

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. P25-00444**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Laura Ambrose on behalf of Woodstock's Pizza
1713 East Shaw Avenue
Fresno, CA. 93710

PROJECT LOCATION: 1713 East Shaw Avenue; Located on the south side of East Shaw Avenue between North Cedar Avenue and North Ninth Street in Fresno, California. (APN: 427-020-57)

PROJECT DESCRIPTION: Conditional Use Permit Application No. P25-00444 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 47 alcohol license (Restaurant – sale of beer, wine, and distilled spirits for consumption on the premises where sold) and a Type 58 alcohol license (Caterer's Permit – cater alcoholic beverages off-site) for a proposed restaurant and bar, Woodstock's Pizza. The proposal involves renovating the existing ±6,455-square-foot restaurant space, restoring the ±712-square-foot outdoor patio, and expanding the patio by ±1,014 square feet to include an Airstream trailer. The applicant proposed the hours of operation for both the patio and restaurant as 9:00 AM to 1:00 AM, Sunday through Wednesday, and 9:00 AM to 2:00 AM, Thursday through Saturday with the service of alcohol stopping at closing. The project also includes the vacation of a 10-foot sanitary sewer easement located east of manhole 1759-53(b) and along the northern side of the parcel. The subject property is zoned CMX (Corridor/Center Mixed Use).

This project is exempt under Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines as follows:

Section 15301/Class 1 of the CEQA Guidelines exempts projects that consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

The proposed project is located within an existing, previously operating restaurant building with established site improvements including parking and landscaping. As part of a comprehensive remodel, these features will be upgraded, and additional outdoor patio space will be added to enhance the dining experience. To facilitate patio seating, a 10-foot public utility easement will be vacated. The project also seeks to establish a new alcohol sales license and introduce Small-Scale Entertainment and Recreational Use consistent with a Family Entertainment Restaurant. These proposed additions represent negligible or no expansion of the existing or prior use, as the core function of the site as a restaurant remains unchanged. The enhancements are intended to modernize and activate the space, supporting a more dynamic and family-friendly dining experience while remaining within the scale and intensity of historical operations.

None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to the project. Furthermore, the proposed project site is a developed property in an urbanized area and is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the project and the area is not environmentally sensitive.

Date: May 21, 2025
Prepared By: Brittany Martin, Planner II

Submitted by:



Erik Young
Supervising Planner
City of Fresno
Planning & Development