

## Exhibit D

PROJECT		Conditional Use Permit Application No. P25-01134 requests authorization to establish an event center within an existing building and construct an outdoor courtyard, outdoor patio, and two (2) designated food truck parking spaces. Additionally, the application also requests authorization to establish a State of California Type 47 ABC license (On-Sale General – Eating Place), which authorizes the sale of beer, wine, and distilled spirits for on- and off-site consumption.
APPLICANT		Dirk Poeschel of Dirk Poeschel Land Development Services, Inc. 923 Van Ness Ave., Suite 200 Fresno, CA 93721
OWNER		Dionysos Stefanopoulos 280 West Shaw Avenue Fresno, CA 93704
LOCATION		280 West Shaw Avenue; Located on the northeast corner of North College and West Shaw Avenues. APN: 417-333-04 Council District 4
SITE SIZE		±2.96-acre project site
LAND USE		Corridor/Center Mixed-Use
ZONING		CMX ( <i>Corridor/Center Mixed-Use</i> )
HOUSING ELEMENT SITE		The subject property is not a designated Housing Element Site.
PLAN DESIGNATION AND CONSISTENCY		N/A
ENVIRONMENTAL FINDING		A determination of a Categorical Exemption, Sections 15301/Class 1 & 15303/Class 3 of the California Environmental Quality Act (CEQA) Guidelines was completed for this project on April 14, 2025. Further details can be found in the Categorical Exemption.
RELATED APPLICATIONS		N/A
COVENANTS ZONE CONDITIONS		None

SPECIAL POLICY AREA/APPLICABLE POLICIES		The proposed project is subject to the Fresno County Airport Land Use Compatibility Plan, Bullard Community Plan, and Fresno General Plan.
HISTORIC INFORMATION		N/A
PLAN COMMITTEE RECOMMENDATION		The Council District 4 Project Review Committee was provided opportunity to review and comment on the application on June 17, 2025, July 15, 2025, and September 16, 2025. The committee members did not make a recommendation for the project due to opposition received from members of the public. Questions regarding the public's concern were answered by the applicant.

	Planned Land Use	Existing Zoning	Existing Land Use
<b>North</b>	Corridor/Center Mixed-Use	CMX	Villa Nova Condominiums
<b>South</b>	Corridor/Center Mixed-Use	CMX	Medical & Therapy Offices
<b>East</b>	Corridor/Center Mixed-Use	CMX	Legal Services & Medical Offices
<b>West</b>	Corridor/Center Mixed-Use	RP (County)	Massage Therapy Office