

## PROJECT INFORMATION TABLES

PROJECT	P19-01019 See description under “Subject” and “Executive Summary” of the staff report.
APPLICANT	Abdulaziz Muthana, A&M West Side Market 10 East Whites Bridge Avenue Fresno, CA 93722 amuth321@yahoo.com amwestsidemarket@gmail.com
OWNER	Muthana Abdulaziz, Zamzami Abdo 10 East Whites Bridge Avenue. Fresno, CA 93706 amuth321@yahoo.com amwestsidemarket@gmail.com
LOCATION	10 East Whites Bridge Avenue (APN: 465-184-14) (Census Tract 2) (Council District 3, Council Member Arias)
SITE SIZE	0.31 Acre
LAND USE	<i>Residential - Medium Density</i>
ZONING	<i>RS-5/NR (Residential Medium Density / Neighborhood Revitalization Overlay District)</i>
GENERAL PLAN LAND USE DESIGNATION AND ZONING CONSISTENCY	<p>The existing legal non-conforming use is consistent with the Fresno General Plan and the Downtown Neighborhoods Community Plan land use designation of <i>Residential-Medium Density</i>, being defined as ‘Corner Commercial,’ consistent with the Zoning Classification of <i>RS-5/NR (Residential Medium Density/Neighborhood Preservation Overlay District)</i>. The intent of the Neighborhood Revitalization (NR) Overlay District is to preserve the unique character of neighborhoods near Downtown, enhance their walkability, and promote a diverse population.</p> <p>The proposed Conditional Use Permit for modification of the existing alcohol license is inconsistent with General Plan goals as the use will not reduce adverse impacts to properties and/or the general public.</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 June 5, 2017.
PROJECT REVIEW COMMITTEE RECOMMENDATION	City Council District 3 recommended denial of the application and at their request, the appeal request will be reviewed by the District 3 Committee on November 26, 2019.
COVENANTS/ ZONE CONDITIONS	Ordinance No. 94-42, adopted on June 7, 1994 required alcohol beverage conditional use permits for the sale of alcoholic beverages. Conditional Use Permit C-94-86 (ABCUP) was approved on September 15, 1994 granting approval of an alcohol sales license to the A&M Westside Market.
SPECIAL POLICY AREA APPLICABLE POLICIES	The Downtown Neighborhoods Community Plan
AIRPORT INFLUENCE AREA	The project site is located within Traffic Pattern Safety Zone 6, (low risk level) of the Fresno-Chandler Executive Airport and the project location and use is consistent with the Airport Land Use Compatibility Plan.
HISTORIC INFORMATION HISTORIC SITE/DISTRICT	N/A

	Planned Land Use	Existing Zoning	Existing Land Use	
North	Residential Medium Density	RS-5/NR (Residential Medium Density/Neighborhood Revitalization Overlay District	Automotive Repair Shop	
South	Residential Medium Density	RS-5/NR (Residential Medium Density/Neighborhood Revitalization Overlay District	Single Family Home and Apartment Units	
East	Residential Medium Density	RS-5/NR (Residential Medium Density/Neighborhood Revitalization Overlay District	Vacant Undeveloped Parcel	
West	Residential Medium Density	RS-5/NR (Residential Medium Density/Neighborhood Revitalization Overlay District	Church (vacated or in use)	