

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
CONDITIONAL USE PERMIT APPLICATION NO. C-16-077

Conditional Use Permit Application No. C-16-077 was subject to the following findings:

Findings per Fresno Municipal Code Section 15-5306	
<i>a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,</i>	
Finding a:	The use proposed by Conditional Use Permit Application No. C-16-077, the addition of Type 20 alcohol sales within an existing grocery store, is allowed in the CC (Commercial-Community) zone district with a conditional use permit. The existing and proposed use is in compliance with all applicable chapters of the FMC.
<i>b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,</i>	
Finding b:	The proposed project is in compliance with the Fresno General Plan and the Hoover Community Plan. The proposed use is compatible with the surrounding uses and the concept of creating complete neighborhood with a full range of amenities within walking distance for residents.
<i>c. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,</i>	
Finding c:	The Type 20 ABC license will not have a negative impact on either the subject site or neighboring properties given the project conditions of approval. The applicant will be required to comply with the Fresno Police Department and the County of Fresno Department of Public Health requirements. These conditions are intended to help protect the public health, safety, and welfare of patrons and surrounding properties. Approval of the special permit would be in accordance with applicable provisions of the FMC, including the determination that all findings have been made relative to the issuance of a conditional use permit for the proposed project.
<i>d. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,</i>	
Finding d:	The grocery and household goods store is surrounded by commercial uses at this developed intersection. Medium density residential uses are found immediately surrounding the commercial districts at this location, which provides an amenity for those residents. The use is compatible with the planned land use for the location and surrounding area, indicating that it will remain compatible for the foreseeable future.
<i>e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.</i>	
Finding e:	The proposed establishment of a State of California Alcoholic Beverage Control Type 20 (Package Store – sale of beer and wine for consumption off the premises where sold) is consistent with the allowable land use and intensity requirements per the underlying zone district. Adequate access, parking, utilities and services has been provided to serve the property and were reviewed for consistency with the requirements of the CC (Commercial-Community) planned land use and zone district.