

Exhibit B

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Development Permit Application No. P23-03606.
APPLICANT	Brenda Ramirez Central Valley Engineering and Surveying, Inc 2511 Logan Street Selma, CA 93662
LOCATION	121 and 135 West North Avenue; Located on the south side of West North Avenue between South Clara and South Elm Avenues. (APN: 329-020-33) (Council District 3, Council Member Arias)
SITE SIZE	±2.23 Acres
LAND USE	Existing: Rural Residential Proposed: Employment – Business Park The subject property is a ±2.23-acre lot that is partially improved with an existing ±2,594-square-foot single-family residence. The existing single-unit residence is recognized as a Legal Non-Conforming use pursuant to FMC Section 15-404. Per this section, any Legal Non-Conforming use may be continued indefinitely. The applicant submitted Minor Revised Exhibit Development Permit Application No. P26-00136, approved on February 12, 2026, authorizing the conversion of the existing single-unit residential structure on the subject property into an office. Under this subsequent approval, the Legal Non-Conforming use will be considered abandoned.
ZONING	BP (<i>Business Park</i>) zone district(s)
PLAN DESIGNATION AND CONSISTENCY	Development Permit Application No. P23-03606 is proposed per the Employment - Business Park planned land use designation identified in the Southwest Fresno Specific Plan and the Fresno General Plan.
ENVIRONMENTAL FINDING	A determination of Categorical Exemption, Section 15332/Class 32 (In-fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, was completed for this project on August 15, 2025.
PLAN COMMITTEE RECOMMENDATION	As the subject property is in the BP (<i>Business Park</i>) zone district, Council District 3 Project Review Committee review was not required.

STAFF RECOMMENDATION	Approval of Environmental Assessment No. P23-03606, dated August 15, 2025, and Development Permit Application No. P23-03606 subject to the conditions found in the Conditions of Approval dated August 15, 2025.
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BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Single-Family Residential, Medium Density	RS-5 <i>(Residential Single-Family, Medium Density)</i>	Single-Family Residences
South	Light Manufacturing	County of Fresno M-1 <i>(Light Manufacturing)</i>	Light Manufacturing
East	Light Manufacturing	County of Fresno M-1 <i>(Light Manufacturing)</i>	Light Manufacturing
West	Single-Family Residential, Medium Density	RS-5 <i>(Residential Single-Family, Medium Density)</i>	Single-Family Residential, Medium Density