

EXHIBIT E - PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit Application Nos. P18-03222 and P18-03223.	
APPLICANT	Terri Dickerhoff SKW Capital 2100 Sanders Road Northbrook, IL 66062	
LOCATION	4151 East Tulare Street (APN: 460-296-09); Located on the northwest corner of North Cedar Avenue and East Tulare Street. (Council District 7, Councilmember Esparza)	
SITE SIZE	±0.55 acres	
PLANNED LAND USE	Existing	Neighborhood Mixed Use planned land use designation approved for this site by the Fresno City Council on December 18, 2014.
	Proposed	Convenience Retail with Service Station Type 20 alcohol license for the proposed convenience store
ZONING	Existing	NMX (<i>Neighborhood Mixed Use</i>)
	Proposed	No Change
HOUSING ELEMENT SITE	<p>This project is on a site listed in the Housing Element Sites Inventory. The Housing Sites Inventory establishes the minimum capacity of this site to be seven units with an affordability categorization of Moderate; the proposed project does not include housing.</p> <p>State law requires that when a jurisdiction permits development on a Housing Element Site at less than the established minimum residential capacity, the following findings (supported by substantial written evidence) must be made at the time of approval: the reduction is consistent with the adopted General Plan (including the Housing Element) and that the remaining sites identified in the Housing Element are adequate to accommodate the City of Fresno's share of the Regional Housing Needs Allocation.</p>	

	Including the changes in capacity from the proposed project, the City has a capacity of 1,854 units in excess of what is required by our Regional Housing Needs Allocation.
PLAN DESIGNATION AND CONSISTENCY	The NMX (<i>Neighborhood Mixed Use</i>) zone district is consistent with the <i>Neighborhood Mixed Use</i> planned land use designation of the Fresno General Plan and Downtown Neighborhoods Community Plan.
ENVIRONMENTAL FINDING	A Class 32 Categorical Exemption was prepared.
PLAN COMMITTEE RECOMMENDATION	The District 7 Council Project Review Committee is inactive and therefore did not make any recommendation on the project.
STAFF RECOMMENDATION	Staff recommends approval of Conditional Use Permit Application No. P18-03222 for development of the site and denial of Conditional Use Permit Application No. P18-03223 for alcohol use. Should the Planning Commission approve Conditional Use Permit Application No. P18-03223, approval shall be subject to compliance with the Conditions of Approval dated February 20, 2019.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Density Residential	RS-5 (<i>Residential, Single-Family, Medium Density</i>)	Single-Family Residential
	Neighborhood Mixed Use	NMX (<i>Neighborhood Mixed Use</i>)	Single-Family Residential
East	Neighborhood Mixed Use	NMX (<i>Neighborhood Mixed Use</i>)	General Retail
South	Neighborhood Mixed Use	NMX (<i>Neighborhood Mixed Use</i>)	Single-Family Residential
West	Neighborhood Mixed Use	NMX (<i>Neighborhood Mixed Use</i>)	Single-Family Residential