

3-A



TOWER DISTRICT DESIGN REVIEW COMMITTEE MEETING MINUTES

Tuesday, March 4, 2025 - 5:00 P.M.

AGENDA

1. CALL TO ORDER AND ROLL CALL

This meeting was called to order at 5:01 p.m. with a master roll call.

Present - 3: Jasjit Kamboj, Daniel Renteria, and. Tom Key:

Absent – Robert Hernandez, Michael Clifton

Staff: John George

2. APPROVAL OF THE AGENDA

Committee member Renteria moved and Committee member Kamboj seconded the motion to approve the agenda for March 4, 2025. The motion carried three votes to zero.

3. APPROVAL OF THE MINUTES

Committee member Renteria moved and Committee member Kamboj seconded the motion to approve the minutes for February 4, 2025. The motion carried three votes to zero.

4. PROJECT REVIEW

A. Draft Tower Specific Plan Design Guidelines Update

Location: Tower District

Applicant: Adrienne Asadoorian, Supervising Planner

Adrienne Asadoorian, Supervising Planner with the City of Fresno Planning and Development Department presented an update on the Draft Tower District Specific Plan Design Guidelines.

Committee member Renteria stated that it is important for the public to have access to the document and clarified that this document was for the Tower District only.

5. UNSCHEDULED MATTERS

There were no unscheduled matters.

6. ADJOURNMENT

The Committee, having concluded all business, adjourned at 5:18 pm.

Respectfully,

John George

John George
Committee Staff Liaison

5-A

TEXT AMENDMENTS TO REDUCE HOUSING BARRIERS

Text & Plan Amendment
P25-00996

PURPOSE

2

- Prohousing Designation
 - The City received designation from California Department of Housing and Community Development (HCD) in November 2022.
 - Includes a commitment to complete certain projects and Code updates to reduce barriers to housing.
- 2023-2031 6th Cycle Housing Element
 - Adopted by City Council in Dec. 2024 and certified by HCD in Jan. 2025.
 - Program 25: Development Code Amendments for Compliance with State Law and to Reduce Barriers to Housing Development.
- State Law
 - State laws have preempted the City zoning regulations, creating the need to update & align the Development Code with current State requirements.

DEVELOPMENT CODE

3

- Regulates the who, what, where, when, and why.
- Classifies land within the city into Zone Districts.
- Each Zone District has rules about what can be built.
- Shapes the built form of the city.

Fresno Municipal Code Chapter 15:
**CITYWIDE
DEVELOPMENT CODE**

December 2015

Development and Resource
Management Department
City of
FRESNO 

TEXT AMENDMENT

Text Amendment P25-00996 proposes:

1. Allow Tiny Homes on Wheels as a primary home, similar to a manufactured home per the City's prohousing designation;
2. Update certain design standards for manufactured homes used as a primary home per State law;
3. Change "single-family" and "multi-family" to "single-unit" and "multi-unit" to avoid assigning any definition to "family" per the Housing Element;
4. Update the Use Tables to clarify that agricultural labor housing is allowed in the same zones where Crop Cultivation is allowed per State law;
5. Reduce the minimum density of RM-MH zone district (mobile homes) from 12 to 8 du/ac to better match existing density of mobile home parks; and
6. Update regulations pertaining to Accessory Dwelling Units per State law and to improve clarity.

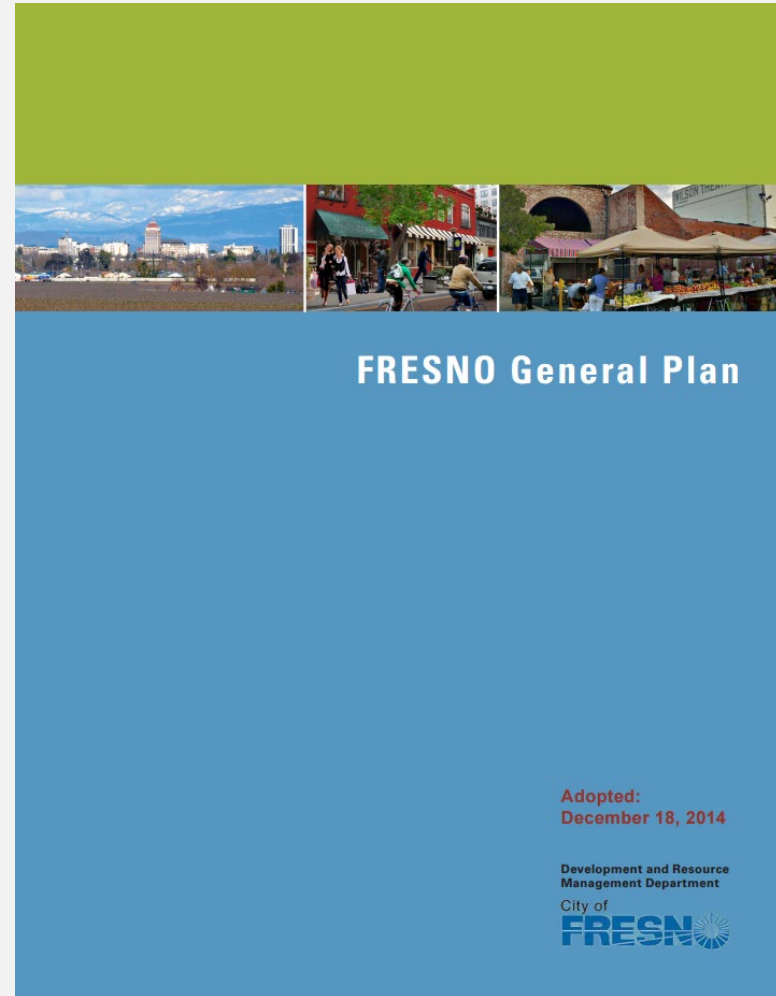
SUMMARY OF DEVELOPMENT CODE UPDATES BY TOPIC

Topic	Reason	Code Sections
1. Allow Tiny Homes on Wheels as a primary home, similar to a manufactured home.	Prohousing	15-2738
2. Remove certain design standards from manufactured homes used as a primary home.	State law	15-2738
3. Change “single-family” and “multi-family” to “single-unit” and “multi-unit” to avoid issues with assigning a definition to “family.”	State law	15-107, 15-310, 15-313, 15-404, 15-405, 15-9, 15-901, 15-902, 15-903, 15-904, 15-906, 15-10, 15-1001, 15-1002, 15-1003, 15-1004, 15-1101, 15-1104, 15-1201, 15-1204, 15-1304, 15-1606, 15-1609, 15-2004, 15-2006, 15-2008, 15-2012, 15-2015, 15-2016, 15-2303, 15-2304, 15-2305, 15-2308, 15-2311, 15-2405, 15-2409, 15-2414, 15-2416, 15-2421, 15-2429, 15-2609, 15-2612, 15-2713, 15-2716, 15-2720, 15-2722, 15-2723, 15-2725, 15-2734, 15-2735, 15-2738, 15-2746, 15-2747, 15-2753, 15-2754, 15-2763, 15-3701, 15-3804, 15-3906, 15-4103, 15-4105, 15-4108, 15-4906, 15-4907, 15-5102, 15-6102, 15-6702
4. Update the Use Tables to clarify that agricultural labor housing is allowed in the same zones Crop Cultivation is allowed.	State law; improve clarity	15-902, 15-1002, 15-1302, 15-1402, 15-6707
5. Reduce the minimum density of RM-MH zone district from 12 to 8 du/ac.	Match existing mobile home park density	15-1003
6. Update regulations pertaining to Accessory Dwelling Units.	State law; improve clarity	15-310, 15-802, 15-902, 15-1002, 15-1102, 15-1202, 15-1502, 15-2004, 15-2409, 15-2723, 15-2753, 15-2754, 15-4907, 15-6702

GENERAL PLAN

6

- The constitution for future development in the city.
- Long-term and comprehensive.
- Legally-binding policy document.
- Establishes policy priorities.
- Shapes the sustainability and quality of life of the city.



PLAN AMENDMENT

7

Plan Amendment P25-00996 proposes:
Amend Table 3-1: Citywide Standards for Density and Development Intensity of the Fresno General Plan to include the following note:

“The RM-MH Zone District within the Medium High Density Land Use designation is permitted a minimum density of 8 units per acre.”

TABLE 3-1: CITYWIDE STANDARDS FOR DENSITY AND DEVELOPMENT INTENSITY

Land Use	Minimum to Maximum Residential Density (du/net acre) ^{1,2,3}	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	-
Residential		
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	-
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	-
Medium Density	Min = 5 units per acre Max = 12 units per acre	-
Medium High Density	Min = 12 units per acre Max = 16 units per acre	-
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	-
High Density	Min = 30 units per acre Max = 45 units per acre	-
Commercial		
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional		1.0
Mixed-Use		
Neighborhood Mixed-Use	Min = 12 units per acre Max = No Limit	1.5
Corridor/Center Mixed-Use	Min = 16 units per acre Max = No Limit	1.5
Regional Mixed-Use	Min = 30 units per acre Max = No Limit	2.0
Downtown		
Downtown Neighborhood	Min = No limit Max = No limit	No limit
Downtown General	Min = No limit Max = No limit	No limit
Downtown Core	Min = No limit Max = No limit	No limit
Employment		
Office	-	2.0
Business Park	-	1.0
Regional Business Park	-	1.0
Light Industrial	-	1.5
Heavy Industrial	-	1.5

1. Based on Net Acreage.

2. Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails.

3. Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 – 65918, as may be amended).

4. The RM-MH Zone District within the Medium High Density Land Use designation, is permitted a minimum density of 8 units per acre.

QUESTIONS AND COMMENTS?

8

For additional questions or comments:

Casey Lauderdale

Supervising Planner

Casey.Lauderdale@fresno.gov

(559) 621-8515

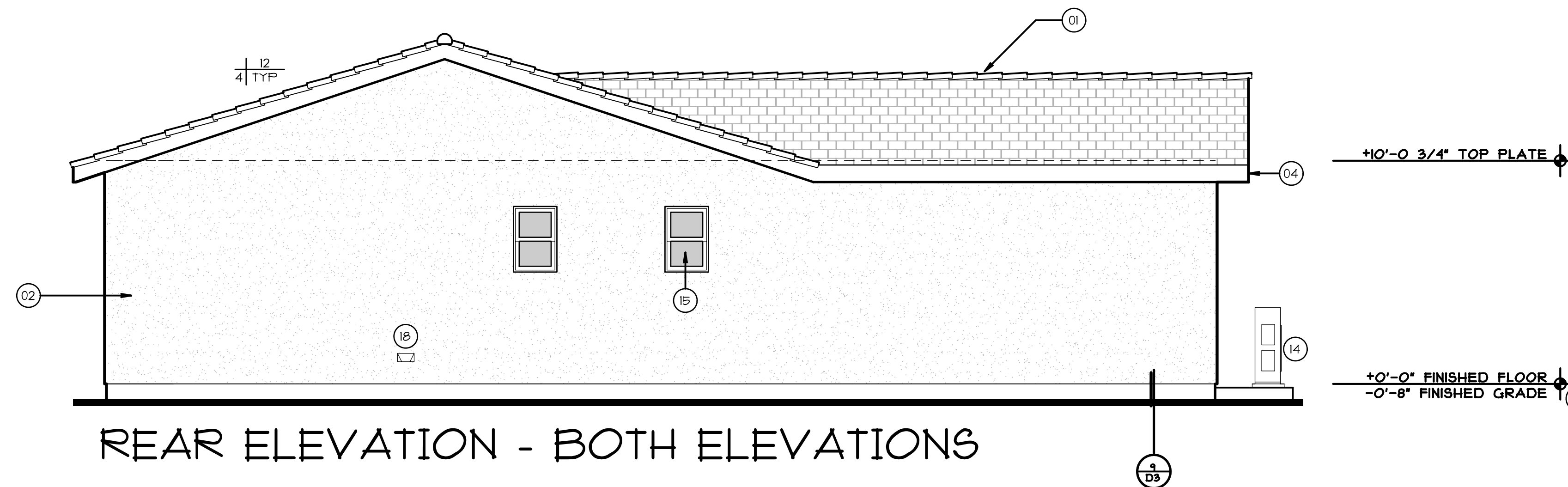
City of Fresno

Long-Range Planning

2600 Fresno Street, Room 3065

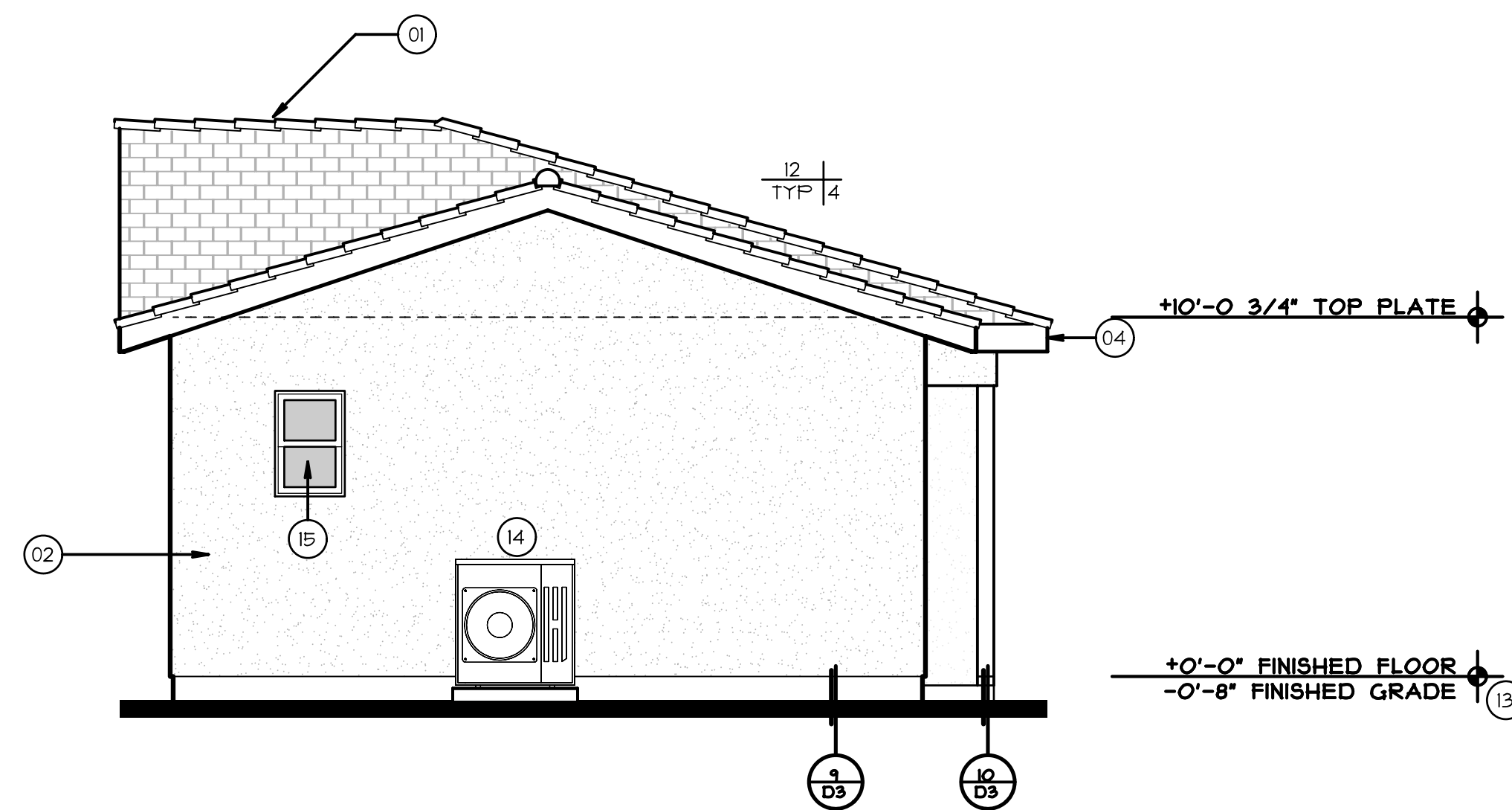
Fresno, CA 93721

5-B

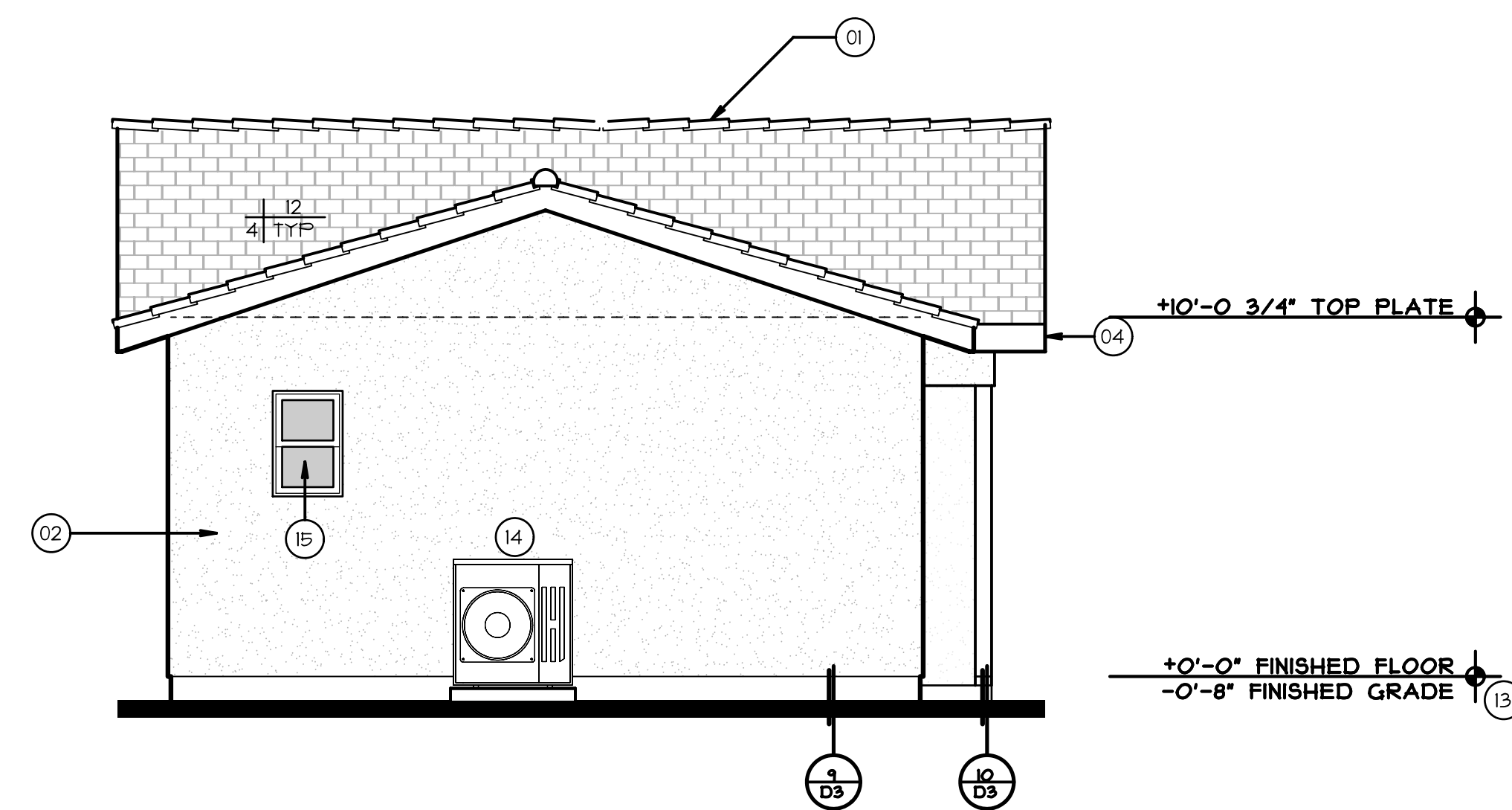


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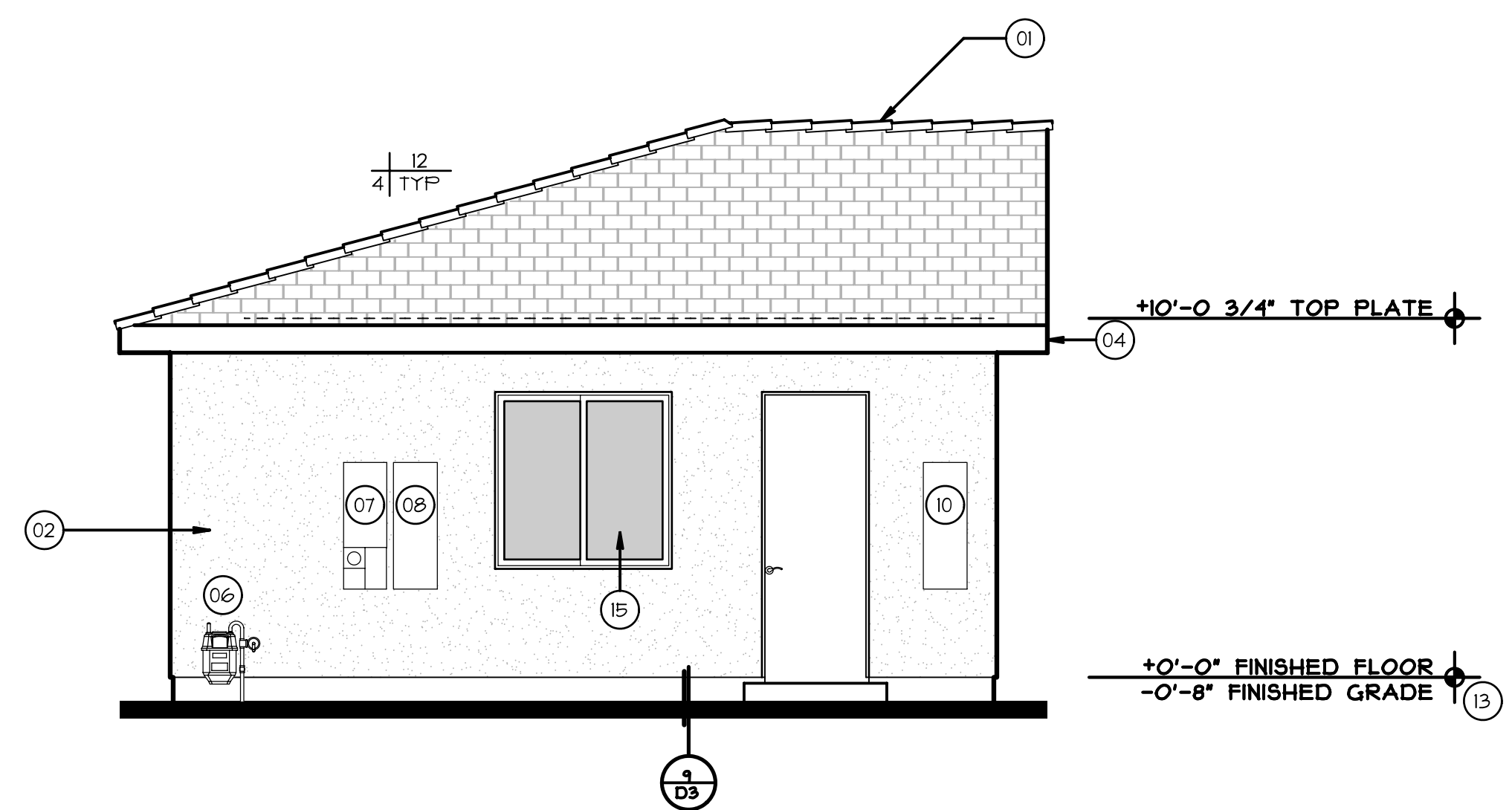
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PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



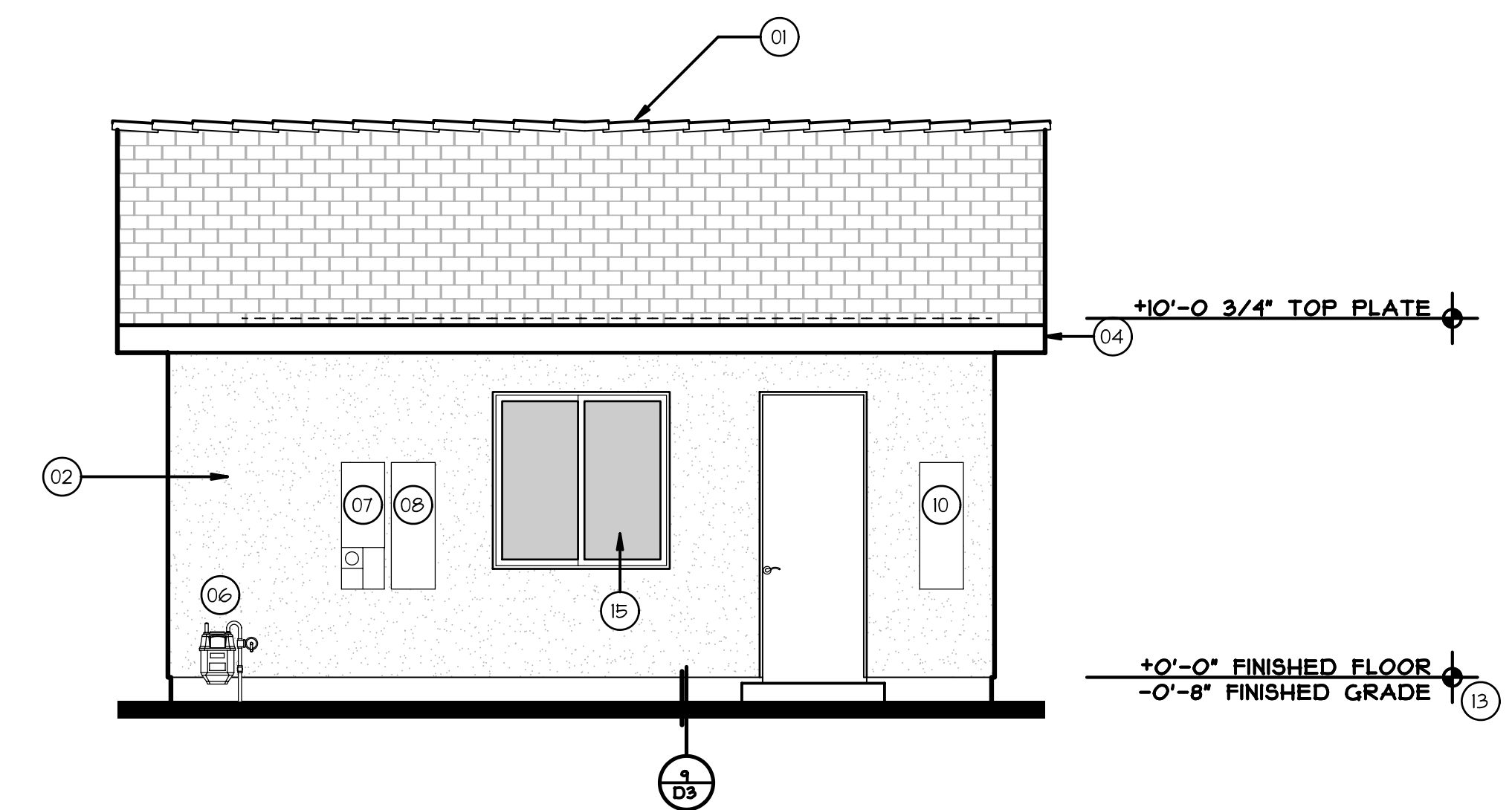
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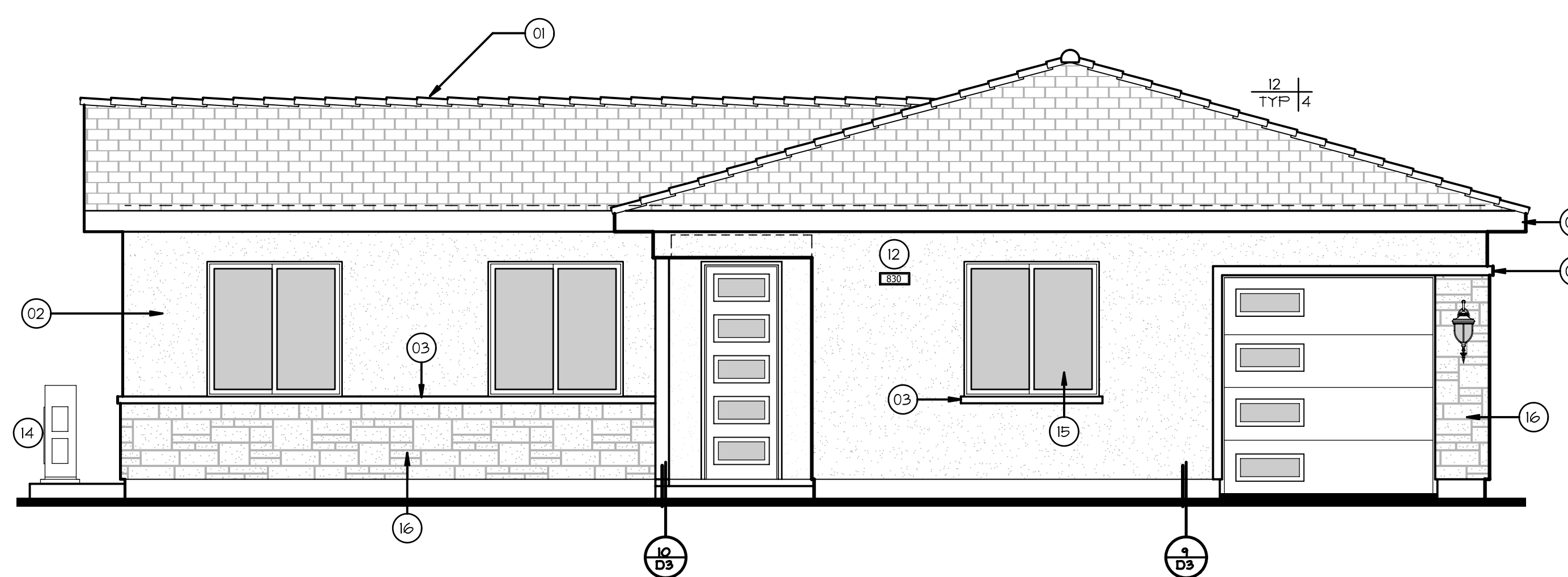
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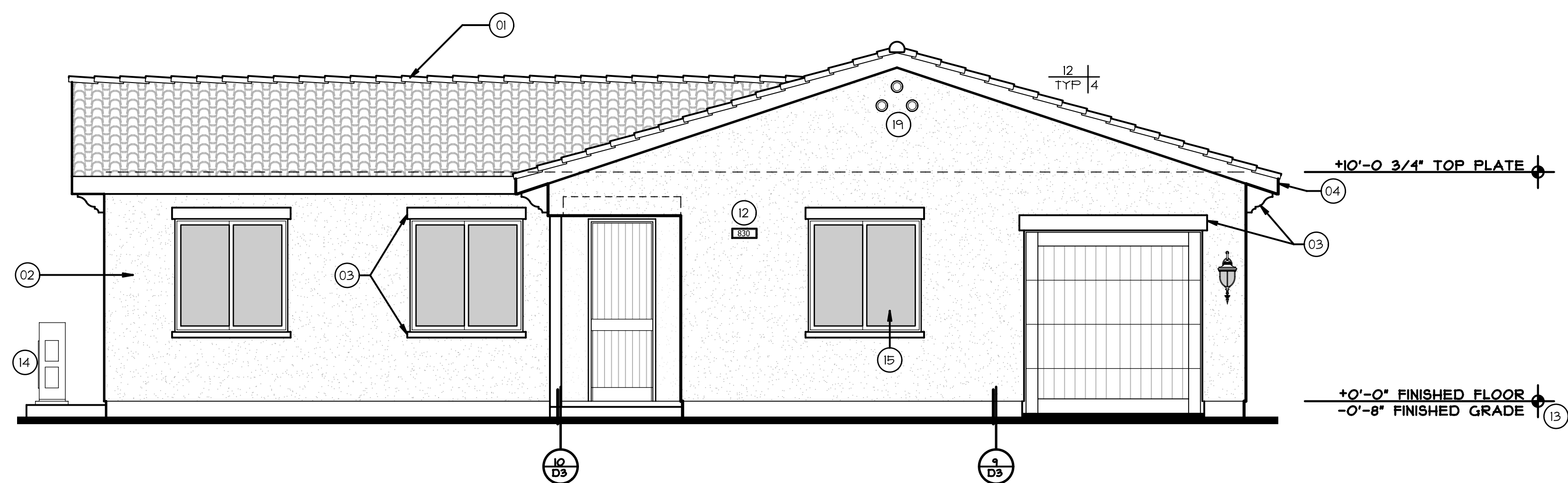
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RIGHT ELEVATION - EARLY CALIFORNIA



FRONT ELEVATION - PRAIRIE MODERN



FRONT ELEVATION - EARLY CALIFORNIA

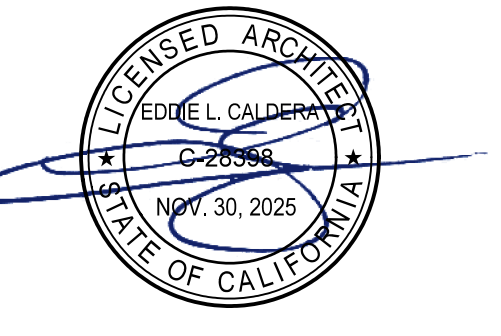
EXTERIOR ELEVATIONS

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

- ELEVATION KEYNOTES**
- EAGLE COOL ROOF TILE (ER-100 OR APPROVED EQUAL) 3/8" FELT 1/2" LAYERS AT ROOF PITCHES LESS THAN 4:12. IN TILE CLEATS TO BE INSTALLED, COLOR AND STYLE TO BE SELECTED BY ARCHITECT/OWNER AND MUST HAVE A ROOF CERTIFICATE OF 55% OR BETTER. ROOF MATERIAL TO COMPLY TO R4041 (TYPICAL).
 - ONE-KOTE "BAN-KOTE" STUCCO SYSTEM (ESR-2175) OR APPROVED EQUAL. 1/2" LAYERS OF CLASS D BUILDING PAPER 7' DEEP, SCREED PER CBC. SCREED TO BE INSTALLED OVER 1/2" DEEP SUBFLOOR BOARD (CER-1025) OR APPROVED EQUAL. INSTALL STUCCO JOISTS OR EAVES 1/2" 3/8" HE-BID METAL LATH PER MANUFACTURE SPECS (TYPICAL).
 - DECORATIVE STUCCO 1/2" FOAM INSTALL PER MANUFACTURE SPECS (TYPICAL).
 - 2x8 HENLOCK FASCIA OR BARGE RAFTER (TYPICAL).
 - CABLE END VENT, REFER TO ROOF FRAMING PLAN.
 - GAS METER.
 - ELECTRICAL PANEL.
 - ENERGY STORAGE SYSTEMS (ESS) READY PANEL.
 - SOLAR INVERTER / INTERCONNECT 1 METERING PANEL.
 - LOW VOLTAGE UTILITY PANEL.
 - 1/2" SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED, COMPLY WITH R503.
 - ILLUMINATED ADDRESS LOCATION.
 - FINISHED GRADE, SLOPE AWAY FROM BUILDING.
 - GROUND MOUNTED CONDENSER, SEE MECHANICAL PLAN.
 - ALL WINDOWS TO BE DUAL GLAZED, FINISH PER OWNER (TYPICAL).
 - OPTIONAL ELDORADO STONE LIGHTWEIGHT VENEER (AGGREGATE, PORTLAND CEMENT, IRON OXIDES). CODE CERTIFICATION, ICC ESR-1325. PAVAN MATERIALS RELEASE END 11. REFIN. INSTALL PER MANUFACTURE SPECS OVER METAL LATH 1/2" PART TYPE "1". PORTLAND AND 1/2" PARTS MASONRY SAND VENEER WEIGHS LESS THAN 15 LBS/SQ.FT. AND NEEDS NO FOUNDATION SUPPORT. RETURN FULL HEIGHT VENEER AS SHOWN OR 2'-0" U.N.O. (TYPICAL).
 - 1/4" PRIMED 1 PAINTED WOOD OR JAMES HARDIE TRIM BOARDS.
 - DRYER VENT TO OUTSIDE AIR, 14'-0" MAX RUN (CMC 504.8 EXHAUST SHALL NOT TERMINATE WITHIN 5' OF BUILDING OPENINGS, PROPERTY LINES, (CMC 502.1)).
 - DECORATIVE TILE VENTS.

Eddie L. Caldera
Architect

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Fresno, California 93730
Phone: (559) 256-4509
Fax: (559) 256-4559



All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated without written consent of the Architect.

Project Number:
830 Sq Ft ADU
Plot Date: 10/23/2024

Symbol	Date	Comments	By
▲			
▲			
▲			

GlenEagles Homes

830 Sq Ft ADU

A Tradition Like No Other

SUBMIT / REVIEW / APPROVED STAMPS

RECEIVED
City of
FRESNO
DEVELOPMENT DEPARTMENT
Do NOT replace sheets with "RECEIVED" stamp unless reviewing. Include this sheet with complete building set at time of re-submittal.
DATE: Oct 28 2024

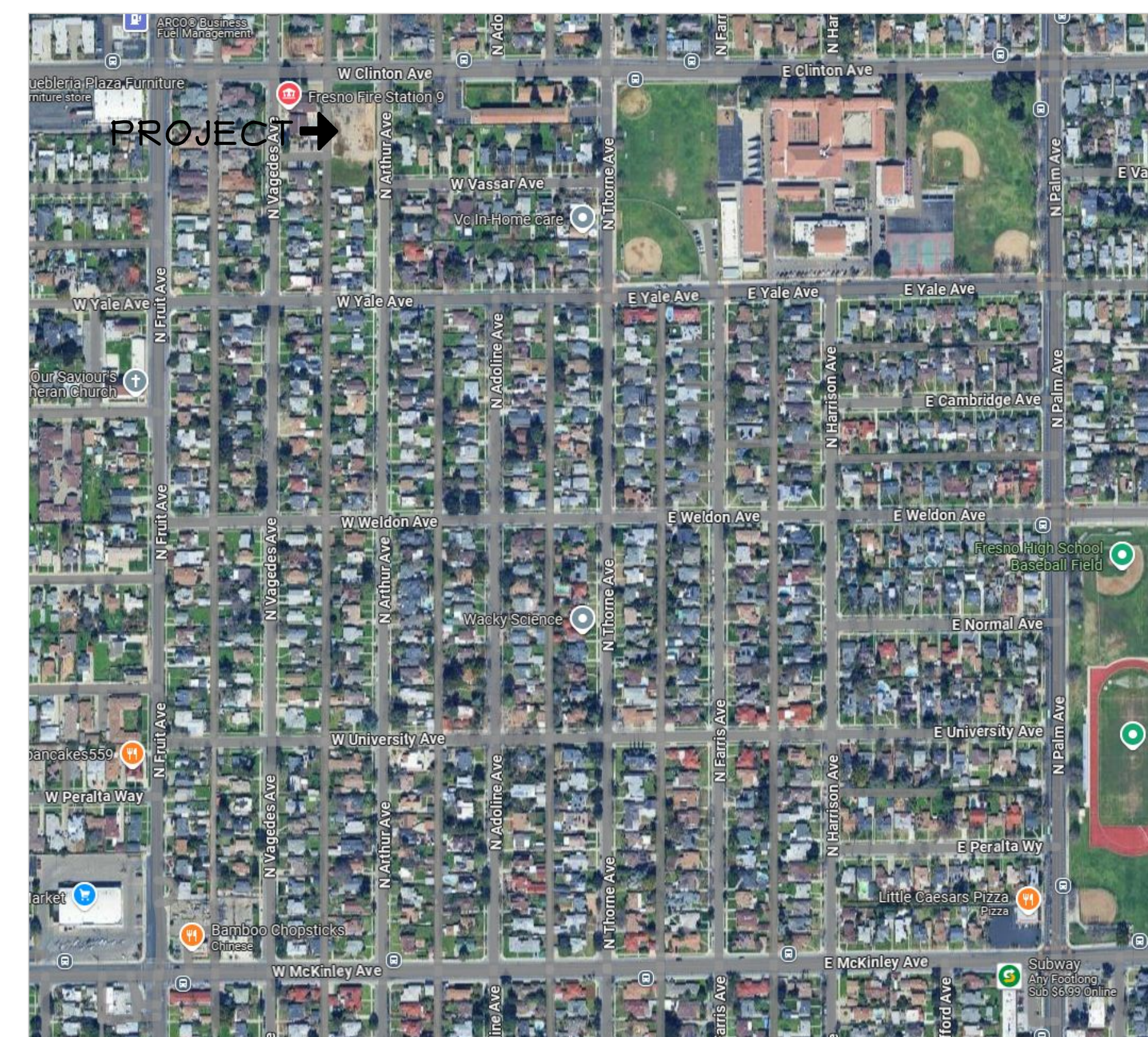
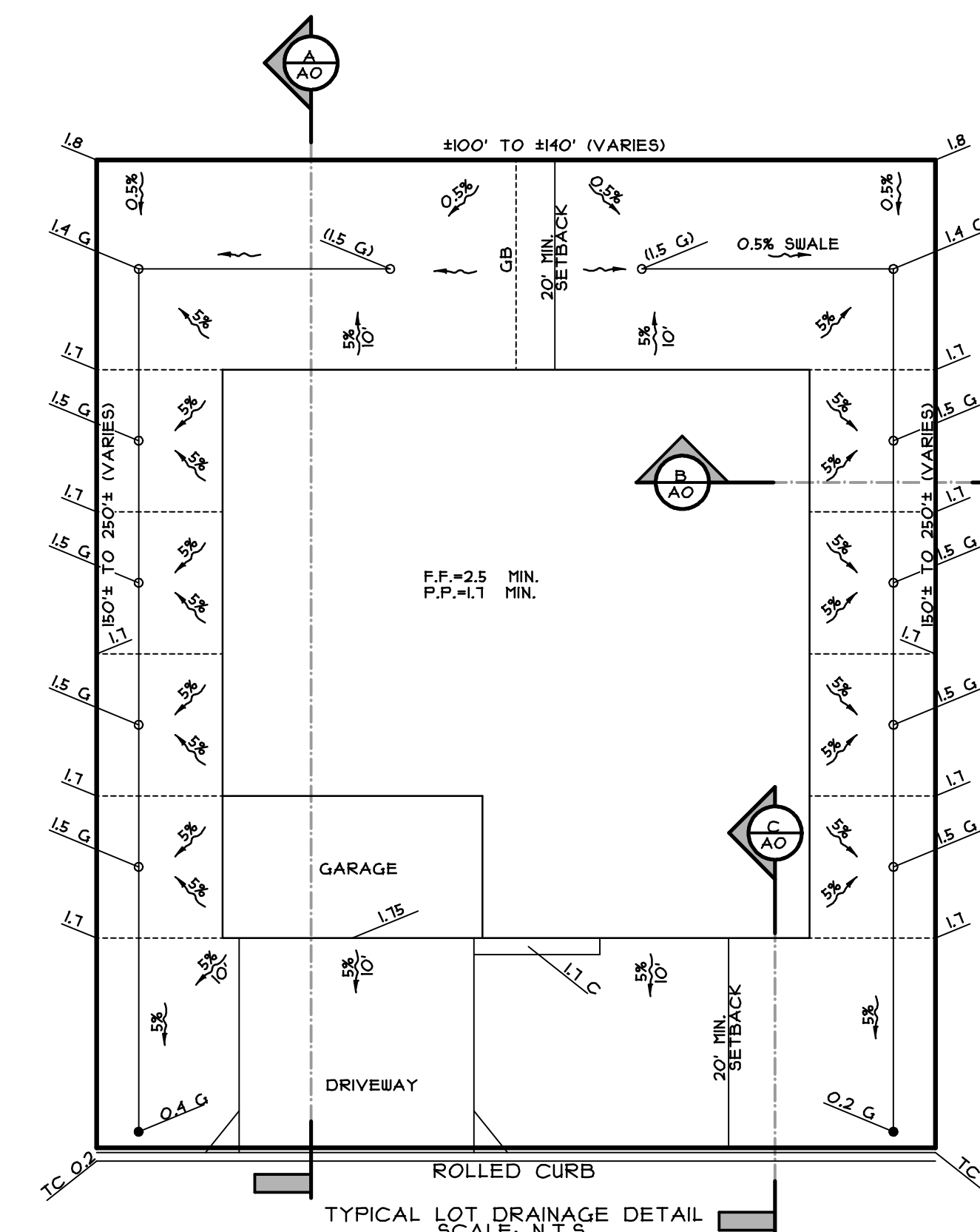
APPROVED STANDARD PLAN
No. 24 TADU-025
FRESNO
DEVELOPMENT DEPARTMENT
DATE: Jan 17 2025
Any changes to these plans must be approved by the Development Department.
The issuance of a permit does not grant to any person the right to violate City or State Laws.
CSC Section 08.4
By: [Signature]

REVIEWED
FOR
CODE COMPLIANCE
Jan 15, 2025
INTEREST CONSULTING GROUP

A2

Sheet Number

- ELEVATION NOTES**
- SEE DETAIL 2/D1 FOR DOOR & WINDOW FLASHING.
 - SEE D & N SHEETS FOR ADDITIONAL DETAILS & NOTES.



The land referred to is situated in the County of Fresno, City of Fresno, State of California, and is described as follows:
Lot 1, 2, 3 and 4 of Harr Addition, in the City of Fresno, County of Fresno, State of California, according to the Map thereof recorded in Book 13 Page 6 of Plats, Fresno County Records.

PROJECT INFO	
SCOPE OF WORK: CONSTRUCT (3)-NEW S.F.R WITH (2) PRIMARY AND (1)-ADU ON A SINGLE PARCEL.	
COMMUNITY PLAN(FRESNO HIGH-ROEDING, SPECIFIC PLAN (TOWER))	
ZONE	RS-5
OCCUPANCY	R-3/U
CONSTRUCTION TYPE	V-B

APPL. NO. P25-00818 EXHIBIT A DATE 04/03/2005
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____
 CITY OF FRESNO DARM DEPT

TYPICAL SITE NORTH PLAN

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Project Number:	Clinton and Arthur
Plot Date:	4/15/202

REVISIONS			
Symbol	Date	Comments	
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A Tradition Like No Other

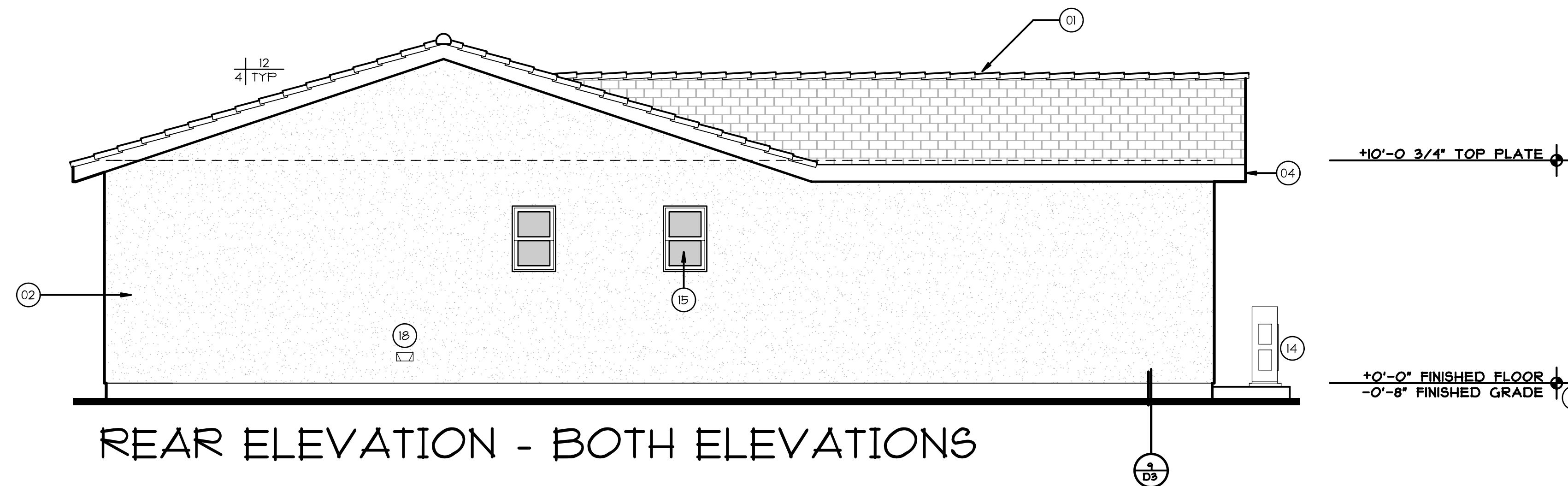
PLACE
STAMPS IN
THIS AREA

A0

Sheet Number

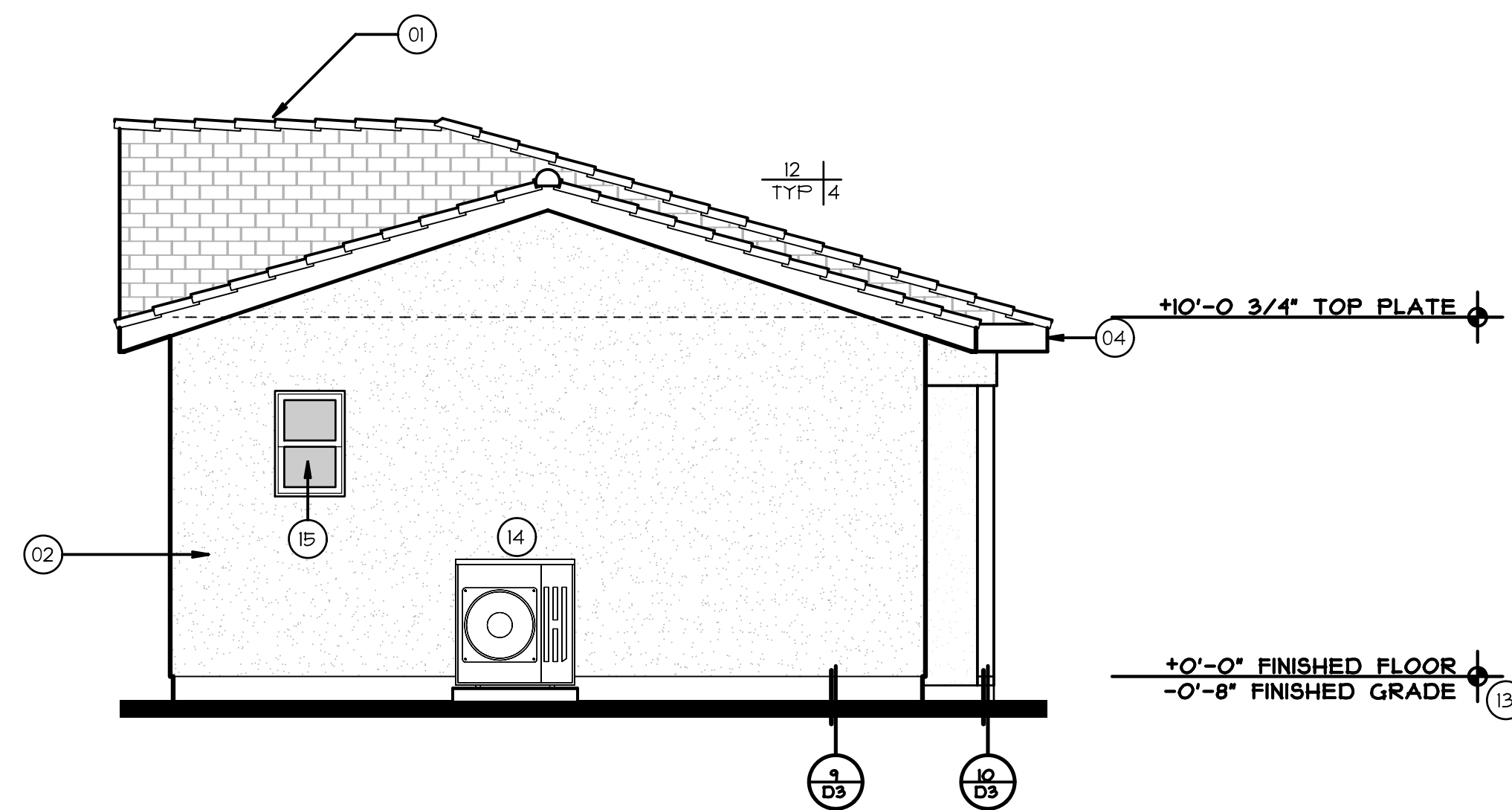
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PROPOSED CONC.
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STD. P-21 AT MIN.

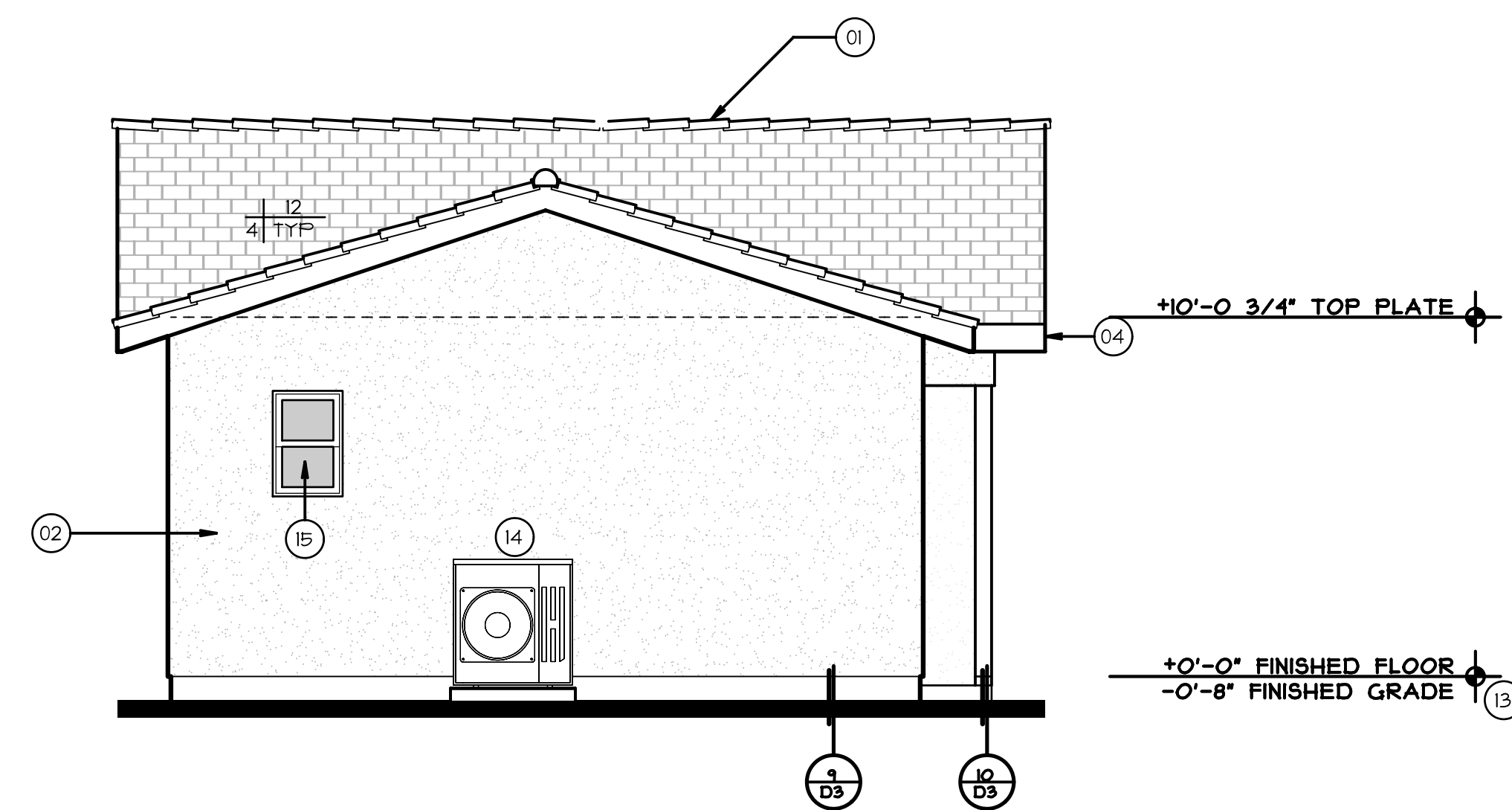


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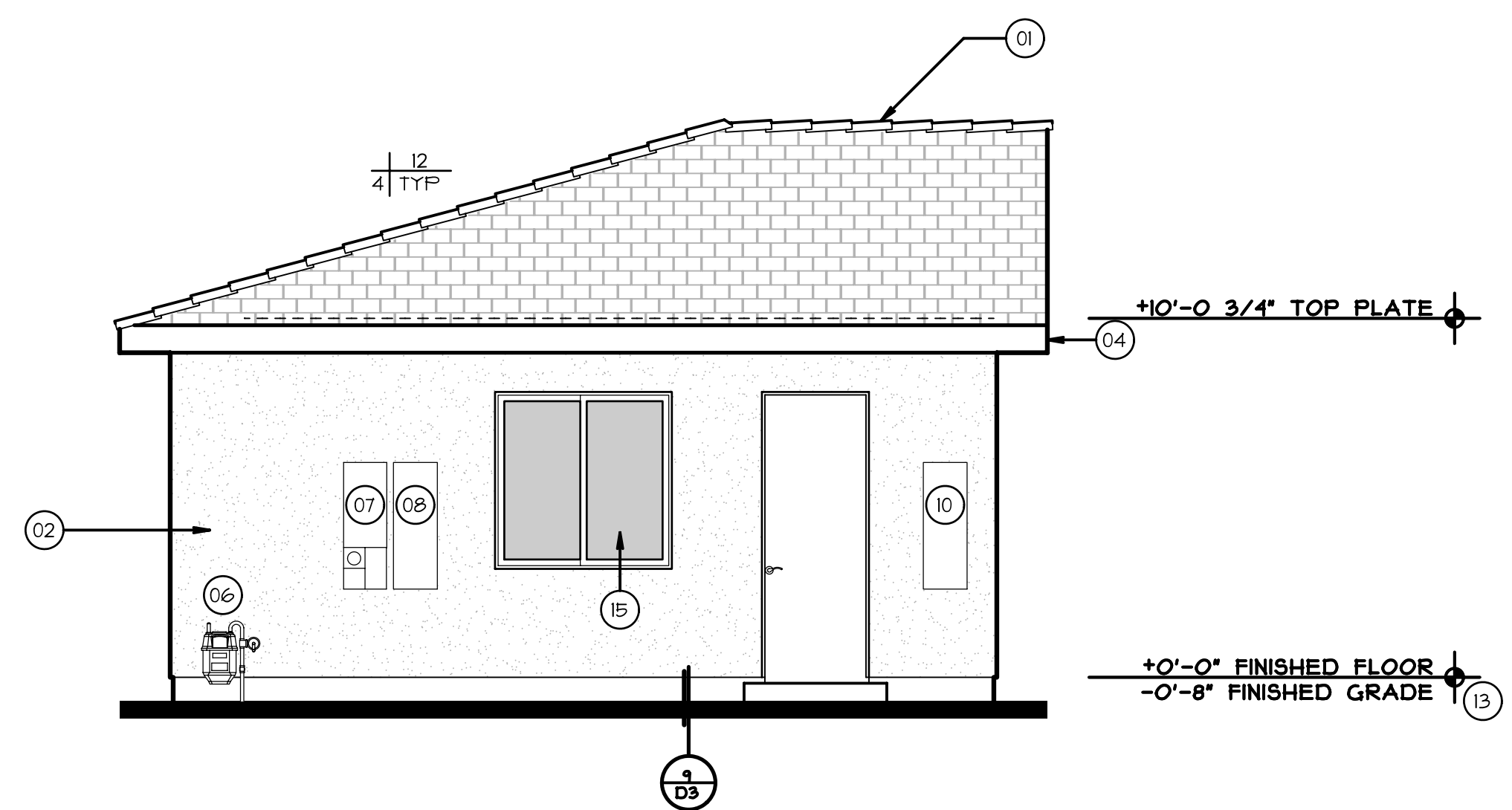
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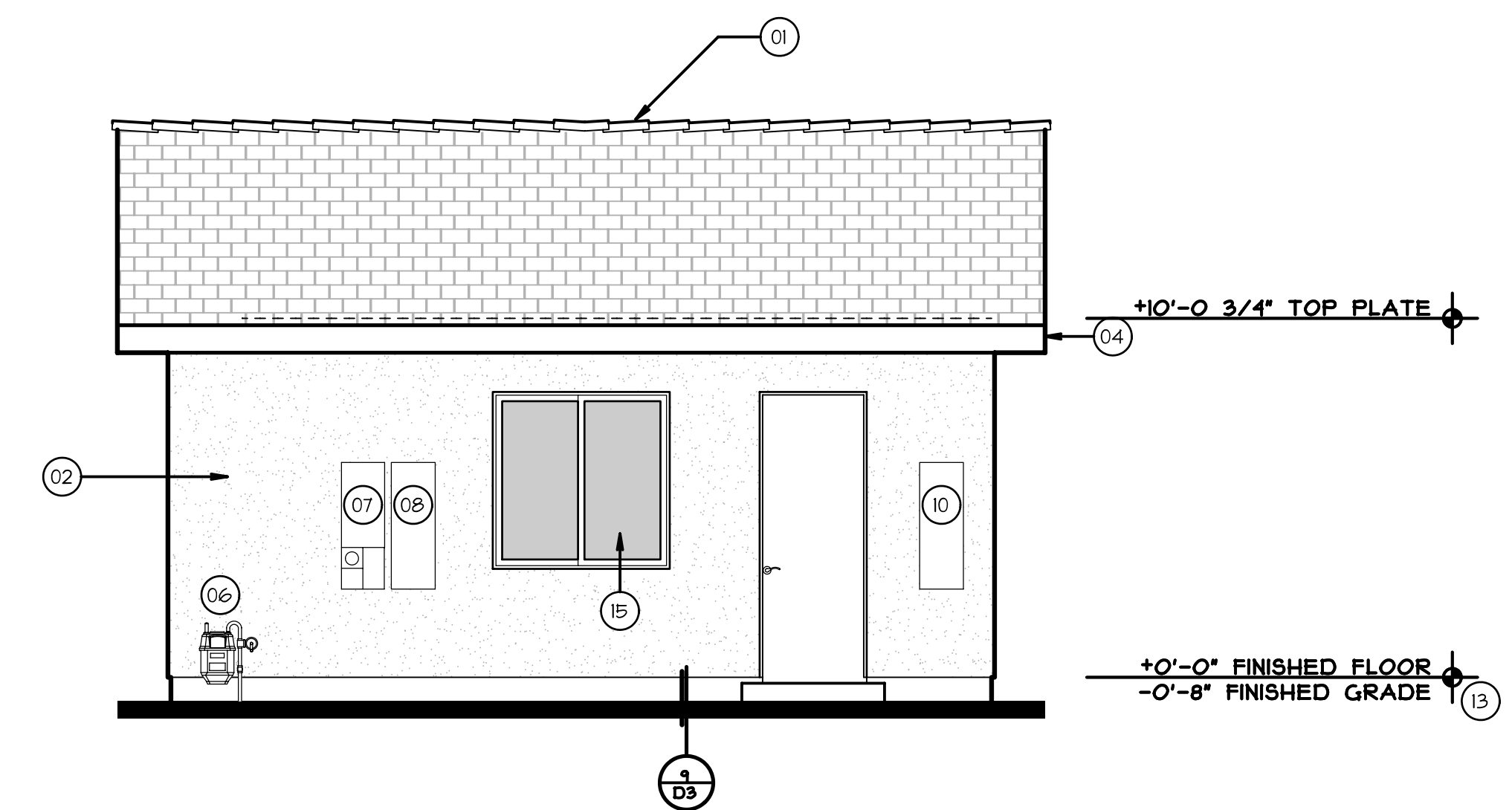
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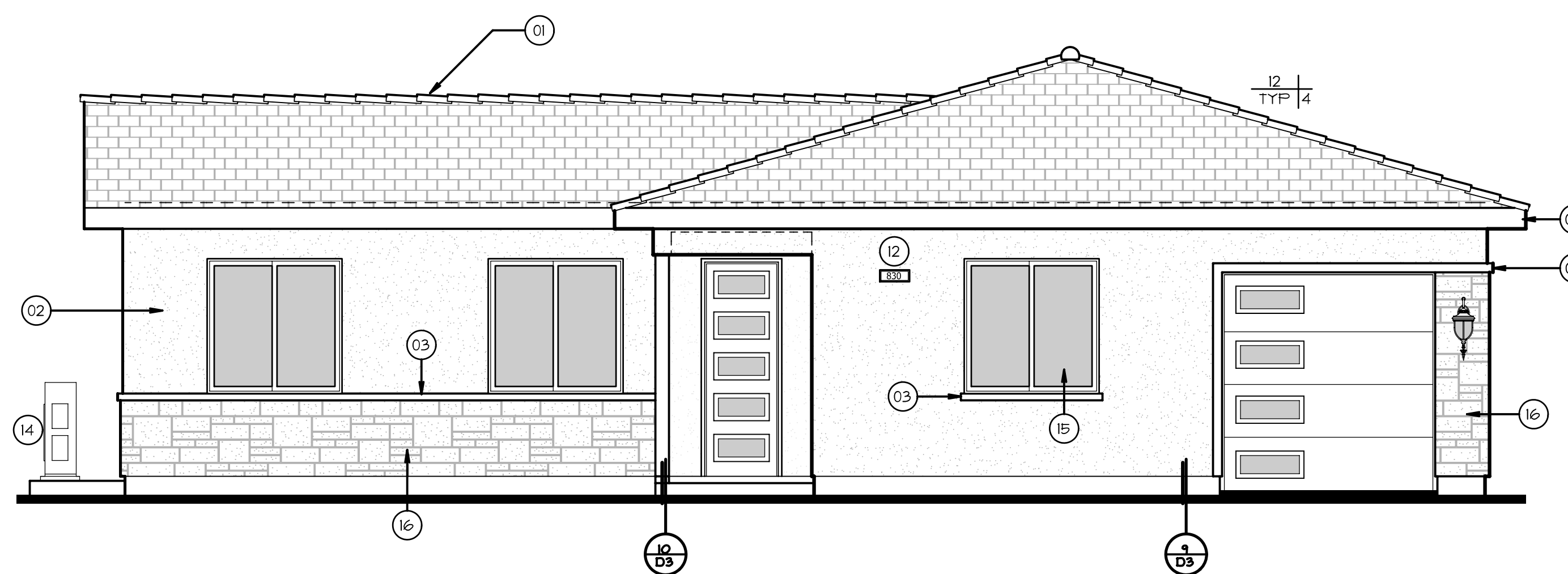
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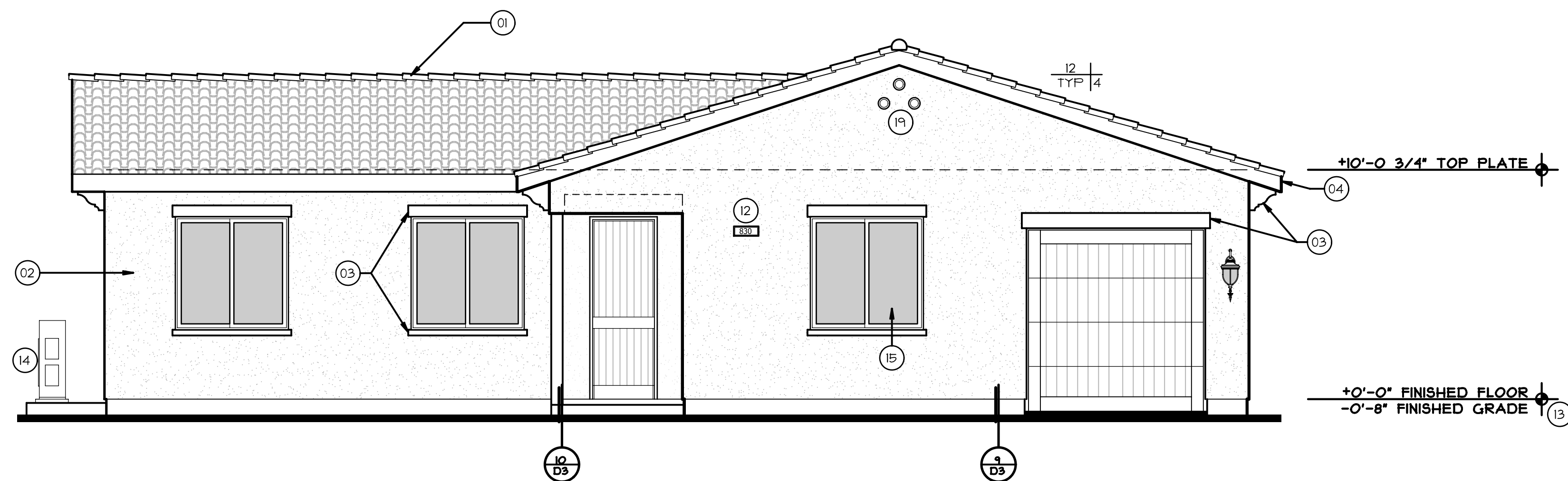
RIGHT ELEVATION - PRAIRIE MODERN



RIGHT ELEVATION - EARLY CALIFORNIA



FRONT ELEVATION - PRAIRIE MODERN



FRONT ELEVATION - EARLY CALIFORNIA

EXTERIOR ELEVATIONS

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Symbol	Date	Comments	By
▲			
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11861 North Alicante Drive
Fresno, California 93730
Phone: (559) 256-4509
Fax: (559) 256-4559

LICENSED ARCHITECT
EDDIE L. CALDERA
C-22886
NOV 30, 2025
STATE OF CALIFORNIA

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Project Number:
830 Sq Ft ADU

Plot Date: **10/23/2024**

REVISIONS

Symbol	Date	Comments	By
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GlenEagles Homes
830 Sq Ft ADU
A Tradition Like No Other

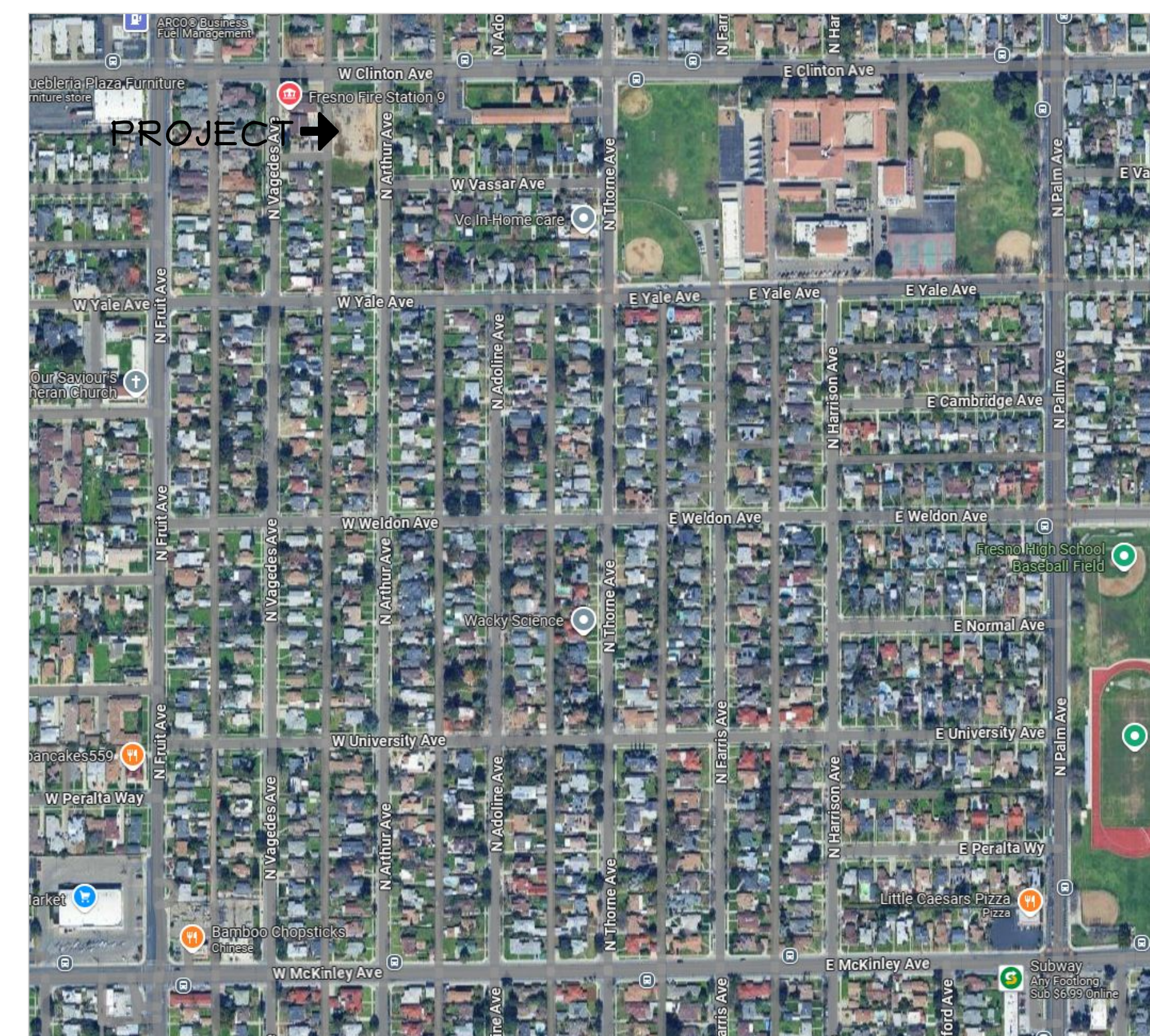
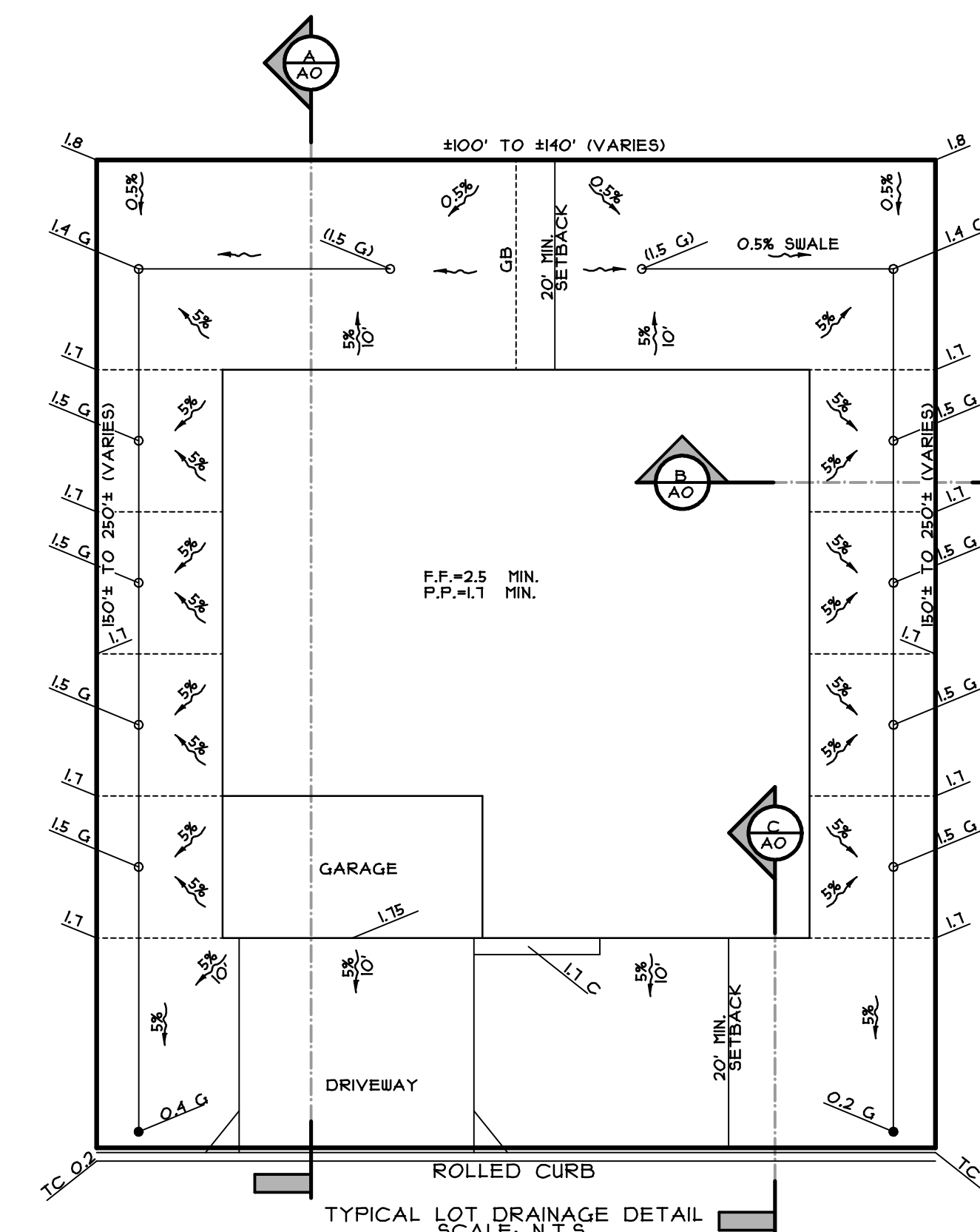
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No. 24 TADU-025
FRESNO
DEVELOPMENT DEPARTMENT
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CSC Section 08-4
By: [Signature]
FOR CODE COMPLIANCE
Jan 15, 2025
INTEREST CONSULTING GROUP

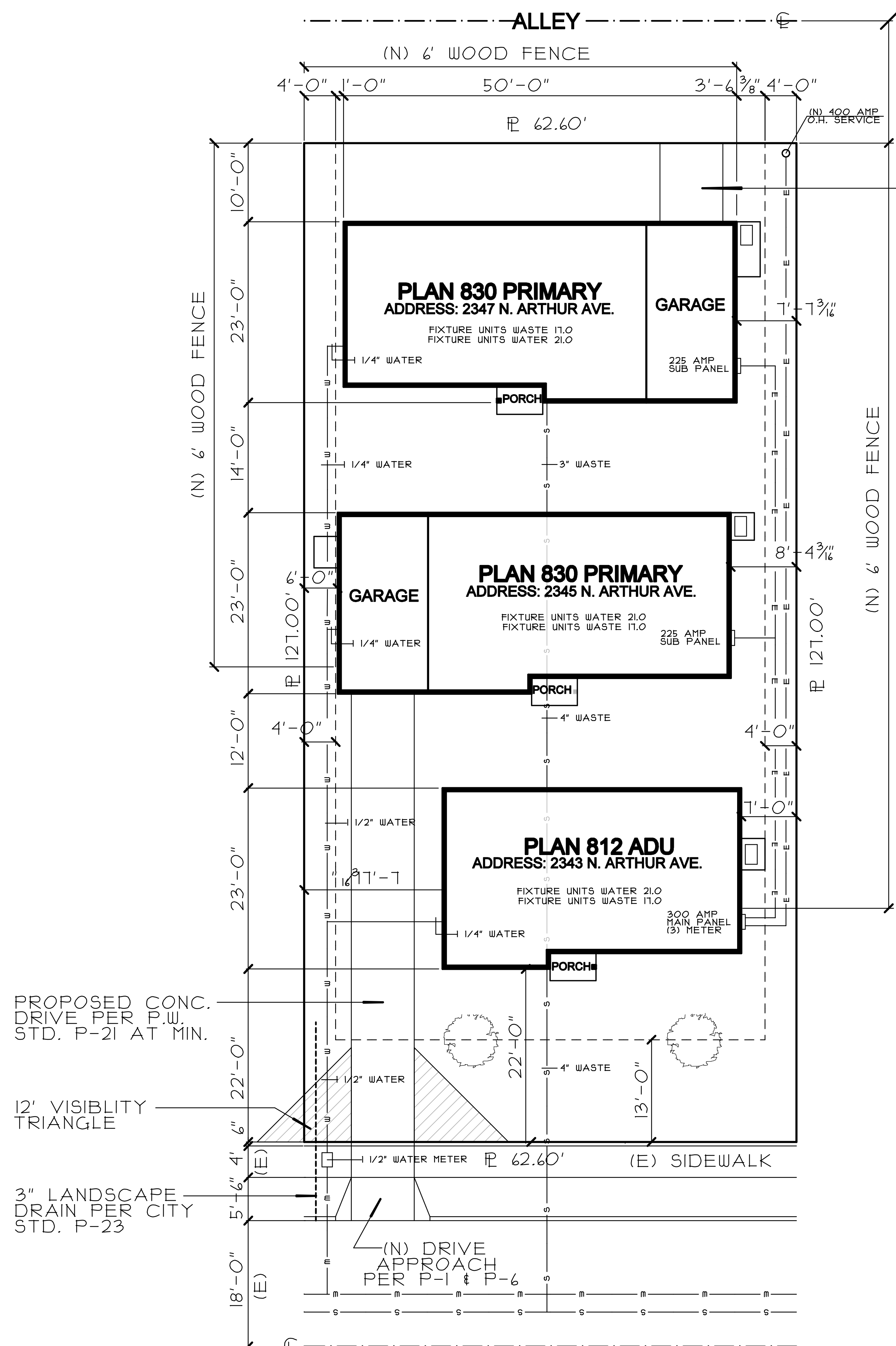
REVIEWED
FOR CODE COMPLIANCE
Jan 15, 2025
INTEREST CONSULTING GROUP

A2
Sheet Number




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COMMUNITY PLAN(FRESNO HIGH-ROEDING. SPECIFIC PLAN (TOWER)	
ZONE	RS-5
OCCUPANCY	R-3/U
CONSTRUCTION TYPE	V-B



SCALE 1/8"=1'-0"

NORTH
PLAN

[illegible]

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Project Number:	Clinton and Arthur
Plot Date:	4/15/2025

REVISIONS			
Symbol	Date	Comments	By
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2			
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GlenEagles Homes

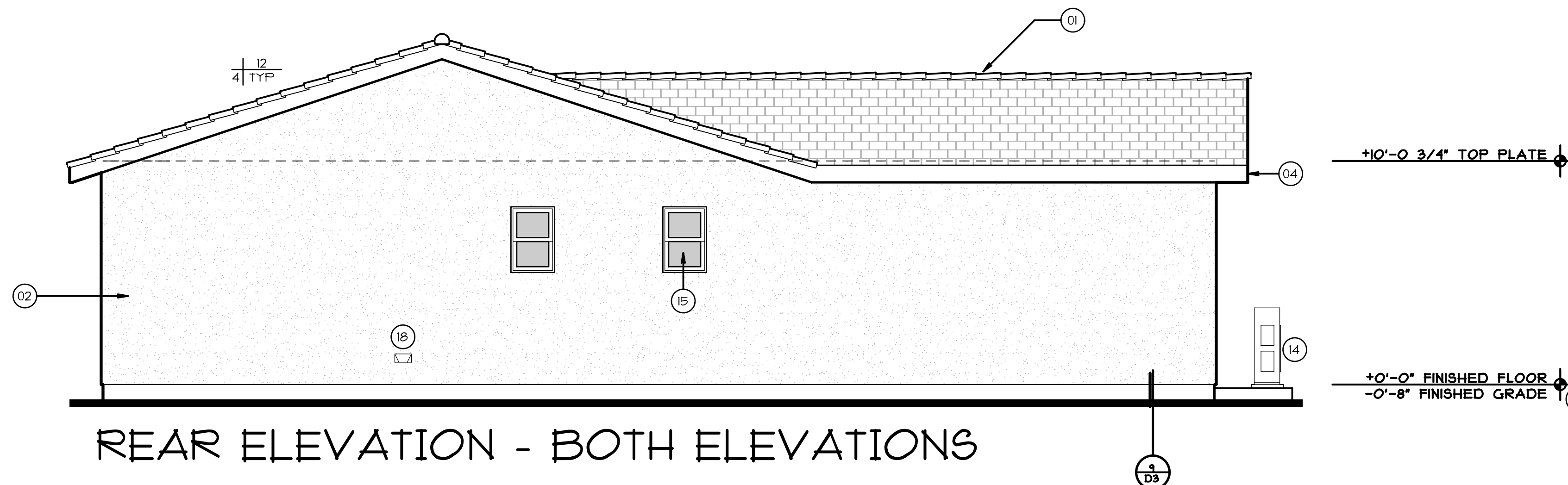
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SUBMIT / REVIEW / APPROVED STAMPS

PLACE
STAMPS IN
THIS AREA

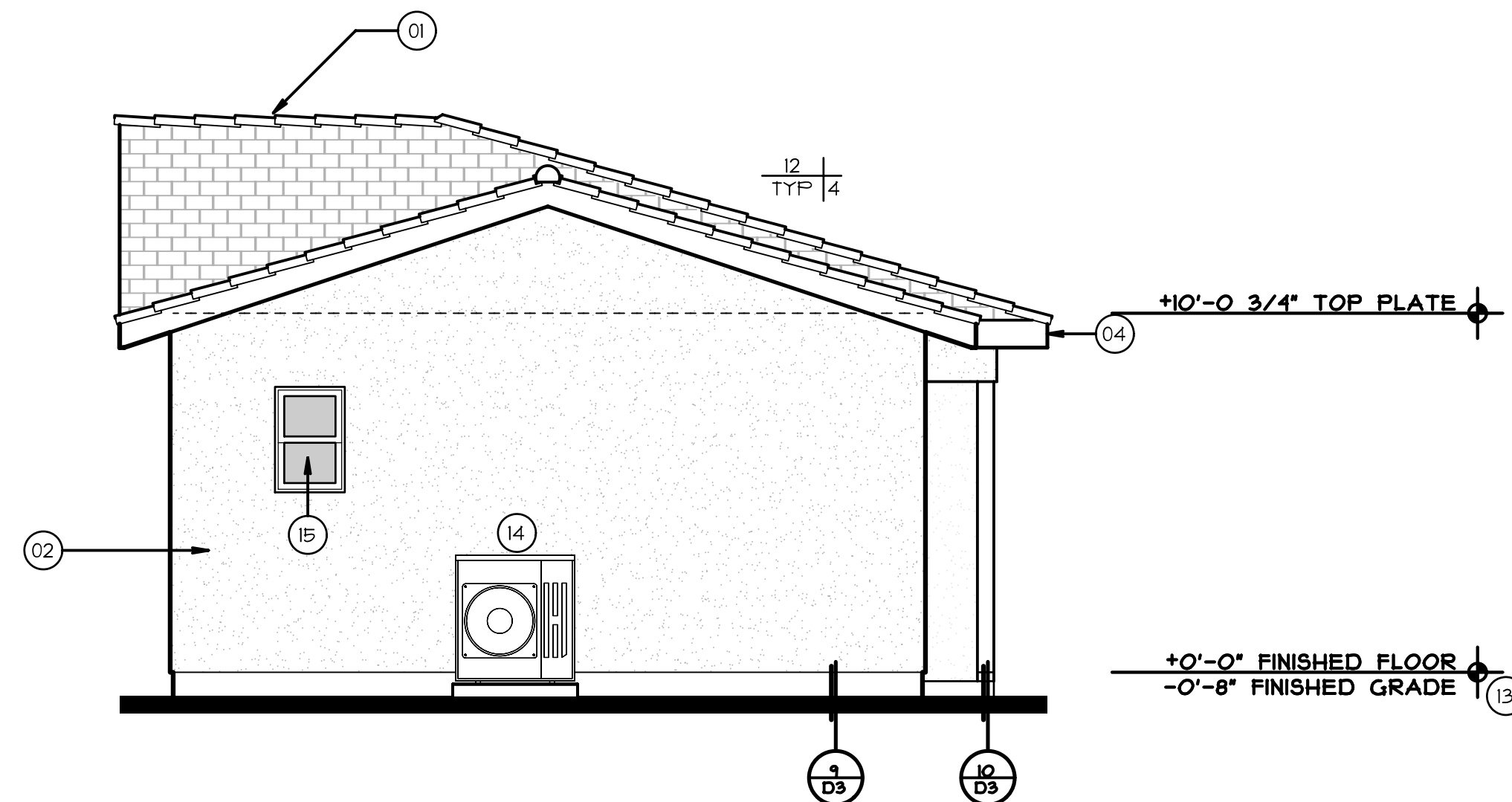
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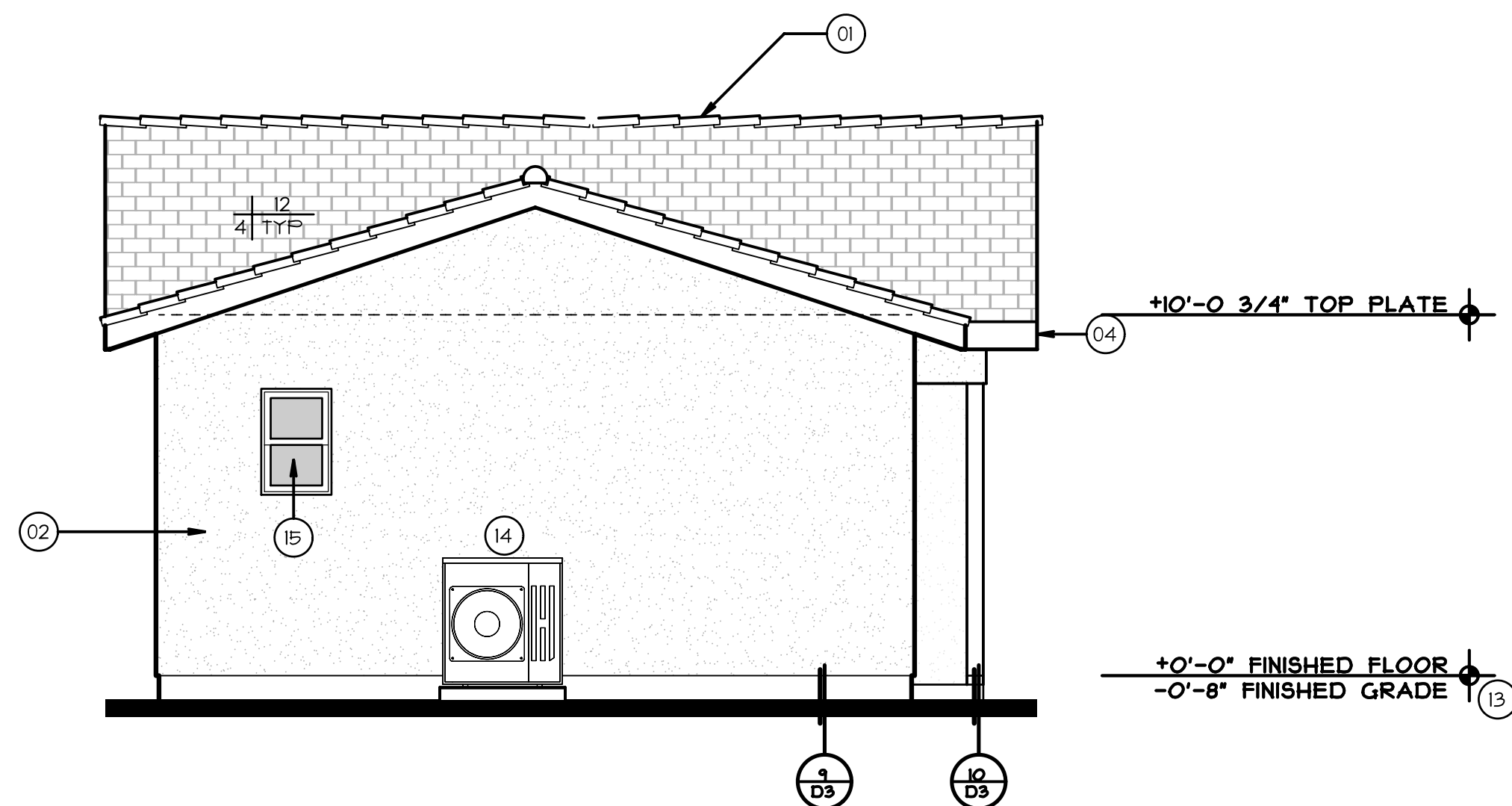


REAR ELEVATION - BOTH ELEVATIONS

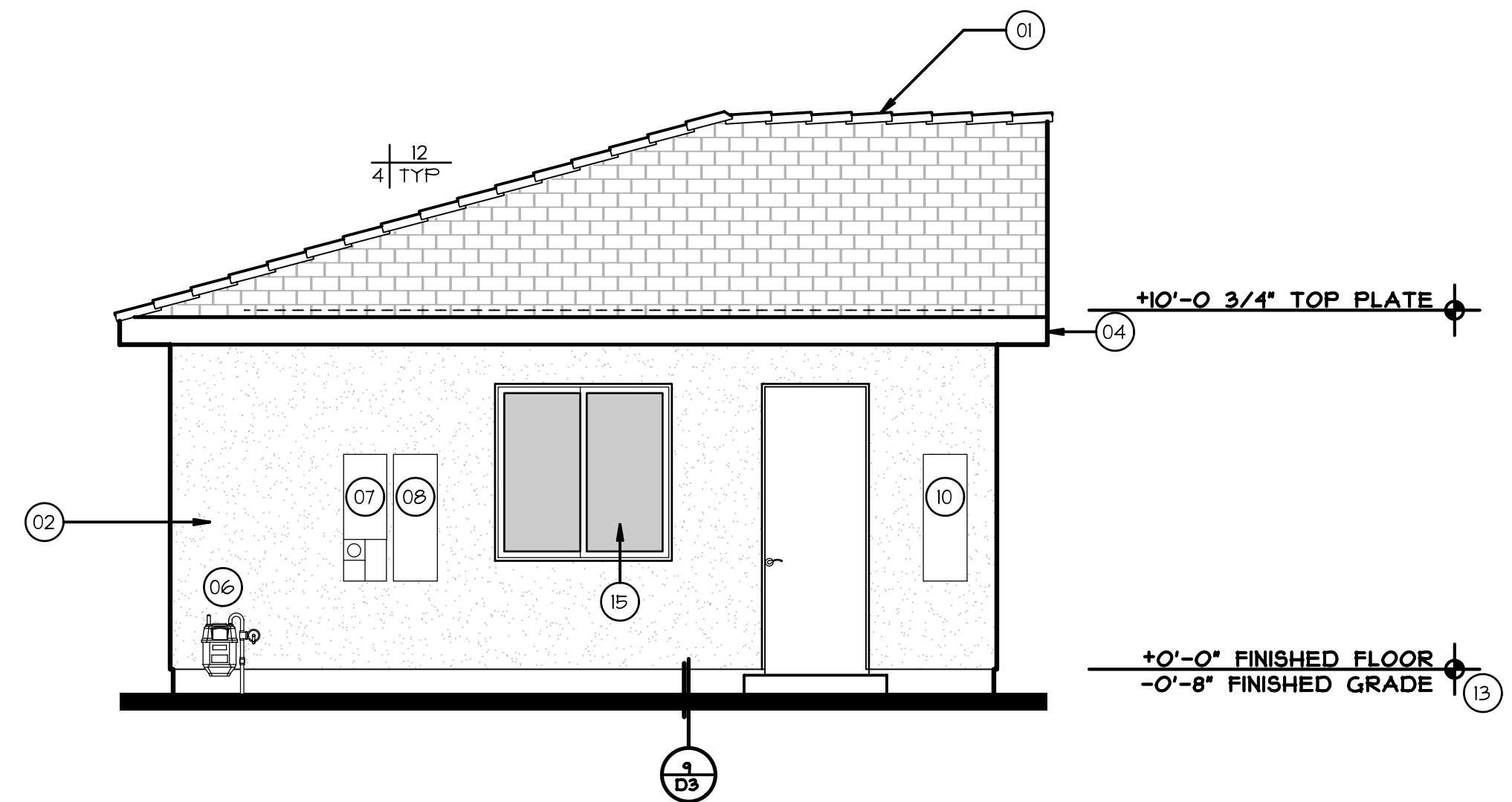
APPL. NO. P25-00820 EXHIBIT E-1 DATE 04/30/2025
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT



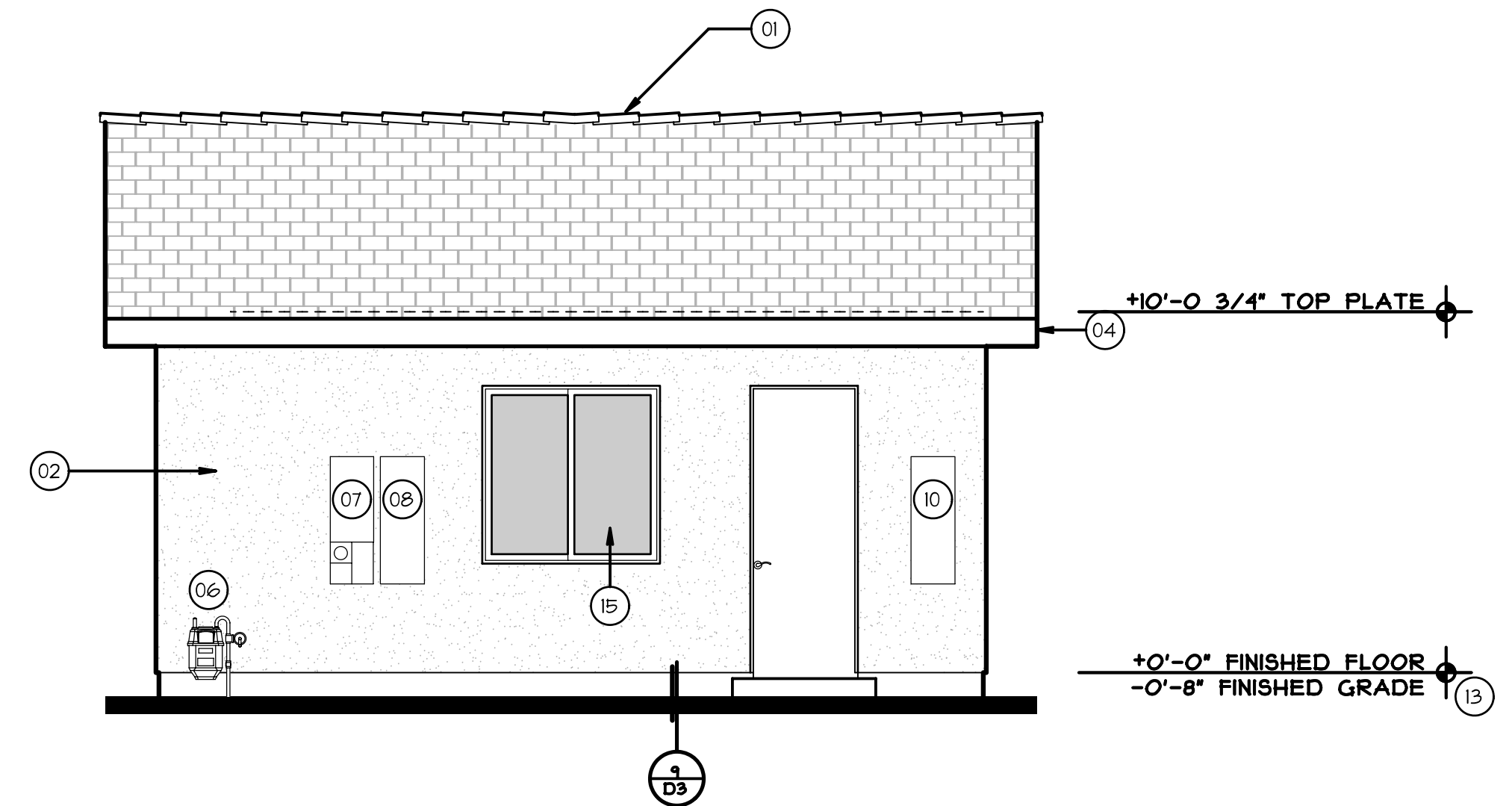
LEFT ELEVATION - PRAIRIE MODERN



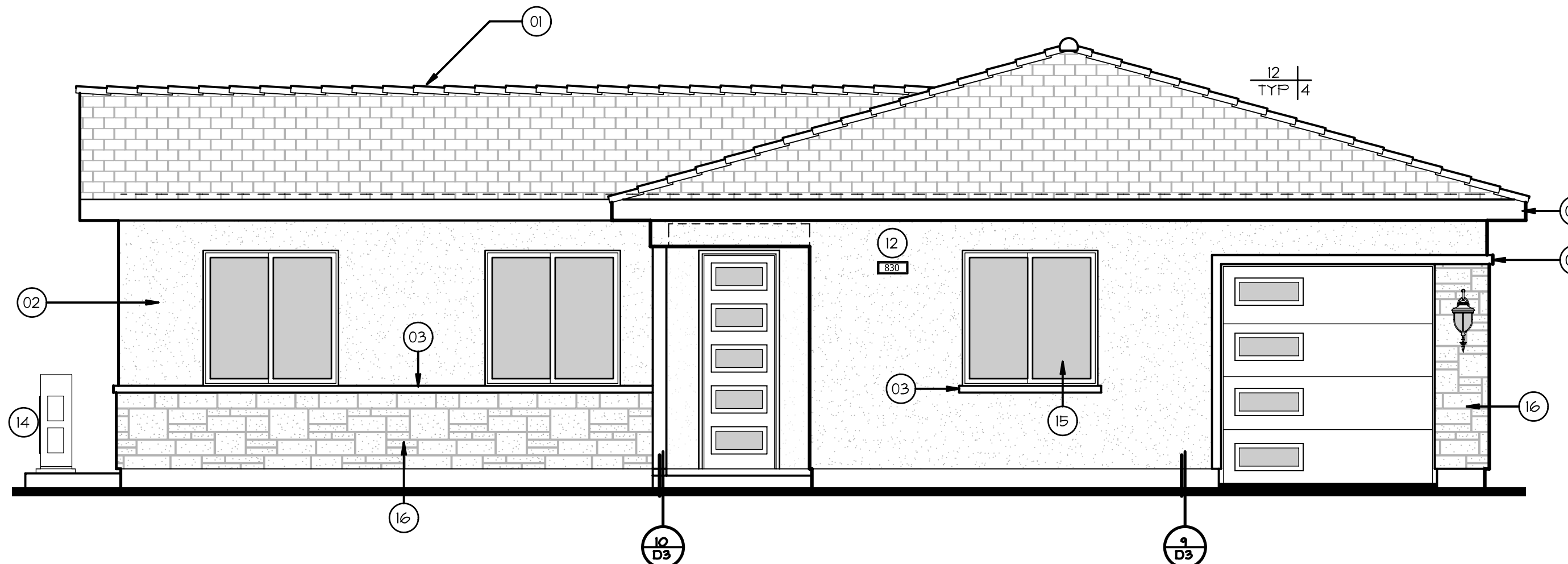
LEFT ELEVATION - EARLY CALIFORNIA



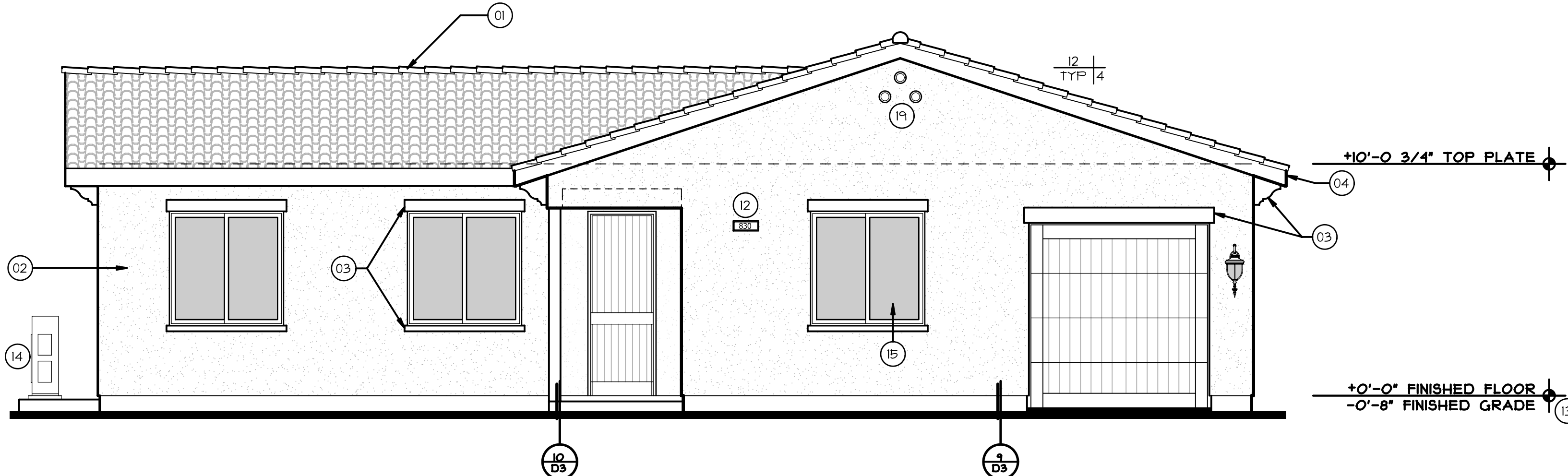
RIGHT ELEVATION - PRAIRIE MODERN



RIGHT ELEVATION - EARLY CALIFORNIA



FRONT ELEVATION - PRAIRIE MODERN



FRONT ELEVATION - EARLY CALIFORNIA

EXTERIOR ELEVATIONS

- ELEVATION KEYNOTES**
- 01 EAGLE COOL ROOF TILE (ER-100 OR APPROVED EQUAL) 3/8" FELT 1/2" LAYERS AT ROOF PITCHES LESS THAN 4:12. IN TILE CLEATS TO BE INSTALLED. COLOR AND STYLE TO BE SELECTED BY ARCHITECT/OWNER AND MUST HAVE A ROOF CERTIFICATE OF 55% OR BETTER. ROOF MATERIAL TO COMPLY TO R4041 (TYPICAL).
 - 02 ONE-KOTE "BAN-KOTE" STUCCO SYSTEM (ESB-2125) OR APPROVED EQUAL. 1/2" LAYERS OF CLASS D BUILDING PAPER 7' DEEP. SCREED PER CBC. SCAFFOLD INSTALL. 1/2" APPROVED DIERMAX PIR BOARD (CER-225) OR APPROVED EQUAL. INSTALL STUCCO. SCREDS OR EAVES 1/2" 3/8" HE-RIB METAL LATH PER MANUFACTURE SPECS (TYPICAL).
 - 03 DECORATIVE STUCCO 1/2" FOAM INSTALL PER MANUFACTURE SPECS (TYPICAL).
 - 04 2x6 HENLOCK FASCIA OR BARGE RAFTER (TYPICAL).
 - 05 GABLE END VENT. REFER TO ROOF FRAMING PLAN.
 - 06 GAS METER.
 - 07 ELECTRICAL PANEL.
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 - 09 SOLAR INVERTER / INTERCONNECT 1 METERING PANEL.
 - 10 LOW VOLTAGE UTILITY PANEL.
 - 11 1/4" SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED. COMPLY WITH R503.
 - 12 ILLUMINATED ADDRESS LOCATION.
 - 13 FINISHED GRADE. SLOPE AWAY FROM BUILDING.
 - 14 GROUND MOUNTED CONDENSER. SEE MECHANICAL PLAN.
 - 15 ALL WINDOWS TO BE DUAL GLAZED. FINISH PER OWNER (TYPICAL).
 - 16 OPTIONAL EL DORADO STONE LIGHTWEIGHT VENEER (AGGREGATE, PORTLAND CEMENT, IRON OXIDES). CODE CERTIFICATION. ICC ESR-1325. PAVAN MATERIALS. RELEASE END 1/4". INSTALL PER MANUFACTURE SPECS OVER METAL LATH 1/2" PART TYPE "1". PORTLAND AND 1/2" PARTS MASONRY SAND VENEER WEIGHS LESS THAN 8 LBS/SQ.FT. AND NEEDS NO FOUNDATION SUPPORT. RETURN FULL HEIGHT VENEER AS SHOWN OR 2'-0" U.N.O. (TYPICAL).
 - 17 1/4" PRIMED 1 PAINTED WOOD OR JAMES HARDIE TRIM BOARDS.
 - 18 DRYER VENT TO OUTSIDE AIR. 14"-0" MAX RUN (CMC 504.8 EXHAUST SHALL NOT TERMINATE WITHIN 3' OF BUILDING OPENINGS, PROPERTY LINES. (CMC 502.1).
 - 19 DECORATIVE TILE VENTS.

Eddie L. Caldera
Architect
11861 North Alicante Drive
Fresno, California 93730
Phone: (559) 256-4509
Fax: (559) 256-4559

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Project Number:
830 Sq Ft ADU
Plot Date: 10/23/2024

REVISIONS

Symbol	Date	Comments	By
△			
△			
△			

GlenEagles Homes
830 Sq Ft ADU
A Tradition Like No Other

SUBMIT / REVIEW / APPROVED STAMPS

RECEIVED
City of FRESNO
DEVELOPMENT DEPARTMENT
Do NOT replace sheets with "RECEIVED" stamp unless reviewing. Include this sheet with complete building set at time of re-submittal.
DATE: Oct 28 2024

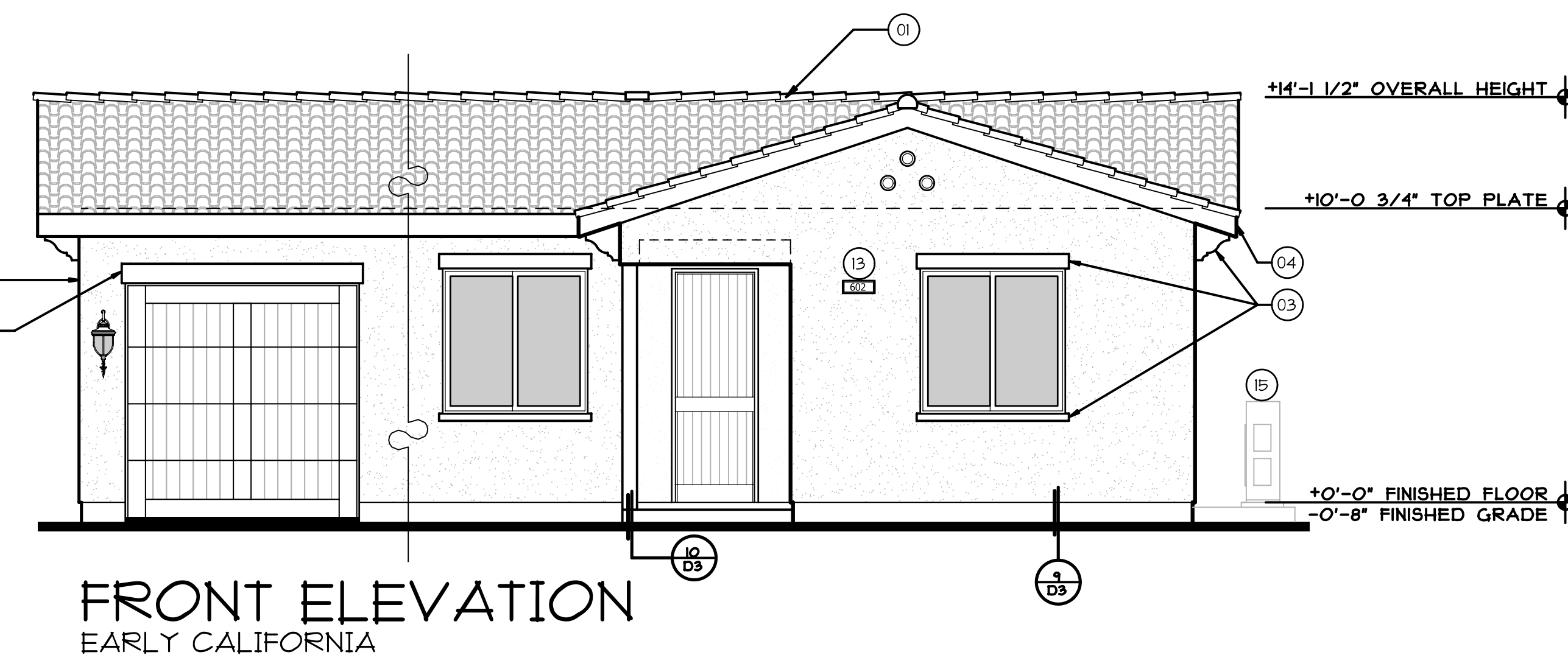
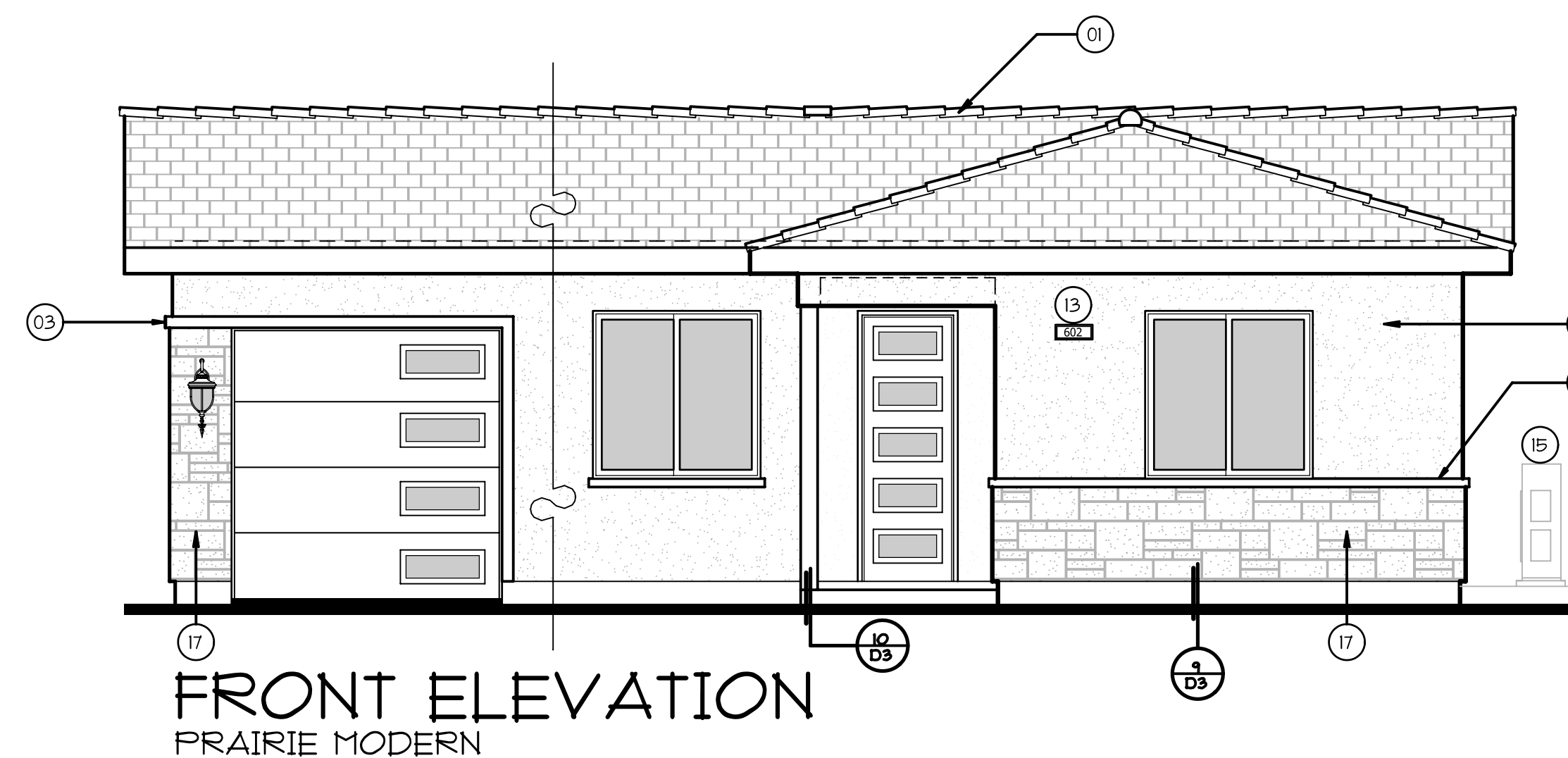
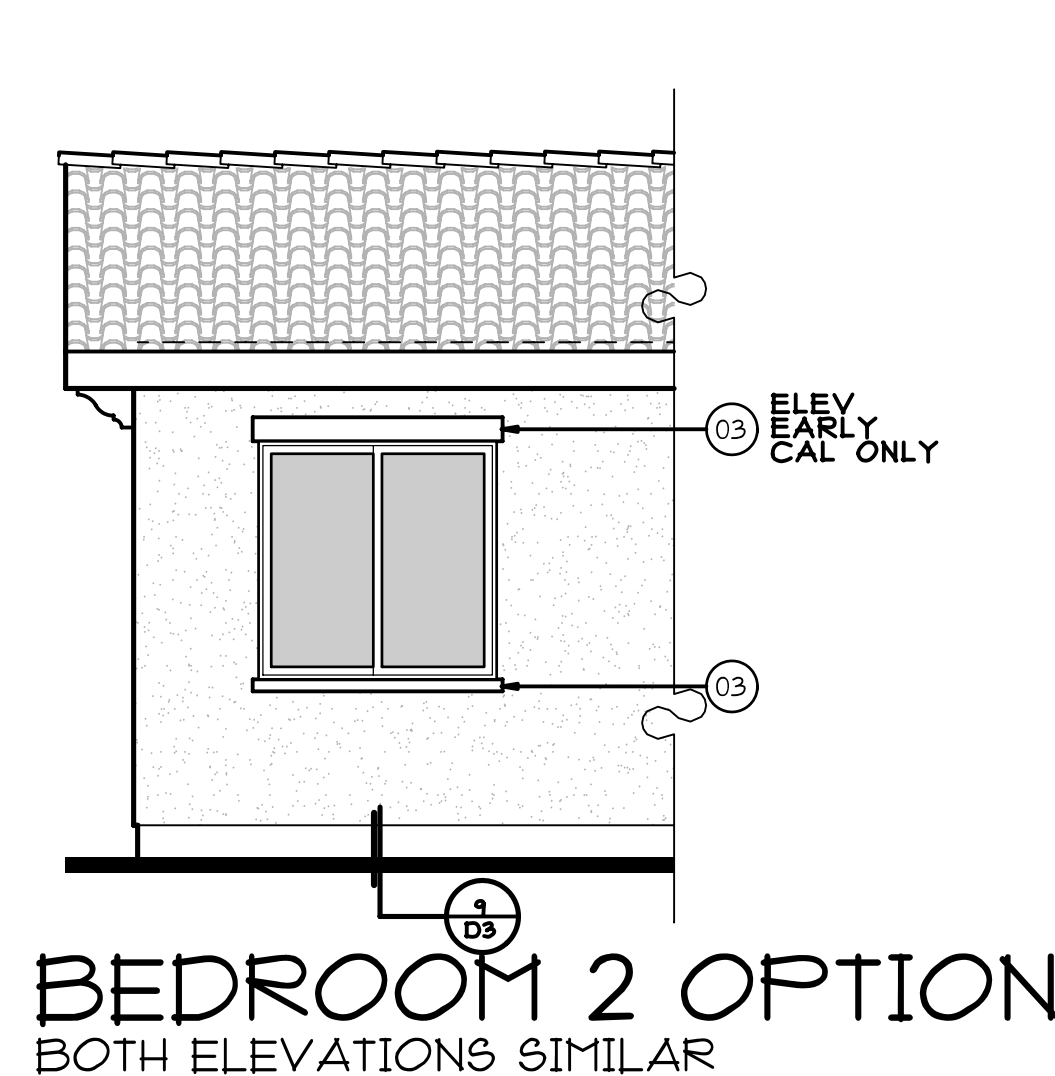
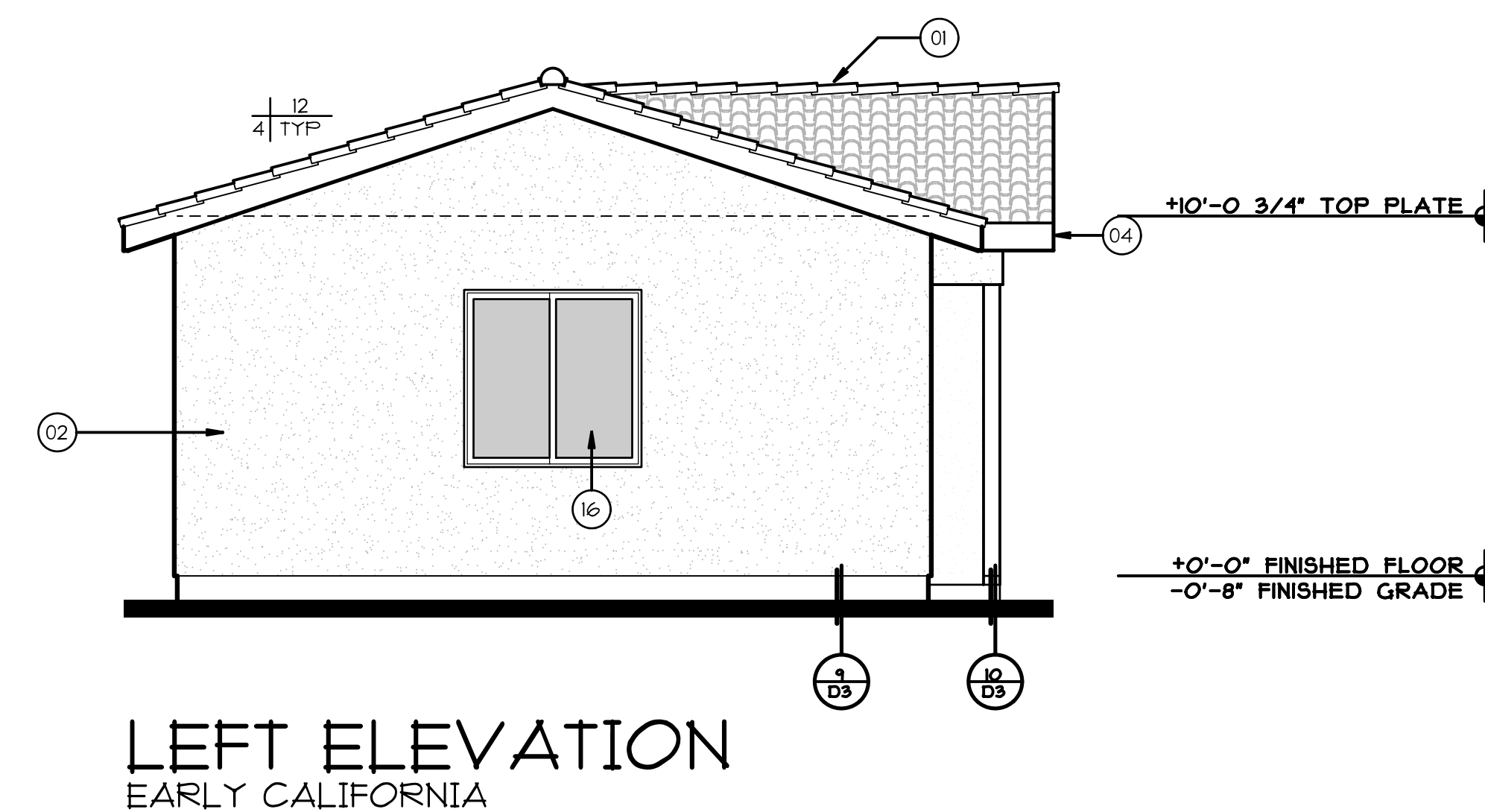
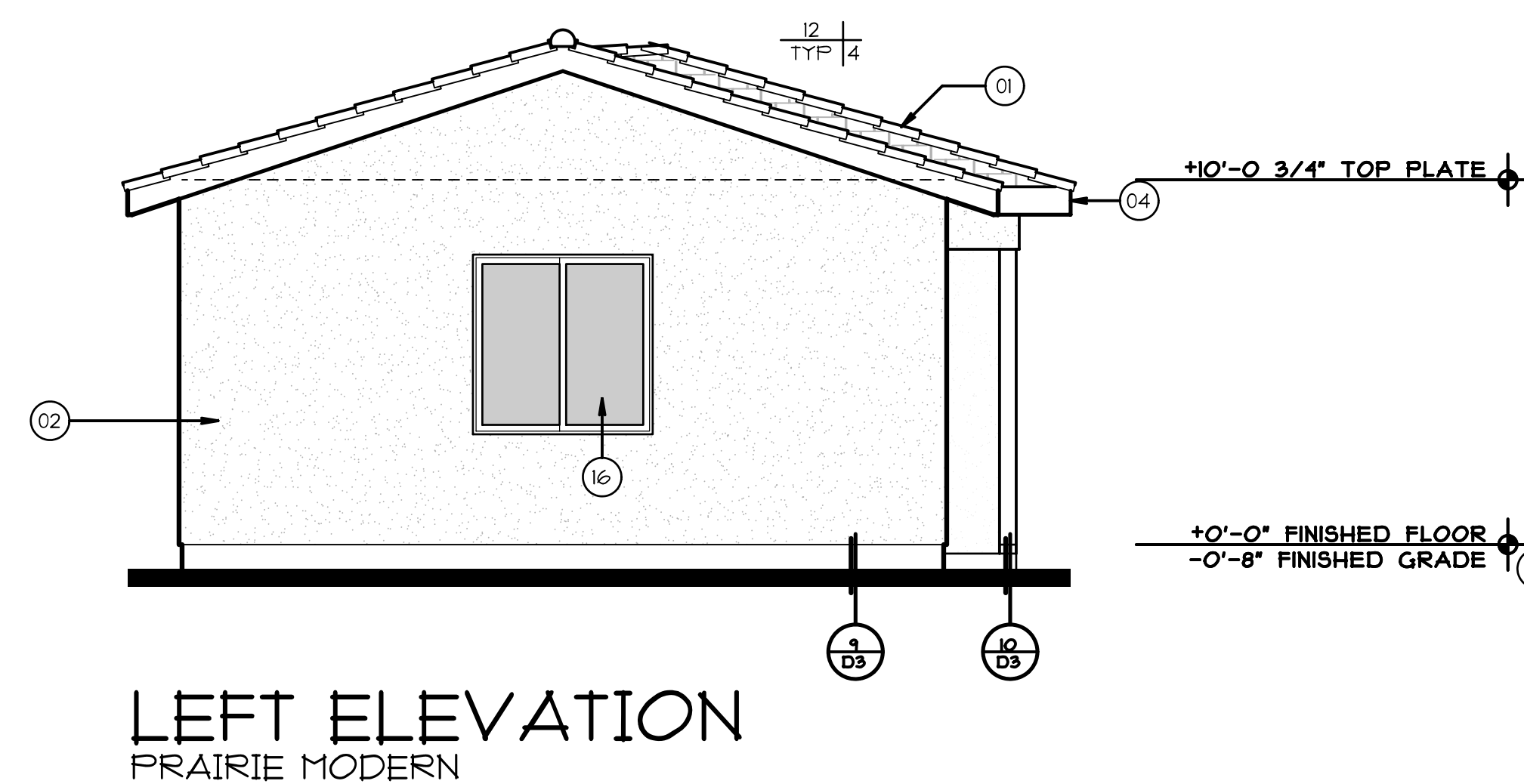
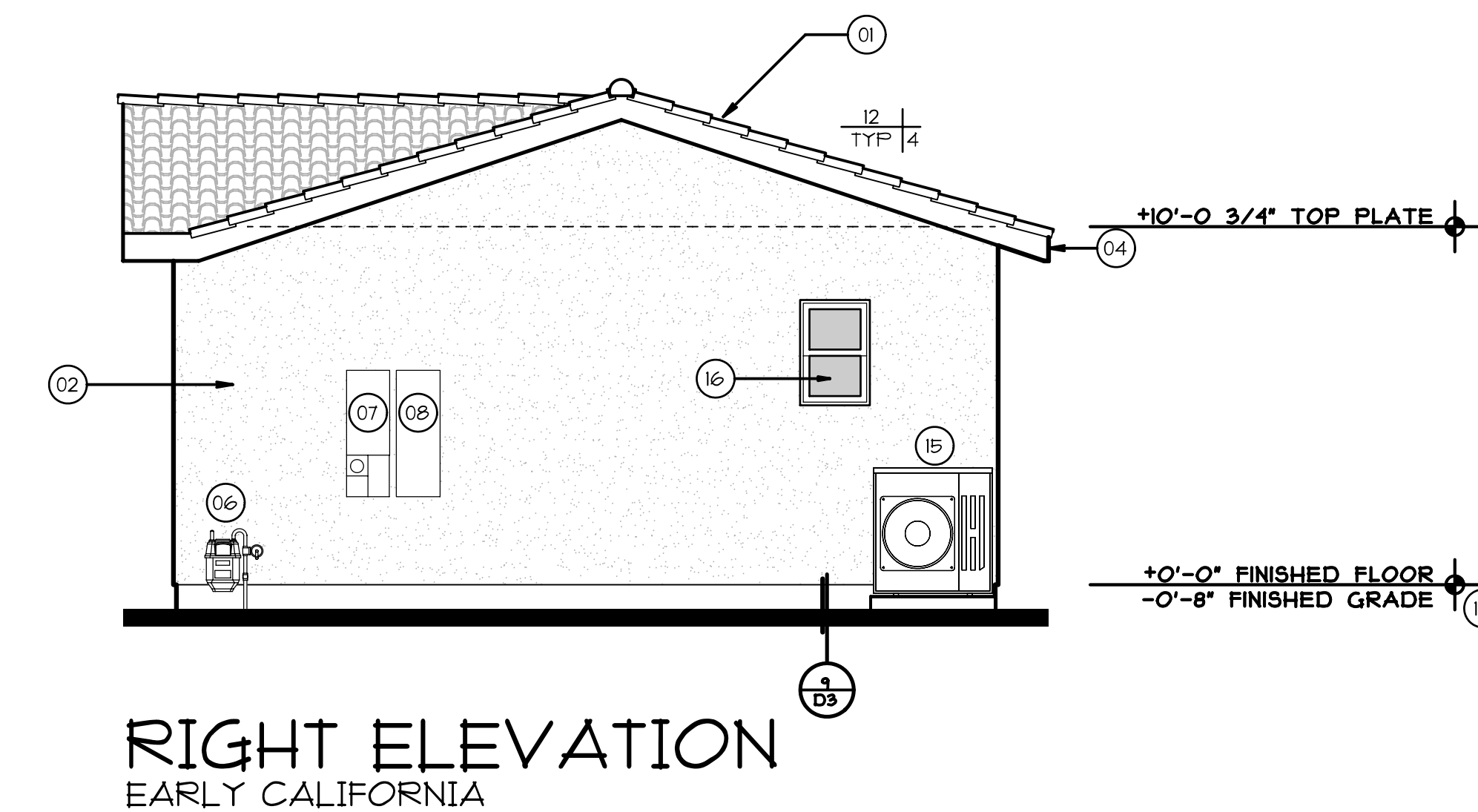
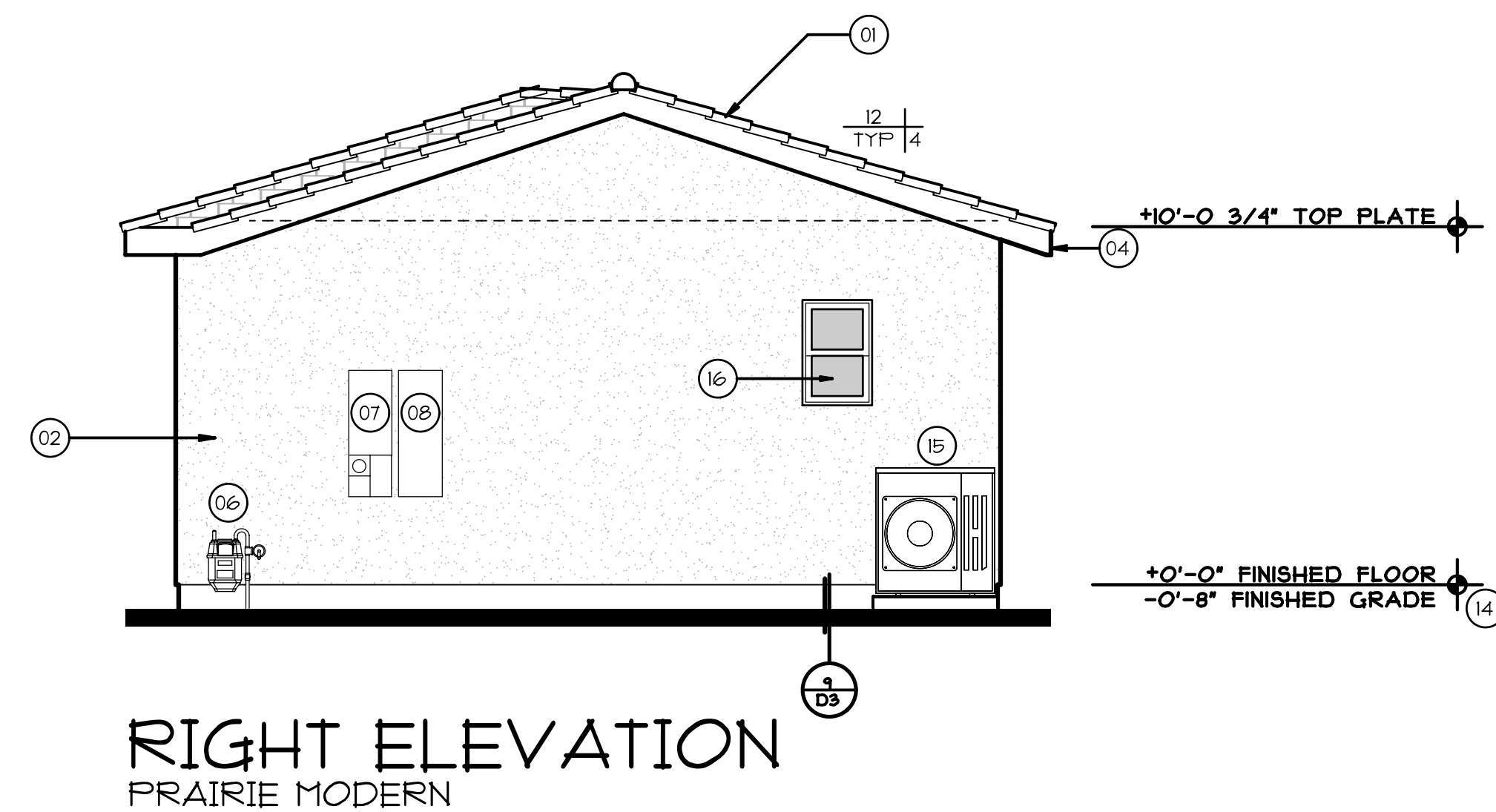
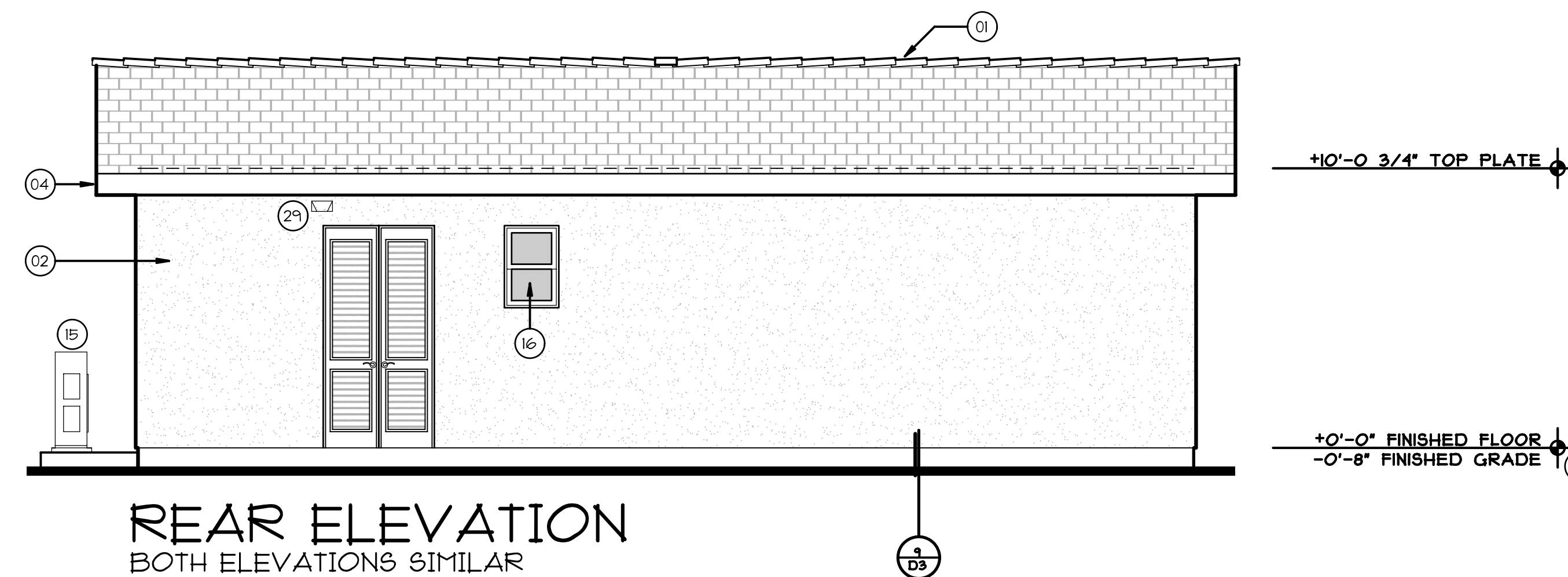
APPROVED
STANDARD PLAN
No. 24 TADU-025
FRESNO
DEVELOPMENT DEPARTMENT
DATE: Jan 17 2025
Any changes to these plans must be approved by the Development Department.
The issuance of a permit does not grant to any person the right to violate City or State Laws.
CSC Section 08-4
By: [Signature]

REVIEWED
FOR
CODE COMPLIANCE
Jan 15, 2025
INTEREST CONSULTING GROUP

A2
Sheet Number

ELEVATION NOTES

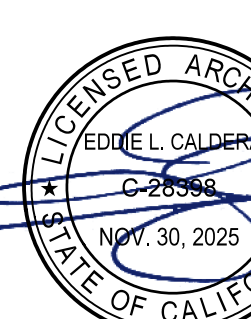
- 1. SEE DETAIL 2/D1 FOR DOOR & WINDOW FLASHING.
- 2. SEE D & N SHEETS FOR ADDITIONAL DETAILS & NOTES.



EXTERIOR ELEVATIONS

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

- 01 EAGLE COOL ROOF TIE (E8R-000 OR APPROVED
EQUVA) OF 304 PELLT (2) LAYERS AT ROOF PITCHES
EQUVA TO 12:12. PROVIDE 2" MIN. SPACING. COILED,
COLOR AND STYLE TO BE SELECTED BY
OWNER. PROVIDE 1/2" MIN. GUTTER. HAVE A ROOF
ENTRANCE OF 85% OR BETTER. ROOF MATERIAL TO
CONFORM TO KROGER.
- 02 ONE-KOTE "BAN-KOTE" STUCCO SYSTEM (E8R-372)
OR EQUIVALENT. STUCCO TO BE APPLIED TO EXIST
BUILDING, PARAPET & WEEP SCREED PER CDC
SECTION 05 20 00. PROVIDE 1/2" MIN. THICKNESS PER
BOARD (CCR-0436 OR APPROVED) EQUIVA. INSTALL
STUCCO OVER 1/2" MIN. THICKNESS OF METAL LATH
PER MANUFACTURE SPECS (TYPICAL)
- 03 DECORATIVE STUCCO & ROAM INSTALL PER
MANUFACTURE SPECS (TYPICAL)
- 04 2x6 HEHLCOCK FASCIA OR BARGE RAFTER (TYPICAL)
- 05 GABLE END VENT. REFER TO ROOF FRAMING PLAN
- 06 GAS METER
- 07 ELECTRICAL PANEL
- 08 ENERGY STORAGE SYSTEMS (ESS) READY PANEL
- 09 INVERTER / INTERCONNECT & METERING
PANEL
- 10 LOW VOLTAGE UTILITY PANEL
- 11 WATER HEATER(S)
- 12 GI SHEET METAL FLASHING AND COUNTER FLASHING
AS REQUIRED. CORTEL WITH ENPS
- 13 ILLUMINATED ADDRESS LOCATION
- 14 FINISHED GRADE, SLOPE AWAY FROM BUILDING
- 15 GROUND MOUNTED CONDENSER, SEE MECHANICAL
- 16 ALL WINDOWS TO BE DUAL GLAZED, FINISH PER
OWNER (TYPICAL)
- 17 AGGREGATE PORTLAND CEMENT LIGHTWEIGHT VENEER
(AGGREGATE PORTLAND CEMENT IRON OXIDES)
OR EQUIVALENT. PROVIDE 1/2" MIN. THICKNESS
RELEASE #10 IN 18"X24" INSTALL PER MANUFACTURER
SPECIFICATIONS. PROVIDE 1/2" MIN. THICKNESS
FOUNDATION AND (2) PARTS HASONRY SAND VENEER
AS REQUIRED. PROVIDE 1/2" MIN. THICKNESS
PORTLAND SUPPORT. RETURN FULL HEIGHT VENEER
AS REQUIRED OR 2' MIN. HEIGHT.
- 18 WOOD FRAMED FLUE CHASE. (DETAILS 16/0/D)
- 19 DECORATIVE PAINTED SHEET METAL FLUE CAP
- 20 DECORATIVE PAINTED WOOD SHUTTERS. (TYPICAL)
DETAILS 16/0/D
- 21 JAMES HARDIE HARDIEPLANK SELECT CEDARMLH
1/2"X6 PLD SIDING (E8R-2290) OR ICC-ES APPROVED
EQUVA. PROVIDE 1/2" MIN. THICKNESS PER
MANUFACTURE SPECS
- 22 JAMES HARDIE HARDIEPLANK SELECT CEDARMLH
VERTICAL SIDING (E8R-844) OR ICC-ES APPROVED
EQUVA. PROVIDE 1/2" MIN. THICKNESS PER
MANUFACTURE SPECS
- 23 JAMES HARDIE HARDIESHINGLE STAGGERED EDGE
SHINGLES (E8R-2290 OR ICC-ES APPROVED
EQUVA) IN BUILDING PARAPET INSTALLED PER
MANUFACTURE SPECS
- 24 PRIMED & PAINTED WOOD OR JAMES HARDIE TRIM
PER MANUFACTURE SPECS
- 25 DECORATIVE PRIMED & PAINTED WOOD BRACKETS
- 26 DECORATIVE WROUGHT IRON AND CANVAS AVENUE
INSTALL PER MANUFACTURE SPECS. PROVIDE 2x
4" AS REQUIRED
- 27 1/2"-2" K-STYLE ALUMINUM RAIN GUTTER, VERNY ALL
THROUGH OPENING LOCATIONS
- 28 DECORATIVE ENTRY GATE, FINISH PER OWNER
- 29 DRYER VENT TO OUTSIDE, AIR 1/4" O.D. HXK RUN (CHC
5044) EXHAUST SHALL NOT TERMINATE WITHIN 3' OF
BUILDING OPENING

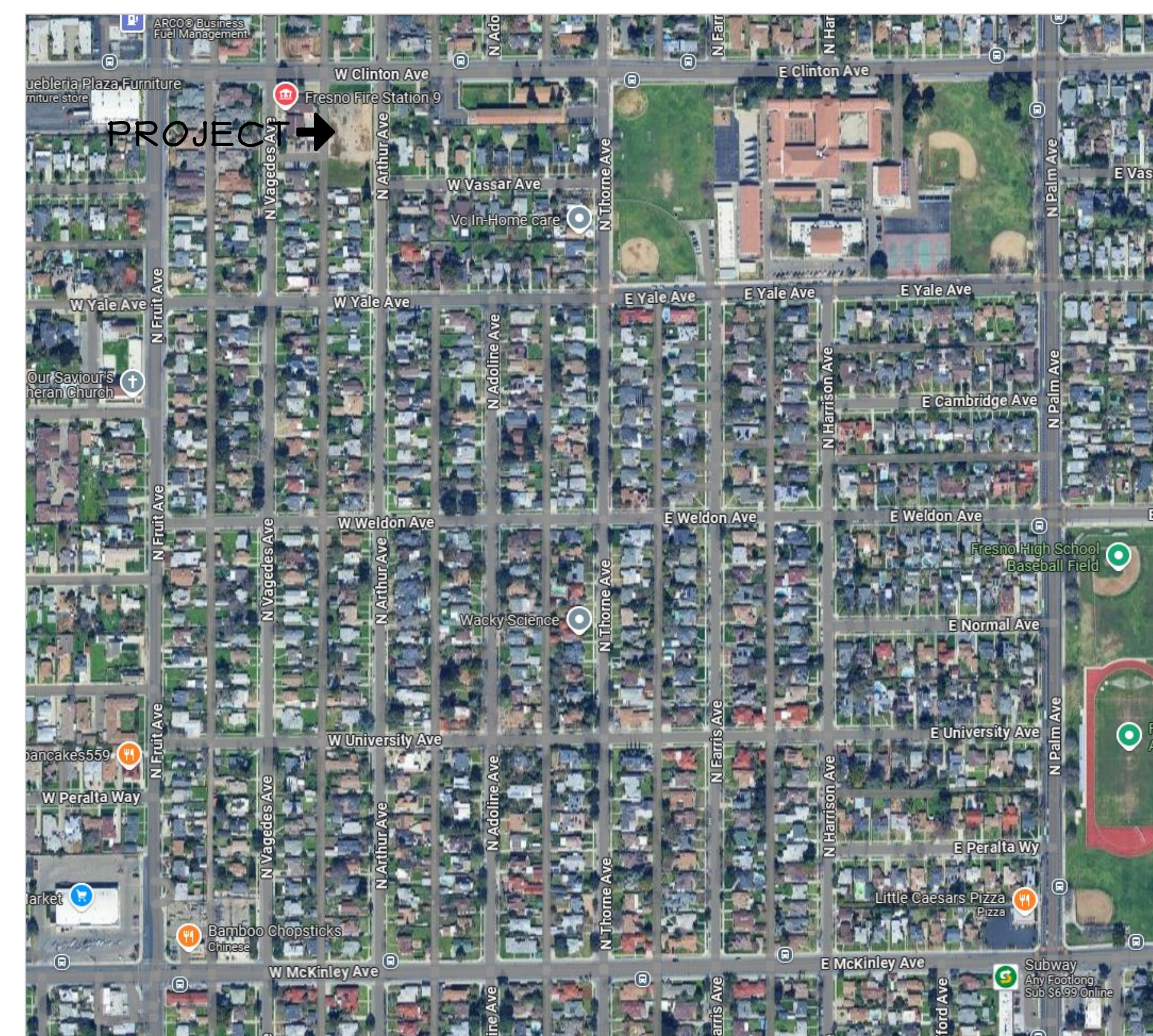
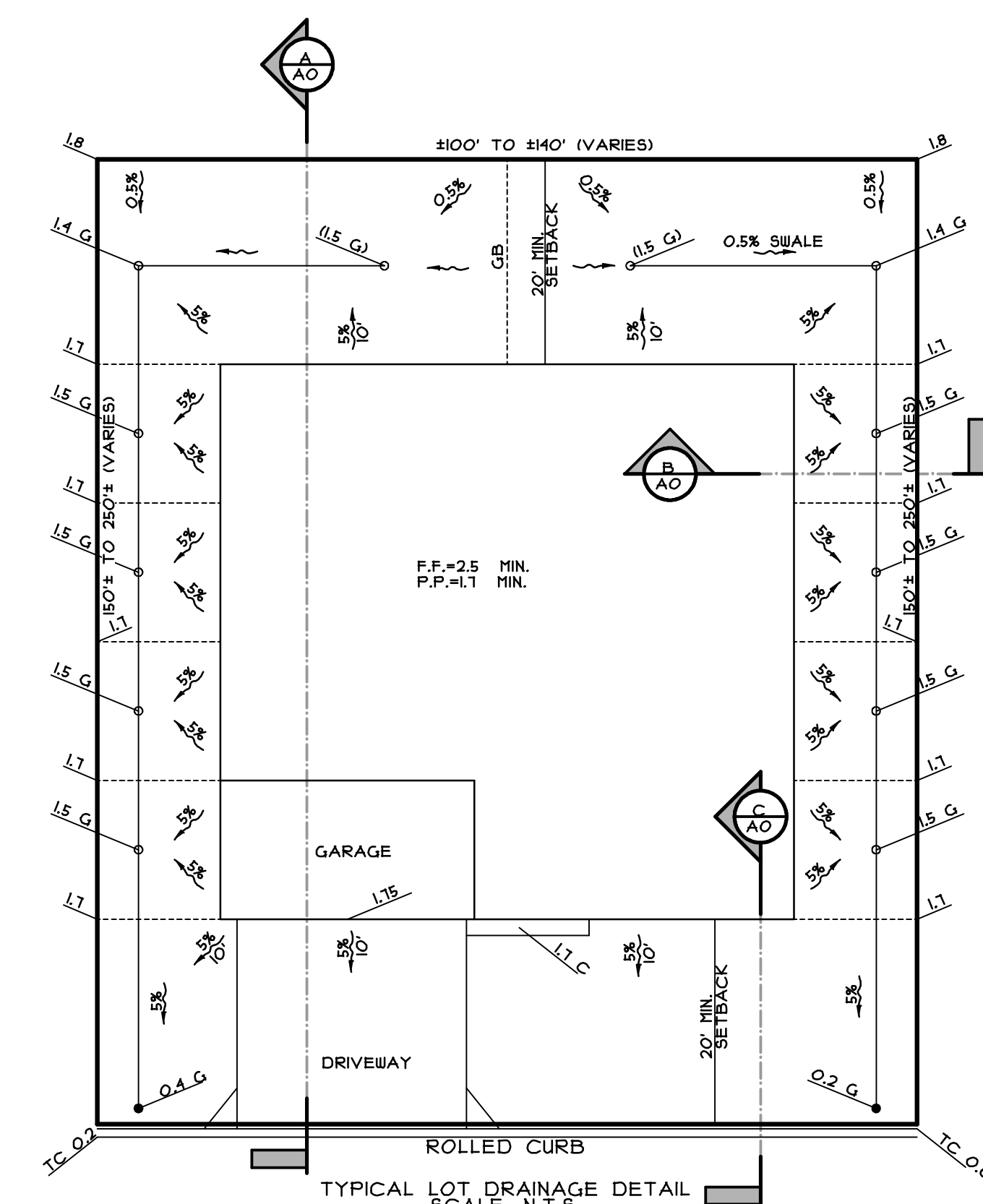
<h1 style="margin: 0;">Eddie L. Caldera</h1> <h2 style="margin: 0;">Architect</h2> <p style="margin: 5px 0;">11861 North Alcantate Drive Fresno, California 93730 Phone: (559) 256-4509 Fax: (559) 256-4559</p>				
				
<p>All drawings and working material appearing herein constitute original and unpublished work of the Architect and may not be duplicated without written consent of the Architect.</p>				
<p>Project Number: 592 Sq Ft ADU</p>				
<p>Plot Date: 2/1/2025</p>				
REVISIONS				
Symbol	Date	Comments		By
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GlenEagles Homes
592 Sq Ft ADU
A Tradition Like No Other

SUBMIT / REVIEW / APPROVED STAMPS

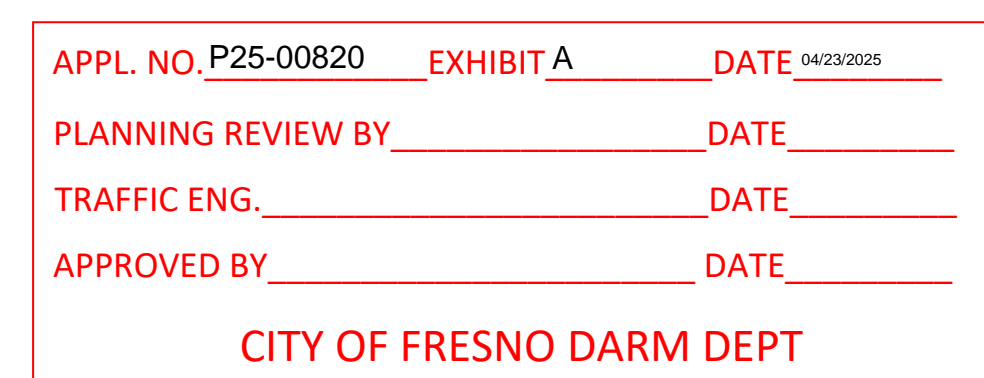

PLACE
STAMPS IN
THIS AREA

A2
Sheet Number



The land referred to is situated in the County of Fresno, City of Fresno, State of California, and is described as follows:
Lot 1, 2, 3 and 4 of Harr Addition, in the City of Fresno, County of Fresno, State of California, according to the Map thereof recorded in Book 13 Page 6 of Plats, Fresno County Records.

TYPICAL SITE PLAN

R 

SCALE 1"=10'-0"

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG _____ DATE _____

TOTAL BUILDING AREA: 3,048 sq.ft.

DATE _____

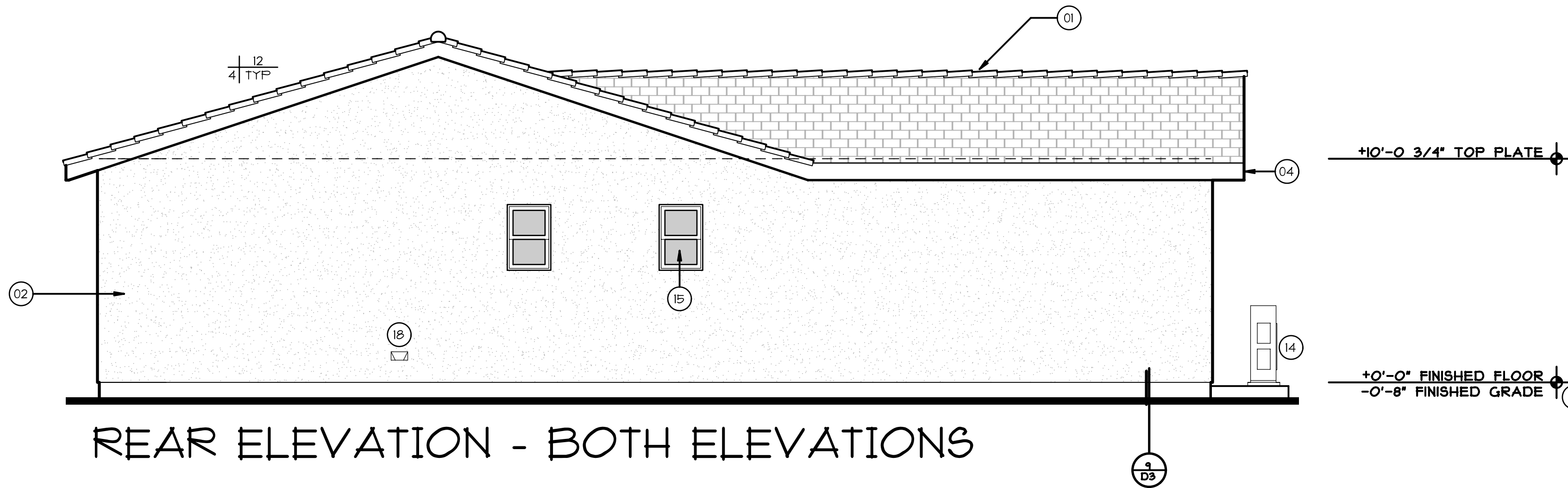
DATE _____

CITY OF FRESNO DARM DEPT

32. SEE D & N SHEETS FOR ADDITIONAL DETAILS & NOTES

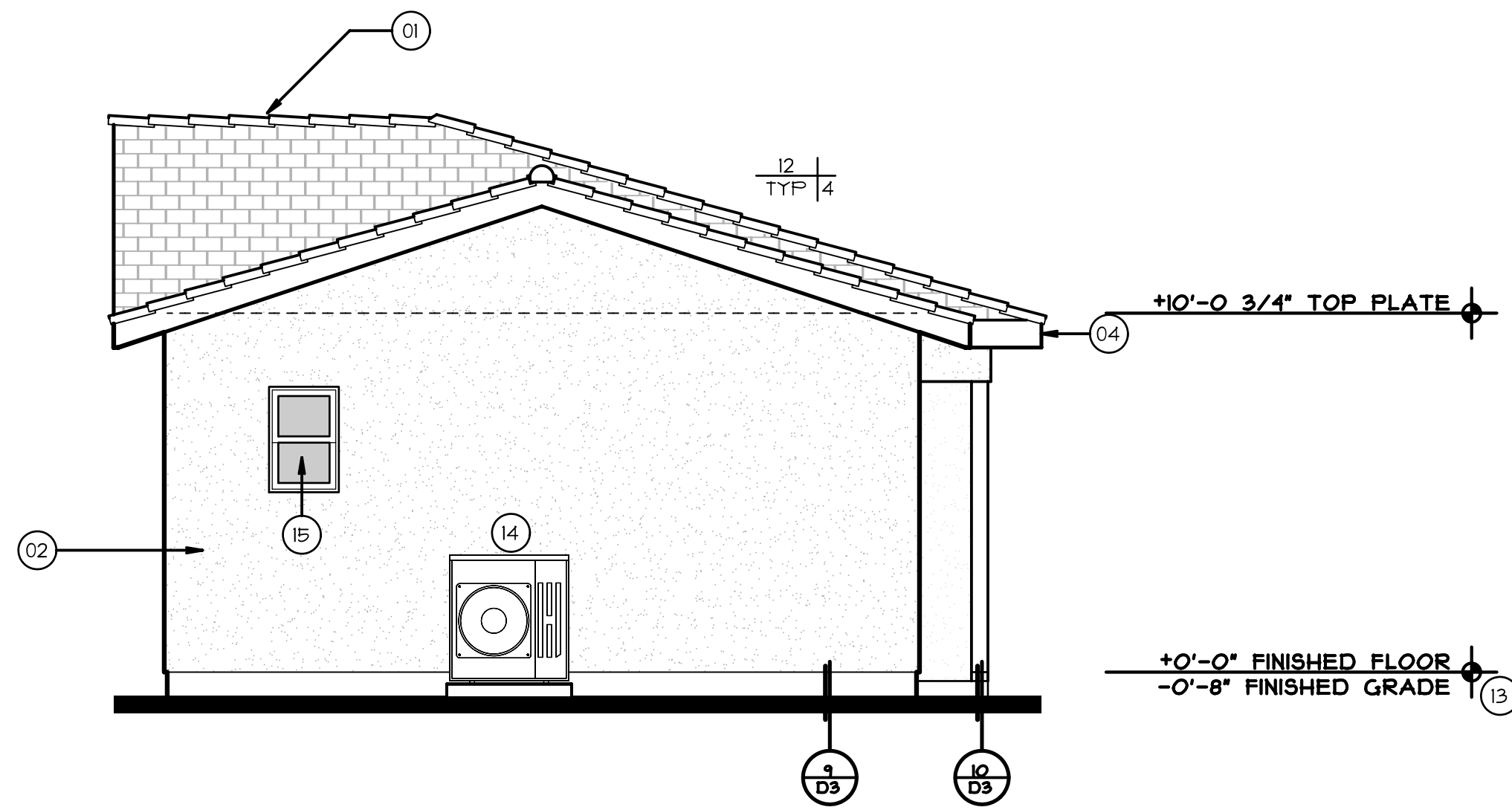
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Sheet Number

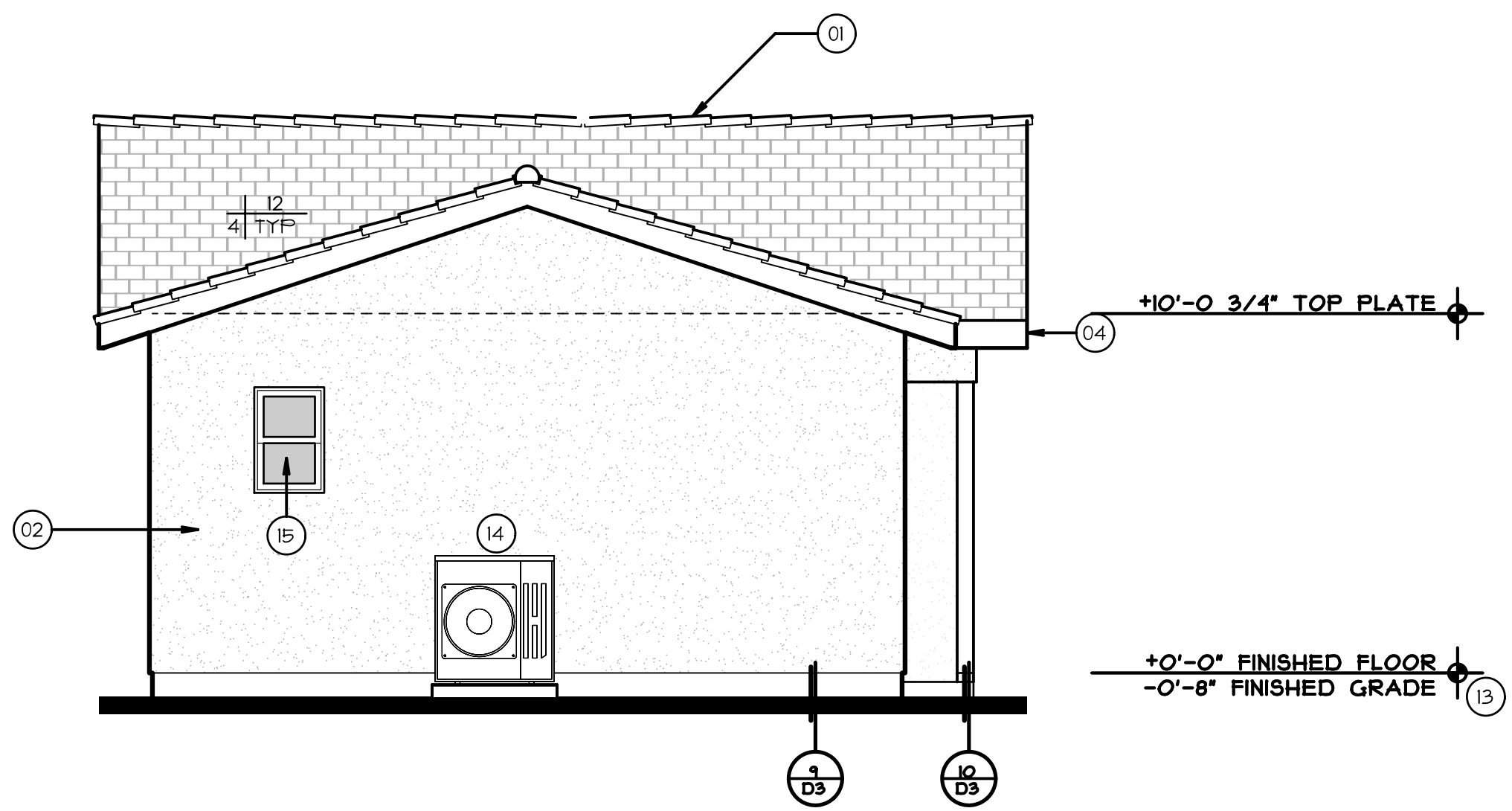


REAR ELEVATION - BOTH ELEVATIONS

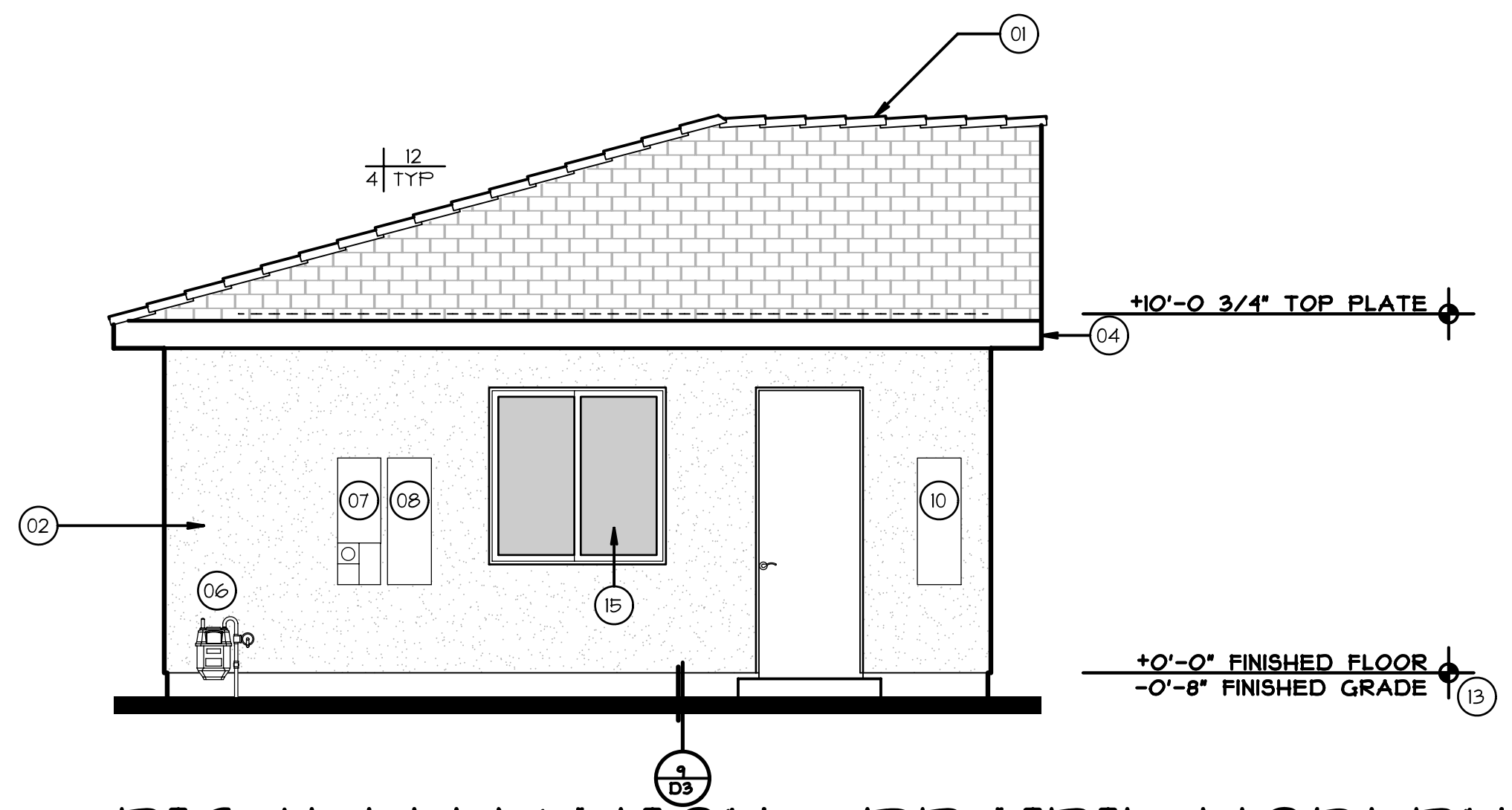
APPL. NO. P25-00821 EXHIBIT E-1 DATE 04/23/2025
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT



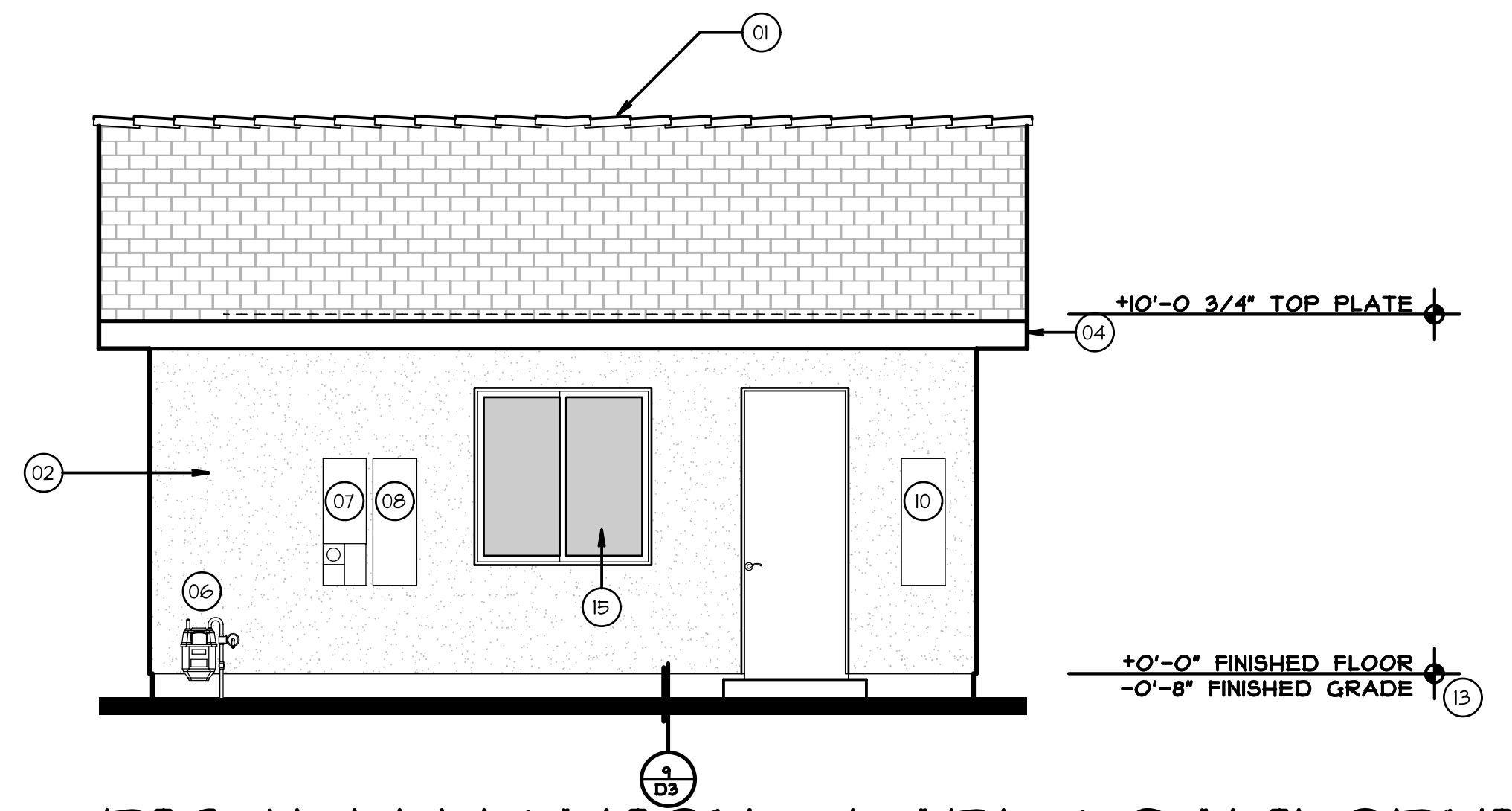
LEFT ELEVATION - PRAIRIE MODERN



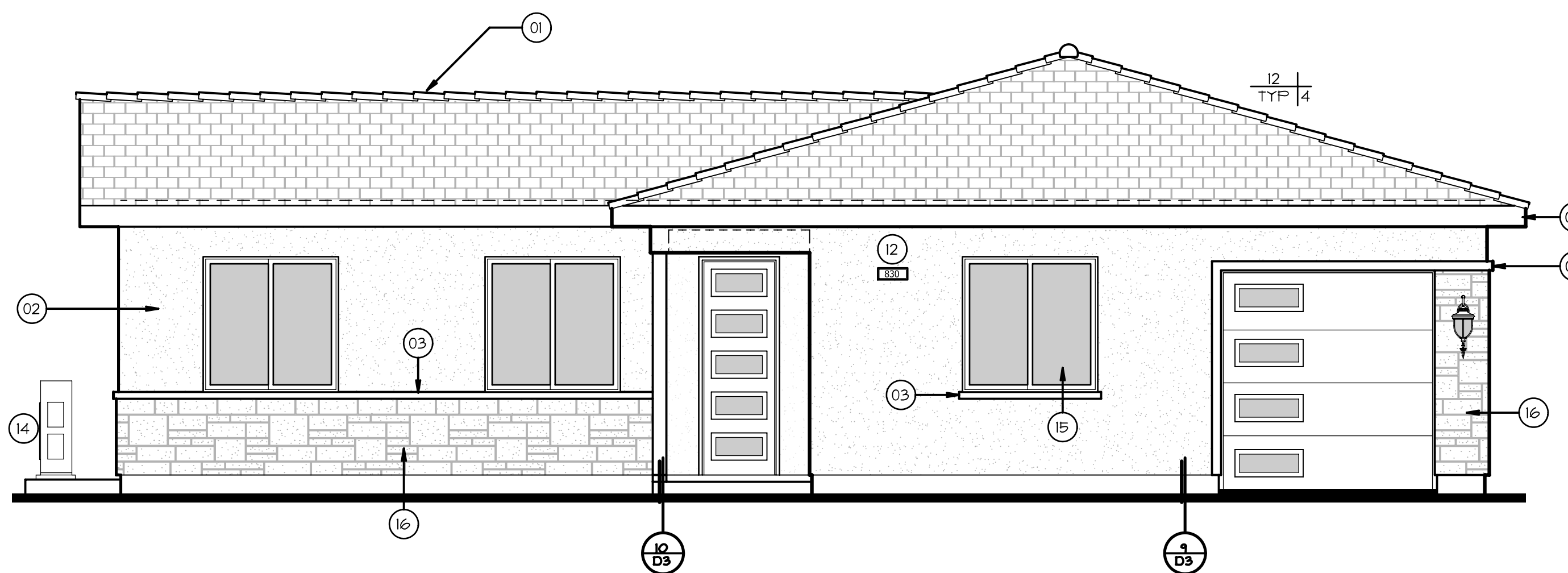
LEFT ELEVATION - EARLY CALIFORNIA



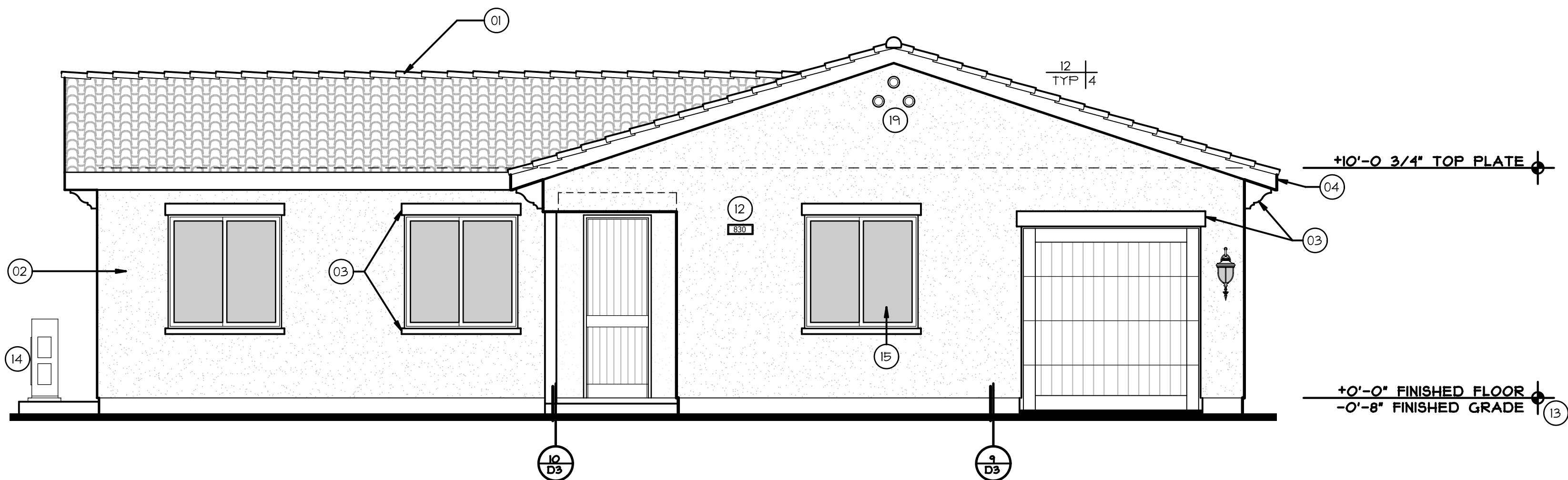
RIGHT ELEVATION - PRAIRIE MODERN



RIGHT ELEVATION - EARLY CALIFORNIA



FRONT ELEVATION - PRAIRIE MODERN



FRONT ELEVATION - EARLY CALIFORNIA

EXTERIOR ELEVATIONS

- ELEVATION KEYNOTES**
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 - 02 ONE-KOTE "BAN-KOTE" STUCCO SYSTEM (ESR-2175) OR APPROVED EQUAL. 1/2" LAYERS OF CLASS D BUILDING PAPER 7' DEEP, SCREED PER CBC. SCREED TO BE INSTALLED OVER SUBFLOOR. INSTALL STUCCO JOISTS OR EAVES 1/2" 3/8" HE-BID METAL LATH PER MANUFACTURE SPECS (TYPICAL).
 - 03 DECORATIVE STUCCO 1/2" FOAM INSTALL PER MANUFACTURE SPECS (TYPICAL).
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 - 19 DECORATIVE TILE VENTS.

Symbol	Date	Comments	By
▲			
▲			
▲			

Eddie L. Caldera
Architect
11861 North Alicante Drive
Fresno, California 93730
Phone: (559) 256-4509
Fax: (559) 256-4559

ARCHITECT
EDDIE L. CALDERA
C-22886
NOV 30, 2025
STATE OF CALIFORNIA

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Project Number:
830 Sq Ft ADU

Plot Date: **10/23/2024**

REVISIONS

Symbol	Date	Comments	By
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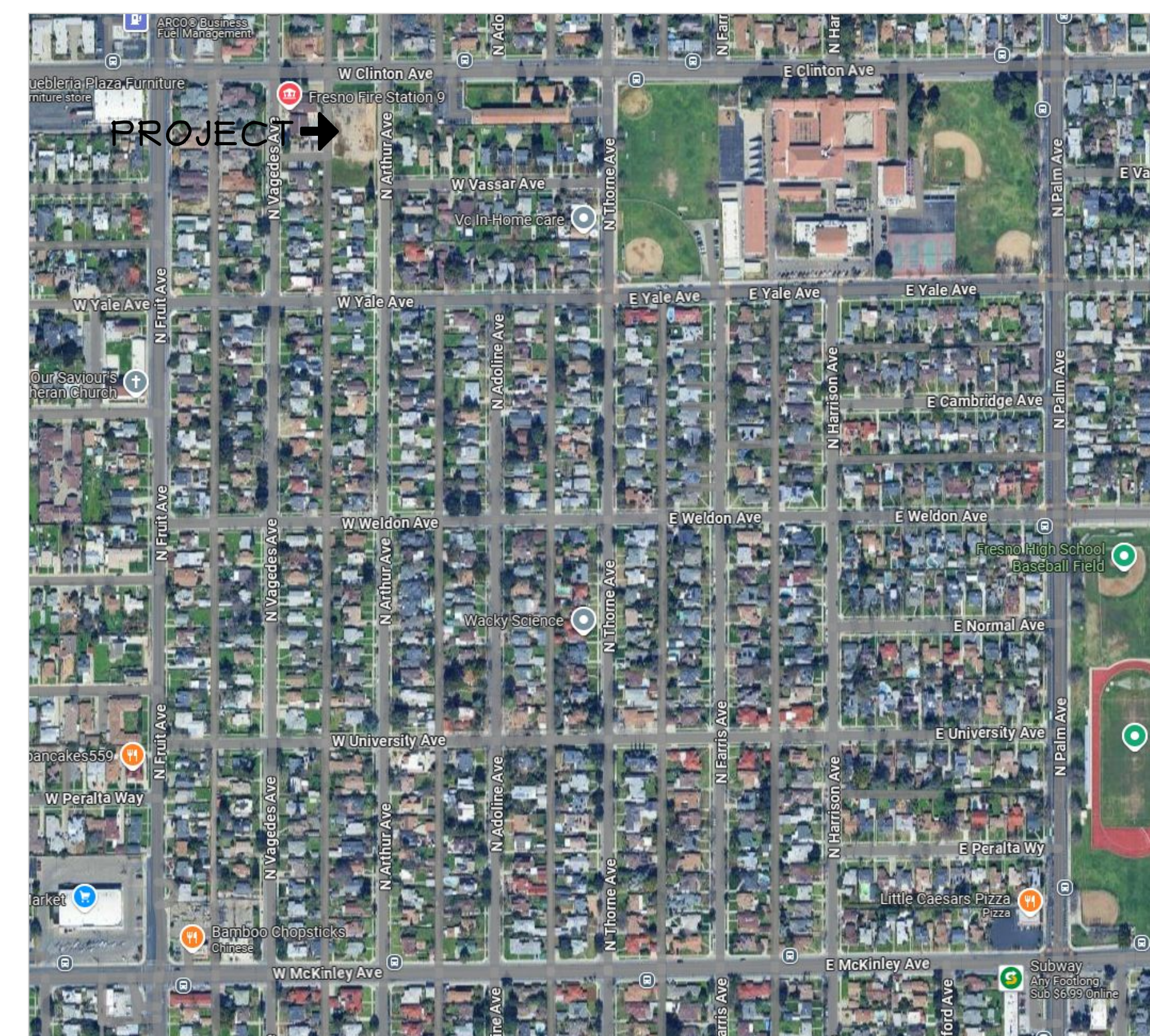
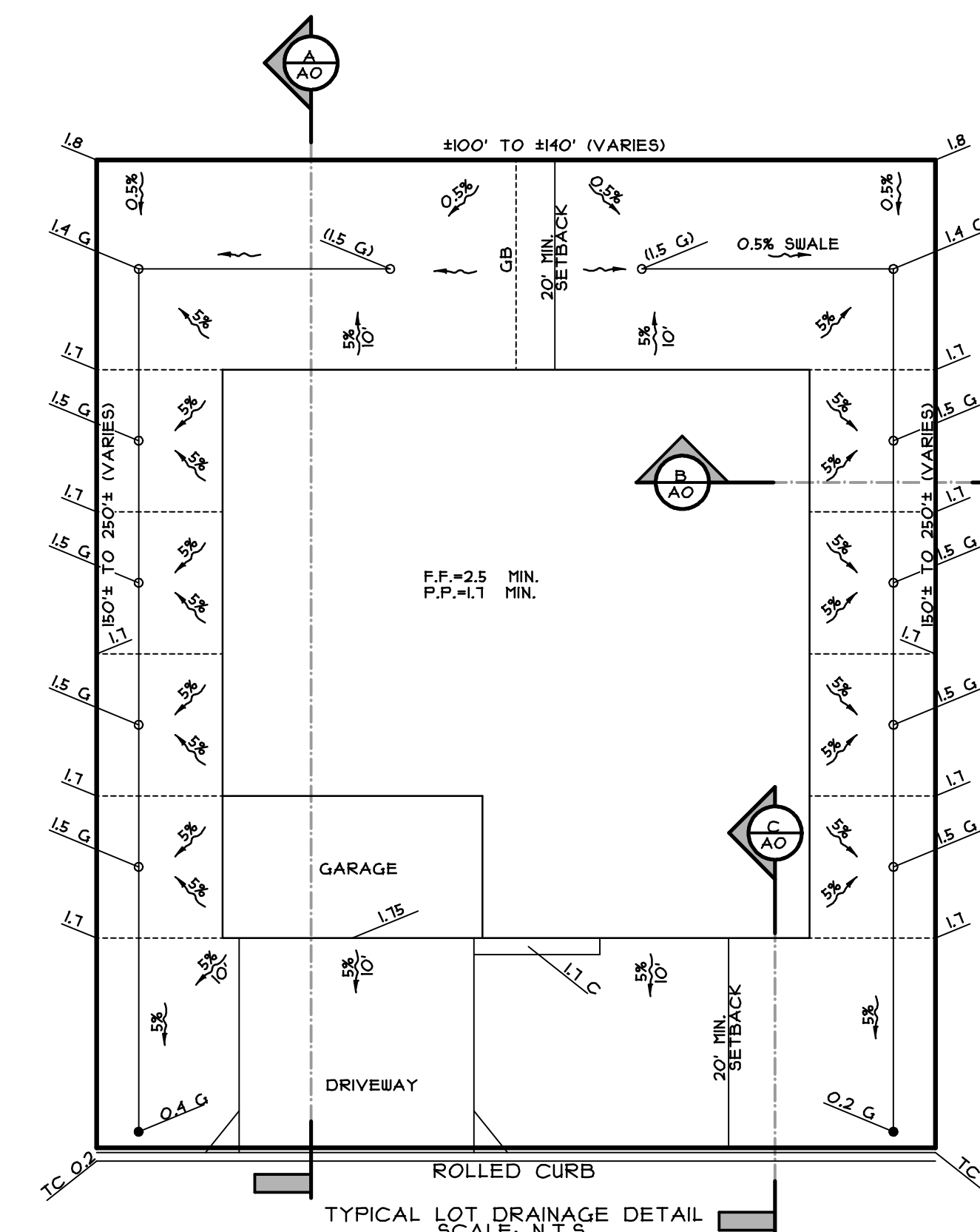
GlenEagles Homes
830 Sq Ft ADU
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SUBMIT / REVIEW / APPROVED STAMPS

RECEIVED
City of
FRESNO
DEVELOPMENT DEPARTMENT
Do NOT replace sheets with "RECEIVED" stamp unless reviewing. Include this sheet with complete building set at time of re-submittal.
DATE: Oct 28 2024

APPROVED STANDARD PLAN
No. 24 TADU-025
FRESNO
DEVELOPMENT DEPARTMENT
DATE: Jan 17 2025
Any changes to these plans must be approved by the Development Department.
The issuance of a permit does not grant to any person the right to violate City or State Laws.
CSC Section 08-4
By: *[Signature]*

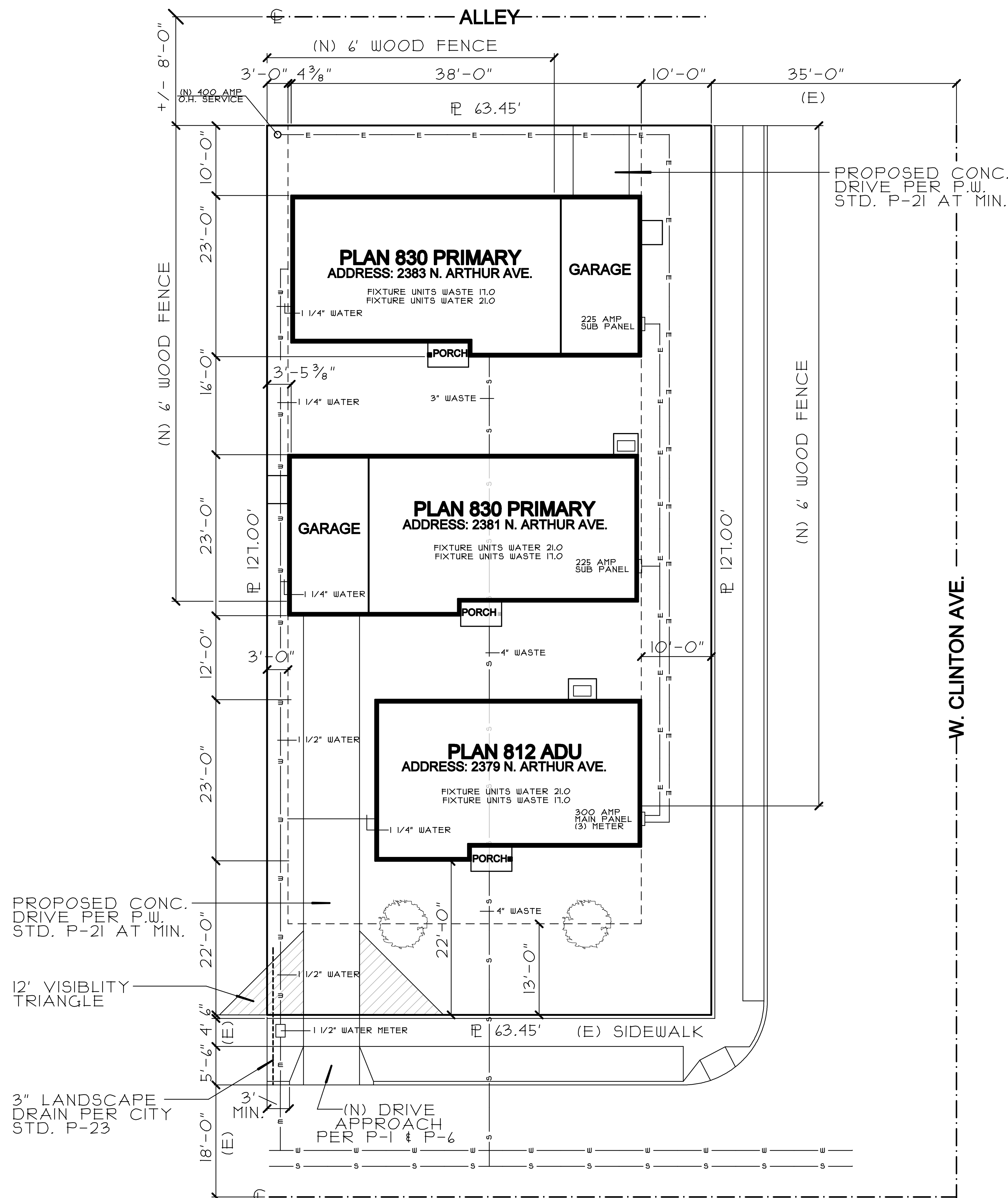
REVIEWED
FOR
CODE COMPLIANCE
Jan 15, 2025
INTEREST CONSULTING GROUP



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Lot 1, 2, 3 and 4 of Harr Addition, in the City of Fresno, County of Fresno, State of California, according to the Map thereof recorded in Book 13 Page 6 of Plats, Fresno County Records.

PROJECT INFO	
SCOPE OF WORK: CONSTRUCT (3)-NEW S.F.R WITH (2) PRIMARY AND (1)-ADU ON A SINGLE PARCEL.	
COMMUNITY PLAN(FRESNO HIGH-ROEDING. SPECIFIC PLAN (TOWER)	
ZONE	RS-5
OCCUPANCY	R-3/U
CONSTRUCTION TYPE	V-B

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



APN# 444-052-21
STD PLAN # 24-TADU-025
LOT AREA: 8058 sq.ft.
TOTAL BUILDING AREA: 3,048 sq.ft.

SCALE 1/8"=1'-0"

APPL. NO. P25-00821 EXHIBIT A DATE 04/29/2015

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

Eddie L. Caldera		
■	Architect	■



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Project Number: Clinton and Arthur
Plot Date: 4/15/2025

REVISIONS			
Symbol	Date	Comments	By
①			
②			
③			
④			

GlenEagles Homes

A Tradition Like No Other

PLACE
TAMPS IN
THIS AREA

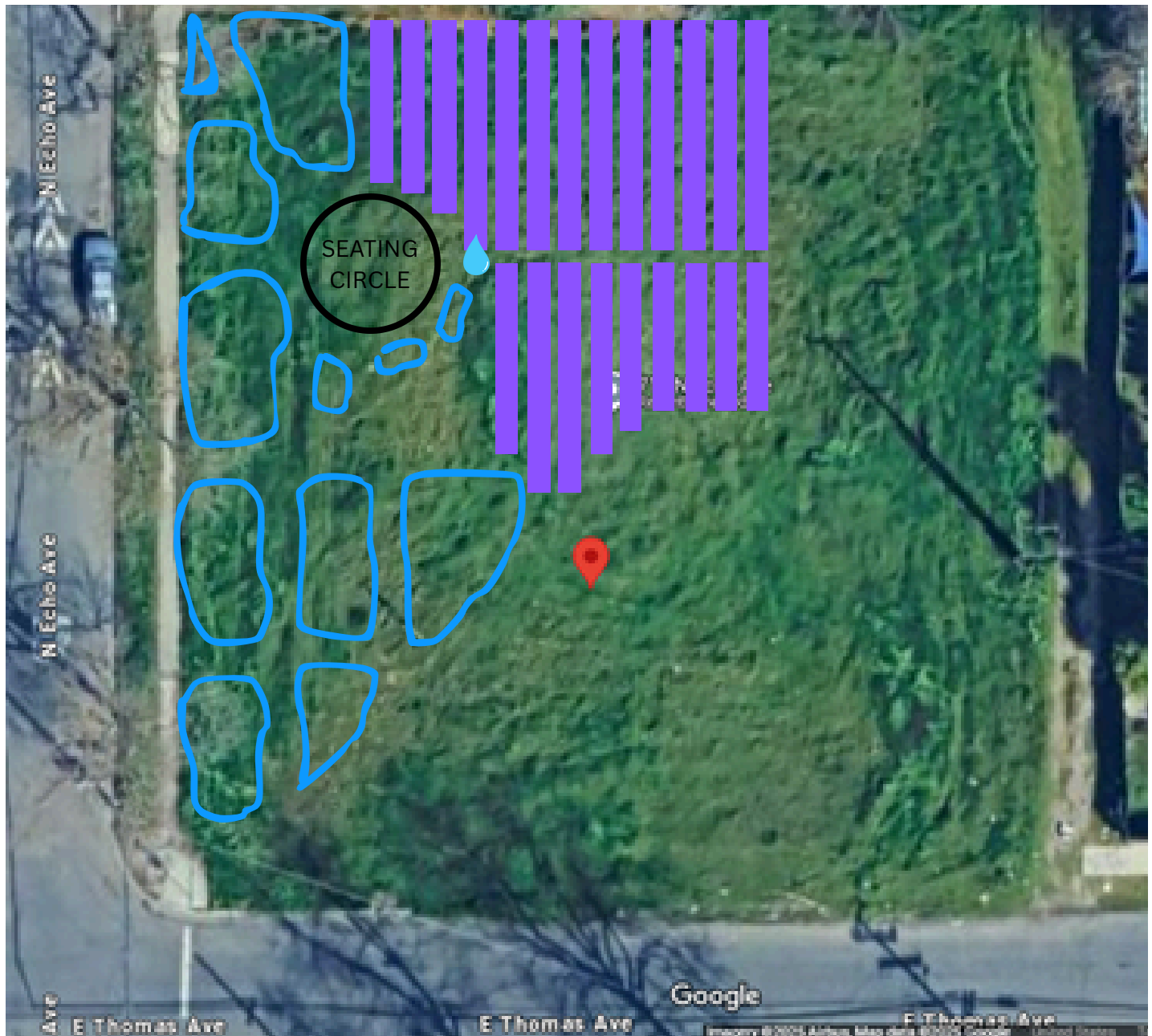
A0

Sheet Number





5-C

Heartwood Community Farm Site Plan

Below is the site plan for planting spaces, pathways and seating for the Heartwood Community Farm space located at **615 E Thomas Ave, Fresno, CA 93728**. The site has been designed with minimal infrastructure in mind. There will be no fences or permanent infrastructure. Several neighbors have volunteered to use their yards for tool storage so no shed will be required. Additionally, in agreement with the owners we will only be gardening on about half of the site. This is why the design might look incomplete. This design was created over many weeks with direct input from neighbors.



Legend:

-  = Farm Rows
-  = Seating Circle
-  = Community Garden Plots
-  = Water Access / Spigot

This design was created by Tower District community members with help from the Fresno Garden Collective and other volunteer gardeners. If you have any questions or concerns please contact:

Jesse Martindale
559-500-3478

Operational Plan for “Heartwood Community Farm”

The following is an Operational Plan for a Community Garden in Fresno located at 615 E Thomas Ave.

Management:

This community garden is being supported by various community groups, the main one being The Fresno Garden Collective. The collective is a not for profit network of gardens and gardeners in Fresno.

The site manager for this project will be **Jesse Martindale**. His role and responsibilities include:

- Overall maintenance of the site in regards to trash and weeds.
- Acting as a liaison between the owners and city officials when needed.
- Organizer of volunteer work days, planting activities, and irrigation issues.
- Communication and coordination of utilities services such as trash and water.
- Keeping a directory of gardeners and neighbors interested in participating in the site.

This site has been granted by its owners to be managed by Jesse Martindale and used by neighbors to grow food within a community garden framework. Any city personal or fellow neighbors are encouraged to reach out to Jesse Martindale at any time with comments, concerns, or questions. **Contact: 559-500-3478 Email: jessegmartindale@gmail.com**

Operations:

Maintenance:

- Planting spaces, pathways, and plants will be maintained by 1) three organized Volunteer Work Days per week and 2) gardeners that live nearby that have enrolled to help tend to the garden.
- Heartwood Community Farm will be tended to by various neighbors and volunteers.

Hours of Operation:

- Heartwood Community Farm will only be open for tending from dawn to dusk.

Buildings & Structures:

- Heartwood Community Farm will not be utilizing any sheds, buildings, greenhouses.
- Trellises may be used but would not exceed 6 ft. high.

Fencing:

- Heartwood Community Farm will not be using any fencing.

Equipment:

- Household gardening tools will be used and stored off site in neighbors residences and brought during Volunteer Work Days and individual visits by gardeners.

Tillage / Excavation:

- 811 has been contacted and the site manager is fully aware of areas where we cannot dig.
- Any tilling or digging shall be done by hand tools such as a shovel or broad fork.

Irrigation:

- Heartwood Community Farm will be using garden bib timers and black plastic drip line for watering plants. These materials have already been donated ensuring enough for all planting spaces.
- All planting spaces will be set to the same timing system.
- Some hand watering will be allowed on especially hot days.