

PROJECT INFORMATION TABLES

PROJECT INFORMATION

PROJECT	Conditional Use Permit Application No. P18-03953 requests a finding of public convenience or necessity to establish a State of California Alcoholic Beverage Control Type 20 License (Package Store – sale of beer and wine for consumption off the premises where sold) for the Dollar General grocery and consumer goods store.
APPLICANT	Steve Rawlings Alcoholic Beverage Specialists 26023 Jefferson Avenue Murrieta, CA 92562
OWNER	Van Paul & Kathy 1028 East Niles Avenue Fresno, Ca 93720
LOCATION	4785 East Church Avenue; Located on the northwest corner of East Church Avenue and South Chestnut Avenue (APN: 480-213-24ST) (Council District 5, Council Member Chavez)
SITE SIZE	7,489 square-foot existing retail store on 0.36 Acres
LAND USE	Existing - Commercial - Community Proposed - No Change
ZONING	CC (<i>Community Commercial</i>) zone district
HOUSING ELEMENT SITE	The subject property is not designated as a Housing Element site.
PLAN DESIGNATION AND CONSISTENCY	Conditional Use Permit Application No. P18-03953 is proposed in accordance with the Commercial Community planned land use identified in the Roosevelt Community Plan and Fresno General Plan.
ENVIRONMENTAL FINDING	A determination of Categorical Exemption, Section 15301/Class 01 of the California Environmental Quality Act (CEQA) Guidelines was completed for this project on June 25, 2019.
PLAN COMMITTEE RECOMMENDATION	The Council District 5 Project Review Committee reviewed this application request on April 22, 2019 and made a motion to recommend its denial with a vote of 2 yes and 1 no.
RELATED APPLICATIONS	D-16-111: Development Permit approval for the Dollar General store on July 6, 2017.
COVENANTS ZONE CONDITIONS	N/A
DEVELOPMENT AGREEMENTS	N/A
SPECIAL POLICY AREA APPLICABLE POLICIES	N/A
HISTORIC INFORMATION HISTORIC SITE/DISTRICT	N/A

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Residential-Medium Density	RS-5 (Residential Single-Family)	Residential
South	Public Facility	PI (Public Institutional)	Elementary School
East	Commercial Regional	CG (Commercial Regional)	7-Eleven
West	Residential-Medium Density	RS-5 Residential Single-Family	Residential