

Exhibit D

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	<p>Conditional Use Permit Application No. P21-06063 requests authorization to construct a ±5,550 square-foot commercial building comprising of a ±3,800 square-foot convenience retail store and a ±1,750 square-foot quick-serve restaurant. Further, the proposed application includes an ancillary 50-foot-long car wash tunnel attached to the referenced commercial building and the project will include a 16 fuel-station canopy.</p> <p>Conditional Use Permit Application No. P21-06064 requests authorization to establish an Alcoholic Beverage Control Type 20 (sale of beer and wine off the premises where sold) alcohol license within the proposed ±3,800 square-foot convenience retail store. Approximately 225 square feet of sales area will be devoted to alcohol sales within a ±2,171 mercantile area (±10%).</p>
APPLICANT	<p>Samer Sabbah Westgate Construction & Development Inc. 2348 Whitendale Avenue, Suite D Visalia, CA 93277</p>
OWNER	<p>Paintbrush No. 2, LLC. 7110 North Fresno Avenue, Unit 340 Fresno, CA 93720</p>
LOCATION	<p>4390 West Ashlan Avenue (APN: 510-100-50)</p> <p>Located on the northeast corner of West Ashlan and North Blythe Avenues. (Council District 1, Councilmember Perea)</p>
SITE SIZE	±1.33 acres
LAND USE	<p>Existing: Commercial General (vacant parcel) Proposed: No Change</p>
ZONING	CG/UGM (<i>Commercial General/Urban Growth Management</i>)
HOUSING ELEMENT SITE	This project is not on a parcel listed in the 2013-2023 RHNA Housing Element Sites Inventory.

PLAN DESIGNATION AND CONSISTENCY	Conditional Use Permit Application No. P21-06063 is proposed per the Commercial General planned land use designation identified in the West Area Community Plan and the Fresno General Plan.
ENVIRONMENTAL FINDING	Categorical Exemption Class 32 for Environmental Assessment No. P21-06063/P21-06064 dated December 11, 2023.
RELATED APPLICATIONS	CUP No P21-06063 (Physical Development of the Convenience Retail/Service Station) CUP No. P21-06064 (Type 20 Off-Sale Alcohol Use)
COVENANTS ZONE CONDITIONS	Mutual Easements and Reciprocal Uses for Parcel Map No. 2010-09 (Doc. 2014-0031665)
APPLICABLE POLICIES	The proposed development is outside the airport influence area as defined by the Fresno County Airport Land Use Compatibility Plan.
HISTORIC INFORMATION	N/A
PLAN COMMITTEE RECOMMENDATION	Reviewed on November 10, 2022. On a motion by Chair Brannick, Seconded by Committee Member Flores, the District 1 Project Review Committee recommended the denial of the subject applications. Recommended the following conditions: 1. Larger landscape buffers 2. Less parking spaces 3. Provide for a single-lane drive-through 4. Provide air quality assessment
STAFF RECOMMENDATION	Approval of Conditional Use Permit Application No. P21-06063 Denial of Conditional Use Permit Application No. P21-06064 (ABC)

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Commercial General	CG (Commercial General)	Senior Living
South	Commercial Community	CC (Community Commercial)	Service Station
East	Commercial General	CG (Commercial General)	Vacant Commercial Land
West	Commercial General	CG (Commercial General)	Shopping Center