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Planning and Development Department

Jennifer K. Clark, AICP, HDFP  
Director

August 16, 2019

*Please reply to:*  
Ralph Kachadourian  
559-621-8172

[Ralph.Kachadourian@fresno.gov](mailto:Ralph.Kachadourian@fresno.gov)

Sheryl Brady  
Permit Place  
[sheryl@permitplace.com](mailto:sheryl@permitplace.com)  
(Sent via email only)

**SUBJECT: CONDITIONAL USE PERMIT APPLICATION NO. P19-02593 FOR PROPERTY  
LOCATED AT 3315 N CEDAR AVE (APN: 437-31-318)**

Dear Sheryl Brady:

On August 19, 2019, the Planning & Development Department Director denied the Conditional Use Permit Application No. P19-02593, requesting authorization to obtain a Type 48 alcohol license - (Bar, Night Club - the sale of beer, wine and distilled spirits for consumption on the premises where sold) for the Chido Bar, located at 3315 North Cedar Avenue. The property is zoned CC (Community Commercial).

In accordance with required findings specified for Conditional Use Permits under Chapter 15, Article 53, §15-5306 of the Fresno Municipal Code, the denial action by the Director was based on the finding that the proposed use will be substantially adverse to the public health, safety or general welfare of the community, and will be detrimental to surrounding properties or improvements.

This finding is based on the comment review letter received from the Fresno Police Department dated June 20, 2019 addressing their public safety concerns with the issuance of the alcohol license. The Police Department cited the following historical information:

- There were over 150 calls for service to this location from year 2010 to 2014 with the previous bar/nightclub involving violent patrons, fights and disturbances involving intoxicated subjects on the premises.
- Violence at the previous bar/nightclub included a shooting that resulted in a homicide inside of the bar (FPD Case # 14-21254), and a stabbing involving several patrons (FPD Case #39502).
- The previous bar/nightclub drew numerous complaints from community members regarding nuisance activities such as; loitering litter, loud music from vehicles/patrons, vandalism, and open containers of alcohol.

## **APPEALS**

The Directors decision may be appealed to the Planning Commission by filing a written appeal with the Director within 15 days of the date the action was taken. Appeals may be filed by any person aggrieved by the decision. The appeal shall include the appellant's interest in or relationship to the subject property, the decision or action appealed and specific reasons why the applicant believes the decision or action appealed should not be upheld. The appeal shall be signed by the person making the appeal and accompanied by the required fee.

In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the planner identified in this letter. The written request must be received at the Planning & Development Department by the close of business on **Friday, August 31, 2019**. The written request should be addressed to Jennifer K. Clark, AICP, Director, and include the application number referenced above.

Our goal is to continuously improve our customer service. Please take a moment to complete a quick survey linked [here](#). If you have any questions regarding this letter, feel free to give me a call at the number listed above.

Sincerely,

Ralph Kachadourian, Supervising Planner  
Development Services Division

cc: JAF