

Operational Statement Form

Please use this form to clearly explain the proposed project. This information will assist all individuals, departments and agencies in their review and drafting of comments, conditions, suggestions or recommendations. The goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information, please call Development Services at (559) 621-8277.

Note: If the Operational Statement is not submitted or if the submittal is illegible, unclear or incomplete, the review of your project will not be accepted for processing.

Project Description:

959 Fulton Street is being submitted by Phil Mettler of The Taylor Group Architects on behalf of Summa Development Group and pertains to 0.57 acres of property located at 959 Fulton Street
APN: 468-281-01 and is zoned DTC (A) with a planned land use of Multi-Unit Res. + Retail

The applicant is requesting authorization to:

Convert an existing vacant 6-story retail building into a mixed-use retail and multi-unit residential building. No net increase to the square footage of the existing building is proposed.

The proposed development will consist of

Converting the existing basement to an enclosed parking garage with 55 stalls, a mixture of retail/work spaces and residential units at the first floor, and residential units at the upper floors.

The existing site currently consists of 166,125 sq. ft. with 0 existing parking spaces

The proposed hours of operation are from 8AM to 10PM on Sunday thru Saturday

Other facts pertinent to this project are as follows:

Access to the basement parking garage is proposed to be from the existing alley to the south of the building. Anticipated hours and days of operation for the retail portion of the proposed building are subject to vary depending on final tenants.

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1. Project Narrative: *(communicate in detail all characteristics of your project; provide as much detail as possible; include basic information such as applicant/project name, business, product or service, anticipated traffic- customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.)*

See attached sheets.

Operational Statement Narrative
959 Fulton Street
11/17/21

Existing Structure:

959 Fulton Street is historically known as the Radin Kamp Department Store, or, more commonly, the JC Penny Building. The 6-story reinforced concrete historic structure sits on the SW Corner of Fulton & Tulare and was constructed in 1924. The landmark building was the largest constructed in Fresno at that time, was the first air-conditioned building in downtown Fresno, and also featured the first fire sprinkler system registered with Fresno Fire Department as file #1.

Building History:

The property is registered on the Fresno Register of Historic Places as HP #124. The building was continuously operated as a department store for its first 60 years, then has remained vacant for the most recent 40. During that time the property had multiple failed proposed projects and changed ownership several times between out-of-town developers. Ineffective remote property management during that time allowed invasion by vandals who stripped the building of all its systems and recyclable materials. While the interiors are gone, the remaining structure is a bare concrete shell, but is in good physical and structural condition and ready for adaptive reuse. On the exterior, ornate brickwork and a decorated cornice are unique historical features remaining from the original building that will be preserved.

Adaptive Reuse:

The proposed project is the adaptive reuse of the 6-story former department store into 100 residential units, 8,000 ft of retail space on the 1st floor along Fulton & Tulare, and a 55 underground parking spaces in the basement.

Environmental Considerations:

Traffic counts from the conversion from retail to residential expect a traffic reduction of 80%. Noise generation is expected to be reduced in the residential conversion from retail. There are no Hazardous Materials known in the building nor are any expected in the redevelopment.

Neighbours:

The building is surrounded on 3 sides by public streets and alleyway, its only shared property line is to the South, a small single story 3 tenant retail building. Property owner Samuel Sosa has been very supportive of the project and assisted greatly in our understanding of the building's history. To the West is Chuckchansi Park and on the corner the Majestic Jewelry & Loan building owned by Leon Alchean who has also been supportive and has a great deal of institutional memory of the building. The East across Fulton is the restored TW Patterson building owned by Rick Roush. The North across Tulare is the vacant Bank of Italy building owned by Penstar Group and has a potential Ag Tech project pending. We have made a concerted effort to meet the neighbouring property owners and have had nothing but positive feedback for the project.

City of Fresno General & Specific Plan:

All general and specific plans on record for the area suggest retail uses along Fulton with residential in upper floors. The proposed project is exactly in line with the City's intended adaptive reuse of the property.

Project Team:

Building owner William Dyck of Summa Development Group has brought on a lead team of Taylor Architects and Barcus Structural Engineering to preserve and adapt the historic structure for reuse. In the last 15 years, Summa has successfully completed 10 historical rehabilitation projects of similar size in downtown Fresno, 4 of which were on the National Historical Register.

Security Measures:

The retail tenant entrances open directly on the Fulton Street and Tulare Street sidewalks, these doors would be controlled by the tenants according to their business hours. The residential portion has a public lobby at the Tulare entrance with access to the onsite management and leasing office during business hours. Tenant area and elevators are secured by electronic access control 24 hours a day. Underground parking is also secured with electronic access through a rollup vehicle door from the alley side.