

Exhibit D
Project Information Tables

EXHIBIT D - PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit Application No. P20-00545.	
APPLICANT	Terri Dickerhoff SKW Capital 2100 Sanders Road Northbrook, IL 66062	
LOCATION	4151 East Tulare Street (APN: 460-296-09); Located on the northwest corner of North Cedar Avenue and East Tulare Street. (Council District 7, Councilmember Esparza)	
SITE SIZE	±0.55 acres	
PLANNED LAND USE	Existing	Neighborhood Mixed Use planned land use designation approved for this site by the Fresno City Council on December 18, 2014.
	Proposed	Convenience Retail with Service Station
ZONING	Existing	NMX (<i>Neighborhood Mixed Use</i>)
	Proposed	No Change
HOUSING ELEMENT SITE	This project is located on a parcel listed in the 2013-2023 RHNA Housing Element Sites Inventory, which anticipates seven units of moderate housing at this site. The 2013-2023 RHNA obligations for moderate are 3,228 units and the existing surplus capacity is 952 units for a total existing capacity of 4,180 units. This project proposes the construction of a convenience store and gas station with zero units of housing, thus this project will result in the loss of seven moderate units from the Sites Inventory, resulting in a the surplus capacity of 945 units. As the remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 of the California Government Code and to accommodate the City's share of the regional housing need pursuant to Section 65584, this project is consistent with the Housing Element.	
PLAN DESIGNATION AND CONSISTENCY	The NMX (<i>Neighborhood Mixed Use</i>) zone district is consistent with the <i>Neighborhood Mixed Use</i> planned land use designation of the Fresno General Plan and Downtown Neighborhoods	

	Community Plan.
ENVIRONMENTAL FINDING	A Class 32 Categorical Exemption was prepared.
PLAN COMMITTEE RECOMMENDATION	The District 7 Council Project Review Committee is inactive and therefore did not make any recommendation on the project.
STAFF RECOMMENDATION	Staff recommends upholding the Directors approval of Conditional Use Permit Application No. P20-00545 for development of the site. Approval shall be subject to compliance with the Conditions of Approval dated July 24, 2020.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium Density Residential	RS-5 (<i>Residential, Single-Family, Medium Density</i>)	Single-Family Residential
	Neighborhood Mixed Use	NMX (<i>Neighborhood Mixed Use</i>)	Single-Family Residential
East	Neighborhood Mixed Use	NMX (<i>Neighborhood Mixed Use</i>)	General Retail
South	Neighborhood Mixed Use	NMX (<i>Neighborhood Mixed Use</i>)	Single-Family Residential
West	Neighborhood Mixed Use	NMX (<i>Neighborhood Mixed Use</i>)	Single-Family Residential