

PROJECT INFORMATION TABLES

PROJECT	P19-02593 See description under “Subject” and “Executive Summary” of the staff report.
APPLICANT	Sheryl Brady, Permit Place 13400 Riverside Drive #202 Sherman Oaks, CA 91423
OWNER	De Santis, Pasquale (Pat) & Carmela P O BOX 1905 Clovis CA 93613
LOCATION	3315 North Cedar Avenue (Palm Plaza Center) (APN: 437-313-18) (Census Tract 52.03) (Council District 3)
SITE SIZE	1.58 acre parcel within Palm Plaza 4,000 sqft tenant space
LAND USE	<i>Community Commercial</i>
ZONING	<i>CC (Community Commercial)</i>
GENERAL PLAN LAND USE DESIGNATION AND ZONING CONSISTENCY	<p>The proposed use as a bar/nightclub/lounge within the CC (Community Commercial) zone district is consistent with the General Plan land use designation of Community Commercial, however, given previous history of public safety and nuisance related issues at the site, the proposed use will be inconsistent with general plan goals to promote healthy communities and improve quality of life in established neighborhoods, and to protect and improve public health and safety.</p> <p>(See the description in the “Land Use and Policies” analysis section of the staff report)</p>
ENVIRONMENTAL FINDING	A determination of Categorical Exemption, Section 15301/Class 1 of the California Environmental Quality Act (CEQA) Guidelines was completed for this project on November 20, 2019.
PROJECT REVIEW COMMITTEE RECOMMENDATION	On July 22, 2019, City Council District 4 committee recommended denial of the special permit application.

SPECIAL POLICY AREA APPLICABLE POLICIES		N/A
AIRPORT INFLUENCE AREA		N/A
HISTORIC INFORMATION HISTORIC SITE/DISTRICT		N/A

	Planned Land Use	Existing Zoning	Existing Land Use	
North	Community Commercial	CC (Community Commercial)	Palm Plaza Center Shops /Bank	
South	Community Commercial	CC (Community Commercial)	Palm Plaza Center Shops	
East	Community Commercial	CC (Community Commercial)	Palm Plaza Center Shops	
West	Community Commercial	CC (Community Commercial)	Palm Plaza Center Shops	
	Residential Medium Density	RS-5 (Residential Medium Density)	Single-Family Homes	