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Fresno, CA 93721-3504
(559) 621-8277

Jennifer K. Clark, AICP, Director

October 24, 2024

Please reply to:
John George
559-621-8073
John.George@fresno.gov

Kent Rodrigues
Kent P. Rodrigues, Architect
kentparch@comcast.net

**SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. P24-00817 FOR PROPERTY
LOCATED AT 3676 EAST DAKOTA AVENUE (APN: 437-321-26)**

Dear Applicant:

On October 24, 2024, the Planning and Development Director approved Conditional Use Permit Application No. P24-00817, which proposes the conversion of an existing approximately 8,680 square-foot Armenian Church building to a proposed assisted living facility with 22 bedrooms with 44 beds. The property is zoned RM-1 (Multi-Family Residential, Medium High Density).

The proposed project was determined to be exempt from the State of California Environmental Quality Act (CEQA) by the Planning and Development Department on October 24, 2024, through a Section 15332/Class 32 Categorical Exemption. The approval of this project is subject to compliance with the following Conditions of Approval:

- 1) Development shall take place in accordance with the Conditions of Approval prepared for P24-00817 dated October 24, 2024.

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.
- c) The Planning and Development 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.

APPEALS

Please be advised that this project may be subject to a variety of discretionary conditions of approval. These conditions based on adopted City plans, ordinances and policies; those determined to be required through the interdepartmental/interagency review process; and those determined through the environmental assessment process as necessary to mitigate adverse effects on the health, safety and welfare of the community. The conditions of approval may also include requirements for development and use that would, on the whole, enhance the project and its relationship to the neighborhood and environment.

All conditions of approval based on adopted plans, codes, and regulations are mandatory. Conditions based on the FMC may only be modified by variance, provided the findings required by FMC Section 15-5506 can be made. Discretionary conditions of approval may be appealed but will ultimately be deemed mandatory unless appealed in writing to the Director within 15 days. In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed should not be upheld.

If you wish to appeal the decision, a written request must be received by the Planning and Development Department by **November 8, 2024**. The written request should be addressed to Jennifer K. Clark, Director, and include the application number referenced above. Please submit the request to John.George@fresno.gov by the date noted above.

COMPLIANCE REVIEW PROCESS

To complete the compliance review process for building permits relative to planning and zoning issues, please upload **electronic PDF** copies of the corrected, final site plan, elevations, landscape, and irrigation plans, operational statement, any fees and title reports for required covenants, and any required studies or analyses into the compliance record for final review and approval into the compliance record **at least 15 days before applying for building permits.**

The compliance record number for this application is **P24-03836**. These documents can be uploaded electronically to the citizen access portal at www.fresno.gov/CitizenAccessPortal. Contact Planner once any corrected exhibits are uploaded.

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. To complete the back-check process, the applicant must demonstrate compliance with all required conditions of approval prior to commencement of land use activity. Submit any required items to **John**

George in Planning and Development Department for Final review and Approval, prior to commencement of land use activity.

Copies of the final approved exhibits stamped by the Planning and Development 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 **October 24, 2027** (three years from the date of approval), pursuant to FMC Section 15-5013. 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.

Sincerely,

John George

John George, Planner III

Planning and Development Department

Enclosures: Conditions of Approval dated October 24, 2024
Exhibits A, E, F dated June 11, 2024
Exhibit O dated June 12, 2024
Comments from Departments and Other Agencies

**City of Fresno
Planning and Development Department**

**Conditions of Approval
October 24, 2024**

Conditional Use Permit Application No. P24-00817

Planner: John George

Conditional Use Permit Application No. P24-00817 was filed by Kent Rodrigues, on behalf of the Armenian Church of Christ Evangelical Faith of Fresno, Inc and pertains to approximately 0.79 acres of property located at 3676 East Dakota Avenue. Conditional Use Permit Application No. P24-00817 requests authorization for the conversion of an existing approximately 8,680 square-foot Armenian Church building to a proposed assisted living facility with 22 bedrooms with 44 beds.

APN: 437-321-26

ADDRESS: 3676 East Dakota Avenue

ZONING: RM-1 (*Residential Multi-Family, Medium High Density*)

PART A - ITEMS TO BE COMPLETED

The following items are required prior to issuance of building permits, prior to occupancy, and/or commencement of land activity:

Planner to check when completed		
<input type="checkbox"/>	1.	Development and operations shall take place in accordance with Exhibits A, E, and F dated June 11, 2024, and O dated June 12, 2024. Revise and transfer all comments or corrections to plan exhibits and upload to the related compliance record before issuance of building permits (see directions below).
<input type="checkbox"/>	2.	Lighting shall be designed to be low-profile, indirect, or diffused, create a pleasing appearance, and avoid adverse impacts on surrounding uses. Comply with FMC Section 15-2015.
<input type="checkbox"/>	3.	The solid waste enclosure must be located outside of the side yard setback per FMC Section 15-2016.C.1. to be a minimum of four feet (4') from the interior side yard (western) property line.

PART B – OTHER AGENCY COMMENTS AND CONDITIONS REQUIREMENTS

Planner to check when completed		
<input type="checkbox"/>	1.	Airports: Comply with the attached memoranda dated July 1, 2024.
<input type="checkbox"/>	2.	Department of Public Utilities (Sewer, Solid Waste, Water): Comply with the attached memoranda dated July 10, 2024 and Exhibit A dated June 11,

		2024 (redlined site plan).
<input type="checkbox"/>	3.	Fire Department: Comply with the attached memoranda dated July 2, 2024.
<input type="checkbox"/>	4.	Flood Control: Comply with the attached memoranda submitted by the Fresno Metropolitan Flood Control District dated July 11, 2024. Pay the NOR Review fee prior to the issuance of building permits.
<input type="checkbox"/>	5.	Fresno County Environmental Health: Comply with the attached memoranda dated July 3, 2024.
<input type="checkbox"/>	6.	Department of Public Works: Comply with Public Works Traffic Planning memoranda dated July 2, 2024 and Exhibit A (redlined site plan) dated June 11, 2024.
<input type="checkbox"/>	7.	Fresno Irrigation District: Comply with the attached FID memoranda dated July 1, 2024.
<input type="checkbox"/>	8.	Fresno Unified School District: Comply with the attached memoranda dated June 12, 2024.
<input type="checkbox"/>	9.	Building and Safety Services: Comply with the attached memoranda dated June 27, 2024.
<input type="checkbox"/>	10.	FAX: Comply with the attached memoranda dated June 28, 2024.
<input type="checkbox"/>	11.	PG&E: Comply with the attached memoranda dated June 27, 2024.

PART C – PLANNING DEVELOPMENT CODE STANDARDS

1. Density and Intensity Standards: Compliance with the conditions of approval included in Parts A and B above will result in modifications to the proposed site plan. Should corrections or revisions result in changes to the overall site plan configuration, development shall take place in accordance with FMC Tables 15-1003 (Intensity and Massing Development Standards - Residential Multi-Family Districts)

2. General Site Regulations: Compliance with the conditions of approval included in Parts A and B above will result in modifications to the proposed site plan. Should corrections or revisions result in changes to the overall site plan configuration, development shall take place in accordance with FMC Chapter 15 Article 20 (General Site Regulations)

3. Site Design: Compliance with the conditions of approval included in Parts A and B above will result in a modification to the proposed site plan. Should corrections or revisions result in changes to the site plan configuration, development shall follow FMC Section 15-1004 (Site Development Standards).

4. Parking and Loading: All parking shall be provided in accordance with the City of Fresno Parking Manual and per Article 24 of the FMC.

5. Landscaping: All landscaping shall be provided and maintained in accordance with Article 23 of the FMC.

6. Façade: Development shall comply with the façade design development standard under FMC Sections 15-1005.

7. Fencing: All Fencing, Walls, and Hedges shall be provided and installed per FMC Section 15-2006.

PART D – PLANNING – OTHER REQUIREMENTS

1. The development shall follow the policies of the Fresno General plan, McLane Community Plan, and the Multi-Family Residential, Medium High Density planned land use designation.

2. The development shall follow the RM-1 (*Residential Multi-family Medium High Density*) zone district and all other applicable sections of the Citywide Development Code, Chapter 15 of the Fresno Municipal Code (FMC).

3. Comply with the operational statement submitted for the proposed project dated June 12, 2024.

4. The development shall comply with the City of Fresno Parking Manual, California Building Code, and American Disabilities Act requirements.

5. The development shall take place in accordance with the "General Notes and Requirements for Entitlement Applications" listed below if applicable Property development standards and operational conditions are contained in Articles 10 (Residential Multi-Family Districts), 20 (General Site Requirements), 23 (Landscape), 24 (Parking and Loading), and 25 (Performance Standards). Any project revisions, development, and operation must comply with these property development standards and operational conditions.

PART E - MISCELLANEOUS AND GENERAL NOTES AND REQUIREMENTS

Not all notes and requirements listed below are applicable to all projects.

1. 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. This special permit is granted, and the conditions imposed, based upon the Operation Statement provided by the applicant. The Operation Statement is material to the issuance of this special permit. Unless the conditions of approval specifically require operation inconsistent with the Operation Statement, a new or revised special permit is required if the operation of this establishment changes or becomes inconsistent with the Operation Statement. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the special permit or any other enforcement remedy available under the law. The Planning and Development 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.

2. 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:
 - a. 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;
 - b. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
 - c. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.
3. No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished, or moved in any zoning district, except in accordance with the provisions of this Code. Specific uses of land, buildings, and structures listed as prohibited in any zoning district are hereby declared to be detrimental to the public health, safety, and welfare.
4. Development shall take place in accordance with the Standards, Specifications, and Standard Drawings of the City of Fresno Public Works Department.
5. Development shall take place in accordance with all city, county, state and federal laws and regulations.
6. Owners and persons having ownership interest in businesses operating in the City of Fresno (including leasing out any commercial or industrial property, or renting out four or more dwelling units) are required by the Fresno Municipal Code to obtain a Business Tax Certificate. Contact the City of Fresno Finance Department's Business Tax Division at (559) 621-6880 for more information. Information and an application form is available at the following website: [Click Here](#)
7. All proposed building(s) or structure(s) constructed on the property must comply with the prevailing California Building Code Standards.
8. Any building modifications and/or additions not included with this application are not approved with this special permit and would be subject to a new special permit.
9. A permit granted under the Fresno Municipal Code shall automatically expire if it is not exercised or extended within three years of its issuance. Refer to section 15-5013, Expiration of Planning Entitlements, for more information about the exercise of rights.

FENCES/WALLS, LANDSCAPING, PARKING

10. Nothing in the Development Code shall be deemed to prohibit the erection of temporary fencing around construction sites in compliance with the Building Code and other applicable provisions of the Fresno Municipal Code.

11. Future fences shall be reviewed and approved by the Planning and Development Department prior to installation.
12. Fences, hedges, and walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. Fences shall be maintained and shall stand upright and shall not lean.
13. All planting and other landscape elements shall be permanently maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Yards shall be maintained free of refuse, debris, rubbish, or other accumulated matter and/or materials, and shall be maintained clean. Grass shall not exceed six inches in height.
14. New landscaping shall have an automatic irrigation system designed to provide adequate and efficient coverage of all plant material. Irrigation systems shall comply with the requirements of the California Green Building Standards Code and/or the California Model Water Efficient Landscape Ordinance and/or the California Plumbing Code as may be amended.
15. Trees shall be maintained by property owners to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects, and disease. Any tree showing such damage shall be replaced with another tree.
16. No tree for which a Tree Removal Permit is required shall be removed until all conditions of the permit have been satisfied and the decision has become final. In addition, tree(s) approved for removal in conjunction with a development application shall not be removed before the issuance of a Building Permit or unless all of the conditions of approval of the development applications are satisfied.
17. The review authority shall issue a Tree Removal Permit if any of the following general criteria is met:
 - a) The tree(s) is irreparably diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices so that the public health or safety requires its removal.
 - b) The tree(s) can potentially cause substantial damage to existing or proposed main structure(s) (e.g. dwellings, other main structures, or public infrastructure) or interfere with utility services and cannot be controlled or remedied through reasonable relocation or modification of the structure or utility services.
 - c) The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the Review Authority that there are no reasonable alternatives to preserve the tree(s).

18. 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 Current Planning Division. (Include this note on the landscape plan.)
19. Future tenant improvements shall be reviewed and approved by the Planning and Development Department to ensure that adequate off-street parking is provided.
20. Trees required for parking lots are in addition to trees required elsewhere on the site as prescribed in other sections of the Fresno Municipal Code.
21. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
22. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times.
23. All accessible stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the Fresno Municipal Code shall be towed away. The international symbol and tow-away warning shall be posted conspicuously on seven-foot poles. (Include this note on the site plan.)
24. Applicants are encouraged to provide shared vehicle and pedestrian access between adjacent properties for convenience, safety, and efficient circulation. A joint access covenant shall be required. (Include this note on the site plan.)
25. All general standards of Section 15-2015 of the Fresno Municipal Code shall apply when lighting is provided to illuminate parking, sales or display areas. Depict all proposed lights on the site plan.
26. Bicycle parking spaces shall be supplied according to Table 15-2429-D: Required On-Site Bicycle Parking Spaces of the Fresno Municipal Code. Each bicycle parking space shall be a minimum of 30 inches in width and eight feet in length and shall be accessible without moving another bicycle. At least 30 inches of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces to allow for the maneuvering of bikes. Overhead clearance shall be a minimum of seven feet. A minimum five-foot aisle between each row of bicycle parking shall be provided for bicycle maneuvering beside or between each row, when multiple rows are proposed. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures.
27. All general provisions of Section 15-2403 of the Fresno Municipal Code shall apply to all parking areas.
28. The parking lot is required to meet the [City of Fresno's Parking Manual, Public Works Standards \(P-21, P-22, and P-23\) and Specifications](#). Parking must also comply with the California Building Code's accessibility requirements and the Fire and Solid Waste

Department's minimum turning templates. Contact the Planning and Development Department for Parking Manual questions.

SIGNAGE

29. All future signs shall be architecturally compatible with the proposed building(s). Provide a set of drawings, with descriptive information, including materials, design, and colors to allow for a preliminary assessment of the future signage. It is recommended that you provide a copy of the signage early in the project process to allow for staff comment.
30. Signs, other than directional signs, if applicable, are not approved for installation as part of this special permit. (Include this note on the site plan.)
31. All proposed signs shall conform to the current sign ordinance. The submittal checklist for signs is available online at: [Click Here](#)
32. Window signs limited to the hours of operation, address, occupancy, and emergency information, subject to the following standards:
 - a) Operational windows signs shall not be mounted or placed on windows higher than the second story.
 - b) The maximum area of exempt window signage shall not exceed three square feet in area.
33. Banners, streamers, moving signs, and inflatables (including air dancers, balloons, and similar objects) are allowed subject to Temporary Use Permit approval for establishments within Non-Residential Districts. Signs of this type do not count toward total maximum sign area. No sign per this section shall be displayed for more than 30 days, and a period of 30 must lapse before displaying another sign. Signs shall not be displayed for more than 60 total days during a calendar year.
34. Every sign displayed within the City, including exempt signs, shall be maintained in good physical condition and shall comply with adopted regulations. All defective or broken parts shall be replaced. Exposed surfaces shall be kept clean, in good repair, and painted where paint is required.

MISCELLANEOUS

35. Noise levels shall not exceed the decibel levels described in Section 15-2506 of the Fresno Municipal Code at any time, measured at the nearest subject property line.
36. No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
37. Lights shall be placed to deflect light away from adjacent properties and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties. Direct or sky-reflected glare from floodlights shall not be directed into any other

property or street. Except for public streetlights and stadium lights, no light, combination of lights, or activity shall cast light onto a residentially zoned property, or any property containing residential uses, exceeding one-half foot-candle.

38. No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Windows shall not cause glare that may disrupt adjoining properties, traffic on adjacent streets, etc. Glare or heat reflected from building materials shall be mitigated so as to not disrupt surrounding properties.
39. The address listed in the conditions of approval is the 'Official Address' given to the building. If you would like separate suite or unit numbers for a building, provide a floor plan and contact the City of Fresno Planning and Development Department for 'Official Addresses'. Only those addresses assigned by the City of Fresno will be recognized as 'Official Addresses'. The United States Post Office will only recognize addresses assigned by the City of Fresno. If a non-official address is given to a building and or/separate suites, the City of Fresno has the authority to charge a fee and have those addresses corrected. In addition, the United States Post Office will cease mail delivery to those addresses that are not 'Official Addresses'.
40. All projects, including projects that involve less than one acre of property, are required to comply with the City of Fresno's Urban Storm Water Quality Management and Discharge Control Ordinance, Fresno Municipal Code Chapter 6, Article 7 (Sections 6-701 et seq.)

When a project involves one acre or more of construction activity (including, but not limited to, grading) the developer is required to obtain a stormwater discharge permit for construction, with a Notice of Intent (NOI) filed **prior to** commencement of any grading construction activity. Contact the Fresno office of the California Regional Water Quality Control Board at (559) 445-6281 regarding the required NOI and stormwater discharge permit. Additional information on California's construction stormwater regulation may be obtained from the Water Board via the internet:

www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

Helpful information for preparing and implementing stormwater pollution prevention plans may also be obtained from the California Stormwater Quality Association via its website, www.casqa.org

When a project involves specified nonresidential activities (certain commercial and industrial activities), an ongoing industrial stormwater discharge permit is also required. Contact the Fresno office of the California Regional Water Quality Control Board at (559) 445-6281 to find out whether your project/business requires an industrial stormwater discharge permit, and to obtain details on securing this permit. Additional information on industrial stormwater regulations may be obtained from the following website: www.waterboards.ca.gov/water_issues/programs/stormwater/industrial.shtml,

The California Stormwater Quality Association has additional information on preparing stormwater pollution prevention plans for industrial activities (www.casqa.org).

41. Screen all roof-mounted equipment from the view of public rights-of-way. Depict all

mechanical equipment on site plan and elevations.

42. If archaeological and/or animal fossil material is encountered during project surveying, grading, excavating, or construction, work shall stop immediately. (Include this note on the site plan.)
43. 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: (805) 644-2289) shall be contacted to obtain a referral list of recognized archaeologists. An archeological assessment shall be conducted for the project, the site shall be formally recorded, and recommendations made to the City as to any further site investigation or site avoidance/preservation. (Include this note on the site plan.)
44. 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.)
45. Connection to a municipal water system is required unless approved measures are included in the project conditions of approval for an alternative water supply.
46. Connection to a municipal City of Fresno sewer system is required unless approved measures are included in the project conditions for alternative wastewater treatment facilities.
47. City of Fresno water and sewer connection charge obligations applicable to this project will be computed during the building construction plan check process and shall be payable at the time of issuance of building permit unless other arrangements have been approved to defer such payments to a later date. For information relating to water and sewer service requirements and connection charges, contact Frank Saburit at (559) 621-8797.
48. Open street cuts are not permitted; all utility connections must be bored.
49. **CROSS-CONNECTION CONTROL.** A backflow prevention device may be required on the water service. Contact the Department of Public Utilities, Water Division (559) 621-5300 for requirements relating to approved devices, locations, testing and acceptance. This requirement must be satisfied prior to final occupancy.
50. 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 the Planning and Development 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.
51. Open storage (outside an enclosed building) shall be limited to vehicles, boats, recreational vehicles, and trailers. Outdoor storage areas shall be screened from public view by building

façades or solid fences. At the discretion of the Review Authority, the treatment of the ground surface of the open storage area may be gravel or other materials as prescribed by the San Joaquin Valley Air Pollution Control District, the Public Works Department, the Fire Department, and the Fresno Metropolitan Flood Control District. All open storage must be depicted on the site plan and described in operational statement. If it is not, it is not allowed on the site.

52. If video surveillance cameras are required or installed, provide signs under the surveillance cameras which notify the public that the subject property is monitored by video surveillance.

FEES

(Not all fees will be applicable to all projects.)

Please reach out to Frank Saburit at (559) 621-8797 for fee questions.)

53. NOTICE TO PROJECT APPLICANT: In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedication, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or, where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

54. CITYWIDE DEVELOPMENT IMPACT FEES

- a) Traffic Signal Charge (Fresno Municipal Code Section 12-4.1101 to 12-4.1103) This project shall pay its Traffic Signal Mitigation Impact Fee at the time of building permit based on the trip generation rate(s) as set forth in the latest Master Fee Schedule. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at the time of building permit.
- b) Fire Facilities Fee (Fresno Municipal Code Section 12-4.901 to 12-4.906) (based on building square footage, or residential units)
- c) Police Facilities Fee (Fresno Municipal Code Section 12-4.801 to 12-4.806) (based on building square footage, or residential units).
- d) Parks Facilities Fee (Fresno Municipal Code Section 12-4.701 to 12-4.706) (based on the number of residential units)

55. CITYWIDE REGIONAL AND NEW GROWTH MAJOR STREET IMPACT FEES (Fresno Municipal Code Section 12-4.1006).

- a) Street Impact Fees shall be due and payable at the time of building permit issuance unless otherwise required by State law.
- b) Street Impact Fees will be a condition on all development entitlements granted.

56. FRESNO COUNTY FACILITY IMPACT FEE

Fresno County adopted a Facilities Impact Fee, but the requirement to pay this fee was subsequently suspended by Fresno County. If the fee has been reinstated at the time of

issuance of building permits for this project, or an alternative fee system has been adopted by Fresno County, proof of payment or payment of this fee will be required for issuance of building permits.

57. 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 prior to issuance of certificate of occupancy.

58. SCHOOL FEES

School fees must be paid, if required, prior to the issuance of building permits. Contact the applicable school district to obtain fee amount. Provide proof of payment (or no fee required) prior to the issuance of building permits.

59. FRESNO METROPOLITAN FLOOD CONTROL DISTRICT (FMFCD) FEES

- a) A FMFCD Development Fee is required for the review of proposed development projects, including applications for plan amendments, rezones, special permits, subdivisions, and grading plans. This fee is based on project acreage and must be paid directly to FMFCD in order for that agency to review projects and provide a Notice of Requirements. For more information, contact the FMFCD at (559) 456-3292.
- b) FMFCD drainage fees are due, if required, prior to issuance of building permits and are payable at the rate in place at the time of building permit issuance. Unpaid drainage fee obligations that were unpaid for a prior project at the site of a new project must be satisfied by the developer of the new project. Drainage fees may be paid at the Planning and Development Department prior to, or at the time of building permit issuance. They may also be paid directly to FMFCD, and proof of payment provided to the City, in order to obtain construction permits.

60. SEWER CONNECTION CHARGES (Fresno Municipal Code Section 6-304(a)). The following sewer connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New sewer connection charges adopted by the Council prior to the issuance of building permits may also be applied.

- a) Lateral Sewer Charge (based on property frontage to a depth of 100')
- b) Oversize Sewer Charge (based on property frontage to a depth of 100')
- c) Wastewater Facilities Charge
- d) Trunk Sewer Charge

Effective January 9, 1999, Ordinance No. 98-97 also amended certain sewer connection charges. Fresno Municipal Code Article 15, Section 12 provides property owners the incentives and deletes certain sewer connection charges pursuant to the Simple Tiered Equity Program (STEP) and the Employment Development Program (EDP). For additional information on the STEP and EDP, contact the Department of Public Utilities, Administration Division at (559) 621-8600.

61. WATER CONNECTION CHARGES: (Fresno Municipal Code Sections 6-507 to 6-513). The following water connection charges may be required and will be payable at the fee rate listed in the Master Fee Schedule at the time payment is due. New water connection charges adopted by the Council prior to issuance of building permits may also be applied.

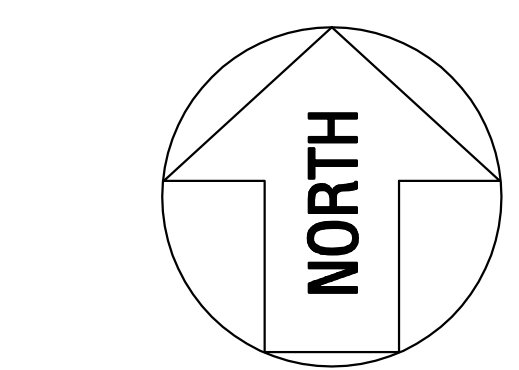
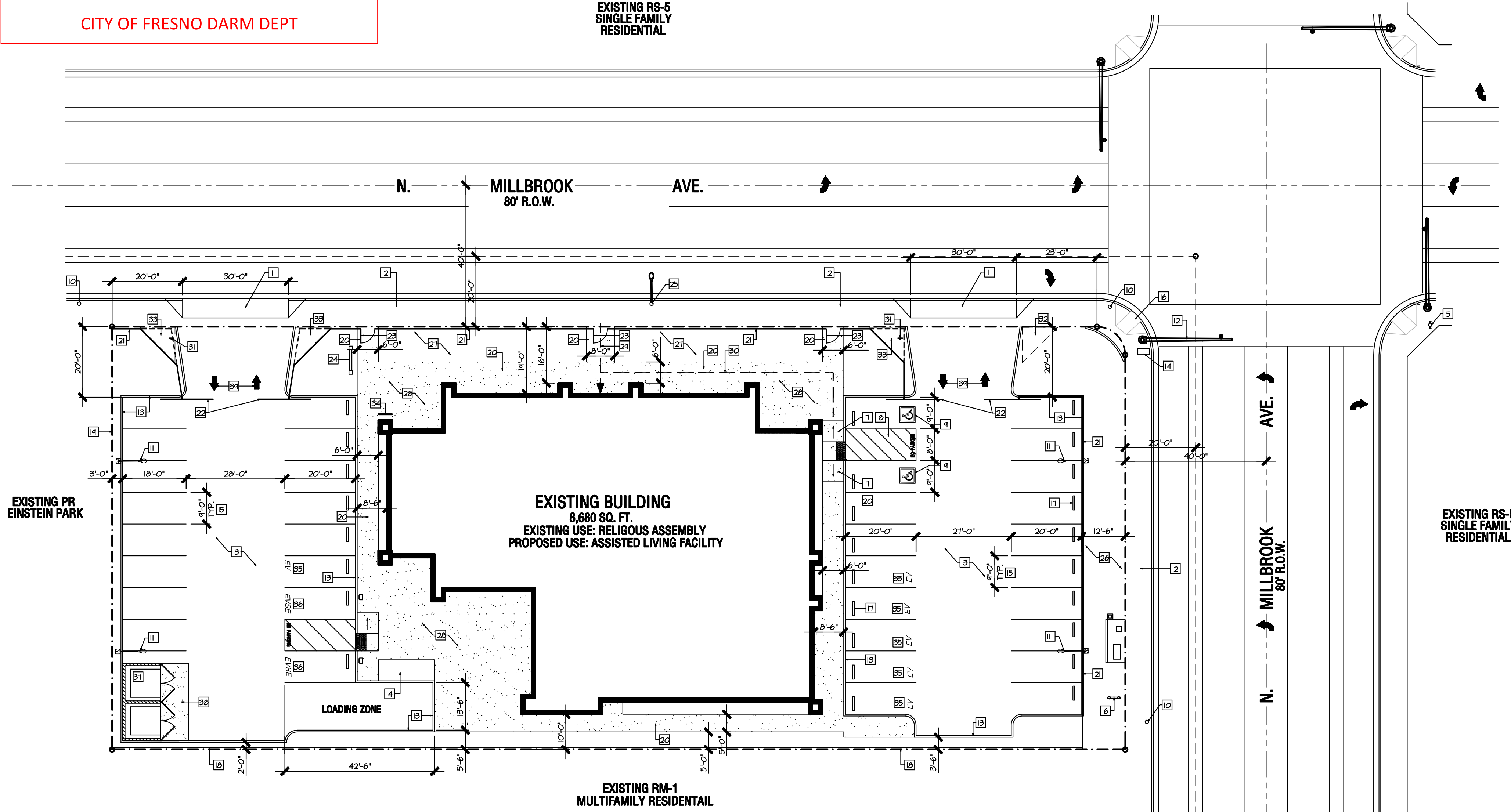
- a) Frontage Charge (based on property frontage)
- b) Service Charges (based on service size required by applicant)
- c) Meter Charges (based on service need)
- d) Water Capacity fee (based on size of meter)

62. Deferment of the payment of Citywide development impact fees for Fire, Police, Parks, Streets, and Traffic Signals is available for projects located within the Downtown Priority Areas in accordance with the provisions of City of Fresno Resolutions Nos. 2009-265 and 2010-19.

**PUBLIC WORKS DEPARTMENT GENERAL NOTES
(to be added to the site plan)**

63. Any 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.
64. Repair all damaged and/or off-grade concrete street improvements as determined by the Construction Management Engineer, prior to occupancy.
65. 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.
66. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.
67. Contact the Public Works Department, Traffic Engineering at (559) 621-8800, 10 working days prior to any off-site concrete construction.
68. For Standard Drawings [Click Here](#)
69. For Traffic Planning's website with useful links, additional notes, a sample of legend, Parking Manual and Traffic Study Checklist [Click Here](#).
70. Traffic Planning Checklist [Click Here](#).
71. For Traffic Study questions please contact Jill Gormley at (559) 621-8792 or via email at Jill.Gormley@fresno.gov.

APPL. NO. P24-00817 EXHIBIT A DATE 09/11/2024
 PLANNING REVIEW BY DATE
 TRAFFIC ENG. DATE
 APPROVED BY DATE
 CITY OF FRESNO DARM DEPT



SITE PLAN

SCALE: 1"=20'

LINE TYPE LEGEND

---	PROPERTY LINE
- - -	CENTERLINE

SITE PLAN KEY NOTES:

- THIS IS AN EXISTING BUILDING AND SITE. ALL ITEMS LISTED BELOW (1-30) ARE EXISTING
- THE ITEMS LISTED BELOW (31-38) ARE NEW SITE ITEMS BEING ADDED AS PART OF THIS C.U.P. SUBMITTAL
- CONCRETE APPROACH (WIDTH AS DIMENSIONED) CONSTRUCTED TO CITY OF FRESNO STANDARDS P-2 AND P-6
 - REPAIR EXIST. CONCRETE CURBS, GUTTERS AND SIDEWALKS AS REQUIRED TO CITY OF FRESNO STANDARDS P-5 AS REQUIRED
 - PARKING LOT PAVING PER CITY OF FRESNO STANDARDS P-2, P-22 AND P-25
 - LANDSCAPED AREAS AT PARKING AREA
 - FIRE HYDRANT LOCATION
 - LOCATION OF BACKFLOW PREVENTER
 - SIDEWALK RAMP FOR ACCESSIBILITY
 - 8'-0" WIDE VAN ACCESSIBLE LOADING AREA
 - ACCESSIBLE PARKING STALL AS SHOWN WITH ALL APPLICABLE STATE AND A.D.A. REQUIRED STALL AND SITE SIGNAGE
 - EXISTING POWER POLE LOCATION
 - SITE LIGHTING AT PARKING LOT. LIGHTING SHALL BE SHIELDED TO AVOID SPILLAGE TO ADJACENT PROPERTIES AND STREETS
 - TRAFFIC SIGNAL WITH INTEGRAL STREET LIGHT
 - 6" CONC. CURB AT PARKING AREAS
 - TRAFFIC SIGNAL CONTROL BOXES
 - STANDARD 9'-0" WIDE PARKING STALLS (TYPICAL)
 - A.D.A. ACCESSIBILITY RAMP AT CORNER PER CITY OF FRESNO STANDARDS P-28 AND P-32
 - 6' HIGH 4" LONG CONCRETE WHEEL STOPS
 - CMU WALL AT SOUTH PROPERTY LINE
 - 8' HIGH CHAIN LINK FENCE AT WEST PROPERTY LINE
 - ON SITE CONCRETE WALKS
 - 6' HIGH WROUGHT IRON FENCE
 - ROLLING THROUGH IRON GATES AT DRIVE ENTRANCES
 - 4" WIDE WROUGHT IRON MAN GATES
 - MONUMENT SIGN
 - STREET LIGHT MOUNTED ON HOOD POWER POLE
 - LANDSCAPED SETBACK AT MILLBROOK AVE.
 - LANDSCAPED SETBACK AT DAKOTA AVE.
 - HARDSCAPE / CONCRETE AREAS
 - ACCESSIBLE PATH OF TRAVEL TO PUBLIC ROW
 - ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALLS TO PROJECT ENTRY
 - REQUIRED ACCESSIBLE PARKING SIGNAGE AT PROJECT ENTRY
 - 12" VISIBILITY TRIANGLES AT ENTRY
 - RECONFIGURE EXISTING THROUGH IRON FENCING TO PROVIDE A 12" VISIBILITY TRIANGLE AT ENTRY
 - PROVIDE NEW CITY OF FRESNO APPROVED INVERTED "N" BIKE RACK INSTALLED PER CITY STDS. (4 BIKES MIN)
 - DESIGNATED PARKING FOR FUTURE ELECTRIC VEHICLE CHARGING STATION (EVS) DESIGNATED "EV". (6 PROVIDED)
 - DESIGNATED PARKING FOR ELECTRIC VEHICLE CHARGING STATION (EVS) DESIGNATED "EV". (2 PROVIDED)
 - NEW TRASH ENCLOSURE TO CITY STDS. P-33, P-34 AND P-45
 - CONCRETE APRON AT TRASH ENCLOSURE
 - PROVIDE TRAFFIC DIRECTION ARROWS AS SHOWN



GENERAL NOTES:

- ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE SURVEYING IN THE STATE OF CALIFORNIA.
- TWO (2) 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. 1-800-424-2444.
- ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER. FIRE HYDRANTS MUST BE RELOCATED BY CITY.
- FOR STREET TREE WELL REQUIREMENTS, IN THE PUBLIC RIGHT-OF-WAY AREA, SUBMIT LANDSCAPE SITE PLANS TO CITY OF PARKS DEPARTMENT AND ALLOW FOUR (4) DAYS FOR REVIEW AND RECOMMENDATIONS CONTACT HILARY AT 621-2903 FOR PROPER PROCEDURES.
- OPEN CUT IS NOT PERMITTED. ALL UTILITY CONNECTIONS MUST BE BORED.
- NO STRUCTURES OF ANY KIND MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED SETBACK AREA. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING BACKFLOW PREVENTION DEVICES) ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPE AREAS OR SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW PREVENTION DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE REQUIRED.
- SIGNS ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT PROPOSED SIGNAGE FOR SEPARATE SIGN REVIEW. A MASTER SIGN PERMIT WILL BE NEEDED IF THIS PROPERTY WILL HAVE MULTIPLE OCCUPANCIES. CONTACT THE DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT PUBLIC SERVICES CENTER, FRESNO CITY HALL ROOM 5045 FOR INFORMATION. (559)622-7271
- ROOF MOUNTED AND DETACHED MECHANICAL EQUIPMENT FOR INDUSTRIAL, COMMERCIAL, AND OFFICE USES SHALL BE SCREENED FROM VIEW AND ACCIDENTALLY BATTERED TO PREVENT THE NOISE LEVEL RATING FROM THE EQUIPMENT FROM EXCEEDING 10 LA MEASURED AT THE NEAREST INDUSTRIAL PROPERTY LINE AND 60LPA AT THE NEAREST RESIDENTIAL PROPERTY LINE.
- NO MEANS OF INGRESS/EGRESS SHALL BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT
- IF CONSTRUCTION ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER CAUSES
- APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH THE PERMIT AND CONDITIONS. PERMITS, PERMITS, PERMITS SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT. THIS SPECIAL PERMIT IS SUBJECT TO ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED BY THE CITY OF FRESNO. SUBSEQUENT AMENDMENTS OR REVISIONS.
- REPAIR AND MAINTENANCE OF OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY
- NO USES OF LAND BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
- PURSUANT TO SECT. 10-102(b) OF THE F.M.C. NOISE LEVELS FOR COMMERCIAL ZONED PROPERTIES SHALL NOT EXCEED 60 DEGBELS FROM 10 P.M. TO 7 A.M. AND 65 DEGBELS FROM 7 A.M. TO 10 P.M. MEASURED AT THE NEAREST SUBJECT PROPERTY LINE. FUTURE USES AND/OR DEVELOPMENTS SHALL BE REQUIRED TO COMPLY WITH THIS PROVISION.
- OUTDOOR STORAGE, INCLUDING 150 CONTAINERS, IS PROHIBITED. ALL MATERIALS SHALL BE STORED COMPLETELY WITHIN A BUILDING UNLESS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
- ALL EXTERIOR MECHANICAL AND EQUIPMENT SHALL BE SCREENED OR INCORPORATED INTO THE BUILDING DESIGN OF BUILDING SO AS NOT TO BE ABLE TO BE SEEN FROM MAIN STREETS, HIGHWAYS, RAILROADS, OR ABUTTING RESIDENTIAL DISTRICTS. (MFG. SECT. 5-201(B))
- IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION WORK SHALL STOP IMMEDIATELY.
- 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 (PH. (916) 653-4082) SHALL BE IMMEDIATELY CONTACTED AND THE CALIF. ARCHAEOLOGICAL INVENTORY SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PH. (805) 644-2284) SHALL BE CONTACTED TO OBTAIN A REFERRAL. LIST OF RECOGNIZED ARCHAEOLOGISTS AND ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE TO THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/PRESERVATION.
- IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL. LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED.
- IF MATERIAL IS SIGNIFICANT, IT SHALL BE PRESERVED.
- LOCATE ALL GENERATORS, PUBLIC UTILITY FEATURES AND SIMILAR EQUIP. OUTSIDE OF ALL BUILDINGS AND LANDSCAPE SETBACK AREAS. IT IS PREFERRED THAT SUCH FACILITIES OR EQUIPMENT BE LOCATED WITHIN THE PROPOSED STRUCTURES. OTHERWISE SUCH FACILITIES SHALL BE SCREENED FROM PUBLIC VIEW BY LANDSCAPING AND/OR DECORATIVE MASONRY WALLS CONSISTENT WITH THE MATERIALS AND COLORS OF THE MAIN BUILDING, OR COMBINATION OF LANDSCAPING AND DECORATIVE MASONRY WALLS
- PROVIDE FOR THE COLLECTION AND LOADING OF RECYCLABLE MATERIALS IN ACCORDANCE WITH THE CALIFORNIA INTEGRATED WASTE MANAGEMENT BOARD MODEL ORDINANCE DATED MARCH 31, 1993
- CONTACT SOLID WASTE DIVISION AT 621-4522 FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE.
- CONTACT PUBLIC WORKS DEPT., TRAFFIC ENGINEERING (559) 621-8800 TEN (10) WORKING DAYS PRIOR TO ANY OFFSITE CONSTRUCTION.
- ALL REQUIREMENTS OF THE APPROVED TRANSPORTATION MANAGEMENT PLAN WILL BE STRICTLY ADHERED TO.
- FIRE HYDRANTS SHALL BE TESTED, PAINTED, NUMBERED AND APPROVED AND ALL SURFACE ACCESS ROADS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION.
- PROVIDE SIGNS (7'X27" MIN) AT ALL PUBLIC ENTRANCE DRIVEWAYS TO THE PROPERTY STATING PARKING-VEHICLES STOPPED, PARKED OR LEFT STANDING IN FIRE LANES WILL BE IMMEDIATELY REMOVED AT OWNER'S EXPENSE (CVC)
- SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALKS IS NOT ALLOWED WHEN THE AREA TO BE DRAINED EXCEEDS 1/4 ACRES. SHOW METHOD OF CONVERTING ON-SITE STORM WATER TO STREET, DRAINAGE BASIN, AND PIPE OR CHANNEL SIZE TO BE USED PER P.A. STD. P-22 AND P-23
- THE REQUIRED 48" MIN. PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK (DIRECTLY IN FRONT OF THE PROPERTY AS SET BY THE CALIFORNIA ADMINISTRATIVE CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
- ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
- DEEDS ARE REQUIRED TO PROVIDE EASEMENTS TO THE CITY FOR REQUIRED PUBLIC IMPROVEMENTS. THEY SHALL BE PREPARED BY THE OWNER/DEVELOPER ENGINEER. EXCITED COPIES SHALL BE SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800, 10 WORKING DAYS PRIOR TO ANY OFFSITE CONCRETE CONSTRUCTION.
- ROOF ACCESS LADDERS SHALL BE SCREENED FROM MAJOR STREETS. FIRE SPRINKLER RISERS SHALL BE DESIGNED FOR INTERIOR INSTALLATION HERE AND EXTERIOR LOCATION SHOULD BE VISIBLE FROM A MAJOR STREET. THE ALARM BELL AND FIRE DEPARTMENT CONNECTION SHALL BE INSTALLED SO THAT THEY ARE VISIBLE FROM THE STREET (MFG. SECT. 5-201(D))

FIRE DEPT. NOTES:

- PROVIDE FIRE HOSE ROLL AND EQUIPMENT ACCESS. FIRE HOSE ROLL AND EQUIPMENT ACCESS IS AN UNRESTRICTED WALKWAY (HIGH PROVISION) ACCESS CONNECTING VEHICULAR ACCESS TO ALL BUILDING OPENINGS AND EXTERIOR STORAGE AREAS. THE WALKWAY REQUIRES UNRESTRICTED 36 INCH HORIZONTAL CLEARANCE AROUND OPENINGS AND CONTINUOUS 7 FOOT VERTICAL CLEARANCE (FPD DEVELOPMENT POLICY 403.002)
- ADDRESS IDENTIFICATION FOR NEW AND EXISTING BUILDINGS. THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE APPROVED ADDRESS OR BUILDING AREA IDENTIFICATION SIGNAGE AS NEEDED TO READILY DETERMINE THE BUILDING OR AREA OF A BUILDING PROTECTED BY FIRE DEPARTMENT CONNECTIONS. FMC SECTION 10-50412.2.3
- PROVIDE AN EXTERIOR "KNOX BOX" ON THE GROUND FLOOR ADJACENT TO 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 ELEVATORS, FIRE SPRINKLER SYSTEM WITH INTERIOR RISERS, FIRE RAMP RATED, FIRE RAMP SYSTEM UNDER DIFFICULT ACCESS, AND/OR WHERE REQUIRED BY THE FIRE MARSHAL (OR DESIGNED). KEYS PLACED IN THE KNOX BOX SHALL BE IDENTIFIED WITH A TAG OR LABEL. KNOX BOXES MAY BE ORDERED ONLINE AT: <http://www.firebox.com/store/069917666606060606>
- ALL TYPES OF VEHICLE ACCESS SHALL MAINTAIN A MINIMUM OF 13 FEET 6 INCHES VERTICAL CLEARANCE OVER THE ENTIRE WIDTH OF THE ACCESS. (FPD DEVELOPMENT POLICY 403.002)
- ALL TYPES OF ACCESS SHALL NOT EXCEED A 10 PERCENT GRADE OR CONTAIN ANY IRREGULARITY CREATING AN ANGLE OF APPROACH OR DEPARTURE IN EXCESS OF 10 PERCENT, EXCEPT AS APPROVED BY THE FIRE MARSHAL (OR DESIGNED). (FPD DEVELOPMENT POLICY 403.002)
- ALL PRIVATE STREETS AND DRIVEWAYS THAT ARE PROVIDED FOR COMMON ACCESS AND ARE REQUIRED FOR FIRE DEPARTMENT ACCESS SHALL BE CONSTRUCTED TO A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET. FOR DRIVES SEPARATED BY A MEDIAN, 15 FOOT MINIMUM LANES ARE REQUIRED.

GATE NOTES:

- PROVIDE APPROVED POLICE/FIRE BYPASS LOCK (BEST PADLOCK MODEL 2B100 SERIES OR ELECTRIC CYLINDER SWITCH MODEL INTB2) ON DRIVE ACCESS GATES. ALL ELECTRIFIED SHALL BE EQUIPPED WITH BEST ELECTRIC CYLINDER LOCK INTB2. A KNOX PADLOCK MAY NOT BE USED. POLICE/FIRE BYPASS LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK AND GLASS, 1560 N. PALM AVE., FRESNO, CA 93728.
- ELECTRIC GATES SHALL BE PROVIDED WITH BATTERY BACK UP.
- ALL GATES ACROSS FIRE HOSE AND EQUIPMENT ACCESS POINTS SHALL BE A MINIMUM OF 48" CLEAR WIDTH.
- ALL REQUIRED FIRE HOSE AND EQUIPMENT ACCESS GATES SHALL REMAIN UNLOCKED OR BE PROVIDED WITH POLICE/FIRE BYPASS LOCKS. (BEST PADLOCK MODEL 2B100 SERIES). A KNOX PADLOCK MAY NOT BE USED. POLICE/FIRE BYPASS LOCKS CAN BE PURCHASED ONLY THROUGH SIERRA LOCK AND GLASS, 1560 N. PALM AVE., FRESNO, CA 93728
- AN APPROVED FIRE/POLICE PADLOCK SHALL BE INSTALLED ON GATES USED SOLELY FOR EMERGENCY VEHICLE ACCESS. FIRE/POLICE PADLOCKS MAY BE USED IN CONJUNCTION WITH OTHER APPROVED LOCKING DEVICES. PADLOCKS SHALL BE AN APPROVED CITY OF FRESNO BYPASS LOCK. (FPD DEVELOPMENT POLICY 403.002) FIRE/POLICE PADLOCKS MAY BE PURCHASED ONLY THROUGH SIERRA LOCK AND GLASS, 1560 N. PALM AVE., FRESNO, CA 93728 (FPD DEVELOPMENT POLICY 403.004)
- ALL GATED RESIDENTIAL DEVELOPMENTS REQUIRE A "CLICK TO ENTER" SYSTEM. INSTALL A "CLICK TO ENTER" SYSTEM AT ALL ELECTRIFIED GATES AND PROVIDE AN APPROVED VISUAL RECOGNITION/FEATURE SIGN AT THE "CLICK TO ENTER" GATE LOCATIONS.

SIDEWALKS:

IF EXISTING SIDEWALK EXCEEDS 2% CROSS SLOPE, REMOVE THE EXISTING SIDEWALK AND CONSTRUCT AN 8" CONCRETE COMMERCIAL SIDEWALK PER PUBLIC WORKS STD. P-5.

SITE STATISTICS:

PROJECT DATA
AGENCY OF JURISDICTION
 CITY OF FRESNO
PROJECT ADDRESS:
 3676 E. DAKOTA AVE.
 431-321-26
EXISTING USE:
 ARMENIAN CHURCH OF CHRISTIAN EVANGELICAL FAITH
PROPOSED USE:
 ASSISTED LIVING FACILITY
ZONING:
 RM-1
LAND AREA:
 LAND AREA EQUALS 34,412 (+/-) SQ. FT. OF LAND OR 0.79 ACRES
TOTAL BUILDING AREA:
 8,680 SQUARE FEET
LOT COVERAGE:
 BUILDING: 24.9%
 8,680 SQ. FT. / 34,412 SQ. FT. (BUILDING AREA / LOT AREA) = 25.2%
 PAVED AREA: 42.8%
 14,716 SQ. FT. / 34,412 SQ. FT. (PAVED AREA / LOT AREA) = 42.8%
 LANDSCAPED AREA: 32.0%
 11,016 SQ. FT. / 34,412 SQ. FT. (LANDSCAPED AREA / LOT AREA) = 32.0%
PARKING:
 PARKING PROVIDED: 33 STALLS
 ONE STALL PER 1 BEDS = 7 STALLS
 ONE STALL PER EMPLOYEE = 10 STALLS
 TOTAL SPACES REQUIRED: 33 STALLS
 STANDARD PARKING STALLS: 33 STALLS
 ACCESSIBLE PARKING STALLS: 2 STALLS
 TOTAL SPACES PROVIDED: 35

LEGAL DESCRIPTION:

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 PARCEL "C" OF PARCEL MAP NO. 68-45, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 1, PAGE 69 OF PARCEL MAPS, FRESNO COUNTY RECORDS.
 APN: 431-321-26

LANDSCAPE NOTES:

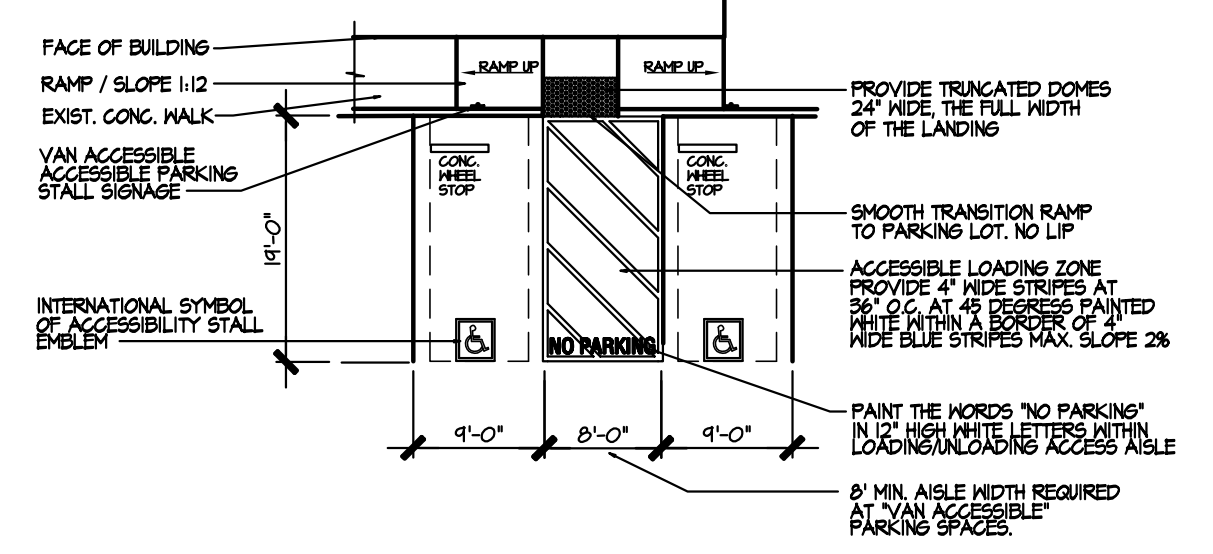
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY, OR AS OTHERWISE MAY BE APPROVED BY THE DEVELOPMENT DEPARTMENT.

OFF-STREET PRKG.

- ALL ACCESSIBLE PARKING STALLS SHALL BE MARKED WITH THE INTERNATIONAL SYMBOL OF SPACES AND A SIGN WARNING THAT VEHICLES IN VIOLATION OF THE MUNICIPAL CODE WILL BE TOWED AWAY. THE INTERNATIONAL SYMBOL AND TOW AWAY WARNING SHALL BE POSTED CONSPICUOUSLY ON SEVEN (7) FOOT POLES
- ALL ACCESSIBLE PARKING STALLS SHALL BE PLACED ADJACENT TO FACILITY ACCESS RAMPS OR IN STRATEGIC AREAS WHERE THE DISABLED SHALL NOT HAVE TO WHEEL BEHIND PARKED VEHICLES WHILE TRAVELING TO OR FROM ACCESSIBLE PARKING STALLS AND RAMPS.
- LIGHTING TO ILLUMINATE PARKING AREA SHALL BE DIRECTED DOWNWARD CHARACTERISTICS SUCH THAT THE LOWER EDGE OF THE LAST HORN ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE.
- PARKING STALL MARKING FOR ELECTRIC VEHICLES: PAINT, IN THE SAME PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST HORN ALIGNS WITH THE END OF THE STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE.
 EV

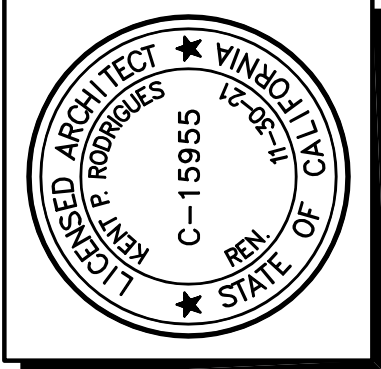
BACKFLOW PREVENTION DEVICE:

A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-4406 FOR REQUIREMENTS. DEVICES MUST BE INSTALLED ON SITE IN LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER. A PLUMBING PERMIT IS REQUIRED TO INSTALL THE DEVICE. BACKFLOW PREVENTION DEVICES SHALL BE INSTALLED AT THE CROSSING EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH WORK BY THE WATER DIVISION. ALL DEVICES SHALL BE TESTED AND ACCEPTED BY THE WATER DIV. PRIOR TO GRANTING BUILDING PERMITS. THE OWNER IS RESPONSIBLE FOR CONTACTING THE WATER DIVISION A MIN. OF 10 WORKING DAYS PRIOR TO REQUEST FOR FINAL.



ACCESSIBLE PARKING STALL

KENT P. RODRIGUES Architect
 2080 W. MAGILL, FRESNO, CA 93711 (559) 438-1790
 PLANNING * DESIGN * ARCHITECTURE

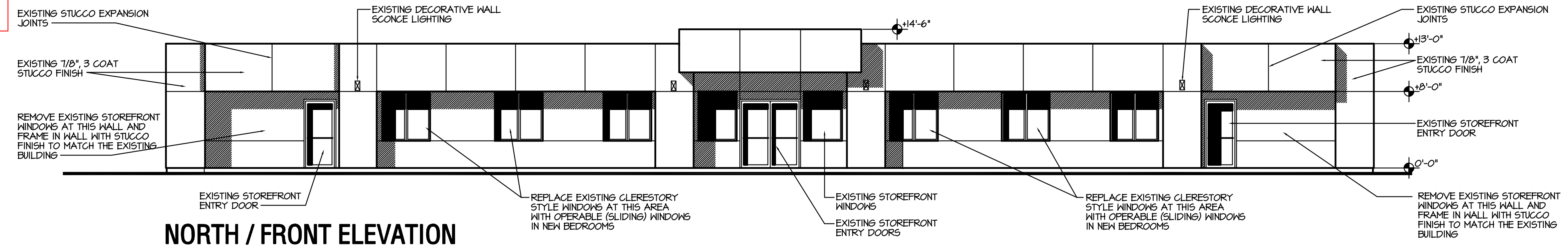


Fresno Assisted Living Facility
 Proposed Conversion of an Existing Armenian Church to an Assisted Living Facility
 PROJECT TITLE:
 3676 E. DAKOTA AVE
 Fresno, California

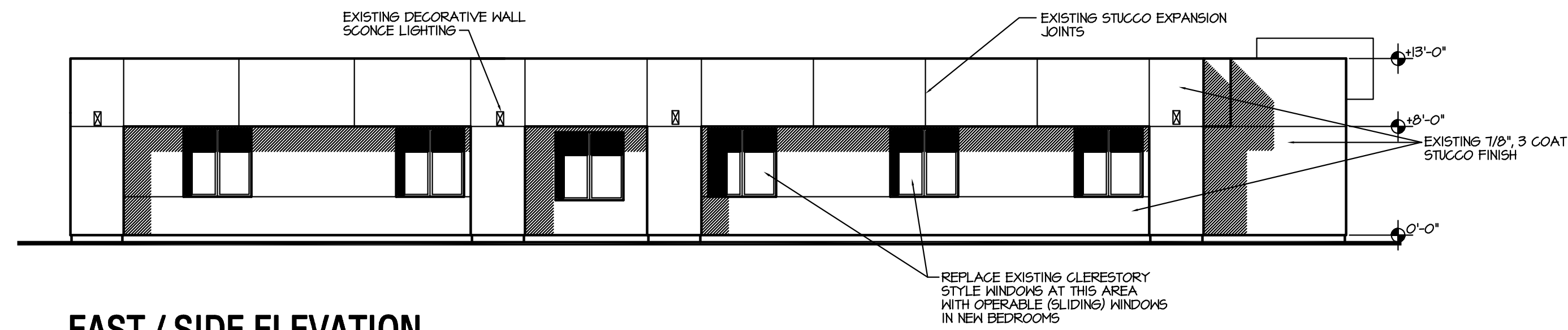
JOB NO.: ARENDAKOTA
 DRAWN BY: RODRIGUES
 SHEET NO.:
A-0
 OF 1 SHEETS
 DATE: 2/8/24

APPL. NO. P24-00817 EXHIBIT E DATE 06/11/2024
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____

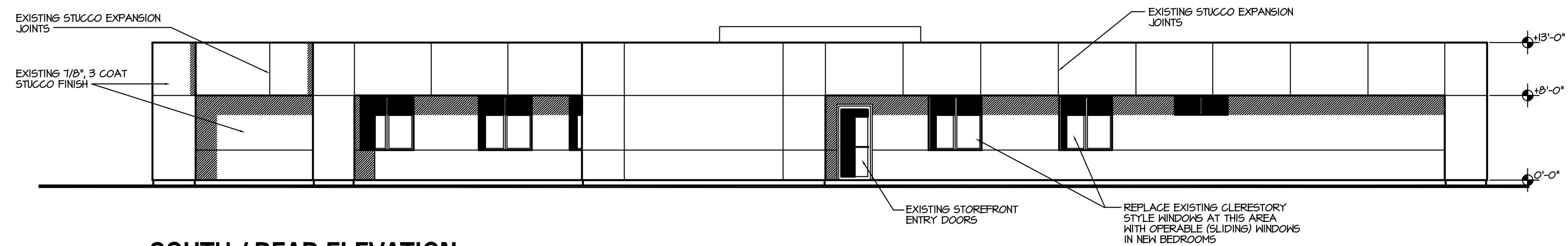
CITY OF FRESNO DARM DEPT



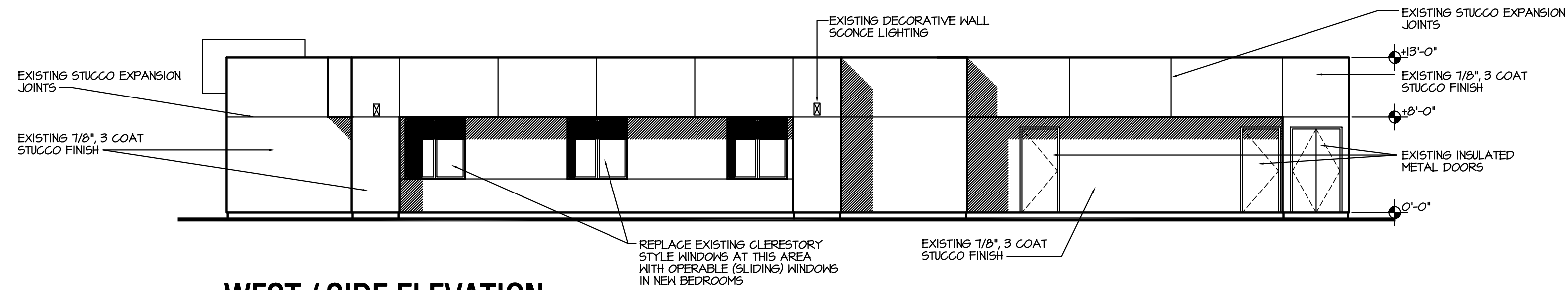
NORTH / FRONT ELEVATION



EAST / SIDE ELEVATION



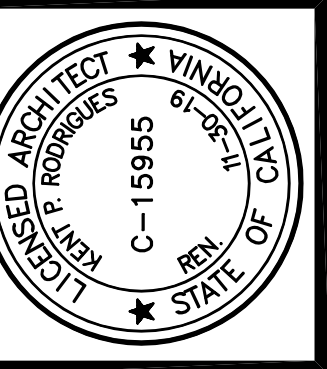
SOUTH / REAR ELEVATION



WEST / SIDE ELEVATION

BUILDING ELEVATIONS

SCALE: 1/8" = 1'-0"



SHEET TITLE:
EXTERIOR ELEVATIONS

FRESNO ASSISTED LIVING FACILITY
 PROPOSED 22 ROOM ASSISTED LIVING FACILITY
 3616 E. DAKOTA AVE
 FRESNO, CALIFORNIA

JOB NO.: ARSEN/DAKOTA

DRAWN BY: RODRIGUES

SHEET NO.:

A-5

OF SHEETS

DATE: 2/2/24

KENT P. RODRIGUES Architect
 2080 W. MAGILL, FRESNO, CA 93711 (559) 488-1790
 PLANNING * DESIGN * ARCHITECTURE

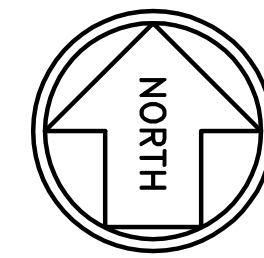
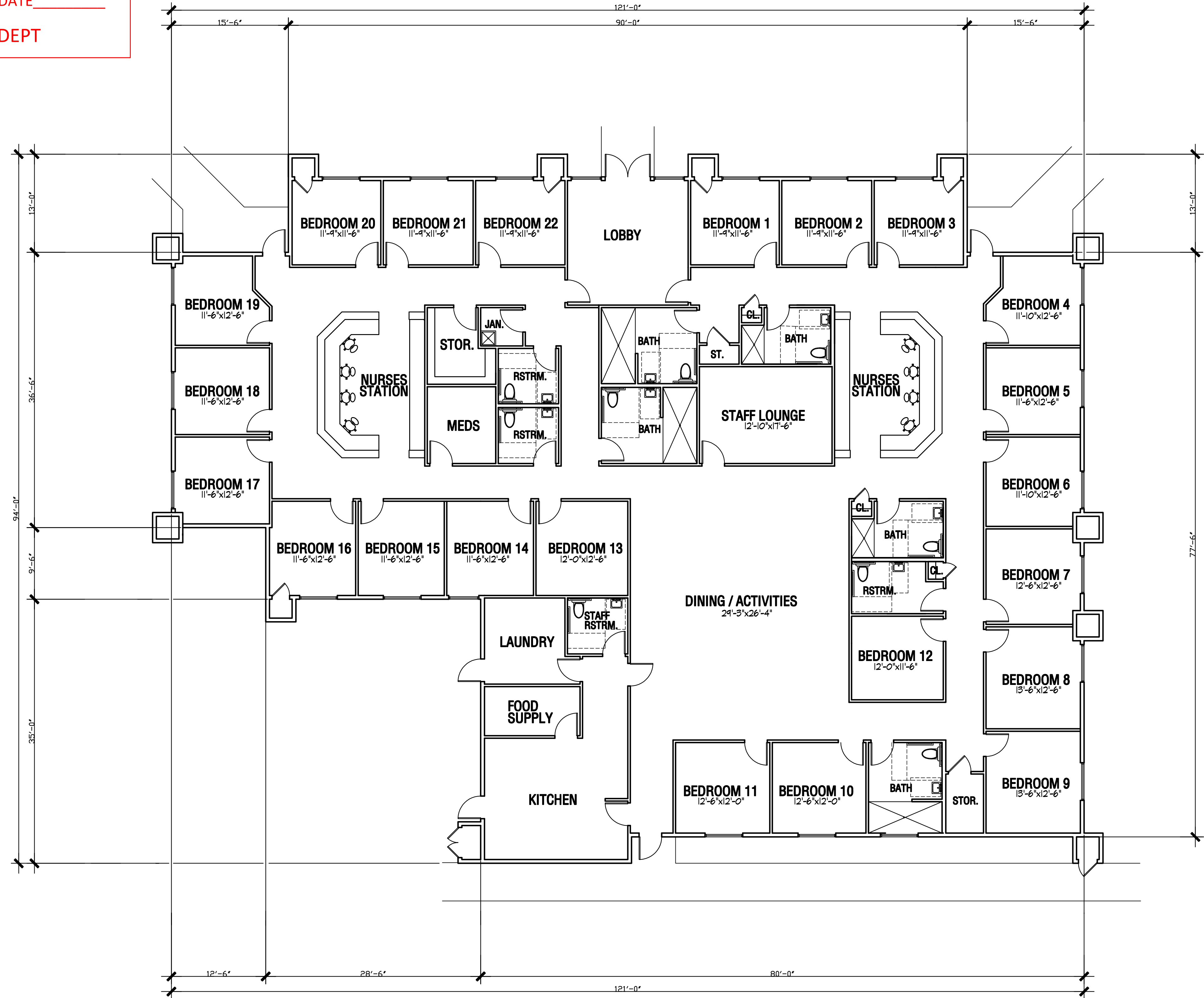
APPL. NO. P24-00817 EXHIBIT F DATE 06/11/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



PRELIMINARY FLOOR PLAN

SCALE: 1/8" = 1'-0"

8,680 SQ. FT.



SHEET TITLE:
PRELIMINARY FLOOR PLAN

FRESNO ASSISTED LIVING FACILITY
PROPOSED 22 ROOM ASSISTED LIVING FACILITY
3676 E. DAKOTA AVE
FRESNO, CALIFORNIA

JOB NO.: ARSEN/DAKOTA

DRAWN BY: RODRIGUES

SHEET NO.:

A-2

OF SHEETS

DATE: 2/2/24

KENT P. RODRIGUES Architect
2080 W. MAGILL, FRESNO, CA 93711 (559) 488-1790
PLANNING * DESIGN * ARCHITECTURE



KENT P. RODRIGUES Architect

2090 W. Magill, Fresno, CA 93711 (559) 438-1790

February 22, 2024

City of Fresno

Planning and Development Department
2600 Fresno Street, Third Floor
Fresno, CA 93721

RE: Fresno Assisted Living Facility

Change of Use from an Armenian Church to an Assisted Living Facility
3676 E. Dakota Ave.
Fresno, CA

This project is being submitted by Kent Rodrigues, Architect, on behalf of the Armenian Church of Christian Evangelical Faith of Fresno, Inc. The project information is as follows:

Project Site Address:

3676 E. Dakota Ave.

Assessor's Parcel Number:

437-321-26

Existing Zone District:

RM-1 / Residential Multi-Family, Medium-High Density

Project:

The applicant is requesting a Change of Use for the current building from an Armenian Church to an Assisted Living Facility. The existing building consists of 8,680 square feet. The new use proposes to create 22 bedroom units within the building to house a proposed 44 residents. All remodeling will be done within the existing building and no additions are proposed. There will be changes to the windows from a clerestory style window to operable windows to serve the bedroom units. Pursuant to section 15-1002 (Use Regulations - Residential Multi-Family Districts) of the FMC, Elderly and Long-Term and Residential Care, Senior are both conditionally permitted uses in the RM-1 zone districts and are subject to the site development standards identified in Section 15-1004 (Site Design Development Standards)

Projects Relation to the Neighborhood:

This project is situated on the southwest corner of E. Dakota Ave. and N. Millbrook Ave. and residential developments are adjacent to the property. To the north and east are single family residences (RS-5 Zoning). To the south is a two story multi-family development (RM-1 Zoning). On the west is Einstein Park (PR Zoning).

Operational Narrative:

See attached narrative prepared by "Welcome Home Senior Residence Company" dated February 8, 2024 describing their company and proposed operations.

Hours of Operation:

24 Hours per day / 7 Days per Week

Page 2

Operational Statement

Fresno Assisted Living Facility / 3676 E. Dakota Ave.

Number of Employees:

Staffing is based on a ratio of 1:8, staff to resident ratio during the day and a minimum of 4 night staff. It is anticipated the facility will generate at least 40 full time positions within 12 months of opening.

Access to Site:

The site is accessed from E. Dakota Ave. with two existing entries serving two separate parking areas

Deliveries:

It is anticipated there will a maximum of two deliveries a day for food and linens.

Parking:

There are 37 onsite parking stalls with required accessible parking existing on this site.

Sales:

None

Water and Waste:

This project is currently served by the City of Fresno for both water and sewer.

Hazardous Materials:

The business does not produce hazardous material or waste.

Noise:

No noise generating equipment is proposed. No Increase in noise levels is anticipated.

Outdoor Lighting / Sound Amplification:

All site lighting is existing and no changes are proposed. Sound Amplification would not be applicable to this project.

Landscaping and Fencing:

All current landscaping would remain. the site is currently fenced on all four sides, (wrought iron fencing on the north and east, concrete block to the south and chain link at the park to the west)

Signage:

Current monument sign would remain but the name of the facility would be changed. No other signage is proposed

End of Operational Statement

WELCOME HOME SENIOR RESIDENCE COMPANY OVERVIEW

February 8th, 2024

Welcome Home Senior Residence (Welcome Home) operates 8 licensed Residential Care Facilities for the Elderly (RCFE), located in the East Bay area of San Francisco Bay Area in California. One 55-bed facility in Oak Harbor, WA, and currently setting up a 60-bed assisted living facility in Atascadero, CA. We have been in business for over 18 years. Each location provides room, board, and services for a range of 6 to 55 resident homes and facilities. Most of the facilities are located in neighborhoods zoned for residential use to create a 'home-like environment' within a community.

Welcome Home seized the opportunity to acquire the vacant property formerly used as a church on 3676 E. Dakota Ave., Fresno, CA 93726. We have a proven track record of transforming neglected buildings and a solid reputation for running high-quality Residential Care Facilities. All residential care facilities for the elderly in California are licensed by the State of California, Department of Social Services ("DSS").

Executive Summary:

Welcome Home Fresno, INC, (hereinafter "Business") will be newly developed and will launch premier 24-hour operations for assisted-living and memory care services in Fresno. With the life expectancy rising and a record number of people approaching their senior years, it is inevitable that a rapidly growing population in the area will require assisted-living care.

The Business will be located in Fresno, California, and will serve the expanding population of disabled elderly and residents in need of an assisted-living facility. Assisted-living facilities are currently in high demand, and the need will continue to rise as the elderly population increases.

At Welcome Home, trained staff are available around the clock to monitor and, when necessary, intervene to help the resident. Residents will receive compassionate, honest, and reliable care from well-trained healthcare professionals and caregivers. Welcome Home is committed to creating a comfortable, supportive, and homelike environment for both short-term and long-term residents. Welcome Home provides various social options for the residents who are able to participate.

Without having to leave the facility, residents can do crafts and art projects, play bridge or bingo, attend concerts, and play games. We believe that quality facilities should be active, friendly places where residents receive the highest quality of care in an environment that fosters companionship.

Special Care:

Welcome Home offers their residents a selection of graduated care units. If a loved one has dementia or respiratory issues, we have special care units staffed with expertly trained caregivers. Welcome Home also utilizes third-party home health nurses, hospice nurses, occupational therapists, physical therapists, speech therapists, and psychologists available in-house to provide nursing services and therapies and/or critical care for the residents as needed.

Food Service:

Welcome Home focuses on using high-quality foods prepared in our kitchen using fresh ingredients brought in on a daily basis to meet the nutritional needs of the residents. Special dietary needs are also accommodated using the same fresh ingredients according to the resident's individual needs.

Job Creation and Staffing Levels:

Welcome Home built its reputation for providing high-quality care by having more staff than the industry average. This facility in Fresno will benefit the general workforce in Fresno, as well as the workforce that will travel to Fresno from the surrounding commute shed.

Our staffing model is a minimum 1:8 staff to resident ratio during the day and a minimum of 4 night staff. Our staffing model prevents burnout and high turnover rate the industry suffers. Staff retention is paramount to providing consistent quality of care, and also familiarity for our residents.

Prior to being hired, potential hires at all levels and job titles undergo a full fingerprint (biometric) based background check which includes criminal, civil, and other records that could impact the position of trust and responsibility required of them. All potential staff members must undergo a criminal background clearance conducted by the Department of Justice and the FBI. Once hired, each staff member undergoes an intensive immersion Department

of Social Services-required training program that prepares them to provide the specific support services required.

Welcome Home will create employment opportunities for the talented and diverse labor force in Fresno and deliver high-quality care services to our residents. We anticipate that our business will generate at least 40 full-time positions within 12 months of operation.

Administrative Personnel:

The Administrator, who is at the facility during normal workdays/hours, directs and supervises all functions related to the daily operations of the facility and its staff. The responsibilities of this position include directly managing department leaders and indirectly supervising all other personnel, ongoing review of all facility finances, overseeing the acquisition of all supplies and equipment necessary for daily and long-term business functions, leading the quality assurance team to ensure that care and services meet regulatory and business standards, and promoting/facilitating continuing education for professional staff. The Administrator is also responsible for assuring compliance with State regulations on an ongoing basis.

Activities Department:

When fully operational, Welcome Home will employ a full-time Activities Staff Director to provide a wide range of recreational events designed to encourage resident participation and to maintain the residents' well-being and optimal mood state and socialization needs. The activity plan of care is prepared by the Activity Director and addresses each patient 'resident's individual needs.

Environmental Department:

Welcome Home staff, under the direction of the Administrator, will perform maintenance, janitorial, housekeeping, and laundry services staff to handle the following activities:

- Housekeeping and Janitorial activities that include maintaining a clean, safe, and comfortable environment for residents. This includes the interior of all patient rooms, shower rooms and bathrooms, as well as the facility's community areas.

- Laundry activities that ensure complete and safe cleaning of all facility linens as well as patients' personal clothing.
- Maintenance activities that ensure all facility equipment and grounds are in optimal working condition, as well as clean and safe.

In addition to directly supervising the Environmental Department, the Maintenance Supervisor is responsible for assuring that the facility meets all State regulations.

Dementia Care:

The Dementia Care at Welcome Home Fresno will provide a loving and caring home environment to our residents. Most of our residents will be in the later stages of dementia. Many are bedridden; wheelchair-bound, or walk with the assistance of a walker. Many of the daily needs of such residents require the assistance of a caregiver. In accepting such residents, we can legally regulate the comings and goings. Thus there will be no issues of residents wandering the neighborhood and disrupting our neighbors. We believe that the facility itself lends itself to these types of residents.

Admission:

Prior to accepting a resident admission, the future resident will be evaluated to see if they are suitable for admission to the facility. The evaluation will include a medical assessment performed by a physician, a thorough analysis of their care needs, and an evaluation of their mental capabilities.

Per State regulations, no one will be admitted that has a behavioral problem caused by a mental disorder (such as schizophrenia) that would upset the residents of the facility. The evaluation will include individual service needs, functionality capabilities, and mental condition.

Prior to admission, a medical assessment will be required, signed by a physician and made within the last year for all potential residents. Per the State regulations, our residents will continually be appraised and assessed regarding their health needs during their stay at our facility, guaranteeing that we continually meet the needs of our residents.

Residents Personal Care and Assistance:

Our trained caregivers will be responsible for assisting our residents with their activities of daily living, such as:

- Bathing
- Dressing
- Grooming
- Oral Care
- Toileting
- Transferring Bed/Chair
- Mobility

Many of our residents will be bed-bound. Some can walk a few steps with the assistance of a walker, but for the most part, they are wheelchair-bound. All bathing and personal hygiene issues are handled with the assistance of the caregivers, as most of the residents at this stage of dementia are frequently incontinent, there is no issue with the current bathroom configuration of the facility.

Under the Department of Social Services regulations, Title 22 Regulations, we are required to provide one shower per ten residents and one toilet per six residents. The Fresno facility exceeds these California State requirements. The caregivers will be responsible for most of our residents' Activities of Daily Living (ADL):

- Bathing
- Dressing
- Grooming
- Mouth Care
- Toileting
- Transferring Bed/Chair
- Eating
- Walking

Capacity:

The capacity plan for Welcome Home Fresno will consist of 44 residents with all of them possibly under hospice care and a hospice care waiver for 44 residents. Many of our residents will share rooms, as this is a cost-effective measure for the

families of our residents. Due to the layout of the facility, we believe that there are no issues with the bathrooms. Demented residents with dementia will require assistance with toileting and showering.

Exits:

All exits will be alarmed/chimed and monitored by video cameras that provide the staff with extra monitoring devices. The office is located centrally in a central location, with a direct view of all 3 exits. All residents with a propensity to wander will be wearing a wristband that triggers an alarm when they're close to the exit. With all the monitoring devices and staff, we believe the chances of residents wandering from the facility on the street will be minimized.

Noise:

Dual-pane windows have been installed throughout the facility, reducing any issue with outside noises for our residents and inside noise for our neighbors. The administrator and staff will take special note during the appraisal process and will place the residents that might make noise in one of the bedrooms facing the rear of the facility. The same care will be taken when residents are placed on the street side of the house.

Parking:

Parking issues will be minimized by regulating visiting hours. Due to the visiting hours of 9:00 a.m. to 6:00 p.m., most residents will be visited during the normal working hours of the neighborhood (9:00 am-6:00 pm), addressing the concerns of our neighbors regarding parking on the street. We believe the 45 parking spaces at the site will be plenty enough.

It is unfortunate, but it has been our experience that many of our residents have very few visitors. All our visitors will be required to sign in and out with their name and license plate of their car at the front desk. This will alleviate the concerns of our neighbors regarding emergency vehicle parking on the street. Welcome Home will be providing incentives for staff to carpool and use public transportation. Again, the goal is to reduce parking and traffic congestion.

Market Growth Drivers:

The San Francisco Bay Area, along with the Los Angeles Basin, are now home to about two-thirds of the state's older population. This trend is projected to

continue over the next 40 years as the Bay Area's population is expected to grow significantly older. Today, people who are 65 and over represent 12 percent of the total population, but by 2040 the share will increase to 22 percent. Put another way, the number of seniors will more than double from under 900,000 today to nearly 2.1 million by 2040.

While two-thirds of California's seniors reside in the Los Angeles and San Francisco metropolitan areas, the number of assisted living beds differs widely. San Francisco has a mere 13.3 beds per 1000 seniors (ranking in the bottom 13 of all counties) while Los Angeles averages over 20 beds per 1000, and the State almost 22 per 1000. In 2016, 687,446 Californians are living with Alzheimer's disease, and by 2030 that number is projected to be 1,149,560. In Fresno County, the number of residents affected by the disease in 2015 was estimated at 26,847; by 2030 the number will grow to 47,438. The demand for assisted care facilities, currently, and in the future, is very strong.

Summary:

- Welcome Home's goal is to provide a loving and secure environment for our residents, a facility where family can be assured that their loved ones are being cared for with the dignity and respect they deserve.
- The operator of Welcome Home has a proven track record for consistent high-quality care, low staff turnover, and stringent staff screening procedures.
- Welcome Home is extremely well situated to take advantage of the demographic and business trends in the San Francisco basin.
- Welcome Home has a significant competitive advantage operating in the Bay Area for over 10 years developing a highly recognizable brand and reputation.
- Welcome Home has a proven track record for consistent high-quality care, low staff turnover, and stringent staff screening procedures.
- Welcome Home's goal is to provide a loving and secure environment for our residents. A facility where the family can be assured that their loved ones are being cared for with the dignity and respect they deserve.



&
2600 Fresno Street
Fresno, California 93721-3604
www.fresno.gov

Airports

July 1, 2024

Airports

Comments

Airspace review required for any objects (temporary or permanent) over 100 feet tall.



DEPARTMENT OF PUBLIC UTILITIES

MEMORANDUM

DATE: July 10, 2024

TO: JOHN GEORGE – Planner III
Planning & Development Department – Current Planning

FROM: DEJAN PAVIC, PE, Projects Administrator
Department of Public Utilities – Utilities Planning & Engineering

SUBJECT: DPU CONDITIONS OF APPROVAL FOR P24-00817 FRESNO ASSISTED LIVING FACILITY – APN 437-321-26

General Requirements

1. Engineered improvement plans, prepared by a Registered Civil Engineer, if necessary, shall be submitted for Department of Public Utilities review and approval.
2. All Department of Public Utilities facilities shall be constructed in accordance with the Department of Public Works standards, specifications, and policies.
3. Street easements and/or deeds shall be recorded prior to approval of improvement plans.
4. A street work permit is required for any work in the Right-of-Way.
5. All underground utilities shall be installed prior to permanent street paving.
6. **Attached to these DPU Conditions of Approval is a preliminary review of the Site Plan for the Project (as such Site Plan was available on Accela as of the date of these Conditions of Approval). Final Site Plan review will be conducted after an update based on these and other conditions for the Project.**

Water Service Requirements

The nearest water mains to serve the Project are a 12-inch water main located in East Dakota Avenue and a 12-inch water main located in North Millbrook Avenue. Water facilities are available to provide service to the Project subject to the following requirements:

1. On-site water facilities shall remain private.
2. Installation of a new water service(s) and meter(s) shall be required **only** if the existing water service and meter at the property are not adequate and/or operational (**or** if new/additional water service(s) and meter(s) are requested by the applicant, in which case separate fees will apply to the new water service(s)).

DPU CONDITIONS OF APPROVAL FOR P24-00817 FRESNO ASSISTED LIVING FACILITY – APN 437-321-26

July 10, 2024

Page 2 of 5

3. The applicant shall be financially responsible for the abandonment of any unused water services previously installed to the property.
4. Destroy any existing on-site well(s) in compliance with the State of California Well Standards, Bulletins 74-81 and 74-90, or current revisions, issued by California Department of Water Resources, Fresno County standards, and City of Fresno standards. The applicant shall comply with Fresno Municipal Code (FMC) Section 6-518, as may be amended from time to time.

Water Supply Requirements

The existing property is currently served by 1 (one) 4.0-inch water service with a 0.75-inch meter and 1 (one) 0.75-inch water service with a 1.5-inch meter. **See Water Service Requirements Item 2 above for reference to additional water service(s) and meter(s).**

1. The applicant shall be required to pay Water Capacity Fee charges for the installation of new water services and meters to serve the Project.
 - a. The Water Capacity Fee charge assessed to the applicant shall be based on the number and size of service connections and water meters required to serve the property.
 - b. If the total domestic, commercial, industrial, and irrigation water demands for the Project can be accommodated with the existing water services and meters, the applicant shall not be required to pay Water Capacity Fee charges.
 - c. If the total domestic, commercial, industrial, and irrigation water demands for the Project cannot be accommodated with the existing water services and meters, and an additional water meter or a larger water meter is required, the applicant shall be required to pay Water Capacity Fee charges.
 - d. 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 services and meters from the Water Capacity Fee charge associated with the larger water meter size required for the Project.
 - e. The Water Capacity Fee charges by meter size are defined in the City's Master Fee Schedule (MFS).
 - f. The City reserves the right to require the applicant to increase or decrease the size of a water meter for the Project to ensure that it is properly sized to accommodate fire protection requirements and to allow for accurate volumetric flow measurements at low- and high-flow conditions.
 - g. 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.

DPU CONDITIONS OF APPROVAL FOR P24-00817 FRESNO ASSISTED LIVING FACILITY – APN 437-321-26

July 10, 2024

Page 3 of 5

2. The applicant shall be required to pay all other water-related fees and charges in accordance with the City's MFS and FMC.

Sewer Service Requirements

The nearest sewer mains to serve the Project are a 21-inch sewer main located in East Dakota Avenue and a 21-inch sewer main located in North Millbrook Avenue Sewer facilities are available to provide service to the Project subject to the following requirements:

1. Installation of a new sewer service branch(es) shall be required **only** if the existing sewer branch (sewer lateral) is not adequate and/or operational (**or** if new/additional sewer service is requested by the applicant, in which case separate fees will apply to new sewer service(s)).
2. On-site sanitary sewer facilities shall remain private.
3. All existing on-site private septic systems (including septic tanks) shall be destroyed and abandoned in compliance with the State of California standards, Fresno County standards, and City of Fresno standards, as may be amended from time to time. All sewer connections and sewer main extensions shall comply with FMC Section 6-303(a), as may be amended from time to time.
4. The applicant shall be financially responsible for abandonment of any unused sewer services previously installed to the property.

Sanitary Sewer Fees

The following Sewer Connection Charges are due and shall be paid for the Project (if not previously paid with the existing sewer service at the property, or if new/additional sewer service is requested by the applicant. See Sewer Service Requirements Item 1 above for reference to additional sewer service(s)).

1. Lateral Sewer Charge.
2. Oversize Sewer Charge.
3. Wastewater Facility Sewer Charge (Non-Residential).
4. Upon connection of this Project to the City Sewer System the owner shall be subject to payment of Sewer Facility Charges per FMC Sections 6-304 and 6-305. Sewer Facility Charges consist of two components: A Wastewater Facilities Charge and Trunk Sewer Charge, where applicable.
5. Sewer Facility Charges are collected after occupancy on a monthly basis, based on metered usage (water or sewer effluent). The applicant 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 City of Fresno MFS. The applicant shall provide data regarding estimated sewer discharge rates (flow) and loading (BOD/TSS levels) required for calculating the estimated charges.

Solid Waste Service Requirements

The following are Solid Waste Requirements for the purpose of establishing City solid waste service policies for office/commercial space. These service requirements apply to all office/commercial complexes within the City of Fresno.

Note pertaining to Items 5 through 9 below: The number and type of trash enclosures, turning radius, and backing distances listed below are those required by the City for new projects. If the existing site requires variances in the conditions listed, provide a letter from the solid waste service provider for the site stating that the site has been serviced under the existing conditions and can continue to be serviced under those same conditions, or as modified by this Project. A new trash enclosure is required since the existing site appears to be lacking a proper trash enclosure (a new trash enclosure is proposed by the applicant and is shown on the attached site plan).

1. This location is serviced by a Commercial Solid Waste Franchisee. For service information, please contact Mid Valley Disposal at (559) 237-9425.
2. All office/commercial complexes are required to subscribe for recycling services, per FMC 9-405.1. Recycling services may be provided by the City of Fresno or any private recycling service provider. Recycling services must include, at the minimum, cardboard, newspaper, paper, glass, plastics, beverage containers, and metal recycling.
3. All trash and recyclable material must be placed in approved containers, per FMC 9-404. At no time may trash and recyclable material be placed on the ground or pavement.
4. Bin enclosures, if provided on site, must be used exclusively for the storage of trash and recycling bins.
5. The location will require 1 (one) new 3-cell trash enclosure, designed to accommodate separate facilities containing 2 (two) – 4-cu. yd. bins, one for trash, one for recycling collection, and one to accommodate for grease collection storage and 1 (one) 1-cu. yd. bin for organic/food waste to be constructed to current Public Works Standard Specifications (Solid Waste Standards) P-33 A through C, P-34, and P-35; and P-93, and/or P-94, and/or P-95) to be serviced twice a week.

Note: a part of these Solid Waste Requirements (i.e., require adding a third/forth compartment in the trash enclosure to accommodate a bin for green and/or organic/food waste) may need to be modified in the future to comply with SB 1383, as mandated by the State of California. Also, the on-site kitchen may need to enroll in the food recovery program to comply with SB 1383.

DPU CONDITIONS OF APPROVAL FOR P24-00817 FRESNO ASSISTED LIVING FACILITY – APN 437-321-26

July 10, 2024

Page 5 of 5

6. Service Route Permits and Location Permits are required for all private trash company services within the City of Fresno per FMC 9-408. All private company trash service arrangements must be pre-approved through Solid Waste Management Division.
7. The applicant will need to provide a 44-foot (centerline) turning radius at all corners and a T-turnaround (or hammerhead) area where the solid waste vehicle is to turn around.
8. Dimension offset of proposed trash enclosure from property line. The safe back up limit per solid waste vehicle shall not exceed 45-feet.
9. On solid waste service collection days provide access to gates by 5:30 AM. Alternatively, provide a lock box with key, remote control access, or access code (same as for the Fire Department).
10. Americans with Disability Act (ADA) requirement for office/commercial complexes (developments):

The applicant shall install (construct) a trash enclosure(s) for the Project that complies with the City's ADA requirements as defined in the City's Standard Drawings, Details and Specifications. The certificate of occupancy for the Project shall be withheld until the applicant installs (constructs) the trash enclosure(s) in accordance with the City's ADA requirements.



&
2600 Fresno Street
Fresno, California 93721-3604
www.fresno.gov

Fire

July 2, 2024

Brennen C. Henry

Comments

Approved as submitted. No appointment or initial required. Approval of this plan does not authorize or approve any omission or deviation from applicable adopted codes and adopted standards. Final approval is subject to field inspection.

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.

Be advised that the application submitted will require a change of occupancy, which will require the building to meet current code requirements, and address all interior modifications, including those related to fire protection and panic features.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

PUBLIC AGENCY

JOHN GEORGE
PLANNING & DEVELOPMENT DEPARTMENT
CITY OF FRESNO
2600 FRESNO STREET, THIRD FLOOR
FRESNO, CA 93721-3604

DEVELOPER

JOE KUPHALDT, KUPHALDT REAL ESTATE
8839 N. CEDAR AVE., STE213
FRESNO, CA 93720

PROJECT NO: **2024-00817**

ADDRESS: **3676 E. DAKOTA AVE.**

APN: **437-321-26**

SENT: **July 11, 2024**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
BB	\$0.00	NOR Review	\$50.00	To be paid prior to release of District comments to Public Agency and Developer.
JJ	\$0.00	Grading Plan Review	\$0.00	Amount to be submitted with first grading plan submittal.
Total Drainage Fee: \$0.00		Total Service Charge: \$50.00		

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 2/28/25 based on the site plan submitted to the District on 6/12/24 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.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.
- e.) When the actual costs incurred in constructing Creditable 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
CUP
No. 2024-00817**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 3

FR
CUP No. 2024-00817

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

1. a. Drainage from the site shall REMAIN AS EXISTING.
 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.

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 3 of 3

FR
CUP
No. 2024-00817

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.



Debbie Campbell
Design Engineer, RCE

Digitally signed by Debbie Campbell Date: 7/3/2024 10:21:08 AM



Gary W. Chapman
Engineering Tech III

Digitally signed by Gary W. Chapman Date: 7/1/2024 4:08:20 PM

CC:

KENT RODRIGUES - KENT P. RODRIGUES, ARCHITECT

2090 W. MAGILL AVE.

FRESNO, CA 93711

OTHER REQUIREMENTS

EXHIBIT NO. 2

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.



2600 Fresno Street
Fresno, California 93721-3604
www.fresno.gov

Fresno County Environmental Health

July 3, 2024

Public Health

Comments

Recommended Conditions of Approval:

- Prior to issuance of building permits, the applicant will be required to submit complete food facility plans and specifications to the Fresno County Department of Public Health, Environmental Health Division, for review and approval. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- Due to recent changes in California State Food Code Law, the definition of a food facility has changed. The applicant may be required to apply for and obtain a permit to operate as a food facility from the Fresno County Department of Public Health, Environmental Health Division. A permit, once issued, is nontransferable. Contact the Consumer Food Protection Program at (559) 600-3357 for more information.
- 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/>). Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.
- Depending on facility operations, the applicant may be required to obtain a Medical Waste Permit from the California Department of Health Services, Medical Waste Management Program. Call (916) 449-5671 for more information.
- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to the City of Fresno Municipal Code.

The following comments pertain to the remodel of the existing structure:

- Should the structure have an active rodent or insect infestation, the infestation should be abated prior to remodel of the structure in order to prevent the spread of vectors to adjacent properties.
- In the process of remodeling the existing structure, the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.
- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.
- If the structure was constructed prior to 1979 or if lead-based paint is suspected to have been used in the structure, then prior to remodel work the contractor should contact the following agencies for current regulations and requirements:

California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (560) 620-5600.

United States Environmental Protection Agency, Region 9, at (415) 947-8000.

State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.



SUBJECT: Conditions of Approval for **P24-00817**

DATE: July 2, 2024

TO: John George, Planner III
Planning and Development Department

FROM: Leonel Arvizu, Engineer I
Public Works Department, Traffic Planning Section

ADDRESS: 3676 E Dakota Ave, Fresno, CA, 93726

APN: 437-321-26

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.		
To be completed:	Point of Contact	Department and Contact Information
<p>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. Contact Jason Camit for fees and processing requirements. Provide a copy of the recorded dedications to Traffic Planning prior to the issuance of building permits.</p>	Jason Camit	<p>Public Works Department (559) 621-8681 Jason.Camit@fresno.gov</p>
<p>FAX: When a bus stop modification is required by the Transportation Department, FAX Division, a thicker sidewalk will be required. Coordinate all conditions of approval between Public Works and FAX.</p>	Jeff Long	<p>Fresno Area Express 559-621-1436 Jeff.Long@fresno.gov</p>

ATTENTION:

Prior to resubmitting the corrected exhibit, provide the following information and conditions of approval on the site plan:

A. GENERAL REQUIREMENTS

1. **Property Lines:** Dimension existing property lines.
2. **Required Notes:** Revise General Notes to include the required Public Works Department notes.
 - a. 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.
 - b. The performance of any work within the public street right-of-way requires a street work permit prior to commencement of work. All required street improvements must be completed and accepted by the City prior to occupancy.

B. OFFSITE INFORMATION:

1. **Public Street Improvements:**
 - a. **Concrete curb, gutter, and sidewalk:**
 - b. **Drive approaches:**
 - c. **Curb ramps:**
 - d. **Streetlights:**
2. **Street furniture:** Identify utility boxes, bus stop signs, etc.

C. ONSITE INFORMATION:

1. **Parking lot:**
 - a. **Visibility triangles:** Identify the required 12' visibility triangle at all approaches.

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.

The construction of any overhead, surface or sub-surface structures and appurtenances in the public right of way is prohibited unless an encroachment covenant 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.

East Dakota Avenue: Collector

(Provide the following as notes on the site plan.)

1. Dedication Requirements:
 - a. If proposing to construct a curb ramp per Public Works Standards **P-28** and **P-32**, dedicate a corner cut easement for public street purposes at the intersection of E Dakota Avenue and N Millbrook Ave.
 - b. If required, dedicate an easement to accommodate for 9' sidewalk within the bus stop area, per *Public Works Standard FAX-1*.

2. Construction Requirements:
 - a. Modify or replace the existing ramp to meet current Public Works Standards, as determined by the Construction Management engineer **PRIOR** to occupancy.
 - b. If required, construct a **9'** minimum monolithic sidewalk to *Public Works Standard FAX-1*, within the bus stop area per Fresno Area Express (FAX).

The performance of any work within the public right of way and/or easements (including street, bike, pedestrian, landscape, and utility easements) requires a **Street Work Permit prior** to commencement of work. Contact Public Works Department at (559) 621-8800, 10 working days prior to construction of any improvements in the public right-of-way and/or easements. All improvements shall be constructed in accordance with the City of Fresno, Public Works Department Standard Drawings and Specifications. Traffic Control Plans shall be required to ensure the sidewalk or an approved accessible path remains open during construction. Contact Melessa Avakian at (559) 621-8812 or at Melessa.Avakian@fresno.gov and submit Traffic Control Plans to Traffic Operations and Planning 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.

Traffic Signal Mitigation Impact (TSMI) Fee and Fresno Major Street Impact (FMSI) Fees: This project shall pay all applicable TSMI and FMSI fees at the time of building permit. Contact the Public Works Department, Frank Saburit at (559)621-8797.

Fresno Major Street Impact (FMSI) Fees: This entitlement is in the **Infill Area**; therefore, pay all applicable 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.

In order to obtain building permit approval from the Public Works Department, an approval stamp with a signature from Traffic Planning is required on the site plan and inserted in the building sets.

Questions relative to these conditions may be directed to Leonel Arvizu (559) 621-8662 or Leonel.Arvizu@fresno.gov in the Public Works Department, Traffic Planning Section.



2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

July 1, 2024

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

RE: Conditional Use Permit Application No. P24-00817
S/W Dakota and Millbrook avenues

Dear Mr. George:

The Fresno Irrigation District (FID) has reviewed Conditional Use Permit Application No. P24-00817 for which the applicant proposes a change of use of the existing building from the Armenian Church of Christian Evangelical Faith to the Fresno Assisted Living Facility, a proposed 22-room assisted living facility, APN: 437-321-26. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.
2. For informational purposes, FID's Gould Extension No. 151 runs southwesterly, crosses Dakota Avenue approximately 3,100 feet northeast of the subject property, crosses Cedar Avenue approximately 2,700 feet southeast of the subject property, and crosses Millbrook Avenue approximately 1,900 feet southeast of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Dakota Avenue, Cedar Avenue, Millbrook Avenue, or in the vicinity of this Canal, FID requires it review and approve all plans.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



BOARD OF EDUCATION

Susan Wittrop, President
Valerie F. Davis, Clerk
Claudia Cazares
Genoveva Islas
Elizabeth Jonasson Rosas
Andy Levine
Keshia Thomas

INTERIM SUPERINTENDENT

Mao Misty Her

June 12, 2024

John George
Development and Resource Management
City of Fresno
2600 Fresno Street, Third Floor
Fresno, CA 93721-3604

Re: **APPLICATION NO. P24-00817**
3676 E. DAKOTA AVE.

Dear John George,

In response to your request for school district information regarding the above planning application for the proposed conversion of an existing, 8,680 square-foot building which is currently a religious assembly hub, into an assisted living facility, located at 3676 East Dakota Avenue, Fresno Unified School District submits the following.

Any new commercial development which occurs, may ultimately affect the District by generating employees. The children of those employees living in the District will need to be housed in District schools.

The District levies a commercial/industrial development fee and the current fee rate is \$0.78 per square foot. Any new development on the property will be subject to the development fee prior to issuance of a building permit and fees will be calculated pursuant to the rate effective at the time of payment.

Thank you for the opportunity to comment. Please contact our office at (559) 457-6113 if you have any questions or require additional information regarding our comments.

Sincerely,

Alex Belanger, Chief Executive
Operational Services

AB:sdr
c: Kent Rodriguez, Applicant/Agent

DWC



2600 Fresno Street
Fresno, California 93721-3604
www.fresno.gov

Building and Safety Services

June 27, 2024

Christian Mendez

Comments

The items below require a separate process with additional fees and timelines, in addition to the Conditional Use Permit Application process. Be advised the following are preliminary comments based on the drawings submitted to the Planning and Development Division.

- 1) Construction documents are required to be submitted to the Building and Safety Services Division for approval and permits for the proposed project.
 - a) All construction documents shall be designed, stamped and signed by a licensed architect/engineer.
 - b) A “Change of Occupancy” is required for the proposed use of the existing building from an A-3 Occupancy (Church) to an R-2.1 Occupancy (Residential Care Facility).
 - i) Clarify within the construction documents the maximum number of bedridden clients.
 - c) Licensed 24-hour Care Facilities in Group R-2.1 shall comply with all applicable requirements of CBC 435.
 - i) Group R-2.1 occupancies are not permitted in nonfire-resistance-rated construction. CBC 435.5
 - ii) Refer to CBC section 435.8 for Means of Egress Provisions for R-2.1 occupancies.



2600 Fresno Street
Fresno, California 93721-3604
www.fresno.gov

Fresno Area Express

June 28, 2024

FAX

Comments

The sidewalk slope along Dakota exceeds 2%. At a minimum, the sidewalk at the bus stop will need to be removed and reconstructed to City of Fresno standard FAX-1.



June 27, 2024

Re: P24-00817
3676 E Dakota Ave

Dear City of Fresno,

Thank you for providing PG&E the opportunity to review the proposed plans for P24-00817 dated 6/11/2024. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management