

JANUARY 14, 2017

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

RE: OPERATIONAL STATEMENT
UPTOWN MARKET
SOUTHEAST CORNER OF W. SHAW AVE. AND N. MARKS AVE.
2767 W. SHAW AVE., STE. 126
FRESNO, CA

PROJECT SITE ADDRESS:
2767 W. SHAW AVE., STE. 126

ASSESSOR'S PARCEL NUMBER (APN):
424-172-01

EXISTING GENERAL PLAN LAND USE DESIGNATION:
CN - NEIGHBORHOOD COMMERCIAL

EXISTING ZONE DISTRICT:
CMX

COMMUNITY PLAN:
BULLARD

SCHOOL DISTRICT:
FRESNO UNIFIED SCHOOL DISTRICT

PROJECT:
THIS PROJECT IS FOR CONSTRUCTION OF A 2,570 SQUARE FOOT CONVENIENCE STORE TENANT IMPROVEMENT WITH BEER AND WINE SALES. THE FACILITY WOULD SALE STANDARD CONVENIENCE STORE ITEMS AND WOULD HAVE A FOOD/SODA COUNTER. ADDITIONALLY, THE STORE WILL OFFER DELI PRODUCTS (MEATS AND CHEESES) AS WELL AS A SMALL DRY PRODUCE AREA.

PROJECTS RELATIONSHIP TO THE NEIGHBORHOOD:
THE PROJECT IS LOCATED IN THE PEPPERTREE PLAZA SHOPPING CENTER LOCATED ON THE SOUTHEAST CORNER OF W. SHAW AVE AND N. MARKS AVE. OTHER TENANTS WITHIN THE SHOPPING CENTER INCLUDE RESTAURANTS, BANKS, SALONS, ETC. PEPPERTREE PLAZA HAS RESIDENTIAL USES IMMEDIATELY TO THE EAST AND SOUTH. COMMERCIAL DEVELOPMENTS ARE LOCATED ON THE OTHER THREE CORNERS OF WEST SHAW AND NORTH MARKS AVENUES.

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PROPOSED USE:

A 2,750 SQ. FOOT CONVENIENCE STORE WITH BEER AND WINE SALES.

HOURS OF OPERATION:

7:00 AM - 10:00 PM MONDAY THROUGH THURSDAY

7:00 AM - 2:00 AM FRIDAY AND SATURDAY

9:00 AM - 10:00 PM SUNDAY

NUMBER OF EMPLOYEES:

THREE EMPLOYEES WORKING IN 8 HOUR SHIFTS

GUESTS / CLIENTS:

AN INCREASE OF CUSTOMERS TO THE SHOPPING CENTER IS ANTICIPATED BECAUSE OF THE CONVENIENCE STORE.

ACCESS TO THE SITE:

THE SITE IS ACCESSIBLE DIRECTLY FROM WEST SHAW AVENUE AND FROM NORTH MARKS AVENUE.

DELIVERIES:

THERE WOULD BE DELIVERIES OF ITEMS FOR THE CONVENIENCE STORE. IT IS ESTIMATED THERE WOULD BE 2-3 DELIVERIES PER WEEK. DELIVERIES ARE MADE AT THE REAR OF THE TENANT SPACE.

PARKING:

PARKING IS PROVIDED AS PART OF THE PEPPERTREE PLAZA SHOPPING CENTER.

SALES:

ITEMS FOR SALE WOULD CONSIST OF THE STANDARD CONVENIENCE STORE ITEMS ALONG WITH DELI ITEMS AND DRY PRODUCE. BEER AND WINE SALES ARE PROPOSED AT THIS SITE.

WATER AND WASTE:

THE PROJECT IS CURRENTLY SERVED BY THE CITY OF FRESNO FOR BOTH WATER AND SEWER.

HAZARDOUS MATERIALS:

NONE

NOISE:

NONE OTHER THAN TRAFFIC GENERATED NOISE. NO OUTSIDE EQUIPMENT IS PROPOSED.

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OUTDOOR LIGHTING / SOUND AMPLIFICATION:

EXISTING PARKING LOT LIGHTING WILL REMAIN. NO NEW LIGHTING IS PROPOSED. SOUND AMPLIFICATION SYSTEMS OUTSIDE THE BUILDING ARE NOT PROPOSED.

LANDSCAPING / FENCING:

LANDSCAPING IS EXISTING. SITE IS FENCED ON THE SOUTH AND EAST SIDES.

SECURITY:

A SYSTEM OF SECURITY CAMERAS COVERING THE INTERIOR OF THE STORE AND POINTS OF INGRESS/EGRESS IS PROPOSED.

END OF OPERATIONAL STATEMENT