



CITY OF MENDOTA

"Cantaloupe Center Of The World"

JUAN LUNA
Chairperson
ALBERT ESCOBEDO
Vice-Chairperson
JOSE ALONSO
JOSE GUTIEREZ
JONATHAN LEIVA
KEVIN ROMERO
Alternate Commissioner

CITY OF MENDOTA PLANNING COMMISSION AGENDA

City Council Chambers
Mendota, CA 93640
REGULAR MEETING
September 15, 2020
6:30 P.M.

CRISTIAN GONZALEZ
City Manager
Public Works/Planning Director
JEFFREY O'NEAL
City Planner

The Mendota City Planning Commission welcomes you to its meetings, which are scheduled for the 3rd Tuesday every month. Your interest and participation are encouraged and appreciated. Notice is hereby given that Planning Commissioners may discuss and/or take action on any or all of the items listed on this agenda.

Any public writings distributed by the City of Mendota to at least a majority of the Planning Commission regarding any item on this regular meeting agenda will be made available at the front counter at City Hall located at 643 Quince Street Mendota, CA 93640, during normal business hours.

In compliance with the Americans with Disabilities Act, those requiring special assistance to participate at this meeting please contact the City Clerk at (559) 655-3291. Notification of at least forty-eight hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to the meeting.

If you would like to participate at this meeting via Zoom, please use the following information:
Dial-in number: 1(669) 900-6833 Meeting ID: 963 3439 4752 Password: 081625
<https://zoom.us/j/96334394752?pwd=NWRGeVViSVNnVFILaUtzNytXemhodz09>

CALL TO ORDER

ROLL CALL

FLAG SALUTE

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the regular Planning Commission meeting of July 16, 2019.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

PUBLIC HEARING

1. Proposed adoption of **Resolution No. PC 20-01**, approving Application No. 20-20, a Planned Development at 773 Oller Street (APN 013-143-08).
 - a. *Receive report from City Planner O’Neal*
 - b. *Inquiries from Planning Commissioners to staff*
 - c. *Chairperson Luna opens the public hearing*
 - d. *Once all comment has been received, Chairperson Luna closes the public hearing*
 - e. *Commission considers Resolution No. PC 20-01 for adoption*

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

The public is invited to speak to the Planning Commission at this time about any item that is not on the Agenda. Please limit your comments to five (5) minutes. Please note that the Planning Commission cannot take action on any item not listed on the agenda.


PLANNING DIRECTOR UPDATE

PLANNING COMMISSIONERS’ REPORTS

ADJOURNMENT

CERTIFICATION OF POSTING

I, Celeste Cabrera-Garcia, City Clerk of the City of Mendota, do hereby declare that the foregoing agenda for the Mendota Planning Commission Regular Meeting of Tuesday, September 15, 2020 was posted on the outside bulletin board of City Hall, 643 Quince Street on Friday, September 11 at 3:00 p.m.



Celeste Cabrera-Garcia, City Clerk



CITY OF MENDOTA PLANNING COMMISSION MINUTES

Special Meeting

Monday, July 16, 2019

6:30 p.m.

Meeting called to order by Vice-Chairperson Escobedo at 6:30 PM.

Roll Call

Commissioners Present: Vice-Chairperson Albert Escobedo, Commissioners Jose Alonso, Jose Gutierrez, Jonathan Leiva (at 6:04 p.m.), and Alternate Commissioner Kevin Romero (at 6:33 p.m.)

Commissioners Absent: Chairperson Juan Luna

Staff Present: Cristian Gonzalez, City Manager; and Celeste Cabrera-Garcia, City Clerk

Flag Salute led by Commissioner Romero

FINALIZE THE AGENDA

1. Adjustments to Agenda
2. Adoption of final Agenda

A motion was made by Commissioner Gutierrez to adopt the agenda, seconded by Commissioner Alonso; unanimously approved (3 ayes, absent: Leiva and Luna).

SWEARING IN

1. City Clerk Cabrera-Garcia to swear in Alternate Planning Commissioner Kevin Romero.

City Clerk Cabrera-Garcia swore in Alternate Commissioner Romero, and Mr. Romero took a seat on a dais due to the absence of a Commissioner.

MINUTES AND NOTICE OF WAIVING OF READING

1. Approval of the minutes of the special Planning Commission meeting of April 22, 2019.
2. Notice of waiving the reading of all resolutions introduced and/or adopted under this agenda.

A motion to approve items 1 and 2 was made by Commissioner Gutierrez, seconded Commissioner Romero; unanimously approved (4 ayes, absent: Leiva and Luna).

At 6:34 p.m. Commissioner Leiva entered the Council Chambers.

PUBLIC HEARING

1. Proposed adoption of **Resolution No. PC 19-02**, recommending approval of proposed zoning code amendments to permit commercial cannabis retail businesses in the C-3 District subject to a conditional use permit.

Vice-Chairperson Escobedo introduced the item and City Manager Gonzalez summarized the report.

Discussion was held on the amount of available properties that fall within the 500 foot buffer versus the 800 foot buffer; and the close proximity of residential areas to properties that fall within the buffer.

At 6:55 p.m. Vice-Chairperson Escobedo opened the hearing to the public.

Olga Baeza - commented on the allowance of commercial cannabis retail businesses within the City, and the location requirements for such businesses.

Ofelia Ochoa - commented on the allowance of commercial cannabis retail businesses within the City.

Aurora Rios - commented on the allowance of commercial cannabis retail businesses within the City, and the location requirements for such businesses.

Berta Alvaro - commented on the allowance of commercial cannabis retail businesses within the City, and the location requirements for such businesses.

Discussion was held on the various requirements for such businesses.

At 7:18 p.m. Vice-Chairperson Escobedo closed the hearing to the public.

A motion was made by Commissioner Leiva to adopt Resolution No. PC 19-02, with the recommendation that the City Council consider adopting modifications to the location

requirements, seconded by Vice-Chairperson Escobedo; unanimously approved (5 ayes, absent: Luna).

PUBLIC COMMENT ON ITEMS THAT ARE NOT ON THE AGENDA

Olga Baeza – inquired as to whether the Planning Commission has considered items for children with special needs.

Discussion was held on the aspects of the proposed Community Center; whether the center will include a swimming pool; and ensuring that all children feel included at the proposed center.

PLANNING DIRECTOR UPDATE

City Manager Gonzalez provided an update on the commercial lot at the La Colonia subdivision.

Discussion was held on various projects throughout the City.

PLANNING COMMISSIONERS' REPORTS

Commissioner Alonso thanked the members of the audience for attending the meeting.

Commissioner Leiva thanked the members of the audience for attending the meeting, and encouraged them to continue attending meetings.

Commissioner Romero thanked the Planning Commission and the City Council for the opportunity to serve; and thanked the members of the audience for attending the meeting.

Commissioner Gutierrez summarized the role and purpose of the Planning Commission, encouraged the members of the audience for attending the meeting.

Vice-Chairperson Escobedo encouraged the members of the audience to continue attending meetings.

ADJOURNMENT

At the hour of 7:36 p.m. with no more business to be brought before the Planning Commission, a motion for adjournment was made by Commissioner Leiva, seconded by Commissioner Romero; unanimously approved (5 ayes, absent: Luna).

Albert Escobedo, Vice-Chairperson

ATTEST:

Celeste Cabrera-Garcia, City Clerk

AGENDA ITEM – STAFF REPORT

TO: HONORABLE CHAIRPERSON AND COMMISSIONERS
FROM: JEFFREY O’NEAL, AICP, CITY PLANNER
SUBJECT: APPLICATION NO. 20-20, A MIXED-USE PLANNED DEVELOPMENT AT 773 OLLER STREET
DATE: SEPTEMBER 15, 2020

ISSUE

Shall the Planning Commission adopt Resolution No. PC 20-01, approving a second-floor mixed-use planned development above existing retail at 773 Oller Street?

BACKGROUND

On June 24, 2020 the Planning Department received an application for a mixed-use project to be constructed above an existing building at 773 Oller Street. The Department accepted the application as complete on July 24, 2020 and notified the applicant’s representative accordingly.

<u>Owner/Applicant:</u>	Julio Carballo Escalante
<u>Representative:</u>	Phil Henry
<u>Location:</u>	773 Oller Street; APN 013-143-08
	See attached map and photo
<u>Site Size:</u>	7,500 square feet (SF)
<u>General Plan:</u>	General Commercial
<u>Zoning:</u>	C-3/EIZ, Central Business and Shopping District/Economic Incentive Overlay District
<u>Existing Use:</u>	Existing commercial building
<u>Surrounding Uses:</u>	North – Residences; R-2 East – Residences; R-2 South – Commercial uses; C-3/EIZ West – Commercial uses; C-3/EIZ
<u>Street Access:</u>	Oller Street (State Route 180), alley to 7 th Street or 8 th Street

The project site current supports an approximately 2,200 SF commercial building. Aside from the building footprint and a small landscaped area at the northwest corner, nearly all of the site is paved with concrete, providing parking area both in front of and behind the building.

ANALYSIS

The project proposes to construct a second story above the existing commercial building consisting of two studio apartments and office space. Each apartment would comprise approximately 444 SF and include a sleeping/living area, a bathroom, a kitchen, and closet space. The office would occupy approximately 1,145 SF with space for three staff and would include a balcony facing Oller Street. The balcony would be supported by three columns. With the

exception of the balcony in front and stairs/landing at the rear, the new second floor would occupy the same footprint as the existing building.

The proposed combination of residential and retail/office uses on the same site (i.e., a mixed-use development) is permitted in the C-3 zone district subject to the provisions of the City's Planned Development (PD) Ordinance. Within a PD, the applicant may request modified development and improvement standards in exchange for constructing a project that provides other benefits to its occupants and/or the public. In this case, the project may require reduced parking requirements but will provide two lower-cost residences and additional office space at an existing site. Infill development projects are beneficial in that they utilize existing sites and infrastructure, resulting in a slower rate of converting non-urban land to urban uses. Smaller apartment units generally have lower rents and these units will assist the City in meeting its share of the Regional Housing Needs goal as identified in its 2015-2023 Housing Element.

The site currently supports 10 parking spaces, including one ADA accessible van stall. The site will be required to provide/maintain ADA access between the building, the front parking area, and the Oller Street sidewalk. The site plan will be updated to illustrate the dimensions of existing and proposed features, including the landscaped area, the walk connecting the building to Oller Street, detectable warning surfaces, the existing valley gutter, concrete paving, striping, wheel stops, signage, utilities, etc. The project will require a new trash enclosure at the rear that may be constructed to either an existing City standard or a modified standard subject to the approval the City Engineer and Mid Valley Disposal.

There are two special conditions of planned developments applicable to the project. The applicant is required to improve 10 percent of the site for recreation or open space. Given that the site is fully developed, staff proposes that the applicant instead pay an in-lieu fee equivalent to the cost of providing the open space. If a portion of the requirement can be met via improvement and the remainder via a fee, that would also be acceptable. Second, residential PDs are required to provide either individual washer-dryer units or group facilities. The applicant proposes to provide individual units.

The Economic Incentive Overlay District provides for reduced fees for certain projects as discussed under FISCAL IMPACT below.

ENVIRONMENTAL

The first step in complying with the California Environmental Quality Act (CEQA) is to determine whether the activity in question constitutes a "project" as defined by CEQA, Public Resources Code Section 21000, et seq. and the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, Section 15000, et seq. A "project" consists of the whole of an action (i.e. not the individual pieces or components) that may have a direct or reasonably foreseeable indirect effect on the environment. The second step is to determine whether the project is subject to or exempt from the statute. This proposal qualifies as a project under CEQA because it involves the issuance to a person of a "lease, permit, license, certificate, or other entitlement for use" as described in CEQA Guidelines Section 15378.

After consideration, staff supports a finding consistent with CEQA Guidelines Section 15332 for “In-Fill Development Projects.” To qualify for this exemption, a project must meet certain criteria:

- a. The project is consistent with the General Plan and Zoning Ordinance. *The project is consistent with the underlying General Plan Land Use designation of General Commercial and serves to implement Policies LU-4.1, 4.2, and 4.3 (Vertical mixed-use projects, affordable housing, and residential design reflecting surrounding uses); LU-5.1 and 5.2 (Mixed-use activity, downtown office uses, ensuring adequate office space); LU-6.2 and 6.3 (economic and physical revitalization of downtown, creating attractive service opportunities); and LU-7.1, 7.2, 7.3, and 7.5 (incentivizing downtown development, including mixed-use and office space, and providing for modified parking requirements). The project is allowed in, and is consistent with, the C-3 Central Business and Shopping District subject to the approval of a planned development permit.*
- b. The project is within the city limits on a site of five acres or less. *The 7,500-square-foot project site is within the city limits.*
- c. The project site has no value a habitat for protected species. *The site is fully developed and provides no habitat for biological resources.*
- d. The project would not result in significant effects related to traffic, noise, air quality, or water quality. *Based on two studio apartments and an office with three employees the project is expected to result in approximately 40 average daily trips¹ (16 residence-related and 24 office-related). With access to three streets, this volume of traffic is not likely to have a noticeable effect. The office and two small residences are not expected to create substantial noise and are required to comply with the City’s Noise Ordinance. The project falls within the San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) criteria and is therefore deemed to not have a significant effect on air quality. The project will utilize existing City water, wastewater, and drainage facilities and due to its small size will not have any noticeable effect on those facilities.*
- e. The project can be served by all required utilities. *The project will utilize existing City water, wastewater, and drainage facilities and due to its small size will not have any noticeable effect on those facilities.*

Staff suggests that the project meets the required criteria for exemption as an In-Fill Development Project.

FINDINGS

The provisions of Mendota Municipal Code Section 17.84.050 require that the following findings be made prior to approval of a planned development:

FINDING No. 1: THE PROPOSED PLANNED DEVELOPMENT IS CONSISTENT WITH THE GENERAL PLAN AND ANY APPLICABLE SPECIFIC OR COMMUNITY PLAN, INCLUDING THE DENSITY AND INTENSITY LIMITATIONS THAT MAY APPLY.

¹ ITETripGen Web-based App (10th Edition), accessed September 11, 2020

The project is consistent with the underlying General Plan Land Use designation of General Commercial and serves to implement Policies LU-4.1, 4.2, and 4.3 (Vertical mixed-use projects, affordable housing, and residential design reflecting surrounding uses); LU-5.1 and 5.2 (Mixed-use activity, downtown office uses, ensuring adequate office space); LU-6.2 and 6.3 (economic and physical revitalization of downtown, creating attractive service opportunities); and LU-7.1, 7.2, 7.3, and 7.5 (incentivizing downtown development, including mixed-use and office space, and providing for modified parking requirements). The site is not subject to the provisions of any specific plan or community plan.

FINDING No. 2: THE SUBJECT SITE IS PHYSICALLY SUITABLE FOR THE TYPE AND INTENSITY OF THE DEVELOPMENT BEING PROPOSED.

The site is flat and level, will not require any grading or other site preparation, and is currently developed with residential uses. It has access to three public rights-of-way and is ideal as an infill development location. The site's relationship to adjacent rights-of-way is adequate for the proposed use.

FINDING No. 3: ADEQUATE TRANSPORTATION FACILITIES, UTILITIES, AND PUBLIC SERVICES EXIST OR WILL BE PROVIDED IN ACCORDANCE WITH THE APPROVAL OF THE PLANNED DEVELOPMENT TO SERVE THE PROPOSED DEVELOPMENT, AND APPROVAL OF THE PLANNED DEVELOPMENT WILL NOT RESULT IN ADVERSE IMPACTS TO EXISTING FACILITIES, UTILITIES, OR SERVICES SO AS TO BE A DETRIMENT TO THE PUBLIC HEALTH, SAFETY, OR WELFARE.

The project will have access to the abutting alley (and hence to 7th Street and 8th Street) and to Oller Street. Sufficient capacity exists within the City's water, wastewater, and stormwater systems to serve the project, and the applicant will also be responsible for payment of development impact fees related to water, sewer, storm drainage, public safety, parks, traffic, and other facilities. The project will be responsible for payment of fees to Mendota Unified School District, said fees to be determined by the District, as well as the Fresno County Regional Transportation Mitigation Fee. It will not have a detrimental effect on the public health, safety, or welfare related to facilities, utilities, or services.

FINDING No. 4: THE PROPOSED DEVELOPMENT WILL NOT HAVE A SUBSTANTIAL ADVERSE IMPACT ON SURROUNDING LAND USES, AND WILL BE COMPATIBLE WITH THE EXISTING AND PLANNED LAND USE CHARACTER OF THE SURROUNDING AREA

The project has been designed in such a manner so as to reduce impacts that it could have on nearby properties. It will occupy substantially the same footprint and the existing commercial building and architectural features are consistent with the existing structure. These design features, along with the conditions of approval will serve to accommodate the proposed use while protecting the health, safety, and welfare of the public, and will actually serve to improve the appearance and function of the area. Conditions of approval are based upon site-specific conditions, standards contained within the Mendota General Plan and the Mendota Municipal

Code, and upon precedent established through review and approval of similar projects. Further, the proposed conditions will serve to implement the goals and objectives of the General Plan, which itself is intended to provide for logical and orderly development of the City in a manner beneficial to its residents.

FINDING No. 5: THE PROPOSED DEVELOPMENT GENERALLY COMPLIES WITH ANY ADOPTED DESIGN GUIDELINES.

To the extent that a fully-developed site can be modified, the project generally complies with the provisions of the City’s *Design Guidelines for the Highway 33, Seventh Street and Oller Street Corridors*, related to building placement, parking orientation, and landscaping. Architecture and color are consistent with the palettes contained within the *Guidelines*.

FINDING No. 6: THE PROPOSED DEVELOPMENT IS DEMONSTRABLY SUPERIOR TO THE DEVELOPMENT THAT COULD OCCUR UTILIZING THE STANDARDS APPLICABLE TO THE SUBJECT ZONE DISTRICT, AND WILL ACHIEVE SUPERIOR COMMUNITY DESIGN, ENVIRONMENTAL PRESERVATION, AND/OR SUBSTANTIAL PUBLIC BENEFIT.

With the possible exception of reduced parking requirements, the project does not propose deviations from development standards. To accommodate a larger trash enclosure at the rear of the building, a parking space may be lost. The project will result in construction of additional downtown office space and two residences in support of General Plan goals and polices. New construction will comply with the 2019 California Building Code.

PUBLIC NOTICE

Notice of the public hearing was published in the September 4 edition of *The Business Journal*, was individually mailed to property owners within 300 feet of the project site, and was posted at City Hall.

FISCAL IMPACT

Review and processing of the planned development permit, engineering plans, and building plans are paid for by the applicant, and the project is responsible for payment of development impact fees. The project is located in the Economic Incentive Zone and based on the proposed square-footage of construction, Building Fees will be reduced by 75% and Development Impact Fees will be reduced by 50%. After the reduction to development impact fees, the project’s responsibility will be approximately \$11,450. Additionally, as discussed above, the applicant may be responsible for payment of an in-lieu open space fee to offset the lack of onsite open space. Building fees will be determined when a building permit is requested.

RECOMMENDATION

Staff recommends that the Planning Commission adopts Resolution No. PC 20-01, approving a second-floor mixed-use planned development above existing retail at 773 Oller Street.

Attachment(s):

1. Aerial photo
2. Assessor's Parcel Map
3. Resolution No. PC 20-01



Application No. 20-20
APN 013-143-08

Julio Carballo Escalante
773 Oller Street

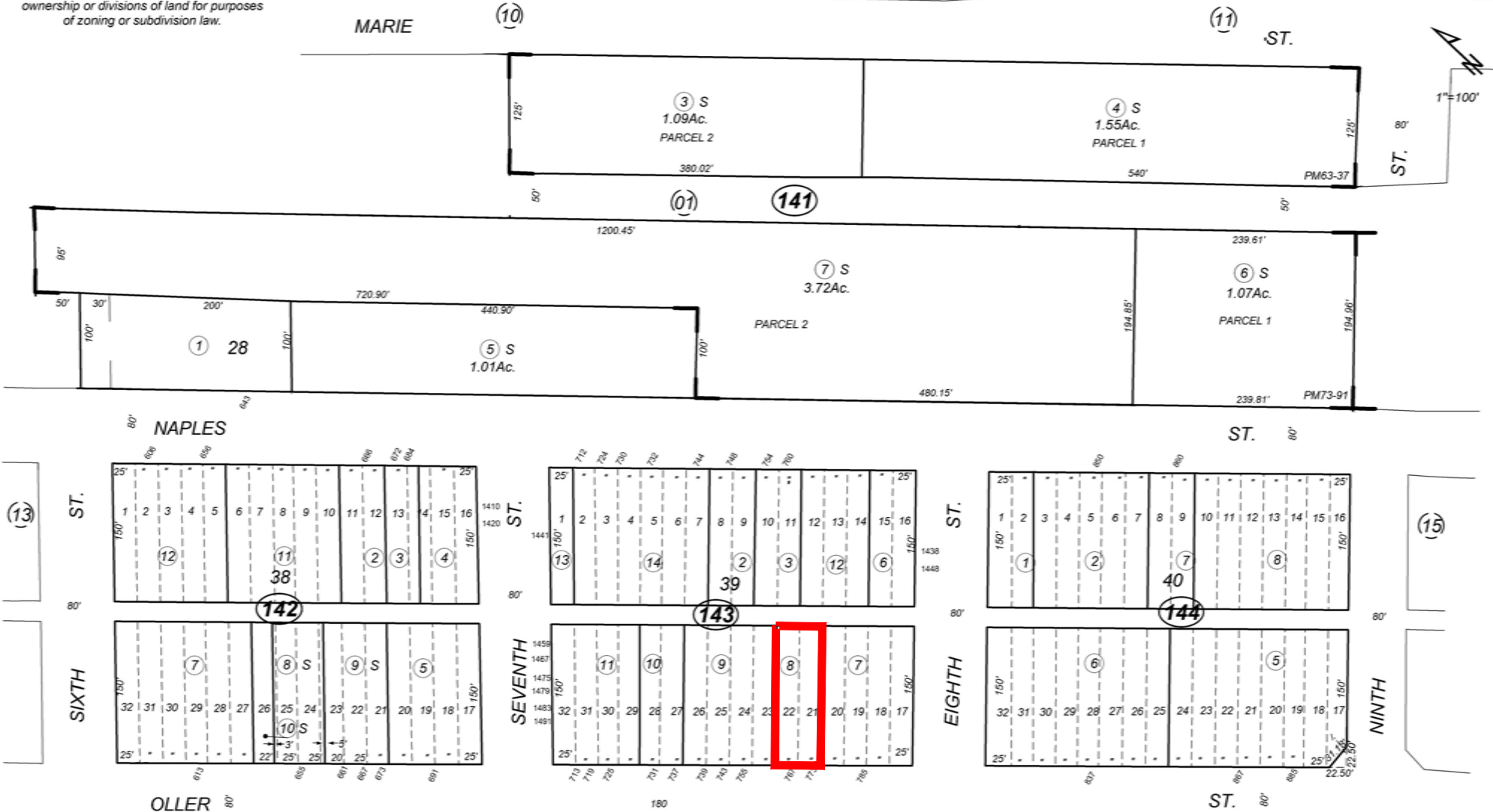
 Project

-NOTE-
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 31, T. 13 S., R. 15 E., M. D. B. & M.

Tax Rate Area
12-010

013-14



Town of Mendota - Misc. 1, Pg. 18
Parcel Map No. 03-01 - Bk. 63, Pgs. 37-38
Parcel Map No. 16-02 - Bk. 73, Pgs. 91-92

Assessor's Map Bk. 013 - Pg. 14
County of Fresno, Calif.

7/12/2018

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Application No. 20-20
APN 013-143-08

Julio Carballo Escalante
773 Oller Street

Project

**BEFORE THE PLANNING COMMISSION
OF THE
CITY OF MENDOTA, COUNTY OF FRESNO**

**A RESOLUTION OF THE PLANNING COMMISSION RESOLUTION NO. PC 20-01
OF THE CITY OF MENDOTA APPROVING APPLI-
CATION NO. 20-20, A PLANNED DEVELOPMENT
AT 773 OLLER STREET (APN 013-143-08)**

WHEREAS, on June 24, 2020 the City of Mendota received Application No. 20-20, submitted by Phil Henry on behalf of Julio Carballo Escalante and proposing the second-floor construction of an office and two apartments above an existing commercial building at 773 Oller Street (Fresno Co. APN 013-43-08)

WHEREAS, on July 24, 2020 the City of Mendota deemed Application No. 20-20 complete and notified the applicant thereof; and

WHEREAS, the project site is designated General Commercial by the City of Mendota 2005-2025 General Plan and zoned C-3/EIZ (Central Business and Shopping District/Economic Incentive Overlay District); and

WHEREAS, the proposed use is permitted in the C-3 zone subject to approval of a planned development permit as described in Mendota Municipal Code Chapter 17.84; and

WHEREAS, on September 15, 2020 the Mendota Planning Commission conducted a public hearing at a regular meeting to consider Application No. 20-20; and

WHEREAS, on September 4, 2020 notice of said hearing was published in *The Business Journal*, similar notices were individually mailed to property owners within 300 feet of the project site, and a copy of the notice was posted in the Mendota City Hall bulletin window; and

WHEREAS, approval of the planned development consists of a “lease, permit, license, certificate, or other entitlement for use”, and is therefore a “project” pursuant to the California Environmental Quality Act, Public Resources Code Section 21000, *et seq.* (“CEQA”) and the CEQA Guidelines, California Code of Regulations Title 14, Chapter 3, Section 15000, *et seq.*; and

WHEREAS, as the agency primarily responsible for carrying out or approving said project, the City of Mendota assumes the role of lead agency pursuant to CEQA; and

WHEREAS, the Planning Commission finds that the proposal meets the criteria described in CEQA Guidelines Section 15332, In-fill Development Projects; and

WHEREAS, the Planning Commission has made the following findings pursuant to Mendota Municipal Code Section 17.84.050, said findings substantiated in the record:

1. The proposed planned development is consistent with the General Plan and any applicable specific or community plan, including the density and intensity limitations that may apply.
2. The subject site is physically suitable for the type and intensity of the development being proposed.
3. Adequate transportation facilities, utilities, and public services exist or will be provided in accordance with the approval of the planned development to serve the proposed development, and approval of the planned development will not result in adverse impacts to existing facilities, utilities, or services so as to be a detriment to the public health, safety, or welfare.
4. The proposed development will not have a substantial adverse impact on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area.
5. The proposed development generally complies with any adopted design guidelines.
6. The proposed development is demonstrably superior to the development that could occur utilizing the standards applicable to the subject zone district, and will achieve superior community design, environmental preservation, and/or substantial public benefit.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Mendota that:

1. Application No. 20-20 is categorically exempt from the California Environmental Quality Act under CEQA Guidelines Section 15332.
2. Application No. 20-20 is hereby approved as illustrated in Attachment "A" hereto subject to the conditions contained in Attachment "B" hereto.

Juan Luna, Chairperson

ATTEST:

I, Celeste Cabrera-Garcia, City Clerk of the City of Mendota, do hereby certify that the foregoing resolution was duly adopted and passed by the Planning Commission at a regular meeting of said Commission, held at Mendota City Hall on the 15th day of September, 2020, by the following vote:

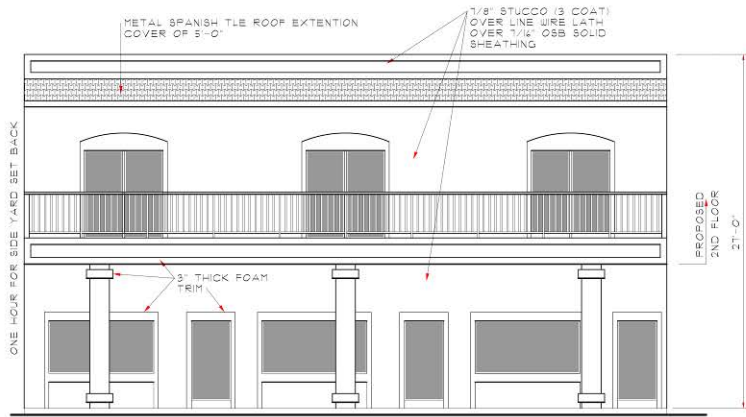
AYES:

NOES:

ABSENT:

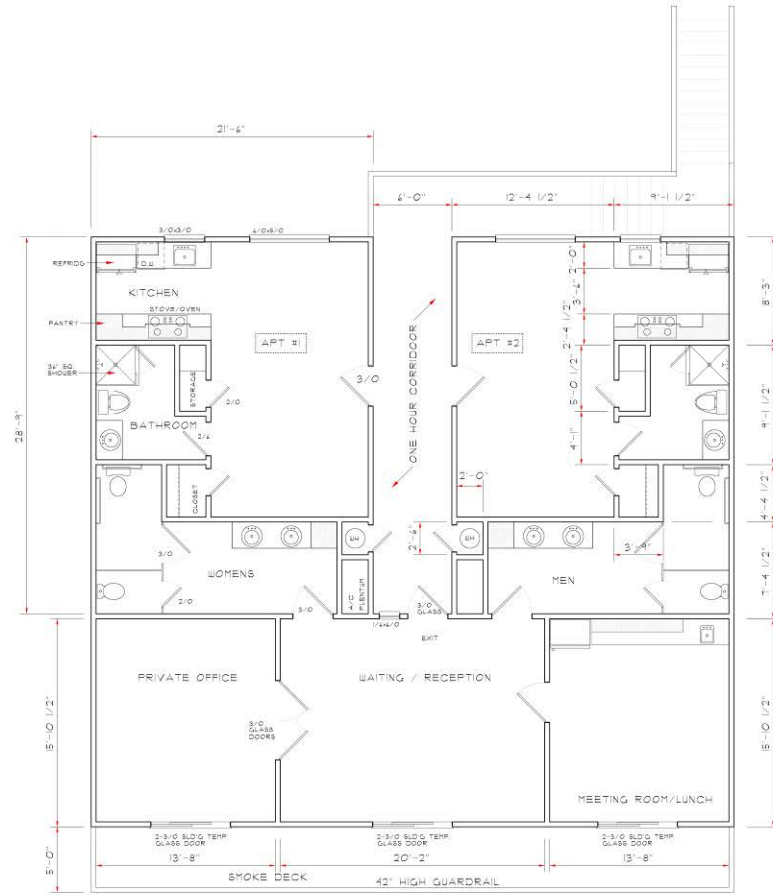
ABSTAIN:

Celeste Cabrera-Garcia, City Clerk



OILER STREET ELEVATION

1/4" = 1'-0" SCALE



2ND FLOOR LAYOUT

1/4" = 1'-0" SCALE



Phil Henry
DEVELOPMENT CONSULTANT
ROCKWELLARCHITECT.COM



CONSULTING ARCHITECTURAL ENGINEERING BY
Charles E. Carballo, J.P.E.
1000 W. OILER STREET
MENDOTA, CA 93540
LICENSE NO. 01787

PROJECT TITLE
JULIO CARBALLO ESCALANTE
113 OILER STREET
MENDOTA, CA 93540

DRAWN BY PHIL HENRY
DATE MAY 2020
SCALE AS NOTED
SHEET TITLE FLOOR - ELEVATION
SHEET NUMBER

A.O.I

ATTACHMENT "B" TO RESOLUTION NO. PC 20-01
CONDITIONS OF APPROVAL
APPLICATION NO. 20-20; 773 OLLER STREET (APN 013-143-08)
JULIO CARBALLO ESCALANTE

As may be used herein, the words "applicant", "owner," "operator", and "developer" shall be interchangeable, excepting when the word is indicated in ***bold italics***. In that event, the condition of approval is specific to the entity named.

Operations

1. The operator shall acquire and maintain a City of Mendota Business license, including payment of applicable business license fees.
2. The contractor and any subcontractor(s) shall acquire a City of Mendota business license, including payment of any applicable business license fees, prior to commencing construction.
3. The City will monitor the operation for violations of conditions of approval. Penalty for violation may include but is not limited to warnings, fines, and/or permit revocation.

General & Site

4. The planned development detailed within Application No. 20-20 shall expire two (2) years following the date of its approval unless, prior to expiration, a building permit for the requested site modifications is issued by the City of Mendota and construction is commenced and being diligently pursued. At the discretion of the City Manager, and upon valid request not less than thirty (30) days prior to its expiration, this planned development may be extended for a period or periods not to exceed two (2) additional years in the aggregate.
5. Development shall comply with all applicable provisions of the City of Mendota General Plan and the Mendota Municipal Code (MMC), including but not limited to: potable water protection regulations (Chapter 13.30), business licensing requirements (Title 5), and Building Code Standards (Title 15); the Subdivision Ordinance (Title 16); the regulations of the applicable zone district(s) and other relevant portions of the Zoning Ordinance (Title 17); and the City of Mendota Standard Specifications and Standard Drawings, unless exceptions therefrom are approved by the City Engineer.
6. Use of the site shall conform to all applicable requirements for the C-3 Central Business and Shopping Zone District.
7. The site plan shall be revised to reflect the comments of the City Engineer and City Planner (provided to applicant separately) and to depict locations and dimensions of existing and proposed features, utilities, and other improvements.

8. Construction drawings (building and improvement plans; site, grading, irrigation, and landscaping, as applicable) shall be submitted to the Planning and Building Department and City Engineer for review and approval. A building permit shall be acquired prior to start of any construction activities.
9. No new landscaping is required. Any existing landscaping damaged or destroyed as a result of construction shall be repaired or replaced in-kind by the applicant at the discretion of the City Planner.
10. The applicant shall provide a lighting plan for the review and approval of the City Engineer. All exterior lights shall be shielded or otherwise oriented to prevent disturbance to surrounding or neighboring properties or traffic on abutting rights-of-way.
11. The applicant shall consult with and shall comply with the requirements of the San Joaquin Valley Air Pollution Control District, including but not limited to compliance with Regulation VIII (Fugitive PM₁₀ Prohibitions) and Rule 9510 (Indirect Source Review).
12. The applicant shall consult with and shall comply with the requirements of the Fresno County Fire Protection District/CAL FIRE, including but not limited to requirements related to sprinklers, fire hydrants, and fire access.
13. The developer shall comply with Health and Safety Code Section 7050.5 and Public Resources Code Sections 5097.98, and 21083.2 and related statutes regarding regulation of cultural and historical resources that may be discovered on the site.
14. Development of the project site shall be in substantial conformance with the Site Plan dated May 2020 as incorporated herein. The City Planner shall determine the extent to which incremental or minor changes to the site plan, the landscape plan, and/or the operational statement meet this requirement.
15. The site shall maintain a minimum of nine (9) parking spaces, of which at least one (1) shall be an ADA van-accessible space. The site currently reflects 10 spaces, of which one (1) is an ADA van-accessible space.
16. Following any changes made to the site plan as a result of these conditions or other commentary, correspondence, or official requirement, the applicant shall submit a copy of the final site plan as revised to the Planning and Building Department for inclusion in the project file. Changes made pursuant to these conditions shall be considered minor or incremental.
17. Prior to issuance of a certificate of occupancy, all relevant conditions of approval shall be verified as complete by the Planning Department, and any and all outstanding fees shall have been paid. Any discrepancy or difference in interpretation of the conditions between the subdivider and the Planning Department shall be subject to review and determination by the Planning Commission.

18. All above-ground features including but not limited to lighting, fire hydrants, postal boxes, electrical and related boxes, and backflow devices shall be installed outside of the public-right-of-way. All utilities shall be installed underground.
19. Hours of construction shall be limited to 6:00 AM to 7:00 PM, Monday through Saturday.
20. Construction debris shall be contained within an on-site trash bin and the project site shall be watered for dust control during construction.
21. Any non-structural fencing shall be subject to approval by the Community Development Department consistent with Standard Drawing Nos. M-3 through M-7.
22. The subdivider shall comply with all relevant components of the California Building Code and associated trade codes.
23. All signage must be approved pursuant to the standards and guidelines of the Mendota Municipal Code prior to installation.
24. Development shall at all times respect existing or new easements by, for, and between all private and public entities, including but not limited to the City of Mendota.
25. It shall be the responsibility of the subdivider to grant/secure easements as necessary for the installation and maintenance of private utilities, including but not limited to electricity, gas, telephone, and cable television.
26. Connection points for water and wastewater shall be determined by the City Engineer. Connections shall be made in accordance with City of Mendota standards and shall be coordinated with the Director of Public Utilities.
27. The applicant shall comply with the City of Mendota Cross-Connection Control Regulations contained within MMC Section 13.24.
28. The applicant shall coordinate with the City Engineer and Mid Valley Disposal to establish necessary solid waste procedures and facilities.

Water System Improvements

29. The site plan shall be revised to illustrate existing water facilities.
30. The project shall connect to the existing 6-inch water main in the abutting alley.
31. The improvement plans shall include the location of existing water mains, valves, and valve boxes located in adjacent streets that the proposed water system is to be connected to.

32. All connections to the existing water mains shall include a temporary reduced pressure double check backflow preventer (see Standard Drawing No. W-8) and follow the connection procedures outlined in that standard, or exhibit compliance with AWWA Standard C651-05.
33. Fire hydrants shall be spaced not to exceed 300 feet on center and shall be individually valved between the hydrant and the water system.
34. Fire flow conditions are subject to review and approval by the Fresno County Fire Protection District/CAL FIRE.
35. A meter, meter box, and service shall be installed to each unit. Applicant shall obtain meter type, size and service requirements from the Public Utilities Department and/or the City Engineer. The construction of the water service with meter shall be installed per Standard Drawing No. W-1 and Standard Specifications.
36. All water meters shall be Badger Model E Series with Nicor Connector (E-Series Ultra Plus for sizes 3/4" and 5/8") with Badger Model Orion CMNA-N Cellular Endpoint with Nicor Connector fully loaded with through lid mounting kit
37. No water services are allowed within drive approaches.
38. The project shall comply with City of Mendota's Automated Water Meter Reading System

Sewer System Improvements

39. The site plan shall be revised to illustrate existing sewer facilities.
40. The project shall connect to the existing 12-inch main in the abutting alley.
41. No sewer laterals are allowed within driveways. All laterals and cleanouts shall be installed per Standard Drawings No. S-7A and M-1.

Storm Drain Improvements

42. The site plan shall be revised to illustrate the existing valley gutter.
43. To ensure proper spacing between underground facilities and allow for unimpeded placement of brass cap monuments in the road surfaces at the intersections of the streets, the location of sewer mains shall conform to Standard Drawing No. M-1.
44. Storm drainage facilities shall be constructed per City of Mendota Standard Drawings and Specifications.
45. If applicable, valley gutter construction shall be consistent with City of Mendota Standard Drawing No. ST-14 unless an alternate design is approved by the City Engineer.

Streets

46. Any work within the City of Mendota right-of-way shall require an encroachment permit.
47. Any work within Caltrans right-of-way shall require an encroachment permit.
48. All concrete work, including curbs, gutters, valley gutters, sidewalks, drive approaches, curb ramps, and other concrete features shall contain a minimum of six (6) sacks of cementous material per cubic yard unless otherwise approved by the City Engineer.
49. Any broken, damaged, or substandard sidewalk, curb, gutter, or pavement along the project frontages, or any of the above damaged during construction wherever located, shall be removed and replaced as directed by the City Engineer consistent with City Standard Drawings.
50. Drive approaches, as necessary, shall be installed consistent with Standard Drawing No. ST-15.

Parks/Open Space

51. The applicant shall improve at least 10 percent of the site, exclusive of required yards, as recreational area and/or open space for the use of residents/occupants of the planned development or improve and dedicate an equal area to the City for public use. If, with the concurrence of the City Planner, this condition cannot be met due to site constraints, the applicant may instead pay an in-lieu open space fee to the City equivalent to the cost of the otherwise-required improvements. Improvement costs are subject to review of the City Engineer. A combination of improvements and in-lieu fee may be acceptable. NOTE: this is separate from the Recreation Development Impact Fee discussed under "Fees" below.

Fees

52. The applicant shall be responsible for payment of any and all outstanding planning, building, plan check, and engineering fees prior to issuance of a certificate of occupancy.
53. Concurrently with submission of improvement and/or building plans, the applicant shall deposit with the City of Mendota funds in an amount estimated by the City Engineer and/or Building Official, respectively, to be sufficient to offset costs to the City for review of such plans. In the event that such funds are not sufficient to cover costs to the City, the City Engineer and/or Building Official, as appropriate, shall contact the applicant to request additional funds, which the applicant shall then deposit with the City.
54. The applicant shall pay to the City of Mendota development impact fees consistent with the City's current Development Impact Fee Schedule (January

2007) as reduced by the Economic Incentive Overlay District. Fees are due in full prior to issuance of a certificate of occupancy.

CITY OF MENDOTA					
APPLICATION No. 20-20 DEVELOPMENT IMPACT FEES					
Reduced by 50% within the Economic Incentive Zone					
Fee	Unit Type	Units	Fee per Unit	Subtotal	50% Reduced Total
City Management and Gen. Services (R)	EDU	2	\$164.71	\$329.42	\$164.71
City Management and Gen. Services (C)	SF	1,145	\$0.120	\$137.40	\$68.70
Law Enforcement (R)	EDU	2	\$443.62	\$887.24	\$443.62
Law Enforcement (C)	SF	1,145	\$0.325	\$372.13	\$186.06
Fire Protection (R)	EDU	2	\$534.99	\$1,069.98	\$534.99
Fire Protection (C)	SF	1,145	\$0.397	\$454.57	\$227.28
Storm Drainage ¹	AC	n/a	n/a	n/a	n/a
Water Supply & Treatment (R)	EDU	2	\$2,350.30	\$4,700.60	\$2,350.30
Water Supply & Treatment (C)	EDU	1	\$2,350.30	\$2,350.30	\$1,175.15
Wastewater & Treatment (R)	EDU	2	\$1,947.56	\$3,895.12	\$1,947.56
Wastewater & Treatment (C)	EDU	1	\$1,947.56	\$1,947.56	\$973.78
Traffic Impact (R)	EDU	2	\$414.77	\$829.54	\$414.77
Traffic Impact (C)	SF	1,145	\$1.022	\$1,170.19	\$585.10
Recreational Facilities ²	EDU	2	\$1,024.28	\$2,048.56	\$1,024.28
Water Connection Charges	Connection	3	\$420.77	\$1,262.31	\$631.16
Sewer Connection Charges	Connection	3	\$480.88	\$1,442.64	\$721.32
South Side Sewer Interceptor ³	EDU	n/a	n/a	n/a	n/a
West Side Sewer Interceptor ³	EDU	n/a	n/a	n/a	n/a
Total				\$22,897.55	\$11,448.78

¹ Project will not create new impervious surface.

² The Recreation Fee fee only applies to the residential component.

³ The project site is not within the Zone of Benefit of either sewer interceptor.

(R) = Residential & (C) = Commercial/Office

55. The applicant shall be responsible for payment of fees to the Mendota Unified School District and shall provide the City with evidence of payment, or evidence of the District's determination that no payment is required, prior to issuance of a certificate of occupancy.
56. The applicant shall be responsible for payment of Fresno County Regional Transportation Mitigation Fees and Fresno County Public Facilities Impact Fees and shall provide the City with evidence of payment, or evidence of the County's determination that no payment is required, prior to issuance of a certificate of occupancy.