

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
CONDITIONS OF APPROVAL

DECEMBER 6, 2017

PLAN AMENDMENT APPLICATION NO. A-17-011
REZONE APPLICATION NO. R-17-016
DEVELOPMENT PERMIT APPLICATION NO. D-17-128

160 West Nees Avenue

The Planning Commission will consider recommending approval to City Council of Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016, and Development Permit Application No. D-17-128 at a noticed public hearing on December 6, 2017 at 6:00 p.m. or thereafter. Staff recommends that these special permit applications be recommended for approval to the City Council, subject to the conditions listed in this document.

Project Description: Terra Mortensen of Galloway & Company, Inc. has filed Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016, and Development Permit Application No. D-17-128 pertaining to approximately 1.38 acres of property. The subject property is located on the northeast corner of North Glenn and West Nees Avenues. Plan Amendment Application No. A-17-010 proposes to amend the Fresno General Plan and the Bullard Community Plan from Community Commercial planned land use to a Business Park planned land use designation. Rezone Application No. R-17-016 requests authorization to rezone the subject property from a CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) zone district to a BP/UGM (Business Park/Urban Growth Management) zone district. Development Permit Application No. D-17-128 requests authorization to construct a tire center for Automobile/Vehicle Repairs, Major.

A Mitigated Negative Declaration had been prepared for Environmental Assessment No. A-17-011/R-17-016/D-17-128 dated December 1, 2017 for purposes of the proposed project by the Development and Resource Management Department. No additional environmental analysis is required beyond what was analyzed by Environmental Assessment No. A-17-011/R-17-016/D-17-128. The approval of this project is subject to compliance with the Conditions of Approval on the following page(s):

CONDITIONS OF APPROVAL

PART A – ITEMS TO BE COMPLETED

Planner to check when completed		
The following items are required prior to issuance of Building Permits:		
<input type="checkbox"/>	1.	Development shall take place in accordance with Exhibits A, E1, E2, F, and L dated September 5, 2017. Transfer all red line notes, comments, conditions, etc. to the corrected exhibit(s) and submit to planner <i>at least</i> 15 days prior to sign off of the site plan.
<input type="checkbox"/>	2.	Enclosure gates shall not open into drive aisles. Redesign solid waste and tire recycling enclosure gates, per Section 15-2016-C-2.
<input type="checkbox"/>	3.	Show triangular sight-distant area on site plan and landscape plan for northeast corner of North Glenn and West Nees Avenues and both driveways, per Section 15-2018.
<input type="checkbox"/>	4.	For all portions of the proposed tire center facing a public street, dimension landscape plan planting areas to demonstrate compliance with Section 15-2305-E-2.
<input type="checkbox"/>	5.	Revise Operational Statement to stipulate that inoperable vehicle staging and storage will comply with Section 15-2406-B.
<input type="checkbox"/>	6.	Revise Operational Statement and site plan notes to reflect 43 total parking spaces.
<input type="checkbox"/>	7.	<p>In accordance with Section 15-2008-B of the FMC, a six-foot high screen wall shall be provided along the entirety of interior lot lines where any non-residential use abuts a residential district. The wall shall terminate coincident with the rear of the landscaped setback area for the adjacent residential property to the north of the subject property, or step down to a maximum three feet in height if constructed within said area.</p> <ul style="list-style-type: none"> • NOTE: The height of a fence is measured from the ground level on the highest side of the fence/wall where grade differentials exist.
<input type="checkbox"/>	8.	Loading bays shall have signage requiring drivers to limit idling to five minutes or less. Add note and site plan location to demonstrate compliance with Section 15-2430-J-3.
<input type="checkbox"/>	9.	A covenant for cross-easement recorded May 20, 1987, as conditioned by the City of Fresno in Site Plan Review No. 9275, is in place between the subject property (APN 402-440-07) and the developed commercial property (APN 402-440-06) immediately to the east of the subject property. Remove the gate blocking access at the existing driveway in the easterly property line of the subject property.

<input type="checkbox"/>	10.	Rezone Application No. R-17-016 proposes to rezone the subject property to the BP (Business Park) zone district; and, to remove conditions of zoning adopted through Ordinance No. 83-54/Bill No. B-56. A Statement of Covenants Affecting Land Development was subsequently recorded on May 19, 1983 as Document No. 83043985 in the Office of the Fresno County Recorder. The project applicant shall file a request for a Release of Covenant with the Development & Resource Management Department and remit required fees for preparation and recordation prior to commencement of operations. A hold on occupancy may be placed for this purpose at the time of issuance of building permits.
<input type="checkbox"/>	11.	Submit three copies of detailed, final landscaping and irrigation plans to be reviewed for compliance with Articles 20, 23 and 24 of the Development Code, prepared by a landscape professional, to the Development Services Division.
<input type="checkbox"/>	12.	Add applicable notes from the attached document titled "Notes and Requirements for Entitlement Applications".
The following items are required prior to issuance of the certificate of occupancy:		
<input type="checkbox"/>	13.	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 Development Services Division.
The following items are required prior to final inspection:		
<input type="checkbox"/>	14.	Prior to final inspection , a written certification, signed by a landscape professional approved by the Director, shall be submitted stating that the required landscaping and irrigation system was installed in accordance with the landscaping and irrigation plans approved by the Development Services Division, Development and Resource Management Department (see form, attached).

PART B – OTHER REQUIREMENTS

1) Planning/Zoning/Environmental Compliance Requirements

- a) Property development standards and the complete list of planning requirements/conditions for this project are contained in the "Property Development Standards Checklist" prepared for D-17-128 dated November 17, 2017, attached to this document for reference.
- b) Development and operation shall take place in accordance with the attached "Notes and Requirements for Entitlement Applications" as applicable.
- c) Development shall take place in accordance with the policies of the Fresno General Plan, the Bullard Community Plan, and the Business Park planned land use designation proposed by

Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016, and Development Permit Application No. D-17-128.

- d) Development shall take place in accordance with the BP/UGM (Business Park/Urban Growth Management) zone district; Section 15-2710 Automobile/Vehicle Service and Repairs, Major and Minor; and all other applicable sections of the Fresno Municipal Code (FMC).
- e) Comply with the operational statement dated September 5, 2017 and amended as required by these Conditions of Approval, Part A, Items 5 and 6.

2) City and Other Services

- a) Development shall take place in accordance with the attached memoranda and letters from City of Fresno Departments and partner agencies:
 - (i) Building and Safety dated September 20, 2017;
 - (ii) Fire Department dated October 7, 2017;
 - (iii) Fresno County Department of Public Health dated September 11, 2017;
 - (iv) Fresno Irrigation District dated September 20, 2017;
 - (v) Fresno Metropolitan Flood Control District dated October 2, 2017 and October 18, 2017;
 - (vi) Public Utilities, Planning and Engineering Division dated September 25, 2017;
 - (vii) Public Utilities, Solid Waste dated September 25, 2017;
 - (viii) Public Utilities, Water Division dated September 20, 2017;
 - (ix) Public Works Traffic and Engineering dated September 22, 2017;
 - (x) Public Works Traffic and Engineering Community Facilities Districts dated September 5, 2017;
 - (xi) Public Works Median Island Maintenance dated September 21, 2017;
 - (xii) San Joaquin Valley Air Pollution Control District dated September 21, 2017.

3) Miscellaneous Requirements

- a) 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:
 - (i) 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 and may encroach on the subject property;
 - (ii) All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - (iii) Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
- b) 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 Zoning Ordinance, and all Public Works Standards and Specifications. The Development and Resource Management 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.

BACKCHECK PROCESS

Please Note: To complete the back-check process for building permits relative to planning and zoning issues, submit four copies of this corrected, final site plan, together with three copies of the elevations, landscape, and irrigation plans, any fees and title reports for required covenants, and any required studies or analyses to Margo Lerwill in the Development Services Division for final review and approval, at least 15 days before applying for building permits.

It may be necessary to resubmit these “corrected exhibits” a second time if not all the conditions have been complied with or are not shown on the exhibits. Once the “corrected exhibits” are approved by the Development Services Division, please place these exhibits in the plan check set and contact the Development Services Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring one additional copy of the site plan exhibit(s) to this appointment so that the Development Services Division has a final signed-off copy of the site plan.

Copies of the final approved site plan, elevations, landscaping, and irrigation plans stamped by the Development Services Division must be submitted for unstamped copies of the same in each of the sets of construction plans submitted for plan check prior to the issuance of building permits.

EXPIRATION DATES

The exercise of rights granted by this special permit must be commenced by within three years from the date of City Council approval, pursuant to FMC Sections 15-5013-A, C, D and E. An extension of up to one additional year may be granted, provided that the findings required under FMC Section 15-5013-A.1 are made by the Director. All required improvements must be installed prior to the operation of the proposed use.

Enclosures: Exhibits
Comments from Partner Agencies & Departments
Notes and Requirements for Entitlement Applications
Property Development Standards Checklists Prepared for D-17-128
Landscape Certification Form



SUBJECT: Conditions of Approval for **D-17-128**

DATE: September 22, 2017

TO: Margo Lerwill
Development and Resource Management Department

FROM: Melessa Avakian, Senior Engineering Technician
Public Works Department, Traffic and Engineering Services Division

APN: 402-440-07

ADDRESS: 160 West Nees Avenue

ATTENTION:

The items below require a separate process with additional fees and timelines, in addition to the development permit process. Submit the following items early to avoid delaying approval of building permits. Final approval of the site plan is contingent on receipt of all items checked below.

X	Maintenance Agreement / CFD	Ann Lillie	Public Works Department (559) 621-8690 Ann.Lillie@fresno.gov
X	Deeds (up to 2 month processing time) 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.	Jeff Beck	Public Works Department (559) 621-8560 Jeff.Beck@fresno.gov
X	Vacation (4 month processing time) A Feasibility Study is required to determine viability and to establish conditions, if any. If approved, recordation of the vacation is required prior to issuance of building permits.	Jason Camit	Public Works Department (559) 621-8681 Jason.Camit@fresno.gov
X	A Cross Access Agreement is required. If a cross access agreement is not provided, construct a 6" high curb 3' from property line or construct a fence.	Margo Lerwill	Planning and Resource Management Department (559) 621-8153 Margo.Lerwill@fresno.gov

ATTENTION:

Prior to resubmitting the corrected exhibit, provide the following information on the site plan:

A. GENERAL REQUIREMENTS

B. OFFSITE INFORMATION:

1. Accurately, show, dimension, and identify existing and proposed **driveway approaches** (provide width), **etc.**
2. Provide a detail of the existing curvilinear sidewalks on Nees Avenue and Glenn Avenue, showing that they both meet Public Works Standard **P-7**. **An additional dedication for pedestrian purposes may be required.**

C. ONSITE INFORMATION:

1. Identify all **buildings** as existing, proposed or to be removed.
2. Identify **and provide turning templates on the site plan for all large vehicles.**

PUBLIC IMPROVEMENT REQUIREMENTS

The following requirements are based on city records and the accuracy of the existing and proposed on-site and off-site conditions depicted on the exhibits submitted. Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed.

Repair all damaged and/or off grade off-site concrete street improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5600. Pedestrian paths of travel must also meet current accessibility regulations. All existing sidewalks in excess of 2% maximum cross slope must be brought into compliance **prior** to acceptance by Public Works.

Underground all existing off-site overhead utilities within the limits of this site/map as per FMC Section 15-4114.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment permit is approved by the City of Fresno Public Works Department, Traffic and Engineering Services Division, (559) 621-8693. Encroachment permits must be approved **prior** to issuance of building permits.

Nees Avenue: Arterial

1. Dedication/Vacation
 - a. Additional dedication may be required if the existing curvilinear sidewalk does not meet Public Works Standard P-7 requirements.
 - b. A vacation may be required dependent upon whether or not private improvements are proposed in the existing 10' pedestrian easement, as identified on **Exhibit "A"**.
2. Construction Requirements:
 - a. Construct a **32'** driveway approach to Public Works Standards **P-2** and **P-6**, as identified on **Exhibit "A"**.
 - b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - c. Remove abandoned (existing driveway approaches not identified for utilization) driveway approach as noted on **Exhibit "A"**, and install sidewalk, curb and gutter per

City of Fresno Public Works Standard Drawing **P-7** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.

- d. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy. "Detectable Warning Devices" are required, if not existing. Reference Public Works Standards **P-24 thru P-27 and P-28, P-30 thru P-32.**

Glenn Avenue: Local

1. Dedication
 - a. Additional dedication may be required if the existing curvilinear sidewalk does not meet Public Works Standard P-7 requirements.
2. Construction Requirements:
 - a. Construct a **34'** driveway approach to Public Works Standards P-2 and P-6, as identified on Exhibit "A".
 - b. Provide a **12'** visibility triangle at all driveways, per Fresno Municipal Code (FMC) 15-2018B.
 - c. Remove abandoned (existing driveway approaches not identified for utilization) driveway approach as noted on **Exhibit "A"**, and install sidewalk, curb and gutter per City of Fresno Public Works Standard Drawing **P-7** to match existing or proposed street improvement line and grade per Fresno Municipal Code (FMC) 13-211.

All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. The performance of any work within the public street right of way (including pedestrian and utility easements) requires a **STREET WORK PERMIT prior** to commencement of work. When preparing Street Plans and/or Traffic Control Plans, contact (Randy Schrey) at (559) 621-8807, **10 working days** in advance, to make sure that sidewalks or an approved accessible path remain open during construction. Submit construction plans for all required work, in a single package, to the City of Fresno's, Traffic and Engineering Services Division. All work shall be reviewed, approved, completed, and accepted **prior** to obtaining a certificate of occupancy. Utility poles, street lights, signals, etc. shall be relocated as determined by the City Engineer.

Two 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 811.

All 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.

PRIVATE IMPROVEMENT REQUIREMENTS

Off-Street Parking Facilities and Geometrics

1. Off-Street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawings **P-21, P-22, P-23.**
2. Install **30"** state standard "STOP" signs at locations shown. (Arterials) A "right turn only" sign is also required, at the same location; install a **30" x 36"** state standard sign immediately below the stop sign on the same post. Signs shall be mounted on a **2"** galvanized post with the bottom of the lowest sign **7'** above ground, located behind curb and immediately behind a major street sidewalk.

3. Parking: Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**. No obstructions shall be within the **2'** overhang.
4. When no masonry wall is required, wheel stops in the form of a **6"** high concrete curb or other approved fixed barrier, placed a minimum distance of **3'** from the property line, or the building to be protected, shall be installed.

Traffic Signal Mitigation Impact (TSMI) Fee: This project shall pay all applicable TSMI Fees **at the time of building permit**. Contact the Public Works Department, Frank Saburit at (559)621-8797. The fees are based on the trip generation rates as set forth in the latest edition of the ITE Generation Manual. Comply with the attached comments from the City Traffic Engineer for TIS-17-009.

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **New Growth Area**; therefore pay all applicable growth area fees and City-wide regional street impact fees. Contact the Public Works Department, Frank Saburit at (559) 621-8797.

Regional Transportation Mitigation Fee (RTMF): Pay all applicable **RTMF** fees to the Joint Powers Agency located at 2035 Tulare Street, Suite 201, Fresno, CA 93721; (559) 233-4148 ext. 200; www.fresnocog.org. Provide proof of payment or exemption **prior** to issuance of certificate of occupancy.

Questions relative to these conditions may be directed to Melessa Avakian at 559 621-8812 Melessa.Avakian@fresno.gov in the Public Works Department, Traffic and Engineering Services Division.

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mazier, P.E.
Public Works Director

August 3, 2017

Margo Lerwill, Planner III
Development and Resources Management Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

**SUBJECT: REVIEW OF THE TRIP GENERATION COMPARISON DATED JULY 6, 2017
FOR THE PROPOSED GENERAL PLAN AMENDMENT FOR THE PROPERTY
LOCATED NORTHEAST OF THE INTERSECTION OF NEES AND GLENN
AVENUES
TIS 17-009**

PROJECT ANALYSIS OVERVIEW

We have reviewed the Trip Generation Comparison prepared by Peters Engineering Group for the proposed General Plan Amendment (GPA), "project", for the property located northeast of the intersection of Nees and Glenn Avenues. According to the Trip Generation Comparison, the proposed project site is currently designated as Community Commercial in the General Plan. The proposed GPA would amend the land use designation to Business Park. The project site is currently vacant.

Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 9th Edition. A comparison of the projected trips to be generated with the original and proposed land use designations is shown in the following table.

Land Use	Size	ADT	Weekday					
			AM			PM		
			Peak Hour			Peak Hour		
			In	Out	Total	In	Out	Total
Existing GP Designation/Use Nursery (Garden Center) (ITE Code 817)	6,000 SF	410	-	-	15	-	-	42
Proposed GP Designation/Use Tire Store (ITE Code 848)	8 bays	269	11	6	17	12	17	29
Difference		-141	-	-	2	-	-	-13

SF = square feet --- = no information given

The project site is located in Traffic Impact Zone (TIZ) III. Traffic Impact Zone III allows for 100 peak hour trips to be generated by a project before a Traffic Impact Study is required. Because

the proposed project is projected to generate less than 100 peak hour trips, a Traffic Impact Study will not be required.

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit. The fee is based on the number of service bays at a rate of \$1,524/service bay. Based on the project information analyzed in the Trip Generation Comparison, the TSMI fee would be \$12,192.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2035 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the 2035 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the 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. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
4. The proposed project shall pay the \$288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to the Traffic & Engineering Services Division.

5. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov.

Sincerely,



Jill Gormley, TE
City Traffic Engineer / Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor
Eric Tange, Galloway
John Rowland, Peters Engineering Group

* GENERAL NOTES

1. 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 DEVELOPING SERVICES DIVISION.
2. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF THE SPACES, AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 10-0107 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW-AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
3. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE HANDICAPPED SHALL HAVE TO WALK OR WHEEL OR IN AROUND BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
4. SIGNS, OTHER THAN DIRECTIONAL SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
5. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
6. 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) 663-4802 SHALL BE IMMEDIATELY CONTACTED, AND A CALIFORNIA ARCHAEOLOGICAL INVENTORY SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: (805) 644-2288) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. THE ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FULLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
7. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, I.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).
8. OUTDOOR STORAGE OF MATERIALS, INCLUDING SO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCING MANAGEMENT DEPARTMENT.

- [illegible]

$$t + 2' \text{ for trees} = 9' \text{ min}$$

-
- PAINTED (AS SYMBOL)
(12 INCH MINIMUM LETTER HEIGHT)
- PAINTED (AS SYMBOL)
- 2% MAX SLOPE IN ALL DIRECTIONS FOR ACCESSIBLE PARKING AREA
- VAN
- NO PARKING
- MIN 9
- 6-INCH HIGH CONCRETE WHEEL STOP
- 6-INCH HIGH CURB
- 6-INCH HIGH CONCRETE WHEEL STOP
- 1:12 MAX SLOPE
- 4.5
- DETECTABLE WARNING DEVICES PER CITY OF FRESNO STD DMG P-32
- PROPOSED (AS SIGN)
- PROPOSED (AS SIGN WITH VAN FLOOR)

DETAIL A ACCESSIBLE PARKING STALLS

- SCALE: 1" = 5'
- 1 PRE. PUT 20" DB P-5 TO MATCH EXISTING
- 2 Install 30" state standard "STOP" sign(s) as to be shown. Where a right turn only sign is also at the same location, use a 30" x 36" state standard sign. The sign shall be placed on the ground immediately below the stop sign on the same side of the road. The sign shall be mounted on the bottom of the lowest sign 7' above ground. Location of sign shall be immediately behind a major street curb and immediately behind a major street intersection.
- SEWERSHED SCHEDULE
- 10" PUBLIC UTILITY EASEMENT DEDICATED ON TRACT MAP NO. 3067, RECORDED SEPTEMBER 26, 1980 (BK 37, PG 55 - 58 OF TRACT MAPS).

SEMENT SCHEDULE

- 10' PUBLIC UTILITY EASEMENT DEDICATED ON TRACT MAP NO. 3067, RECORDED SEPTEMBER 26, 1980 (BK 37, PG 55 - 58 OF TRACT MAPS)
- 10' PUBLIC PEDESTRIAN WALKWAY EASEMENT RECORDED JULY 27, 1984 (INST. NO. 1984-71778 O.R.)

10' PUBLIC PEDESTRIAN WALKWAY EASEMENT
RECORDED JULY 27 1984 (INST NO 1984-71778)

- (continued)

ATTENTION PLANNER:
SHALL BE COMPLETED PRIOR TO PERMITS:

- ACCESS _____ LOT MERGER _____
 MAP _____ PARCEL MAP _____
 LOT LINE ADJUSTMENT _____
- OR - CONSTRUCT 6" HIGH CURB
 3' FROM PROPERTY LINE OR
 FENCE

PROJECT INFORMATION

AREA TABLE

PARKING SUMMARY TABLE

LEGAL DESCRIPTION: PARCEL MAP NO. 88-16 WITH TRACT 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835,
--

NOTES

1. NO EXISTING BUILDINGS ON PROPERTY
2. ALL EXISTING STREET LIGHTS ARE MOUNTED ON METAL POLES

OWNERS

DEVELOPER/APPLICANT

SPEL LLC
10000 N. 10TH AVE.
BEND, OR 97701
TEL: (501) 416-5288
ATTN: MATTHEW HANIGAN

**CIVIL ENGINEER/
ENTITLEMENT CONSULTANT**

CHEN & ASSOCIATES
9509 ALIUMIA AVE., SUITE 104
FRESNO, CA 93711
TEL: (559) 770-3550
FAX: (559) 770-3550
ATTN: JOSE LEWIS, PE

ARCHITECT

GALLOWAY & COMPANY, INC.
SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
ATTN: KYLE ANDERSON, AIA, NCARB

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
81625 WILLOW DRIVE, SUITE 200
FARMINGTON, UT 84025
TEL: (801) 770-8884
ATTN: KERRI LILLEGREN, LA, LEED AP

SITE LEGEND

PROPOSED STANDARD DUTY ASPHALT PAVING

PROPOSED HEAVY DUTY ASPHALT PAVING

PROPOSED LANDSCAPE

PROPOSED AREA OF EASEMENT

PARKING COUNT

PROPOSED CIRCULATION

ADA PATH OF TRAVEL

VICINITY MAP
NOT TO SCALE

City Hall
2600 Fresno Street, 4th Floor
Fresno, California 93721
Ph. (559) 621-8800
www.fresno.gov

Scott L. Mozier, P.E.
Public Works Director

August 3, 2017

Margo Lerwill, Planner III
Development and Resources Management Department
2600 Fresno Street, 3rd Floor
Fresno, CA 93721

**SUBJECT: REVIEW OF THE TRIP GENERATION COMPARISON DATED JULY 6, 2017
FOR THE PROPOSED GENERAL PLAN AMENDMENT FOR THE PROPERTY
LOCATED NORTHEAST OF THE INTERSECTION OF NEES AND GLENN
AVENUES
TIS 17-009**

PROJECT ANALYSIS OVERVIEW

We have reviewed the Trip Generation Comparison prepared by Peters Engineering Group for the proposed General Plan Amendment (GPA), "project", for the property located northeast of the intersection of Nees and Glenn Avenues. According to the Trip Generation Comparison, the proposed project site is currently designated as Community Commercial in the General Plan. The proposed GPA would amend the land use designation to Business Park. The project site is currently vacant.

Vehicle trips projected to be generated by the project were calculated using the ITE Trip Generation Manual, 9th Edition. A comparison of the projected trips to be generated with the original and proposed land use designations is shown in the following table.

Land Use	Size	Weekday						
		ADT	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Existing GP Designation/Use Nursery (Garden Center) (ITE Code 817)	6,000 SF	410	-	-	15	-	-	42
Proposed GP Designation/Use Tire Store (ITE Code 848)	8 bays	269	11	6	17	12	17	29
Difference		-141	-	-	2	-	-	-13

SF = square feet

--- = no information given

The project site is located in Traffic Impact Zone (TIZ) III. Traffic Impact Zone III allows for 100 peak hour trips to be generated by a project before a Traffic Impact Study is required. Because

the proposed project is projected to generate less than 100 peak hour trips, a Traffic Impact Study will not be required.

GENERAL COMMENTS and CONDITIONS

1. This project shall pay its Traffic Signal Mitigation Impact (TSMI) Fee per the Master Fee Schedule at the time of building permit. The fee is based on the number of service bays at a rate of \$1,524/service bay. Based on the project information analyzed in the Trip Generation Comparison, the TSMI fee would be \$12,192.

The TSMI fee facilitates project impact mitigation to the City of Fresno Traffic Signal infrastructure so that costs are applied to each new project/building based on the generated ADT. The TSMI fee is credited against traffic signal installation/modifications and/or Intelligent Transportation System (ITS) improvements (constructed at their ultimate location) that plan to build out the 2035 General Plan circulation element and are included in the Nexus Study for the TSMI fee. The TSMI fee is regularly updated as new traffic signals are added, new grant funds offset developer improvement costs, and/or construction costs increase/decrease. If the project is conditioned with traffic signal improvements in excess of their TSMI fee amount, the applicant may apply for fee credits (security/bonding and/or developer agreement required) and/or reimbursement for work in excess of their fee as long as the infrastructure is in place at the ultimate location. The applicant should work with the Public Works Department and identify, with a Professional Engineers estimate, the costs associated with the improvements prior to paying the TSMI fee to determine any applicable fee credits and/or reimbursements.

For project specific impacts that are not consistent with the 2035 General Plan, Public Works Standards, and/or are not incorporated into the TSMI fees, the infrastructure costs will not be eligible for reimbursement unless the City Engineer and City Traffic Engineer include the new traffic signal and/or ITS infrastructure in the next TSMI fee update and the applicant agrees to pay the new TSMI fee that includes the new infrastructure. Failure to pay this fee or construct improvements that are credited/reimbursable with this fee will result in a significant unmitigated impact as this fee is applied to all projects within the City Sphere of Influence.

2. This project shall pay its Fresno Major Street Impact (FMSI) Fee, which will be determined at time of building permit. This FMSI fee is creditable towards major street roadway improvements included in the nexus study for the FMSI fee.
3. The project shall pay the 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. Provide proof of payment or exemption, based on vesting rights, prior to issuance of building permits.
4. The proposed project shall pay the \$288 Traffic Impact Study review fee for review of the document. Proof of payment shall be provided to the Traffic & Engineering Services Division.

5. The proposed project shall make necessary improvements and right-of-way and public easement dedications along adjacent public street(s) and within the site boundaries per City of Fresno standards/requirements.
6. The proposed site plan shall be reviewed and approved by the City of Fresno Traffic & Engineering Services Division, Traffic Planning Section.

If you have any further questions regarding this matter, please contact me at (559) 621-8792 or jill.gormley@fresno.gov.

Sincerely,



Jill Gormley, TE
City Traffic Engineer / Traffic Engineering Manager
Public Works Department, Traffic & Engineering Services

C: Copy filed with Traffic Impact Study
Louise Gilio, Traffic Planning Supervisor
Eric Tange, Galloway
John Rowland, Peters Engineering Group

DEPARTMENT OF PUBLIC WORKS

TO: **Margo Lerwill, Planner II**
Planning Division

FROM: **Hilary Kimber, Parks Supervisor II (559-621-1345)**
Public Works, Median Island Maintenance

DATE: September 21, 2017

SUBJECT: SITE PLAN REVIEW NO. D-17-128

The Department of Public Works offers the following comments regarding:
160 West Nees Avenue (APN: 402-440-07)

STREET TREE REQUIREMENTS

1. The subdivider is required to provide street trees on all public street frontages per Fresno Municipal Code and for the dedication of planting and trail landscaping easements as determined by the Planning Department. Street trees shall be planted at the minimum rate of one tree for each 60' of street frontage by the Developer. The subdivider is required to provide irrigation for all street trees. The irrigation system shall comply with FMC 12-306-23, Water Efficient Landscape Standards.
2. There are approximately 200 lineal feet of street frontage along E. Nees Ave. resulting in the requirement of three (3) street trees.
3. The design submitted by Galloway Planning, Architecture and Engineering, dated June 27, 2017 shows one (1) Bottle Tree (*Brachychiton populneus*). There are two stylized Olive trees that are to remain but will not count towards the street tree requirement. Please add one (1) additional Bottle Brush and that will meet the Public Works requirement for street trees on this street.
4. There are approximately 300 lineal feet of street frontage along N. Glenn Ave. resulting in the requirement of five (5) street trees. The Conceptual plans show five (5) Ginkgo trees (*Ginkgo biloba* 'Autumn Gold') which meet the Public Works requirement for this street.
5. Public Works requires a landscape and irrigation plan in the right-of-way to the scale of 1"=20' to be submitted prior to the installation of any landscaping.



Google

Rec 2017 © Google



DATE: September 15, 2017

TO: Margo Lerwill, Development Services/Planning
Development and Resource Management Department

FROM: Ann Lillie, Senior Engineering Technician
Public Works Department, Traffic and Engineering Services Division

SUBJECT: CONDITIONS OF DEVELOPMENT PERMIT APPLICATION NO. 2017-128 FOR
MAINTENANCE REQUIREMENTS

ADDRESS: 160 West Nees Avenue
APN: 402-440-07

The Public Works Department, Traffic and Engineering Services Division, has completed its review and the following requirements are to be placed on this development as a condition of approval by the Public Works Department. These requirements are based on City records, standards and the proposed improvements depicted for this development on the exhibits submitted.

ATTENTION:			
The item (s) below requires a separate process with additional costs and timelines. In order to avoid delays with the approval of this development, the following item (s) shall be submitted for processing to the Public Works Department, Traffic and Engineering Services Division prior to Building Permit approval.			
X	Private Maintenance Covenant	Ann Lillie	(559) 621-8690 ann.lillie@fresno.gov
X	CFD Annexation Request Package		

Requirements not addressed due to omission or misrepresentation of information, on which this review process is dependent, will be imposed whenever such conditions are disclosed and shall require a revision of this letter.

Any change affecting the items in these conditions requires revision of this letter.

INCOMPLETE Community Facilities District ("CFD") Annexation Request submittals may cause delays to the annexation process and project approval. The annexation process takes from three to four months and SHALL be completed prior to Building Permit approval.

All applicable construction plans for this development are to be submitted to the Traffic and Engineering Services Division for review and approval prior to the CFD process. The Landscape and Irrigation Plans are required to be approved prior to the finalization of the CFD process.

1. The Property Owner's Maintenance Requirements

The long term maintenance and operating costs, including repair and replacement, of certain required public improvements ("Services") associated with all new Commercial, Industrial and Multi-Family developments are the ultimate responsibility of the Property Owner. The property owner shall provide Services either by a mechanism approved by the Public Works Department or by annexing to the City of Fresno's Community Facilities District No. 9 ("CFD No. 9").

The following public improvements (**existing and proposed**) are eligible for Services by CFD No. 9 as associated with this development:

- All landscaping, trees and irrigation systems, as approved by the Public Works Department, within the public street right-of-way a fronting along **West Nees Avenue and North Glenn Avenue**.
- Concrete curb and gutters, valley gutters, sidewalks and curb ramps in the street rights-of-way. **(West Nees Avenue)**
- Concrete curb and gutters, valley gutters, sidewalks and curb ramps, and street paving in the street rights-of-way. **(North Glenn Avenue)**
- All costs associated with the street lights (including repair and replacement) within public street rights-of-way. **(West Nees Avenue and North Glenn Avenue)**

2. The Property Owner may choose to do one or both of the following:

- I. The Property Owner may petition the City of Fresno to request annexation to CFD No. 9 by completing and submitting an Annexation Request Package to the Public Works Department, Traffic and Engineering Services Division for review and approval. The Annexation Request Form is available, along with current costs, on-line at the City's website at <http://www.fresno.gov>, under the Public Works Department, Developer Doorway.
- **Proceedings to annex territory to CFD No. 9 SHALL NOT commence** unless this development is within the City limits and all construction plans (this includes Street, Street Light, Signal and Landscape and Irrigation plans as applicable) are considered technically correct.
 - The annexation process will be put on **HOLD** and the developer notified if all of the requirements for processing are not in compliance. **Technically Correct shall mean that the facilities and quantities to be maintained by CFD No. 9 are not subject to change after acceptance for processing.**
 - The annexation process takes from three to four months and **SHALL** be completed prior to building permit approvals. The review and approval of Landscape and Irrigation Plans are required to be approved by the Public Works Department prior to the completion of the annexation process.
 - Public improvements not listed above will require special approval by the Public Works Department Director or his designee.

-OR-

- II. The Property Owner may provide for Services privately for the above maintenance requirements. All City maintenance requirements not included for annexation to CFD No. 9 for Services **SHALL** be included in a Private Maintenance Covenant for the required Services associated with this development or as approved by the City Engineer.

For any questions regarding these conditions please contact me at (559) 621-8690 / ann.lillie@fresno.gov



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: September 25, 2017

TO: MARGO LERWILL, Planner III
Department of Development and Resource Management

FROM: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering

SUBJECT: SEWER REQUIREMENTS FOR DEVELOPMENT PERMIT
APPLICATION No. D-17-128, PLAN AMENDMENT APPLICATION No.
A-17-011 AND REZONE APPLICATION No. R-17-016

General

Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016 and Development Permit Application No. D-17-128 were filed by Terra Mortensen of Galloway & Company, Inc. and pertains to +/-1.38 acres of property located on the northeast corner of North Glenn and West Nees Avenues; 160 West Nees Avenue, APN: 402-440-07. Plan Amendment Application No. A-17-011 proposes to amend the Fresno General Plan, Bullard Community Plan from Community Commercial, Urban Growth Management, conditions of zoning to Business Park. Rezone Application No. R-17-016 proposes to amend the Official Zone Map to reclassify the property from CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) to BP (Business Park.) Development Permit Application No. D-17-128 the applicant proposes to construct a tire center for Automobile/Vehicle Repairs, Major.

Sewer Requirements

The nearest sanitary sewer main to serve the proposed project is an 8-inch sewer main located in North Glenn Avenue and a 10-inch sewer main located in East Nees Avenue. Sanitary sewer facilities are available to provide service to the site subject to the following requirements:

1. Installation of sewer house branch(s) shall be required.
2. On-site sanitary sewer facilities shall be private.
3. The Project Developer shall contact Wastewater Management Division/Environmental Services at (559) 621-5100 prior to pulling building permits regarding conditions of service for special users.



A Nationally Accredited Public Utility Agency

MEMORANDUM

MARGO LERWILL, Planner III

Department of Development and Resource Management

September 25, 2017

SEWER REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATION No. D-17-128, PLAN AMENDMENT APPLICATION No. A-17-011 AND REZONE APPLICATION No. R-17-016

Page 2 of 2

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project:

1. Sewer Facility Charge (Non-Residential)
2. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility charges per Fresno Municipal Code Sections 6-304 and 6-305. Sewer Facility Charges consist of two components, a Wastewater Facilities Charge and Trunk Sewer Charge where applicable.
3. Sewer Facility Charges are collected after occupancy on a monthly basis over time based on metered (water or sewer effluent) usage. The developer may contact the Department of Public Utilities/Wastewater-Environmental Control at (559) 621-5153 to receive an estimated cost of the Sewer Facility Charges applicable to the project (based on a constant sewer discharge and loading (Biochemical Oxygen Demand [BOD] and Total Suspended Solids [TSS] levels anticipated) at the current rates in effect, at that time, per Fresno's Master Fee Resolution. The developer shall provide data regarding estimated sewer discharge rates [flow] and loading [BOD/TSS levels] required for calculating the estimated charges.



**DEPARTMENT OF PUBLIC UTILITIES
MEMORANDUM**

DATE: September 25, 2017

TO: MARGO LERWILL, Planner III
Department of Development and Resource Management

FROM: KEVIN GRAY, Supervising Engineering Technician
Department of Public Utilities, Planning and Engineering

SUBJECT: SOLID WASTE REQUIREMENTS FOR DEVELOPMENT PERMIT
APPLICATION No. D-17-128, PLAN AMENDMENT APPLICATION No.
A-17-011 AND REZONE APPLICATION No. R-17-016

General

Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016 and Development Permit Application No. D-17-128 were filed by Terra Mortensen of Galloway & Company, Inc. and pertains to +/-1.38 acres of property located on the northeast corner of North Glenn and West Nees Avenues; 160 West Nees Avenue, APN: 402-440-07. Plan Amendment Application No. A-17-011 proposes to amend the Fresno General Plan, Bullard Community Plan from Community Commercial, Urban Growth Management, conditions of zoning to Business Park. Rezone Application No. R-17-016 proposes to amend the Official Zone Map to reclassify the property from CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) to BP (Business Park.) Development Permit Application No. D-17-128 the applicant proposes to construct a tire center for Automobile/Vehicle Repairs, Major.

Solid Waste Requirements

General

This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Allied Waste at 559-275-1551 or 800-493-4285.

Does Project Affect Your Agency/Jurisdiction

Yes - Project has or will be required to provide a trash enclosure.

Suggestions to Reduce Impacts/Address Concerns



A Nationally Accredited Public Utility Agency

MEMORANDUM

MARGO LERWILL, Planner III

Department of Development and Resource Management

September 25, 2017

SOLID WASTE REQUIREMENTS FOR DEVELOPMENT PERMIT APPLICATION No. D-17-128, PLAN AMENDMENT APPLICATION No. A-17-011 AND REZONE APPLICATION No. R-17-016

Page 2 of 2

The design of any new, substantially remodeled, or expanded building or other facility shall provide for proper storage or handling which will accommodate the solid waste loading anticipated and which will allow for safe and efficient waste removal.

Enclosure shall be constructed on a level surface.

The enclosure shall be level with the adjoining roadway (with no ramps, slopes, etc.).

Trash enclosures are for storage of refuse and recycling bins only; no other equipment, piping, faucets or structures are to be constructed or placed within the enclosure.

Recommended Conditions of Approval

Enclosure shall be built in accordance with current City of Fresno Standards P-33 and P-34.

Location of enclosure is acceptable.

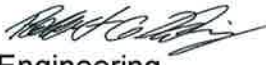


**DEPARTMENT OF PUBLIC UTILITIES – UTILITIES PLANNING & ENGINEERING
MEMORANDUM**

DATE: September 20, 2017

TO: MARGO LERWILL, Planner III
Department of Development and Resource Management

THROUGH: THOMAS C. ESQUEDA, Director
Department of Public Utilities

FROM: ROBERT A. DIAZ, Senior Engineering Technician 
Department of Public Utilities – Utilities Planning & Engineering

SUBJECT: **Water Requirements for Development Permit Application D-17-128, Plan Amendment Application A-17-011 and Rezone Application R-17-016**

General

Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016 and Development Permit Application No. D-17-128 were filed by Terra Mortensen of Galloway & Company, Inc. and pertains to +/-1.38 acres of property located on the northeast corner of North Glenn and West Nees Avenues; 160 West Nees Avenue, APN: 402-440-07. Plan Amendment Application No. A-17-011 proposes to amend the Fresno General Plan, Bullard Community Plan from Community Commercial, Urban Growth Management, conditions of zoning to Business Park. Rezone Application No. R-17-016 proposes to amend the Official Zone Map to reclassify the property from CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) to BP. (Business Park.) Development Permit Application No. D-17-128 the applicant proposes to construct a tire center for Automobile/Vehicle Repairs, Major.

Water Requirements

The nearest water mains to serve the proposed project are a 12-inch main located North Glenn Avenue and a 14-inch main located in West Nees Avenue. Water facilities are available to provide service to the site subject to the following requirements:

1. On-site water facilities shall remain private.

The water supply requirements for this project are as follows:

1. The existing property is currently served with a 1.5-inch water meter.



A Nationally Accredited Public Utility Agency

MEMORANDUM
MARGO LERWILL, Planner III
Department of Development and Resource Management
September 20, 2017

Water Requirements for Development Permit Application D-17-128
Page 2 of 2

- a. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project can be accommodated with the existing 1.5-inch meter, then the applicant shall not be required to pay a Water Capacity Fee Charge.
 - b. If the total domestic, commercial, industrial and irrigation water demands for the applicant's proposed project cannot be accommodated with the existing 1.5-inch meter and an additional water meter or a larger water meter is required, then the applicant shall be required to pay a Water Capacity Fee Charge.
 - c. If a larger water meter or fire service is required to accommodate the new, larger water demands, then the Water Capacity Fee Charge shall be calculated by subtracting the Water Capacity Fee Charge associated with the existing water meter size from the Water Capacity Fee Charge associated with the larger water meter size required for the applicant's project. The Water Capacity Fee Charges for different meter sizes are published in the City's Master Fee Schedule.
 - d. The City reserves the right to require an applicant to increase or decrease the size of a water meter for a project or a property to ensure that the meter is properly sized to accommodate fire protection requirements, and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - e. The Water Capacity Fee Charge for any new or expanded service connection shall be payable prior to the issuance of a building permit at the fee level in effect on the date such permit is issued.
2. The project applicant shall be required to pay all other water-related fees and charges in accordance with the City's Master Fee Schedule and Municipal Code.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

File No. 210.412

Page 1 of 4

PUBLIC AGENCY

MARGO LERWILL
DEVELOPMENT SERVICES/PLANNING
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721

DEVELOPER

GEORGE R. BUNTING, SFP-E,LLC
PO BOX 5350
BEND, OR 97708

PROJECT NO: **2017-128**

ADDRESS: **160 W. NEES AVE.**

APN: **402-440-07**

SENT:

10/18/17

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
DH	\$0.00	NOR Review	\$63.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	\$320.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$383.00		

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 2/28/18 based on the site plan submitted to the District on 10/17/17 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a.) Fees related to undeveloped or phased portions of the project may be deferrable.
- b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c.) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.
- f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable \$300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

FR
DPA
No. 2017-128
v.1

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 2 of 4

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. ☒ a. Drainage from the site shall BE DIRECTED TO NEES AVENUE AND/OR GLENN AVENUE.
☐ b. Grading and drainage patterns shall be as identified on Exhibit No.
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as
☒ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:
☒ Grading Plan
☐ Street Plan
☐ Storm Drain Plan
☐ Water & Sewer Plan
☐ Final Map
☐ Drainage Report (to be submitted with tentative map)
☐ Other
☐ None Required

4. Availability of drainage facilities:
☒ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☐ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
☐ d. See Exhibit No. 2.

5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)
☒ Does not appear to be located within a flood prone area.

6. ☐ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.


FR DPA No. 2017-128 v.1

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**


Page 3 of 4

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.
- a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.
 - b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.
 - c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
10. X See Exhibit No. 2 for additional comments, recommendations and requirements.

FR DPA No. 2017-128 v.1



Debbie Campbell
Design Engineer



Sarai Yanovsky
Project Engineer

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 4 of 4

CC:

TERRA MORTENSEN, GALLOWAY & CO.

550 W. ALLUVIAL AVE., SUITE 104

FRESNO, CA 93711

FR DPA No. 2017-128 v.1

OTHER REQUIREMENTS
EXHIBIT NO. 2

The minimum finish floor elevation shall be 350.96 (U.S.G.S. Datum).

The subject site is located within the District's Drainage Area "DH". Runoff from the "DH" system will ultimately drain to the San Joaquin River. Drainage runoff from commercial and industrial land uses directly to the river is prohibited by City of Fresno and District policy. The District is therefore requiring on-site mitigation of the runoff quality prior to discharge to the public drainage system. The specific plan and detail of the proposed mitigation must be reviewed and approved by the District prior to implementation. The developer is responsible to implement mitigation features which will maintain compliance with the Local, State, and EPA standards and regulations throughout the life of the project. The on-site mitigation system must be paid for and maintained by the developer. An agreement will be required to insure maintenance of these facilities.

In an effort to improve storm runoff quality, outdoor storage areas shall be constructed and maintained such that material that may generate contaminants will be prevented from contact with rainfall and runoff and thereby prevent the conveyance of contaminants in runoff into the storm drain system.

The District encourages, but does not require that roof drains from non-residential development be constructed such that they are directed onto and through a landscaped grassy swale area to filter out pollutants from roof runoff.

Runoff from areas where industrial activities, product, or merchandise come into contact with and may contaminate storm water must be treated before discharging it off-site or into a storm drain. Roofs covering such areas are recommended. Cleaning of such areas by sweeping instead of washing is to be required unless such wash water can be directed to the sanitary sewer system. Storm drains receiving untreated runoff from such areas shall not be connected to the District's system. Loading docks, depressed areas, and areas servicing or fueling vehicles are specifically subject to these requirements. The District's policy governing said industrial site NPDES program requirements is available on the District's website at: www.fresnofloodcontrol.org or contact the District's Environmental Department, Daniel Rourke, for further information regarding these policies related to industrial site requirements.

Development No. DPA 2017-128v.1



FIRE DEPARTMENT

DATE: October 7, 2017

TO: MARGO LERWILL, Planner III
Development and Resource Management Department

FROM: LAURIE SAWHILL, Senior Fire Prevention Inspector
Prevention and Technical Services Division

SUBJECT: 160 W NEES, D-17-128, R-17-016, A-17-011
APN: 402-440-07

The applicant proposes to build a tire center for major automobile repairs. Fire conditions of approval are as follows:

All back checks will be performed between the hours of 1:30 p.m. and 3:00 p.m. Monday – Friday, at Fresno Fire Department located at 911 H Street. No appointment is necessary. Applicants must be at the front counter and sign the log before 3pm or you will be required to come back another day.

All revisions to plans shall be called out with a cloud or delta.

If you have questions and would like more information regarding FFD Development Policies please see the following: <https://www.fresno.gov/fire/fire-prevention-investigation/development-policies/>

Show the proposed location of fire sprinkler riser and FDC. Note: Interior sprinkler risers not located within five feet of an exterior door require an exterior wall mounted indicating control valve. FFD policy section 405.025 and 405.003.

Show the location of the fire department connection. Fire department connections shall not be installed within five feet (5') of any building opening, excluding a fire department riser access door. (FFD Development Policy 405.025)

Fire department connections shall be located within forty feet (40') of a fire apparatus access lane. (FFD Development Policy 405.025)

Note on plan: The minimum size of all fire department connections shall be based upon the system type. No connection shall be less than 2 ½" in size. (FFD Development Policy 405.025)

MARGO LERWILL
160 W NEES
October 10, 2017
Page 2

Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief. 2016 CFC, Section 912.2.1.

Note on plan: 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.

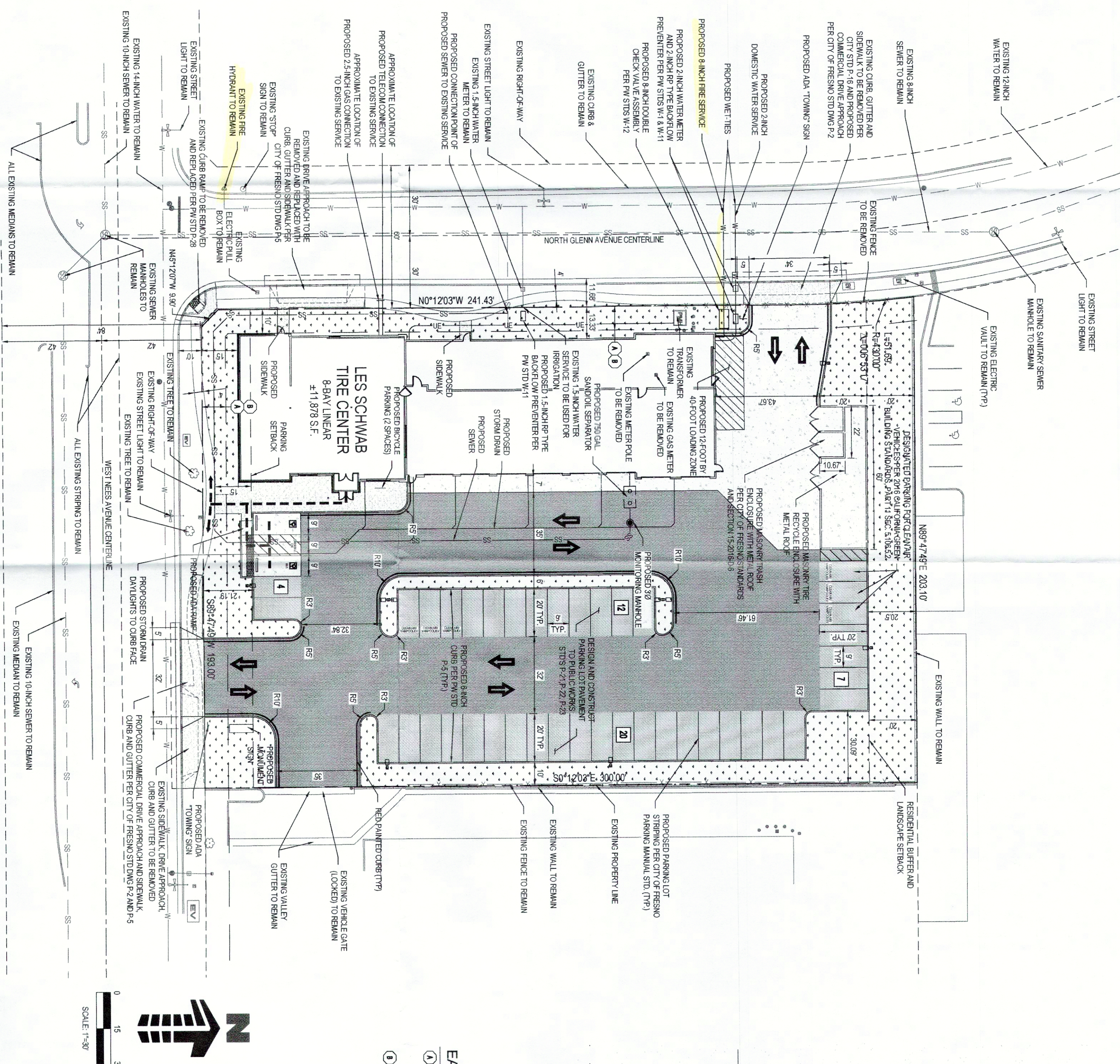
This project was reviewed by the Fire Department only for requirements related to water supply, fire hydrants, and fire apparatus access to the building(s) on site. Review for compliance with fire and life safety requirements for the building interior and its intended use are reviewed by both the Fire Department and the Building and Safety Section of DARM 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.

- NOTES
1. NO EXISTING BUILDINGS ON PROPERTY
 2. ALL EXISTING STREET LIGHTS ARE MOUNTED ON METAL POLES

PROJECT INFORMATION	
LEGAL DESCRIPTION: PARCEL C OF PARCEL MAP NO. 83 IN THE CITY OF FRESNO COUNTY OF FRESNO COUNTY, CALIFORNIA, BEING THE SOUTHWEST 1/4 OF SECTION 14, T4S, R3E, S4E, PAGE 36 OF PARCEL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
CURRENT ZONING: ZONING FOR THIS PROPERTY IS COMMUNITY COMMERCIAL (CC).	
REQUIRED ZONING: ZONING RECOMMENDED FOR THIS PROJECT IS BUSINESS PARK (BP).	
COMMITTEE PLAN	
ASSESSOR'S PARCEL NUMBER 424-04-07	
ADDRESS 180 W. NEES AVENUE, FRESNO, CA 93711	
DATE OF PREPARATION 08-22-2017	

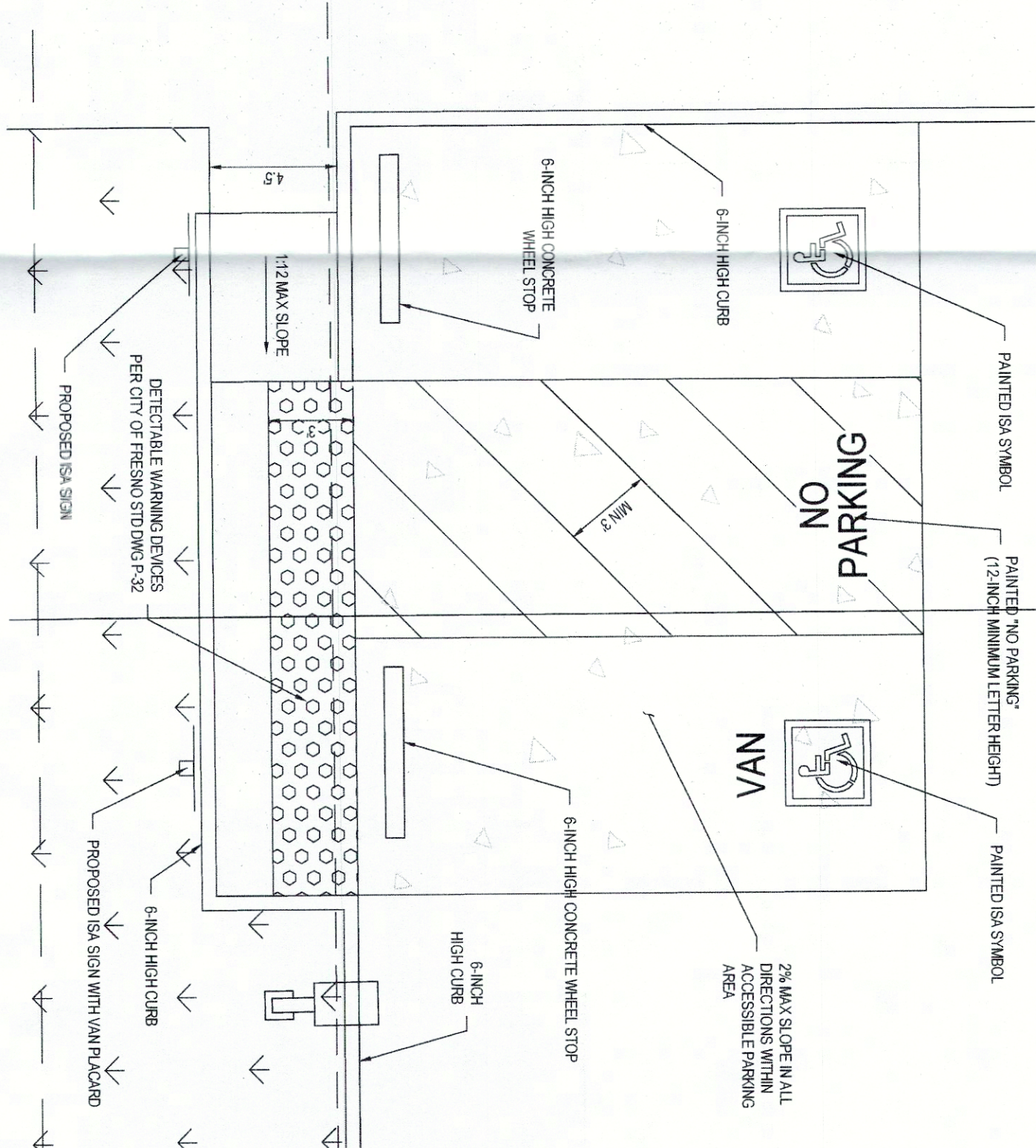
AREA TABLE	
PROJECT SITE AREA	60,113 SF / 1.38 AC, 100% OF SITE
EXISTING BUILDING AREA	0 SF / 0 AC / 0% OF SITE
PROPOSED BUILDING AREA	11,878 SF / 0.27 AC / 20% OF SITE
PAVED AREA	32,469 SF / 0.73 AC / 54% OF SITE
SPRAWLS	1,046 SF / 0.02 AC / 2% OF SITE
LANDSCAPING	13,586 SF / 0.31 AC / 23% OF SITE

PARKING SUMMARY TABLE	
NUMBER OF PARKING SPACES PROVIDED	43 STANDARD SPACES
NUMBER OF PARKING REQUIRED	1 + 1 SEATING PER BUS + 1 SEATING PER 25 SF RETAIL = 31
NUMBER OF HANDICAP PARKING PROVIDED	2 SPACES
NUMBER OF HANDICAP PARKING REQUIRED	26 - 30 SPACES + 2 SPACES REQUIRED
NUMBER OF BICYCLE PARKING SPACES PROVIDED	2 SPACES
NUMBER OF BICYCLE PARKING SPACES REQUIRED	2 SPACES
NUMBER OF LOW EMISSION VEHICLE SPACES PROVIDED	3 SPACES
NUMBER OF LOW EMISSION VEHICLE SPACES REQUIRED	2 SPACES
NUMBER OF SPACES DESIGNATED AS FUTURE CHARGING STATIONS PROVIDED	2 SPACES
NUMBER OF SPACES DESIGNATED AS FUTURE CHARGING STATIONS REQUIRED	2 SPACES
NUMBER OF SPACES DESIGNATED AS FUTURE CHARGING STATIONS PROVIDED	1 SPACE PER 275 SF OF FLOOR AREA



- EASEMENT SCHEDULE
1. TO PUBLIC UTILITY EASEMENT DEDICATED ON TRACT MAP NO. 3067, RECORDED SEPTEMBER 26, 1980 (BK 37, PG 55 - 58 OF TRACT MAPS)
 2. TO PUBLIC PEDESTRIAN WALKWAY EASEMENT RECORDED JULY 27, 1984 (INST. NO. 1984-71778 O.R.)

ACCESSIBLE PARKING STALLS



OWNERS	
JPI PROPERTIES, LLC PO BOX 7738 FRESNO, CA 93709	DEVELOPER/APPLICANT

PO BOX 5537 FRESNO, CA 93709 TEL: (559) 415-528 ATTN: MATTHEW HANCOCK	CIVIL ENGINEER/ ENTITLEMENT CONSULTANT
--	---

GALLOWAY & COMPANY, INC. 550 W. ATLANTIC AVE, SUITE 104 FRESNO, CA 93706 TEL: (559) 721-5300 FAX: (559) 770-5555 ATTN: JOSH LEWIS, PE	ARCHITECT
--	-----------

GALLOWAY & COMPANY, INC. 8182 S. WILLOW DRIVE, SUITE 200 GREENWOOD VILLAGE, CO 80111 ATTN: KYLE MATTHEWS, AIA, NCARB	LANDSCAPE ARCHITECT
---	---------------------

GALLOWAY & COMPANY, INC. 550 W. ATLANTIC AVE, SUITE 104 FRESNO, CA 93706 TEL: (559) 721-5300 FAX: (559) 770-5555 ATTN: TERRI LILLEGREN, RLA, LEED AP	LANDSCAPE ARCHITECT
---	---------------------

SITE LEGEND	
	PROPOSED STANDARD DUTY ASPHALT PARKING
	PROPOSED HEAVY DUTY ASPHALT PARKING
	PROPOSED LANDSCAPE
	PROPOSED WHEEL OF ELEMENT
	PROPOSED CIRCULATION
	ADA PATH OF TRAVEL



APPL. NO. 188
PROJ. NO. 188
DATE 9-5-17
CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

GENERAL NOTES

1. 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 DEVELOPMENT SERVICES DIVISION.
2. ALL ACCESSIBLE STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A WARNING THAT VEHICLES IN VIOLATION OF SECTION 16.10.07 OF THE MUNICIPAL CODE SHALL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN-FOOT POLES.
3. ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS BAYERS OR STAYED AREAS WHERE THE HANDICAPPED SHALL NOT HAVE TO WHEEL OR WALK BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMP.
4. SIGNS, OTHER THAN DIRECTIONAL, SIGNS, IF APPLICABLE, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT.
5. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SITEWORK, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
6. 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: (665) 844-2288) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. ANY ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FURTHER SITE INVESTIGATION OR SITE AVOIDANCE PRESERVATION.
7. 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).
8. OUTDOOR STORAGE OF MATERIALS, INCLUDING ISO CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED WITHIN A COMPLETELY ENCLOSED BUILDING, UNLESS APPROVED BY THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT.

SITE PLAN REVIEW
LES SCHWAB TIRE CENTERS
NEC GLENN AND NEES AVENUES
FRESNO, CA

COPYRIGHT
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY AND MAY NOT BE REPRODUCED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. ANY VIOLATION OF THIS COPYRIGHT WILL BE ENFORCED AND PROSECUTED.

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

Tires LES SCHWAB

Galloway
Planning, Architecture, Engineering
P.O. Box 48371
Fresno, CA 93711
559.721.5000 O
www.gallowayUS.com
CDS 18, 2016 & Copyright, Inc. All Rights Reserved

C1.1
1 of 3

SITE PLAN	
Project No.	LST100943.02
Drawn By:	BM
Checked By:	TJM
Date:	8/01/2017

**CITY OF FRESNO - DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
REQUEST FOR COMMENTS, CONDITIONS, ENVIRONMENTAL ASSESSMENT,
AND ENTITLEMENT APPLICATION REVIEW OF
PLAN AMENDMENT APPLICATION NO. A-17-011, REZONE APPLICATION NO. R-17-016
DEVELOPMENT PERMIT APPLICATION NO. D-17-128**

Building and Safety Svcs - Yeghia Oulashian

Return Completed Form to:

Margo Lerwill, Development Services/Planning
Email: Margo.Lerwill@fresno.gov and
Marissa.Butler@fresno.gov
Development and Resource Management
2600 Fresno Street, Third Floor
Fresno CA 93721-3604

PROJECT DESCRIPTION AND LOCATION:

Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016, and Development Permit Application No. D-17-128 were filed by Terra Mortensen of Galloway & Company, Inc. and pertain to ±1.38 acres of property located on the northeast corner of North Glenn and West Nees Avenues. **Plan Amendment Application No. A-17-011** proposes to amend the Fresno General Plan, Bullard Community Plan from Community Commercial, Urban Growth Management, conditions of zoning to Business Park. **Rezone Application No. R-17-016** proposes to amend the Official Zone Map to reclassify the property from CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) to BP (Business Park). **Development Permit Application No. D-17-128** The applicant proposes to construct a tire center for Automobile/Vehicle Repairs, Major.

APN: 402-440-07 ZONING: From CC/UGM/cz to BP ADDRESS: 160 West Nees Avenue

DATE ROUTED: September 8, 2017 COMMENT DEADLINE: September 22, 2017

WILL THIS PROJECT AFFECT YOUR AGENCY/JURISDICTION? (If yes, specify.)

SUGGESTION(S) TO REDUCE IMPACTS/ADDRESS CONCERNS:

REQUIRED CONDITIONS OF APPROVAL:

*PLANS, PERMITS AND GRADING PERMIT REQ'D.
MEZZANINE AREA LIMITATIONS PER CBC 505.2*

IS ANY ADDITIONAL INFORMATION NEEDED FOR YOU TO COMPLETE YOUR REVIEW? (Be specific):

REVIEWED BY:

[Signature]
Name and Title

SENIOR PLANS EXAMINER

8088

Telephone Number

9/20/17

Date



County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Ken Bird, Health Officer

September 11, 2017

Margo Lerwill
Development & Resource Management
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

LU0019139
2602

Dear Ms. Lerwill:

PROJECT NUMBER: A-17-011, R-17-016, D-17-128

Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016, and Development Permit Application No. D-17-128 were filed by Terra Mortensen of Galloway & Company, Inc. and pertain to ± 1.38 acres of property located on the northeast corner of North Glenn and West Nees Avenues. **Plan Amendment Application No. A-17-011** proposes to amend the Fresno General Plan, Bullard Community Plan from Community Commercial, Urban Growth Management, conditions of zoning to Business Park. **Rezone Application No. R-17-016** proposes to amend the Official Zone Map to reclassify the property from CC/UGM/cz (*Community Commercial/Urban Growth Management/conditions of zoning*) to BP (*Business Park*). **Development Permit Application No. D-17-128** The applicant proposes to construct a tire center for Automobile/Vehicle Repairs, Major.

APN: 402-440-07

ZONING: From CC/UGM/cz to BP

ADDRESS: 160 West Nees Avenue

Recommended Conditions of Approval:

- If the applicant proposes to use and/or store hazardous materials and/or hazardous wastes, they shall meet the requirements set forth in the California Health and Safety Code (HSC), Division 20, Chapter 6.95, and the California Code of Regulations (CCR), Title 22, Division 4.5. Any business that handles a hazardous material or hazardous waste may be required to submit a Hazardous Materials Business Plan pursuant to the California Health and Safety Code (HSC), Division 20, Chapter 6.95, Section 25507 (<http://cers.calepa.ca.gov/> or <https://www.fresnocupa.com/>). Contact CalRecycle, Tire Unit Permit Branch at (916) 255-3896 for additional information.
- The applicant should be advised of the State of California Public Resources Code, Division 30; Waste Management, Chapter 16; Waste Tire Facilities and Chapter 19; Waste Tire Haulers and facilities, will require the Owner/Operator to obtain a Tire Program Identification Number (TPID) and possibly a waste and used tire hauler permit from the California Department of Resources Recycling and Recovery (CalRecycle). Contact the local Tire Enforcement Agency at (559) 600-3271 for additional information.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

Promotion, preservation and protection of the community's health

1221 Fulton Mall / P. O. Box 11867, Fresno, CA 93775

(559) 600-3271 • FAX (559) 600-7629

The County of Fresno is an Equal Opportunity Employer

www.co.fresno.ca.us • www.fcdph.org

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- If any underground storage tank(s) are found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

REVIEWED BY:

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II

(559) 600-3271

kt

cc: Caroline San Miguel- Environmental Health Division (CT. 44.08)
Terra Mortensen- Applicant (terramortensen@gallowayus.com)
Matt Hannigan- Owner (matthew.t.hannigan@lesschwab.com)

SEP 21 2017

Margo Lerwill
City of Fresno
Development and Resource Management Department
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

RECEIVED

SEP 28 2017

DARM - DEVELOPMENT SERVICES
CITY OF FRESNO

Project: D-17-128/R-17-016/A-17-001, Les Schwab Tire Center

District CEQA Reference No: 20171002

Dear Ms. Lerwill:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of construct a tire center for automobile/vehicle repairs, amend the Fresno General Plan and Rezone from Community Commercial to Business Park, located at 160 West Nees Avenue, in Fresno, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, the proposed project would equal or exceed 2,000 square feet of commercial space. Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Carol Flores, at (559) 230-5935.

Sincerely,

Arnaud Marjollet
Director of Permit Services


for Brian Clements
Program Manager

AM: cf

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

Based on the following exhibits:

- Exhibits A, E1, E2, F, and L dated 9/5/2017

District Type – Employment District

PROJECT DESCRIPTION

Plan Amendment Application No. A-17-011, Rezone Application No. R-17-016, and Development Permit Application No. D-17-128 were filed by Terra Mortensen of Galloway & Company, Inc. and pertain to ±1.38 acres of property located on the northeast corner of North Glenn and West Nees Avenues. **Plan Amendment Application No. A-17-011** proposes to amend the Fresno General Plan and Bullard Community Plan planned land use from Community Commercial to Business Park. **Rezone Application No. R-17-016** proposes to amend the Official Zone Map to reclassify the property from CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning) to BP/UGM (Business Park/Urban Growth management). **Development Permit Application No. D-17-128** proposes to construct a tire center for Automobile/Vehicle Repairs, Major.

APN: 402-440-07

ADDRESS: 160 West Nees Avenue

GENERAL INFORMATION – Fresno General Plan Land Use Designation is CC Commercial - Community.

Zoning		
	Existing	CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning)
	Requested	BP/UGM (Business Park/Urban Growth management)
Plans		
	Community Plan	Bullard
	Specific Plan	N/A
	Redevelopment	N/A
Previous Actions		
	Applications	N/A
	Covenants/Easements	N/A
	Development Agreements	N/A
	Tract Map or Lot Split	

PROPERTY DEVELOPMENT STANDARDS

15-1302 - Use Regulations

Note: Refer to Table 15-1302 to determine the proposed land use regulations for Employment Districts.

Use Permitted		
	a. What is the zoning of the subject site?	BP (proposed)
	b. Is the use of the project allowed in the zone district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	c. What is the proposed use?	Automobile/Vehicle Repairs, Major
	d. Does the project require an approval of a Conditional Use Permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

	e. Are there any additional regulations? If yes, then list the additional regulations here as well. <i>(For example, is the proposed use a special use listed in Article 27?)</i>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Additional requirements, if applicable: Section 15-2710 – Automobile/Vehicle Service and Repair, Major and Minor.

15-1303 - Intensity and Massing Development Standards

Note: Below this table will have a checklist table for the requirements stated in the additional regulations section, in numerical order.

Lot and Intensity Standards – Employment Districts							
District	O	BP	RBP	IL	IH	Additional Regulations	Does project meet requirement?
Minimum District Size	-	-	5 acres	-	-		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable
Minimum Lot Size (sq.ft.)	7,500	10,000	-	9,000	9,000		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Minimum Lot Width (ft.)	65	65	150	75	75		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Minimum Lot Depth (ft.)	110	110	200	120	120		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Maximum Floor Area Ratio	2.0	1.0	1.0	1.5	1.5	§15-309, Determining Floor Area Ratio	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Building Form and Location Standards – Employment Districts							
Maximum Height (ft.)**	60	60	60	60	60	§15-2012, Heights and Height Exceptions § 15-1304-A, Residential Transition Standards §15-1304-C, Exceptions to Maximum Height in IL and IH Districts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Min. Setbacks (ft)							
Front (Major Street)	15	15	15	15	15	§15-313, Determining Setbacks and Yards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Front (Major Street), with enhanced streetscape	-	N/A	N/A	N/A	N/A	§15-1304-A, Residential Transition Standards	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable
Front (Local Street)	-	-	-	-	-	§15-1304-D, Enhanced Streetscape	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Side	-	-	-	-	-	§15-1304-E, Parking Setbacks	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Rear	-	-	-	-	-	§15-2014, Projections/Encroachments into Yards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
Parking, from back of sidewalk or curb (min.)	15	15	15	-	-	§15-2305, Areas to be Landscaped	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable

****Note:** Projects may be allowed a higher maximum height. Refer to Section 15-1304-B if project is within **Woodward Park Area** and Section 15-1304-C if project is in **IL or IH Districts** for further detail.

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

15-309 - Determining Floor Area Ratio

A. Calculating Floor Area Ratio			
<p>To calculate FAR, non-residential floor area is divided by site area, and typically expressed as a decimal.</p> $\frac{\text{gross non-residential floor area of all buildings on a site}}{\text{total site area}} = \text{floor area ratio (FAR)}$			
B. Proposals			
Maximum FAR for Project	Proposed FAR for Project	Does the proposed FAR meet criteria in Table 15-1203?	If the Project does not meet the requirement, what needs to be changed?
1.0	0.2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

15-313 - Determining Setbacks and Yards

If a property abuts an Official Plan Line, the required setback shall be established from the Official Plan Line or the property line, whichever results in a greater setback.

A. Front Setbacks			
Requirement:			
Front setbacks shall be measured from the back of the sidewalk (including instances where the back of the sidewalk lies within the project parcel) to the portion of the structure that is closest to the front of the lot. In the absence of a sidewalk, the minimum front setback shall be measured from the back of the curb. In the absence of a sidewalk and curb, minimum front setbacks shall be measured from the front property line.			
Required Setback	Proposed Front Setback for Project	Does proposed Front Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
15'	15'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
B. Side Setbacks			
Requirement: <i>(To downsize this document, if there is no street side yards delete that section.)</i>			
Side setbacks on interior lot lines shall be measured from the property line. When the side of the lot abuts a street, the measurement to determine the setback shall be made in the same manner as Front Setbacks.			
Required Interior Side Setback	Proposed Side Setback for Project	Does proposed Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
0	10'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
Required Street Side Setback	Proposed Street Side Setback for Project	Does proposed Street Side Setback meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
0'	10'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
C. Rear Setbacks			
Requirement:			

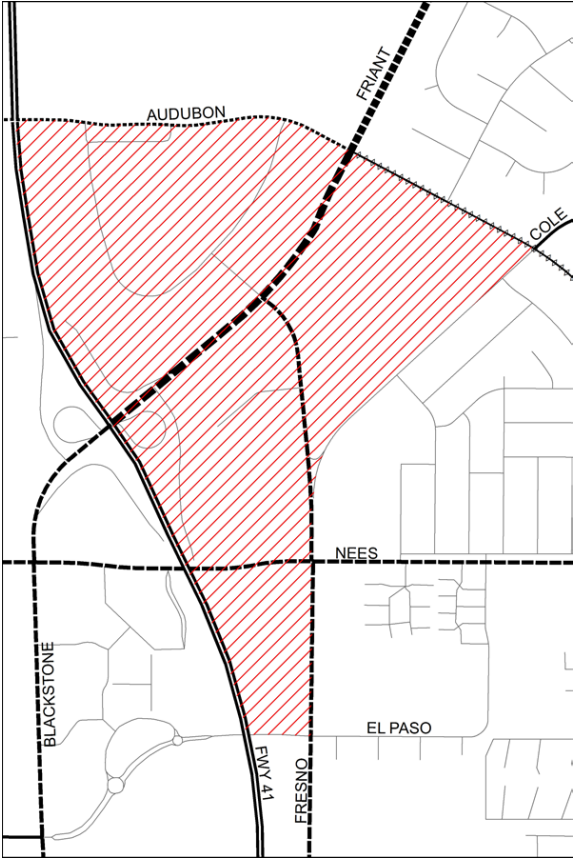
Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

Required Rear Setback	Proposed Yards on Alleys for Project	Does proposed Yards on Alleys meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
20' due to residential abutting	20'	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
D. Yards on Alleys			
Requirement:			
The following special regulations for determining setbacks apply when a lot abuts an alley.			
1. If a side lot line abuts an alley, the yard shall be considered an interior side yard rather than a corner side yard. 2. In computing the minimum yard for any lot where such yard abuts an alley, no part of the width of the alley may be considered as part of the required yard.			
Required Setback	Proposed Yards on Alleys for Project	Does proposed Yards on Alleys meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?
None	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

15-1304 - Site Design Development Standards

A. Residential Transition Standards		
Is the project located where E District abuts a Residential District?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, skip to section B, Exceptions to Maximum Height in Woodward Park Area.	
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Height		
Maximum height within 40 ft. of an R District is limited to 30 ft. The maximum height within 50 feet of an R District is 40 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
Setbacks		
1. Front and Street Side Yards. The front setback shall not be less than the required front yard on the abutting R District lot within 75 ft. of the R District.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
2. Interior Side and Rear for the IL and IH Districts. The interior side and rear setback abutting an R District boundary shall be no less than 50 ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
3. Interior Side and Rear Setbacks for All Other Employment Districts. The interior side and rear setback abutting a Residential District boundary shall be 20 ft.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
Landscape		
See Table 15-2305-C.1, Required Landscape Buffers.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	20' landscape buffer has been provided in rear where project abuts residential district
Does project propose a multi-story building where the second story or above is located within 50 ft. of the side or rear yard of a single family lot?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, skip to section B, Exceptions to Maximum Height in Woodward Park Area.	
Screening		
4a. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six ft. from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
4b. Sufficiency of Screening. The Review Authority shall determine the sufficiency of the proposed screening measures and may require additional measures.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

B. Exceptions to Maximum Height in Woodward Park Area				
Requirement:				
<p>Within the geographic area that is hatched in Figure 15-1304-B, the maximum permitted building height may be increased to 120 ft. Such projects shall conform to the residential transition standards in Section 1304-A, and shall be subjected to a Conditional Use Permit.</p>				
				
Figure 15-1304-B, Exceptions to Maximum Height in Woodward Park Area				
Permitted Exception to Building Height for Project	Proposed Building Height for Project	Does proposed Building Height meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?	
		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	No modification needed or proposed.	
C. Exceptions to Maximum Height in IL and IH Districts				
Requirement:				
<p>Within the IL and IH Districts, uninhabited structures such as silos, cooling towers, and similar structures used for storage and manufacturing may exceed the maximum height prescribed in Table 15-1303-2 by no more than 40 ft. Height in excess of 100 ft. for such structures is subject to a Conditional Use Permit.</p>				
Permitted Exception to Building Height for Project	Proposed Building Height for Project	Does proposed Building Height meet the given requirement?	If the Project does not meet the requirement, what needs to be changed?	
		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
D. Enhanced Streetscape				

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

Projects in O Districts which include buildings with a front setback of less than 15 ft. shall provide the following streetscape enhancements:			
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
Sidewalks			
1. Sidewalks shall be no less than 12 feet in width.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	No enhanced streetscape required or proposed	
Street Trees			
2a. Street trees should be located no more than three feet from the back curb and whenever possible should be aligned with other trees on the block.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
2b. Street trees should generally be evenly spaced, no less than 20 ft. apart, and not more than 40 ft. apart.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
2c. Whenever possible, trees should not be located directly in front of building entrances.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
2d. Trees should be placed in tree wells measuring 5 ft. by 5 ft. to maximize usable sidewalk area, tree wells shall be covered by grates of a design which is approved by the Director. Larger tree wells may be required by the Public Works Director for species requiring more space. The property owner shall assume maintenance responsibilities for the tree grates.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
2e. Streets should be deciduous, fast growing, drought tolerant, and should eventually form a tall canopy. Not more than one species should be planted per block. Whenever nearby pre-existing trees are in good condition and meet the intent of this section, new trees should be of the same species.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
Pedestrian-scaled street lights			
3a. Street lights should be located no more than 3 ft. from the curb, and whenever possible should be aligned with street trees and other lights on the block.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
3b. Street lights should be generally evenly spaced, no less than 30 ft. apart, and not more than 80 ft. apart. Whenever possible, street lights should be less than 15 ft. from nearby street trees.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
3c. Street lights should not be of the type commonly known as Cobra Heads or other types which are intended primarily for the illumination of the vehicular roadway. Lights should be ornamental and designed primarily for the illumination of the sidewalk. Whenever nearby pre-existing lights are in good condition and meet the intent of this section, new lights should be of the same type. Intersection safety lights shall be typical cobra-head design, while mid-block lighting should be ornamental and scaled for the pedestrian environment. Lighting shall meet Public Works standards.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
Facades located with 15 ft. of the public sidewalk shall be oriented to the street as follows:			
4a. If there is a primary common building entrance which provides access to reception areas, elevators, stairs, and internal circulation, it shall face and be oriented to the street. If there is a yard between the sidewalk and the building, a paved path six ft. in width shall be provided from the public sidewalk to the entrance.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
4b. Direct entrances from the sidewalk in to individual establishments located along the street frontage shall be provided. If there is a yard between the sidewalk and the building, a paved path six ft. in width shall be provided from the public sidewalk to the entrance.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
Exterior Walls			
5. Exterior walls facing a front or street side lot line shall include windows, doors, or other openings with transparent glazing for at least 60% of the building wall area located between 2.5 and seven ft. above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two ft. deep.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
Sidewalk Shading (where buildings are located within two ft. of a public sidewalk):			

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

6a. Awning or canopy depth shall be no less than 4 ft. and no more than 10 ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
6b. Clearance shall be no less than 8 ft. and no more than 12 ft. from the finished floor.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
C. Parking Setbacks		
In the O, BP, and RBP Districts, parking shall be set back from the street facing lot as shown in Table 15-1303-2, except as provided below:		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1a. Is the lot less than 150 ft. in width or depth?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, skip to section 2a.	(n/a)
1b. If so, the parking setback may be reduced to six feet. This area shall be landscaped. Parking spaces shall be screened with a minimum three foot high berm, wall, or hedge, or combination thereof.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
2a. Will there be partially submerged and podium parking?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, skip to section 3a.	(n/a)
2b. If so, parking that is partially below the street grade may extend to the setbacks of the main structure. A maximum six ft. of the parking structure height may extend above the street grade if screened along street facing elevations by foundation plant materials. Gates need not be screened.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
3a. Will there be underground parking?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, skip to section 4a.	(n/a)
3b. If so, parking that is fully underground and below the street grade may extend from property line to property line.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
4a. Does project propose carports on a Major Street in the O or BP District?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, skip to section 5a.	(n/a)
4b. If so, then carports should generally be located away from major streets. There shall be no more than six consecutive carport spaces parallel to major streets, with a minimum distance of 20 ft. between every six carport spaces.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
5a. Does project propose driveways?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, skip to section D.	(n/a)
5b. If so, then the location and width of driveways shall be minimized. They are permitted only to provide access to garages, carports, and parking areas. Curb cuts are limited to one for every 50 ft. of street frontage.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
D. Pedestrian Access		
Within the O District, on site pedestrian circulation and access must provide the following: If project is not within the O District, skip to section E, Service Areas and Loading.		
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. To streets. Direct and convenient access shall be provided to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	Not an O District.
2. To Transit. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
3. To Circulation Network. Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

	4. Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
External Connections			
In the O District, a system of pedestrian walkways shall connect the project site to adjacent Residential, Commercial, Mixed Use, Office districts as follows:			
	5a. If the adjacent Residential, Commercial, Mixed Use, and Office districts are undeveloped , stub connections shall be provided at a frequency of one per 600 ft. Upon the development of the adjacent parcels, any fencing or gates at the stubs shall be opened.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	5b. If the adjacent Residential, Commercial, Mixed Use, and Office districts are developed and provide connection points via breaks in the perimeter wall/fence or stub streets , then the project shall provide pedestrian walkway connections at those locations.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	5c. If the adjacent Residential, Commercial, Mixed Use, and Office districts are developed and there are no possible connections via breaks in the perimeter wall/fence , then the project shall not be required to provide connections.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
Pedestrian Walkway Design			
	6a. Walkways shall be a minimum of 4 ft. wide, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	6b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	6c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least six inches high, bollards, or other physical barrier.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
E. Service Areas and Loading			
	Service and loading areas should be integrated with the design of the building and shall be screened from residential areas. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading can minimize adverse impacts to residents.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

15-1305 - Façade Design Development Standards

Note: This section applies only to new buildings, building additions, and façade remodels. If your project is not proposing any of the changes, skip to the next section, Other General Site Regulations.

A. Building Articulation			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	In the O district, all street-facing facades must include at least one projection or recess at least 2 ft. in depth for every 25 ft. of horizontal ft. of wall.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	Not an O district
B. Building Materials and Finishes			
In the O District, the following standards shall apply:			
	1. Each side of a building that is visible from a Major Street shall be designed with a complementary level of detailing and quality of materials.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	2. There shall be a minimum of two exterior wall finish materials.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

	3. Veneers should turn corners, avoiding exposed edges and continue down the side of a building to a logical break, such as a change in wall plane. Material changes at outside corners should be avoided.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	4. Building entrances and common areas shall be accentuated with enhanced finishes and materials that are durable and high quality and distinguish these spaces from other elements of the building.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	5. Metal building should employ a variety of building forms, shapes, colors, materials, and other architectural treatments to add visual interest and variety to the building. Architectural treatments should emphasize the primary entrance to the building.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	6. Unless roofing materials are part of the design element (for example, tiles, concrete, or metal roofing elements), the ridge line elevation should not exceed the parapet elevation.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	7. Windows shall maintain a consistent design character throughout the development and shall be of the same material on all elevations facing a street.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	8. Parking areas and structures shall be designed to match and be compatible with the architectural character, materials, and colors of the overall development.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	In the BP and RBP District , buildings within 100 ft. of a major street shall apply at least two of the following standards:		
	1. Use a minimum of two exterior wall finish materials shall be used.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. Use a minimum of three exterior paint colors.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	3. Design street-facing facades to have an overall wall composition of at least 20% glazing.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable	
	4. Provide one inset of six inches in depth, 10 ft. in height, and 20 ft. in width for every 50 ft. of wall length.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable	
	5. Provide canopies or awnings with at least four ft. of projection for at least 50% of the wall length.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	6. Employ an architectural treatment to the primary entrance(s) such as decorative lighting, increased height, or enhanced materials.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

OTHER GENERAL SITE REGULATIONS

Note: The following chart lists all the sections of General Site Regulations. Use the checklist to see which sections will apply to your project, then find the appropriate table after this checklist for a more in-depth checklist for requirements of the section. To downsize this document, delete sections that do not pertain to your project.

General Site Regulations			
	Section	Description	Does this section apply to your project?
	15-2003	Trails	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	15-2004	Accessory Buildings and Structures	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

15-2006	Fences, Walls, and Hedges	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
15-2008	Screening Between Differing Land Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
15-2009	Security Fencing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15-2010	Electric Fences	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15-2011	Screening of Mechanical and Electrical Equipment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15-2012	Heights and Height Exceptions	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15-2013	Outdoor Service Yards and Storage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15-2014	Projections/Encroachments into Required Yards	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15-2015	Outdoor Lighting and Illumination	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
15-2016	Trash and Refuse Collection Areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
15-2017	Underground Utilities	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15-2018	Intersection Visibility	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
15-2019	Development on Substandard Lots	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
15-2020	Lots with Multiple Zone Districts (Split Zoning)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

15-2004 - Accessory Buildings and Structures

A. Applicability			
<p>These provisions apply to:</p> <ol style="list-style-type: none"> All new structures over seven feet in height, including, but not limited to, garages, carports, porte-cocheres, sheds, workshops, gazebos, greenhouses, cabanas, trellises, play structures, aviaries, covered patios, etc. which collectively shall be referred to as Accessory Structures, that are attached or detached from and accessory to the main building on the site. Decks and patios that are 30 inches above the ground elevation, excluding above-ground pools. 			
B. Relation to Other Structures			
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
1. A detached accessory building may be constructed on a lot on which there is a permitted main building to which the accessory building is related.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
2. An accessory building may be constructed prior to a permitted main building and used for not more than one year in connection with the construction of the main building. The owner shall sign a covenant, which will at a minimum, require that the accessory structure be removed should the main building not be constructed.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	Tire recycle enclosure not intended for use prior to occupancy.	
C. Setbacks			
1a. <i>Front and Street-Side Yards.</i> Accessory Structures may not be located within required front yard or street-side setback areas.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
1b. <i>Alleys.</i> Structures shall be set back a minimum of five feet from an alley if the Accessory Structure utilizes the alley for vehicle access.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
2. Accessory Structures shall comply with the setbacks per the underlying district or operative plan, whichever is greater.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
D. Height			
Accessory Structures are subject to the height limitations specific to the zoning district in which they are located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		

15-2006 - Fences, Walls, and Hedges

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

A. Applicability			
<p>The standards of this section apply to:</p> <ol style="list-style-type: none"> 1. New fences, hedges, or walls; 2. New development; 3. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 4. A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this Code; 5. The demolition and reconstruction of a site; 6. A request for a Discretionary Permit; 7. Change of Occupancy of an existing building as defined by the Building Code; or, 8. Condominium Conversions 9. Exceptions. The standards of this section do not apply to fences that are part of a designated historic site. 			
B. Fence and Height Locations for All Districts			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
Other Regulations			
	1. Fences shall comply with the setback requirements below, unless a greater setback is required by an operative plan, adopted policy, or a condition of project approval.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
Subdivision Approval Conditions			
	2. In certain circumstances, such as at the rear of landscape easements, fence locations are identified as part of the subdivision approval process. In such cases and in the potential case of conflict with this section, the map conditions of approval shall govern.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
Street-Facing References			
	3. Street-facing includes all roadways, including highways	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
Parking Lot Entrances			
	4. Fence and gate locations may need to provide greater setbacks than those listed in this section to allow for vehicle staking. This includes fencing that limits access to parking lots.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
Front Yard Requirements			
	5a. <i>Wrought Iron or Tubular Steel.</i> A fence up to four feet in height may be installed within any required front yard setback. Fences must be open a minimum of 80 percent (e.g., no more than 20 percent opaque) to allow for the passage of light and air.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	5b. <i>All Other Materials.</i> All other fences within any required front yard setback are permitted up to three feet in height and shall comply with the main building setback, minus five feet.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
Street-Side Yard Requirements			
	6a. <i>Wrought Iron or Tubular Steel.</i> A fence up to 4 ft. in height may be installed within any required front yard setback. Fences must be open a minimum of 80% (e.g. no more than 20% opaque) to allow for the passage of light and air.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	6b. <i>All Other Materials.</i> All other fences within any required street side yard setback are permitted up to 3 ft. in height and shall comply with the main building setback, minus 5 ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
Through Lots			
	7. Both street frontages shall be considered Front Yards.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

Other Yards			
8. Outside of the required front yard and street-side yards, the maximum height for fences is seven feet (regardless of location on the site) unless the fence is part of Outdoor Storage per Section 15-2013, Outdoor Service Yards and Storage.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
Bollards			
9. Bollards, up to three feet in height may be placed at the rear of required landscaped areas.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
Setbacks			
10. Unless a greater setback is required in another section of this Code, fences shall be set back 12 inches from the back of adjacent sidewalks, or from the curb or shoulder if there is no sidewalk. Fences may be placed on interior side and rear property lines.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
Right-of-Way			
11. In no circumstance may any fence be placed in the public right-of-way unless specified elsewhere in this Code.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
D. Temporary Fencing			
Is the project a temporary or seasonal use, including Community Garden, Urban Agricultural, Farming, temporary sales, etc.?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, skip to section E, Fence & Retaining Wall Combinations.		
Requirement:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
Fencing setbacks shall comply with main building setbacks of the underlying zone district.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
E. Fence and Retaining Wall Combinations			
Is there a retaining wall?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If no, skip to section F, Decorative Features.		
Requirement:	Does project meet requirement?	Requirement:	
Where a fence is located on top of a retaining wall, and a six-foot maximum fence height is normally applicable, the Director may allow a combined height of fence and retaining wall up to a maximum of seven feet.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	Where a fence is located on top of a retaining wall, and a six-foot maximum fence height is normally applicable, the Director may allow a combined height of fence and retaining wall up to a maximum of seven feet.	
F. Decorative Features			
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
1. Columns and gates may exceed the maximum height requirements by 4 inches.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
2. On through and corner lots, the exposed (e.g. rough) side of the fence shall face into the subject parcel, rather than the street. The finished side of the fence shall be oriented towards the street.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		
3. Fences, greater than 125 ft. in length in Residential Districts and/or along Major Streets, shall incorporate decorative pilasters with decorative caps spaced no more than 30 ft. apart. This shall not apply to industrial districts, unless the industrial district is located on the same side of the street as existing, planned or	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable		

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

	zoned residences.		
	4. Decorative caps, not to exceed 4 inches may be added to the columns of walls.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	5. A wrought iron decorative entry gate, located outside the required street yard setbacks may be allowed up to 7 ft. in height in Residential Districts and 8 ft. in Non-Residential Districts with Director approval.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

15-2008 - Screening Between Differing Land Uses

A. Applicability			
	The standards to this section apply to: <ol style="list-style-type: none"> 1. New fences, hedges, or walls; 2. The demolition and reconstruction of a site; 3. New development; 4. A new building on a developed site when the new building is more than 300 sq. ft. The 300 sq. ft. shall be cumulative from the date of adoption of this code; 5. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 6. A request for a Discretionary Permit; 7. Change of Occupancy of an existing building as defined by the Building Code; or 8. Condominium Conversions 9. Exceptions. The standards of this section do not apply to fences that are part of designated historic site. 		
B. Common Property Lines			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1a. A six-foot-high screen wall shall be provided on the interior lot lines where any non-residential use abuts a residential district where multi-family development of four or more units abuts a single-family residential district. Walls shall step down to three feet in height along interior property lines within front yards.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	1b. <i>Alleys.</i> Where residential and non-residential uses are separated by an alley, a screen wall is not required, unless required to screen outdoor storage of material.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
C. Screening Wall Standards			
	1. <i>Location.</i> Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to be substantially hide from adjoining lots the building, facility, or activity required to be screened.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. <i>Materials.</i> Walls shall be of stucco, decorative block, decorative concrete panel, or other substantially equivalent materials as approved by the Director. Chain-link or double-faced wood fencing does not fulfill the screening wall requirement.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	3. <i>Berms.</i> Topography, berming, and other alternative methods of mitigating the nuisance of noise and light might be considered at time of project review. An earth berm may be used in combination with the above types of screening walls, but not more than one-third of the required height of such screening may be provided by the berm.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

	4. Timing. If a non-residential use develops adjacent to an existing residential development, the wall shall be constructed with the new development. Where a six-foot-high wood fence already exists, the masonry wall footing, when constructed, shall comply with City standards.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	5. Pedestrian Access. Pedestrian access, or breaks in screening walls, shall be provided from commercial to residential land uses in strategic locations to allow for connectivity. Locations shall be determined and negotiated at the time of approval, unless otherwise stated in this Code.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	Access via sidewalk on side of proposed project, frontage of adjacent multi-family.

15-2015 - Outdoor Lighting and Illumination

A. Applicability																	
<p>The standards of this section apply to on-site lighting under the following circumstances:</p> <ol style="list-style-type: none"> 1. New lights 2. The demolition and reconstruction of a site 3. New development 4. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 5. The addition of residential units; 6. A request for a Discretionary Permit; 7. Change of Occupancy of an existing building as defined by the Building Code; or, 8. Condominium Conversions. 																	
B. General Standards																	
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?														
	1. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of 0.5 foot-candle of light.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable															
C. Maximum Height																	
Requirements																	
Lighting fixtures shall not exceed the maximum heights specified in the following table:																	
<table border="1"> <thead> <tr> <th colspan="2">TABLE 15-2015-B.3: MAXIMUM HEIGHT OF LIGHTING FIXTURES</th> </tr> <tr> <th>District</th> <th>Maximum Height (ft)</th> </tr> </thead> <tbody> <tr> <td>Residential Single-Family Districts</td> <td>Shall not exceed the fascia of the home</td> </tr> <tr> <td>Residential Multi-Family Districts</td> <td>Shall not exceed the fascia of the unit or 16 feet, whichever is greater</td> </tr> <tr> <td>Commercial and Mixed-Use Districts</td> <td>20 within 100 of any street frontage or Residential District; 25 in any other location</td> </tr> <tr> <td>Employment Districts</td> <td>25 within 100 of any street frontage; 30 in any other location</td> </tr> <tr> <td>Public and Semi-Public Districts</td> <td>25, or as necessary for safety and security</td> </tr> </tbody> </table>				TABLE 15-2015-B.3: MAXIMUM HEIGHT OF LIGHTING FIXTURES		District	Maximum Height (ft)	Residential Single-Family Districts	Shall not exceed the fascia of the home	Residential Multi-Family Districts	Shall not exceed the fascia of the unit or 16 feet, whichever is greater	Commercial and Mixed-Use Districts	20 within 100 of any street frontage or Residential District; 25 in any other location	Employment Districts	25 within 100 of any street frontage; 30 in any other location	Public and Semi-Public Districts	25, or as necessary for safety and security
TABLE 15-2015-B.3: MAXIMUM HEIGHT OF LIGHTING FIXTURES																	
District	Maximum Height (ft)																
Residential Single-Family Districts	Shall not exceed the fascia of the home																
Residential Multi-Family Districts	Shall not exceed the fascia of the unit or 16 feet, whichever is greater																
Commercial and Mixed-Use Districts	20 within 100 of any street frontage or Residential District; 25 in any other location																
Employment Districts	25 within 100 of any street frontage; 30 in any other location																
Public and Semi-Public Districts	25, or as necessary for safety and security																
	Proposed Height of Lighting Fixture	Does the proposed height of lighting fixture meet requirement?	If the project does not meet the requirement, what needs to be changed?														
	Pole lights 17.5', wall lights 18.5' max	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable															

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

D. Fixture Types			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
E. Glare			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the property where the use is located.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
F. Light Trespass			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Direct or sky-reflected glare from floodlights shall not be directed into any other property or street.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. No light or combination of lights, or activity shall cast light exceeding one foot candle onto a public street, with the illumination level measured at the centerline of the street.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	3. No light, combination of lights, or activity shall cast light exceeding 0.5 foot candle onto a residentially zoned property, or any property containing residential uses.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
G. Prohibited Lighting			
	Requirements:	Does project have one of the prohibited types of lighting?	If project does have one of the prohibited types of lighting, what changes will be made?
	The following types of exterior lighting are prohibited: a. Drop-down lenses b. Mercury vapor lights c. Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable	

15-2016 - Trash and Refuse Collection Areas

A. Applicability	
	<p>The standards of this section apply to:</p> <ol style="list-style-type: none"> 1. New collection areas; 2. New Development; 3. The demolition and reconstruction of a site; 4. Building additions to existing buildings that expand the existing floor area by at least 20 percent, or 2,500 sq. ft., whichever is less, not including Single-Unit Dwellings or Duplexes. The addition and/or expansion shall be cumulative from the date of adoption of this Code; 5. The addition of residential unit(s) that result in five or more dwelling units 6. A request for a Discretionary Permit 7. Change of Occupancy of an existing building as defined by the Building Code; and, 8. Condominium Conversions.
B. Requirements	

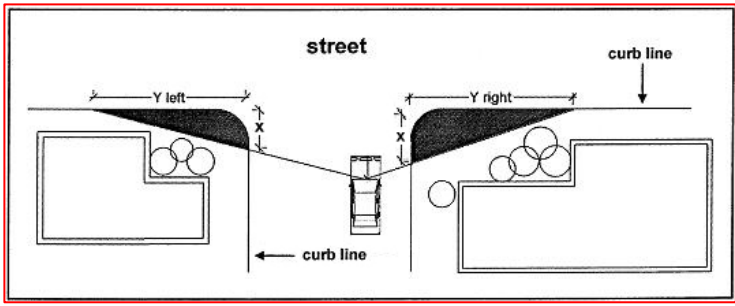
Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. As required per Chapter 6, Municipal Services and Utilities, of the Fresno Municipal Code.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. <i>Uses That Produce Grease.</i> Uses, such as restaurants, that produce grease shall provide a "grease barrel" enclosure or alternative as approved by the Public Utilities Director.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
C. Location			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Solid waste and recycling storage areas shall not be located within any required setback or any landscaped areas except where a rear yard abuts an alley. Where a rear yard abuts an alley, the solid waste and recycling storage area may be located within the required rear yard setback however the gates may not swing open into the alley.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. In non-residential developments that abut a Residential District , enclosures shall be located as far as possible from the residential district as feasible and be proximate to the non-residential development. Enclosure gates shall not open into drive aisles and shall not block the visibility of pedestrians and drivers. Refer to section 15-2018, Intersection Visibility.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable	Redesign solid waste and tire recycling enclosure so that gates do not open into drive aisle.
	3. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	4. Solid waste and recycling storage areas shall be accessible to haulers. Storage areas shall be located so that the trucks and equipment used by the solid waste and recycling collector(s) have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing. Project applicants are responsible for procuring current equipment size and turning radius from the City or its contracted solid waste and recycling collector(s).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
D. Materials, Construction, and Design			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Enclosures shall be constructed per City Standards.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. Gate material shall be solid, heavy-gauge metal, or a heavy-gauge metal frame with a covering of a view-obscuring material.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	3. Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	4. <i>Stormwater Pollution Prevention.</i> Enclosure pads must be designed to prevent contamination of the stormwater system. Measures that may be taken to achieve this include, but are not limited to, using roofs to divert stormwater away from the enclosures, creating grade breaks to properly direct stormwater away while keeping any water that may be in the enclosure from spilling out, and connecting a drain in the enclosure to the sewer system to collect contaminated water in cases of spillage, washing, etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

<p>5. Landscaping. When visible from a Major Street or a Local Street that serves residential neighborhoods, the perimeter of enclosures, excluding gates, shall be planted, with drought-resistant landscaping, including a combination of shrubs and/or climbing evergreen vines. This subsection does not apply to Industrial Districts.</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
<p>6. IH District Exception. In the IH District, as an alternative to an enclosure, a concrete curb may be provided to minimize bins from rolling about a parking area. Alternative enclosures may not be visible from any street, residential district, and/or school.</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

15-2018 - Intersection Visibility

A. Street Intersections																								
Requirements																								
 <p>The diagram illustrates the required triangular sight-distance area at a street intersection. A vehicle is shown at the intersection. The 'X' distance is the sight triangle from the vehicle to the curb line. The 'Y' distance is the sight triangle from the curb line to the intersection. The diagram shows the required sight triangle for a vehicle approaching from the left and right.</p>																								
FIGURE 15-2018: INTERSECTION VISIBILITY																								
<table border="1"> <thead> <tr> <th colspan="3">TABLE 15-2018-A: REQUIRED TRIANGULAR SIGHT-DISTANCE AREA</th> </tr> <tr> <th>Circumstance</th> <th>X Distance (ft.)</th> <th>Y Distance (ft.)</th> </tr> </thead> <tbody> <tr> <td>Local Street to Local Street</td> <td>11</td> <td>100</td> </tr> <tr> <td>Local Street to Collector Street</td> <td>25</td> <td>25</td> </tr> <tr> <td>Local Street to Arterial</td> <td>20</td> <td>100</td> </tr> <tr> <td>Local Street to Super Arterial</td> <td>20</td> <td>100</td> </tr> <tr> <td>Major Street to Major Street</td> <td>Not Required</td> <td>Not Required</td> </tr> </tbody> </table> <p>Other Requirements:</p> <ol style="list-style-type: none"> Scaled site plan depicting property lines and dimensioned sidewalk pattern. 				TABLE 15-2018-A: REQUIRED TRIANGULAR SIGHT-DISTANCE AREA			Circumstance	X Distance (ft.)	Y Distance (ft.)	Local Street to Local Street	11	100	Local Street to Collector Street	25	25	Local Street to Arterial	20	100	Local Street to Super Arterial	20	100	Major Street to Major Street	Not Required	Not Required
TABLE 15-2018-A: REQUIRED TRIANGULAR SIGHT-DISTANCE AREA																								
Circumstance	X Distance (ft.)	Y Distance (ft.)																						
Local Street to Local Street	11	100																						
Local Street to Collector Street	25	25																						
Local Street to Arterial	20	100																						
Local Street to Super Arterial	20	100																						
Major Street to Major Street	Not Required	Not Required																						
Proposed Triangular Sight-Distance Area	Does the proposed triangular sight-distance area meet requirements of Table 15-2018-A?		If the project does not meet the requirement, what needs to be changed?																					
Not shown.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable		Add triangular site distance area to site plan.																					
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?																					

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

	1. Vegetation and structures may not exceed a height of three feet within the triangular sight-distance area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at the locations and distances identified in Figure 15-2018 and Table 15-2018-A.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. Trees that are located within this sight distance triangle shall have a clearance of eight ft. high minimum between the lowest portion of the canopy and the sidewalk and street.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	3. Applies to all structures, including flag poles and signs.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
B. Driveways and Alleys			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Visibility of a driveway crossing a street lot line shall not be blocked above a height of three ft. by vegetation or structures for a depth of 12 ft. as viewed from the edge of the right-of-way on either side of the driveway at a distance of 12 ft. Street trees shall be pruned at least seven ft. above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers are permitted.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
C. Commercial Districts, Refuse Collection Areas, and Drive-Through Lanes			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Vegetation (with the exception of trees) and structures may not exceed a height of three ft. within the triangular sight-distance area formed by the intersecting drive aisles and a line joining points on these aisles at a distance of 10 ft. along both lines from their intersection. Trees located within this sight distance shall have a minimum clearance of seven ft. high between the lowest portion of the canopy and the pavement and shall not be capable of growing to a width that would obstruct the sight area.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
D. Vehicle/Pedestrian Conflicts			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	Whenever it is reasonable to expect potential conflicts between vehicles exiting drive-aisles, drive-throughs, etc., and a pedestrian path that traverses said aisle, a visibility triangle per Section C above shall be provided.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
E. Exempt Structures and Plantings			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	The regulations of this section do not apply to existing building or new buildings in compliance with Base District setbacks; fire hydrants; public utility poles; saplings or plant species of open growth habits and not planted in the form of a hedge that are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; official warning signs or signals at places where the contour of the ground is such that there can be no cross visibility at the intersection.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

LANDSCAPING

A. Applicability	
	<p>The standards of this section apply to all of the following:</p> <ol style="list-style-type: none"> 1. New construction projects with landscapes; 2. Additions (other than to Single-Family Dwellings or Duplexes) to an existing building that expands the existing floor area by either 20 percent or more or 2,500 sq. ft. or more, whichever is less. The floor area increases to the existing building shall be cumulative from the date of adoption of this Code; 3. A new building with a floor area of 300 sq. ft. or more on a developed site. The 300 sq. ft. shall be cumulative from the date of adoption of this Code; 4. The demolition and reconstruction of a site; 5. A first time installed landscape or a re-landscaping project where the new or modified landscape area is equal to or greater than 500 sq. ft.; or 6. Change of Occupancy of an existing building requiring a change of occupancy permit as defined by the Building Code. 7. Exceptions. The standards of this Section do not apply to landscaping that is part of a registered historic site, plant collections as part of botanical gardens and arboretums open to the public, or ecological restoration projects that do not require a permanent irrigation system or mined-land reclamation projects that do not require a permanent irrigation system.

15-2305 - Areas to be Landscaped

A. Required Setbacks				
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
	1. For all permitted paved areas, refer to underlying Base District.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
	2. All required setbacks, except for areas used for exit and entry, shall be landscaped. If an Industrial District abuts another Industrial District, side and rear yards are not required to be landscaped. However, should an Industrial District abut any other district or a street, it shall be landscaped. Where Adjacent to residential, non-residential uses may require a larger setback under Residential Transition Standards and landscaping shall be provided as prescribed in Table 15-2305-C.1.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
B. Required Landscape Buffers and Buffer Yard Types				
	Requirements			
	<p>Refer to Table 15-2305-C-1, Required Landscape Buffers, to see when a buffer treatment is required and of what type, based on the proposed and adjoining use. Only the proposed use is required to provide the buffer yard.</p> <p>Refer to Table 15-2305-C-2, Buffer Yard Requirements, to see the type of buffer yard required.</p> <p>An employee or dining patio is allowed within the buffer yard for up to 50 percent of the depth of the required buffer yard.</p>			
	Required Landscape Buffers	Proposed Landscape Buffers	Does proposed landscape buffers meet requirement?	If the project does not meet the requirement, what needs to be changed?
	N/A for Commercial, 20' for Residential	10' for Commercial, 20' for Residential	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
C. Landscape Setback				
All areas between site perimeter walls/fencing and lot lines facing a street shall be landscaped. Landscaping shall be installed and maintained in accordance with the sections of this article and the following standards:				

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. Planting areas more than 10 ft. in width shall be planted with medium and large trees and medium and large shrubs to span the entire length.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. Planting areas 10 ft. or less in width shall at the very least be planted with small trees and small to medium size shrubs to span the entire length.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	3. Vines may be included for areas adjacent to concrete or masonry walls.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	4. The landscape design shall provide total wall/fence screening from top to bottom for the entire length within five years.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	5. Trees shall be planted so the canopies could touch for the entire length within 15 years.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
D. Building Perimeters			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. All portions of a building that face a public street shall have one or more landscape planters installed along a minimum of 20 percent of that building face. This standard does not apply where a building is located within three ft. of a public sidewalk, in which case the building perimeter shall be paved and treated in a manner similar to the adjacent sidewalk.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. The minimum width of the planter shall be three ft. Planters may be raised or at grade and may include potted plants.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable	Dimension landscape plan planting areas to demonstrate compliance.

15-2308 - Trees

A. Requirements			
<p>For Commercial, Office, Business Park, and Regional Business Park Districts. A minimum of one tree for every 2,000 sq. ft. of lot coverage.</p> <p>For Industrial Districts. A minimum of one tree for every 10,000 sq. ft. of lot coverage (Trees required in other sections of this code, such as parking lot trees or street trees, shall count toward the satisfaction of this requirement.)</p>			
Required Number of Trees	Proposed Number of Trees	Does proposed number of trees meet requirement?	If the project does not meet the requirement, what needs to be changed?
6 minimum	14 not associated with parking lot shading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

PARKING AND LOADING

Applicability

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

The requirements of this section apply to the establishment, alteration, expansion, or change in any use or structure, as provided in this section:

1. *New Buildings and Land Uses.* Parking shall be provided according to the provisions of this article.
2. *Building Expansions.* Should a building be expanded, parking shall be provided according to the provisions of this article.
3. *Use Expansions.* Should a use expand without necessarily expanding a building, such as an auto dealership, parking shall be provided according to the provisions of this article.
4. *Change in Use or Change of Occupancy.*
 - a. When a Change in Use or Change in Occupancy creates an increase of 10 percent or more in the number of required on-site parking or loading spaces, on-site parking and loading shall be provided according to the provisions of this article. The number of existing stalls shall be maintained, and additional stalls shall be required only for such addition, enlargement, or Change in Use. The Change in Use or Change in Occupancy that creates an increase of 10 percent or more shall be cumulative from the date of adoption of this Code.
 - b. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or Change in Use.
5. *Reconstruction of Non-Residential Buildings.* Should a building be damaged and/or demolished due to an Act of Nature, a building may be reconstructed and may provide the same number of stalls provided that there is no increase in building floor area.
6. *Alterations that Increase the Number of Dwelling Units.* The creation of additional dwelling units through the alteration of an existing building or construction of an additional structure or structures requires the provisions of on-site parking to serve the new dwelling units. If the number of existing parking spaces is greater than the requirements for the existing units, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the new dwelling units.
7. *Non-Conforming Parking or Loading.* An existing use of land or structure shall not be deemed to be non-conforming solely because of a lack of on-site parking and/or loading facilities required by this article, provided that facilities used for on-site parking and/or loading as of the date of adoption of this Code are not reduced in number to less than what this article requires.

A. Parking Exceptions

Exceptions

A. Buildings Constructed Prior to February 13, 1954. The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of occupancy, as defined by the Building Code, or the building code in affect at the time of the permit, for nay building or structure which was constructed prior to February 13, 1954.

B. 30-Year-Old or Older Buildings. The parking area or space requirements imposed by the provisions of this Code shall not apply upon a Change of Occupancy, as defined by the Building Code, or the building in code in affect at the time of the permit, for any building or structure which is older than 30 years old, provided:

1. The parking area of space is not reduced; and
2. The new use does not involve:
 - a. Convenience Stores that are 3,000 sq. ft. or less with off-site alcohol sales;
 - b. Schools (K-12; private or public);
 - c. Drive-through restaurants
 - d. Banquet Halls and Religious Assembly Facilities with direct access to local street(s); or
 - e. Auto-related uses.

C. Building Expansions. Building constructed prior to Subsections A and B above may be expanded. Parking for the expanded area shall be provided per Tables 15-2408 and 15-2409. Buildings constructed prior to this date may not be altered when it would result in additional dwelling units without providing parking for the additional dwellings.

D. Small Commercial Uses. The following commercial uses are not required to provide on-site parking when they contain less than 1,000 sq. ft. of floor area: Retail Sales (except off-site alcohol sales), Personal Services, Eating and Drinking Establishments, Food and Beverage Retail Sales, Offices: Walk-in Clientele, and Banks and Financial Institutions. However, when 2 or more establishments are located on a single lot or a shopping center, their floor areas shall be aggregated with all other establishments located on the lot in order to determine required parking.

Do any of the exceptions apply to the project?

☐ Yes ☒ No ☐ Not applicable

If project does apply, then parking is excepted.
If project does not apply, then skip to **section B.**

B. General Provisions

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	
1. Timing of Parking Requirements. On-site parking facilities required by this article shall be constructed or installed prior to the issuance of a Certificate of Occupancy for the uses that they serve.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
2. Existing Parking and Loading to be Maintained. No existing parking or loading serving any use may be reduced in amount or changed in design, location, or maintenance below the requirements for such use, unless equivalent substitute facilities are provided.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
3a. Will there be an inoperable vehicle on-site? (If no, skip to Section C.)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable		
3b. Inoperable vehicles shall be screened from public streets. If staging for repair, vehicles may only be visible for up to 8 hours prior to being moved into the repair garage. Inoperable vehicles may not be stored in public view overnight unless the vehicle was transported to the site after business hours.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable	Revise operational statement to stipulate that inoperable vehicles storage will comply with this section.	
C. Required Parking for Other Districts			
Requirements			
Refer to Table 15-2409, Required On-Site Parking Spaces, Other Districts to determine the required amount of parking. Note that you will also have to use section 15-2411, Calculation of Required Spaces, as well when calculated the required number of parking.			
Required Parking	Proposed Parking	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?
31	43	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	Revise Operational Statement to reflect 43 parking spaces, not 47.
D. Parking Reductions			
Reduction Requirements			

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

The number of on-site parking spaces required by Sections C and D may be reduced as follows:

- A. Affordable Housing Developments.** See 15-2205, Affordable Housing Concessions and Incentives.
- B. Transit Accessibility.** For any land use except residential single-unit, duplex, and triplex development, if any portion of the lot is located within ¼ mile of a transit stop with a 15 minute or more frequent service during the hours of 7 a.m. to 9 a.m. and 5 p.m. to 7 p.m., the number of required parking spaces may be reduced by 30% of the normally required number of spaces.
- C. Shared Parking.** Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced up to 50% at the discretion of the Review Authority, if all of the following findings are made:
1. The peak hours of uses will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
 2. The adequacy of proposed shared parking provided will equal or exceed the level that can be expected if parking for each use were provided separately;
 3. A parking demand study prepared by an independent traffic engineering professional approved by the City supported the proposed reduction; and,
 4. When a shared parking facility serves more than one property, a parking agreement shall be prepared consistent with the provisions of Section 15-2414-D, Off-Site Parking Facilities for Non-Residential Uses.
- D. Other Parking Reductions.** Required parking for any use may be reduced up to 20% through Planning Commission approval of a Conditional Use Permit, however, the 20% reduction may not be made in addition to any reductions for A) Shared Parking, or B) Transit Accessibility.
1. **Criteria for Approval.** The Planning Commission may only approve a CUP for reduced parking if it finds that:
 - a. The site is fully developed and it would be infeasible or impractical to provide additional parking;
 - b. Special conditions – including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation of characteristics of persons residing, working, or visiting the site;
 - c. The use will adequately be served by the proposed on-site parking; and
 - d. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.
 2. **Parking Demand Study.** In order to evaluate a proposed project's compliance with the above criteria, a parking demand study shall be prepared by an independent traffic engineering professional approved by the City that substantiates the basis for granting a reduced number of spaces and includes any of the following information:
 - a. Total square footage of all uses within existing and proposed development and the square footage devoted to each type of use.
 - b. A survey of existing accessibility via a defined pedestrian path (i.e. sidewalk) to on-street parking within 350 ft. of the project site.
 - c. Parking requirements for the net change in square footage and/or change in use, based on the requirements of Sections 15-2408 and 15-2409.
 - d. Estimated net change in parking demand between existing and proposed development, using any available existing parking generation studies from the Institute for Transportation Engineers (ITE) or other sources. If appropriate parking demand studies are not available, the City may require the applicant to conduct a parking demand survey of a development similar to the proposed project.
 - e. Comparison of proposed parking supply with parking requirements and net change in parking demand.
 - f. A shared parking analysis, as appropriate.
 - g. A description of possible Transportation Demand Management measures, such as preferential carpool spaces; telecommuting or staggered work shifts; provision of transit passes or other transit incentives for residents, employees, and/or students; incorporation of spaces for car share vehicles, bicycles or other measure that could result in reduced parking demand.
 - h. Other information as required by the City.

Do any of the reductions apply to the project?

☐ Yes ☐ No ☒ Not applicable
If no, then skip to **section E**.

Proposed Parking, with Reductions

Does proposed parking meet requirement?

If the project does not meet the requirement, what needs to be changed?

N/A. Reductions not proposed.

☐ Yes ☐ No
☒ Not applicable

E. Location of Parking

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Location on Same Parcel. Required parking shall be located on the same parcel as the uses served, unless otherwise provided by this article.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
2. Front and Street-Side Setbacks. No parking spaces shall be located within the front or street side setback areas.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
Off-site Parking Facilities for Non-Residential Uses. Parking facilities of uses other than residential use (not including mixed-use projects), may be provided off-site with approval of a CUP if the following is provided:		
1. The off-street parking is proposed in a district that permits that proposed use that the parking is serving. A parcel may not house parking for a use that is not permitted on the site;	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
2. The parking site is located within 400 ft. of the use;	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
3. The site is along an improved pedestrian route that connects to the principal entrance containing the use(s) for which the parking is required;	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
4. On the same side of the street, across an alley, or across a local street; and	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
5. There is a written agreement between the landowner(s) and the City in the form of a covenant guaranteeing among the landowner(s) for access to and use of the parking facility that the spaces will be maintained and reserved for the uses served for as long as such uses are in operation.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

F. Requirements for Parking Lot Trees

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Shading Required. Provide one tree for each two parking spaces, unless it can be demonstrated to the satisfaction of the Review Authority that less trees can be provided and 50 percent parking lot shading would still be met.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
2. Shade may be provided by canopies, shade structures, trees, or other equivalent mechanism. If shade is provided by trees, the amount of required shading is to be reached within 15 years.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
3. Distribution. Trees shall be distributed relatively evenly throughout the parking area.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
4. Species. Required trees for parking lots shall be selected from a list maintained by the City.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
5. Size. All trees shall be a minimum 15-gallon size with a one-inch diameter as measured 48 in. above natural grade.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

Required Number of Trees	Proposed Number of Trees	Does proposed number of trees meet requirement?	If the project does not meet the requirement, what needs to be changed?
24	28	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

G. Shopping Cart Collection Areas

When there are businesses that utilize shopping carts, including grocery and home improvement stores, shopping cart storage areas shall be provided throughout the parking lots. Stores that do not allow shopping carts to be taken out of the store are excepted. Shopping cart collection areas shall comply with the following:			
Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?	

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

1. Collection areas shall consist of a corral surrounded by a 6 inch concrete curb to prevent carts from straying into pedestrian and automobile paths;	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	Not an establishment that uses shopping carts.
2. Highly visible signage shall be provided to mark a collection area's location; and	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
3. Collection areas shall be distributed throughout the parking lot.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
4. Additional outdoor collection areas shall be provided proximate to the store and shall be screen with a 4 ft. wall.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

H. Required Parking for Bicycles

Requirements			
Refer to section 15-2429-D, Required On-Site Bicycle Parking Spaces, to determine the required amount of bicycle parking stalls.			
Required Bicycle Parking	Proposed Bicycle Parking	Does proposed parking meet requirement?	If the project does not meet the requirement, what needs to be changed?
2	2	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

I. Required Number of Showers and Changing Rooms

This section is applied only in the O District. If your project is not within the O District, move to section J, Required Loading Spaces.									
Requirements									
In the O District, showers and changing room(s) for employees that engage in active modes of transportation are required per the following standards: 1. <i>Requirement Thresholds.</i> New office development greater than 20,000 sq. ft. The 20,000 sq. foot minimum applies to single buildings. 2. <i>Number of showers Required.</i> Refer to Table 15-2429-C-2.									
<table><tr><th colspan="2">TABLE 15-2429-C-2: EMPLOYEE SHOWERS REQUIRED FOR NEW CONSTRUCTION</th></tr><tr><th>Land Use Classification</th><th>Showers and Changing Rooms Required</th></tr><tr><td>Office</td><td>Less than 20,000 sq. ft.: None More than 20,000 sq. ft.: 1</td></tr></table>				TABLE 15-2429-C-2: EMPLOYEE SHOWERS REQUIRED FOR NEW CONSTRUCTION		Land Use Classification	Showers and Changing Rooms Required	Office	Less than 20,000 sq. ft.: None More than 20,000 sq. ft.: 1
TABLE 15-2429-C-2: EMPLOYEE SHOWERS REQUIRED FOR NEW CONSTRUCTION									
Land Use Classification	Showers and Changing Rooms Required								
Office	Less than 20,000 sq. ft.: None More than 20,000 sq. ft.: 1								
Required Number of Employee Showers	Proposed Number of Employee Showers	Does proposed number of employee showers meet requirement?	If the project does not meet the requirement, what needs to be changed?						
N/A		<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	Proposed project is not in an O district.						

J. Required Loading Spaces

Requirements

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

Loading spaces are required when a building is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt of distribution by vehicles or trucks of material or merchandise per Table 15-2430-A when any of the following are met:

1. Every new building
2. When a building is enlarged by 20 percent or more or 2,500 sq. ft., whichever is less. The standard shall be cumulative from the date of adoption of this code
3. There is a Change of Occupancy as defined by the Building Code.

TABLE 15-2430-A: REQUIRED LOADING SPACES	
<i>Square Footage</i>	<i>Required Loading Spaces</i>
0 – 6,999	0
7,000 – 40,000	1
40,001 – 90,000	2
90,001 – 150,000	3
150,001 – 230,000	4
230,001 +	1 per each additional 100,000 square feet or portion thereof.

Required Number of Loading Spaces	Proposed Number of Loading Spaces	Does proposed number of loading spaces meet requirement?	If the project does not meet the requirement, what needs to be changed?
1	1	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

K. Loading Bays

Is the project a commercial/office district (or any non-residential district) that abuts a residential district?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, skip to next section, Parking Area Development Standards.	
Requirements:		Does project meet requirement?	If project does not meet requirement, what needs to be changed?
1. Loading bays and roll-up doors shall be painted to blend with the exterior structure walls and generally located on the rear of the structure.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
Areas for loading and unloading shall be designed to avoid potential adverse noise, visual, air quality, and illumination impacts on neighboring residences. These areas shall be concealed from view of the public and adjoining land uses. Concealment and screening may be accomplished by use of any of the following, subject to the review and approval:			
2a. Design structures to enclose the loading and unloading service areas thereby providing for their concealment; or		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable	Screening addressed with landscaping.
2b. A perimeter 8 ft. high solid grout walls for depressed loading areas, 12 ft. for at-grading loading areas, to be architecturally coordinated with the main structures and on-site landscaping. Additional heights may be required to mitigate noise.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable	Screening addressed with landscaping.
3. Loading bays shall have signage requiring drivers to limit idling to 5 minutes or less.		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable	Add note and sign location to site plan.
4. When it is not possible or desirable to locate the loading/unloading facilities at the rear of the structures, the loading docks and loading doors shall be located on the side of the structures and shall be screened from the public street rights-of-way by a suitable combination of walls and landscaped berms.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	

L. Parking Garages

Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

1. <i>Step-Back Provisions.</i> A parking garages that does not incorporate ground-floor non-residential or residential use or is not otherwise screened or concealed at street frontages on the ground level, must provide a landscaped area at least 15 ft. wide between the parking garage and public street and shall set back an additional 2 ft. for every story above 2. If there is another building between the parking garage and the public street, this subsection shall not apply.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
2. <i>Rooftop Planting.</i> Uncovered parking on the top level of a parking structure shall have rooftop planters with a minimum dimension of 24 inches around the perimeter of the top floor which is visible from a public street. Shrubs shall be visible.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

PARKING AREA DEVELOPMENT STANDARDS

A. Electric Vehicle (EV) Parking			
Office and Commercial Districts			
	Requirements:	Does project meet requirement?	If project does not meet requirement, what needs to be changed?
	1. <i>For parking lots with less than 250 spaces.</i> Refer to the California Building Code.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable	
	2. <i>For parking lots with 250 spaces or more.</i> Per the California Building Code or the following, whichever shall provide the greater amount of EV spaces: i. There shall be one vehicle charging station for every 250 spaces. ii. At least one space shall be 15 ft. in width. iii. Signage shall clearly state that spaces are to be used for actively charging vehicles only.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
B. Motorcycle Parking			
	1. Motorcycle parking may substitute for up to 5% of required automobile parking.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	2. Each motorcycle space must be at least 4 ft. wide and 7 ft. deep.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
C. Tandem Parking			
	1. Does tandem parking satisfy the off-street parking requirement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	2. No more than 2 vehicles shall be placed one behind the other;	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	3. Both spaces shall be assigned as employee only parking for a non-residential establishment. Tandem parking under this scenario shall be for the same establishment;	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	4. Tandem parking to meet required parking for a multi-family development shall be located within an enclosed structure or a parking structure and the number of tandem parking spaces shall not exceed 50% of the total number of spaces;	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	5. Tandem parking shall not be used to satisfy the parking requirement for guest parking; and,	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	6. Tandem parking to meet required parking for non-residential uses may be used for employee parking and the number of tandem parking spaces shall not exceed 25% of the total number of spaces.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
D. Stacked Parking			

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

	1. Stacked or valet parking is allowed for non-residential uses if an attendant is present to move the vehicles. Does the project proposed the given requirement?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	2. If stacked parking managed by an attendant is used for required parking spaces, the property owner shall enter into an agreement in the form of a covenant with the City ensuring that an attendant will always be present when the lot is in operation. Does the applicant have a covenant with the city, if applicable?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	
	3. Stacked parking shall not account for more than 50% of the required parking.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable	

PARKING ACCESS

	Section	Requirement	Does project fulfill this requirement?
	Shared Vehicle and Pedestrian Access	<p>Whenever possible, new Commercial development shall provide shared vehicle and pedestrian access to adjacent non-residential properties for convenience, safety, and efficient circulation. A joint access agreement in the form of a covenant shall be recorded ensuring that access will be maintained. The following exceptions shall apply:</p> <ol style="list-style-type: none"> 1. If either site is developed and there is no feasible location to gain access, the Director may waive this condition; however, the removal of excess parking may not be considered a barrier to gaining access. 2. Shared access shall not be required for development in areas with a highly interconnected street grid, short blocks (less than 500 ft. on average), and a complete sidewalk network. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not applicable
	Forward Entry	Parking lots shall be provided with suitable maneuvering room so that all vehicles therein may enter an abutting street in a forward direction.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
	Distance from Driveways on Local Streets	Parking spaces shall not be located within 20 ft. of an access driveway, measured from the property line.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
	Distance from Driveways on Major Streets	Parking spaces and drive aisles shall be configured in such a way as to promote smooth flow of traffic onto the site of adjacent streets. The length of driveways or "throat length" shall be designed to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation. Entrance designs shall be subject to approval by the City Engineer.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
	Commercial Developments that Exceed 10 Acres	Drive entrances to centers that are 10 acres or larger shall generally provide a driveway length of 100 ft. prior to the first parking stall.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable
	Alleys	For Non-Residential access, parking spaces shall provide a backup area of 27 ft.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not applicable
	Size of Parking Spaces and Maneuvering Aisles	Parking spaces and maneuvering aisles shall meet the minimum dimensions as may be established by the Public Works Director.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
	Parking Spaces Abutting a Wall or Fence	Each parking space adjoining a wall, fence, column, or other obstruction higher than 0.5 ft. shall be increased by two ft. on each obstructed side, provided that the increase may be reduced by 0.25 ft. for each one foot of unobstructed distance from the edge of required aisle, measured parallel to the depth of the parking space.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not applicable
	Proposed changes for sections where requirements were not met:		

Property Development Standards Checklist for D-17-128/A-17-011/R-17-016 - Nov. 17, 2017

Per Section 15-2418 Parking Access, whenever possible, new Commercial and Office development shall provide shared vehicle and pedestrian access to adjacent non-residential properties for convenience, safety, and efficient circulation. A joint access agreement in the form of a covenant shall be recorded ensuring that access will be maintained. A cross easement covenant for APNs 402-440-07 and 402-440-06 was recorded on May 20, 1987 (County of Fresno Document 0061579). Cross access shall be maintained. Remove gate preventing cross access.

SUMMARY AND OTHER COMMENTS

ATTACHMENTS: