

PROJECT INFORMATION

PROJECT	C-17-013 proposes development of a commercial center consisting of a 3,764 square-foot convenience store and requests the establishment of a State of California Alcoholic Beverage Control Type 20 alcohol license (Package Store – sale of beer and wine for consumption off the premises where sold) for the ampm convenience store, an ARCO fuel facility consisting of eight multi-product fuel dispensers under an overhead canopy, a 4,000 square-foot retail building, and a 3,462 square-foot quick serve restaurant with a drive-through service window. Staff is recommending approval of all of the above except the Type 20 license.
APPLICANT	Julio Tinajero of Milestone Associates, on behalf of Surina Mann of Figarden Petroleum
LOCATION	5647 North Figarden Drive; Located on the southwest corner of North Figarden Drive and West Bullard Avenue (APNs: 509-290-07) (Council District 2, Councilmember Brandau)
SITE SIZE	± 2.41 acres
LAND USE	Community Commercial
ZONING	CC/UGM (<i>Commercial-Community / Urban Growth Management</i>)
PLAN DESIGNATION AND CONSISTENCY	The project is consistent with the Community Commercial planned land use outlined in the Fresno General Plan and the Bullard Community Plan.
ENVIRONMENTAL FINDING	A Negative Declaration was completed on June 12, 2017.
PLAN COMMITTEE RECOMMENDATION	The applicant spoke to the District 2 Plan Implementation Committee at their regularly scheduled meeting on April 10, 2017. The committee voted to recommend approval of the proposed project at that time.
STAFF RECOMMENDATION	Staff recommends approval of C-17-013 for the construction of the convenience store, fuel facility, retail building, and quick serve restaurant with drive through subject to compliance with the Conditions of Approval dated July 19, 2017. Staff recommends denial of the request to establish a Type 20 alcohol license (Package Store – sale of beer and wine for consumption off the premises where sold) for the ampm convenience store.
RELATED APPLICATIONS	N/A

COVENANTS ZONE CONDITIONS	N/A
SPECIAL POLICY AREA APPLICABLE POLICIES (SPECIFIC OR RDA PLAN)	N/A

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Community Commercial	CC/UGM <i>(Commercial Community/Urban Growth Management)</i>	Commercial Center
South	Office	O/UGM <i>(Office/Urban Growth Management)</i>	Office complex
East	Community Commercial	CC/UGM <i>(Commercial Community/Urban Growth Management)</i>	Commercial/ Service Station
West	Medium Density Residential	RS-5/UGM <i>(Single Family Residential District, Medium Density/Urban Growth Management)</i>	Single Family Residential