

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit Application No C-17-090.
APPLICANT	Sarkis Mkrtchyan Uptown Market 2767 West Shaw Avenue, Suite 126 Fresno, CA 93711
LOCATION	2767 West Shaw Avenue, Suite 126; corner of West Shaw and North Marks Avenues within an existing shopping center (Peppertree Plaza Shopping Center) (APN: 424-172-01) (Council District 1, Councilmember Soria)
SITE SIZE	Approximately ±2,750 square feet of tenant space within a 4.61 acre shopping center
PLANNED LAND USE	Existing- Corridor/Center Mixed Use land use designation approved for this site by the Fresno City Council on December 18, 2014. Proposed- Type 20 alcohol license for existing convenience store.
ZONING	Existing- CMX (<i>Corridor/Center Mixed Use</i>) Proposed- No Change
HOUSING ELEMENT SITE	The subject property is not designated as a Housing Element site.
PLAN DESIGNATION AND CONSISTENCY	The CMX (<i>Corridor/Center Mixed Use</i>) zone district is consistent with the Corridor/Center Mixed Use planned land use designation of the Fresno General Plan and Bullard Community Plan.
ENVIRONMENTAL FINDING	An environmental assessment was not prepared for this project recommendation for denial. However, should the Planning Commission approve the project a Class 1 Categorical Exemption shall be prepared.
PLAN COMMITTEE RECOMMENDATION	The proposed project is scheduled to be reviewed and considered by the Council District 1 Plan Implementation Committee on October 17, 2017.
STAFF RECOMMENDATION	Staff recommends denial of Conditional Use Permit Application No. C-17-090. Should the Planning Commission approve Conditional Use Permit Application No. C-17-090, approval shall be subject to compliance with the Conditions of Approval dated October 18, 2017.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Corridor/Center Mixed Use	CMX (<i>Corridor/Center Mixed Use</i>)	Commercial Shopping Center
East	Corridor/Center Mixed Use	CMX (<i>Corridor/Center Mixed Use</i>)	Multi-Family Apartments
South	Corridor/Center Mixed Use	CMX (<i>Corridor/Center Mixed Use</i>)	Multi-Family Apartments
West	Regional/ Mixed Use	RMX (<i>Regional Mixed Use</i>)	Commercial Shopping Center