

EXHIBIT M

City Council PowerPoint

CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION NO. C-16-033

*Filed by
Ken Vang of Precision Civil Engineering,
on behalf of Beal Developments, LLC*

Aerial Photograph

- Approximately ± 0.55 acres
- Located on the southwest corner of East Belmont Avenue and North Van Ness Avenue
- CG (Commercial-General) zone district
- General Commercial planned land use



Conditional Use Permit Application No. C-16-033

- Requests authorization to construct an approximately 3,453 square-foot Johnny Quik convenience store, 849 square-foot quick serve restaurant with indoor seating, and an 8-station Chevron fueling station with an approximately 2,160 square-foot covered canopy.
- Requests authorization to establish a State of California Alcoholic Beverage Control Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises*).

Conditional Use Permit Application No. C-16-033

Staff analyzed the project for compliance with the Fresno Municipal Code (FMC). While the service station use meets the requirements of the code, the following features of the project do not meet the following FMC Sections:

- Proposed site plan does not meet FMC Section 15-2755(A)(1)(a) for site access;
- Request to establish a Type 20 alcohol license does meet FMC Section 15-2706(E); and
- Request to relocate the existing billboard does meet FMC Section 15-2605.

Staff Recommendation

- **ADOPT** the Categorical Exemption prepared for Environmental Assessment No. C-16-033 dated December 11, 2017; and,
- **APPROVE** Conditional Use Permit Application No. C-16-033, with Conditions of Approval, dated December 20, 2017, requesting to develop an approximately 3,453 square-foot Johnny Quik convenience store, 849 square-foot quick serve restaurant with indoor seating, and an 8-station Chevron fueling station with an approximately 2,160 square-foot covered canopy; and,
- **DENY** Conditional Use Permit Application No. C-16-033 requesting to establish a Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises where sold*) for the Johnny Quik convenience store.
- Should the City Council recommend approval of the ABC license, an exception per Section 15-2706(E)(5) and the required findings per Section 15-5306 outlined in your staff report will need to be made. In order to allow for the proposed number of vehicular access points, the City Council would have to either interpret Section 15-2755-A(1)(a) of the FMC differently or require the applicant to apply for a variance pursuant to Section 15-5506 of the FMC.