

Conditional Use Permit Application P18-02804
FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5306

a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,

Finding a: The proposed use is allowed by Conditional Use Permit in the Commercial Main Street Zone District. No changes to the daily operations of the existing restaurant use are proposed, and the use will operate in compliance with the Citywide Development Code.

b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted.

Finding b: The proposed use is consistent with the General Plan, the Tower District Specific Plan and the Fresno High-Roeding Community Plan, and has been reviewed by the Tower District Design Review Committee.

c. The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,

Finding c: The proposed use of alcohol sales of beer and wine in the existing restaurant will not be adverse to public health, safety, or general welfare of the community, nor be detrimental to surrounding properties, as the hours of alcohol sales and service will occur indoors; will not conflict with nearby school session times, nor after the hour of 10:00pm each day.

d. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,

Finding d: The existing restaurant is serving alcohol will operate in compliance with its conditions of approval and will not affect the reasonably foreseeable future land uses in the vicinity.

e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.

Finding e: The existing restaurant site is physically suitable to provide alcohol sales for the type, of restaurant in operation, and the density, and intensity of use being proposed, as no change to its current operations are being proposed.