue/South Roeding Drive and South West Avenue (1625 West Nielsen Avenue). The applicant is requesting authorization for a phased construction project: Phase 1 is to construct a 53,760 sq. ft. warehouse appliance and distribution building; and, Phase 2 is to construct a 50,193 sq. ft. building with a 6,271 sq. ft. building. The property is zoned IL/UGM/cz (*Employment - Light Industrial/Urban Growth Management/conditions of zoning*).

The representative of the project, Rickard Gomez, was present for the meeting and presented the item.

Vice Chairperson Darden moved to deny the item, seconded by Chairperson Sponsler. The motion passed, 2 votes to 1 with 1 Abstention.

Vote Tally

Ayes (2): Darden (motion), Vasquez

Noes (1): Feil

Abstain (1): Sponsler (second)

Absent (1): Estes

B. ABC Conditional Use Permit Application No. P22-02633

This application was filed by KRS Enterprises Inc. and pertains to the approximately 1.04 acres located in the Mid-State Plaza shopping center at the southwest corner of West Clinton and North Weber Avenues (1937 West Clinton Avenue). The applicant is requesting authorization for a Type 41 ABC License in conjunction with the establishment of a Mountain Mike's Pizza restaurant in an existing approximately 3,392 sq. ft. commercial tenant suite. The property is zoned IL (*Employment - Heavy Industrial*).

The representative of the project, Sarbjot Mehrok, was present for the meeting and presented the item.

Committee Member Feil moved to approve the item, seconded by Chairperson Sponsler. The motion passed, 4 votes to 0.

Vote Tally

Ayes (4): Feil (motion), Sponsler (second), Darden (vice chair), Vasquez

Noes (0): None

Abstain (0): None

Absent (1): Estes

C. Conditional Use Permit Application No. P22-01257

This application was filed by ABCanna and pertains to the approximately 0.52-acre property located at the northwest corner of East Braly Avenue and South Mary Street (1828 South Mary Street). The applicant requests authorization to establish a cannabis microbusiness, including cultivation, distribution, and manufacturing in an existing warehouse building. The subject property is zoned IH (*Employment - Heavy Industrial*).

The representative of the project, Isaac Fonseca, was present for the meeting and presented the item.

Committee Member Vasquez moved to approve the item, seconded by Committee Member Feil. The motion passed, 3 votes to 1.

Vote Tally

Ayes (3): Vasquez (motion), Feil (second), Sponsler (chair)

Noes (1): Darden (vice chair)

Abstain (0): None

Absent (1): Estes

7. COMMUNICATIONS FROM THE OFFICE OF THE COUNCILMEMBER

None.

8. ADMINISTRATIVE MATTERS

None.

9. ADJOURNMENT

The Committee, having concluded all business, adjourned at 6:46 p.m.

You can find the recording of the meeting at the following link: [Zoom Recording](#)
(skip to 09:42 for start of meeting)

Access Passcode: **GdW*5.bk**

Respectfully,

A handwritten signature in blue ink, appearing to read "Rob Holt", with a stylized flourish extending from the end.

Rob Holt
Committee Staff Liaison

**ITEM 6A – TENTATIVE
PARCEL MAP NO. 2021-15
(P21-06618)**



APPL. NO. TPM 2021-15	EXHIBIT O	DATE 08/22/2022
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

Planning & Development Department
Development Services Division
2600 Fresno Street, Third Floor, Room 3043
Fresno, CA 93721-3604

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

Tentative Parcel Map is being submitted by Mark Greenwood of R.W.Greenwood on behalf of Red Triangle Oil and pertains to 4.28 acres of property located at S.East & E.Garrett APN: 479-071-36 and is zoned IH with a planned land use of Heavy Industrial

The applicant is requesting authorization to:

Divide the property consisting of 3 merged parcels into 4 separate parcels.

The proposed development will consist of 3 of the parcels will be developed in the future.

Parcel 1 will contain an existing gas station that will add additional pumps and access to Golden State Boulevard. Parcel 4 will add a driveway to access Jensen Avenue.

The existing site currently consists of Union 76 with 15 existing parking spaces

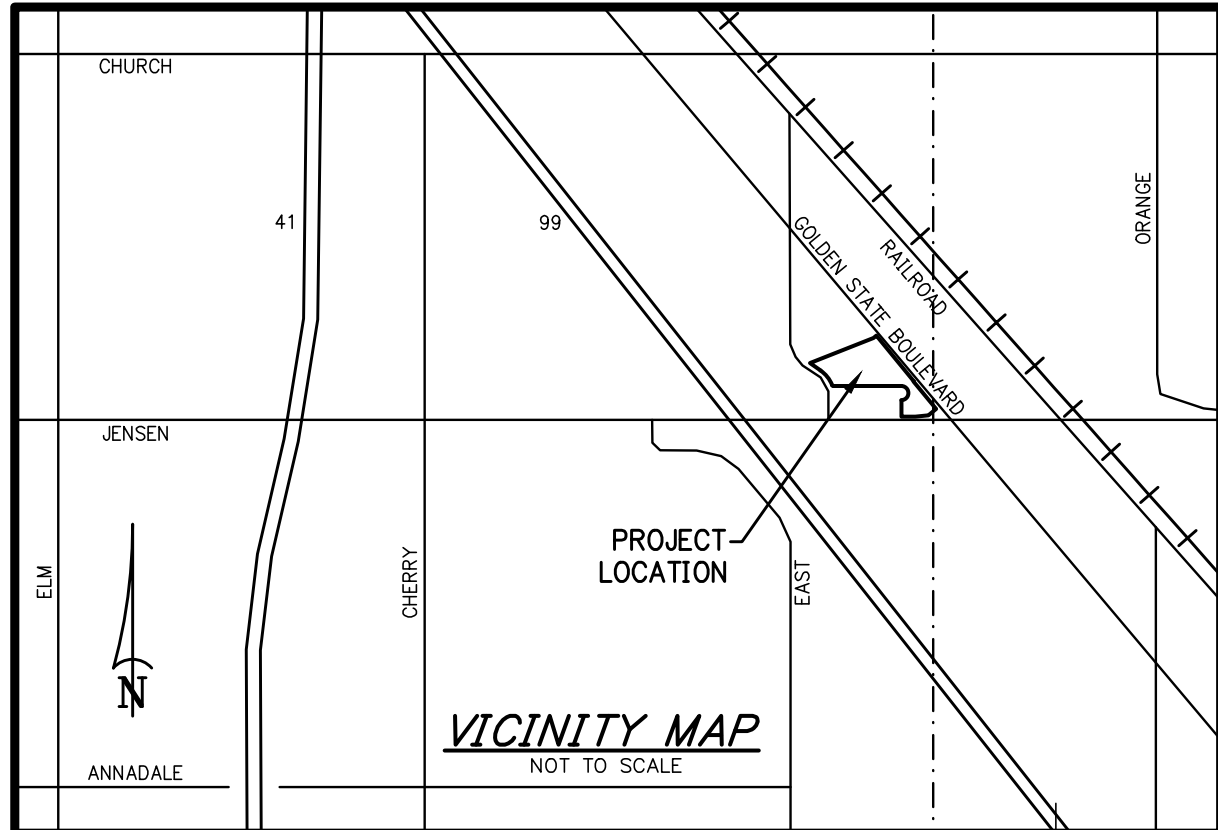
The proposed hours of operation are from 6am to 10pm on 7-Days

Other facts pertinent to this project are as follows:

This Fuel Station caters to Semi Trucks as well as Passenger Vehicles.

- Project Narrative:** (*communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.*)

Several Structures and storage areas on the existing property will be removed as part of this development. All are noted on the Tentative Parcel Map. Access to Golden State Boulevard will greatly improve the traffic flow for all of the Semi Trucks that utilize this location.



NOTE TO OWNER

THIS DRAWING(S) IS THE EXCLUSIVE PROPERTY OF R. W. GREENWOOD ASSOCIATES, INC. THE INFORMATION SHOWN MAY NOT BE USED NOR THE DRAWING(S) REPRODUCED WITHOUT PERMISSION OF R. W. GREENWOOD ASSOCIATES, INC.

APPL. NO. TPM 2021-15 EXHIBIT A DATE 08/22/2022

PLANNING REVIEW BY DATE

TRAFFIC ENG. DATE

APPROVED BY DATE

CITY OF FRESNO DARM DEPT

NOTES:

1. SITE ACREAGE: 6.42± (GROSS) 4.28± (NET)
2. EXISTING LAND USE: FUELING STATION, OTHER EXISTING INDUSTRIAL USES TO BE REMOVED.
3. EXISTING & PROPOSED GENERAL PLAN LAND USE DESIGNATION(S): EMPLOYMENT - HEAVY INDUSTRIAL
4. EXISTING & PROPOSED ZONE DISTRICT(S): IH(EMPLOYMENT - HEAVY INDUSTRIAL)
5. SOURCE OF WATER: CITY OF FRESNO
6. METHOD OF SEWERAGE AND SEWAGE DISPOSAL: CITY OF FRESNO
7. ALL PROPOSED IMPROVEMENTS TO BE INSTALLED TO CITY OF FRESNO STANDARDS.
8. THERE ARE NO WELLS, CESSPOOLS, SEPTIC SYSTEMS OR DUMP SITES ON THE PROPERTY. THE PROPERTY CONTAINS UNDERGROUND FUEL TANKS THAT WILL REMAIN. THE PROPERTY CONTAINS A SEMI TRUCK WEIGHT SCALE THAT WILL REMAIN.
9. THERE WILL BE NO GRADE DIFFERENTIALS OF 6" OR MORE.
10. ONE PALM TREE WILL BE REMOVED WITH THE PROPOSED IMPROVEMENTS.
11. OWNER: CALIFORNIA--FRESNO INVESTMENT COMPANY
3242 E GARRETT
FRESNO CA 93706

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT DIABLO BASE AND MERIDIAN, FRESNO COUNTY, STATE OF CALIFORNIA, ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS THEREOF, SAID PORTION ALSO BEING ADJACENT TO LOTS 1 AND 3 OF TRACT NO. 135 RECORDED IN VOLUME 23 OF PLATS, AT PAGE 94, FRESNO COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS A & B OF PARCEL MAP No. 76-51 ACCORDING TO THE MAP THEREOF, RECORDED IN BOOK 25 OF PARCEL MAPS, AT PAGE 76, FRESNO COUNTY RECORDS.

TOGETHER WITH LOT 1 OF TRACT No. 2135, ACCORDING TO THE MAP THEREOF, RECORDED IN VOLUME 23 OF PLATS, AT PAGE 94, FRESNO COUNTY RECORDS.

ALSO TOGETHER WITH THAT PORTION OF GOLDEN STATE BOULEVARD QUITCLAIMED BY THE CITY OF FRESNO IN DOCUMENT No. 94164819, RECORDED ON OCTOBER 25, 1994, OFFICIAL RECORDS OF FRESNO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LOT 1 OF SAID TRACT No. 2135; THENCE NORTH 38°57'34" WEST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF GOLDEN STATE BOULEVARD, A DISTANCE OF 660.74 FEET; THENCE NORTH 68°55'23" EAST, A DISTANCE OF 27.32 FEET; THENCE SOUTH 38°57'34" EAST PARALLEL WITH AND 74.00 FEET SOUTHWESTERLY FROM THE CENTERLINE OF SAID GOLDEN STATE BOULEVARD, A DISTANCE OF 402.35 FEET; THENCE SOUTH 76.00 SOUTHWESTERLY FROM THE CENTERLINE OF SAID GOLDEN STATE BOULEVARD, A DISTANCE OF 250.00 FEET; THENCE SOUTH 51°02'26" WEST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING

SUBDIVIDER

JIM SHEHADY
405 N. PALM AVENUE
FRESNO, CA 93701
559 486-0220

LEGEND

+300.0	EXISTING GROUND ELEVATION
+TC=300.00	EXISTING TOP OF CURB ELEVATION
+G=300.00	EXISTING GUTTER ELEVATION
+C=300.00	EXISTING CONCRETE ELEVATION
+P=300.00	EXISTING PAVEMENT ELEVATION
+EP=300.00	EXISTING EDGE OF PAVEMENT ELEVATION
+BW=300.00	EXISTING BACK OF WALK ELEVATION
+TW=300.00	EXISTING TOP OF WALL ELEVATION
+FTG=300.00	EXISTING FOOTING ELEVATION
+FL=300.00	EXISTING FLOW-LINE ELEVATION
+FF=300.00	EXISTING FINISH FLOOR ELEVATION
+CR=300.00	EXISTING CROWN OF STREET ELEVATION
N W	EXISTING WATER VALVE
BFP	EXISTING BACKFLOW PREVENTION DEVICE
CO	EXISTING SEWER CLEANOUT
FH	EXISTING FIRE HYDRANT
---	INDICATES LEGAL DESCRIPTION BOUNDARY
---	INDICATES SECTION LINES
---	INDICATES EXISTING LOT LINES
○ EX PP/TP	EXISTING POWER POLE OR TELEPHONE POLE
R FDC	EXISTING FIRE DEPARTMENT CONNECTION
○	EXISTING BOLLARD
○ GMH	EXISTING METAL LID (SIZE AND COLOR AS SHOWN)
○ TMH	EXISTING TELEPHONE MANHOLE
VT	EXISTING ABOVE GROUND VENT PIPE
MB	EXISTING MAIL BOX LOCATIONS
STLT	EXISTING STREET LIGHT
SD	EXISTING STORMDRAIN, SIZE SHOWN.
IRR	EXISTING IRRIGATION PIPE, SIZE SHOWN.
S	EXISTING SEWER PIPE, SIZE SHOWN.
SD	EXISTING UNDERGROUND CONDUIT
G	EXISTING GAS LINE
FO	EXISTING FIBER OPTIC LINE
OH	EXISTING OVERHEAD UTILITY WIRES
○	EXISTING SEWER MANHOLE
○	EXISTING STORMDRAIN MANHOLE
○	EXISTING STORMDRAIN INLET
---	EXISTING CONCRETE
(E)	INDICATES EXISTING
(P)	INDICATES PROPOSED
---	INDICATES EXISTING RELINQUISHMENT OF DIRECT VEHICULAR ACCESS PER TRACT No. 2135, RECORDED IN BOOK 23 OF PLATS, AT PAGE 94, FRESNO COUNTY RECORDS.
---	INDICATES RESTORATION OF DIRECT VEHICULAR ACCESS PER THIS MAP. (PARCEL 1 ONLY)
---	INDICATES DIRECTION OF STORM WATER FLOW

IMPORTANT REMINDER:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SAFE WORKING CONDITIONS WITH RESPECT TO EXCAVATION SLOPE STABILITY. THIS PLAN DOES NOT RELIEVE THE CONTRACTORS OF RESPONSIBILITY FOR TEMPORARY EXCAVATION, CONSTRUCTION, BRACING AND SHORING IN ACCORDANCE WITH CAL OSHA REQUIREMENTS.

TWO WORKING DAYS PRIOR TO STARTING EXCAVATION, NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) 1-800-227-2600

SITE ADDRESS:

2585 S. EAST AVENUE
FRESNO, CA 93706

A.P.N. 479-071-36

BASIS OF ELEVATIONS

CITY OF FRESNO TBM 2197
CHISELED SQUARE ON CURB, SOUTH SIDE OF JENSEN FRONTAGE ROAD, 350' WEST OF GOLDEN STATE.
ELEV = 287.587 NGVD 1929

SOURCE OF DATA

PARCEL MAP No. 76-51, RECORDED IN BOOK 25 OF PARCEL MAPS, AT PAGE 76, FRESNO COUNTY RECORDS.
TRACT No. 2135, RECORDED IN BOOK 23 OF PLATS, AT PAGE 94, FRESNO COUNTY RECORDS.

TENTATIVE PARCEL MAP No. 2021-15

SHEET ONE OF ONE SHEETS

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED FOR

RED TRIANGLE OIL

R. W. Greenwood Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING

2558 EAST OLIVE AVENUE, FRESNO, CALIFORNIA 93701, PH. (559) 268-7831

DATE: MARCH 21, 2021

JOB No.: R-17070

DRAWN BY: PML

DWG No.: 5431-E

REV. 06/30/2022 PML
REV. 11/03/2021 PML
REV. 09/28/2021 PML
SITE 04/27/2021 MWS
SITE 04/21/2021 MWS
TPM 03/21/2021 MWS
PLOT VIEW: TOPO
AUTOCAD ID: 170150DWG

**ITEM 6B – ABC
CONDITIONAL USE PERMIT
APPLICATION NO. P22-
02842**

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

CUP _____ is being submitted by Trelawny Bruce of Splash Bar Inc. on behalf of Splash Bar and pertains to _____ acres of property located at _____
APN: 452-031-03 and is zoned CMS-COMM with a planned land use of CMS-COMM

The applicant is requesting authorization to: _____

Authorize utilities to the food trailer (semi-permanent), patio expansion, and relocation of ADA stalls

The proposed development will consist of _____

CUP to authorize utilities to the food trailer (semi-permanent), patio expansion, and relocation of ADA stalls

The existing site currently consists of 18,000 SQFT with 47 existing parking spaces

The proposed hours of operation are from 4PM to 2AM on Sunday-Saturday

Other facts pertinent to this project are as follows:

Patio expansion will reduce parking spaces from 47 to 41

Food Trailer will be permanent with connections to water, power, and dedicated sewerline w/grease trap.

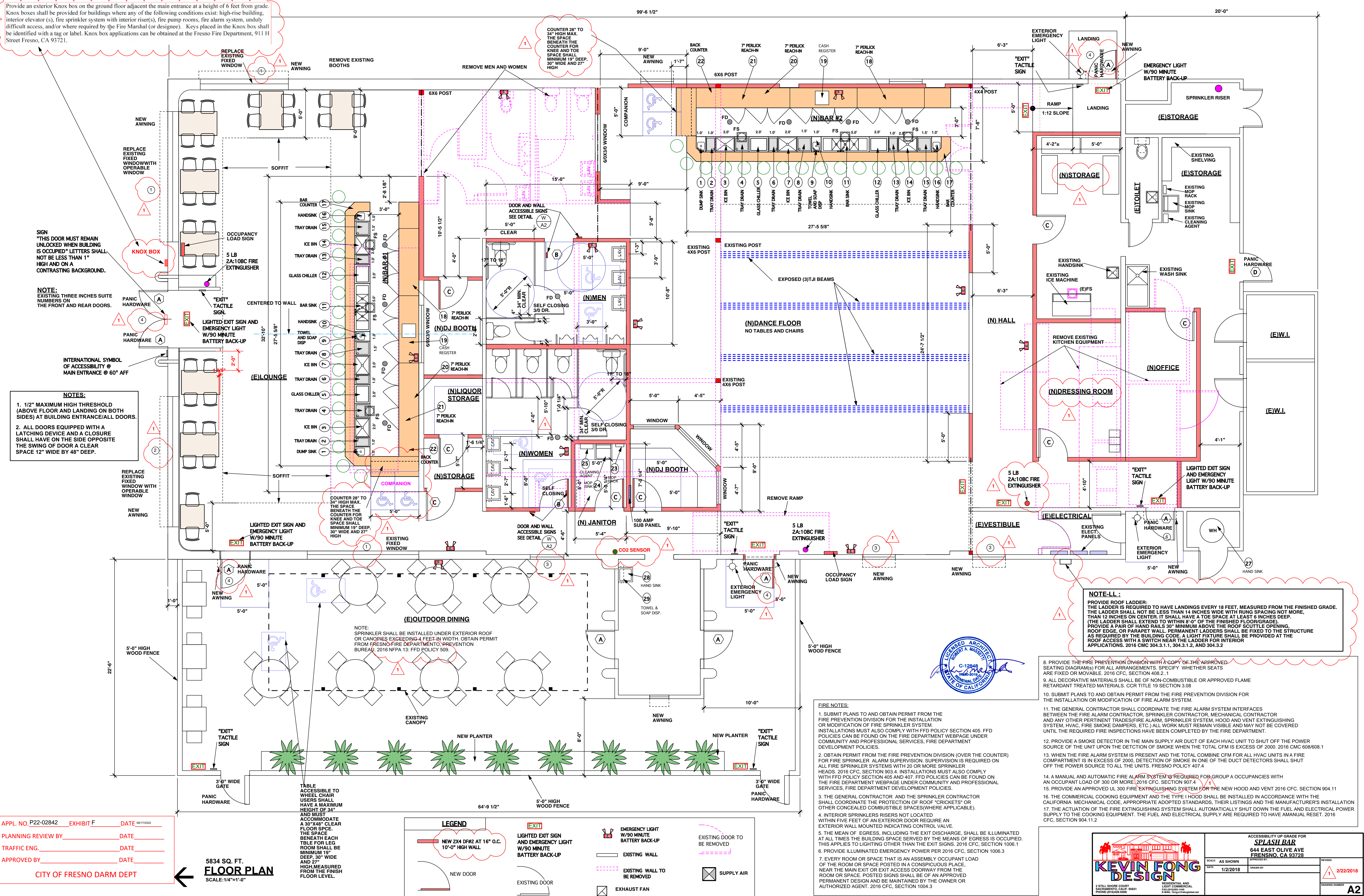
APPL. NO. P22-02842 EXHIBIT O DATE 08/17/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

- Project Narrative:** (*communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.*)

The extension of our services offered by providing food on-site will assist our mission to providing all food and beverage services in house. The food trailer will be permanent and be connected to our existing buildings water, and electrical supply. We have already installed a dedicated sewer line with grease interceptor. Gas will be supplied by use of propane. The trailer will offer tacos, burgers, and fries. We estimate 2-3 people will be hired to operate the kitchen, the trailer is fully loaded with stove, grill, fryer etc. We do not anticipate any additional changes to existing ambient noise levels.

Provide an exterior Knox box on the ground floor adjacent the main entrance at a height of 6 feet from grade. Knox boxes shall be provided for buildings where any of the following conditions exist: high-rise building, interior elevator (s), fire sprinkler system with interior riser(s), fire pump rooms, fire alarm system, unduly difficult access, and/or where required by the Fire Marshal (or designee). Keys placed in the Knox box shall be identified with a tag or label. Knox box applications can be obtained at the Fresno Fire Department, 911 H Street Fresno, CA 93721.



Splash Fresno

Food Trailer Elevations

644 E. Olive Ave.

FRONT ELEVATION



RIGHT SIDE ELEVATION

APPL. NO. P22-02842 EXHIBIT E-1 DATE 08/17/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



REAR ELEVATION

APPL. NO. P22-02842 EXHIBIT E-2 DATE 08/17/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



LEFT SIDE ELEVATION

APPL. NO. P22-02842 EXHIBIT E-3 DATE 08/17/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



APPL. NO. P22-02842 EXHIBIT E-4 DATE 08/17/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

**ITEM 6C – ABC
CONDITIONAL USE PERMIT
APPLICATION NO. P22-
02447**

The Gallery Art Bar
1141 N Van Ness Avenue
Fresno, Ca 93728

Operation Statement

The Gallery Art Bar will operate as a full service restaurant which aims to capture the diversity of Fresno, through inspirational local art, passionately crafted cuisine and exciting, vibrant cocktails. Our company is investing over \$500,000 into the purchase and renovation of the existing building located at 1141 N Van Ness Avenue in Fresno's thriving Tower District.

Our arts activities will include curating monthly art exhibits, artist meet & greets as well as weekly paint parties for guests. Our hope is to provide artists opportunities to not only showcase, but sell their art. We believe our location gives our local artists a unique opportunity for their work to reach customers who may not otherwise be attracted to a traditional art gallery.

Although our kitchen space is limited, we are partnering with a local well known chef to create an intensely unique menu that is sure to be a welcomed addition to the food offerings in the Tower District.

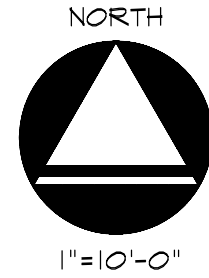
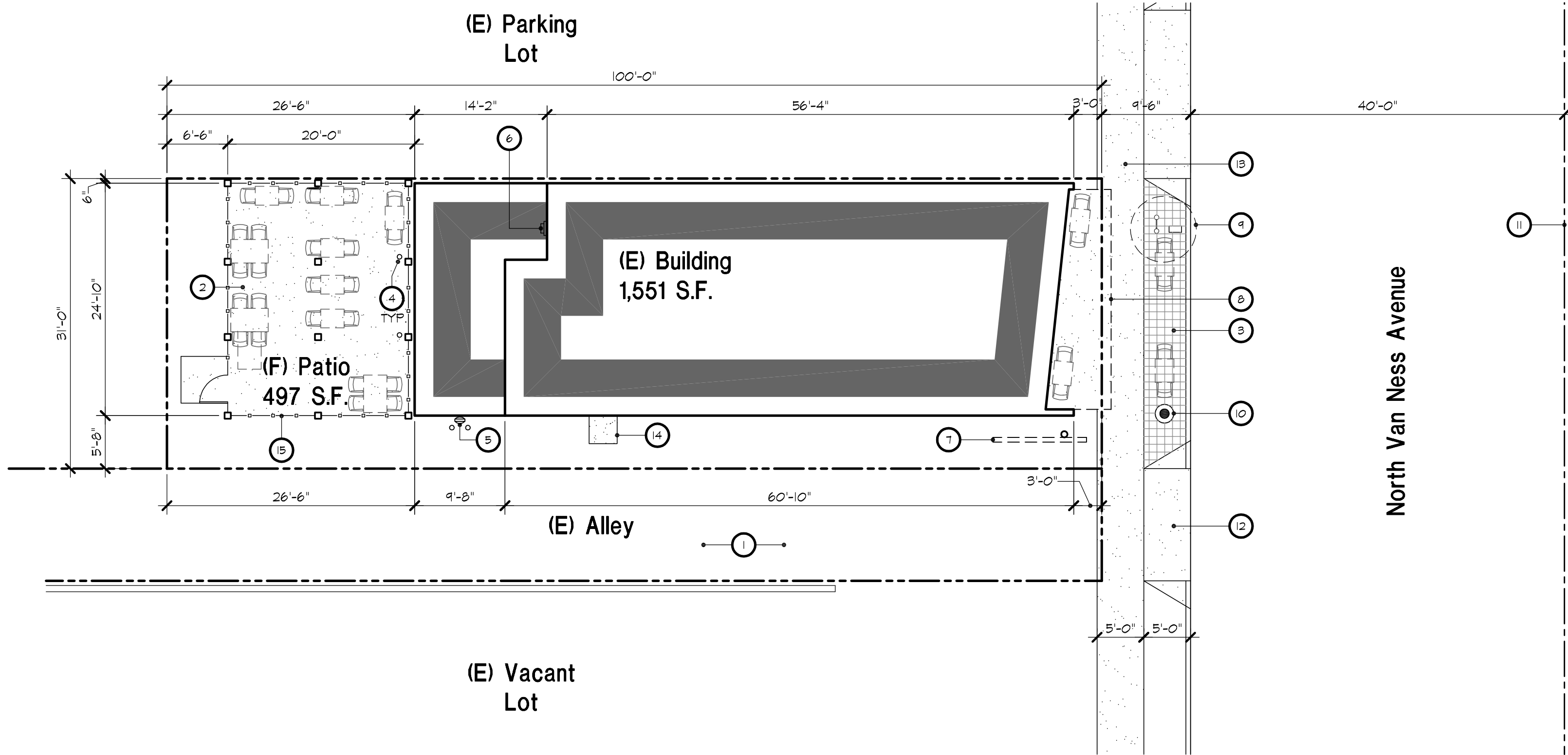
We are requesting permission to obtain a Type 47 liquor license in order to allow ourselves the ability to maximize beverage offerings to guests while also allowing the ability to serve families throughout the week. Without allowing for the sale of liquor, it would be extremely difficult to keep guests in place to capitalize on potential revenue opportunities or maximize the hours and pay offered to our staff.

Hours of Operation: We are requesting that our conditions allow us to operate Sunday-Saturday 8am-3am. We plan on activating the restaurant for breakfast through the late night, with our ideal conditions permitting us to stay open until three O'clock am in order to serve food to guests in the area.

Security: On weekend evenings, we intend on hiring a BSIS licensed security person to act as the door person for the establishment. With our anticipated maximum occupancy being fairly low, we believe that having one licensed door person on busier nights should mitigate any public safety issues. If at any time our establishment holds over 49 people, we would ensure there is a ratio of one guard per fifty guests.

APPL. NO. P22-02447	EXHIBIT O	DATE 07/11/2022
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

ALL ITPAS DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF I.T. ARCHITECTURE. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF I.T. ARCHITECTURE. ITPAS DESIGNS, ARRANGEMENTS AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF I.T. ARCHITECTURE. INCORPORATED.



Keyed Site Plan Notes

- 1 INDICATES EXISTING A/C PAVING TO REMAIN.
- 2 INDICATES NEW CONCRETE PATIO W/ TRELLIS.
- 3 INDICATES NEW PAVERS IN EXISTING LANDSCAPE STRIP FOR OUTDOOR DINING.
- 4 INDICATES EXISTING BOLLARDS TO REMAIN.
- 5 INDICATES EXISTING GAS METER W/ BOLLARDS TO REMAIN.
- 6 INDICATES EXISTING ELECTRICAL METER AND PANEL METER TO REMAIN.
- 7 INDICATES EXISTING BILLBOARD TO REMAIN.
- 8 INDICATES EXISTING CANVAS AWNING TO REMAIN.
- 9 INDICATES EXISTING WATER METER AND RP DEVICE TO REMAIN.
- 10 INDICATES EXISTING STREET LIGHT TO REMAIN.
- 11 INDICATES EXISTING CENTERLINE OF STREET.
- 12 INDICATES EXISTING DRIVEWAY.
- 13 INDICATES EXISTING CONCRETE SIDEWALK.
- 14 INDICATES EXISTING CONCRETE LANDING.
- 15 INDICATES NEW 6'-0" HIGH WROUGHT IRON FENCE W/ 3'-0" WIDE GATE.

Vicinity Map



Overall Site Data

PROJECT LOCATION	
ADDRESS	= 1141 N. VAN NESS AVENUE FRESNO CA 93728
APN	= 452-041-04
ZONING	= CMS (COMMERCIAL MAIN STREET)
CONSTRUCTION TYPE	= VB
BUILDING OCCUPANCY	= B
BUILDING AREA:	
EXISTING BUILDING:	= 1,710 S.F.
FUTURE OUTDOOR PATIO:	= 497 S.F.

City Use Only

APPL. NO. P22-02447 EXHIBIT A-2 DATE 07/11/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

Existing Site Plan



1465 North Van Ness Avenue
Fresno, California 93728
559.442.4642 voice
559.485.9081 fax



Project
Interior Remodel for:
Spokeasy
1141 N. Van Ness Ave.
Fresno CA 93728
Architect

Owner
Mr. Mike Unguez
94 West Browning Ave.
Fresno CA 93704

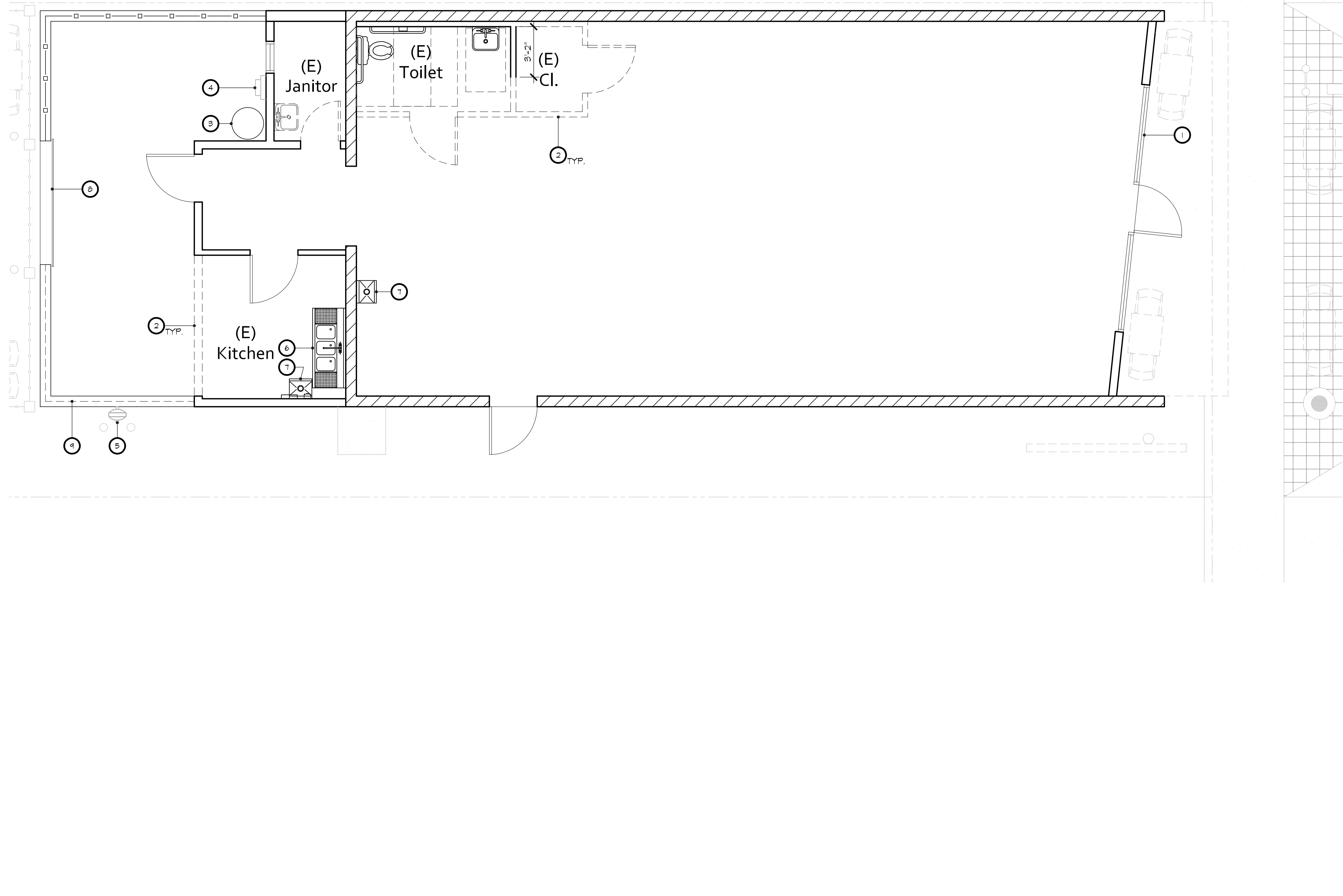
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Revisions	
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3	
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5	

Scale	1"=10'-0"
Project Manager	BRAD BLASL
Project Number	20-001
Sheet	

A-0.0

ALL ITFAS DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE INCORPORATED OR CONSULTANTS AND HERE GRANTED EXCLUSIVELY AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE INCORPORATED. ANY REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF IT ARCHITECTURE INCORPORATED.



Keyed Demolition Notes

- 1 INDICATES EXISTING STOREFRONT GLAZING SYSTEM TO REMAIN.
- 2 DASHED LINES INDICATE ITEMS TO BE REMOVED.
- 3 INDICATES EXISTING WATER HEATER TO REMAIN.
- 4 INDICATES EXISTING ELECTRIC METER TO REMAIN.
- 5 INDICATES EXISTING GAS METER TO REMAIN.
- 6 INDICATES EXISTING HAND WASH TO REMAIN.
- 7 INDICATES EXISTING 3 COMPARTMENT SINK TO REMAIN.
- 8 INDICATES EXISTING ROLL UP DOOR TO BE DEMOLISHED.
- 9 INDICATES EXISTING STEEL SECURITY BARS O/ PLYWD. TO BE REMOVED. AREA TO BE INFILLED WITH FRAMING. REFER TO FLOOR PLAN.

General Demolition Plan Notes

- GENERAL CONTRACTOR SHALL VISIT THE PROJECT SITE TO VERIFY ALL FIELD CONDITIONS AS THEY RELATE TO DEMOLITION OR NEW CONSTRUCTION INDICATED IN THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCY IS FOUND.
- GENERAL CONTRACTOR SHALL EXECUTE ALL DEMOLITION AND REMOVAL CAREFULLY, SO AS TO MINIMIZE INTERFERENCE WITH WITH EXISTING CONDITIONS, NEW CONDITIONS, OR SITE CONDITIONS. IF ANY STRUCTURAL COMPONENTS ARE UNCOVERED UNEXPECTEDLY DURING DEMOLITION, THE GENERAL CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY THE ARCHITECT AT ONCE.
- ALL NEWLY REVEALED PLUMBING, MECHANICAL OR ELECTRICAL SYSTEMS/ITEMS SHALL BE REMOVED AND ABANDONED/SEALED/CAPPED TO THE EXTENT THAT THEY IN NO WAY INTERFERE WITH FINAL FINISH CONDITIONS. THERE SHALL BE NO INDICATION OF PREVIOUS INSTALLATION WHATSOEVER. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT ONCE.
- WHERE EXISTING WALLS, CASEWORK, FIXTURES, EQUIPMENT, ETC. ARE TO BE REMOVED, NEWLY REVEALED SURFACES SHALL BE CLEANED SO AS TO ACCEPT NEW FINISH MATERIALS AS IDENTIFIED IN ROOM FINISH SCHEDULE. ALL UNNECESSARY BRACKETS, CLIPS, HANGERS, NAILS, LEDGER BOARDS, ETC. THROUGHOUT THE SPACE SHALL BE REMOVED. WORK SHALL BE PERFORMED SO AS TO LEAVE NO INDICATION OF PREVIOUS DEMOLITION.
- GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ANY AND ALL SAW CUTS OF EXISTING CONCRETE SLAB WITH THE WORK OF OTHER TRADES. ALL SLAB CUTS/REMOVAL SHALL BE MINIMIZED WHEREVER POSSIBLE.

City Use Only

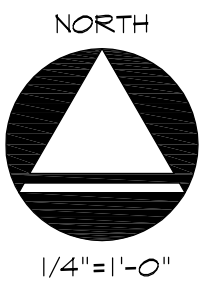
APPL. NO. P22-02447 EXHIBIT F-1 DATE 07/11/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



Existing / Demo. Floor Plan



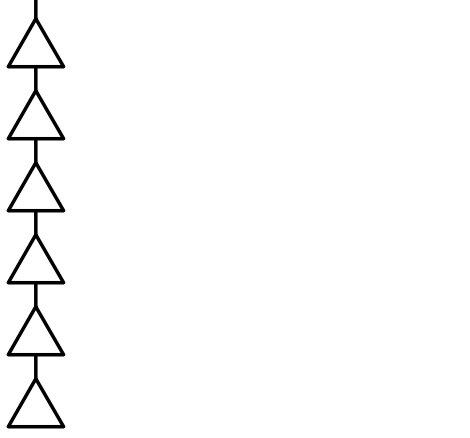
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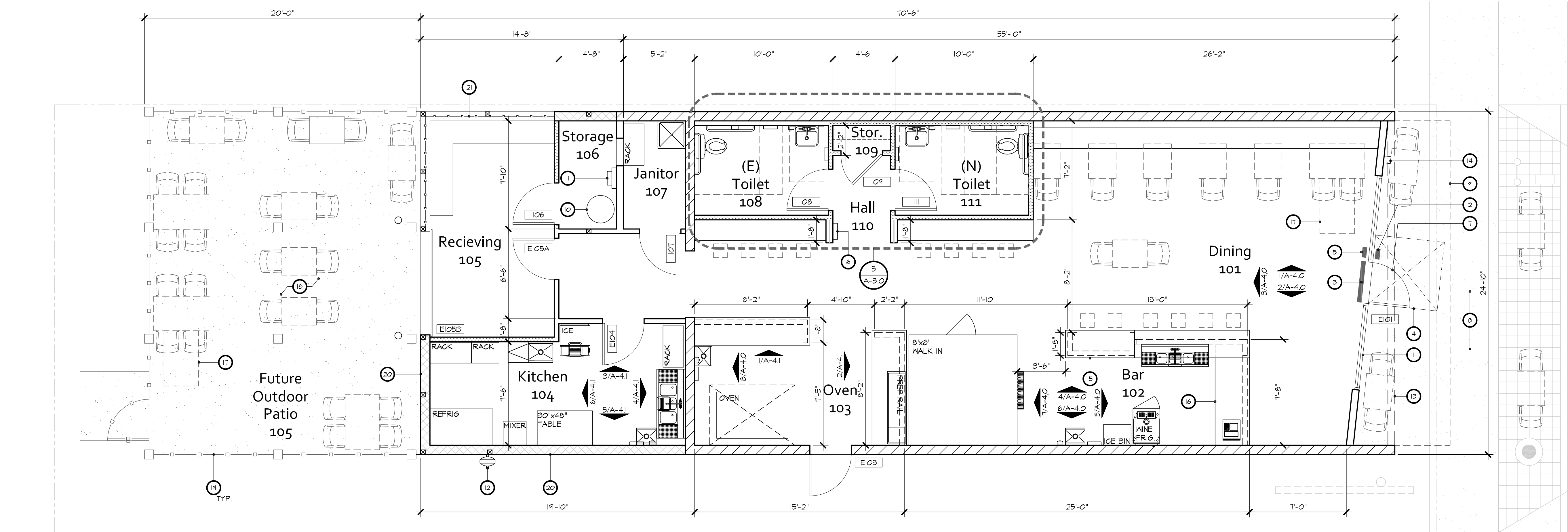
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Scale	
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Project Manager	
BRAD BLASL	
Project Number	
20-001	
Sheet	

A-1.0

ALL DETAILS, DESIGN ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF IT ARCHITECTURE. INCORPORATED OR CONSULTANTS AND HERE GRANTED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH DETAILS, DESIGN ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF IT ARCHITECTURE. INCORPORATED. NO REPRODUCTION OR USE THEREOF IS PERMISSIBLE WITHOUT THE CONSENT OF IT ARCHITECTURE. INCORPORATED.



General Notes

- GENERAL CONTRACTOR SHALL INTERFACE WITH PLUMBING, MECHANICAL, AND ELECTRICAL PLANS TO CONFIRM ANY SPECIFIC REQUIREMENTS OF ALL FIXTURES/FURNISHINGS SHOWN ON PLANS.
- GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE ALL BLOCKING AND BACKING LOCATIONS AS REQUIRED BY EQUIPMENT, FURNISHINGS, & FIXTURE SUPPLIERS.
- THIS PERMIT DOES NOT INCLUDE ANY HIGH FILE STORAGE (PER UFG) OR RACK STORAGE OVER 8 FEET HIGH. ANY SUCH PROPOSED STORAGE WILL REQUIRE PLANS SUBMITTED FOR REVIEW AND APPROVAL AND ISSUANCE OF PERMITS.

Wall Legend

- INDICATES EXISTING STOREFRONT SYSTEM.
- INDICATES EXISTING EXTERIOR BRICK MASONRY.
- INDICATES NEW 3 5/8" x 20 GA. METAL STUD FRAMING AT 16" O.C. TO STRUCTURE ABOVE. PROVIDE 5/8" THICK GYPSUM BOARD EACH SIDE OF FRAMING WITH R-13 INSULATION, FULL HEIGHT - REFER TO DETAIL 1, 2, 3, AND 4/AD-1.0
- INDICATES 2 x 6 WOOD INFILL STUD FRAMING AT 16" ON CENTER FROM TOP OF CMU WALL TO UNDERSIDE OF ROOF FRAMING - REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION. EXTERIOR TO CONSIST OF A 3-COAT STUCCO SYSTEM INSTALLED OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER INSTALLED OVER 1/2" PLYWOOD SHEATHING, TYPICAL. AT INTERIOR PROVIDE 5/8" GYP. BD. W/ R-14 BATT WALL INSULATION.
- INDICATES NEW HALF WALL, 3 5/8" x 20 GA. METAL STUD FRAMING AT 16" O.C. PROVIDE 5/8" THICK GYPSUM BOARD EACH SIDE OF FRAMING.

GENERAL NOTE:
ALL INTERIOR METAL STUD FRAMING SHALL BE INSTALLED PER THE REQUIREMENTS OF DETAIL 1/AD-1.1

METAL STUDS TO BE USED:

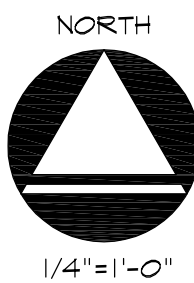
- 3625125-30MIL - 20 GAUGE
- 3621125-30MIL - 20 GAUGE
- 6005125-30MIL - 20 GAUGE
- 6001125-30MIL - 20 GAUGE
- 6005LT250-30MIL - 20 GAUGE
- 3625LT250-30MIL - 20 GAUGE

Keyed Floor Plan Notes

- EXISTING STOREFRONT SYSTEM TO REMAIN.
- 5' x 5' INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE. SEE DETAIL 10/AD-1.1 FOR ADDITIONAL INFORMATION.
- PROVIDE SIGN ABOVE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN LETTERS 1" MINIMUM IN HEIGHT ON CONTRASTING BACKGROUNDS.
- DASHED BOX INDICATES 5' x 5' MINIMUM REQUIRED LEVEL LANDING AT DOORS (6'-0" x 5'-0" AT DBL. DOORS). FLOOR SURFACE TO MAINTAIN A 2% MAX. SLOPE AWAY FROM BUILD. AT EXTERIOR. GENERAL CONTRACTOR TO VERIFY ALL EXISTING DOOR AND LANDING CONDITIONS MEET CURRENT A.D.A. ACCESS REQUIREMENTS.
- TACTILE EXIT SIGNAGE. REFER TO DETAIL 2/AD-1.1. SIGNAGE SHALL MEET REQUIREMENTS OF SECTION 11B-103.1 OF 2018 CBC.
- INDICATES LOCATION OF SEMI-RECESSED FIRE EXTINGUISHER. J.L. INDUSTRIES "COSMOPOLITAN" 103T11. PROVIDE FIRE EXTINGUISHERS AT LESS THAN 75'-0" TRAVEL DISTANCE APART. POSSIBLE LOCATIONS ARE SHOWN ON THIS PLAN. CONFIRM FINAL LOCATIONS WITH FIRE DEPT. INSPECTOR. SEE DETAIL 4/AD-1.1 FOR MOUNTING HEIGHT.
- INDICATES EXISTING 3'-0" WIDE STOREFRONT DOOR W/ EXISTING HARDWARE. DOOR TO REMAIN. DOOR TO MEET REQUIREMENTS OF DETAIL 2/A-3.0.
- INDICATES EXISTING CONCRETE PLATWORK TO REMAIN.
- INDICATES EXISTING FABRIC AWNING.
- INDICATES EXISTING WATER HEATER.
- INDICATES EXISTING ELECTRIC METER.
- INDICATES EXISTING GAS METER.
- DASHED LINE INDICATES EXISTING PARAPET ABOVE.
- PROVIDE AN EXTERIOR KNOX BOX ON THE GROUND FLOOR ADJACENT TO THE MAIN ENTRANCE AT A HEIGHT OF 6 FEET FROM GRADE. KNOX BOXES SHALL BE PROVIDED FOR BUILDINGS WHERE ANY OF THE FOLLOWING CONDITIONS EXIST: HIGH RISE BUILDING, INTERIOR ELEVATOR(S), FIRE SPRINKLER SYSTEM WITH INTERIOR RISER(S), FIRE PUMP ROOMS, FIRE ALARM SYSTEM, UNUSUALLY DIFFICULT ACCESS, AND/OR WHERE REQUIRED BY THE FIRE MARSHAL (OR DESIGNEE). KEYS PLACED IN THE KNOX BOX SHALL BE IDENTIFIED WITH A TAG OR LABEL. KNOX BOX APPLICATIONS CAN BE OBTAINED AT THE FRESNO FIRE DEPARTMENT, 911 H STREET, FRESNO, CA 93721.
- INDICATES 30" HIGH ACCESSIBLE BAR AREA, MIN. 5'-0" LONG.
- INDICATES 2'-10" HIGH P.O.S. COUNTER. REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- INDICATES 30"x48" ACCESSIBLE CLEAR SPACE.
- INDICATES FUTURE PATIO AND TRELLIS.
- INDICATES FUTURE 6'-0" HIGH WROUGHT IRON FENCE.
- INDICATES EXISTING 34" HIGH CMU WALL TO REMAIN. INFILL FROM TOP OF WALL TO UNDERSIDE OF ROOF FRAMING.
- INDICATES EXISTING SECURITY BARS TO REMAIN.

NOTE:
TABLES ACCESSIBLE TO WHEELCHAIR USERS SHALL HAVE A MAXIMUM HEIGHT OF 34". THE SPACE BENEATH EACH TABLE FOR LEG ROOM SHALL BE MINIMUM 18" DEEP, 30" WIDE AND 27" HIGH, MEASURED FROM THE FINISHED FLOOR LEVEL. FURNITURE AND FITTINGS SHOULD HAVE BENEATH THEIR MOST PROTRUDING POINT A TOE CLEARANCE SPACE OF AT LEAST 9" IN LENGTH, CBC 11B-305.

NOTE:
1. REFER TO DOOR SCHEDULE SHEET A-2.0 FOR DOOR INFO.
2. REFER TO EQUIPMENT PLAN SHEET A-1.2 FOR EQUIPMENT INFO.



City Use Only

APPL. NO. P22-02447 EXHIBIT F-2 DATE 07/11/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



1465 North Van Ness Avenue
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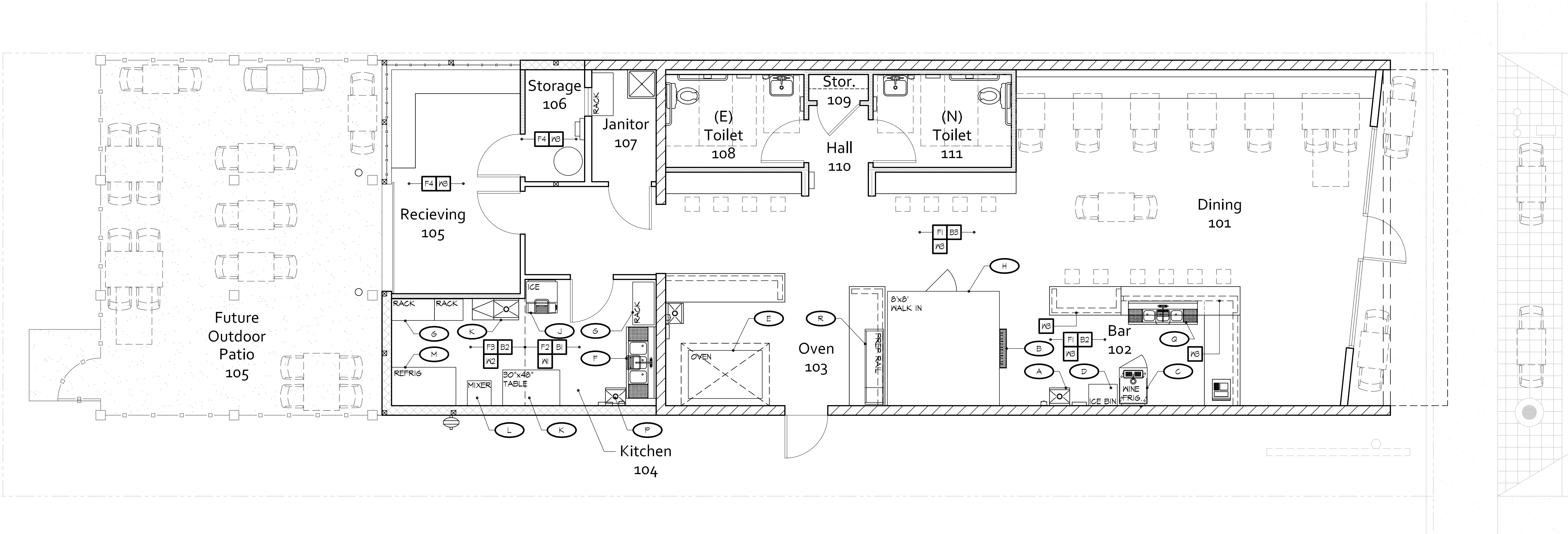
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Publishing Status	
Schematic	
Design Develop'mt.	
Site Plan Review	
Bidding	
Plan Check	
Revisions	

Scale	AS NOTED
Project Manager	BRAD BLASL
Project Number	20-001
Sheet	A-1.1

Floor Plan

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NOTE:
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Finish Notes	Material Schedule	Equipment Schedule					City Use Only																																																																					
<div>1. ALL FLOOR FINISHES SHALL BE SLIP RESISTANT WHEN TESTED IN ACCORDANCE WITH ASTM C1028B TEXT PROCEDURE FOR COEFFICIENT OF FRICTION. TILE MUST ACHIEVE A WET AND DRY VALUE OF NOT LESS THAN 0.60 PRIOR TO THE INSTALLATION OF THE FLOOR COVERING. A WRITTEN STATEMENT FROM THE FLOORING MANUFACTURER MUST BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY STATING THAT THE PRODUCT TO BE INSTALLED MEETS CURRENT INDUSTRY STANDARDS FOR SLIP-RESISTANCE.</div> <div>2. PROVIDE 5/8" THICK MOISTURE-RESISTANT GYPSUM BOARD WHERE PLUMBING FIXTURES OCCUR AND AS REQUIRED BY CODE.</div> <div>3. ALL PAINT COLOR CHANGES SHALL OCCUR AT INSIDE CORNERS.</div> <div>4. PROVIDE SLIM FOOT BASE TILE AT TOE KICK OF ALL CABINETS. (CAL CODE SECTION 11426B)</div> <div>5. PROVIDE A 3/8" MINIMUM RADIUS COVE TILE AT ALL FLOOR AND WALL JUNCTURES. (CAL CODE SECTION 11426B)</div> <div>6. ALL PAINTED WALL AND CEILING SURFACES IN THE RESTROOMS AND KITCHEN AREA SHALL HAVE A GLOSS OR SEMI-GLOSS FINISH. (CALIFORNIA RETAIL FOOD CODE (CALCODE) SECTION 114211)</div>	<div>Flooring</div> <div>F1 EXISTING CERAMIC TILE</div> <div>F2 EXISTING EPOXY COATING</div> <div>F3 NEW EPOXY COATING TO MATCH EXISTING</div> <div>F4 EXISTING EXPOSED CONCRETE</div> <div>Base</div> <div>B1 EXISTING "SLIMFOOT" TILE BASE</div> <div>B2 NEW "SLIMFOOT" TILE BASE</div> <div>B3 EXISTING 4" WOOD BASE</div> <div>Walls</div> <div>W1 EXISTING FIBERGLASS REINFORCED PANEL 0/ 5/8" MOISTURE RESISTANT GYP. BD. FROM FLOOR TO CEILING</div> <div>W2 NEW FIBERGLASS REINFORCED PANEL 0/ 5/8" MOISTURE RESISTANT GYP. BD. FROM FLOOR TO CEILING</div> <div>WB PAINT</div> <div>Plastic Laminate</div> <div>PL1 PLASTIC LAMINATE</div>	<table><tr><th>TAG</th><th>DESCRIPTION</th><th>MANUFACTURER</th><th>MODEL</th></tr><tr><td>A</td><td>HAND SINK</td><td>REGENCY TABLES AND SINKS</td><td>600HS1TSP</td></tr><tr><td>B</td><td>WALL MOUNT DRIP TRAY</td><td>MICRO Matic</td><td>DP-392ELD-12-3</td></tr><tr><td>C</td><td>UNDERCOUNTER REFRIGERATOR</td><td>AVANTCO</td><td>1789SUC60RHC</td></tr><tr><td>D</td><td>ICE BIN</td><td>REGENCY COMMERCIAL</td><td>6001B1024</td></tr><tr><td>E</td><td>PIZZA OVEN</td><td>THE MONTAGUE COMPANY</td><td>23P-2</td></tr><tr><td>F</td><td>(E) 3 COMPARTMENT SINK</td><td>--</td><td>--</td></tr><tr><td>G</td><td>WIRE RACKS</td><td>REGENCY COMMERCIAL</td><td>VARIES</td></tr><tr><td>H</td><td>WALK-IN REFRIGERATOR</td><td>NORLAKE</td><td>8'x8'</td></tr><tr><td>J</td><td>ICE MAKER</td><td>MANITOWOC</td><td>NEO-310</td></tr></table>	TAG	DESCRIPTION	MANUFACTURER	MODEL	A	HAND SINK	REGENCY TABLES AND SINKS	600HS1TSP	B	WALL MOUNT DRIP TRAY	MICRO Matic	DP-392ELD-12-3	C	UNDERCOUNTER REFRIGERATOR	AVANTCO	1789SUC60RHC	D	ICE BIN	REGENCY COMMERCIAL	6001B1024	E	PIZZA OVEN	THE MONTAGUE COMPANY	23P-2	F	(E) 3 COMPARTMENT SINK	--	--	G	WIRE RACKS	REGENCY COMMERCIAL	VARIES	H	WALK-IN REFRIGERATOR	NORLAKE	8'x8'	J	ICE MAKER	MANITOWOC	NEO-310	<table><tr><th>TAG</th><th>DESCRIPTION</th><th>MANUFACTURER</th><th>MODEL</th></tr><tr><td>K</td><td>PREP SINK</td><td>STEELTON</td><td>522C511010</td></tr><tr><td>L</td><td>SPIRAL MIXER</td><td>AVANTCO</td><td>177MX30</td></tr><tr><td>M</td><td>REACH-IN REFRIGERATOR</td><td>AVANTCO</td><td>178A449RHC</td></tr><tr><td>N</td><td>BAKERS TABLE</td><td>ADVANCE TABCO</td><td>B5-B6 SERIES</td></tr><tr><td>P</td><td>(E) HAND SINK</td><td>--</td><td>--</td></tr><tr><td>Q</td><td>3 COMPARTMENT SINK</td><td>REGENCY COMMERCIAL</td><td>600531014126</td></tr><tr><td>R</td><td>PREP UNIT</td><td>ARCTIC AIR</td><td>ACP63</td></tr></table>	TAG	DESCRIPTION	MANUFACTURER	MODEL	K	PREP SINK	STEELTON	522C511010	L	SPIRAL MIXER	AVANTCO	177MX30	M	REACH-IN REFRIGERATOR	AVANTCO	178A449RHC	N	BAKERS TABLE	ADVANCE TABCO	B5-B6 SERIES	P	(E) HAND SINK	--	--	Q	3 COMPARTMENT SINK	REGENCY COMMERCIAL	600531014126	R	PREP UNIT	ARCTIC AIR	ACP63	<div>APPL. NO. P22-02447 EXHIBIT F-3 DATE 07/11/2022</div> <div>PLANNING REVIEW BY DATE</div> <div>TRAFFIC ENG. DATE</div> <div>APPROVED BY DATE</div> <div>CITY OF FRESNO DARM DEPT</div>
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Equipment Plan



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Architect

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Project Manager

BRAD BLASL

Project Number

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Sheet

A-1.2



POLICE DEPARTMENT

Central Problem Oriented Policing

Detective Rodney Zumkehr #P1753
3502 N. Blackstone Ave, Suite #201
Fresno, CA 93726
(559) 621-6208
rodney.zumkehr@fresno.gov



Paco Balderrama
Chief of Police

BAR ABCUP CONDITIONS

August 3, 2022

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

Re: Conditional Use Permit Application NO. P22-02447
The Gallery Art Bar
1141 N. Van Ness Ave.
Fresno, CA 93728
APN# 45204104

Dear Drew Maurin,

Pursuant to your Department's request, the Fresno Police Department has reviewed the special permit application for property located at **1141 N. Van Ness Ave., Fresno, CA 93728, APN# 45204104**. The property has been zoned **CMS (Commercial-Main Street)**. 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 bar between the hours of:

Sunday – Saturday

8:00 am – 3:00 am

The Fresno Police Department's primary concern with the application is the propensity of the premises to generate calls for police service which indicates potential activities on the premises that are detrimental to the public welfare or injurious to property or improvements. Therefore, the Fresno Police Department conditions the hours of operation to:

Sunday – Saturday

8:00 am – 2:00 am

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

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code;
2. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted;
3. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements;
4. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and
5. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.

The conditions are established to ensure public safety, and to minimize any impact to the surrounding area. If approved, this Conditional Use Permit would allow for an **on-sale Type 47 ABC license (On-Sale Beer, Wine, and Spirits – Eating Place)** Authorizes the sale of beer and wine consumption on the premises where sold. This CUP allows for the sale of alcoholic beverages for on-site consumption with the operation of a bar, as defined by Fresno Municipal Code, **section 15-2751**. We request the following conditions be included as Conditions of Approval for Conditional Use Permit Application No. **P22-02447**. These conditions will help to insure maintain an environment that is least likely to generate criminal activity, public complaints and police calls for service.

The Fresno Police Department is not in opposition of this Conditional Use Permit, providing the applicant agrees to the listed conditions. If the following conditions are not included as conditions of approval of CUP No., **P22-02447** the Fresno Police Department ***shall*** oppose the approval of this Conditional Use Permit, and shall appeal such approval to the Planning Commission. *As such, we request that you provide Detective Rodney Zumkehr #1753 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)
FMC 9-1804 (Restriction on Attendance of Minors)
FMC 10-105 (Noise Ordinance)
FMC 10-708 (Unlawful Nuisances - High Calls for Police Service)
FMC 15-2705 (Limitations on Adult Business Activities) - Applicant shall also

verify with the Planning Division that Adult Business Activities are permitted in the zone district where the applicant seeks to operate his/her business

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

2. State and Federal Law

The applicant shall comply with all applicable state and federal law, rules and regulations, including but not limited to the following California Business and Professions Code sections, Labor Code, 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)
Labor Code Section 6404.5 (Smoking in Places of Employment)
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. **P22-02447** 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 three weeks (twenty-one calendar days). Such cameras must be capable of producing a retrievable and identifiable image than can be made a permanent record and that can be enlarged through projection or other means.
- 3.4 The System shall be capable of producing a CD or digital playback feature and may be provided to an authorized representative of the Fresno Police Department within 24 hours of the initial request relating to a **criminal investigation only**.
- 3.5 The interior of the business must have at least one camera placed to focus on each cash register/point of payment transaction. There should be no less than four (4) cameras covering the interior.
- 3.6 There shall be at least two (2) exterior cameras (front and rear of the business) placed so as to record activities in the primary customer parking areas of their business as well as the area customers tend to form a line prior to entry. These cameras should be of sufficient quality to be able to identify persons and/or vehicles utilizing the business parking lot.
- 3.7 All interior cameras shall record in color.

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

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

4. ABC Education

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

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

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

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

5. Contests or Promotions

At least two weeks prior to the event, the establishment shall notify the District Commander, or his/her designee of any promotional or special events. In addition, the establishment shall obtain written approval that the current Security Plan is adequate to address security issues that may arise from the event or promotion or approval of a new Security Plan that will be in place for the promotional or special event.

6. Security Plan.

Prior to the approval of this Conditional Use Permit, the establishment shall prepare and submit to the District Commander a security plan for approval. Approval of the security plan by the District Commander or his/her designee shall not be unreasonably denied. The contents of the Security Plan shall be incorporated as conditions of approval of CUP **P22-02447**. The establishment shall be responsible to have the District Commander or his/her designee re-approve the security plan annually running from the anniversary date of the final approval of the CUP. The establishment is responsible for

providing both the District Commander and the Planning and Development Department a copy of the approved security plan.

All establishments Security Plan shall:

- Identify the establishment's designated contact person for all safety and security management and shall provide the telephone numbers where the contact person may be reached 24 hours a day, seven days a week.
- Confirm that a manager will be on duty during business hours and will be responsible for monitoring and controlling the behavior of patrons.
- Identify all managers of the establishment and their contact telephone numbers.
- Confirm that all bartenders and other employees shall be trained to recognize the symptoms of an obviously intoxicated patron, to refuse serving alcoholic beverages to obviously intoxicated patrons, and to report emergencies to the manager on duty and to law enforcement.
- Confirm that first aid supplies and operational fire extinguishers are located in the kitchen (if applicable), service areas and the manager's office.
- Confirm that the burglar and fire alarm is monitored by a security company 24 hours a day, seven days a week.
- Identify an adequate number of acceptable interior security personnel and exterior security personnel who will monitor and control the behavior of customers inside and outside the building, the parking lot and any adjacent property under the establishment's control. The security personnel may be employees of the establishment or licensed security personnel retained from a security firm.
- Confirm that the security personnel shall regularly monitor the parking lot and any adjacent property under the establishment's control to ensure the areas are (a) free of people loitering or causing a disturbance and (b) are cleared of patrons and their vehicles one-half hour after closing.

The establishment shall correct any safety or security problem or security plan violation as soon as possible after receiving written notice of such problem from the Fresno Police Department. After the initial security plan is approved and implemented, it is the responsibility of the owner or owner's representative to contact the Fresno Police Department to inquire about police calls for service or public safety problems at the location. Contact may be made in person, by telephone or by electronic mail. Review of police calls for services may be conducted at any time by the Fresno Police Department.

The applicant will maintain a copy of the current Security Plan and ***shall*** present the Security Plan immediately upon request by a peace officer.

If it is determined that police calls for service become "Frequent" (see definition below) the Fresno Police Department may initiate proceedings to amend these conditions to require additional state licensed uniformed security and/ or to recommend suspension or revocation proceedings.

The total number of state licensed uniformed security guards shall be based upon the maximum permitted occupancy as established by the Fresno Fire Department, and determined as follows:

0-100 guests: No state licensed uniformed security required. Onsite manager and employees will be responsible for monitoring and controlling the behavior of patrons.

101-200 guests: A minimum of one (1) state licensed uniformed security guard.

201-300 guests: A minimum of two (2) state licensed uniformed security guards.

301-400 guests: A minimum of three (3) state licensed uniformed security guards.

If the maximum permitted occupancy exceeds 400 guests, one additional state licensed uniformed security guard shall be required for each additional one-hundred guests.

The Maximum Permitted Occupancy for the entire premises, including any patios, shall be included on the Security Plan maintained at the business, to be made available immediately upon request of a Fresno Police Officer.

All on-duty licensed security guards shall comply with the uniform requirements set forth in California Business & Professions code section 7582.26.

“Frequent” as used in this subsection means police response is occurring more than 1.50 times than the average number of such responses for property of a similar size in character in the same “policing district” established by the police chief. (See FMC Sections 10-708-g).

7. Consumption of Alcoholic Beverages and Loitering.

- 7.1 The sale of food shall be restricted to the interior of the establishment. Therefore, the licensee(s) and/or their agent shall not allow food to be sold outside of the restaurant and/or the area adjacent to the premises over which they have control (i.e., food carts, food trucks, etc.).
- 7.2 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.
- 7.3 The establishment shall not allow any loitering on building premises or any adjacent property under its ownership or control.
- 7.4 The establishment shall not allow any gambling on building premises or any adjacent property under its control.
- 7.5 The establishment will design the outdoor patio area in such a manner as to limit interactions between customers and the public. A solid wall with pedestrian gate shall be utilized along with some type of “screen” and/or barrier that will prevent the potential passing of alcoholic

beverages off premises. This barrier will also hinder individuals from trespassing on the patio during the hours the business is closed.

8. 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.

9. 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 15-5016, 10-414 and 10-419.”

10. Posting hours of operation and address

The owner and/or proprietor and /or applicant shall be responsible to conspicuously *post the hours of operation near the entrance of the establishment*. It shall be 8.5x11 inches in size. This posting shall be made available to City officials upon request.

11. 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.

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 property not owned or controlled by the applicant, the applicant shall immediately report such consumption to the Fresno Police Department.

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

The establishment shall not allow any gambling on building premises or any adjacent property under its control.

There shall be no amusement devices or Billiard tables maintained upon the premises without the proper permits issued through the City of Fresno Business Tax Division.

12. State of California, Alcohol Beverage Control, Licensing Requirements

The applicant SHALL comply with ALL licensing requirements and conditions set forth in the Alcohol Beverage Control License for the premise. To include:

12.1 The petitioner(s) shall post a prominent, permanent sign stating, "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" in a place that is clearly visible to patrons of the licensed premises. The sign shall be at least two feet square with at least two-inch block lettering.

12.2 Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

12.3 The back door(s) shall be kept closed at all times during the operation of the premises except in cases of emergency and to permit deliveries. Said door(s) not to consist solely of a screen or ventilated security door.

12.4 Sales, service and consumption of alcoholic beverages shall be permitted in or on the patio area only between the hours of 12:00pm (noon) to 1:30am, each day of the week.

12.5 No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.

12.6 The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control as depicted on the most recently certified ABC-257 and ABC-253.

12.7 Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.

12.8 The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences.

12.9 The use of any amplifying system or device is prohibited on patio/terrace/other area, and the use of any such system or device inside the premises shall not be audible outside the premises.

12.10 A sign shall be posted in a conspicuous space at the entrance/exit point of said patio/terrace/other area, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said sign shall measure no less than seven inches by eleven inches (7" x 11") and contain lettering no less than one (1) inch height.

- 13. 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.

14. Additional Conditions / Requirements

- a. The conditions and approvals contained herein are contingent upon the successful completion of a final walkthrough inspection to ensure compliance with this document and the associated security plan. The inspection shall be conducted at a later date and time by the District Commander or his assigned designee, prior to the commercial operation of the aforementioned business.
- b. The patio shall have no outside and/or amplified music at any time and shall be closed at or before 10:00pm seven days a week in order to combat the impact of excess noise on the adjacent residentially zoned properties.

FRESNO POLICE DEPARTMENT

RZL

Date: 8/3/22

Detective Rodney Zumkehr #1753
Central District-Investigations/POP

Curtis Bunch

Date: 8/3/22

Sergeant Curtis Bunch #S253
Central District-Investigations/POP

Steven Card

Date: 8/4/22

Lieutenant Steven Card #L53
Central District Lieutenant

Rob Beckwith

Date: 8/5/22

Captain Robert Beckwith #CP23
Central District Captain

Burke Farrah

Date: 8/15/22

Deputy Chief Burke Farrah #DC13
Patrol Division Commander

Standard Security Plan On-site Sales

Conditional Use Permit Application No. P22-02447

Business Name: The Gallery Art Bar

Address: 1141 N Van Ness Fresno 93728

Maximum Permitted Occupancy: TBD (Per Fresno Fire Department)

The requirements of this Security Plan address issues inside and outside of the establishment, including the safety and security of the business, as well as the immediate surrounding areas. All establishments shall comply with the requirements outlined below, as applicable.

Security Measures Applicable to All Establishments

1. **Onsite Manager:** A manager will be on duty during business hours and will be responsible for monitoring and controlling the behavior of patrons.

Manager name(s) and contact information:

Manager Type	Contact Name	Phone Number	24/7 Contact
Operator & Building Owner	Brett Badelle	(510) 368-2342	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Bar Manager	TBD		<input type="checkbox"/> Yes <input type="checkbox"/> No
Floor Manager	TBD		<input type="checkbox"/> Yes <input type="checkbox"/> No
Security Supervisor	TBD		<input type="checkbox"/> Yes <input type="checkbox"/> No

The designated 24/7 Contact is the contact person(s) for all safety and security management and shall be available 24 hours a days, 7 days a week. Any changes in contact names and/or numbers shall be reported to the Fresno Police Department within three calendar days.

2. **Alcohol Related Issues:** Bartenders and all employees responsible for the sale and service of alcohol beverages are trained to recognize the symptoms of an obviously intoxicated patron and will not allow the serving of alcohol to an obviously intoxicated patron.
3. **ABC Education:** Any and all employees hired to sell alcoholic beverages shall provide evidence to the Fresno Police Department that they have either:
 - a. Completed training from the State of California Department of Alcoholic Beverage Control (ABC)--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,

- b. 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:

- a. The ABC-licensed proprietors shall have confirmed with the Fresno Police Department that a date certain has been scheduled with the local ABC Office for the prospective employees to take the LEAD Program course. As ABC offers classes by appointment on their schedule, employees shall be assigned to attend the first available class and shall have completed the class within 6 months of the date of hire for all employees; and
 - b. Within 30 days of taking the course the employee(s) or responsible employer shall deliver each required LEAD Program Certificate evidencing completion of said course to the Fresno Police Department.
- 4. **First Aid:** Supplies are located in the kitchen, service areas and the manager's office.
 - 5. **Fire Protection:** Fire extinguishers are located in the kitchen, service areas and outside the manager's office.
 - 6. **Alarms:** Burglary alarms are monitored by a security company 24 hours/7 days a week.
 - 7. **Emergencies:** All employees are trained to report emergencies to law enforcement and to the manager on duty.
 - 8. **Taxi Service:** We will offer taxi coordination service to our customers when the business is open and operating after 10:00 p.m., as follows: Signage will be placed at the exit from 10:00 p.m. to 2:00 a.m. with the following statement: "THANK YOU FOR COMING OUT TONIGHT. WE APPRECIATE YOU, AND WANT TO SEE YOU BACK, SO WE WANT TO MAKE SURE YOU GET HOME SAFE. DON'T DRINK AND DRIVE. IF YOU NEED OR WANT A CAB, LET US KNOW AND WE WILL CALL ONE FOR YOU. BE SAFE FRESNO."
 - 9. **Surveillance Video:** Currently we have 3 cameras. Cameras are installed and operated in accordance with the following:
 - a. Location of Cameras. The interior of the business must have at least one camera placed to focus on each area where alcoholic beverages are being dispensed (this shall include any outside patio area where alcoholic beverages are dispensed). Additionally, there shall be at least one camera placed to focus on each of the following areas; front door (s) and/or entry area, any area outside where patrons wait to enter the establishment and the majority of the open floor space area in the establishment
 - b. Capacity. The video camera storage capacity should be for at least fourteen (14) days. The system must continuously record, store, be capable of playing back images and be fully functional at all times. Recordings of any criminal activity either occurring at and/or related to the business shall be provided to the Fresno Police Department within 24 hours of the initial

request for recordings. When applicable, cameras should be periodically monitored during the time the premises are operating as a nightclub.

- c. **Recordings.** A color Digital Video Recorder-DVR shall be the preferred means of recording, and shall be operational during open business hours, will be properly maintained at all times and an employee will be present during business hours that has been instructed in its use and down-load capabilities. All cameras shall be properly maintained and operational during business hours and positioned toward their specified area.
10. **Zero Tolerance:** All members of our staff are aware of and agree to support the “zero tolerance” approach to criminal behavior. This will include calling police, and otherwise cooperating with law enforcement. The business will post a sign at the entrance to inform patrons that the establishment has a “Zero Tolerance Policy” and will prosecute any criminal behavior which occurs.
11. **Alcohol Consumption:** No member of staff (including management) shall consume any alcoholic beverages while “on-duty,” including just before and/or just after their work shift).
12. **Alcohol Service:** All alcoholic beverages shall only be served and poured by on-duty premises employees. Patrons are prohibited from serving themselves alcoholic beverages.
13. **Inspections:** All staff are to have a good working knowledge of California Business and Professions Code sections 25753 and 25755 in relation to Law Enforcement inspection of the premises.
14. **Incident Reports:** Security Incident Reports, related to known calls for service, completed by State Licensed Uniformed Security Guards and/or on-site State Licensed Proprietary Security Officers hired by the establishment, shall be completed and sent to the Fresno Police Department within ten (10) calendar days of the incident. The Fresno Police Department has indicated that it will review all calls for service that relate to the business and share applicable information by each Tuesday of the month or no later than twelve (12) calendar days from any incident. This exchange is done in the spirit of cooperation to assist in maintaining a working relationship, and helping recognize security and/or training issues.
15. **Contests or Promotions:** Notification will be made to the FPD District Commander or his/her designee, at least two weeks prior to any “Advertised-Contest, Promotional Event or Special Entertainment Event,” **which is reasonably anticipated to attract a larger or different type of crowd than the business is currently accustomed to and will include any adjustments needed to the current security plan (“Event”).** “Event” does not include things such as ordinary weekly advertising or social media publications, which are a part of regular restaurant, bar, or nightclub operations. Written approval is required from the Fresno Police Department that the current Security Plan is adequate to address security issues that may arise from the Event or approval of a new Security Plan shall be in required prior to the Event. The Fresno Police Department has indicated it is committed to timely review of notifications.

If the Event is anticipated to attract a crowd above 200 persons it is recommended that Contract Law Enforcement Services (CLES) be used. If CLES is used, the establishment can reduce the number of security guards contracted for the Event, in coordination with the FPD. Additionally,

if there is social media for the Event it is requested that the flyer/publication be attached to the security plan request provided to the FPD at the time of notification.

In those cases where the business commits to an Event less than two weeks before the expected date, notification will be made as soon as possible to the Fresno Police Department. During this "Abbreviated Approval Process," the Fresno Police Department has indicated it is committed to expeditious overview of the Event, along with any security plan needs, to complete the review process.

The Fresno Police Department has indicated it is committed to provide a written response within three (3) business days regarding approval or the need to update the existing Security Plan for an above-noticed Event. If the Fresno Police Department does not respond within this time period, Event approval will be deemed granted.

As a courtesy and in the spirit of communication we (the business) will keep the Fresno Police Department informed of any changes in DJ's.

All notices under this section will be sent via text message or email.

Security Measures Applicable to Bars and Nightclubs

The following security measures shall only apply to establishments operating as a bar or nightclub.

16. **Dress Code:** The below listed dress code will be enforced from 10pm to close of business on each Friday and Saturday that the establishment is open as a nightclub. A sign describing the dress code will be placed at the entrance during those hours. For example:

"The following items are not permitted:

- Excessively baggy clothing
- Motorcycle or Gang attire
- Athletic wear, sweats or sports jerseys (game day exceptions)
- Sports related ball caps
- Gang Related Tattoos

Management will, at all times, reserve the right to enforce the full dress code."

17. **Dance Area:** Patrons may access any area used for dancing, from outside the premises of the establishment, only through entrances that are manned and controlled, at all times, by at least one employee of the establishment.
18. **VIP Area:** There will be no "VIP" or segregated areas within the premises, except the areas where the 21+ year olds only gather, versus where those under the age of 21 will be.
19. **State-Licensed Uniformed Security Guards:** State-licensed uniformed security guards shall be required when the establishment is operating as a bar with more than 100 guests, a nightclub, or any combination thereof. Establishments that function as multiple uses shall comply with the

appropriate security requirements during that time period, as listed below. Furthermore, should an establishment operate concurrently as a bar and nightclub, the security requirements for the nightclub shall apply.

Any change from the required total number of state-licensed uniformed security guards, must be approved by the Fresno Police Department.

Bar Security Requirements

State-licensed uniformed security guards are required to be on the premises at all times from 11:00 p.m. to 30 minutes after closing time on any and all days of the week that the establishment is open and operating after 11:00 p.m, in accordance with the following standards:

- a. Number. The total number of state-licensed uniformed security guards shall be based upon the maximum permitted occupancy as established by the Fresno Fire Department, and shall be determined as follows:
- 0 - 100 guests: No state-licensed uniformed security required. Onsite manager and employees will be responsible for monitoring and controlling the behavior of patrons.
 - 101 - 200 guests: A minimum of one (1) state-licensed uniformed security guard shall be required.
 - 201 - 300 guests: A minimum of two (2) state-licensed uniformed security guards shall be required.
 - 301 - 400 guests: A minimum of three (3) state-licensed uniformed security guards shall be required.
 - If the maximum permitted occupancy exceeds 400 guests, one additional state-licensed uniformed security guard shall be required for each additional one-hundred guests.

Guests, for purposes of this requirement, shall include patrons and employees of the business.

- b. Uniforms. All on-duty licensed security guards shall comply with the uniform requirements set forth in California Business & Professions code section 7582.26.

Nightclub Security Requirements

State-licensed uniformed security guards are required to be on the premises at all times from 10:00 p.m. to 30 minutes after closing time on any and all days of the week that the establishment is operating as a nightclub, in accordance with the following standards:

- a. Number. Two (2) state-licensed uniformed security guards or one (1) state-licensed uniformed security guard per one-hundred of the total number of guests permitted shall be required to be on the premises, whichever is greater.

Guests, for purposes of this requirement, shall include patrons and employees of the business.

- b. Uniforms. All on-duty licensed security guards shall comply with the uniform requirements set forth in California Business & Professions code section 7582.26.

NOTE: In the event that Fresno Police Department Contract Services are engaged by the business, one (1) of the contract officers on hand may count towards the total number of state-licensed uniformed security guards on Thursday, Friday and Saturday.

Contract services shall be used during the Halloween and New Years, and for Special Events.

For establishments operating as a nightclub with a crowd larger than 200 persons, it is recommend that Contract Law Enforcement Services (CLES) be used. If CLES is used, the establishment may be allowed to substitute 2 CLES for 2 licensed security guards. CLES should be used for Special Promotions and/or on Fridays and Saturdays.

20. **Security Patrol and Monitoring:** Our security staff will monitor a reasonable radius around the entrance and exits of the establishment, to ensure compliance with security protocols and to ensure the area is free from loitering. Individuals found to be consuming alcohol outside the establishment will be denied entry and asked to leave.

Security staff will monitor the premises, including the parking areas, on a regular basis and any suspicious activity will be reported immediately to the FPD.

21. **Security Personnel:** We plan on hiring our Head of Security and additional Security Officers directly. Names, Identification and Guard Card information of every security officer will be submitted to the Fresno Police Department within (3) days of hiring each security officer. Each member of our security staff, whether provided through a security services agreement or employed directly by the establishment, will have completed proper training and all members hold a guard card through BSIS.

The Fresno Police Department shall be notified of any security company change and shall be provided a copy of the executed security services agreement within three business days.

22. **Proprietary (plain-clothes) Security Officers:** The premises may also provide state-licensed proprietary security officers on staff to assist in monitoring and controlling the behavior of patrons during nightclub hours on nights when additional security is needed.

23. **Noise Mitigation:** Our business will not permit the use of our outdoor dining area at any time when patron's presence may impose any safety or disturbance risk including noise pollution via voices or amplified sound. We would close the patio on weekends after 10pm or limit access in order to mitigate any potential for noise pollution or nuisance to our neighbors.

At no time during hours after 10pm will there be any amplified sound provided to the patio area. We also will commit to immediately mitigate any nuisance or safety issues that may arise during business hours.

24. **Crime Prevention Through Environmental Design:** We are committed to maintaining an atmosphere which is inviting to our entire community. A clean, well-lit property is paramount in reducing crime as well as fear of crime.

25. **At Closing:** Members of our security team will actively direct individuals away from the establishment and to their transportation. Members of our security team will direct traffic to the most effective exit routes. Once our security team has cleared the facility, they will ensure that any parking lot under the establishment's control is free of people loitering, drinking or causing a disturbance and clear the lot by 30 minutes after closing.


The hours of liquor consumption and all bar related activities such as music, standing room availability shall be no later than 2:00 am (0200 hrs) with last call ensuring that no sale, service, or consumption of alcohol shall occur past closing time. Our hope is to work with the stakeholders throughout the process to find an amenable opportunity to serve food until 3:00am by way of pick up, delivery, reservation only and/or seating only access.

Acknowledgements:

The signature of the business owner/operator/manager below constitutes acknowledgement of the following:

- I have read, understand, agree to, and will implement the requirements of this Security Plan.
- This Security Plan will be in effect for **six months**, commencing at the time all parties agree to and sign this document.
- A review of the operations of this business will be required and conducted by the Fresno Police Department to determine if changes to the Security Plan are needed. It is my responsibility to notify the Police Department a minimum of 10 business days prior to the six month mark to request such review.
- Businesses operating as a nightclub shall not proceed without an updated and/or current approved Security Plan. Failure to maintain an updated and/or current approved Security Plan will be grounds for permit revocation.


Business Owner / Operator / Manager Acknowledgement:

	August 2, 2022
Signature	Date
Brett E. Badelle	Owner/Operator
Name (please print)	Title

Planning Approval:

_____	_____
Signature	Date
_____	_____
Name (please print)	Title

Police Department Approval:

	8/5/22
Signature	Date
Rob Beckwith	CAPTAIN
Name (please print)	Title

**ITEM 6D – CONDITIONAL
USE PERMIT APPLICATION
NO. P22-02524**



Valli
Architectural
Group

APPL. NO. P22-02524	EXHIBIT O-1	DATE 07/27/2022
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

SECURITY PUBLIC STORAGE – FRESNO MARKS II PROJECT DESCRIPTION

Property Owner:

Fresno Skating Center, Inc., a California Corporation
c/o Robert Glassman
3265 West Figarden Drive
Fresno, CA 93711

Applicant/Developer:

Relsie Properties
c/o Michael Eisler
128 King Street, Suite 400
San Francisco, CA 94107

Project Name: Security Public Storage – Fresno Marks II

The project proposes the development of the land and existing structure located at 2479 N Marks Avenue, Fresno, CA ("Parcel A") and 3110 W Clinton Avenue, Fresno, CA ("Parcel B"). The proposed project involves converting the existing 40,950 square foot building located on Parcel A into a single-story self-storage building. Secondly, the project proposes the construction of two new single-story, self-storage buildings to be located on Parcel B. One of the buildings on Parcel B will be 22,400 gross square feet and the other will be gross 21,500 square feet. In addition, the project proposes the remainder of the unimproved land in Parcel B and a portion of Parcel A, to be utilized for RV/Boat storage consisting of approximately 103,476 gross square feet of covered (metal roof with no walls or doors similar to carports) RV/Boat parking. There will be an estimated 620 individual storage units ranging in size from 5x5 to 14x30. There will also be an estimated 228 RV/small boat storage/parking spaces on site, both open and covered (roof only, no walls or doors).

Both Parcels A and B are located adjacent to the Applicant/Developer's existing **Security Public Storage** facility and operation located at 2455 N Marks Ave, Fresno, CA ("SPS-Fresno Marks I").

Parcel A:

2479 N MARKS AVE, FRESNO, CA
(APN): 442-071-37
Zoning: GC (General Commercial)
Lot size: 3.62 Acres

Parcel B:

3110 W CLINTON AVE, FRESNO CA

(APN): 442-071-49

Zoning: GC +RS4/UGM/cz

Lot size: 4.88 Acres

APPL. NO. P22-02524	EXHIBIT O-2	DATE 07/27/2022
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE

CITY OF FRESNO DARM DEPT



The proposed project is near the northwest corner of West Clinton Avenue and North Marks Avenue, with egress and ingress limited to the North Marks Avenue driveways. The property addresses are 3110 W. Clinton Avenue, Fresno, California with APN: 442-071-49, and 2479 N. Marks Avenue, Fresno, California with APN: 442-071-37. The project will be managed from the existing rental office of the adjacent Security Public Storage to the south (2455 N Marks Avenue) though the developer is treating this project separate from the existing storage facility.

The proposed project will serve as an integral member of the community by providing and satisfying the storage needs of the local and surrounding communities. The proposed size of the storage facility will be able to serve a substantial amount of the growing local population, which is expected to further increase, especially as the Fresno storage market has been experiencing high demand and storage supply is scarce. Self storage is essential to the development of a balanced economic base as envisioned by The Fresno General Plan.

Furthermore, the proposed project will feature Class A appearance, attractive design elements, colors and materials that will complement immediate surrounding areas and structures. The existing dated building facades will be enhanced with new projecting metal panels, restoration and repainting of the entire façade. The project improvements will feature the same interior and exterior colors as the recently renovated SPS-Fresno Marks I next door. Primary colors to be used will be Patriot Red and Sands of Time Tan.

APPL. NO. P22-02524	EXHIBIT O-3	DATE 07/27/2022
PLANNING REVIEW BY		DATE
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CITY OF FRESNO DARM DEPT		

The storage building will be secured by a high-quality state-of-the-art security system that includes high-definition video, 24-hour video surveillance cameras capable of clearly capturing an individual's facial features and an automobile license plate, interior and exterior LED lighting, automated gated entry keypad with onsite monitoring capabilities through a personalized security code given to existing tenants only, heavy duty locks for each occupied unit, wireless alarm in each storage unit and perimeter fencing. Additionally, two to three on-site managers will be employed at the storage facility next door during business hours. Office hours will be 9 am to 6 pm daily except on Sundays which will be 10 am to 4 pm at the adjacent facility. Facility tenant access hours is from 6 am to 8 pm daily. The facility will be open year-round. Storage, moving and packing supplies such as boxes, tapes and locks will be available for purchase in the rental office for tenant convenience. As an added security feature, the site managers live onsite in the single-family home at the back of SPS-Fresno Marks I.

The RV/Boat spaces will be restricted to storage/parking purposes only and no camping or any similar activity will be permitted. A dump station is provided for tenant convenience. Dumpsters are not necessary as tenants will not be allowed to leave their trash at the facility.

Proposed signage for the property: (i) a monument sign at 2479 N Marks Avenue and (ii) a monument or pole sign at 3110 W Clinton Avenue.

Buildings will range in height from 33'-4" at existing building A to 12'-0" at buildings B and C. The architectural style of existing building A will remain unchanged, as the building will only be remodeled on the interior.

Internal driveway circulation is designed to accommodate large moving trucks and emergency vehicles. Vehicular circulation around the site is designed to optimize ease of access. Two-way drives surrounding the building and RV/Boat carports will allow traffic movement in both clockwise and counterclockwise directions. Extra-wide drive aisles and driveways will allow regular-sized vehicles as well as most large RVs/trailers/5th wheelers to maneuver the site easily.

54 parking spaces (including the 8 spaces required by the city parking code) are provided for current and future tenants and are located along the south perimeter line across Building A, to the east of Building A and to the west of Building A. In addition, ample parking spaces are available in front of the rental office at SPS-Fresno Marks I. The provided parking spaces are more than sufficient to accommodate the peak traffic count as visits are approximately 20 minutes per the industry average. The project is designed to accommodate peak traffic and parking demand.

The self storage project will be operated under the Security Public Storage brand and managed by Baco Realty Corporation, an affiliated entity, that manages all of the 52 existing Security Public Storage facilities, three of which are in Fresno. The project sponsors plan to own and operate the proposed storage project for an indefinite period. Since their first storage acquisition in 1982, the sponsors have not sold any of their storage facilities and have a multi-

APPL. NO. P22-02524	EXHIBIT O-4	DATE 07/27/2022
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generational hold philosophy to property ownership and management. The owner-operator model translates into a very different approach than that of companies with thousands of locations. Many operators outsource the management of their assets; the sponsors hands-on approach invests heavily in the community, promotes actively managed facilities, and will continue to nurture the facility over multiple generations. With 8 storage facilities in the Central Valley, which includes facilities in Fresno, Ceres, Riverbank, Modesto and Manteca, the sponsors have vast local market knowledge and experience in successfully operating a storage facility in the area. Security Public Storage has three existing locations in Fresno located on Blackstone Avenue (acquired in 1986), Shaw Avenue (acquired in 1989) and N Marks Avenue (acquired in 2020).

Both parcels are zoned GC-General Commercial use which allows for storage/ mini-storage with a FAR of 2.0 max. Furthermore, the vacant lot with APN 442-071-49 is also zoned RS4-residential which also allows for storage/mini-storage with a conditional use permit.

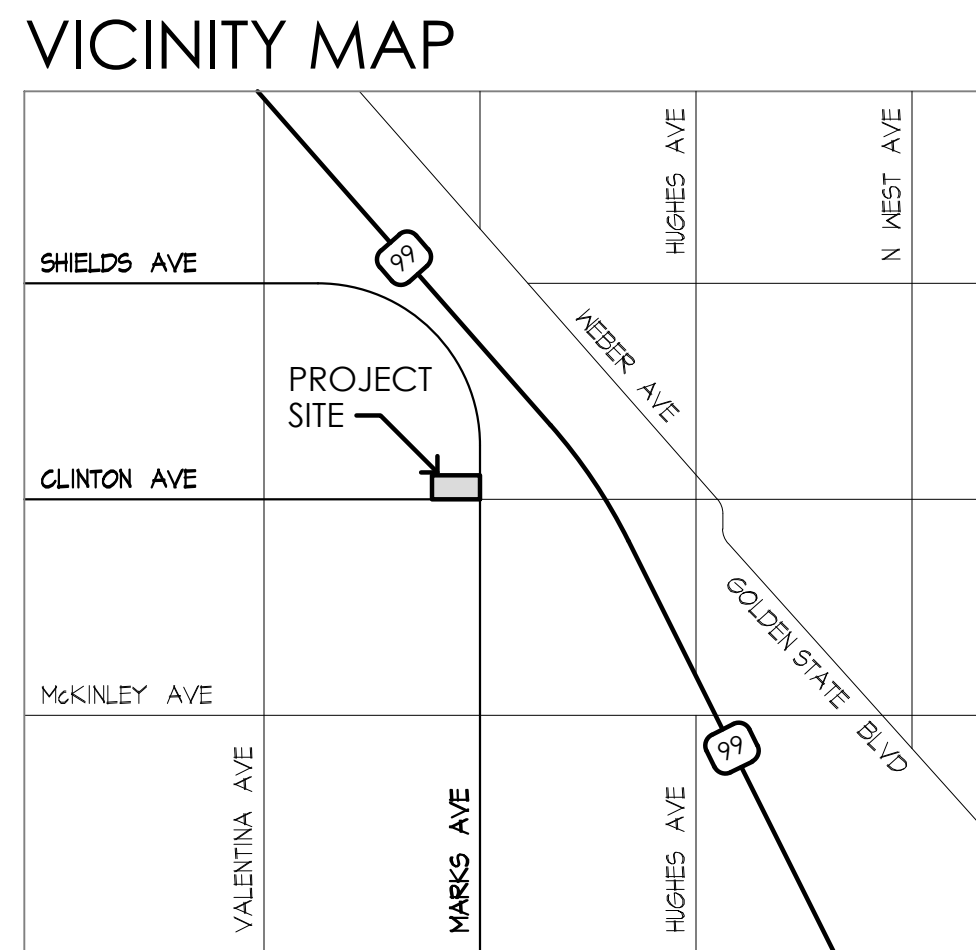
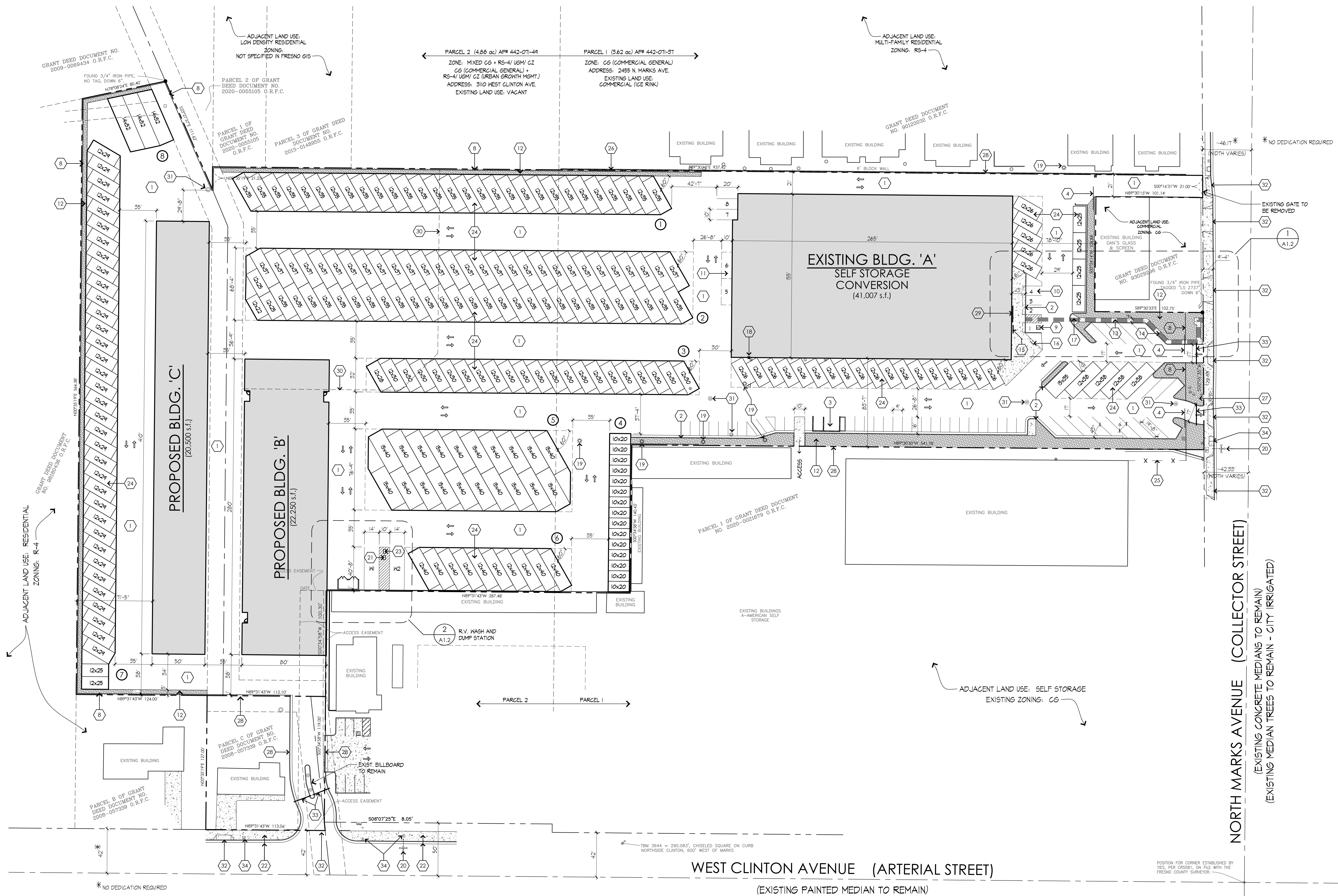
The project requires a Conditional Use Permit, and will be in compliance as follows:

(a) The project will not be materially detrimental to persons adjacent to the area, the neighborhood and/or the public welfare in that storage is a passive use with low traffic generation, very little noise creation and limited hours of operation. Additionally, the mass, scale and articulation of the facility is harmonious with the surrounding community context.

(b) The storage use is commercial in nature, although much quieter and less traffic generating than the majority of commercial uses in this or any community. Surrounding land uses are primarily commercial in the general vicinity along the two streets fronting, and are similar in scale, mass and articulation. According to a Trip Generation Analysis conducted by JLB Traffic Engineering dated May 24, 2022 (enclosed), compared to the existing/current land use, the proposed project site is estimated to generate a decrease of 375 daily trips, 38 PM peak hour fewer trips and increase of only 2 AM peak hour driveway trips. The proposed project is consistent with the city of Fresno General Plan and since the project is expected to generate less than 500 daily trips, it should be screened out of a VMT analysis per the city of Fresno VMT guidelines.

Sound levels will be quite in nature, as the use of the building is passive storage. There is no manufacturing activity or business activity of any type. Sound levels will consist only of loading and unloading of stored items at designated areas away from vehicle and pedestrian traffic.

Self storage is needed in all communities to allow space for stored items and RV's that would otherwise clutter the local streetscape. This project allows for items to be stored outside of residential garages and frees up space to allow personal vehicles to be parked in garages instead of in driveways or along streets. Similarly, commercial users are benefitted by allowing stored items to be kept off site, allowing more efficient use of office space or other warehouse space.



LEGEND

- DISABLED ACCESS PATH OF TRAVEL
48" MIN. WIDE
5% TRAVEL SLOPE MAX
2% CROSS SLOPE MAX
- NOTES
1. ACCESSIBLE UNITS TO BE LOCATED IN BUILDINGS 'A'
2. PARKING SPACE #1 IS VAN ACCESSIBLE, WITH ADJACENT 8'-0" WIDE LOADING AREA ON PASSENGER SIDE
- LINE TYPES
— EXISTING PROPERTY LINE
— X — EXISTING FENCE LINE TO REMAIN
- - - EXISTING STREET CENTER LINE
- - - EXISTING BLOCK WALL LINE
- DIRECTIONAL ARROWS
GENERAL CONTRACTOR (GC) TO PAINT ARROWS WITH WHITE PAINT AT LOCATIONS SHOWN
- UTILITY SYMBOLS
STREET LIGHT
AREA LIGHT
FIRE HYDRANT

PARKING TABULATION

- PARKING REQUIRED:
1 SPACE PER 100 UNITS: 614 SPACES / 100 = 6.14 REQUIRED
PARKING PROVIDED: 6 SPACES
- ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE
ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE
BI-CYCLE PARKING SPACES REQUIRED: 1 SPACE
BI-CYCLE PARKING SPACES PROVIDED: 1 SPACE
- RATIO OF PARKING SPACES TO FLOOR AREA: 6/83,751 = 0.0001
- PARKING NOTES
1. NO OBSTRUCTIONS ARE PERMITTED WITHIN THE 3 FOOT PARKING SPACE OVERHANG
2. LIGHTING IS NOT PERMITTED WITHIN THE 3 FOOT PARKING OVERHANG
3. WALKWAYS THAT ARE ADJACENT TO PARKING AREAS MUST BE 1 FEET IN WIDTH
4. CONCRETE CURBS SHALL BE 6 INCHES IN HEIGHT
5. WHEEL STOPS (WHERE USED) SHALL BE 6 INCHES IN HEIGHT

NOTES

- 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
- REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY
- 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-642-2444
- SEE SHEET A1.2 FOR LEGAL DESCRIPTION

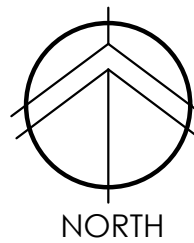
UTILITY NOTES

- WATER AND SEWER ARE EXISTING IN MARKS AVENUE. MAINTAIN CONNECTIONS TO EXISTING ICE RINK. (TO BE CONVERTED TO SELF STORAGE)
- THERE IS NO PLUMBING IN PROPOSED NEW BUILDINGS 'B' AND 'C'.
- STORM DRAIN IS EXISTING ON SITE AND WILL REMAIN IN USE. ALL CONNECTIONS TO REMAIN UNCHANGED.

APPL. NO. P22-02524 EXHIBIT A-1 DATE 07/27/2022
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

SITE PLAN

SCALE: 1" = 40'-0"



SCOPE OF WORK

- Demolish interior of existing ice rink and convert to self storage
- Construct new self storage buildings B and C
- Construct B new RV parking areas with covers
- Construct new uncovered RV parking spaces throughout site
- Construct new RV dump and wash station
- Re-pave and re-stripe driveways and parking spaces
- Construct new perimeter fencing

SITE KEYNOTES

- PAVED DRIVEWAYS - SEE CIVIL
NOTE: ALL DRIVEWAYS WILL SERVE AS FIRE LANES, ALL PAVED DRIVEWAYS SHALL BE PER DEPT. OF PUBLIC WORKS STANDARDS
- CONCRETE CURB, SEE CIVIL DRAWINGS
- EXISTING TRASH ENCLOSURE TO REMAIN
- 17'-0" WIDE x 1'-0" HIGH AUTOMATIC SLIDING GATE AND METAL FENCE, GATE SHALL BE EQUIPPED WITH FIRE DEPARTMENT ACCESS (KNOX) KEY OVERRIDE
- KEYPAD BOLLARD, SEE 9 A1.3
- 5'-0"x6'-0" PEDESTRIAN GATE & FENCE
- GATE MOTOR
- 1'-0" HIGH TUBULAR STEEL FENCE
- DISABLED PARKING STALL, ACCESS AISLE AND RAMP, SEE 6 A1.3
- STANDARD 4'-0" x 18'-0" PARKING STALLS, SEE 12 A1.3
- 4'-0" x 25'-0" PARALLEL PARKING SPACES PER CITY STANDARDS
- LANDSCAPE, REFER TO LANDSCAPE DRAWINGS
- ACCESSIBLE CONCRETE SIDEWALK FROM (E) PUBLIC WAY TO ON-SITE OFFICE, SEE CIVIL DRAWINGS
- DENOTES ACCESSIBLE ROUTE OF TRAVEL TO AND FROM BUILDING ENTRANCES/EXITS, DISABLED PARKING STALL TO PUBLIC WAY, PATH OF TRAVEL SHALL HAVE A MAX. 2% CROSS SLOPE, 5% MAX. SLOPE ALONG PATH OF TRAVEL
- ACCESSIBILITY PARKING NOTIFICATION SIGN, SEE 3 A1.3
- BI-CYCLE RACK LOCATION, SEE 14 A1.3
- 4'-0" WIDE x 6'-0" LONG ACCESSIBLE CURB RAMP, WITH 12" GROOVED BORDER AND 36" WIDE WARNING PAD, SEE 11 A1.3
- EXISTING FIRE HYDRANT LOCATION
- EXISTING LIGHT POLE (APPROXIMATELY 15'-0" HIGH) TO REMAIN
- EXIST. STREET LIGHT, REFER TO CIVIL DRAWINGS
- RV DUMP DRAIN w/ CONCRETE PAD, REFER TO CIVIL DRAWINGS
- EXISTING CURB GUTTER AND SIDEWALK TO REMAIN
- RV DUMP STATION WATER HOSE, REFER TO CIVIL DRAWINGS
- 12'-0" WIDE x 4' AS SHOWN RV PARKING
- EXISTING 7'-0" HIGH TUBULAR STEEL FENCE TO REMAIN
- EXISTING 6'-0" HIGH BLOCK WALL TO REMAIN
- 12'-0" VISIBILITY TRIANGLE AT ALL APPROACHES
- EXISTING FENCE TO REMAIN
- NEW WALL SIGN (UNDER SEPARATE PERMIT)
- BASEMENT TO BE VACATED
- EXISTING MANHOLE COVER TO REMAIN
- EXISTING DRIVEWAY CURB CUT TO REMAIN - MAINTAIN 12' VISIBILITY TRIANGLE AT ALL CONDITIONS
- EXISTING STEEL GATE TO REMAIN
- EXISTING UTILITY VAULT TO REMAIN

PROJECT DATA

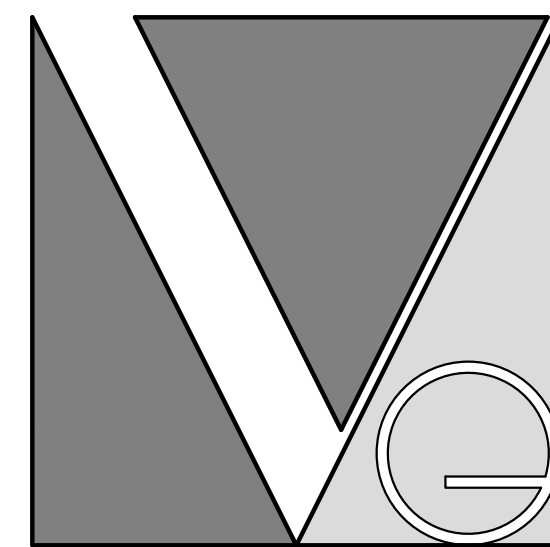
BUILDING AREAS	
PROJECT SITE AREA	383,714 s.f. 8.81 AC
BUILDING 'A' (ICE RINK)	41,007 s.f.
BUILDING 'B' (STORAGE)	22,250 s.f.
BUILDING 'C' (STORAGE)	20,500 s.f.
STORAGE TOTAL	83,757 s.f.

SITE COVERAGE

(1) EXISTING BUILDING FOOTPRINT	41,007 s.f.	(10.69%)
(2) NEW BUILDING FOOTPRINTS	42,750 s.f.	(11.14%)
(3) RV PARKING COVERS	42,417 s.f.	(11.05%)
(4) DRIVEWAYS AND PAVEMENT	19,360 s.f.	(5.04%)
(5) LANDSCAPED AREA	15,680 s.f.	(4.09%)
TOTAL	383,714 s.f.	(100%)
FLOOR AREA RATIO	83,757 s.f. / 383,714 s.f. =	0.22

R.V. PARKING DATA

R.V. COVER AREA	R.V. SPACES	
(1) 14,640 s.f.	RV - 10x20	15
(2) 28,119 s.f.	RV - 12x22	1
(3) 9,858 s.f.	RV - 12x25	25
(4) 9,000 s.f.	RV - 12x26	1
(5) 13,121 s.f.	RV - 12x29	58
(6) 5,548 s.f.	RV - 12x30	21
(7) 15,966 s.f.	RV - 12x35	57
(8) 2,285 s.f.	RV - 12x37	24
	RV - 12x38	4
	RV - 12x40	10
	RV - 14x52	3
	RV - 15x35	1
	RV - 15x40	20
TOTAL	RV - TOTAL	228



VALLI
ARCHITECTURAL
GROUP

924-D COYOTE GULCH COURT
IVINS, UTAH 84738
PHONE: 949/ 813-4191

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CLIENT
BACO REALTY
CORP

51 FEDERAL ST.
SUITE - #202
SAN FRANCISCO, CA 94107

PROJECT TITLE
SECURITY PUBLIC
STORAGE

2455 N MARKS AVE.
FRESNO, CA 93722

SHEET TITLE
SITE PLAN

CONTACT INFO:
OWNER/ APPLICANT
DEREK LUZ
415/ 281-3700

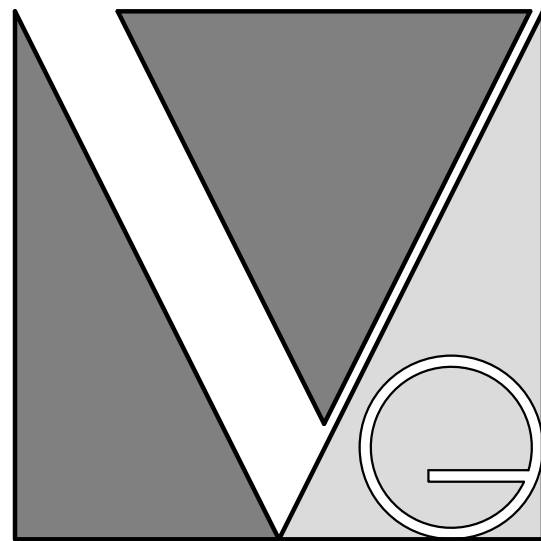
ARCHITECT
ARIEL L. VALLI
949/ 813-4191

DELTA	REVISION	DATE

DRAWN/CHK BY: AV
DATE: 6/27/2022
JOB NO.: 20-020

SHEET NUMBER

A1.1



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924-D COYOTE GULCH COURT
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SHEET TITLE
SITE DETAILS

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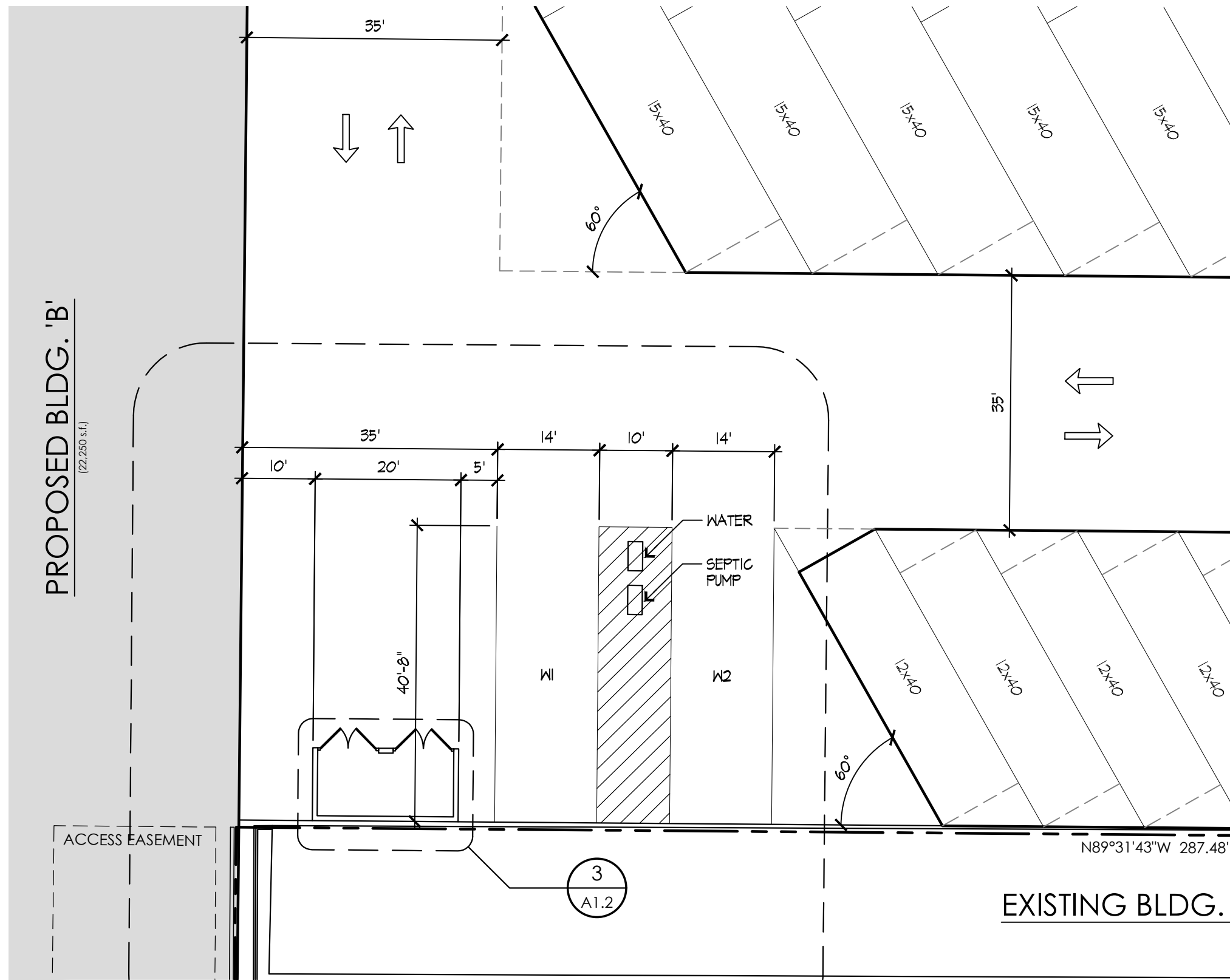
ARCHITECT
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949/ 813-4191

DELTA	REVISION	DATE

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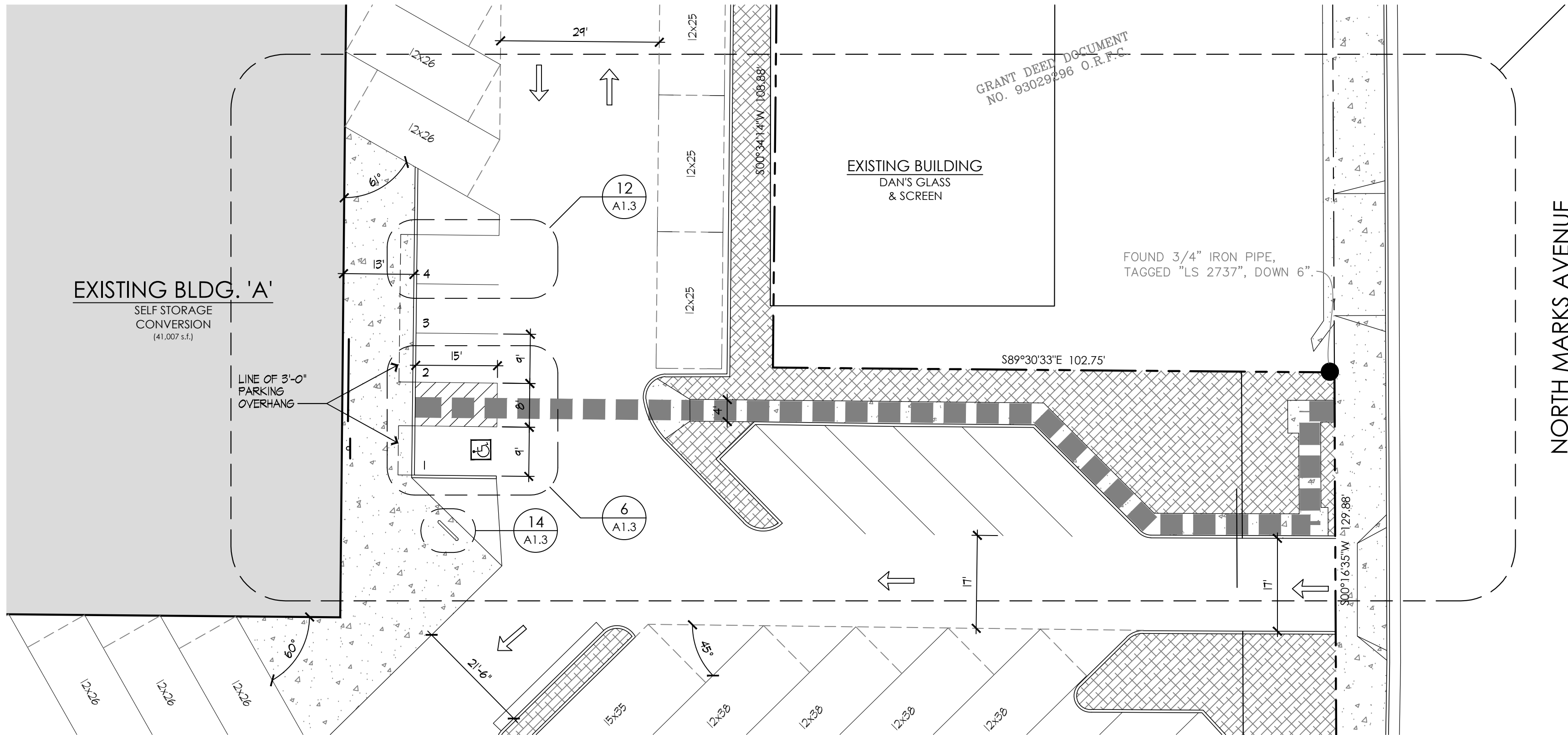
A1.2



R.V. DUMP/ WASH PLAN

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

2



ACCESSIBLE PATH OF TRAVEL

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

1

LEGAL DESCRIPTION

PARCEL 1: APN: 442-071-37 AND 44
PARCEL A OF LOT LINE ADJUSTMENT 2007-06, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA ACCORDING TO THE INSTRUMENT AND DEED RECORDED NOVEMBER 12, 2008 AS DOCUMENTED NOS. 2008-0151338 AND 20080151334 OF OFFICIAL RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF THE SOUTH ONE HALF OF LOT 16, THE NORTHWEST ONE QUARTER OF LOT 15, THE SOUTHWEST ONE QUARTER OF LOT 15, AND THE SOUTHEAST ONE QUARTER OF LOT 15, ALL OF VICTORIA COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 OF PLATS AT PAGE 61, FRESNO COUNTY RECORDS, LYING NORTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHERLY NORTHEAST CORNER OF PARCEL MAP NO. 2042, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 13 OF PARCEL MAPS AT PAGE 8, FRESNO COUNTY RECORDS; THENCE, WEST, ALONG THE SOUTHERLY NORTH LINE OF SAID PARCEL A AND ITS WESTERLY PROLONGATION, A DISTANCE OF 554.11 FEET; THENCE, SOUTH, PARALLEL WITH THE WEST LINE OF SAID LOT 16 A DISTANCE OF 140.45 FEET; THENCE, WEST, PARALLEL WITH THE SOUTH LINES OF SAID LOTS 15 & 16, A DISTANCE OF 286.76 FEET, MORE OR LESS, TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 16, SAID PARALLEL LINE PASSING THROUGH THE POINT OF INTERSECTION OF THE CENTERLINE OF UPPER SAN JOAQUIN IRRIGATION COMPANY'S VICTORIA CANAL, AND A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE CENTERLINE OF CLINTON AVENUE, THENCE, SOUTH ALONG SAID PARALLEL LINE A DISTANCE OF 100.72 FEET, MORE OR LESS, TO A POINT 169 FEET NORTH OF THE CENTERLINE OF CLINTON AVENUE, THENCE, NORTH 89°31'43" EAST, PARALLEL WITH AND 169 FEET NORTH OF THE CENTERLINE OF CLINTON AVENUE, A DISTANCE OF 236.42, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST ONE QUARTER OF SAID LOT 15, BEING THE POINT OF ENDING.

EXCEPTING THEREFROM, THE EAST 117 FEET OF THE NORTH HALF OF THE NORTH TWO FIFTHS OF THE SOUTHEAST ONE QUARTER OF SAID LOT 16, EXCEPTING THEREFROM THE NORTH 21 FEET THEREOF.

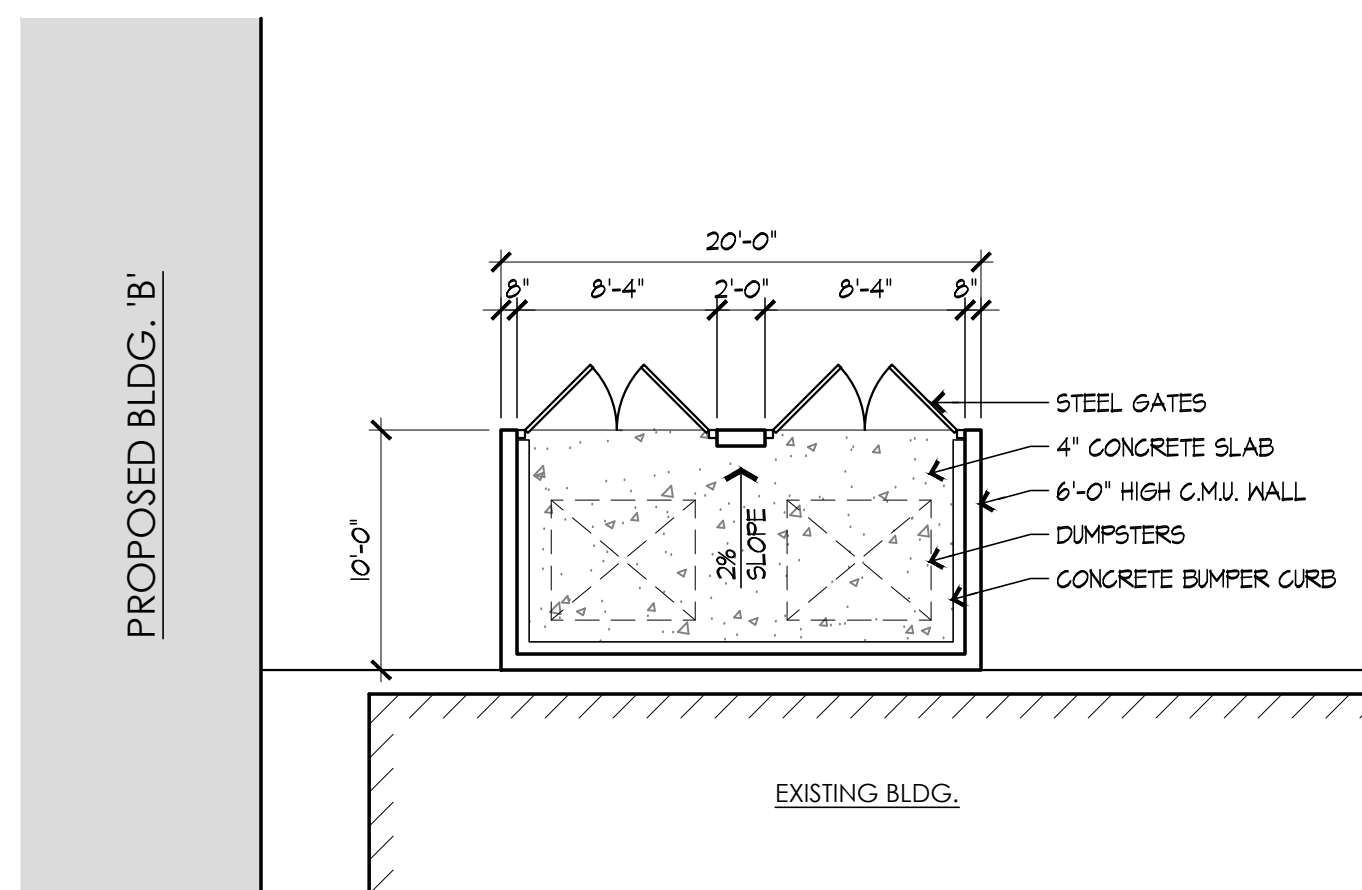
PARCEL 2: APN: 442-071-50
PARCEL C OF LOT LINE ADJUSTMENT 2007-06, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA ACCORDING TO THE INSTRUMENT AND DEED RECORDED NOVEMBER 12, 2008 AS DOCUMENT NOS. 2008-0151338 AND 20080151334 OF OFFICIAL RECORDS OF SAID COUNTY, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH ONE HALF OF LOT 15 OF VICTORIA COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4 OF PLATS AT PAGE 61, FRESNO COUNTY RECORDS, SITUATE IN THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 19 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF FRESNO, COUNTY OF FRESNO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING, AT THE EACH QUARTER-CORNER OF SAID SECTION 25, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINES OF CLINTON AVENUE AND MARKS AVENUE; THENCE, NORTH 89° 31' 43" WEST ALONG SAID CENTERLINE OF CLINTON AVENUE, ALSO BEING THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 25, A DISTANCE OF 265.81 FEET TO THE INTERSECTION OF THE CENTERLINE OF VICTORIA CANAL; THENCE, NORTH 06° 46' WEST, ALONG SAID CENTERLINE OF VICTORIA CANAL, A DISTANCE OF 42.28 FEET TO A POINT ON THE NORTHERLY LINE OF SAID CLINTON AVENUE, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE, NORTH 89° 31' 43" WEST, PARALLEL WITH AND 42 FEET NORTH OF SAID CENTERLINE OF CLINTON AVENUE, A DISTANCE OF 112.9 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF LOT 15 OF VICTORIA COLONY, RECORDED IN VOLUME 4 OF PLATS AT PAGE 61, FRESNO COUNTY RECORDS; THENCE, NORTH 00° 02' 30" WEST, ALONG SAID WEST LINE OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 121 FEET TO A POINT 169 FEET NORTH OF SAID CENTERLINE OF CLINTON AVENUE; THENCE, SOUTH 89° 31' 43" EAST, PARALLEL WITH AND 169 FEET NORTH OF SAID CENTERLINE OF CLINTON AVENUE, A DISTANCE OF 112.42 FEET TO A POINT ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 15, SAID PARALLEL LINE PASSING THROUGH THE POINT OF INTERSECTION OF THE CENTERLINE OF VICTORIA CANAL AND A LINE PARALLEL WITH AND 50.00 FEET NORTH OF THE CENTERLINE OF CLINTON AVENUE; THENCE, SOUTH, ALONG SAID PARALLEL LINE, A DISTANCE OF 119.0 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH SAID CENTERLINE OF VICTORIA CANAL, SAID POINT ALSO BEING 50 FEET NORTH OF THE CENTERLINE OF CLINTON AVENUE AND ON THE NORTH RIGHT-OF-WAY LINE THEREOF; THENCE, SOUTHERLY, ALONG SAID CENTERLINE OF VICTORIA CANAL, A DISTANCE OF 8.00 FEET, MORE OR LESS, TO A POINT 42 FEET NORTH OF THE CENTERLINE OF CLINTON AVENUE, SAID POINT ALSO BEING THE POINT OF BEGINNING.

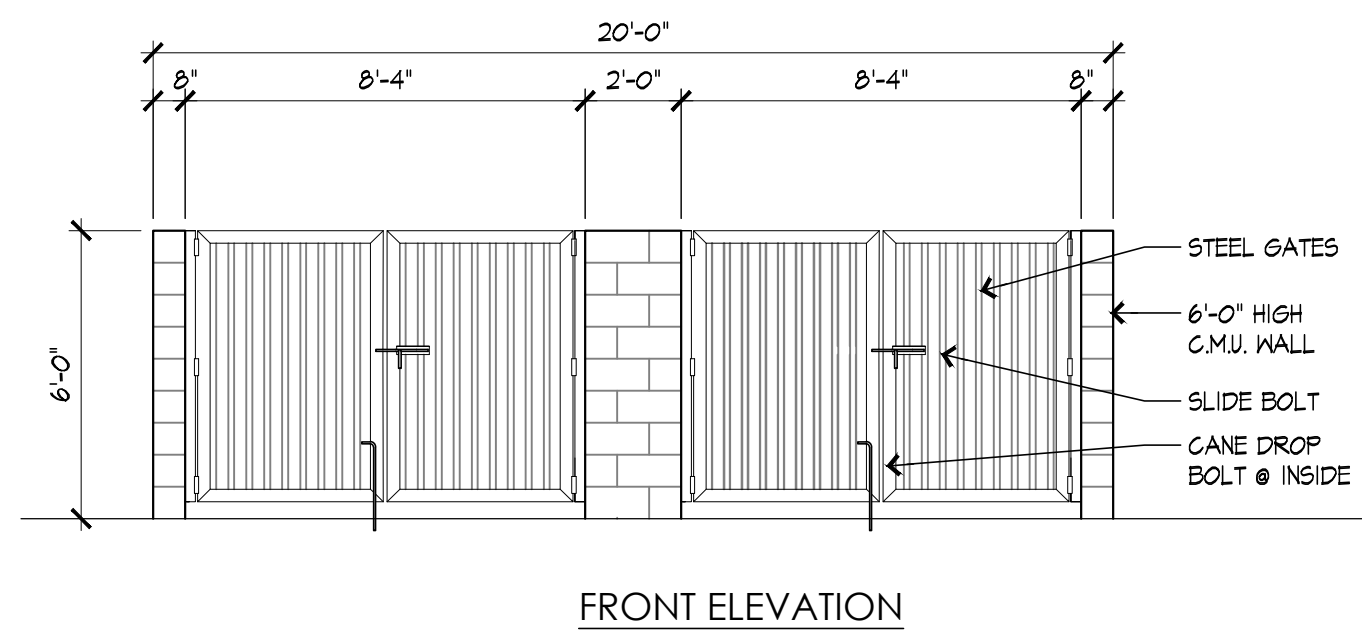
THE LEGAL DESCRIPTION IS THE SAME LAND AS DESCRIBED IN THE TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED AS OF JULY 29, 2021, ORDER NUMBER 45003406-450-54-MM



TRASH ENCLOSURE - PLAN

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

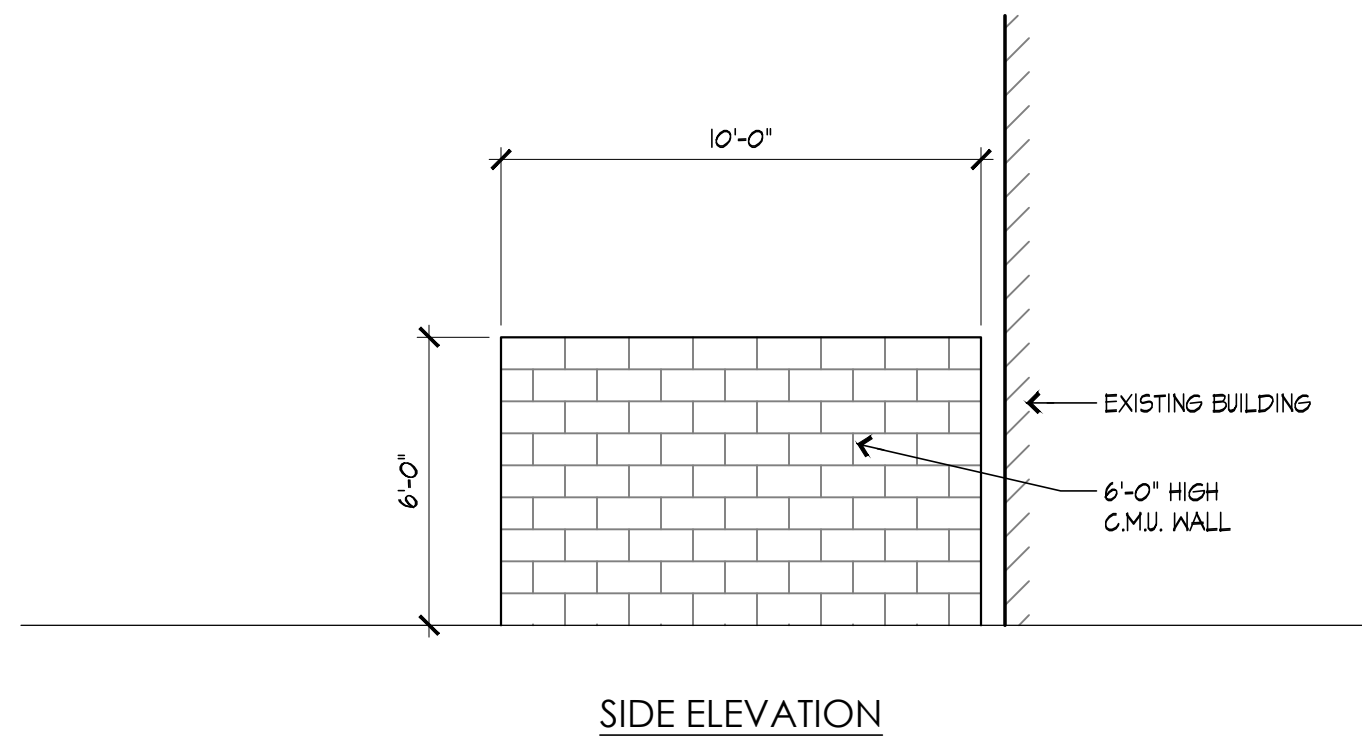
3



TRASH ENCLOSURE - FRONT

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

4



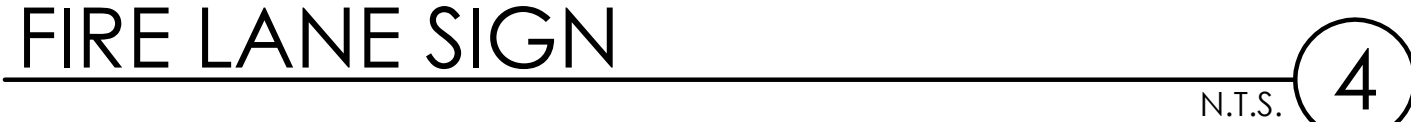
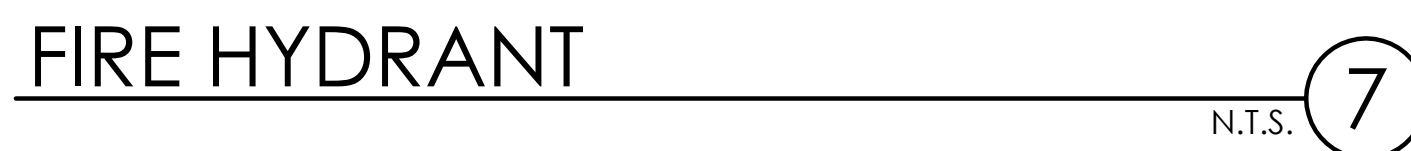
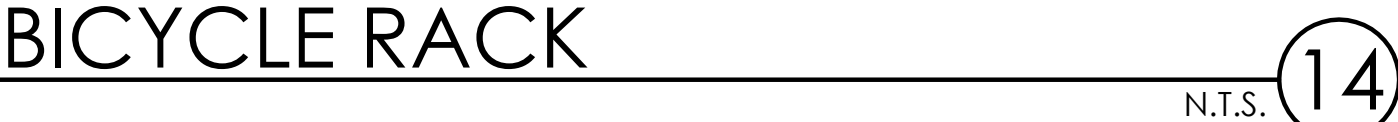
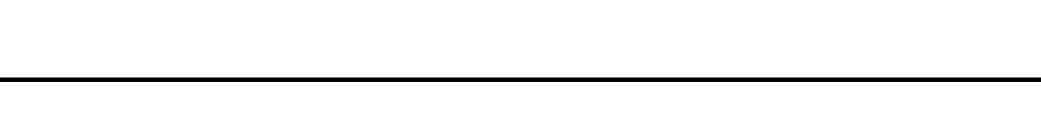
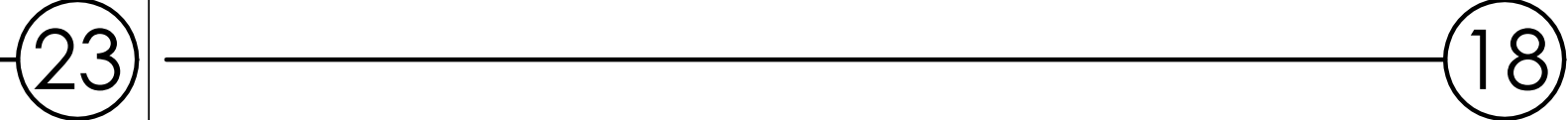
TRASH ENCLOSURE - SIDE

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

5

APPL. NO. P22-02524	EXHIBIT A-2	DATE 09/27/2022
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

(21) SITE CONCRETE PAVEMENT N.T.S. (16)



APPL. NO. P22-02524

EXHIBIT A-4

DATE 07/27/2022

PLANNING REVIEW BY _____

DATE _____

TRAFFIC ENG. _____

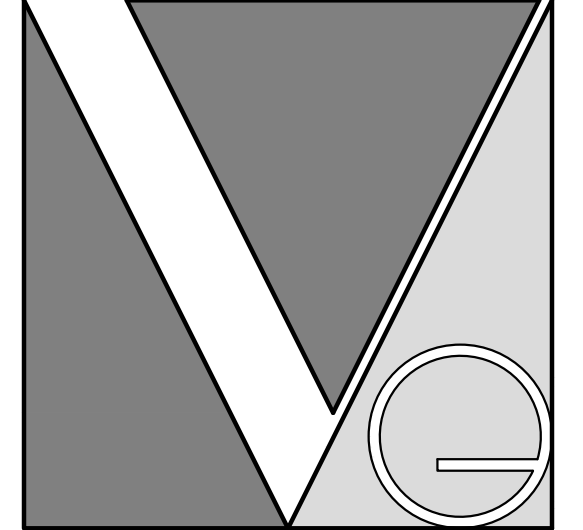
DATE _____

APPROVED BY _____

DATE _____

CITY OF FRESNO DARM DEPT

<div>City of Fresno Notes and Requirements For Entitlement Applications Page 10 of 11</div> <div><div>c) Wastewater Facilities Charge</div><div>d) Trunk Sewer Charge</div></div> <div>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, Wastewater Division - Environmental Services Section at (559) 621-5153.</div> <div>61. WATER CONNECTION CHARGES: (FMC Sections 6-501 to 6-507). 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.</div> <div><div>a) Frontage Charge (based on property frontage)</div><div>b) Service Charges (based on service size required by applicant)</div><div>c) Meter Charges (based on service need)</div><div>d) Water Capacity fee (based on size of meter)</div></div> <div>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.</div> <div>PUBLIC WORKS DEPARTMENT GENERAL NOTES (to be added to the site plan)</div> <div>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.</div> <div>64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.</div> <div>65. Two working days before commencing excavation operations within the street right-of-way and/or utility easements, all existing under-ground facilities shall have been located by underground services.</div> <div>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.</div>	<div>City of Fresno Notes and Requirements For Entitlement Applications Page 7 of 11</div> <div>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.)</div> <div>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.)</div> <div>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.</div> <div>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.</div> <div>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 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.</div> <div>48. Open street cuts are not permitted; all utility connections must be bored.</div> <div>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.</div> <div>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 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.</div> <div>51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storage areas shall be screened from</div>	<div>City of Fresno Notes and Requirements For Entitlement Applications Page 4 of 11</div> <div>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.)</div> <div>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.)</div> <div>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.</div> <div>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.</div> <div>27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.</div> <div>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 (https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/Parking-Manual.pdf). 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.</div> <div>SIGNAGE</div> <div>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.</div> <div>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.)</div>	<div>City of Fresno Notes and Requirements For Entitlement Applications (Note: Please only use the notes that apply to your project.)</div> <div>GENERAL</div> <div>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 Citywide Development Code, and all Public Works Standards and Specifications. This special permit is granted, and the conditions imposed, based upon the Operational Statement provided by the applicant. The Operational Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operational Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operational 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.</div> <div>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:</div> <div><div>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 may encroach on the subject property.</div><div>b) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,</div><div>c) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.</div></div> <div>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.</div> <div>4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department; https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardSpecifications2016January.pdf</div>
<div>City of Fresno Notes and Requirements For Entitlement Applications Page 11 of 11</div> <div>67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any offsite concrete construction.</div> <div>68. For Standard Drawings visit https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2016/09/CityofFresnoStandardDrawings2016Feb.pdf</div> <div>69. For Traffic Planning's website with useful links, additional notes, sample of legend, Parking Manual and Traffic Study Checklist visit https://www.fresno.gov/publicworks/traffic-engineering/#tab-2</div> <div>70. Traffic Planning Checklist link: https://www.fresno.gov/publicworks/wp-content/uploads/sites/17/2019/04/Traffic-Planning-Checklist-04-19.pdf</div> <div>71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at jill.gormley@fresno.gov.</div> <div>Updated: 9/14/2020</div>	<div>City of Fresno Notes and Requirements For Entitlement Applications Page 8 of 11</div> <div>public view by building facades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operation. If it is not, it is not allowed on the site.</div> <div>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.</div> <div>FEES</div> <div>(Not all fees will be applicable to all projects. Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)</div> <div>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 approval 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.</div> <div>54. CITYWIDE DEVELOPMENT IMPACT FEES</div> <div>a) Traffic Signal Charge (FMC Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest edition of the Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.</div> <div>b) Fire Facilities Fee (FMC Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)</div> <div>c) Police Facilities Fee (FMC Section 12-4.801 to 12-4.806) (based on building square footage, or residential units)</div> <div>d) Parks Facilities Fee (FMC Section 12-4.701 to 12-4.706) (based on the number of residential units)</div> <div>55. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (FMC Section 12-4.1006)</div> <div>a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.</div> <div>b) Street Impact Fees will be a condition on all development entitlements granted.</div>	<div>City of Fresno Notes and Requirements For Entitlement Applications Page 5 of 11</div> <div>31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at https://www.fresno.gov/darm/planning-development/applications-forms-fees/#tab-14</div> <div>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.</div> <div>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 days must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.</div> <div>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.</div> <div>MISCELLANEOUS</div> <div>35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the FMC at anytime, measured at the nearest subject property line.</div> <div>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.</div> <div>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 street lights 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.</div> <div>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.</div> <div>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'.</div> <div>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 (FMC) Chapter 6, Article 7 (FMC Sections 6-701 et seq.).</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (www.casqa.org).</div> <div>41. Screen all roof-mounted equipment from the view of public rights-of-way. Depict all mechanical equipment on site plan and elevations.</div> <div>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.)</div>	<div>City of Fresno Notes and Requirements For Entitlement Applications Page 2 of 11</div> <div>5. Development shall take place in accordance with all city, county, state and federal laws and regulations.</div> <div>6. Owners and persons having ownership interest in businesses operating in the City of Fresno 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 are available at the following website: http://www.fresno.gov/Government/DepartmentDirectory/Finance/BusinessLicenseandTax/businessesapplication.htm</div> <div>7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.</div> <div>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.</div> <div>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.</div> <div>FENCES/WALLS, LANDSCAPING, PARKING</div> <div>10. Nothing in this Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.</div> <div>11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.</div> <div>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.</div> <div>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. Whenever necessary, plantings shall be replaced with other plant materials to insure 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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>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).</div> <div>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.)</div> <div>19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.</div> <div>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.</div> <div>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.</div> <div>22. A minimum number of accessible parking stalls are required for the proposed project per State of California Building Code.</div>
<div>City of Fresno Notes and Requirements For Entitlement Applications Page 9 of 11</div> <div>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.</div> <div>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. The RTMF form shall be signed by a Building and Safety Services staff member prior to issuance of building permits. Proof of payment shall be provided prior to issuance of occupancy.</div> <div>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.</div> <div>59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES</div> <div>a) A FMFCD Development Fee is required for review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact the FMFCD at (559) 456-3292.</div> <div>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.</div> <div>60. SEWER CONNECTION CHARGES (FMC Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.</div> <div><div>a) Lateral Sewer Charge (based on property frontage to a depth of 100')</div><div>b) Oversize Sewer Charge (based on property frontage to a depth of 100')</div></div>			



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CLIENT
BACO REALTY
CORP

51 FEDERAL ST.
SUITE - #202
SAN FRANCISCO, CA 94107

PROJECT TITLE
SECURITY PUBLIC
STORAGE

2455 N MARKS AVE.
FRESNO, CA 93722

SHEET TITLE
NOTES AND
REQUIREMENTS

CONTACT INFO:
OWNER/ APPLICANT
DEREK LUZ
415/ 281-3700

ARCHITECT
ARIEL L. VALLI
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DELTA	REVISION	DATE

DRAWN/CHK BY: AV
DATE: 6/27/2022
JOB NO.: 20-020

SHEET NUMBER

A1.4

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Diagram illustrating the components of a tree symbol:

- HYDROZONE #
- LOW WATER USE TREES
- TL
- 764SF
- TREE (N)
- HYDROZONE SQUARE FOOTAGE (ASSUMES 28 SF PER TREE)

The diagram shows a rectangular area representing a hydrozone landscape. To the left of the rectangle is a hexagon containing the number '4'. A line connects the hexagon to the rectangle. Labels on the right side of the diagram include: 'HYDROZONE #' at the top, 'LOW WATER USE SHRUBS' below it, 'SHRUB HYDROZONE LANDSCAPE AREA OUTLINE' pointing to the rectangle, and 'HYDROZONE SQUARE FOOTAGE' at the bottom. Inside the rectangle, the text 'SL 1100SF' is visible.

Diagram illustrating the components of a tree cross-section for data collection:

- TREE (NEW) MATURE SPREAD AT 15 YEARS ASSUMES 25'
- CENTER OF TRUNK LOCATION
- T2(6) — QUANTITY OF SPECIES FOR PLANTING AREA
- TREE SPECIES TYPE

EXITING TREE
TO REMAIN

EXISTING
LANDSCAPE ARE
TO REMAIN

 NEW IRRIGATED
LANDSCAPE
AREA

7.1.2022



APPL. NO. P22-02524 EXHIBIT L DATE 07/27/2022

PLANNING REVIEW BY _____ DATE _____

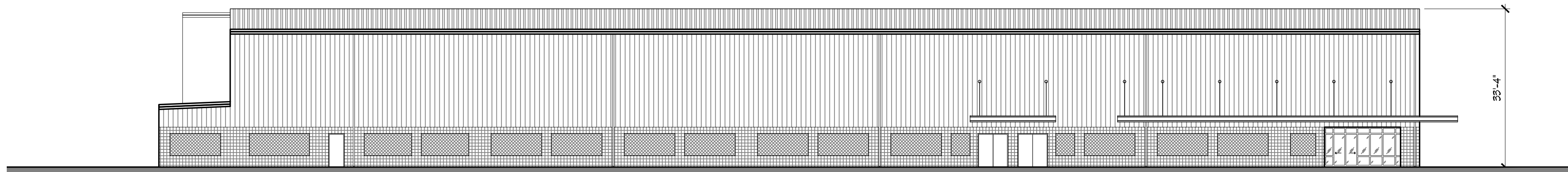
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

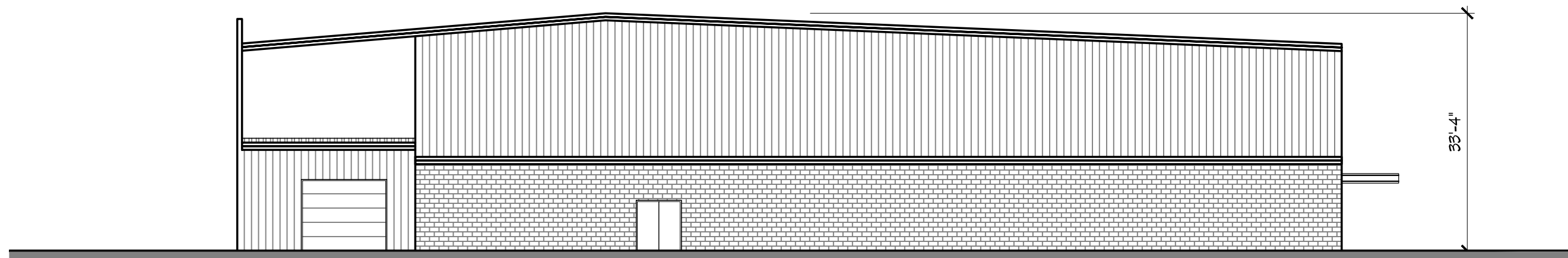
CITY OF FRESNO DARM DEPT

SCALE : 1" = 40'-0"

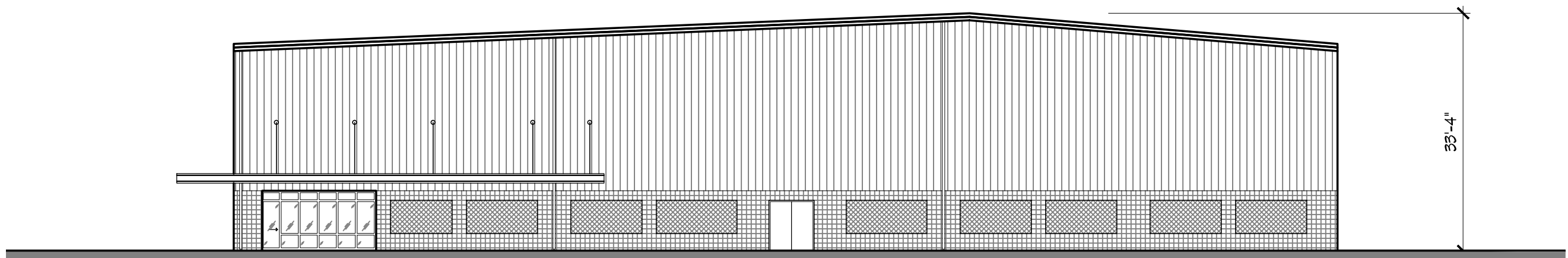
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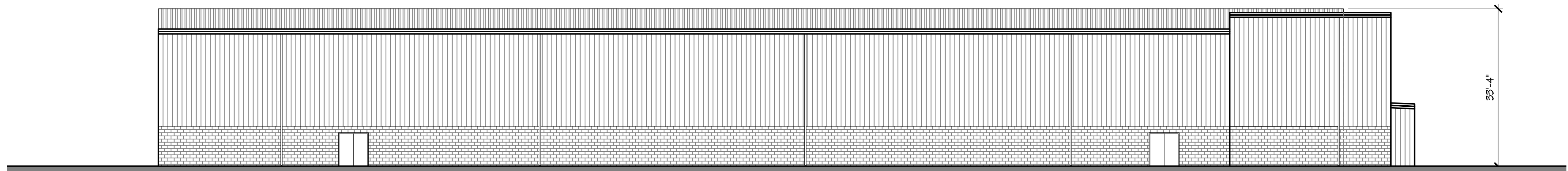
BLDG. 'A' SOUTH



BLDG. 'A' WEST



BLDG. 'A' EAST

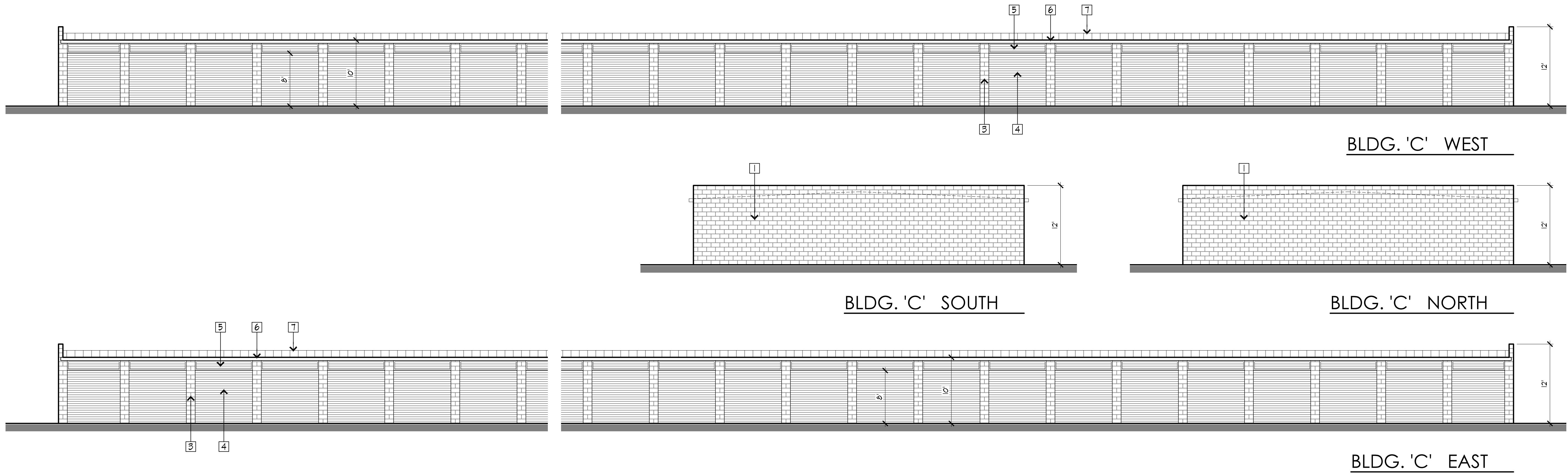


BLDG. 'A' NORTH

APPL. NO. P22-02524	EXHIBIT E-1	DATE 07/27/2022
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

NOTES

1. ALL MATERIALS ARE EXISTING AND TO REMAIN
2. MAXIMUM ALLOWABLE HEIGHT = 35'-0"
BUILDING 'A' IS IN COMPLIANCE

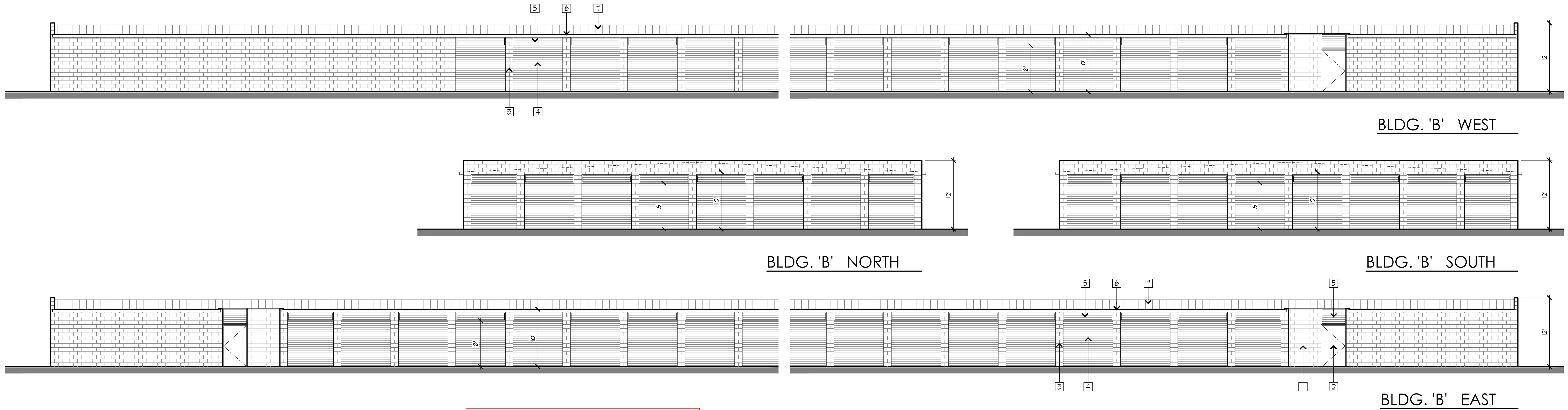


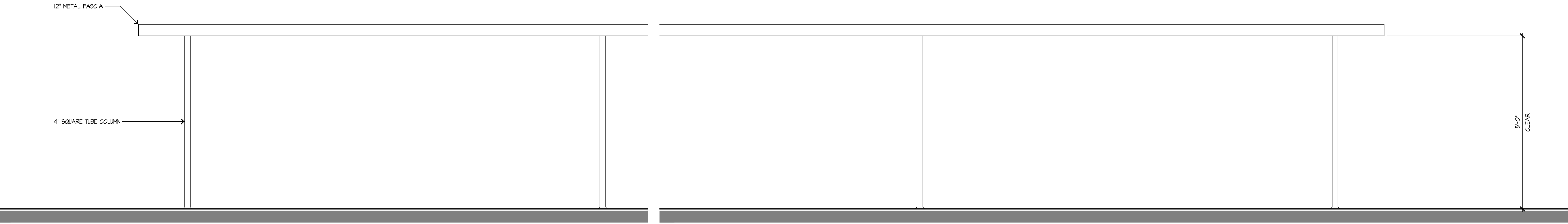
ELEVATION KEYNOTES

- 1. PRECISION CMU WALL WITH ELASTOMERIC PAINT FINISH
- 2. METAL HALLWAY SWING DOOR
- 3. CMU DOOR PILASTER WITH ELASTOMERIC PAINT FINISH
- 4. METAL ROLL-UP DOOR
- 5. METAL TRANSOM OVER DOOR
- 6. METAL GUTTER
- 7. GALVALUME METAL ROOF

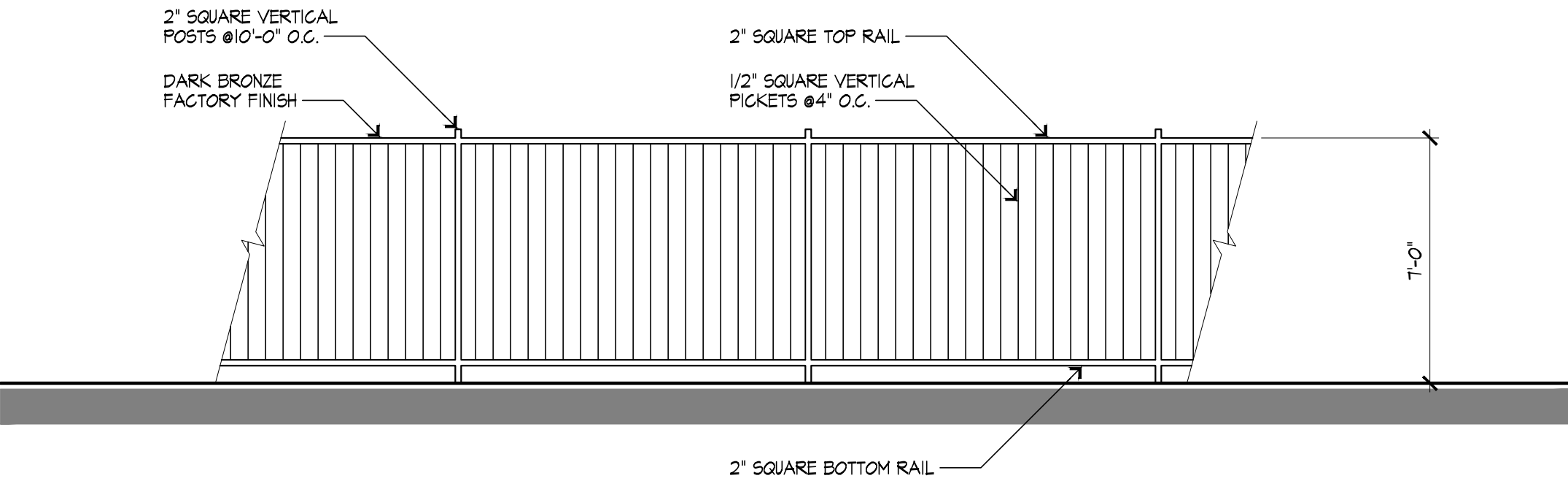
NOTE

MAXIMUM ALLOWABLE HEIGHT = 35'-0"
BUILDINGS 'B' AND 'C' ARE IN COMPLIANCE

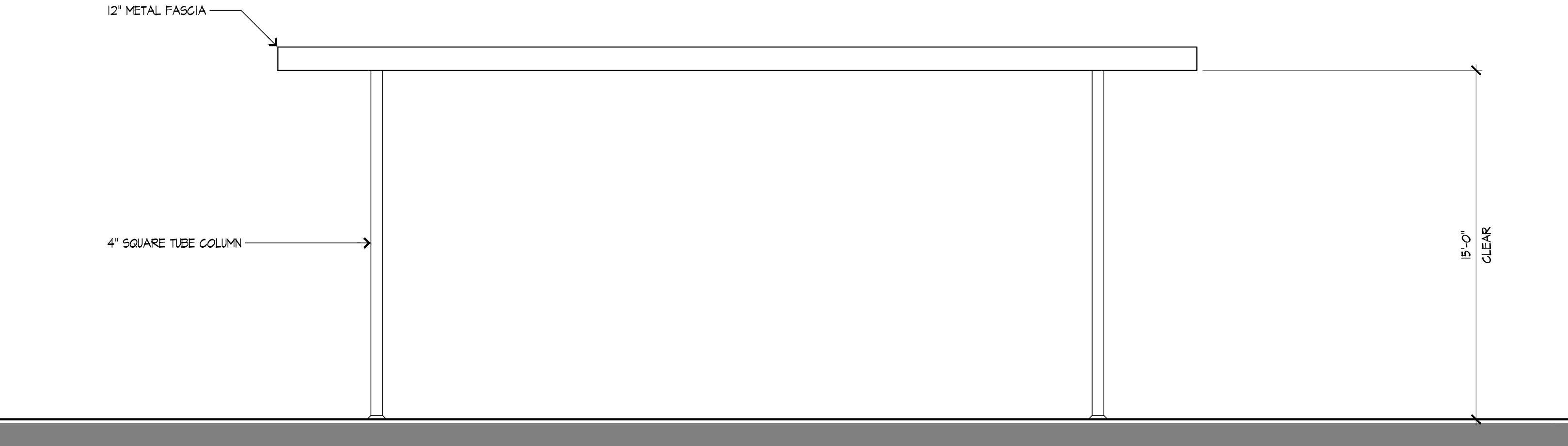




TYP. R.V. COVER FRONT ELEVATION



TYP. PERIMETER STEEL TUBE FENCE



TYP. R.V. COVER SIDE ELEVATION