Exhibit C-1
Project Operational Statement

CITY COUNCIL HEARING: Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment

Vermeltfoort Architects Inc.
Architecture and Planning

MEMORANDUM

DATE: February 28, 2023

TO: City of Fresno

FROM: Robert Vermeltfoort

RE: Proposed Retail/Drive-thru Building
SWC of Martin Luther King Jr Blvd. & Church Ave.

PROJECT #: 22025

APPL. NO. P23-00835 EXHIBIT O-1 DATE 05/26/2023
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____
CITY OF FRESNO DARM DEPT

Project Description / Operational Statement

The proposed building and site improvements are located at the southwest corner of Martin Luther King Jr. Blvd. & Church Ave., with an APN 479-050-14. We are proposing a 6,663 square foot wood-framed building on an existing vacant dirt lot. This building will consist of an approximately 3,063 square foot drive-thru restaurant tenant with a 400 square foot outdoor patio, and 3,600 square feet of an office/retail tenant(s). The current zoning for the area is "CC – Community Commercial", existing land use is "OA – Open Space/Ag", general plan is "CC – Community Commercial". The is also a +/-10,650 square foot future building shown on site – this would be under a separate application and approval.

The hours of operation for the drive-thru tenant would be 5am-9pm, 7 days a week. The number of employees per shift would be 4. The hours of operation for the office/retail tenant(s) would be from 8am-6pm, 7 days a week. The number of employees per shift would be 10-15. Deliveries would be up to 5 times per week (via a small delivery truck), during non-peak hours. The expected number of daily visitors would be approximately 100.

Our elevations being proposed were designed to be aesthetically pleasing from all street sides, as well as from the neighboring residential and commercial parcels. Different materials, overhangs, and colors have been proposed to create a welcome appearance. Landscaping has been provided as a buffer between the residential parcel to the west and the building.

Trees and shrubs will be provided in the landscape frontage shielding vehicles from the public right-of-way, quantity and size designed per city code standard. The trash/recycle bins will be located

within a 6-foot tall covered CMU enclosure with metal gates, along with necessary landscaping tall enough to soften the trash enclosure walls.

All items to allow pedestrians safe and easily accessible access to the site have been addressed; including, but not limited to ample bicycle parking areas, pedestrian walkways, sidewalks, lighting, and striping.

Signage is being placed on areas facing the street, to draw vehicles onto the site. The signs being proposed are sized appropriately for the areas of the building in which they are being installed. These signs are back lit, producing a soft glow, and therefore not impacting neighboring properties. Building mounted light fixtures provide accent lighting to the building façade, as well as creating a lit and safe area around the site. Lighting will be shielded, and focused on the building, as to create minimal glare and reflections into open spaces or neighboring properties. Pole-mounted parking lot light fixtures will be proposed at the recommended height of 18 feet.

If you have any questions, please do not hesitate to contact this office.

Thanks,
Robert Vermeltfoort

APPL. NO. P23-00835 EXHIBIT O-2 DATE 05/26/2023
PLANNING REVIEW BY_____DATE_____
TRAFFIC ENG._____DATE_____
APPROVED BY_____ DATE_____
CITY OF FRESNO DARM DEPT