

**FINAL ENVIRONMENTAL IMPACT REPORT
NO. 10108**

**CITY OF FRESNO
TOWER DISTRICT SPECIFIC PLAN**

11.0 PLAN MODIFICATIONS AND MITIGATION REQUIREMENTS

11.0 Plan Modifications and Mitigation Requirements

I. INTRODUCTION

On March 26, 1991, the Fresno City Council adopted the Tower District Specific Plan including seven modifications to the land use map.

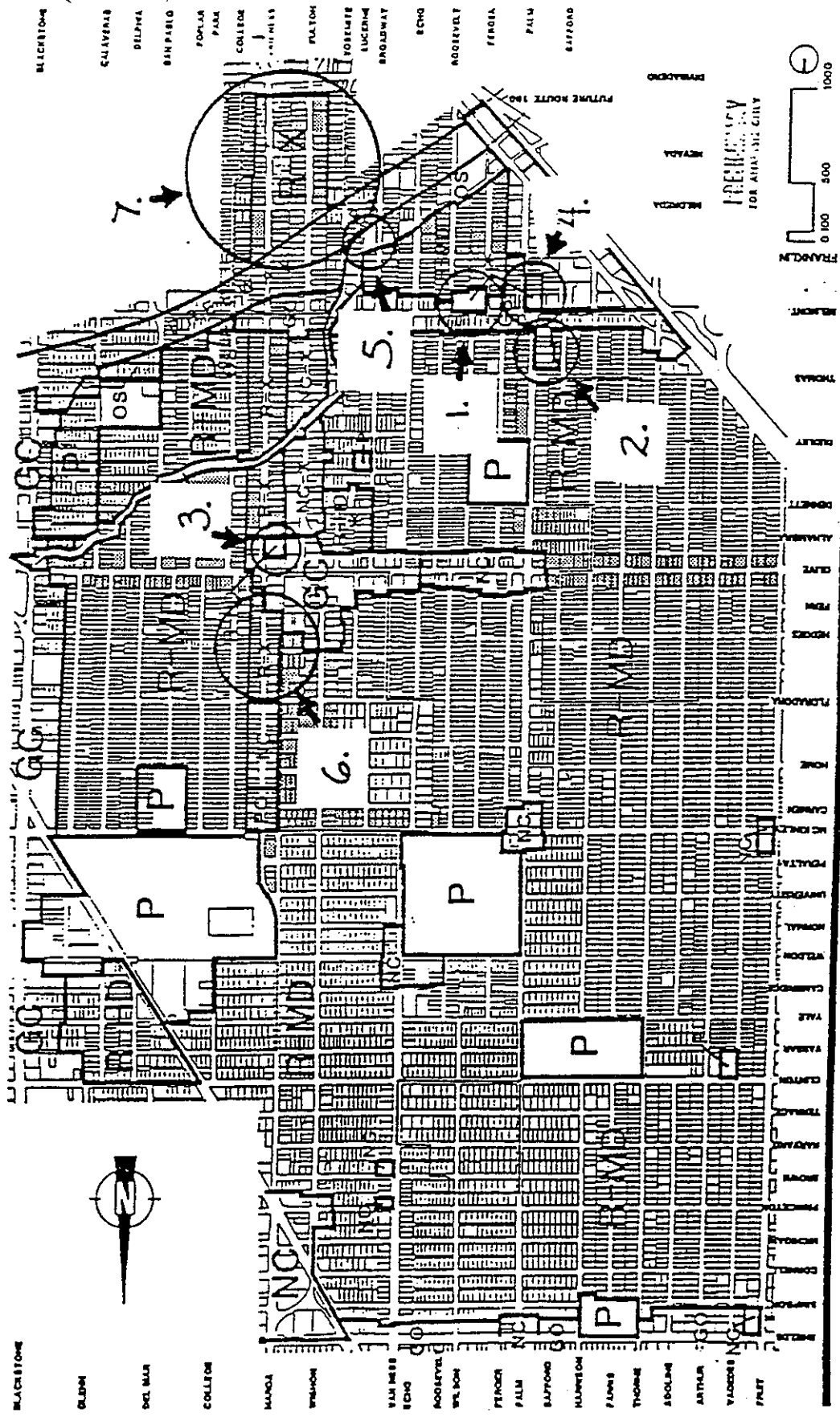
The purpose of the section is to summarize special conditions that will govern development of the modified land uses. For additional information, refer to the March 26, 1991 Report to the Council and to the Specific Plan Environmental Impact Report.

A summary of all the seven modifications is presented in Table A and the following narrative describes conditions applicable to each.

Table A: Summary of Modifications/Mitigation Requirements

	LOCATION	ACREAGE	SPECIFIC PLAN LAND USE DESIGNATION AS MODIFIED
1.	144 E. Belmont	1.83	Conditioned Light Industrial
2.	Northwest Corner of Belmont and Palm	4.39	Conditioned General Commercial
3.	Alhambra	0.74	Conditioned Residential High Density (Maximum 29 units per acre)
4.	Southwest Corner of Belmont and Palm	1.03	Conditioned Light Industrial
5.	330 N. Broadway	1.60	Conditioned Light Industrial
6.	Van Ness between Olive and Floradora	5.68	Conditioned Residential-Mixed Use
7.	Van Ness/Fulton Couplet	18.44	Conditioned Residential-Mixed Use

Please refer to the attached location map



TOWER DISTRICT SPECIFIC PLAN / LAND USE MODIFICATIONS

- LEGEND**
- | | | | | | | | | | |
|----|---------------------|------|--------------------|------|------------------------|------|---------------------------|----|-------------------------------------|
| GO | General Office | OC | General Commercial | PR | Residential, Mixed Use | R-1D | Residential, High Density | SD | Industrial District |
| PO | Professional Office | MC | Neighborhood Comm | R-1D | Residential, Mixed Use | P | Public Facilities | * | Subject to special conditions / use |
| I | Light Manufacturing | MO-I | Neighborhood Comm | MO-I | Medium High Density | OS | Open Space | | Plan and Land Conference Table |

II. LAND USE MODIFICATIONS/CONDITIONS

144 East Belmont

The first modification consists of 1.83 acres located at the south side of E. Belmont Avenue between N. Ferger and N. Roosevelt Avenues. The Specific Plan designation has been amended from General Commercial to Light Industrial.

Height and setback requirements are imposed as conditions of rezoning, which are also mitigation measures required by this EIR. (Refer to Plan Amendment 90-24 and Rezoning Application 90-49.) Mitigation measures shall preserve the unique appearance and masonry craftsmanship of the building and insure the greatest degree of architectural compatibility of new construction with the existing structure and with surrounding properties. Further, noise-control measures shall be placed on the operation of the proposed development and the operation of truck activities. These measures are set forth on Table B.

Table B: Mitigation Measures for 144 E. Belmont

1. The project shall retain the existing building at the southwest corner of East Belmont and North Roosevelt Avenues as depicted on attached Exhibit "L-1".
 2. Retention and renovation of the facade of the existing building immediately south of the building at the southwest corner, as shown on Exhibit "L-1", as is physically possible and economically practical. If the facade fails due to structural distress it should be rebuilt to resemble the existing historical structure as closely as possible, using the remnant bricks from the fallen facade. All precautions in concert with common practices standard to the industry shall be taken to save the facade intact. However, no implicit guarantee can be given that the facade will not fail during the demolition and renovation process.
 3. The new construction in the infill areas on the east side of the property shall be compatible with the existing structure as shown on Exhibit "L-2".
 4. The new construction contemplated immediately west of the facade described above shall be no higher than the height of the facade for a minimum of twenty feet west of the facade.
 5. The new building to be constructed immediately west of the 30 foot existing building at the northwest corner of the sight as shown on Exhibit "L-1" shall be of a height equal to or slightly greater than the westerly portion of said building, but in no case higher than forty feet and shall be compatible with the existing structure to the east as shown on Exhibit "L-2".
 6. The owner shall provide and maintain street trees in tree wells in the sidewalk on the west side of the property south to the entry driveway. These trees and major trees planted along the remainder of the west and south sides of the property shall be a species that attain a minimum height of thirty feet (30'-0") at maturity.
 7. The future high density frozen storage building proposed for phase three shall be set back a minimum of fifty feet (50'-0") east of Ferger Avenue to the height of sixty feet (60'-0"), or sixty-six feet with a minor deviation as provided by the Fresno Municipal Code.
 8. All noise producing equipment on the building shall meet the standards of the City of Fresno. Truck noise shall not exceed the level of forty-five decibels (45db) inside adjacent residences between the hours of 10:00 p.m. and 6:00 a.m. If noise levels exceed that criteria, mediation measures shall be imposed by the City of Fresno which could include restrictions on hours of operation.
 9. All truck maneuvering and parking shall take place on site and shall be subject to the requirements of the City of Fresno.
-

E. BELMONT AVE.



EXHIBIT "L-2"

Architectural Compatibility

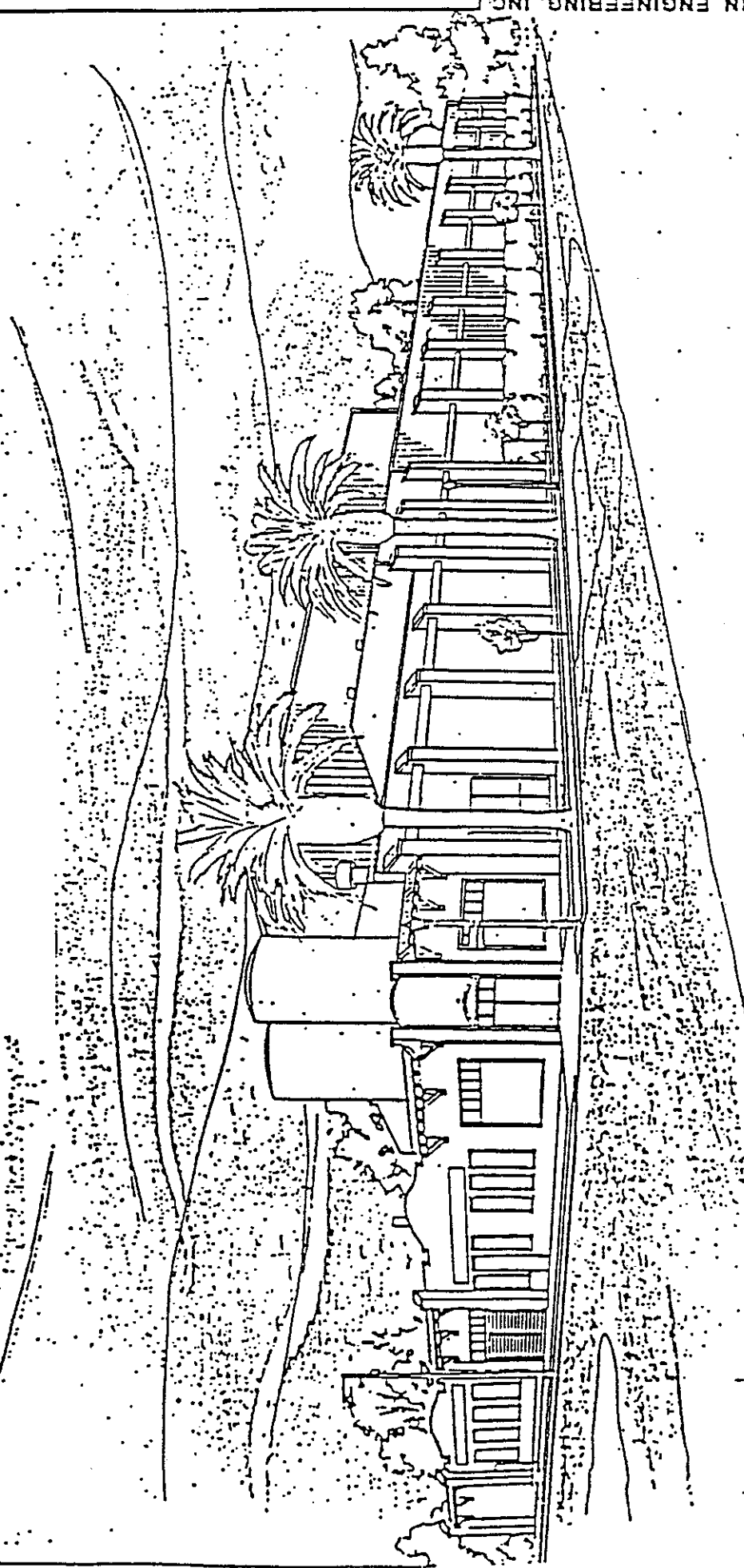
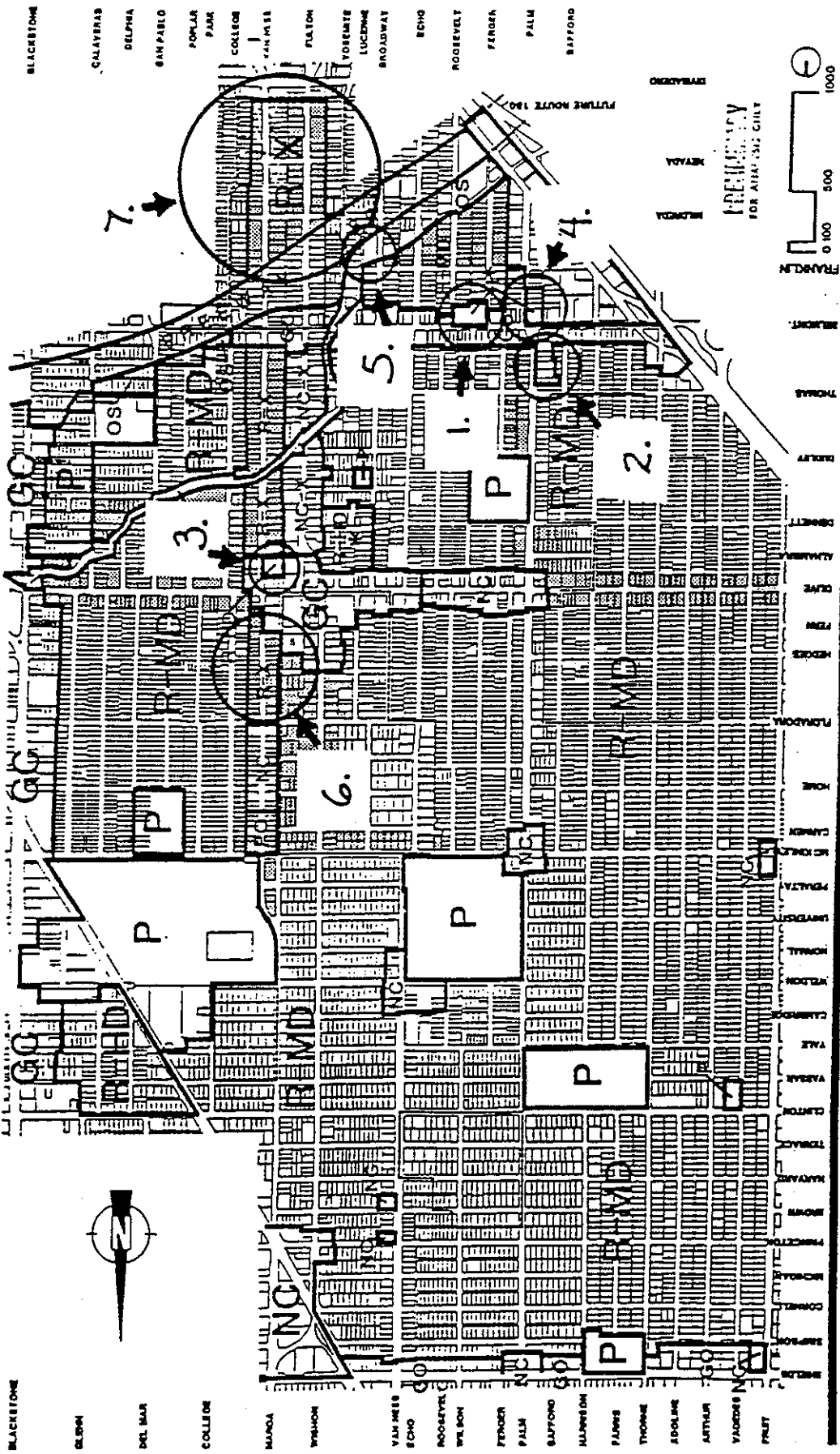


Table A: Summary of Modifications

LOCATION	ACREAGE	MODIFICATIONS TO DRAFT SPECIFIC PLAN
1. 144 E. Belmont	1.83	General Commercial to Light Industrial
2. Northwest Corner of Belmont and Palm	4.39	Residential Medium Density to General Commercial
3. Alhambra and Van Ness	0.74	General Commercial to Residential-High Density
4. Southwest Corner of Belmont and Palm	1.03	General Commercial to Light Industrial
5. 330 N. Broadway	1.60	Open Space to Light Industrial
6. Van Ness between Olive and Floradora	5.68	Residential-Medium Density to Residential-Mixed Use
7. Van Ness/Fulton Couplet	18.44	Conditional Residential-Mixed Use

Please refer to the attached map which identifies locations.



TOWER DISTRICT SPECIFIC PLAN / LAND USE MODIFICATIONS

LEGEND

GO	General Office	DC	General Commercial	R-X	Residential, Mixed Use	R-HD	Residential, High Density		Historic District
PO	Professional Office	MC	Neighborhood Comm	R-MD	Residential, Med Density	P	Public Facilities	*	Subject to special conditions / use
I	Industrial	MO-X	Neighborhood Comm		Medium High Density	OS	Open Space		Plan, text and Conference Table
	Light Manufacturing		Mixed Use		Tolerated Area				

The entitlement for the property at 144 E. Belmont has been environmentally assessed by the Development Department through the processing of Plan Amendment 90-24 and Rezoning Application 90-49. The Initial Study noted that there were no significant adverse environmental effects. Sewer and water requirements for the proposed light industrial use were estimated to be less than the amount required by the existing plan designation. Fire service is within 1.5 miles. Police comments noted that a similar operation nearby has generated a considerable amount of complaints about excessive noise caused by delivery trucks, refrigeration units and general plant operations. Residential/project interface impacts are not expected to be significant due to the height and setback requirements imposed as conditions of rezoning, which are also mitigation measures required by the EIR.

An existing structure on the property under consideration would be modified for its new industrial use. This structure possesses certain construction characteristics worthy of saving, namely a distinctive appearance and unique masonry work. New construction or remodeling on the site may remove or damage the viability of the building's characteristic appearance or may not be architecturally compatible with the existing structure.

It is also possible that delivery trucks may transit or park in the residential area surrounding the site. This truck noise and activity, if unmitigated, could intrude on the quiet enjoyment of adjacent residential uses.

Mitigation measures shall preserve the unique appearance and masonry craftsmanship of the building and insure the greatest degree of architectural compatibility of new construction with the existing structure and with surrounding properties. Further, noise-control measures shall be placed on the operation of the proposed development and the operation of truck activities. These measures are set forth on Table B.

Table B: Mitigation Measures for 144 E. Belmont

1. The project shall retain the existing building at the southwest corner of East Belmont and North Roosevelt Avenues as depicted on attached Exhibit "L-1".
 2. Retention and renovation of the facade of the existing building immediately south of the building at the southwest corner, as shown on Exhibit "L-1", as is physically possible and economically practical. If the facade fails due to structural distress it should be rebuilt to resemble the existing historical structure as closely as possible, using the remnant bricks from the fallen facade. All precautions in concert with common practices standard to the industry shall be taken to save the facade intact. However, no implicit guarantee can be given that the facade will not fail during the demolition and renovation process.
 3. The new construction in the infill areas on the east side of the property shall be compatible with the existing structure as shown on Exhibit "L-2".
 4. The new construction contemplated immediately west of the facade described above shall be no higher than the height of the facade for a minimum of twenty feet west of the facade.
 5. The new building to be constructed immediately west of the 30 foot existing building at the northwest corner of the sight as shown on Exhibit "L-1" shall be of a height equal to or slightly greater than the westerly portion of said building, but in no case higher than forty feet and shall be compatible with the existing structure to the east as shown on Exhibit "L-2".
 6. The owner shall provide and maintain street trees in tree wells in the sidewalk on the west side of the property south to the entry driveway. These trees and major trees planted along the remainder of the west and south sides of the property shall be a species that attain a minimum height of thirty feet (30'-0") at maturity.
 7. The future high density frozen storage building proposed for phase three shall be set back a minimum of fifty feet (50'-0") east of Ferger Avenue to the height of sixty feet (60'-0"), or sixty-feet with a minor deviation as provided by the Fresno Municipal Code.
 8. All noise producing equipment on the building shall meet the standards of the City of Fresno. Truck noise shall not exceed the level of forty-five decibels (45db) inside adjacent residences between the hours of 10:00 p.m. and 6:00 a.m. If noise levels exceed that criteria, mediation measures shall be imposed by the City of Fresno which could include restrictions on hours of operation.
 9. All truck maneuvering and parking shall take place on site and shall be subject to the requirements of the City of Fresno.
-

E. BELMONT AVE.

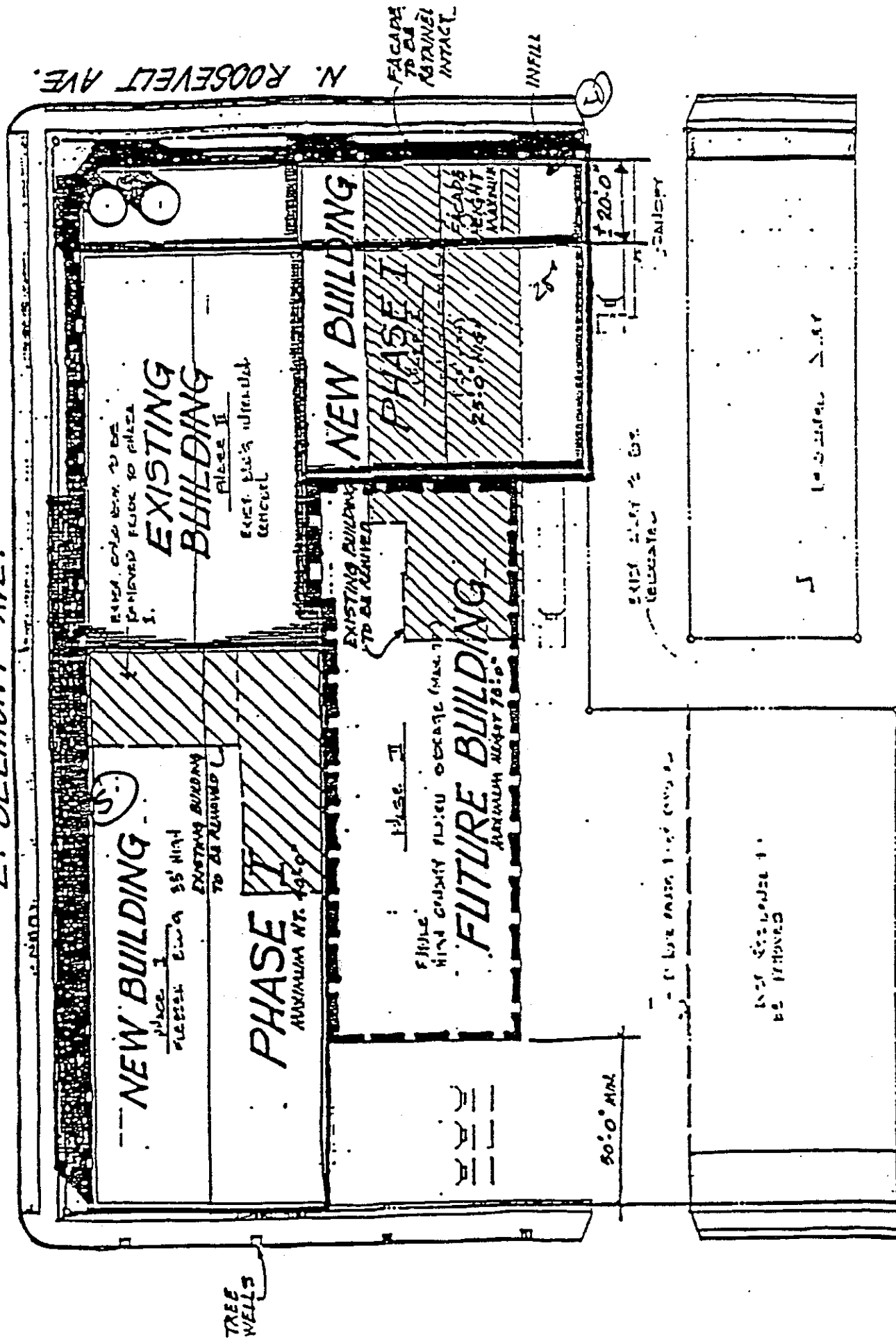


EXHIBIT "L-2"

Architectural Compatibility

