PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT		See Executive Summary in Staff Report for Conditional Use Permit Application No C-16-097.
APPLICANT		Robby Antoyan of Antoyan Architecture, on behalf of Kulvir Sekhon
LOCATION		4435 West Clinton Avenue S/A; Located on the southwest corner of West Clinton and North Blythe Avenues (APN: 312-512-33) **(Council District 3, Councilmember Baines)**
SITE SIZE		Approximately ±1.69 acres
PLANNED LAND USE		Existing- Community Commercial land use designation approved for this site by the Fresno City Council on December 18, 2014. Proposed- Neighborhood Shopping Center with a Type 21 alcohol license for proposed specialty grocery store.
ZONING		CC/UGM *(Community Commercial/Urban Growth Management)*
HOUSING ELEMENT SITE		The subject property is not designated as a Housing Element site.
PLAN DESIGNATION AND CONSISTENCY		The CC/UGM *(Community Commercial/Urban Growth Management)* zone district is consistent with the Community Commercial planned land use designation of the Fresno General Plan and West Area Community Plan.
ENVIRONMENTAL FINDING		A Section 15332/Class 32 Categorical Exemption dated October 19, 2017 has been completed.
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 approval of Conditional Use Permit Application No. C-16-097 subject to conditions found in the Conditions of Approval letter, dated October 19, 2017.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Residential – Medium Low Density	**RS-4/UGM** (*Residential Single-Family, Medium Low Density/Urban Growth Management*)	Single Family Neighborhood
South	Office	**O/UGM** (*Office/Urban Growth Management)*	Vacant
East	Community Commercial	**CC/UGM** *(Community Commercial/Urban Growth Management)*	Service Station
West	Residential – Low Density	**RS-5/UGM** (*Residential Single-Family, Medium Density/Urban Growth Management))*	Single Family Neighborhood