



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII-C
COMMISSION MEETING 6-2-10

June 2, 2010

FROM: JERRY D. BISHOP, Assistant Director
Planning and Development Department

KEITH BERGTHOLD, Assistant Director
Planning and Development Department

THROUGH: MIKE SANCHEZ, Planning Manager
Planning Division

BY: BONIQUE SALINAS, Planner *B.S.*
Planning Division

SUBJECT: CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION NO. C-10-020
AND ENVIRONMENTAL FINDING FOR ENVIRONMENTAL ASSESSMENT NO.
C-10-020

APPROVED BY
John M. Ryan
DEPARTMENT DIRECTOR

RECOMMENDATION

Upon consideration of staff evaluation, it can be concluded that the proposed Conditional Use Permit Application No. C-10-020 is appropriate for the project site. Therefore, staff recommends the Planning Commission take the following actions:

1. APPROVE the environmental finding of Environmental Assessment No. C-10-020 dated April 9, 2010, a determination that the proposed project is exempt from CEQA through a Class 1 and Class 32 Categorical Exemption.
2. DENY the appeal and UPHOLD the action of the Planning and Development Department Director approving Conditional Use Permit Application No. C-10-020 subject to the following:
 - a. Development shall take place in accordance with Exhibits A and E dated January 27, 2010 and Exhibit F dated March 24, 2010.
 - b. Development shall take place in accordance with the Conditions of Approval dated April 13, 2010.

EXECUTIVE SUMMARY

Conditional Use Permit Application No. C-10-020, filed by Dirk Poeschel Land Development Services on behalf of Yost and Webb Funeral Home is a request for authorization to establish a crematorium and an embalming facility (a Mortuary without Chapel Services) within an existing 5,000 square-foot building. The subject property is approximately 0.29 acres and is located at 1553 North Backer Avenue, on the west side of the North Backer Avenue, just southeast of the intersection of East McKinley and North Maple Avenues.

The Planning and Development Department Director approved this conditional use permit application on April 14, 2010. In accordance with the Special Permit Procedure of the Fresno Municipal Code, a notice of granting of the conditional use permit application was mailed to surrounding property owners. In response to this notice, an appeal was received from David See. Mr. See owns a business that is located near the proposed project location.

PROJECT INFORMATION

PROJECT	Conditional Use Permit Application No. C-10-020 is a request for authorization to establish a crematorium and an embalming facility within an existing 5,000 square-foot building.
APPLICANT	Dirk Poeschel Land Development Services on behalf of Yost and Webb Funeral Home
LOCATION	Located on the west side of the North Backer Avenue, just southeast of the intersection of East McKinley and North Maple Avenues (APN: 453-080-25).
SITE SIZE	± 0.29 acres
LAND USE	Existing - Vacant Industrial/Office Building Proposed - Crematorium and body preparation facility
ZONING	M-1 (<i>Light Manufacturing</i>)
PLAN DESIGNATION AND CONSISTENCY	The request to establish a Crematorium and a Mortuary without Chapel Services (embalming and body preparation) are consistent with the existing M-1 (<i>Light Manufacturing</i>) zone district and the Light Industrial planned land use designation of the 2025 General Plan and the Roosevelt Community Plan.
ENVIRONMENTAL FINDING	Staff has determined that the proposed project is exempt from CEQA through Class 1 and Class 32 Categorical Exemptions
PLAN COMMITTEE RECOMMENDATION	The District 7 Plan Implementation Committee reviewed and recommended approval of the proposed project at their March 1, 2010 meeting with no conditions.
STAFF RECOMMENDATION	Staff recommends approval of Conditional Use Permit Application No. C-10-010 subject to the Conditions of Approval dated April 13, 2010.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Light Industrial	M-1 <i>Light Manufacturing District</i>	Light Industrial
South	Light Industrial	M-1 <i>Light Manufacturing District</i>	Light Industrial
East	Light Industrial	M-1 <i>Light Manufacturing District</i>	Light Industrial
West	Light Industrial	M-1 <i>Light Manufacturing District</i>	Light Industrial

ENVIRONMENTAL FINDING

The proposed project was determined to be exempt from CEQA by the Planning and Development Department on April 9, 2010 through a Class 1 and Class 32 Categorical Exemption. Class 32 consists of projects characterized as in-fill development meeting the conditions described in this Section, which are as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

The proposed project is located within the Roosevelt Community Plan Area and complies with all conditions described in Section 15332/Class 32 of California CEQA Guidelines. The San Joaquin Valley Air Pollution Control District and the Department of Public Utilities have determined that the proposed crematorium and body preparation facility, which will include embalming, will not result in any significant effects to air or water quality. The proposed project will be located in an existing building already approved for industrial uses and thus will not result in significant effects relating to traffic or noise.

A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities,.... involving negligible or no expansion of an existing use. This project is proposed to be located within an existing building and will not result in an expansion of this building or alterations to the subject site. The applicant has only proposed minor interior alterations. Thus, the proposed use involves negligible or no expansion of the industrial use that the site was previously utilized for.

BACKGROUND / ANALYSIS

Conditional Use Permit Application No. C-10-020 is a request for authorization to establish a crematorium and an embalming facility (a Mortuary without Chapel Services) within an existing 5,000 square-foot building. The proposed uses, a Crematorium and a Mortuary without Chapel Services (embalming and body preparation) are both uses allowed by Director's Classifications in the M-1 zone district. A crematorium is allowed pursuant to Director's Classification 186 and a Mortuary without Chapel Services is allowed pursuant to Director's Classification DC-10-01. Both uses require a conditional use permit.

LAND USE PLANS AND POLICIES

The subject site is located within the boundaries of the Roosevelt Community Plan and the 2025 Fresno General Plan. The proposed project has been required to comply with all applicable goals and policies within these plans.

DIRECTOR'S ACTION ON CONDITIONAL USE PERMIT

The Planning and Development Department Director took action on April 14, 2010 to approve Conditional Use Permit Application No. C-10-020. In accordance with Government Code Section 65091 (Planning and Zoning Law) and the Special Permit Procedure of the Fresno Municipal Code, a notice of granting of the conditional use permit application was mailed to surrounding property owners within 350 feet of the subject property,. The special permit does not become effective until 15 days from the date the special permit is granted in order to allow time for any interested parties to file an appeal. One appeal (dated April 23, 2010) was received during the 15-day appeal period from David See, owner of See's Consulting and Testing located at 4644 East Carmen Avenue. This appeal letter is attached as Exhibit D.

After receiving the appeal letter, staff informed the applicant of the appeal and asked that they work with the appellant to resolve his concerns. The applicant informed City staff that they were unable to contact the appellant because he was out of the country. In the interest of time, the applicant asked that the appeal go before the Planning Commission as soon as feasibly possible.

ANALYSIS OF THE APPEAL LETTER

Appeal and Analysis of the Appeal

Below is an analysis of the issues raised in the appeal letter dated April 23, 2010.

Issue No. 1: In our opinion, the subject business will lower the value of our property.

Response: The appellant has provided no evidence that the proposed project will result in lower property values for the property surrounding the subject site. The proposed use is allowed in the M-1 zone district. No public visitation (i.e. chapel services) will be permitted at this body preparation facility. Vans will bring bodies into the building via an interior loading area. Because of these operational characteristics, this use will be indistinguishable from other light industrial uses. Thus, allowing a mortuary with no chapel services in this location will not cause substantial injury to the value of the property in the surrounding neighborhood.

Issue No. 2: The mortuary will increase traffic significantly. It would also cause air pollution and noise pollution. It does not fit into this neighborhood at all.

Response: The proposed use will not result in additional traffic beyond that which would be expected with any other light industrial type use. As mentioned above, the proposed facility will not be permitted to have chapel services. There will only be two part-time workers employed at this facility. Additionally, bodies will be brought to the facility on a very limited basis (less than one vehicle trip per day). Thus, because the proposed use will be similar to light industrial uses permitted in the M-1 zone district and because this use will generate very few vehicle trips, the proposed project will not cause significant noise and air pollution impacts. Additionally, the San Joaquin Valley Air Pollution Control District has determined that the proposed crematorium and body preparation facility, which will include embalming, will not result in any significant effects to air quality.

Issue No. 3: It is offensive to have dead bodies around and seeing dead bodies from an office window is unacceptable. This type of business should have a site in the countryside by itself with a large space and distance to any other facilities.

Response: Bodies will be brought to the facility in unmarked vans. The bodies will be unloaded from these vans in an internal loading area. No bodies will ever be visible from outside of the building. Mortuaries and body preparation facilities are necessary in urban areas. The zoning code restricts these types of uses to certain zone districts. This use is appropriate for this site given that the subject site is zoned for light industrial uses and is completely surrounded by property that is planned and zoned for light industrial uses.

CONDITIONAL USE PERMIT APPLICATION REVIEW FINDINGS

No special permit may be issued unless it is found that the privilege exercised under the permit, as it may be conditioned, conforms to the findings of Section 12-405-A-2 of the Fresno Municipal Code. Based upon analysis of the conditional use permit application, staff concludes that all of the required findings can be made for this conditional use permit application as follows.

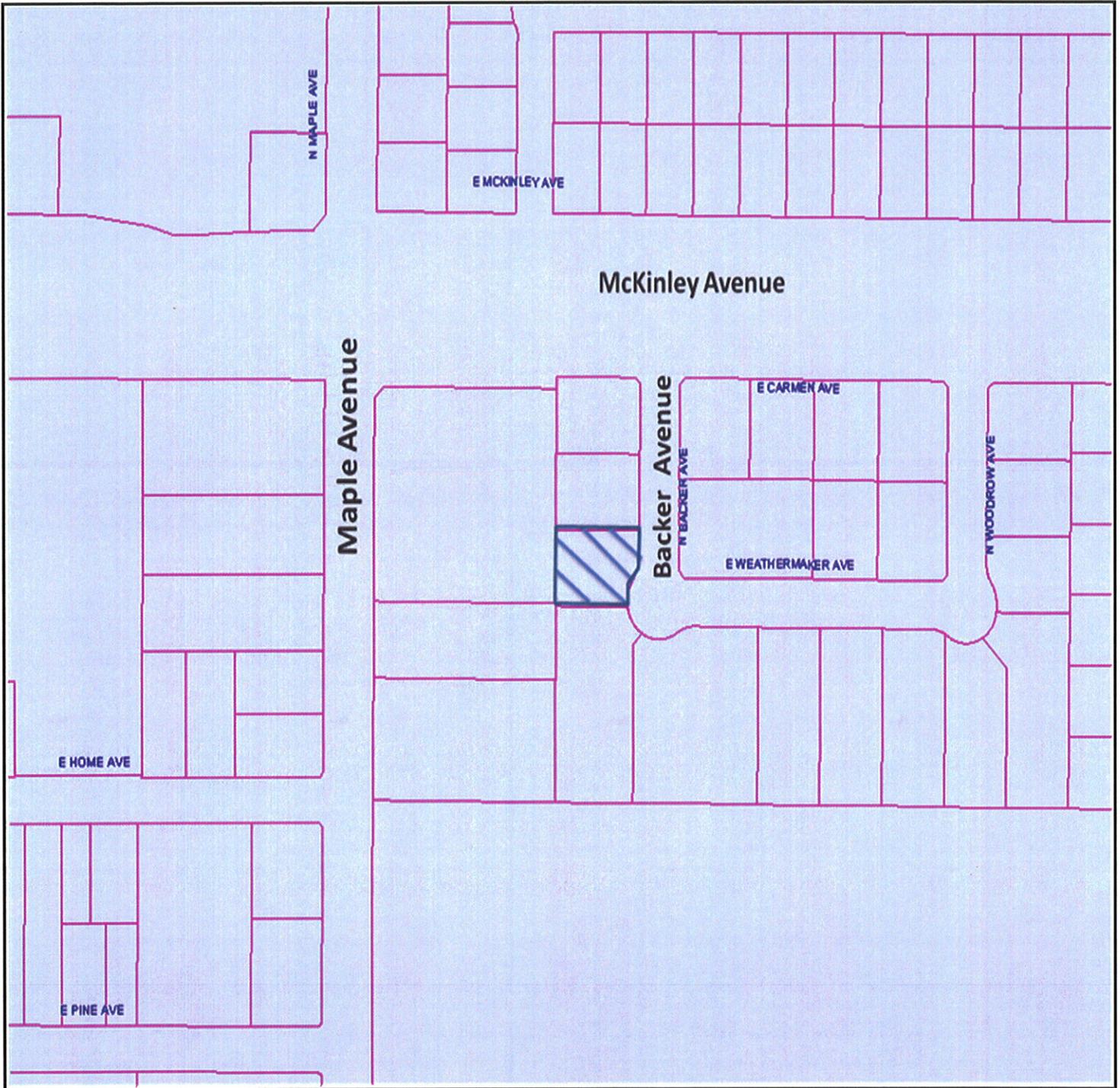
Findings per Fresno Municipal Code Section 12-405-A-2	
<p>a. <i>All applicable provisions of this Code are complied with and the site of the proposed use is adequate in size and shape to accommodate said use, and accommodate all yards, spaces, walls and fences, parking, loading, recycling areas, landscaping, and other required features; and,</i></p>	
Finding a:	<p>Conditional Use Permit Application No. C-10-020 will comply with all applicable codes, including parking, landscaping, walls, etc., given that the special conditions of project approval will ensure that all conditions are met prior to the site being occupied by the proposed use.</p>
<p>b. <i>The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,</i></p>	
Finding b:	<p>All special conditions required under Conditional Use Permit Application No. C-10-020 have been incorporated into the conditions of approval of the subject application. The proposed project will be located in an existing building already approved for industrial uses and thus will not result in significant effects relating to traffic. The impacts to traffic caused by a 5,000 square foot industrial building on this site were already reviewed and analyzed in Site Plan Review Application No. S-04-376. The proposed use will not result in greater traffic impacts than other light industrial type uses.</p>
<p>c. <i>The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. The third finding shall not apply to uses which are subject to the provision of Section 12-306-N-30 of the FMC.</i></p>	
Finding c:	<p>The proposed use will not have a negative impact on either the subject site, or neighboring properties given that the proposed project will be well designed and will be compatible with existing and proposed adjacent uses. The applicant has been required to provide adequate landscaping, parking, and pedestrian access, and has been required to comply with all property development standards as detailed in the Fresno Municipal Code and the 2025 Fresno General Plan. These conditions are intended to help protect the public health, safety and welfare of patrons and neighbors, alike, and are expected to improve the overall appearance of the area.</p>

The proposed development is compatible with applicable general plan and community plan goals, policies, and implementation measures intended to provide for the efficient use of natural resources and public facilities; the provision of necessary services close to residential areas that require these services, and the construction of adequate public improvements. Based upon the applicability of adopted development standards and plan policies, it is concluded that consideration of Conditional Use Permit Application No. C-10-020 will further promote the achievement of the planned urban form and land use objectives of the 2025 Fresno General Plan and the Roosevelt Community Plan without negatively impacting the unique characteristics of the area.

- Attachments:
- Exhibit A: Vicinity Map
 - Exhibit B: 2008 Aerial Photograph of site
 - Exhibit C: Noticing Map (350-foot radius)
 - Exhibit D: Appeal Letter
 - Exhibit E: Conditions of Approval dated April 13, 2010
 - Exhibit F: Site Plan, Elevations, and Floor Plan
 - Exhibit G: Environmental Assessment No. C-10-020

Exhibit A
Vicinity Map

VICINITY MAP



CONDITIONAL USE PERMIT APPLICATION NO. C-10-020

1553 North Backer Avenue

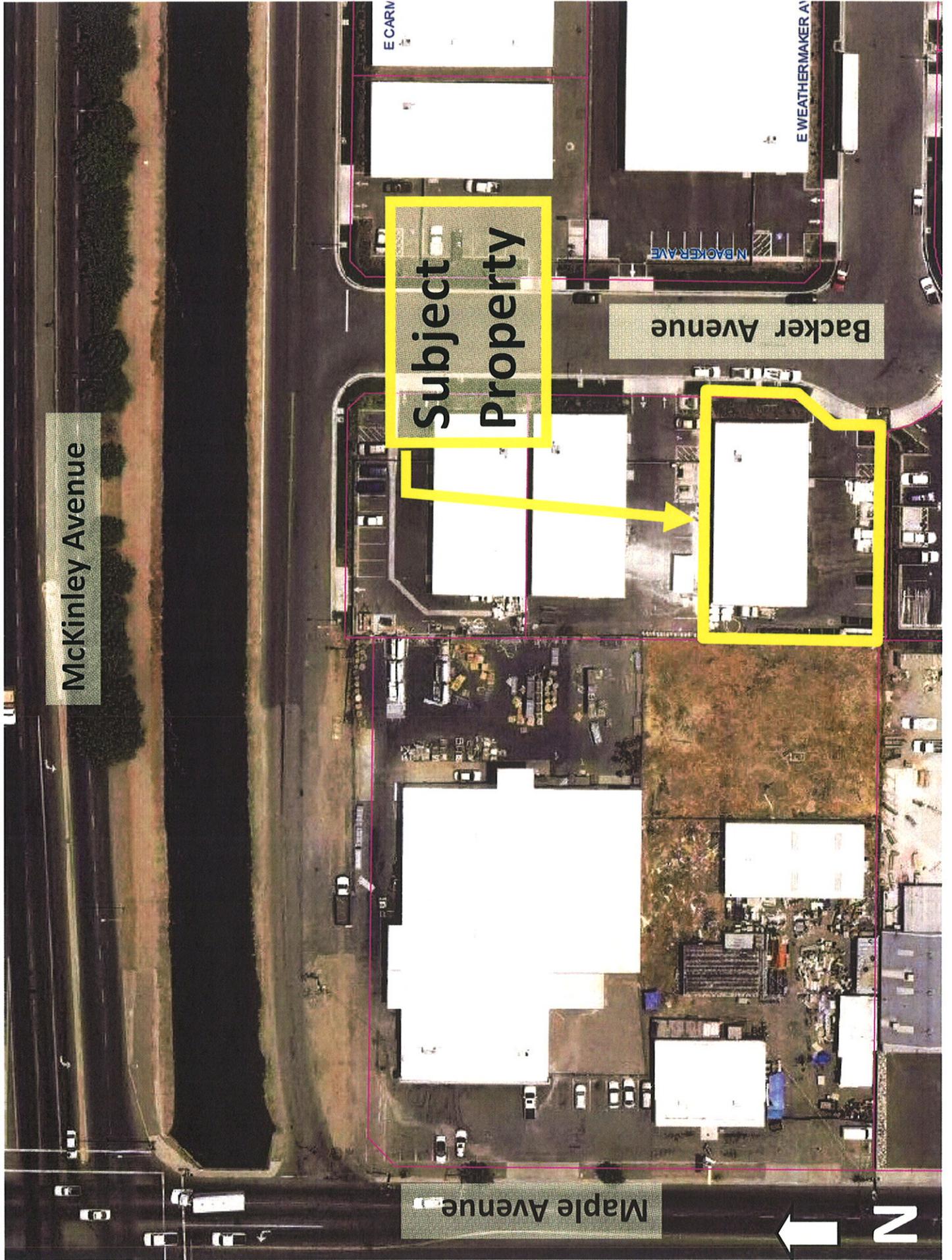
LEGEND



Subject Property



Exhibit B
2008 Aerial Photograph of Site



McKinley Avenue

Maple Avenue

Backer Avenue

Subject Property

E CARV

N BAKER AVE

E WEATHERMAKER A



Exhibit C
Surrounding Property Notification Map

44731126

44731123

44731125

44731124

N PRICE AVE

44731301

44731302

44731303

44731304

44731305

44731306

44731307

44731326

44731325

44731324

44731323

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Request ID: C-10-20

350

E MCKINLEY AVE

E CARMEN AVE

45308027

45308001

45308026

45308028

45308029

45308030

45308037

45308033

45308025

N BACKER AVE

E WEATHERMAKER AVE

45308006

45308024

45308036

45308021

45308020

45308007

N MAPLE AVE

OME AVE

45316002

INE AVE

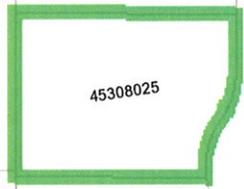


Exhibit D
Appeal Letter

April 23, 2010

RECEIVED

RECEIVED

APR 28 REC'D

AS

APR 24 2010

Mr. John M. Dugan, AICP, Director
Planning and Development Department
2600 Fresno Street, Room 3043
Fresno, CA 93721

Planning Division
Planning & Development Dept
CITY OF FRESNO

Subject: Appeal - Conditional Use Permit Application No. C-10-020

Dear Mr. Dugan:

We want to protest this conditional use permit for the possible establishment of a crematorium and an emblaming facility in our neighborhood at 1553 N. Backer Avenue. The light industrial park currently has a nice group of business. Our business is in engineering consulting and our next door neighbor is also a forensic consultant. We do not like to have a business of Mortuary Services here. In our opinion, the subject business will lower the value of our property. With the dead bodies around here, I would be very upset to take a walk during break. It will increase traffic significantly. It would also cause air pollution and noise pollution. It does not fit into this neighborhood at all.

Do you want it to be next to your own office and you can see vehicles with dead bodies from your window when you are working? Do you want it to be close to your own house where you take a walk after dinner? Can you truly say with pure heart that you would do it if it is your own office or property. In our culture, it is very offensive to have dead bodies around. This type of business should have a site in the countryside by itself with large space and distance to any other facilities.

Please consider this as a good business neighborhood which has greatly improved the appearance of the surrounding area. The subject business would only bring negative impacts to this good neighborhood which has taken a lot of effort to achieve.

Sincerely yours,



David See
Owner of See's Consulting and Testing
at 4644 E. Carmen Avenue

Exhibit E
Conditions of Approval dated April 13, 2010

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

CONDITIONS OF APPROVAL

APRIL 13, 2010

CONDITIONAL USE PERMIT APPLICATION NO. C-10-020

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.

PART A - PROJECT INFORMATION

1. Assessor's Parcel No: 453-080-25
2. Job Address: 1553 North Backer Avenue
3. Street Location: Located on the west side of the North Backer Avenue, just southeast of the intersection of East McKinley and North Maple Avenues
4. Existing Zoning: M-1 (*Light Manufacturing*) district
5. Planned Land Use: Light Industrial
6. Zone Map: 2253
7. Plan Areas: Roosevelt Community Plan
Airport Area Revitalization Redevelopment Area
8. Project Description: Conditional Use Permit Application C-10-020 is a request for authorization to establish a crematorium and an emblaming facility (a Mortuary without Chapel Services) within an existing 5,000 square-foot building.

PART B – GENERAL CONDITIONS AND REQUIREMENTS

The Planning and Development Department, on April 13, 2010, approved the special permit application subject to the enclosed list of conditions and Exhibits A and E dated January 27, 2010 and Exhibit F dated March 24, 2010.

The proposed project was determined to be exempt from CEQA by the Planning and Development Department on April 9, 2010 through a Class 1 and Class 32 Categorical Exemption. No further environmental assessment will be needed.

IMPORTANT: PLEASE READ CAREFULLY

Please note that this project may be subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies, those determined through site plan review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community, and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval are listed in the last section of this list of conditions under the heading "Part F - Miscellaneous" and may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings pursuant to Fresno Municipal Code (FMC) Section 12-405.A can be made.

All discretionary conditions of approval will ultimately be deemed mandatory unless appealed in writing to the Planning and Development Director within 15 days.

In the event you wish to appeal the Director's decision or discretionary conditions of approval, you may do so by filing a written appeal with the Director. The appeal shall include a statement of your interest in or relationship to the subject property, the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld. Your appeal must be filed by **April 29, 2010**.

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:

1. 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;
2. All public and private easements, rights-of-way and any actual or potential prescriptive easements or uses of the subject property; and,
3. Existing and proposed grade differentials between the subject property and adjoining property zoned or planned for residential use.

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. 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. **(Include this note on the site plan.)**

No uses of land, buildings, or structures other than those specifically approved pursuant to this site plan shall be permitted. **(Include this note on the site plan.)**

Transfer all red line notes, etc., shown on Exhibit A dated January 27, 2010 to the final site plan. CORRECTIONS SHALL INCLUDE ALL THOSE LISTED IN THIS DOCUMENT AND THOSE LISTED IN THE CORRECTION LIST PROVIDED BY THE PLAN CHECK PROCESS.

The exercise of rights granted by this special permit shall commence by **April 13, 2014** (four years from the date of Director approval). There is no exception.

To complete the back-check process for building permits relative to planning an zoning issues, submit four copies of this corrected, final site plan, together with three copies of the elevations, landscape, and irrigation plans, and any fees and title reports for required covenants and any required studies or analyses to Bonique Salinas in the Planning Division for final review and approval, fifteen days before applying for building permits. 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. Once the "corrected exhibits" are approved by the Planning Division, please place these exhibits in the plan check set and contact the Planning Division, along with Traffic Planning, to set up an appointment to signoff and stamp these exhibits. Please bring two additional copies of the site plan exhibit(s) to this appointment so that both the Planning Division and Traffic Planning have a final signed-off copy of the site plan.

Please note that even if building permits are not required for the proposed use, a final corrected exhibit is required and all conditions must be met and project must be signed off by the planner prior to the start of operation.

Copies of the final approved site plan, elevations, landscape, and irrigation plans stamped by the Planning Division **must be substituted** for unstamped copies of same in each of the sets of construction plans submitted for plan check prior to issuance of building permits. The final approved site plan must also include all corrections identified in the plan check process.

Be advised that on-site inspections will not be authorized unless the final stamped approved site plan, elevations, landscape, and irrigation plans are included in the plan check file copy.

Please contact Bonique Salinas at (559) 621-8024 or via e-mail at Bonique.Salinas@fresno.gov for an appointment for final sign-off for building permits following your receipt and substitution of the copies of the stamped, corrected, approved exhibits in the plan check sets.

PART C – PUBLIC IMPROVEMENT REQUIREMENTS

1) PUBLIC WORKS, ENGINEERING DIVISION 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, for which this review process is dependent, will be imposed whenever such conditions are disclosed.

Questions relative to dedications, street improvements or off-street parking geometrics may be directed to Ann Lillie at (559) 621-8690 / Ann.Lillie@fresno.gov, Engineering Division, Traffic Planning Section.

- a) No changes are proposed to the subject site with the exception of interior improvements. This project shall comply with all Public Works requirements detailed in Site Plan Review Application No. S-04-376, the site plan review application reviewed this existing building, parking lot, and landscaping.

STREET IMPROVEMENTS

- b) Repair all damaged and/or off grade off-site concrete improvements as determined by the Public Works Department, Construction Management Division. For additional information you may call (559) 621-5600.

OFF-STREET PARKING FACILITIES AND GEOMETRICS

- c) Off-street parking facilities and geometrics shall conform to the City of Fresno Public Works Department, Parking Manual and Standard Drawing(s) P-41, P-42, P-43.
- d) Provide parking space needs, circulation, access, directional signs (e.g. "Entrance," "Exit," "Right Turn Only," "One Way" signs, etc.) as noted on **Exhibit "A"**.

TRAFFIC SIGNAL MITIGATION IMPACT (TSMI) FEE:

- e) This project shall pay its TSMI Fee **at the time of building permit** (if applicable) based on the trip generation rate(s) as set forth in the latest edition of the ITE Generation Manual.

FRESNO MAJOR STREET IMPACT FEES (FMSI)

- f) This entitlement is in the **Infill Area**; therefore pay all applicable City-wide regional street impact fees, if applicable.

2) WATER AND SEWER SERVICE REQUIREMENTS

- a) Connection to the City of Fresno water system is required.
- b) Connection to the City of Fresno sewer system is required.

- c) 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 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) 621-8077.
- d) Open street cuts are not permitted; all utility connections must be bored.
- e) 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.

3) DEVELOPMENT IMPACT FEES

- a) City of Fresno Development Impact Fee obligations applicable to this project will be computed during the building construction plan check process. The specified fees will be payable at time of issuance of building permit, at time of issuance of certificate of occupancy, or deferred with a fee deferral covenant.
- b) For information related to City of Fresno Development Impact Fees, contact Frank Saburit at (559) 621-8077.
- c) Sewer Connection Charges (FMC Section 9-503-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.
 - (i) Lateral Sewer Charge (based on property frontage to existing sewer main, to a depth of 100')
 - (ii) Oversize Sewer Charge (based on property frontage to a depth of 100')

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.

- (iii) Upon occupancy of the project, the developer shall pay the appropriate sewer facility charge pursuant to the Simple Tiered Equity Program (STEP) as determined by the Department of Public Utilities, Wastewater Division, Environmental Services Section (559-621-5153).
- d) Water Connection Charges: (FMC Sections 14-107 to 14-110). 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.

- (i) Frontage Charge (based on property frontage *to existing water main*)
 - (ii) Transmission Grid Main Charge (based on *parcel acreage*)
 - (iii) Transmission Grid Main Bond Debt Services Charge (based on *parcel acreage*)
 - (iv) Service Charges (based on service size required by applicant)
 - (v) Meter Charges (based on service need)
- e) Traffic Signal Fee Mitigation. 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 edition of the ITE Generation Manual. Refer to the adopted Master Fee Schedule for fee rate. This fee shall be paid at time of building permit.

Commercial, Industrial (based on Average Daily Trips) Single, Multi-Family Residential (based on the number of residential units)

- f) Citywide Fire Facilities Charge

Commercial, Industrial (based on building square footage)
Single, Multi-Family Residential (based on the number of residential units)

- g) Citywide Park Facility Charge.

Single, Multi-Family Residential (based on the number of residential units)

- h) Citywide Police Facilities Charge

Commercial, Industrial (based on building square footage)
Single, Multi-Family Residential (based on the number of residential units)

- i) Citywide Regional Street Charge.

Planned Land Use (based on parcel acreage)

- j) Fresno County Facility Impact Fee: Pay the Fresno County Facility Impact Fee. Provide proof of payment or exemption prior to issuance of permits.

4) OTHER AGENCIES IMPACT FEES

- a) Satisfy the Fresno County Facilities Impact Fee obligation. Provide County Facilities Impact Fee receipt from the County Public Works and Planning Department (559-488-3496) as proof of payment or exemption prior to the issuance of building permits.

- b) Satisfy the Fresno County Regional Transportation Mitigation Fee (RTMF), as required by the RTMF Joint Powers Agency (559-233-4148). The RTMF Informational Summary and the Record of Payment forms are available at the Planning and Development public counter.
- i) The completed Record of Payment of the RTMF form of the must be submitted to the City prior to the issuance of building permits. Prior to issuance of the Certificate of Occupancy, the Record of Payment of the RTMF form must be signed indicating the Disposition of RTMF by the RTMF JPA.

PART D – PLANNING/ZONING REQUIREMENTS

1) PLANNING

- a) Development is subject to the following plans and policies:
 - (i) M-1, (*Light Manufacturing*) zone district (*Section 12-226 of the FMC*)
 - (ii) Roosevelt Community Plan
 - (iii) Airport Area Revitalization Redevelopment Area
 - (iv) 2025 Fresno General Plan
 - (v) Development Department, Performance Standards for Parking Lot Shading

2) ZONING

- a) Development is proposed in accordance with the existing M-1 (*Light Manufacturing*) zone district.
- b) The proposed uses, a Crematorium and a Mortuary without Chapel Services (embalming and body preparation) are both uses allowed by Director's Classifications in the M-1 zone district. A crematorium is allowed pursuant to Director's Classification 186 and a Mortuary without Chapel Services is allowed pursuant to Director's Classification DC-10-01. Both uses require a conditional use permit.
- c) Comply with the revised operational statement submitted for this project dated March 24, 2010.

3) ROOSEVELT COMMUNITY PLAN:

- a) The following plans and policies contained in the Roosevelt Community Plan are applicable to the subject property:
 - (i) Policy and Implementation Measure 1-13.1: Industrial areas shall be designed such that industrial truck traffic and vehicular traffic will not route through local residential streets.

4) 2025 FRESNO GENERAL PLAN

- a) The following plans and policies of the 2025 Fresno General Plan are applicable to the subject property:
 - (i) Objective C-20: As part of the city's project review process, major emphasis will be given to

site and building design in order to preserve functionality and community aesthetics.

- a. Policy C-20-d: Development projects shall be designed with appropriate layouts that provide sufficient areas for all proposed activities, for support functions, and for efficient and safe vehicular access.
 - i. Appropriate space shall be provided for activities proposed (e.g., indoor area for display of merchandise, as opposed to "sidewalk"/parking lot display).
 - ii. Sufficient space and access shall be provided for support functions, (e.g., storage, loading, parking, waste disposal/recycling).
 - iii. Particular attention shall be given to location of proposed customer parking areas so as to not discourage pedestrian, bicycle, and other forms of transit to the project site and so as to encourage multi-modal transit activity centers.
 - iv. Safe vehicular, bicycle, and pedestrian access shall be provided and maintained. Access for the disabled shall be incorporated into project designs as required.
 - v. Business and industrial parks should be created as integrated, "campus-like" settings, with uniformity of improvements and shared facilities for parking, loading, mass transit, and with internal and external bicycle and pedestrian access.
 - vi. Structural conversions and changes of occupancy shall demonstrate compliance with building and zoning codes.

5) BUILDING HEIGHT

- a) No new buildings are proposed as part of this project.

6) LOT COVERAGE

- a) No requirements.

7) BUILDING SETBACK, OPEN SPACES AND LANDSCAPING

- a) Provide the following minimum building setbacks:
 - (ii) North Backer Avenue: Approximately 14 feet as shown on Exhibit A dated January 27, 2010.
- b) Provide the following minimum landscape setbacks:
 - (iii) North Backer Avenue: Approximately 10 to 14 feet as shown on Exhibit A dated January 27, 2010 and as required pursuant to Site Plan Review Application No. S-04-376.
 - (i) All other landscaping as required by Site Plan Review Application No. S-04-376.
- c) All landscaping shall comply with the Anti-Graffiti Landscaping, Landscaped Buffer Development and Planting Standards, attached.

- d) Clearly identify all condensing units, air conditioning and heating units on the site and elevation plans.
- e) No structures of any kind (*including signs and/or fences*) may be installed or maintained within the above-landscaped areas. No exposed utility boxes, transformers, meters, piping (excepting the backflow prevention device), etc., are allowed to be located in the landscape areas or setbacks or on the street frontages of the buildings. All transformers, etc., shall be shown on the site plan. The backflow device shall be screened by landscaping or such other means as may be approved. **(Include this note on the site plan.)**
- f) The number of trees will be determined by the following formula:
 - (i) Provide one medium size tree for every two parking spaces (*Section 12-306-N-24-g-3 of the FMC*).
 - o Provide trees in accordance with the requirements of Site Plan Review Application No. S-04-376.

Please revise Exhibit A or provide a landscape plan that depicts these required trees.

NOTE: Two small trees (15-30 feet at maturity) shall be counted as one medium-sized tree.

- g) Trees shall be maintained in good health. However, 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 may otherwise be approved by the Planning and Development Department. **(Include this note on the site and landscape plans.)**
 - h) Submit three copies of landscaping and irrigation plans prepared by a landscape professional, showing the number and types of trees, to the Planning Division. These plans must be reviewed and approved prior to obtaining building permits.
- 8) SPACE BETWEEN BUILDINGS
- a) There are no requirements for space between buildings.
- 9) FENCES, HEDGES, AND WALLS
- a) Temporary fences to secure projects under construction are allowed. Any temporary fence shall be adequately secured and constructed to prevent overturning due to wind, vandalism, and/or casual contact by the general public. The construction shall be performed in such a manner as to minimize any potential safety hazard, which may occur as a result of improper fence installation or damage to the fence.
 - b) Please provide a gate operational statement for all sliding gates.
 - c) Fences, hedges and walls, not greater than six feet in height shall be permitted on all rear and interior side property lines, and on or to the rear of all front and street side of a corner lot.

- d) Only those fences as shown on the site plan shall be reviewed for approval.
- e) Please provide the height and type of all existing and proposed fences on Exhibit A.
- f) Future fences shall be reviewed and approved by the Planning and Development Department prior to installation. **(Include this note on the site plan.)**

10) OFF-STREET PARKING

- a) There shall be one (1) off-street parking space for each two (2) permanent employees. Such space shall be located within three hundred (300) feet of the property served. In addition, there shall be at least one (1) parking space for each truck operated by the concern and one (1) parking space for each sales person permanently employed.

The revised operational statement dated March 24, 2010 indicates that the proposed facility will have 2 employees. One parking stall must be provided for each permanent employee. Thus, one parking stall is required, plus one parking stall each operated by the facility.

Exhibit A dated January 27, 2010 depicts a total of 7 parking spaces, including 1 handicap stall. Because of the limited amount of parking on the subject site, the proposed use/applicant shall not operate and store more than 5 commercial vehicles on this site.

3. The provisions of the General Conditions, Section 12-306-I, shall apply.

- a) Future tenants, including tenant improvements shall be reviewed to ensure adequate parking pursuant to Section 12-218.5-I (off-street parking) of the FMC.
- b) **Outdoor storage of materials, including ISO containers, is prohibited (except as allowed pursuant to this conditional use permit). All materials shall be stored within a completely enclosed building, unless approved by the Planning and Development Department. (Include this note on the site plan.)**
- c) The parking lot design must accommodate the provision of trees in accordance with the attached Parking Lot Shading Policy.
- d) A minimum of 1 handicap accessible parking stalls are required per Table 11B-6 of the 2007 State of California Building Code (page 462). Exhibit A dated January, 27, 2010 depicts 1 handicap parking stall on the subject site, meeting the requirement.
- e) All handicapped stalls shall be marked with the international symbol of spaces and a warning that vehicles in violation of Section 10-1017 of the 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.)**
- f) All handicapped parking stalls shall be placed adjacent to facility access ramps or in strategic areas where the handicapped shall not have to wheel or walk behind parked vehicles while traveling to or from handicapped parking stalls and ramps. **(Include this note on the site**

plan.)

- g) Lighting where provided to illuminate parking, sales or display areas shall be hooded and so arranged and controlled so as not to cause a nuisance either to highway traffic or to the living environment. The amount of light shall be provided according to the standards of the Department of Public Works. **Depict all proposed lights on the site plan.**
- h) A minimum of 1 bicycle parking spaces shall be provided for the proposed use pursuant to Section 12-306-I-2.1c of the FMC. However, Site Plan Review Application No. S-04-276 required two bicycle parking spaces per lot. Bicycle parking spaces shall each consist of one slot in a bike rack. They shall be grouped in racks which allow four feet of clearance on all sides. There shall be adequate space between rack slots to park, lock, and remove bicycles. Bicycle parking spaces and the required four-foot clearance shall be protected from motor vehicle encroachment by means of fixed barriers not less than six inches or more than three in height. Bicycle parking spaces shall not encroach into pedestrian ways, landscaped areas, or other required open spaces, and shall be located proximal to structures. **Please depict this bicycle rack on Exhibit A dated January 27, 2010.**
- i) All general provisions of Section 12-306-I of the FMC shall apply to all parking areas.

11) LOADING SPACE REQUIREMENTS

- a) Pursuant to Section 12-306-L-1, industrial buildings of this size which contain a use which involves pick-up and delivery of materials (other than normal solid waste collections) from trucks and tractor-trailers weighing more than two tons, shall provide and maintain loading spaces as required by this section of the FMC. This section of the code requires 1 loading space for industrial buildings of this size.
- b) In the revised operational statement submitted for this project dated March 24, 2010, the applicant indicates that loading will occur internally. No additional external loading zones are required.

12) ACCESS

- a) There shall be vehicular access from a dedicated and improved street or alley to off-street parking and loading facilities on the property requiring off-street parking and loading. The design of said access to withstand industrial usage shall be approved by the Department of Public Works.

13) ADDRESSING

- a) 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'.

14) NOISE

- a) Pursuant to Section 10-102.b of the FMC, noise levels for industrial zoned properties shall not exceed 70 decibels measured at the nearest subject property line. Future uses and/or development shall be required to comply with this provision. **(Include this note on the site plan.)**
- a) Noise attenuation measures shall be incorporated into the design of all structures on the property to reduce interior noise levels.

15) OUTDOOR ADVERTISING

- a) The provisions of Section 12-217.5-K shall apply except that the copy of on-site signs for industrial uses may also specify the type of product manufactured, processed or fabricated, or the service rendered and hours of operation. Advertising structures are subject to the provisions of Section 12-306-K. The provisions of Article 17 of Chapter 12 shall apply to free-standing, on-premises signs or advertising structures adjacent to freeways.

PART E – CITY AND OTHER SERVICES

1) BUILDING AND SAFETY DIVISION

- a) Plans and permits are required and must be submitted and approved prior to operation.

2) FIRE PROTECTION REQUIREMENTS

- a) Comply with the attached Fresno Fire Department response dated February 16, 2010 which includes the following requirement:
 - a. All gates on common access drives shall be equipped with approved Police/Fire bypass locks (BEST LOCKS: Padlock 21B700 series or Cylinder 1W7B2). Gates/fences shall not obstruct the minimum width required for fire lanes.

3) SOLID WASTE MANAGEMENT

- a) Please see the attached Department of Public Utilities, Solid Waste memorandum, dated February 10, 2010 which indicates that proposed project will continue to be serviced by the Solid Waste Division.

4) SCHOOL FEES

- a) School fees must be paid, if required, prior to the issuance of building permits. Contact Fresno Unified School District. Provide proof of payment (or no fee required) prior to the issuance of building permits.

5) STREET TREE REQUIREMENTS

- a) There are no street tree requirements at this time.

6) SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

- a) Comply with the attached letter from the San Joaquin Valley Air Pollution Control District (SJVAPCD) dated February 17, 2010. In this letter, it states that the district recommends the preparation of a health risk assessment (HRA) to determine the project's potential health impacts to nearby receptors given that toxic air contaminants may be released as a result of the cremation process.

On March 24, 2010, the San Joaquin Valley Air Pollution Control District e-mailed staff the Risk Management Review for this project. This reviewed determined that the proposed project would not cause any significant impacts to air quality.

- b) As indicated in the attached letter, an ISR is not required because the proposed project does not meet the SJVAPCD's definition of a development project.

7) DEPARTMENT OF PUBLIC UTILITIES

- a) Comply with the attached memorandums (2: one for water and one for sewer) from the Department of Public Utilities, dated February 26, 2010.

8) FRESNO COUNTY ENVIRONMENTAL HEALTH

- a) Comply with the attached County of Fresno Department of Community Health memorandum, dated March 30, 2010, which include the following requirements:
 - a. Prior to occupancy the applicant shall complete and submit either a Hazardous Materials Business Plan or a Business Exemption form to the Fresno County Department of Public Health, Environmental Health Division.
 - b. The applicant must also obtain a Medical Waste Permit prior to occupancy.

9) FRESNO IRRIGATION DISTRICT

- a) Please see attached response from the Fresno Irrigation District dated February 10, 2010.

10) DISTRICT 7 PLAN IMPLEMENTATION COMMITTEE

- a) The District 7 Plan Implementation Committee reviewed and recommended approval of the proposed project at their March 1, 2010 meeting with no conditions.

11) REDEVELOPMENT AGENCY OF THE CITY OF FRESNO

- a) Comply with the attached memorandum from the Redevelopment Agency dated February 18, 2010. The conditions are as follows:

- 1) The property (site) identified in Application No. C-10-020 is located within the adopted Airport Area Revitalization Redevelopment Plan and is subject to all requirements of the Redevelopment Plan.
- 2) The Redevelopment Agency does not object to the request from Yost and Webb Funeral Home to establish a crematorium within an existing 5,000 square-foot industrial building located 1553 North Backer Avenue, provided that the existing building and property has been approved by the City of Fresno and all requirements of approval have been completed. The conversion of the existing building (to a crematorium) shall be in conformance with the requirements of the M-1 (Light Manufacturing) zone district, Section 12-304 (including subsequent applicable Sections) of the Fresno Zoning Ordinance and the Redevelopment Plan.
- 3) The project shall be consistent with the requirements of the Redevelopment Agency of the City of Fresno Industrial Development Design Guidelines (adopted August 2003).
- 4) The installation and development of the crematorium shall also be in conformance with all applicable government codes and environmental (air pollution) standards.
- 5) Agency recommends review of past Site Plan Application No. S-04-376, which approved the development of the property, to ensure compliance and the implementation of any pending or incomplete property improvement requirements.
- 6) All existing (approved) improvements on site shall be maintained as required to facilitate the use of the building and property for the operation of a crematorium.
- 7) Any dead plants in the existing landscaped areas on the property shall be removed and replaced with plants that are consistent with the existing landscaping theme.
- 8) The use of dense landscaping is encouraged along North Backer Avenue to facilitate and soften the industrial image of the site.
- 9) Use of metal buildings are discouraged in the Industrial Development Design Guidelines and any (new or remodeled) metal building façade that is visible from a street frontage shall be architecturally altered or textured with a non-metal material.
- 10) Any (new) fence that is located within 45-feet of the frontage of North Backer Avenue and visible from a public street shall be constructed of wrought iron per Agency Industrial Development Design Guidelines.
- 11) All new or re-stripped parking areas on site shall be developed in accordance with requirements of the Fresno Zoning Ordinance.
- 12) Outdoor storage of materials and equipment is prohibited unless properly screened in conformance with requirements of both the Fresno Zoning Ordinance and Agency Industrial Development Design Guidelines.

- 13) All undeveloped (dirt) areas on site shall be maintained and kept "weed free" by the owner of the property.
- 14) The project shall be developed in accordance with the Operational/Environmental Statement and Site Plan (or as revised by the City of Fresno) submitted for Conditional Use Permit Application No. C-10-020.
- 15) Agency will support this project in compliance with all requirements of the City of Fresno and provided that a favorable evaluation is received from adjacent property owners.
- 16) The City of Fresno and Redevelopment Agency shall be informed of any deviation from the conditions of this Entitlement or the Statement of Operations, especially the notification of the Fresno Police Department for any change in the established hours of operation.
- 17) The Agency reserves the right to reconsider the issuance of this entitlement should the City of Fresno or the Redevelopment Agency of the City of Fresno receives any complaints about the operations of the crematorium inconsistent with the conditions of approval which can result in a recommendation to the City of Fresno to revoke the business license.

PART F – MISCELLANEOUS

- 1) Approval of this site plan is contingent upon the submittal of corrected exhibits showing all existing/proposed on-site conditions as reflected on all exhibits and the following:
 - a) Screen all roof-mounted equipment from the view of public rights-of-way. **Depict all mechanical equipment on site plan and elevations.**
 - b) 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.)**
 - c) 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.)**
 - d) 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.)**

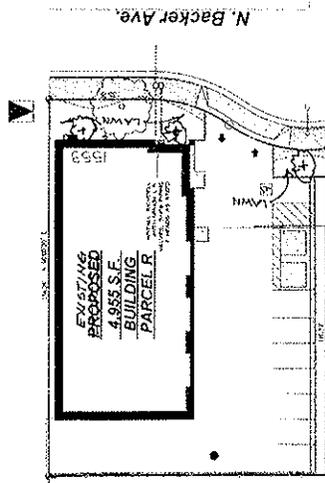
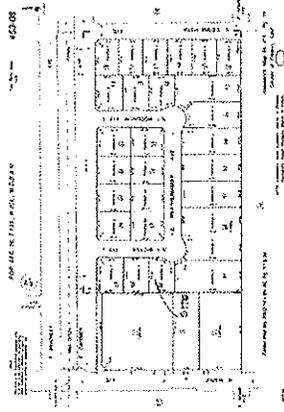
All discretionary condition of approval will ultimately be deemed mandatory unless appealed in writing to the Planning and Development Department Director within 15 days.

Exhibit F
Site Plan, Elevations, and Floor Plan

PROJECT DATA

EXISTING GENERAL PLAN LAND USE DESIGNATION: LIGHT INDUSTRIAL
 EXISTING AND PROPOSED ZONE DISTRICT: M-1
 ASSESSOR'S PARCEL NUMBER: 453-086-25
 PROJECT SITE ADDRESS: 1553 N. BACKER AVE., FRESNO 93703
 PROPERTY OWNER: JOHN VITO & MICHELLE MASTRO
 16555 FRONT VIEW LANE
 FRESNO, CA 93720
 APPLICANT: MR. BILL PHIPPS
 YOST & WEBB FUNERAL HOME
 1002 T STREET
 FRESNO, CA 93721

VICINITY MAP



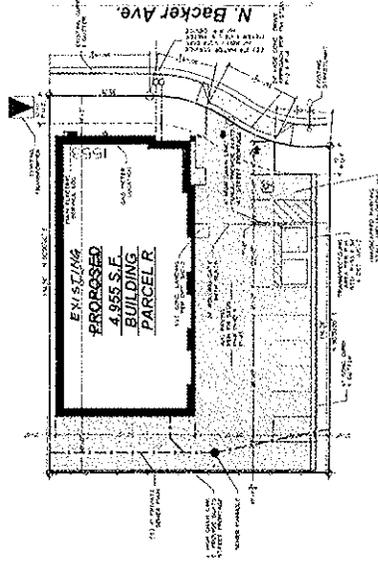
ALL LANDSCAPING IS EXISTING
 AND IN GOOD CONDITION



LANDSCAPE PLAN



PREVIOUSLY APPROVED SPR S-04-376



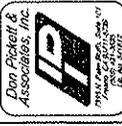
1553 N. BACKER
 FRESNO

SITE PLAN

PREVIOUSLY APPROVED SPR S-04-376



<p>Don Pickett & Associates, Inc. 1500 N. MARKET STREET SUITE 100 FRESNO, CA 93703</p>	<p>Project Name: Standard 4,955 s.f. Right Hand Plan Std Plan # 03-11202</p>		<p>Project No.:</p>	<p>Scale:</p>
			<p>Sheet No.:</p>	<p>Sheet Title:</p>
<p>Parcel R @ MMIP 1553 N. Backer Ave Fresno, Ca. 93703</p>		<p>DATE: 02-17 DRAWN BY: WEA CHECKED BY: WEA DESIGNED BY: WEA SCALE: AS SHOWN</p>		
<p>Project Location: 1553 N. Backer Ave Fresno, Ca. 93703</p>		<p>C-3</p>		



CONTRACT NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 9. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORK DAY.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

Project Name
Standard 4,955 s.f.
Right Hand Plan # 03-11202
Parcel R @ MMIP
1553 N. Backer Ave
Fresno, Ca. 93703

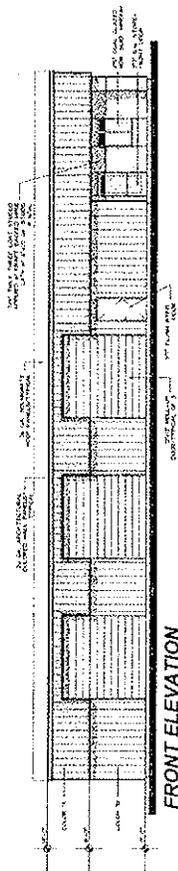
Project Name
Standard 4,955 s.f.
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Parcel R @ MMIP
1553 N. Backer Ave
Fresno, Ca. 93703



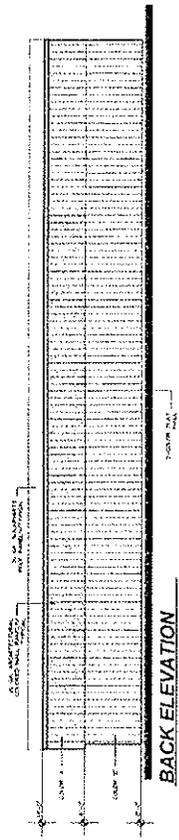
Prepared by	Date
Checked by	Date
Approved by	Date

OWNER'S ADDRESS	1553 N. BACKER AVE
CITY	FRESNO, CA 93703
STATE	CA
ZIP	93703
OWNER'S PHONE	(559) 231-1234
OWNER'S FAX	(559) 231-1234
OWNER'S E-MAIL	owner@mmip.com

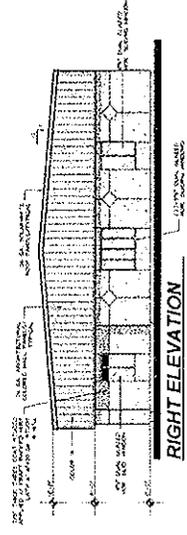
A-2



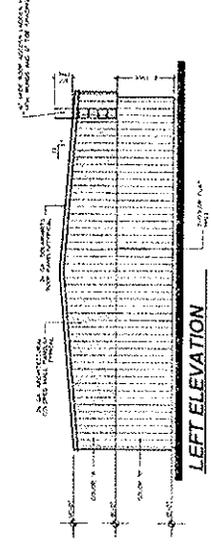
FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



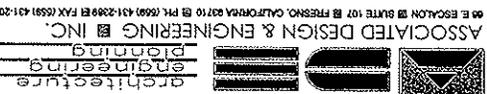
LEFT ELEVATION

STUCCO OPTION

GLAZING INFO	
TYPE	UNIT GLAZING
TYPE	UNIT GLAZING
TYPE	UNIT GLAZING
COLORS	
UNIT	UNIT
UNIT	UNIT
COOL ROOF	
TYPE	UNIT GLAZING
TYPE	UNIT GLAZING

EXTERIOR ELEVATIONS

YOST & WEBB FUNERAL HOME



ASSOCIATED DESIGN & ENGINEERING, INC.
 59 ESCALON SUITE 107 PRESNO, CALIFORNIA 95710 PH: (925) 431-2929 FAX: (925) 431-2974

DATE	2/24/2010
JOB NO.	C10004
A2-1	
REVISIONS	

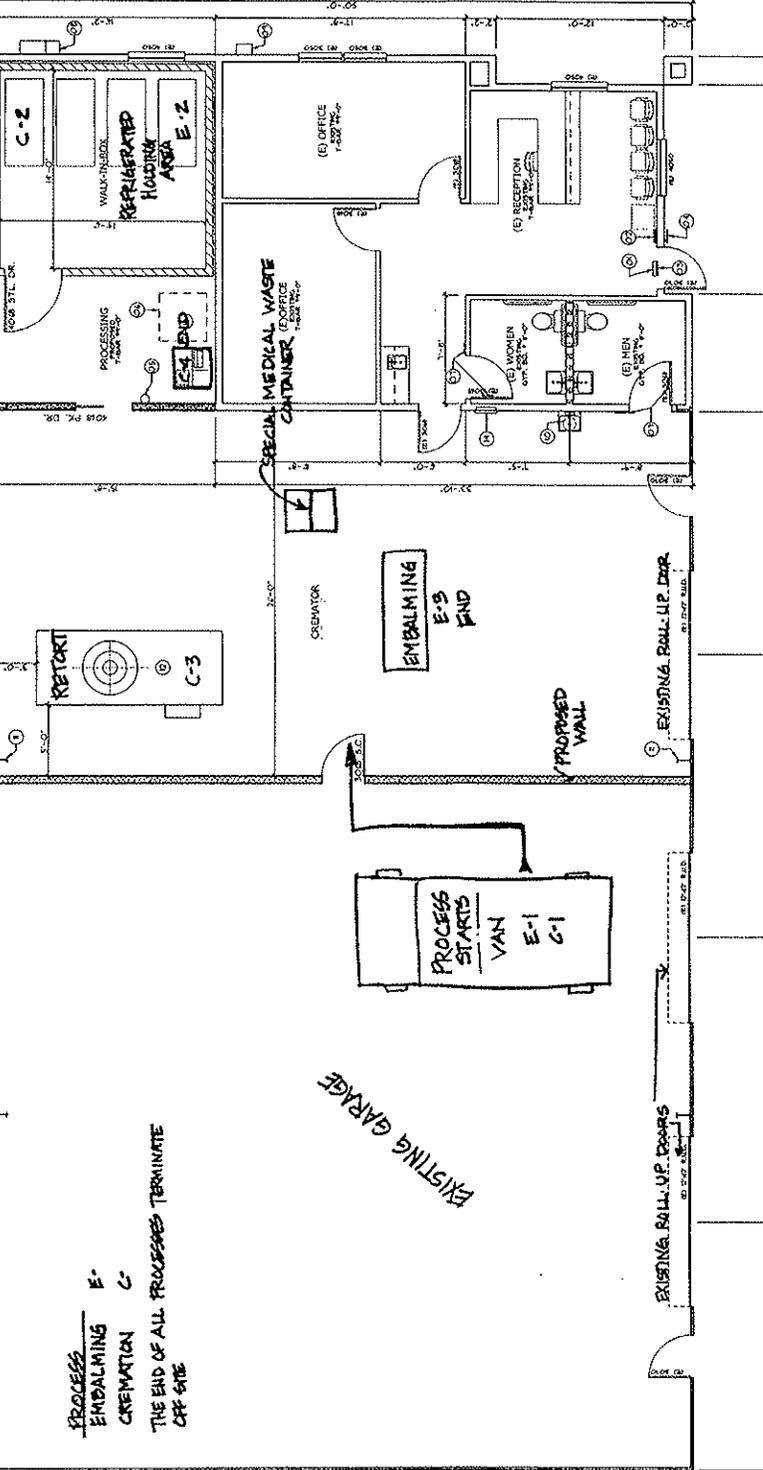
- FLOOR PLAN KEYNOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
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- WALL TYPE LEGEND**
- 1. EXISTING WALL
 - 2. NEW WALL
 - 3. NEW WALL WITH PARTITION
 - 4. NEW WALL WITH PARTITION AND GLASS
 - 5. NEW WALL WITH PARTITION AND GLASS AND DOOR
 - 6. NEW WALL WITH PARTITION AND GLASS AND DOOR AND WINDOW
 - 7. NEW WALL WITH PARTITION AND GLASS AND DOOR AND WINDOW AND DOOR
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- STUD SCHEDULE**
- | NO. | DESCRIPTION | HEIGHT |
|-----|--------------------------------|--------|
| 1 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |
| 2 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |
| 3 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |
| 4 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |
| 5 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |
| 6 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |
| 7 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |
| 8 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |
| 9 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |
| 10 | STUD WALL AT 7'-0" UP TO 7'-0" | 7'-0" |

- LEGEND**
- 1. ROOM NUMBER SEE SHEET A41 FOR SCHEDULE
 - 2. ROOM NUMBER SEE SHEET A41 FOR SCHEDULE
 - 3. ROOM NUMBER SEE SHEET A41 FOR SCHEDULE
 - 4. ROOM NUMBER SEE SHEET A41 FOR SCHEDULE
 - 5. ROOM NUMBER SEE SHEET A41 FOR SCHEDULE
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 - 9. ROOM NUMBER SEE SHEET A41 FOR SCHEDULE
 - 10. ROOM NUMBER SEE SHEET A41 FOR SCHEDULE

- GENERAL NOTES**
1. CONSULT ALL OTHER SHEETS FOR SCHEDULES AND DIMENSIONS.
 2. CONSULT ALL OTHER SHEETS FOR SCHEDULES AND DIMENSIONS.
 3. CONSULT ALL OTHER SHEETS FOR SCHEDULES AND DIMENSIONS.
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 9. CONSULT ALL OTHER SHEETS FOR SCHEDULES AND DIMENSIONS.
 10. CONSULT ALL OTHER SHEETS FOR SCHEDULES AND DIMENSIONS.



PROCESS CHART
 MARCH 24, 2010
FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXISTING DRIVEWAY

EXISTING GARAGE

PROCESS STARTS VAN
 E-1
 C-1

PROPOSED WALL

EXISTING BALL-UP DOOR

EXISTING BALL-UP DOOR

EXISTING DRIVEWAY

EXISTING GARAGE

PROCESS CHART
 MARCH 24, 2010
FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PROCESS
 E- EMBALMING
 C- CREMATION
 THE END OF ALL PROCESSES TERMINATE OFF SITE

Exhibit G

Environmental Assessment No. C-10-020

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. C-10-020**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Dirk Poeschel Land Development Services
923 Van Ness Avenue, suite 200
Fresno, CA 93721

PROJECT LOCATION: 1553 North Backer Avenue; Located on the west side of the
North Backer Avenue, just southeast of the intersection of East
McKinley and North Maple Avenues (APN: 453-080-25).

PROJECT DESCRIPTION: Conditional Use Permit Application No. C-10-020 is a request
for authorization to establish a crematorium and an emblaming
facility (a Mortuary without Chapel Services) within an existing
5,000 square-foot building.

This project is exempt under **Section 15332/Class 32** and **Section 15301/Class 1** of the State of California
CEQA Guidelines.

EXPLANATION: Class 32 consists of projects characterized as in-fill development meeting the conditions
described in this Section. (a) The project is consistent with the applicable general plan
designation and all applicable general plan policies as well as with applicable zoning designation
and regulations. (b) The proposed development occurs within city limits on a project site of no
more than five acres substantially surrounded by urban uses. (c) The project site has no value,
as habitat for endangered, rare or threatened species. (d) Approval of the project would not
result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site
can be adequately served by all required utilities and public services.

The above described project is located within the Roosevelt Community Plan Area and complies
with all conditions described in Section 15332/Class 32 of California CEQA Guidelines. The San
Joaquin Valley Air Pollution Control District and the Department of Public Utilities have
determined that the proposed crematorium and body preparation facility, which will include
embalming, will not result in any significant effects to air or water quality. The proposed project
will be located in an existing building already approved for industrial uses and thus will not result
in significant effects relating to traffic or noise.

A Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing,
licensing, or minor alteration of existing public or private structures, facilities,.... involving
negligible or no expansion of an existing use.

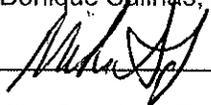
The above described project is proposed to be located within an existing building and will not
result in an expansion of this building or alterations to the subject site. The applicant has only
proposed minor interior alterations. Thus, the proposed use involves negligible or no expansion
of the previous industrial use that the site was previously utilized for.

No adverse environmental impacts will occur as a result of the proposed project.

Date: April 9, 2010

Prepared By: Bonique Salinas, Planner

Submitted By: _____


Mike Sanchez, Planning Manager
City of Fresno
Planning and Development Department
(559) 621-8277