

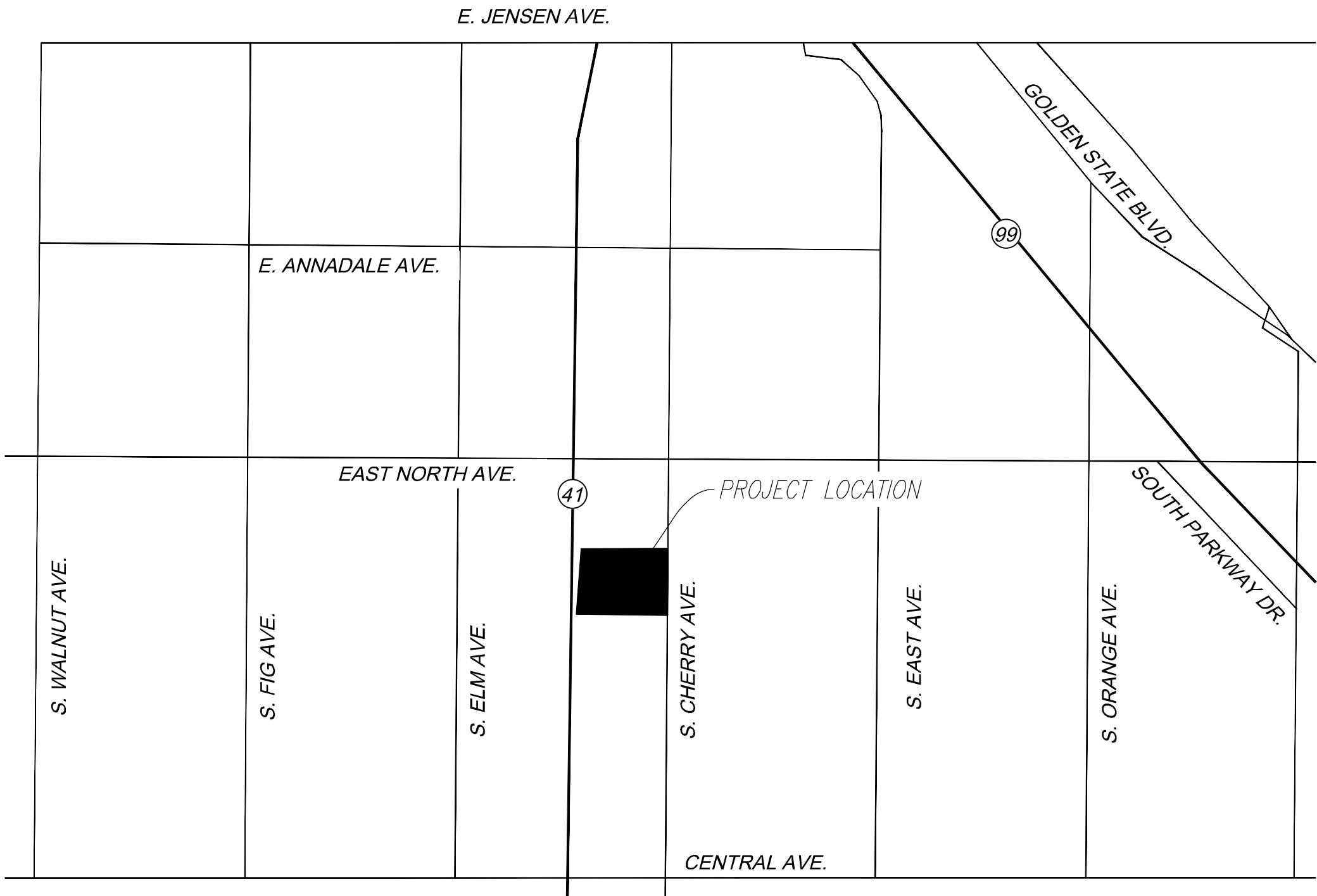
Central Transport Regional Facility Operational Statement

Applicant:	Crown Enterprises, Inc.
Representative:	Precision Civil Engineering
APN:	329-100-52
Location:	West of Cherry Avenue between North Avenue and Central Avenue in Fresno, CA
Zoning:	A Rezone/Pre-Zone Application is submitted concurrently with the Development Permit Application to pre-zone the subject property to IH – Heavy Industrial Zone District
Existing Land Use	Vacant
Planned Land Use	Employment – Heavy Industrial
Proposed Land Use	Regional Facility for less-than-truckload freight services
Project Description	<p>The Development Permit Application is filed by Precision Civil Engineering on behalf of Crown Enterprises, Inc. (Applicant) and pertains to approximately ± 15.22-acres of property located west of Cherry Avenue between North Avenue and Central Avenue in Fresno, CA (APN: 329-100-52). The site is located within the city's sphere of influence and its planned land use designation is Employment – Heavy Industrial. A Pre-Zone/Rezone Application and Annexation Application are being submitted concurrently with the Development Application.</p> <p>The Applicant proposes the development of a long-term regional facility for Central Transport (Tenant) that will provide for less-than-truckload (LTL) freight services for local and nationally based businesses. This development is needed to replace a facility previously occupied by Central Transport and owned by Crown Enterprises that was vacated to make way for the high-speed rail project (E Muscat Avenue and S Cedar Avenue). The proposed scope of the development will include an administrative office, cross-dock transfer platform, fleet maintenance shop, and a diesel fuel system for fleet equipment.</p> <p>The development will consist of approximately 3,200 sf. administrative office, 68,570 sf. cross-dock transfer platform, 11,880 sf. fleet maintenance shop, 3,494 sf office, —parking for fleet tractors (29), fleet trailers (150), and automobiles (84), and a diesel fuel system for fleet equipment. Access to and from the site for fleet tractors and trailers will be provided via one (1) ingress/egress location on Cherry Avenue; a separate parking lot for automobiles will be provided with a separate ingress/egress location with access to Cherry Avenue.</p> <p>Central Transport will operate 24 hours per day, Monday through Friday, and Saturday mornings, and will consist of 70 to 80 employees.</p>

The current property is legally described in a deed document recorded on January 5, 1970 per Instrument No. 578 in Book 5748, Page 303 of Official Records and can be conclusively presumed to have been lawfully created. This document is available in the linked title report.

CROWN ENTERPRISES LOGISTICS FACILITY
CROWN ENTERPRISES, INC. RELOCATION AND
ANNEXATION PROJECT

APPL. NO. P23-00149 EXHIBIT A-1 DATE 03/02/2023
PLANNING REVIEW BY John George DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



VICINITY MAP
NOT TO SCALE

SITE INFORMATION

ASSESSOR'S PARCEL NUMBERS
329-100-52 (±15.2 ACRES)
SITE LOCATION
EAST NORTH AVENUE & SOUTH CHERRY AVENUE
FRESNO, CA 93706
EXISTING ZONING: AL-20 LIMITED AGRICULTURAL (COUNTY)
PROPOSED ZONING: IH HEAVY INDUSTRIAL (CITY)
OWNER
CROWN ENTERPRISE, LLC
12225 STEPHENS ROAD
WARREN, MI 48089
PARKING STALLS
TOTAL PROPOSED PARKING STALLS: 263
TRACTOR PARKING STALLS: 29
TRAILER PARKING STALLS: 150 (INCLUDES 13 FUTURE STALLS)
AUTO PARKING STALLS: 84
BUILDING INFORMATION
PROPOSED NO. OF UNITS: 2
TOTAL SQ. FT. OF UNITS: 80,450 SQ. FT. = 1.85 AC
PAVING
TOTAL PROPOSED PAVED AREA: 506,201 SQ. FT. = 11.62 AC
LANDSCAPING
TOTAL PROPOSED LANDSCAPE AREA: 42,408 SQ. FT. = 0.97 AC

GENERAL NOTES:

- 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.
- PER CORRESPONDENCE WITH CITY OF FRESNO ARCHITECT, NO ACCESSIBLE STALLS REQUIRED IN PARKING LOTS FOR THIS SITE. REFERENCE TO CBC 11A & B.
- SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
- IF ARCHEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
- IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHEOLOGICAL MATERIAL IS POSSIBLE NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION (PHONE: (916)-653-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHEOLOGICAL INVENTORY/SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805)-644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHEOLOGISTS. 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.
- 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.
- 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 UNDER-GROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444.
- 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.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER'S ENGINEER. EXECUTED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL EXISTING DRIVEWAY APPROACHES WHICH NO LONGER PROVIDE ACCESS TO APPROVED VEHICLE PARKING AREAS SHALL BE REMOVED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. SUCH AREAS SHALL BE RECONSTRUCTED WITH CURB, GUTTER, AND SIDEWALK TO MATCH EXISTING ADJACENT STREET IMPROVEMENTS. THIS WORK SHALL BE COMPLETED AND ACCEPTED BEFORE A PERMIT OF OCCUPANCY IS ISSUED OR THE BUILDING OCCUPIED PER FMC 13-211.
- UNDERGROUND ALL EXISTING OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS APPLICATION AS PER FRESNO MUNICIPAL CODE SECTION 15-2017 AND PUBLIC WORKS POLICY NO. 260.01.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559)-621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- PRIVATE FIRE HYDRANT AND ALL WEATHER FIRE ACCESS SHALL BE IN SERVICE PRIOR TO THE DELIVERY OF COMBUSTIBLE MATERIAL TO THE JOBSITE.
- 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.
- INSTALLATION OF CIV 22658 FIRE LANE TOWNSHIP WARNING SIGNS ARE REQUIRED AT EACH DRIVEWAY ENTRANCE.
- SUBMIT PUBLIC IMPROVEMENTS TO THE PUBLIC WORKS DEPARTMENT.
- SUBMIT STREET LIGHTING PLANS TO THE PUBLIC WORKS DEPARTMENT.
- SUBMIT TRAIL CONSTRUCTION PLANS TO THE PUBLIC WORKS DEPARTMENT.
- SUBMIT SIGNING AND STRIPING PLANS TO THE PUBLIC WORKS DEPARTMENT. COMPLY WITH THE CURRENT CALTRANS STANDARDS.
- PROVIDE A 4' MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, TO MEET CURRENT ACCESSIBILITY REGULATIONS. A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
LOT 35 OF CENTRAL CALIFORNIA COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 1 OF PLATS, FRESNO COUNTY RECORDS;
EXCEPTING THEREFROM THE NORTH 160 FEET OF THE EAST 200 FEET THEREOF;
ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 14 SOUTH, RANGE 20 EAST, MOUNT Diablo BASE AND MERIDIAN, SAID NORTHWEST CORNER BEING AT COORDINATES Y = 495 684.30 FEET AND X = 1 768 436.10 FEET; THENCE ALONG THE NORTH LINE OF SAID SECTION, SOUTH 89° 41' 48" EAST 1324.35 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID WEST LINE, SOUTH 0° 31' 20" WEST 1318.35 FEET TO THE NORTHWEST CORNER OF SAID LOT, LAST SAID NORTHWEST CORNER BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT, SOUTH 89° 42' 55" EAST 240.10 FEET; THENCE SOUTH 5° 21' 59" WEST, A DISTANCE OF 541.92 FEET; THENCE ALONG A LINE PARALLEL WITH AND 97 FEET EASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE DEPARTMENT OF PUBLIC WORKS SURVEY FROM THE KINGS COUNTY LINE TO "P" STREET IN FRESNO, ROAD VI-FRE-125-B (NOW 06-FRE-41), SOUTH 0° 29' 30" WEST 119.35 FEET TO THE SOUTH LINE OF SAID LOT; THENCE ALONG SAID SOUTH LINE NORTH 89° 43' 28" WEST, 194.40 FEET TO THE WEST LINE OF SAID LOT; THENCE ALONG LAST SAID WEST LINE NORTH 0° 31' 20" EAST 659.18 FEET TO THE TRUE POINT OF BEGINNING.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA AS FULLY DESCRIBED IN GRANT DEED RECORDED MARCH 18, 1996 AS INSTRUMENT NO. 98-34963, OF OFFICIAL RECORDS.
ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF FRESNO, A MUNICIPAL CORPORATION AS FULLY DESCRIBED IN GRANT DEED RECORDED APRIL 18, 2007 AS INSTRUMENT NO. 07-77589, OF OFFICIAL RECORDS.
APN: 329-100-52

PLANNING • SURVEYING • CIVIL ENGINEERING
7234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
WWW.PRECISIONENG.NET



PROJECT TITLE: CENTRAL TRANSPORT REGIONAL FACILITY
SHEET DESCRIPTION: COVER SHEET
COUNTY OF: FRESNO
CITY OF: FRESNO

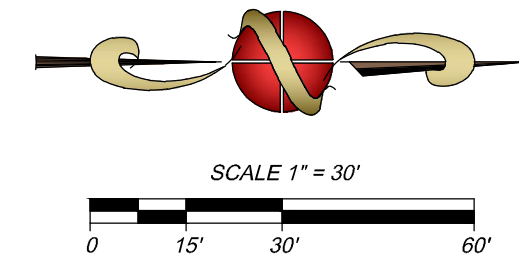
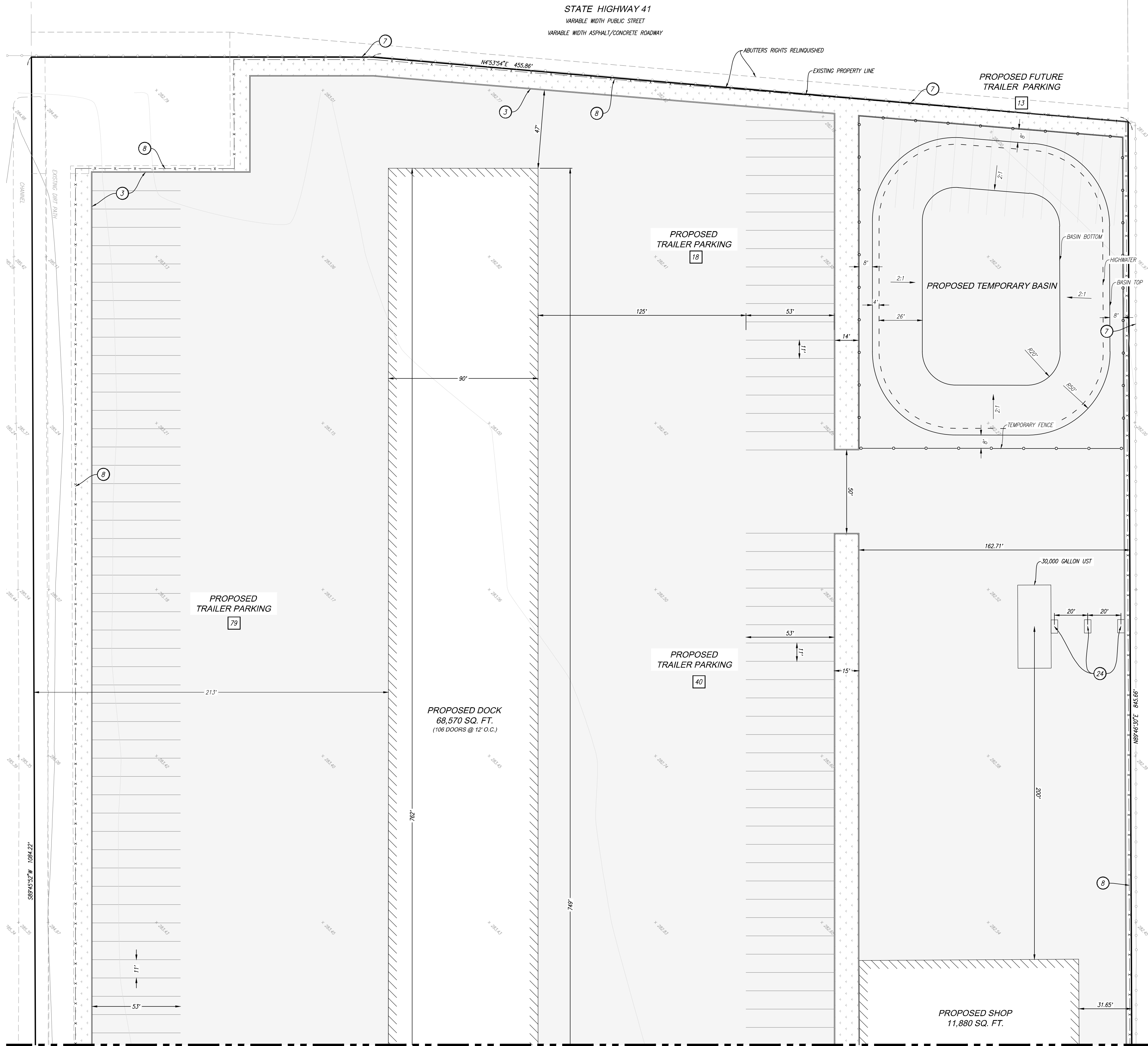
PREPARED FOR:
CROWN ENTERPRISES, LLC.
12225 STEPHENS ROAD
WARREN, MI 48089

REVISIONS

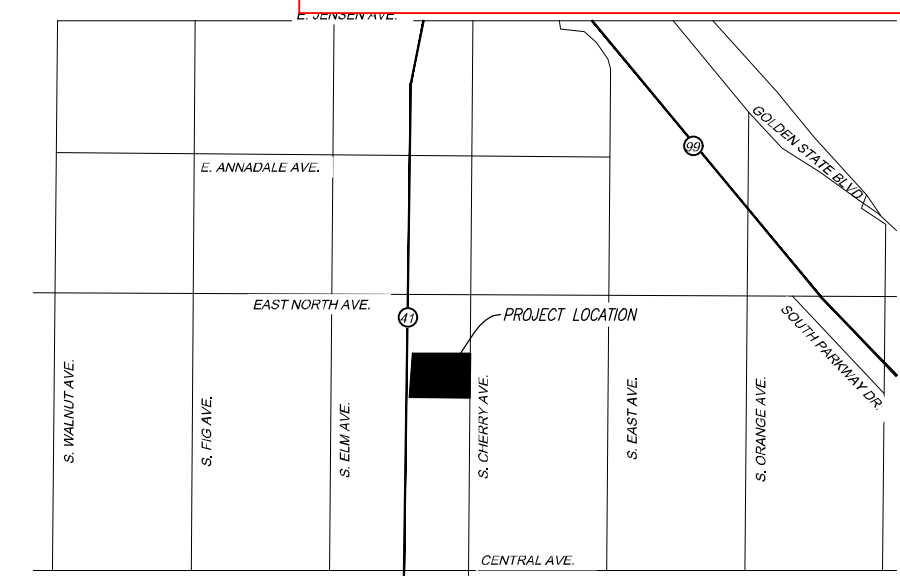
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DATE: 10/25/2022

SHEET NUMBER:
1 OF 3
JOB NUMBER:
20-270

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APPL. NO. P23-00149 EXHIBIT A-2 DATE 03/02/2023
PLANNING REVIEW BY John George DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED CONCRETE
- PROPOSED AC PAVING PER CITY OF FRESNO STDS. P-21, P-22, AND P-23.
- PROPOSED LANDSCAPE AREA
- INDICATES NUMBER OF PARKING STALLS IN DESIGNATED AREA
- PROPOSED BUILDING
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE SIDEWALK

CONSTRUCTION NOTES:

- PROPOSED PEDESTRIAN CROSS WALK STRIPING
- PROPOSED PEDESTRIAN CONCRETE CROSS WALK
- PROPOSED 6" CONCRETE CURB PER CITY OF FRESNO STD. P-5
- PROPOSED 15" WROUGHT IRON DOUBLE SWING GATE
- PROPOSED PAINTED DIRECTIONAL ARROWS
- PROPOSED 12" CONCRETE WALKWAY PER CITY OF FRESNO STD. P-9
- EXISTING CHAIN LINK FENCE TO REMAIN AND BE PROTECTED
- PROPOSED 6" CHAIN LINK FENCE TO BE INSTALLED
- EXISTING WATER VALVE TO REMAIN AND BE PROTECTED
- EXISTING WATER METER TO BE RELOCATED BEHIND CURB
- EXISTING STAND PIPE TO REMAIN AND BE PROTECTED
- NOT USED
- EXISTING BACK-FLOW PREVENTOR TO REMAIN AND BE PROTECTED
- EXISTING GUYWIRE TO REMAIN AND BE PROTECTED
- NOT USED
- EXISTING FIRE HYDRANT TO BE RELOCATED BEHIND CURB AND GUTTER
- EXISTING BOLLARDS TO BE REMOVED
- EXISTING BLOCK WALL TO REMAIN AND BE PROTECTED
- PROPOSED RECYCLING COMPACTOR, SIZE & TYPE TO BE DETERMINED
- PROPOSED 4" VALLEY GUTTER PER CITY OF FRESNO STD. P-10.
- PROPOSED CONCRETE CURB AND GUTTER PER CITY OF FRESNO STD. P-5.
- PROPOSED MODIFIED CURB RAMP PER CITY OF FRESNO STD. P-29
- PROPOSED ACCESS GATE CONTROL PANEL
- PROPOSED FUEL SYSTEM
- PROPOSED TRASH COMPACTOR, SIZE & TYPE TO BE DETERMINED

MATCHLINE (SHEET 2)

PLANNING SURVEYING CIVIL ENGINEERING
1234 O STREET, FRESNO, CALIFORNIA 93721
TEL: 559-449-4500 FAX: 559-449-4515
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PRECISION
CIVIL ENGINEERING, INC.

PROJECT TITLE: CENTRAL TRANSPORT REGIONAL FACILITY
SHEET DESCRIPTION: EAST SITE PLAN
COUNTY OF: FRESNO

PREPARED FOR:
CROWN ENTERPRISES, LLC.
12225 STEPHENS ROAD
WARREN, MI 48089

REVISIONS

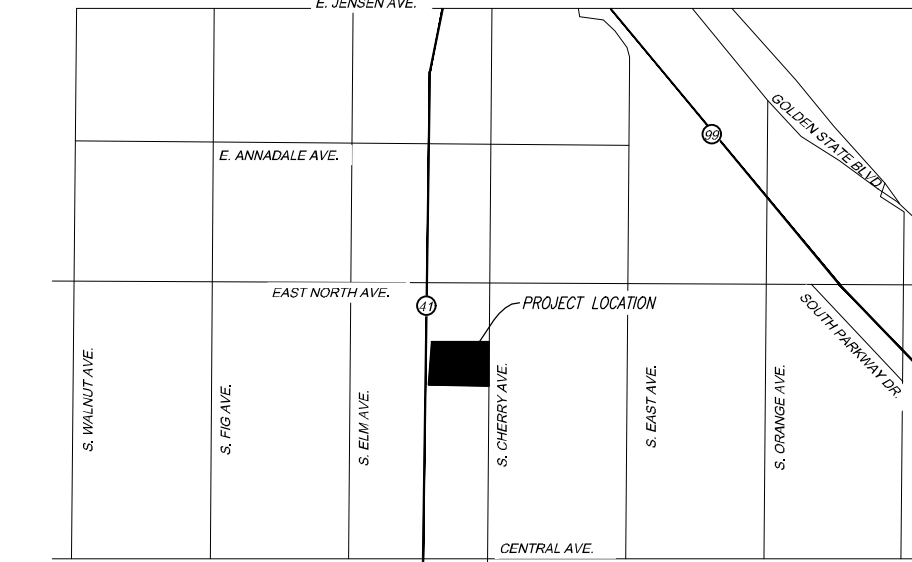
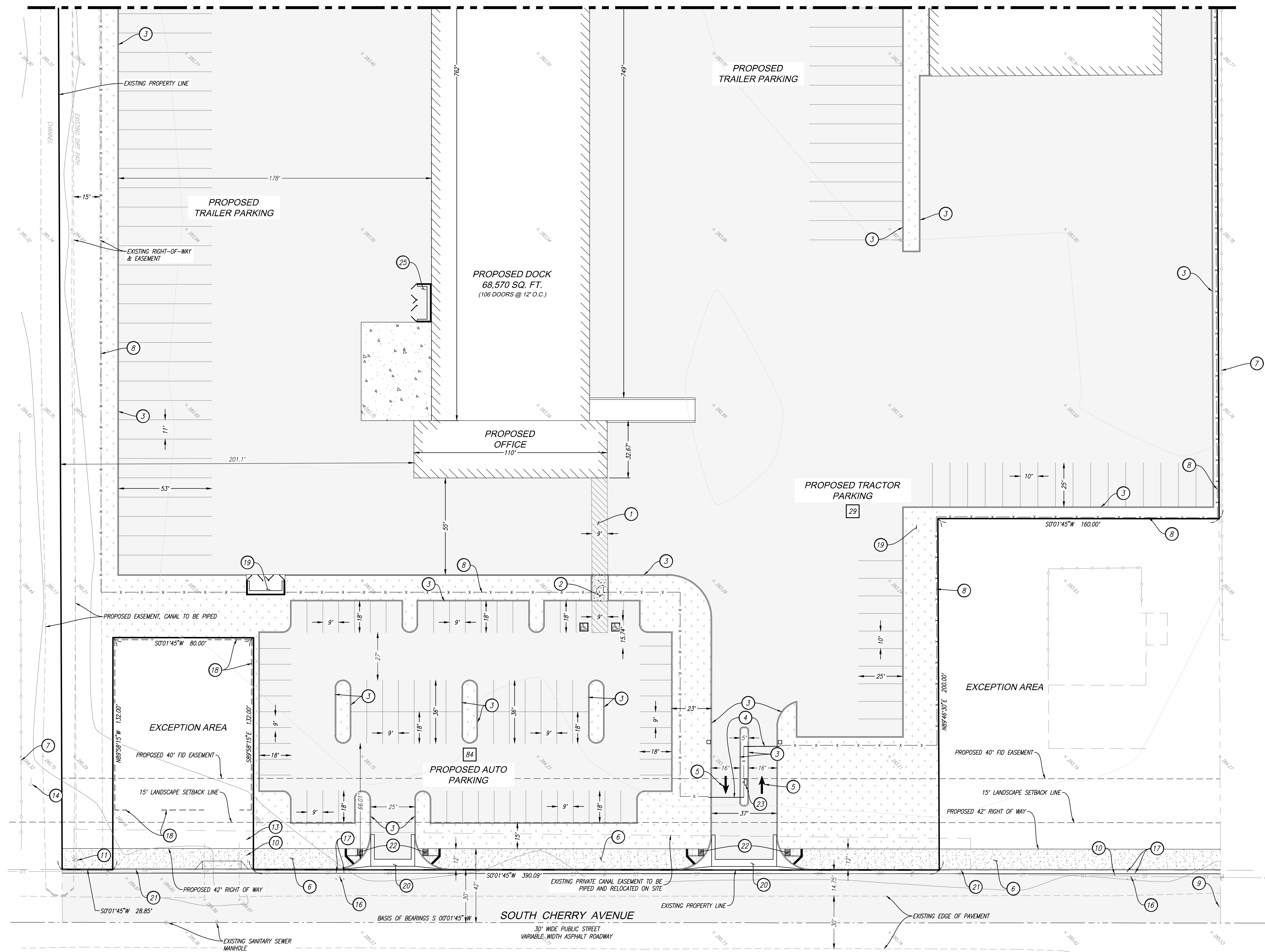
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CHECKED BY: -
DATE: 10/25/2022

SHEET NUMBER:
3 OF 3

JOB NUMBER:
20-270

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MATCHLINE (SHEET 1)



VICINITY MAP
NOT TO SCALE

LEGEND:

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED FENCE
- EXISTING CHAIN LINK FENCE
- PROPOSED CONCRETE
- PROPOSED AC PAVING PER CITY OF FRESNO STDS. P-21, P-22, AND P-23.
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- INDICATES NUMBER OF PARKING STALLS IN DESIGNATED AREA
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- PROPOSED CONCRETE SIDEWALK

CONSTRUCTION NOTES:

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- EXISTING WATER METER TO BE RELOCATED BEHIND CURB
- EXISTING STAND PIPE TO REMAIN AND BE PROTECTED
- NOT USED
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- NOT USED
- EXISTING FIRE HYDRANT TO BE RELOCATED BEHIND CURB AND GUTTER
- EXISTING BOLLARDS TO BE REMOVED
- EXISTING BLOCK WALL TO REMAIN AND BE PROTECTED
- PROPOSED RECYCLING COMPACTOR, SIZE & TYPE TO BE DETERMINED
- PROPOSED 4" VALLEY GUTTER PER CITY OF FRESNO STD. P-10.
- PROPOSED CONCRETE CURB AND GUTTER PER CITY OF FRESNO STD. P-5.
- PROPOSED MODIFIED CURB RAMP PER CITY OF FRESNO STD. P-29
- PROPOSED ACCESS GATE CONTROL PANEL
- PROPOSED FUEL SYSTEM
- PROPOSED TRASH COMPACTOR, SIZE & TYPE TO BE DETERMINED



SCALE 1" = 30'

APPL. NO. P23-00149 EXHIBIT A-3 DATE 03/02/2023
PLANNING REVIEW BY John George DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

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PROJECT TITLE: CENTRAL TRANSPORT REGIONAL FACILITY

SITE PLAN

COUNTY OF: FRESNO

SHEET DESCRIPTION:

CITY OF: FRESNO

PREPARED FOR:
CROWN ENTERPRISES, LLC.
12225 STEPHENS ROAD
WARREN, MI 48089

REVISIONS

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CHECKED BY: -
DATE: 10/25/2022

SHEET NUMBER:
2 OF 3

JOB NUMBER:
20-270

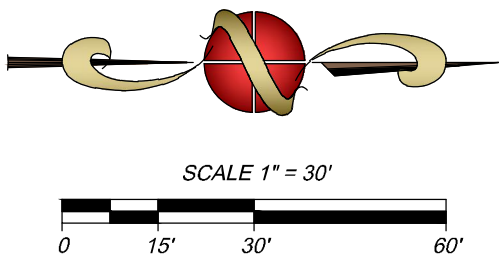
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APPL. NO. P23-00149 EXHIBIT L-1 DATE 03/02/2023
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TRAFFIC ENG. _____ DATE _____
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CITY OF FRESNO DARM DEPT

CITY OF FRESNO PARKING LOT SHADE REQUIREMENTS					
AUTO PARKING AREA ONLY					
A	PROVIDE ONE MEDIUM SIZE TREE FOR EVERY 5 TO 6 PARKING SPACES				
	SPACES PROVIDED	84	PERCENT	173	
	TREES REQUIRED	17	TREES PROVIDED	29.0	
B	DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS.				
	PARKING AREA	27126	PERCENT SHADE	92	
	SHADE REQUIRED	13563	TOTAL SHADE	24947	
	COVERED STALLS	0	TREE SHADE PROVIDED	24947	
QTY.	BOTANICAL NAME	RADIUS	SHADED AREA		
18	PISTACIA X 'KEITH DAVEY'	16.5	15387.6		
9	ULMUS U. 'PROSPECTOR'	17.5	8654.6		
2	PINUS CANARIENSIS	12	904.3		
0	-	0	0.0		
29	TOTAL TREE COUNT				
C	A MINIMUM OF 10 PERCENT OF ANY PARKING LOT AREA SHALL BE LANDSCAPED				
	PARKING AREA	27126	PERCENT	45	
	AREA REQUIRED	2713	AREA PROVIDED	12275	

PLANT LEGEND					
SYMBOL	SIZE	QTY.	IDENTIFICATION COMMON NAME	COMMENTS	PROPOSED VALUATION
TREES					
TREES SHALL BE PLANTED AS PER CITY OF FRESNO STANDARD DETAIL. VERIFY ALL QUANTITIES.					
TREE ROOT BARRIERS SHALL BE INSTALLED AS PER CITY OF FRESNO STANDARD DETAIL.					
15 GAL	18		PISTACIA X 'KEITH DAVEY' / HYBRID PISTACHE	STANDARD	LOW
15 GAL	14		ULMUS WILSONIANA 'PROSPECTOR' / PROSPECTOR LM	STANDARD	LOW
15 GAL	5		PINUS CANARIENSIS / CANARY ISLAND PINE	STANDARD	LOW
SHRUBS					
SHRUBS SHALL BE PLANTED AS PER CITY OF FRESNO STANDARD DETAIL. VERIFY ALL QUANTITIES.					
5 GAL	935		LANTANA 'NEW GOLD' / GOLD TRAILING LANTANA	2.00	LOW 11745.8
1 GAL	1163		CALLUNADUNSTONIA X ACUTIFLORA 'VAR. FERRISSEY' / FEATHER RED GRASS	1.00	LOW 3851.8
5 GAL	1006		ROSA SP. 'MOMENT' / FLORENCE CARPET RED LANDSCAPE ROSE	2.00	MED 12825.4
TOTAL					29003.0
GROUND COVER					
50L FT.	47555		3 INCHES x 1 OF WILCH W ALL PLANTERS - WALK-ON BARK	240	CORE ROSE



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



PROJECT TITLE: CENTRAL TRANSPORT REGIONAL FACILITY
SHEET DESCRIPTION: CONCEPTUAL LANDSCAPE PLAN
COUNTY OF: FRESNO
CITY OF: FRESNO

PREPARED FOR:
CROWN ENTERPRISES, LLC.
12225 STEPHENS ROAD
WARREN, MI 48089

REVISIONS

DRAWN BY: LC
CHECKED BY: MB
DATE: 10/25/2022

SHEET NUMBER:
1 OF 2
JOB NUMBER:
20-270

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APPL. NO. P23-00149 EXHIBIT L-2 DATE 03/02/2023
PLANNING REVIEW BY John George DATE 03/02/2023
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



PROSPECTOR ELM



PROSPECTOR ELM



HYBRID PISTACHE



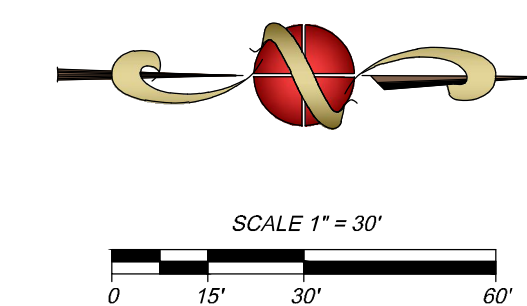
FEATHER REED GRASS

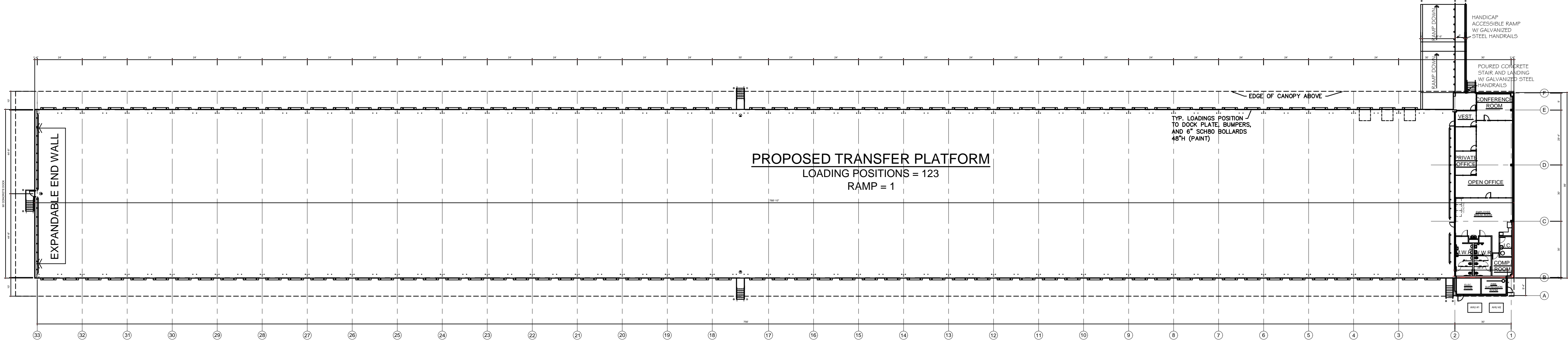


GOLD TRAILING LANTANA



FLOWER CARPET RED LANDSCAPE ROSE





FLOOR PLAN

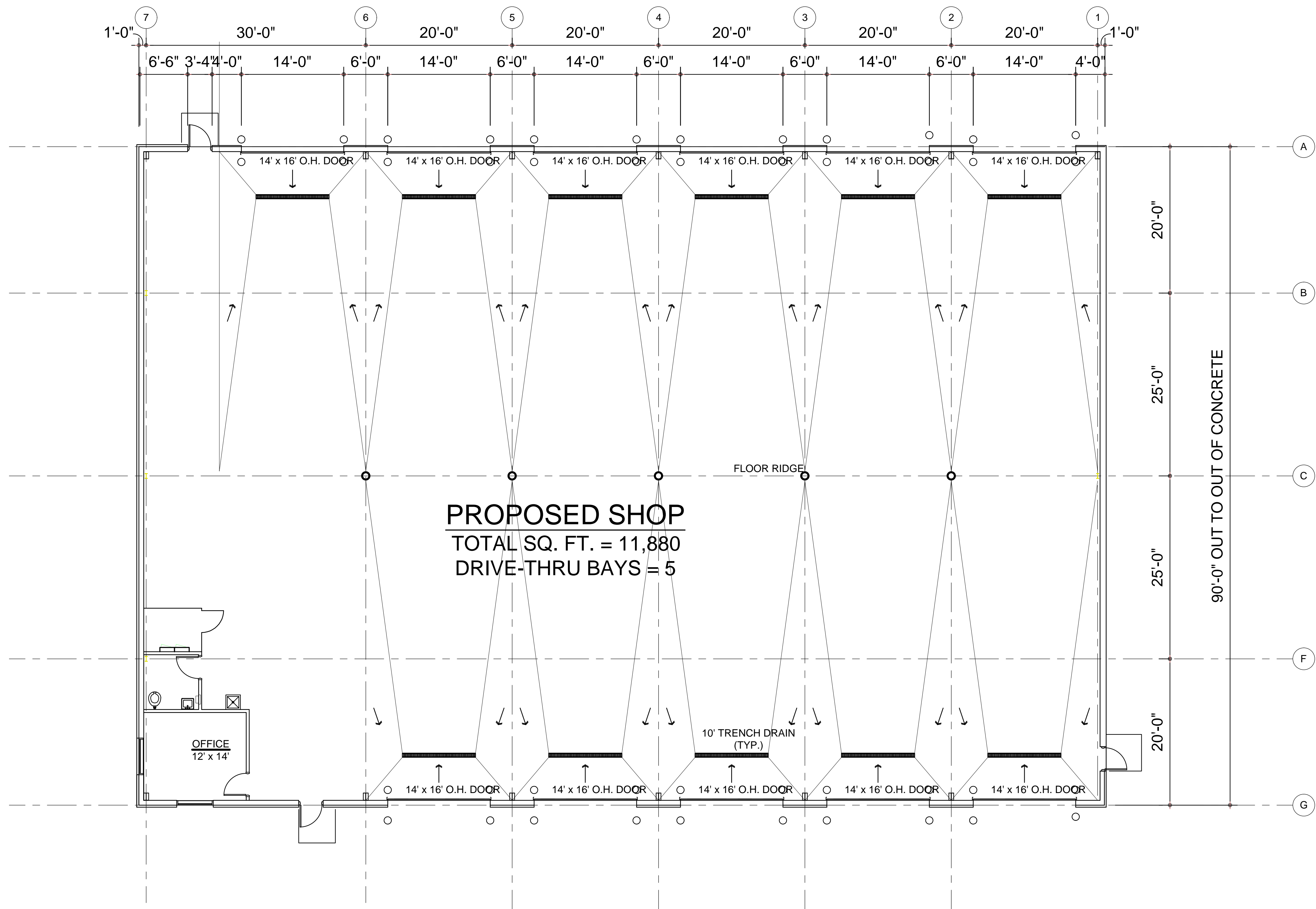
FIRE PROTECTION NOTE:
ENTIRE BUILDING TO BE PROTECTED WITH
AUTOMATIC FIRE SPRINKLER SYSTEM:
DOCK: ORDINARY HAZARD GROUP 2 OCCUPANCY
OFFICE: LIGHT HAZARD OCCUPANCY


DATE	REVISION
PROPOSED CROSS DOCK	
Cherry Avenue Fresno, CA	
Crown Enterprises, LLC	
12225 Stephens Warren, Michigan	
PRELIMINARY FLOOR PLAN	
A.1	

DRAWN BY

DATE

7-9-2021



 **PROPOSED FLOOR PLAN**
SCALE: 1/8" = 1'-0"

DATE	REVISION	
Proposed Shop		DRAWN BY
Cherry Ave. Fresno, CA		-
Crown Enterprises, Inc.		DATE
12225 Stephens Warren, Michigan		07-13-2021
Proposed Floor Plan		A.4

APPL. NO. P23-00149

EXHIBIT E-1

DATE 03/02/2023

PLANNING REVIEW BY John George

DATE 03/02/2023

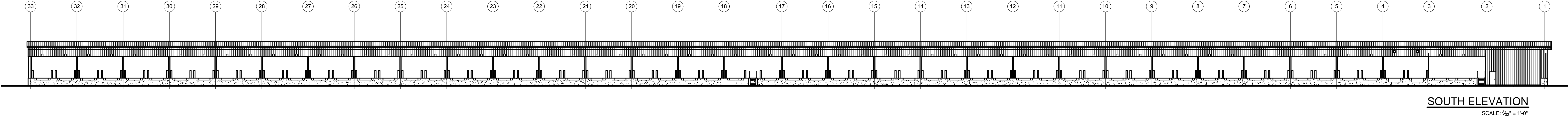
TRAFFIC ENG.

DATE

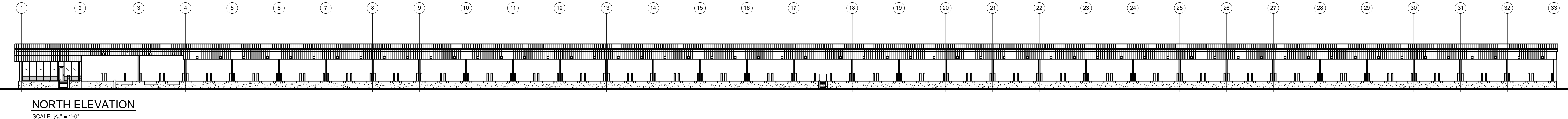
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DATE

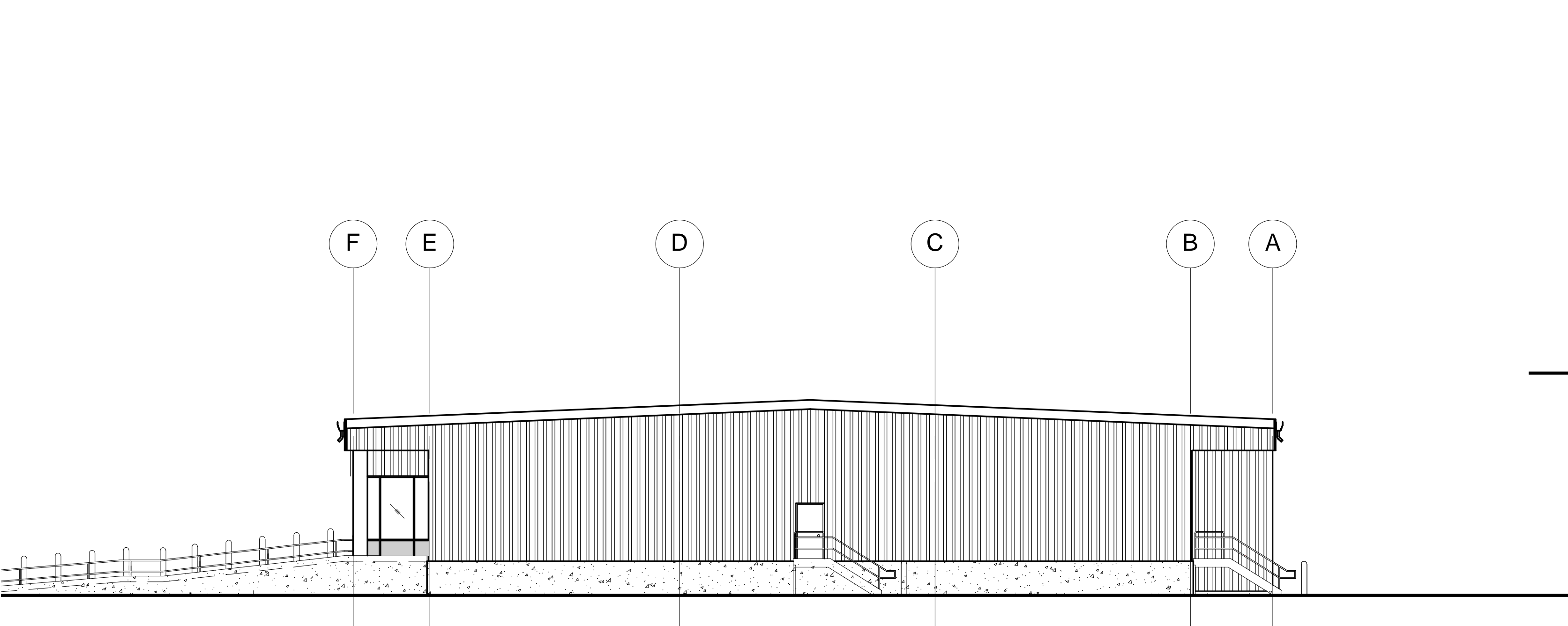
CITY OF FRESNO DARM DEPT



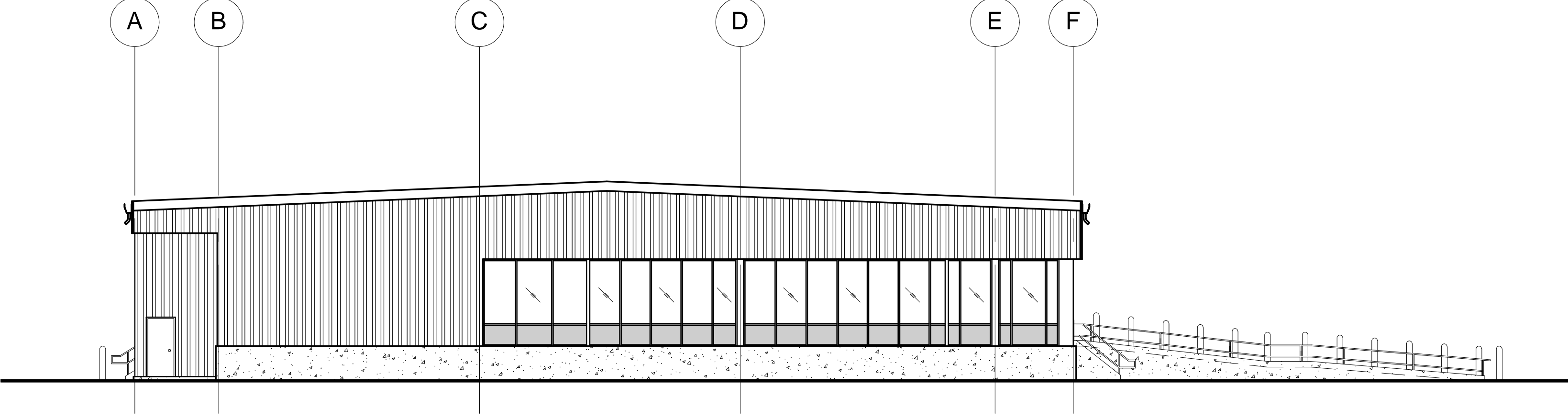
SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

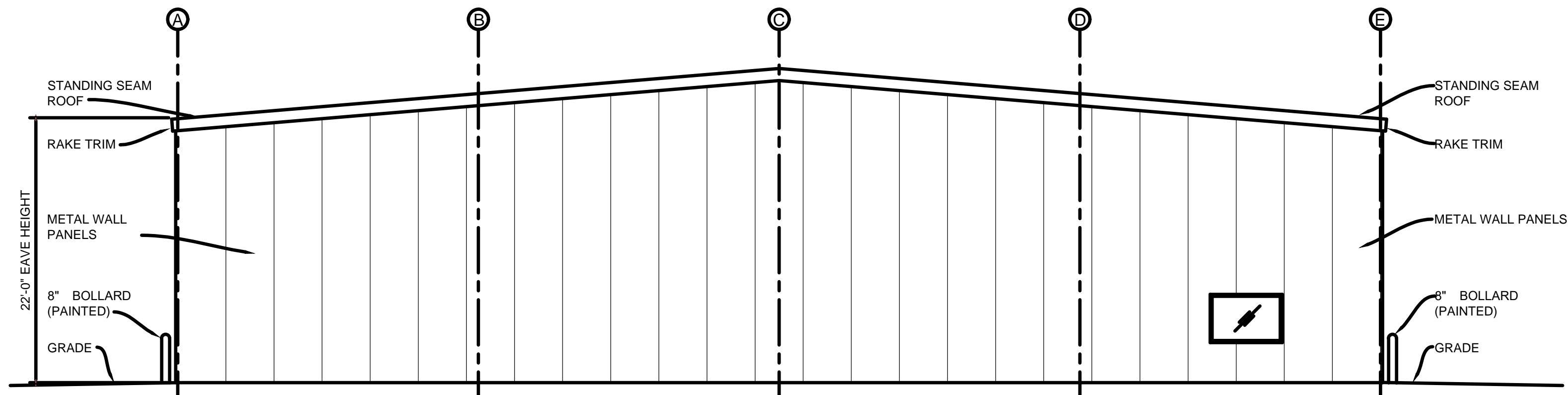


WEST ELEVATION
SCALE: 3/32" = 1'-0"

DATE	REVISION	DRAWN BY
Proposed Cross Dock		
Cherry Ave.		Fresno, CA
Crown Enterprises, Inc.		
12225 Stephens		Warren, Michigan
Building Elevations		A.2

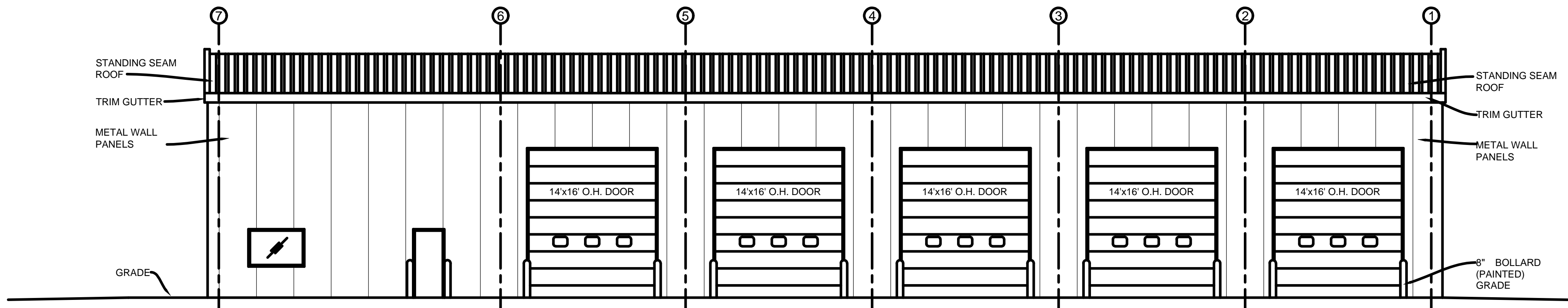
APPL. NO. P23-00149 EXHIBIT E-2 DATE 03/02/2023
PLANNING REVIEW BY John George DATE 03/02/2023
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



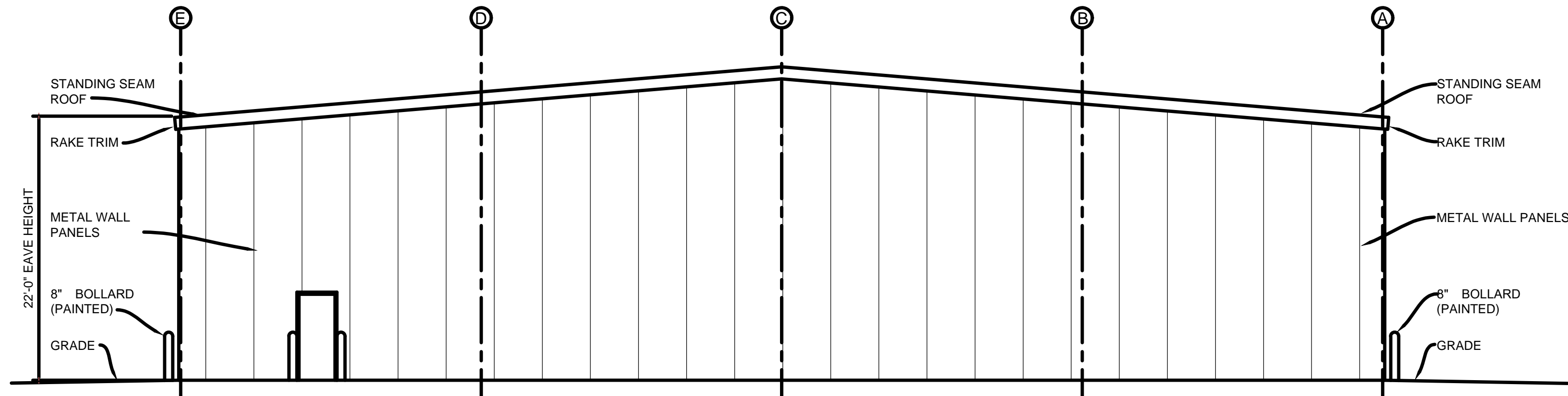
SOUTH ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"



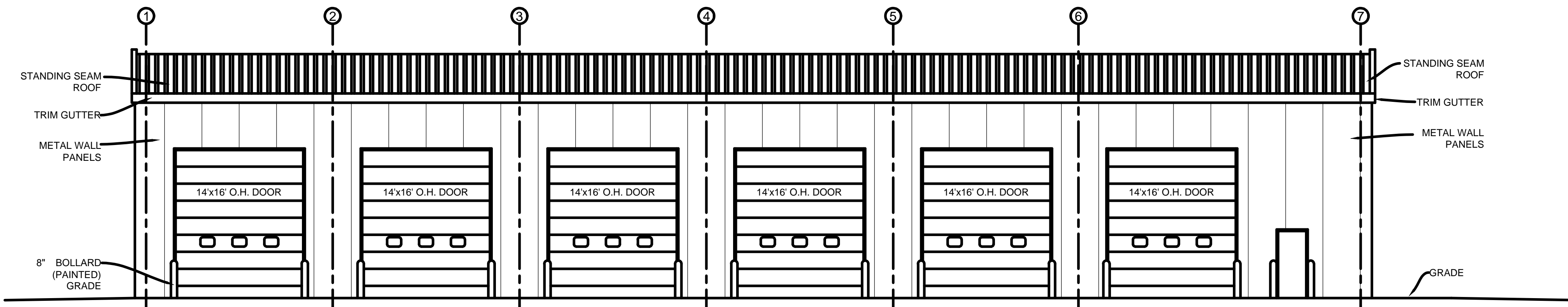
EAST ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"



NORTH ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"



WEST ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"

EAST ELEVATION

SCALE: $\frac{1}{8}$ " = 1'-0"

DATE	REVISION		
		PROPOSED SHOP	DRAWN BY
		Cherry Ave.	Fresno, CA
		CROWN ENTERPRISES INC.	DATE
		12225 Stephens	07-13-2021
		Exterior Elevations	A.5

City Motel Conversion - Operational Statement

Address: 2309 S. G Street, Fresno CA 93721

Owner: PinnSix General Partners

385 W Bedford Avenue, Suite 101

Fresno, CA. 93711

Bgary05@gmail.com

(559) 801-6514

Project Description: This project is proposed to be a motel conversion of the City Motel to a single-story, 24-unit multifamily apartment complex, with 1 on-site manager's quarters (25 units total). All 24 units will be studios containing kitchenettes and cooktops. All units will be rented at workforce or affordable rates, or the complex will be master leased to a qualifying agency providing transitional living services to the public using grant, government, or other organizational funding.

Site Improvements: Parking area renovation with new sealer and striping for 17 parking spaces including one (1) accessible space, new city standard trash enclosure, general landscaping, site access walkways and community courtyard between buildings.

Adjacent Properties: The site has one neighboring building to the south (Big Star Motel). Neighbors are interested to see the conversion of the proposed project as a determining factor in their continued use of their property. The use proposed here complies with City of Fresno objectives as evidenced through other motel conversions purchased by the City and funded through Project HomeKey.

Neighborhood: The proposed development will keep with the existing design of the Motel's history but will be updated to reflect changes in the use of the units within the building and building code. Zoning will not be affected. The use of the development is for housing for at-risk and income contingent Fresnoans.

Fresno General Plan: We are implementing the general plan in the following ways: The city has shown an active interest in accumulating and providing additional units of housing to meet the needs of the transitional community and for Fresnoans generally. The proposed use of this project complies with the city's apparent objectives.

Security Measures: This will be a fenced facility. The parking area will be fenced with a rolling vehicular gate for entry and exit to and from G Street. There will also be a gate to the rear alley for exit traffic only. The project will include security cameras.

The project will be an investment property for the owners, a benefit to the housing needs of the City (transitional or otherwise), and it will be managed by a professional management company.

APPL. NO. P23-00658 EXHIBIT O DATE 03/10/2023

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

P:\CIVIL_3D PROJECTS\2023\23-064\PRODUCTION DRAWINGS\LANDSCAPE\23-064_LA_00.DWG 2/13/2023 3:45:46 PM

APPL. NO. P23-00658 EXHIBIT L DATE 03/10/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



CITY OF FRESNO PARKING LOT SHADE REQUIREMENTS					
A	PROVIDE ONE MEDIUM SIZE TREE FOR EVERY 2 REQUIRED PARKING SPACES				
	SPACES PROVIDED	18	PERCENT	67	
	TREES REQUIRED	9	TREES PROVIDED	6	
	AREA USING 25' dia.	4410			
B	DISPERSE TREES OVER THE PARKING LOT AREA TO PROVIDE 50 PERCENT SHADING OF THE PARKING AREA SURFACE WITHIN 15 YEARS.				
	PARKING AREA	9387	PERCENT SHADE	65	
	SHADE REQUIRED	4694	TOTAL SHADE	6104	
	COVERED STALLS	0	TREE SHADE PROVIDED	6104	
QTY.	BOTANICAL NAME		RADIUS	SHADED AREA	
6	ULMUS W. 'PROSPECTOR'		18.0	6104.2	
0	LAGERSTROEMIA INDICA "DYNAMITE"		5.0	0.0	
0	-		0	0.0	
0	-		0	0.0	
6					
C	A MINIMUM OF 10 PERCENT OF ANY PARKING LOT AREA SHALL BE LANDSCAPED				
	PARKING AREA	9387	PERCENT	26	
	AREA REQUIRED	939	AREA PROVIDED	2480	
TULARE STREET FRONTAGE 675 LIN. FEET = 17 STREET TREES (40 FT. ON CENTER)					

PRECISION
CIVIL ENGINEERING, INC.

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

PROJECT TITLE: #####

SHEET DESCRIPTION: ###

CITY OF: #####

COUNTY OF: #####

PREPARED FOR: #####

#####

#####

REVISIONS

DRAWN BY: ###

CHECKED BY: ###

DATE: 2/13/2023

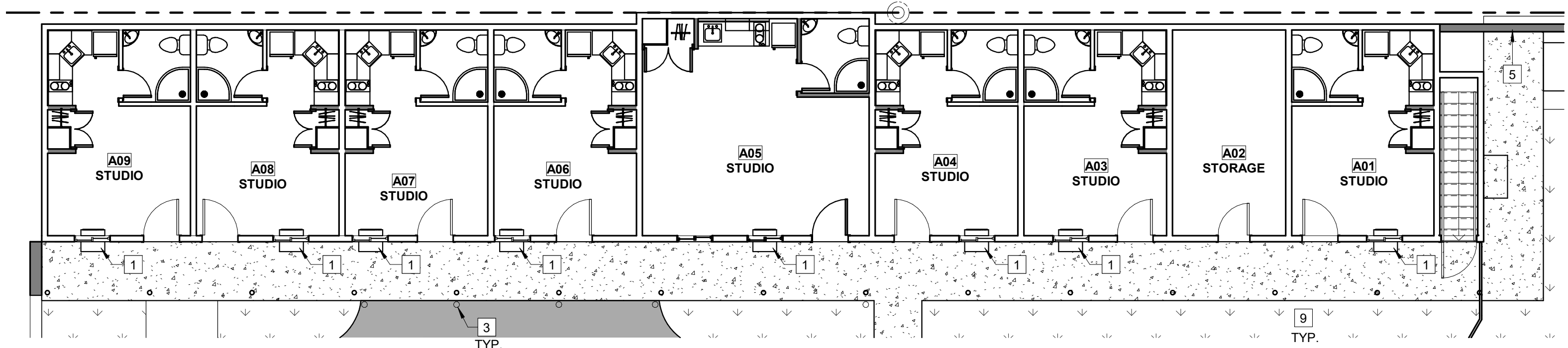
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JOB NUMBER: ###

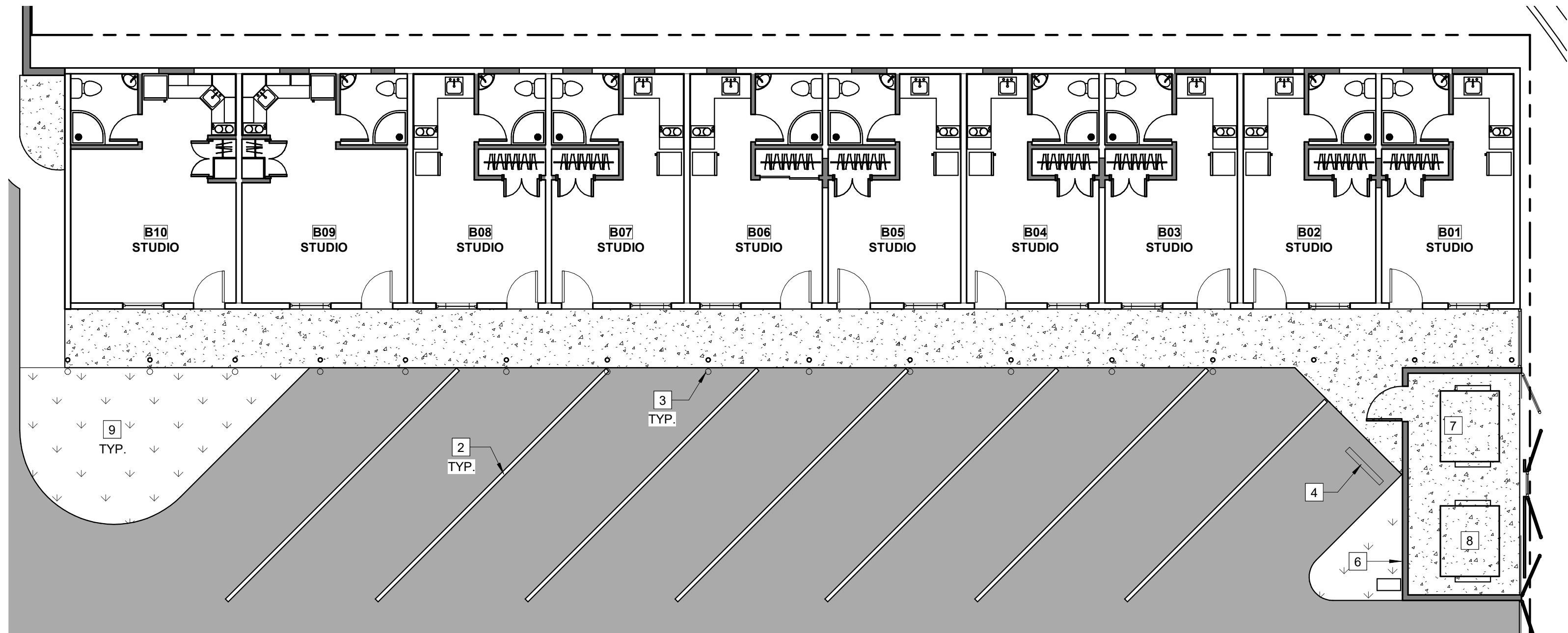
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APPL. NO. P23-00658	EXHIBIT F-1	DATE 03/10/2023
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE

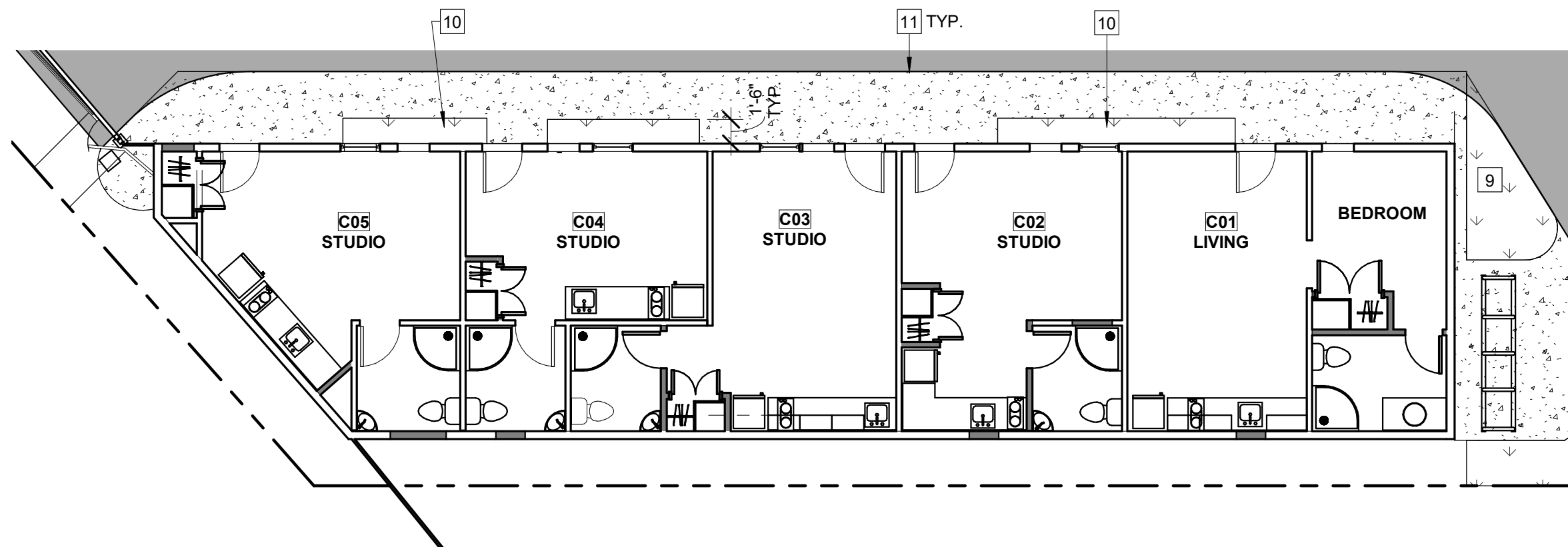
CITY OF FRESNO DARM DEPT



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



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



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

KEYNOTES

- 1 NEW PTAC UNIT
- 2 NEW PARKING LOT STRIPING
- 3 NEW BOLLARD
- 4 NEW WHEEL STOP
- 5 NEW CMU BLOCK FENCE
- 6 NEW CMU TRASH ENCLOSURE
- 7 TRASH BIN
- 8 RECYCLE BIN
- 9 NEW LANDSCAPED AREA, SEE LANDSCAPE PLANS
- 10 EXISTING PLANTER AREA TO REMAIN
- 11 NEW 6" CURB WHERE REQUIRED

MARVIN ARMSTRONG ARCHITECT

1640 W. Shaw Ave., Suite 102
Fresno, California 93711
559-229-9950
marvin@ma-architect.com
www.ma-architect.com



Consultant:

Project Title:

**CITY MOTEL
CONVERSION**

2309 SOUTH G STREET
FRESNO CA 93721

Date Issued:
02-17-2023

Project Phase:

CONDITIONAL USE PERMIT

CAD By:

MAA

Scale:

1/8" = 1'-0"

Project Number:

202202

Drawing Title:

**FLOOR PLANS -
WING A, B, C**

Drawing Number:

A2.1

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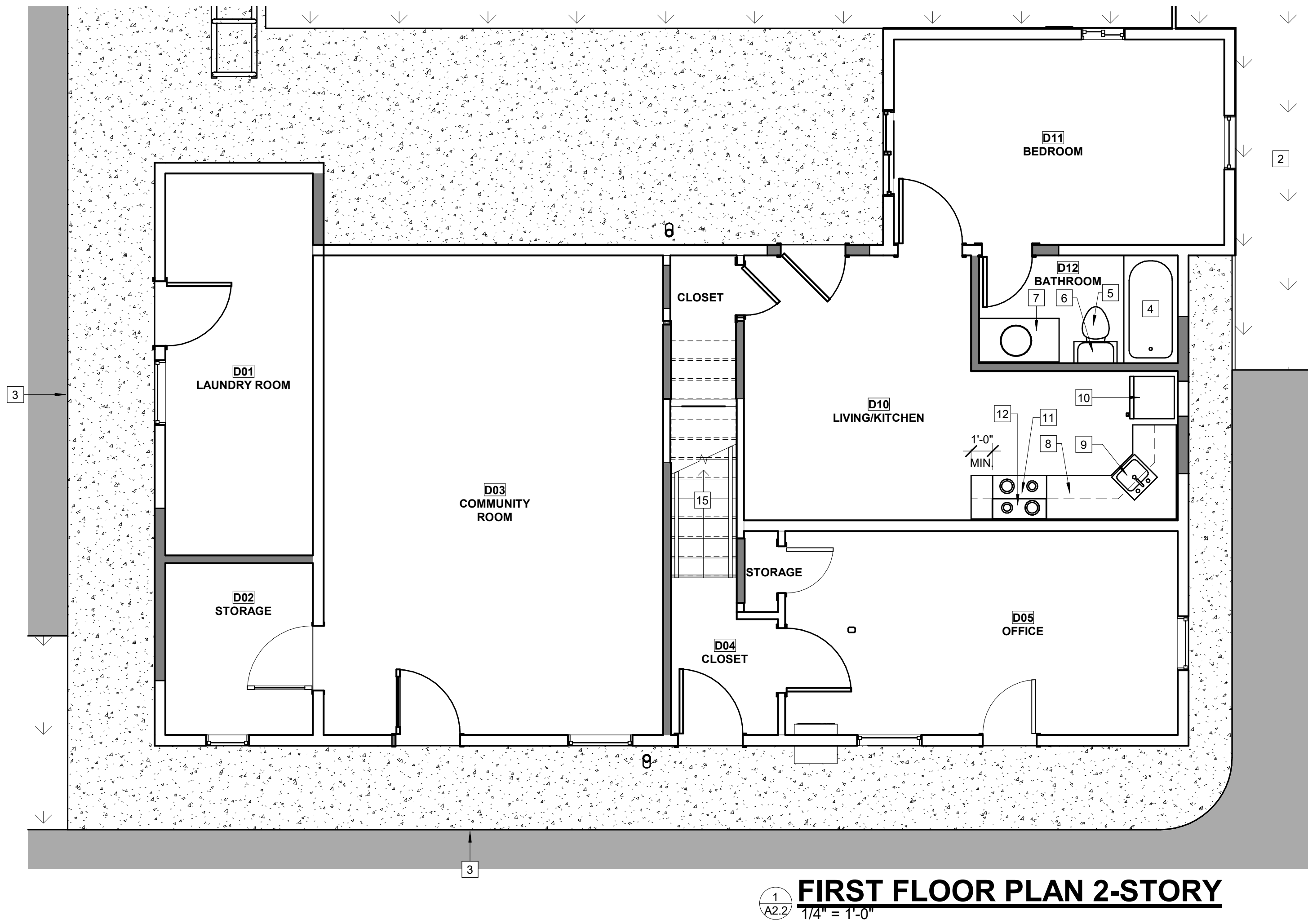
APPL. NO. P23-00658 EXHIBIT F-2 DATE 03/10/2023

PLANNING REVIEW BY _____ DATE _____

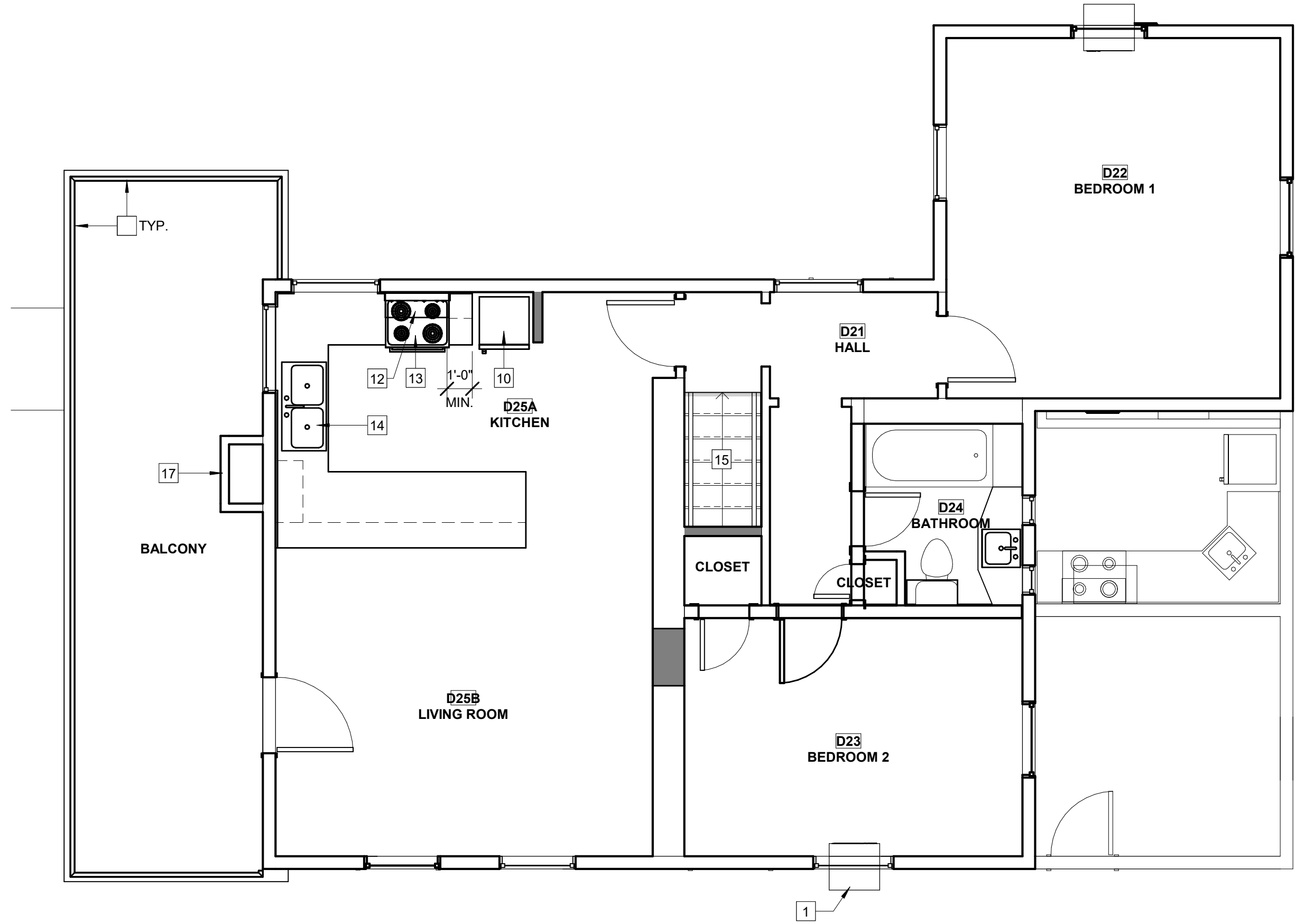
TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

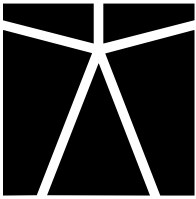


SECOND FLOOR PLAN 2-STORY



KEYNOTES

- 1 NEW PTAC UNIT
- 2 NEW LANDSCAPED AREA, SEE LANDSCAPE PLANS
- 3 NEW 4" CURB WHERE REQUIRED
- 4 NEW TUB/SHOWER
- 5 NEW TOILET
- 6 NEW WALL CABINET ABOVE TOILET
- 7 COUNTER MOUNTED LAVATORY, HOT/COLD WATER SUPPLY AND SHALL BE COVERED AND NO SHARP OR ABRASIVE SURFACES SHALL BE EXPOSED UNDER LAVS/SINKS PER 11B-606.5.
- 8 SOLID SURFACE COUNTER TOPS WITH 6" HIGH SPLASH, PLASTIC LAM FINISHED CABINETS, TYP.
- 9 NEW SINGLE BASIN RESIDENTIAL DROP-IN SINK
- 10 NEW RESIDENTIAL REFRIGERATOR
- 11 NEW RESIDENTIAL ELECTRIC RANGE
- 12 NEW RESIDENTIAL MICROWAVE/HOOD COMBO
- 13 NEW RESIDENTIAL OVEN/RANGE COMBO
- 14 NEW DOUBLE BASIN RESIDENTIAL DROP-IN SINK
- 15 EXISTING STAIRS TO REMAIN
- 16 NEW STEEL OPEN METAL GUARDRAIL 42" ABOVE NOSING. PATTERN IS SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH, TYP.
- 17 FIREPLACE TO BE REMOVED, CHIMNEY TO REMAIN.



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Consultant:

Project Title:

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CONVERSION

2309 SOUTH G STREET
FRESNO CA 93721

Date Issued:

02-17-2023

Project Phase:

CONDITIONAL USE PERMIT

CAD By:

MAA

Project North:



Scale:

1/4" = 1'-0"

Project Number:

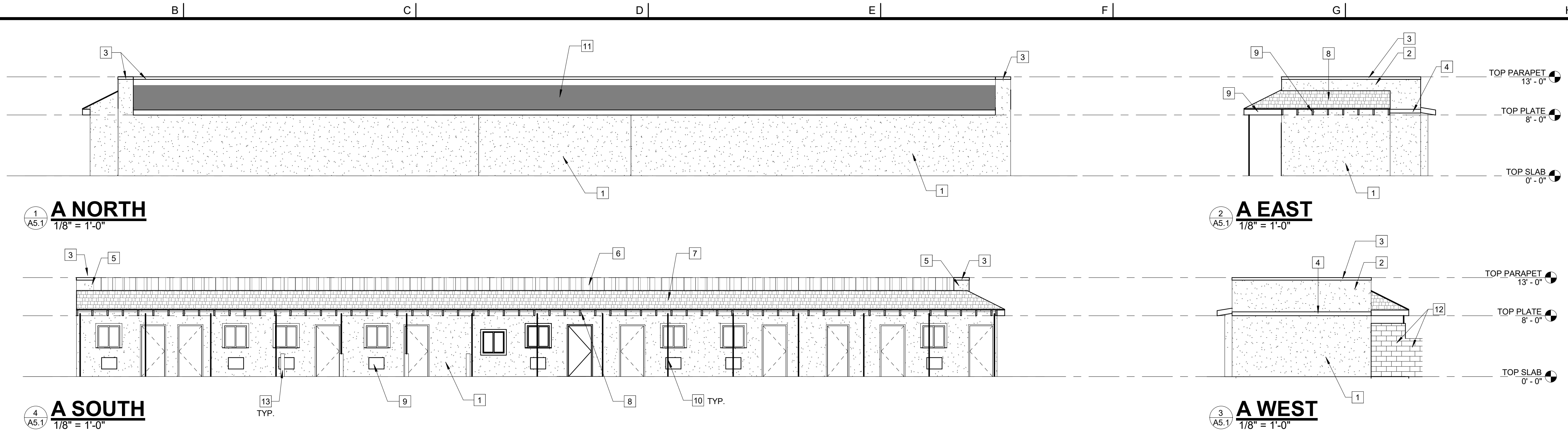
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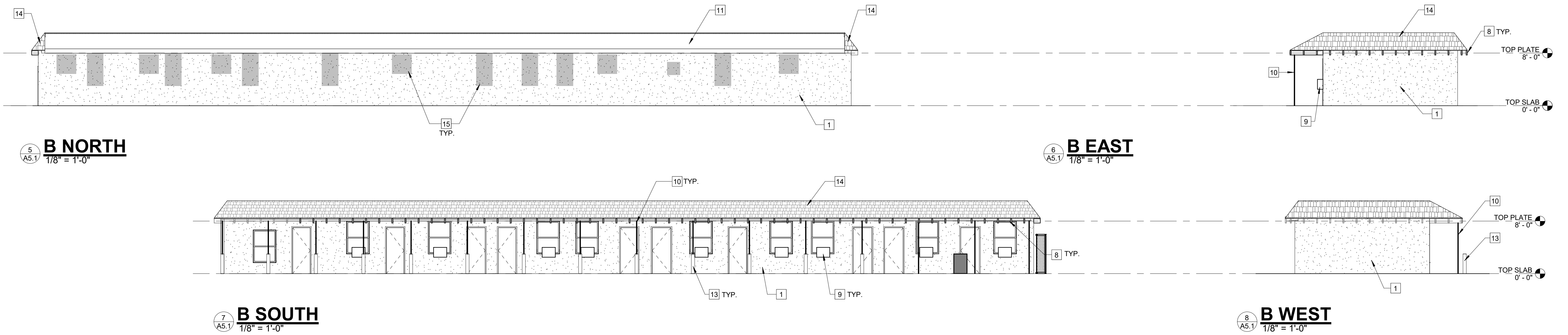
FLOOR PLANS -2
STORY

Drawing Number:

A2.2



BUILDING A - EXTERIOR ELEVATIONS



BUILDING B - EXTERIOR ELEVATIONS

KEYNOTES

1

EXISTING STUCCO WALL. RE-DASH ALL STUCCO

2

NEW PARAPET WALL. STUCCO FINISH

3

4" HIGH x 24" WIDE PARAPET CAP

4

2x6 TRIM STUCCO OVER

5

PARAPET TO WARP AROUND FRONT

6

EXISTING METAL

7

EXISTING COMP SHINGLES

8

EXISTING RAFTER TAILS TO REMAIN

9

NEW PTAU UNIT

10

PAINT EXISTING METAL COLUMN

11

EXISTING SINGLE PLY ROOFING TO REMAIN

12

EXISTING CMU WALL TO REMAIN

13

NEW BOLLARD

14

EXISTING TILE ROOFING

15

EXISTING WINDOW TO BE REMOVED AND INFILLED.

APPL. NO. P23-00658

EXHIBIT E-1

DATE 03/10/2023

PLANNING REVIEW BY

DATE

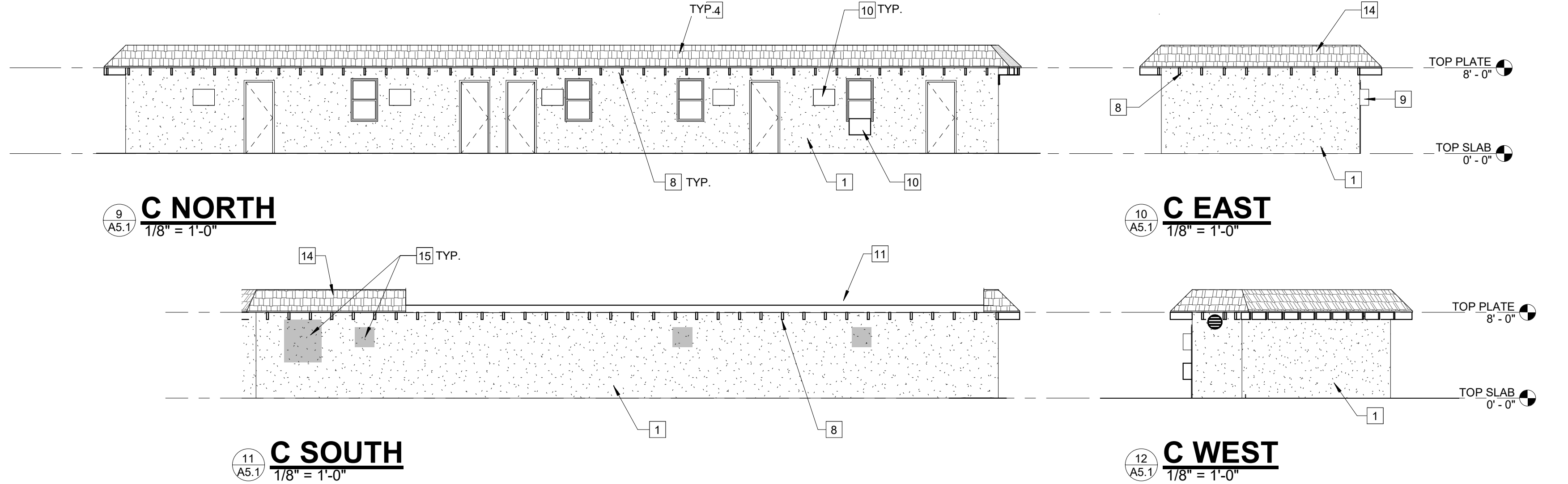
TRAFFIC ENG.

DATE

APPROVED BY

DATE

CITY OF FRESNO DARM DEPT



BUILDING C - EXTERIOR ELEVATIONS

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Consultant:

Project Title:
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CONVERSION

2309 SOUTH G STREET
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Date Issued:
02-17-2023

Project Phase:
CONDITIONAL USE PERMIT

CAD By:
MAA

Project North:

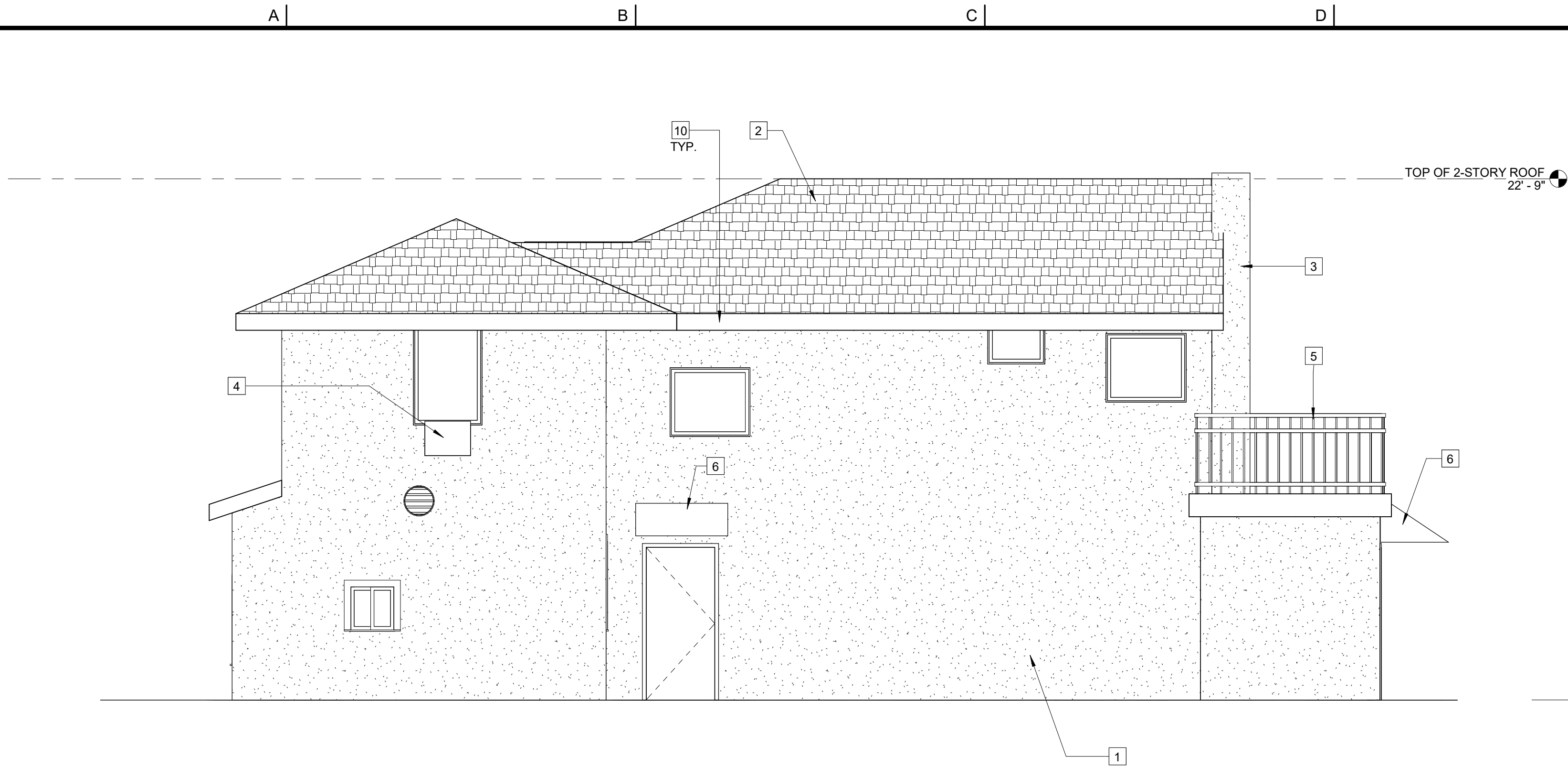
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Project Number:
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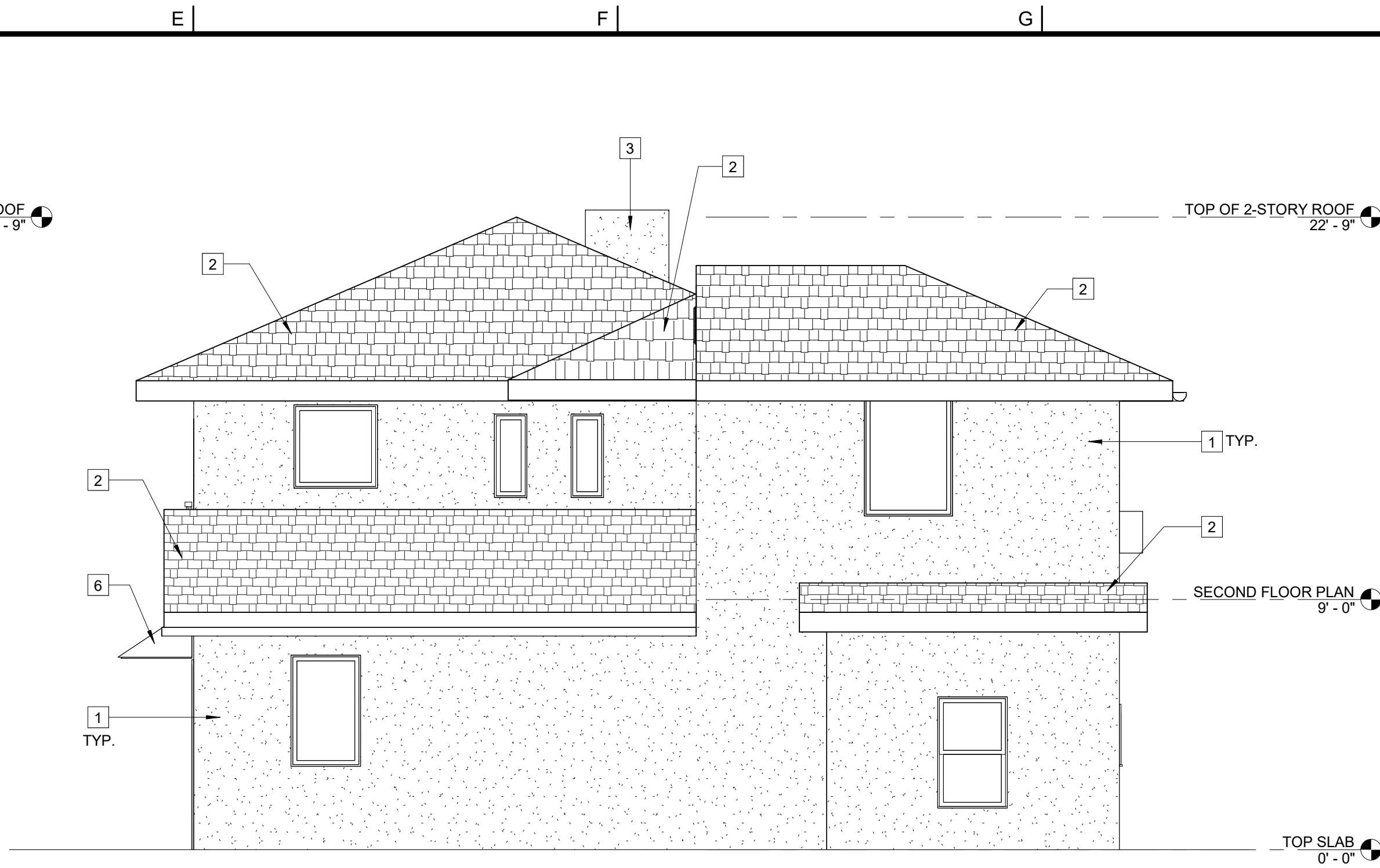
Drawing Title:
EXTERIOR
ELEVATIONS

Drawing Number:

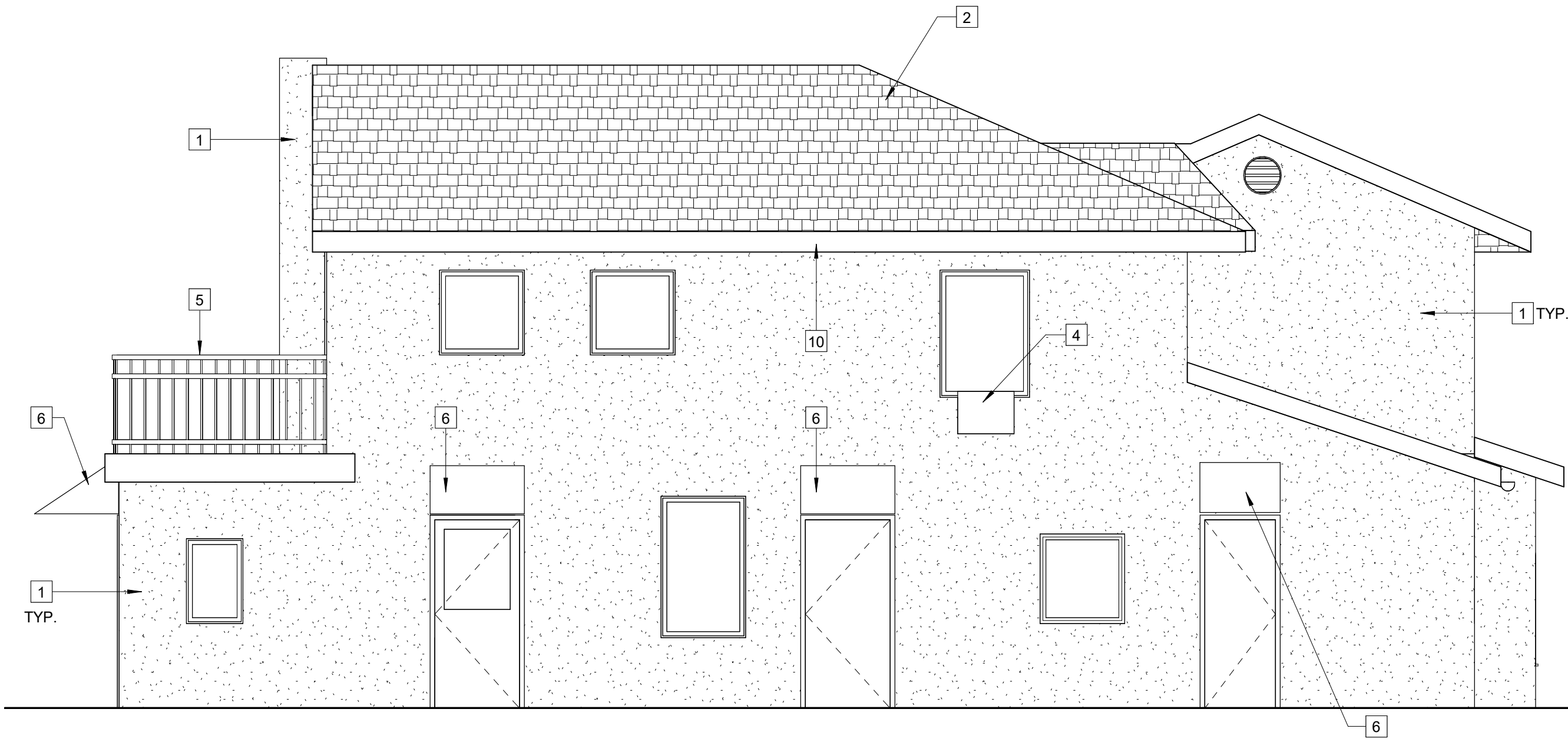
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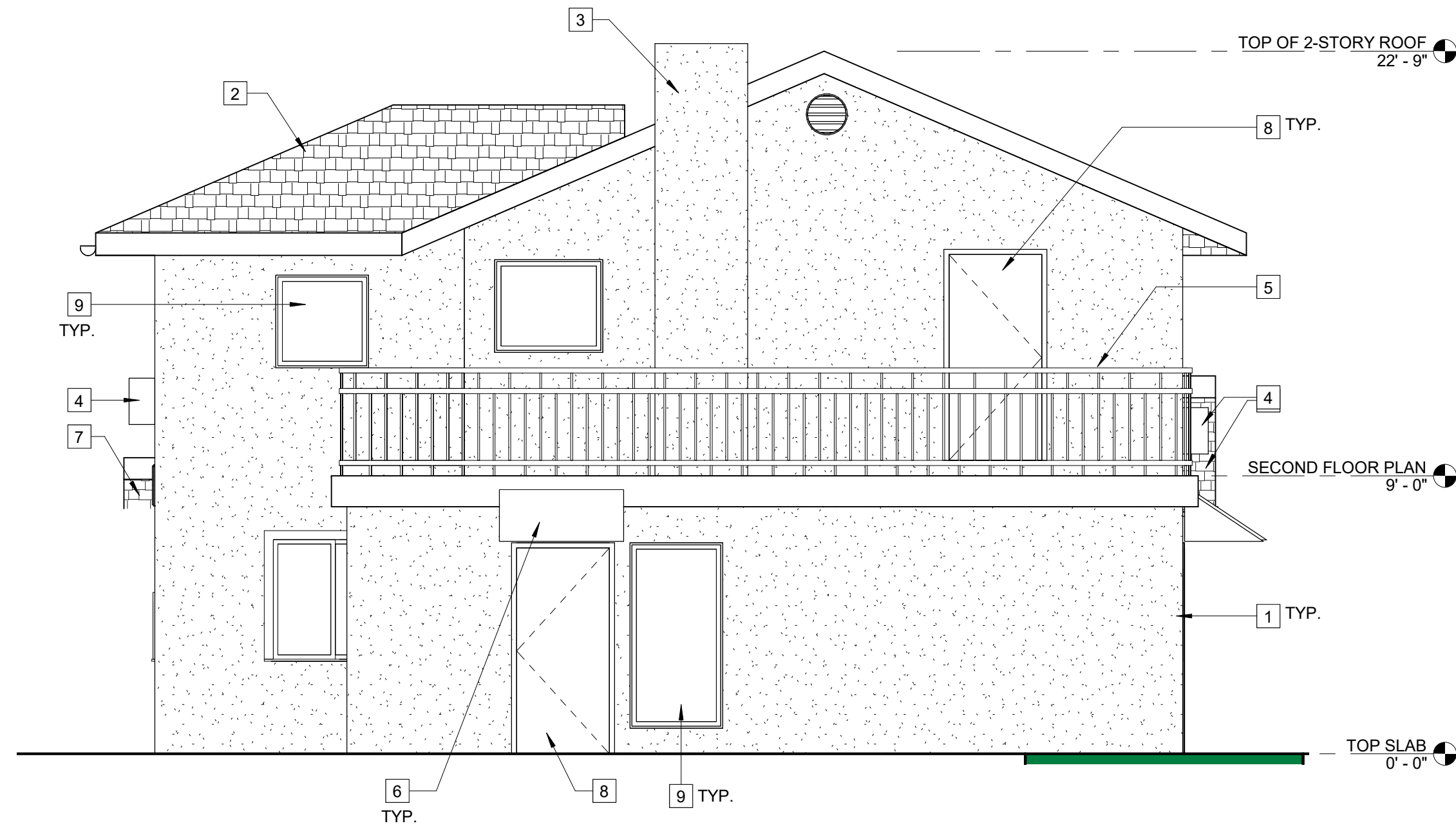
1
A5.2
2 STORY NORTH
1/4" = 1'-0"



2
A5.2
2 STORY EAST
1/4" = 1'-0"



3
A5.2
2 STORY SOUTH
1/4" = 1'-0"



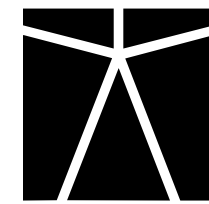
4
A5.2
2 STORY WEST
1/4" = 1'-0"

KEYNOTES

- 1 EXISTING STUCCO WALL. RE-DASH ALL STUCCO
- 2 EXISTING TILE SHINGLES TO REMAIN.
- 3 FIREPLACE TO BE REMOVED, CHIMNEY TO REMAIN. RE-DASH STUCCO
- 4 NEW PTAU UNIT
- 5 NEW STEEL OPEN METAL GUARDRAIL 42" ABOVE NOSING, PATTERN IS SUCH THAT A 4" DIA SPHERE CANNOT PASS THROUGH, TYP.
- 6 NEW WALL MOUNTED, FABRIC AWNING
- 7 EXISTING COMP ROOFING TO REMAIN.
- 8 NEW EXTERIOR DOOR, TYP.
- 9 NEW DUAL PANE EXTERIOR WINDOW, TYP.
- 10 EXISTING GUTTER AND DOWNSPOUT

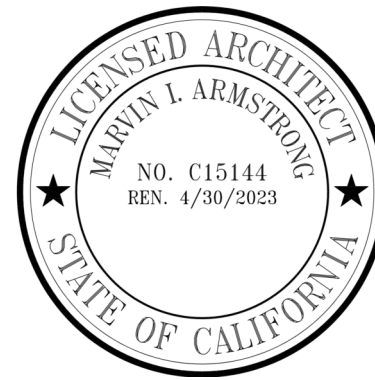
APPL. NO. P23-00658 EXHIBIT E-2 DATE 03/10/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

2-STORY BUILDING - EXTERIOR ELEVATIONS



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Consultant:

Project Title:

**CITY MOTEL
CONVERSION**

2309 SOUTH G STREET
FRESNO CA 93721

Date Issued:
02-17-2023

Project Phase:

CONDITIONAL USE PERMIT

CAD By:

Author

Project North:

Scale:

1/4" = 1'-0"

Project Number:

202202

Drawing Title:

**EXTERIOR
ELEVATIONS**

Drawing Number:

A5.2