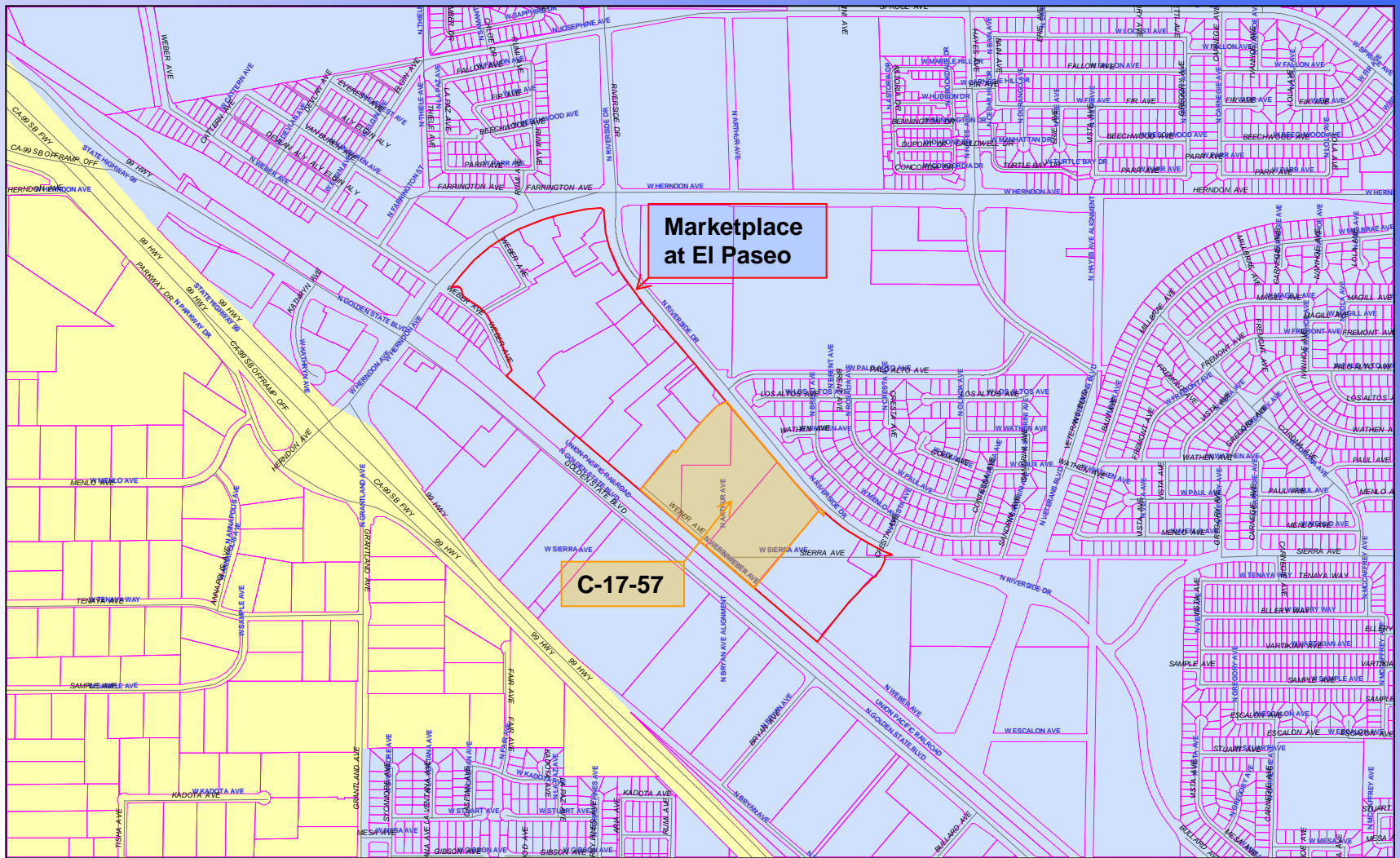


**EXTENSION OF DEVELOPMENT AGREEMENT  
FOR THE MARKETPLACE AT EL PASEO,  
CONDITIONAL USE PERMIT APPLICATION NO. C-17-057**

**filed by Gryphon Capitol**

*City Council Hearing  
June 14, 2018*

## Vicinity Map



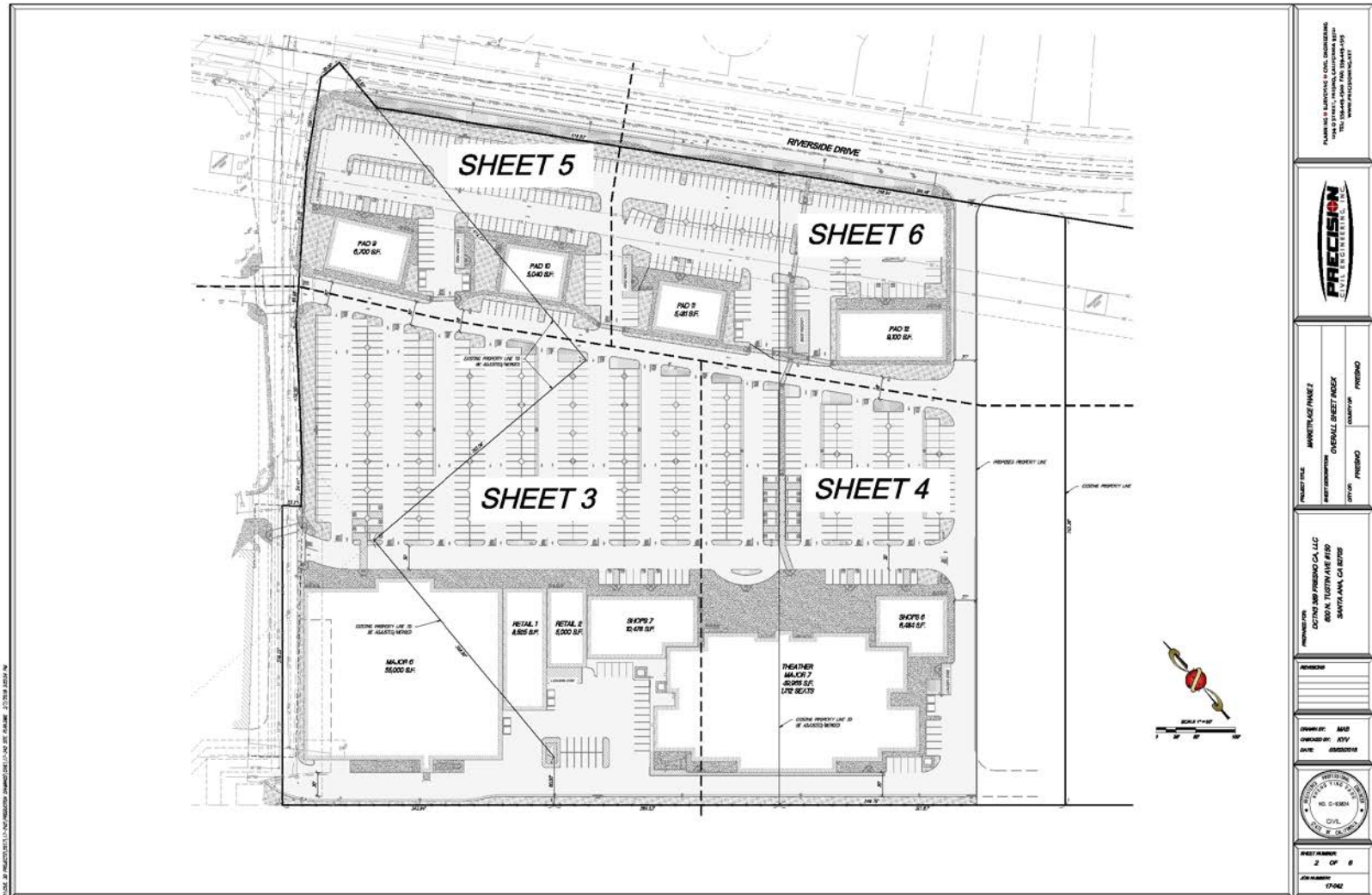


# AERIAL PHOTOGRAPH OF SITE





# Site Plan



# ELEVATION



EXTERIOR ELEVATIONS- THEATER, SHOPS 6 & 7, RETAIL 2

MARKETPLACE AT EL PASEO  
SEC RIVERSIDE & HERNDON AVE.  
FRESNO, CALIFORNIA

DATE: MARCH 31, 2017

HAUS: 4004

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1940 S. BROADWAY DR. FOURTH FLOOR  
LOS ANGELES, CA 90005  
310.804.2100 310.804.0100  
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E-1

# Staff Recommendation

- APPROVE the Addendum to EIR No. 10144 (SCH NO. 2008011003) for purposes of the proposed project.
- APPROVE an extension of time of 10 years to February 2028, for the development of the Marketplace at El Paseo.
- APPROVE Conditional Use Permit Application No. C-17-057 requesting authorization to construct ±162,000 square feet of retail, restaurant, and entertainment facilities, including a ±49,965-square-foot newly constructed movie theatre at the Marketplace at El Paseo Project.