

PROJECT DESCRIPTION

February 17, 2021

This project is a proposed integrated mixed-use development consisting of community commercial, light industrial, and multifamily residential uses. It is located on approximately 12.18 vacant acres on the northeast corner of S. Maple and E. Jensen Avenues. The site is planned and zoned (see Exhibit A) for a mixture of community commercial, light industrial, and multifamily residential uses under the City's current General Plan and Roosevelt Community Plan.

The project site also consists of a plan amendment, rezone, development permit (site plan), conditional use permit and parcel map to rearrange the current planned land use and zoning as shown on Exhibit A.1 and Exhibit A.2. The project would be developed as an integrated mixed-use project as depicted on the site plan and tentative parcel map.

The conditional use permit would allow two drive-through windows as proposed on Parcels B and D.

Proposed by parcel:

- Parcel A (1.49 AC) – 4,000 square foot gasoline service station with 1,400 square foot of retail space (5,400 square feet total) and 3,400 square foot carwash. The gasoline station would have 8 pumps and the car wash would be a drive through facility.
- Parcel B (0.68 AC) – 2,866 square foot fast food restaurant with a drive through window.
- Parcel C (1.33 AC) – Single building with 7,500 square feet of retail space.
- Parcel D (0.97 AC) – 5,225 square foot high-turnover restaurant and 1,600 square foot coffee shop.
- Parcel E (0.94 AC) – 11,700 square foot medical building.
- Parcel F (0.87 AC) – 9,000 square foot retail building.
- Parcel G (0.78 AC) – 10,400 square foot bank/office building.
- Parcel H (1.23 AC) – 12,000 square foot retail building (portion).
- Parcel I (0.36 AC) – 3,000 square foot office building (portion).
- Parcel J (0.39 AC) – 5,000 square foot retail building.
- Parcel K (0.28 AC) – 4,000 square foot day care.
- Parcel L (2.86 AC) – 170,000 square foot multi-family building with 151 units.

Parcels A and B are to be planned and zoned for approximately 2.2 acres of Light Industrial uses .

Parcels B through K are to be planned and zoned for approximately 6.5 acres of Community Commercial uses.

Parcel L, K, and a portion of Parcel H would be planned and zoned for approximately 3.4 acres of High Density/RM-3 uses.

Regarding the overall development, the following should be noted:

- The site will be developed with integrated architecture, circulation, parking and landscaping.
- The project is a reconfiguration of already planned and zoned property to better implement existing mixed use and increased density goals policies of the City's General Plan.
- The conditional use permit will cover both drive through windows.
- The operational statement for the daycare will be filed separately by the facility proponent.

- A traffic study has been completed pursuant to City requirements. The study concluded that subject to the street and traffic requirements of the City shown on the site plan, the project site and surrounding area will have adequate circulation.
- Required air quality, cultural, and biological studies have been completed to assist the City in the preparation of the environmental finding.
- The project will be phased in the following manner:
 - Phase 1 – Parcels A and B (Light Industrial)
 - Phase 2 – Parcels C and D (Community Commercial)
 - Phase 3 – Parcels F, G, H, I and J (Community Commercial/High Density Residential)
 - Phase 4 – Parcels K and L (High Density Residential)
 - Phase 5 – Parcel E (Community Commercial)
- Two access points are proposed along Jensen Avenue (super arterial) and two points along Maple Avenue (arterial). Each street would have one left turn access.
- There will be no alcohol sales proposed as part of this project.
- Required public informational neighborhood meeting was held November 20, 2019. The meeting notice and minutes are provided.

Exhibit A.1 – Existing General Plan

Exhibit A.2 – Existing Zoning

Exhibit B.1 – Proposed General Plan

Exhibit B.2 – Proposed Zoning

Exhibit C.1 – Site Plan

Exhibit C.2 –Parcel Map

Date: 11/20/19
Neighborhood Community Meeting
4645 East Jensen Avenue, Fresno, CA 93725

Attendees from
BDM Builders LLC

Shishu Bedi, CEO
Harry Dhillon, COO
Shuby Singh, Partner
Santokh Singh Dhillon, Partner
Nick Yovino Sr/Jr, Consultant.
Russ Taylor, Architect.

Introductions: Nick Sr. | Nick Jr.

Nick Jr.

We are taking the evening to introduce ourselves and share our vision of Jensen and Maple corner. We also would love to hear what you have to say.

Nick Sr.

A project is being proposed for NE Jensen. Integrated use project is being introduced. Only works on projects that I think are good for Fresno and are consistent with city plans. Tonight, is the first step being to take this process forward. The city asks us to have this meeting before we file the application with the city. This meeting is the opportunity to make you aware of the project and give you the opportunity to ask any questions you may have. Purpose is to get feedback from you, the community. We are proposing an integrated mixed-use ecosystem that will be complimenting each other. Introducing Harry Dhillon who will give you the breakdown of the team and how the project will look.

Harry Dhillon

We wanted to share who we are and are coming in and developing this piece of land. There has been a lot of planning going on the for the past 10 months. 4 core folks who are established and experienced developers who come into the project with a lot of experience and are looking to bring value to the neighborhood. We want to understand the neighborhood and then add value to the neighborhood. We firmly believe that we can achieve our financial viability while adding

value to the neighborhood. Ask us any tough questions. We encourage you all to ask us any questions you have because we would love to answer. **Introducing Russ Taylor who is the lead architect of this project.** This is something we are quite invested in. **This whole conversation started with Luis Chaves.** We looked at many other parts of the city to invest, but we chose this quadrant because this city hasn't had the same opportunity as the other parts of Fresno has. This project has the opportunity to be an attraction not only to this quadrant, but the whole city. We see this as an ecosystem that adds a lot of value to the neighborhood, but also provide a lot of jobs. We are already in discussions with vendors that will have a lot of demand. These companies are trying to help us find the best locations that can be available to the community and this whole region. This is our high-level approach.

Questions:

Sandra-

Mentioned that you are asking for a plan amendment, re-zoning, which make me think its zoned differently than it is currently.

Nick Sr. - Currently its planned for commercial and industrial and residence. We don't want to change those, but we just want to rearrange them to spots that are more convenient. I do not like to work on projects that provide full scale changes. This is already a set zone that is being improved on. I would like to emphasize because this is an opportunity because it has a chance to set a high standard in the rest of region

Follow up- Sandra

The other thing I'd like to mention. Sees that there are already spots there that you are proposing. There is already a gas station and laundromat. On surface project sounds nice, but I would like to know more about how the community is included.

Harpreet - A lot of the feasibility you see on the plan is already what the city of Fresno has proposed. The amount of traffic and how is it going to move is included into the plan. We are not going for the max that is required (entrances), but we are going for the best fit in that area. Traffic we are proud to say that there has been enough rigor into it where it can work. When we looked at the demographic studies, the potential retailers have looked at the demographics and fit into what is wanted there. We are working with local retailers who have the experience and know what is coming. We have gotten enough assurances that these are right fits.

Sandra- It makes business sense, but it may not make community sense. It has to be a mutually beneficial to both community and the financial aspect.

Victor- (Lives off of Burt street and works in Fresno Unified)

Main concern is the sale of alcohol. Mentions that he can get alcohol anywhere near by these locations. Tired of seeing kids he's taught become alcoholics. Fresno is one of the drunkest cities of then nations. Feels that this project is going to add to that.

Concerning impact on the schools.

Ainsworth is going to be the one mainly affected. Feels as group is adding traffic to an already busy community. Will it have managed private or public?

Nick Sr.

There is a requirement of a traffic study being done that needs to be implemented into the submittal. We have to submit a traffic study. The city will review this along with other submitting. We will find out through this traffic study, about how this will affect the study. 2 are allowed for sure and so are 3. We are asking for 3 entrances as that works better with the site.

Regarding housing. We think that the best way to make it work is to integrate it with a daycare. We do not want to create an apartment only locations. We will have Russ explain the project specifications in more details.

Regarding Alcohol sales - New ordinance in Fresno is much tougher to get alcohol license. It is intended to be incidental use. Such as going to grocery store there is also alcohol is there. We do not want to add problems to the city for alcohol problems.

Regarding School -

This project will be submitted to school district. This will be put into school board eyes. They will be impacted by multi-family and will be submitted to them. They will get to look at this project and say what they need

Community Member - Once you build it is a company going to fill the spots or will the people have a say? All the usage has to be approved through the city.
Bars, Clubs, Nightclubs? No, No, No

Community - Can you guarantee that any recreation use place (as mentioned above) are going to be made.

Harry - Yes, we are not planning

Can it be done in 5-10 years? Will something that big be sold and that company turns it into a slum.

Joe - Against alcohol sales. Maybe it can be a veteran or senior living. This could be a magnet for homeless and others. Thinks it's an excellent place to make something to veterans. Would like alcohol sales in a grocery store environment and not convenience options.

Harry - We have not ruled on any specific type of housing. Depending on the demand we will make a decision. We are open to listening to anyone. The fact that the engagement is happening now, so we know how to turn this into a long-term investment. We are open to have dialogue with veteran homes if you (joe) can find someone that can invest into this.

Sandra - Would like to see a Walgreens or rite-aid or CVS. If we had something like this, it would be good.

Harry - We are interested in Walgreens. We aren't tied up with anyone specific, but we are looking for grocery stores that are relevant to the community like ALDI's.

Do you give incentives?

Harry - We do have incentive models, but it's a business decision. Check with the retailer you want and send us an email and we can speak.

Question regarding access-

Will you 1 access into Jensen and Maple. How will that come up?

Harry - 3 on Jensen and 3 on Maple

We are going to rearrange the zones and not change them. There is a design and landscape theme. Each individual business will have their own address (i.e. store number)

Community - There are certain policies that are being moved forward in the city which restrict the number of alcohol licenses are being distributed. Can we be aware of that number that is being distributed? There is already an oversaturation of alcohol and there should be awareness of that

Secondary - concerns that are being brought up about environment are being tested and out in the environmental impact report. Maybe have another meeting that reviews this.

EIR- community meeting important/ awareness of laws and policies that haven't been implemented in and will be implemented.

What are incidental alcohol sales?

Convenient store - off side where you buy alcohol and drink out
Incidental- i.e. restaurant. Eat and dine and drink
Liquor store is purposeful

Basically, any store under 10k sq. feet is being moved to incidental

Nicole- Calwa alum and has been here for 5 years. Wanted to make sure that you knew that SE Fresno is already over saturated. District 1, 3 and 5 have most violations regarding sales with alcohol licenses. Every liquor store had at least 1 violation. What is going to put you aside from those other ones?

Harry- I think those are some key things to bring up

Sandra- Consistently told that job opportunities are coming but are being given to people not in the community.

Harry - As a developer what we can do is partner with local partners who will be able to tie up local companies who will hire local., As a developer the best we can do is tie up with local folks who can build an ecosystem.

Joe - Expected completion of the project

Harry - To us we are hoping summer of next year we should have all approvals. We are looking at a start date of summer or late fall next year. Completion date is being split into phase 1, phase 2 and phase 3

Community Member- Feels like you are ignoring this community by not hiring them.

Harry - We are partnering with local companies who we expect to hire local.

Do you know how many tenants there will be?

10-15

Before we submit the application, this is why we are having this meeting.

Will there be another meeting?

Only this one is required, but the developers will have others.

Anyone can go to the other meeting and speak their feelings.

Nick- you can call me if you have any procedural questions.

Question regarding housing- Do you have price range of housing?

Harry - for right now for it to be financially viable we have to meet the numbers. Based on our experience we are going into construction we are going with mindset of reducing costs.

Sandra- Appreciates the meeting, but definitely feels that there is clearly a disconnect between community and there has been a plan that's been created. Appreciates your idea but doesn't feel this meets community needs. Doesn't feel it's being built for community but for others. Feels as if there is a disconnect between community and builders. Feels as if more communication between community and builders. Can point to many examples where things will work and be good but aren't later down the line.

Harry - This is a balancing act. We have seen that the level of rigor that the city has. There is no 1 solution that fits all and that is why we go through a detailed process. We are here for long term and not the short term

Sandra- For community buy in there needs to be more meetings. Don't want there to be an assumption that folks can go to downtown and be able to go. It's important for meeting to be in a central hub of this community instead of having it downtown

Sandra- How was community notified of meeting?

City requires and we sent over 400 notices to people living nearby. City gave us list of addresses and names and we received two back.

Closing thoughts- encourage to look at the plans and speak to us personally of any questions.