

EXHIBIT D

Project Information

PROJECT INFORMATION

PROJECT	See description under “Subject” and “Executive Summary” of the staff report.
APPLICANT	Gary Giannetta (Gary Giannetta Consulting Civil Engineers) on behalf of Russ Nakata (Property Owner)
LOCATION	836 East Nees Avenue (Portion of APN: 402-220-66); Located on the northeast corner of East Nees Avenue and North Bond Street. (Council District 6, Councilmember Bredefeld)
SITE SIZE	±2.50-acre portion of a 22.81-acre parcel
LAND USE	Existing: Commercial Recreation Proposed: Community Commercial
ZONING	Existing: CRC/UGM/cz (<i>Commercial–Recreation/Urban Growth Management/conditions of zoning</i>) Proposed: CC/UGM/cz (<i>Community-Commercial/Urban Growth Management/conditions of zoning</i>)
PLAN DESIGNATION AND CONSISTENCY	Plan Amendment No. A-17-009, Rezone No. R-17-013, and Conditional Use Permit No. C-17-101 can be found consistent with the Fresno General Plan and Woodward Park Community Plan, as further described in the “Land Use and Policies” analysis section of the staff report.
ENVIRONMENTAL FINDING	Finding of a Negative Declaration dated June 19, 2018.
PLAN COMMITTEE RECOMMENDATION	The Council District 6 Project Review Committee reviewed this project and recommended approval on March 19, 2018.

COVENANTS ZONE CONDITIONS	Conditions of Zoning are applicable to the subject property (Ordinance No. 98-2). Some of the conditions of zoning are not applicable to the proposed project. See analysis under “Conditions of Zoning” of Exhibit I of the staff report that outlines the existing conditions of zoning. A covenant for cross access and stacked parking will be required as part of the project and is included as a Condition of Approval.
SPECIAL POLICY AREA APPLICABLE POLICIES	Section 15-2714 – Body Preparation and Funeral Services
HISTORIC INFORMATION HISTORIC SITE / DISTRICT	The subject property is currently vacant and undeveloped, therefore, has no historic structures. The area surrounding the subject property is not a historic district nor does it contain any historic structures.