

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit application No C-17-079.
APPLICANT	Ken Vang Precision Civil Engineering, Inc. 1234 O Street Fresno, California 93721
LOCATION	2885 East Jensen Avenue S/A; Located on the northwest corner of East Jensen Avenue and State Highway 99 (APN: 479-320-18) (Council District 3, Councilmember Baines)
SITE SIZE	Approximately ±0.87 acres
PLANNED LAND USE	Existing- Heavy Industrial land use designation approved for this site by the Fresno City Council on December 18, 2014. Proposed- Type 20 alcohol license for future proposed service station with convenience store.
ZONING	Existing- IH (<i>Heavy Industrial</i>) Proposed- No Change
HOUSING ELEMENT SITE	The subject property is not designated as a Housing Element site.
PLAN DESIGNATION AND CONSISTENCY	The IH (<i>Heavy Industrial</i>) zone district is consistent with the Heavy Industrial planned land use designation of the Fresno General Plan and Edison Community Plan.
ENVIRONMENTAL FINDING	An environmental assessment was not prepared for this project recommendation for denial. However, should the City Council approve the project a Class 32 Categorical Exemption shall be prepared.
PLAN COMMITTEE RECOMMENDATION	There is no District 3 Plan Implementation Committee to recommend approval of the project, thus no comments or recommendations were received.
STAFF RECOMMENDATION	Staff recommends denial of Conditional Use Permit Application No. C-17-079. Should the City Council approve Conditional Use Permit Application No. C-17-079, approval shall be subject to compliance with the Conditions of Approval dated August 16, 2017.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Heavy Industrial	IH (<i>Heavy Industrial</i>)	Light Industrial (RV Sales)
East	State Route 99	State Route 99	State Route 99
South	Heavy Industrial	IH (<i>Heavy Industrial</i>)	Heavy Industrial (Truck Sales)
West	Heavy Industrial	IH (<i>Heavy Industrial</i>)	Light Industrial (Restaurants)