

## PROJECT INFORMATION TABLES

### PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit Application No. P20-02556.	
APPLICANT	Robert Vermeltfoort, Vermeltfoort Architects Inc.	
LOCATION	1137 North Chestnut Avenue; Located at the southwest corner of North Chestnut and East Olive Avenues in Fresno (APN: 454-092-28) <b>(Council District 7, Council Member Esparza)</b>	
SITE SIZE	±1.28 acres	
PLANNED LAND USE	Existing-	Existing - Commercial - Community (Vacant)
	Proposed-	No Change (Service Station/Convenience Store with alcohol sales)
ZONING	Existing-	CC ( <i>Community Commercial</i> ) zone district
	Proposed-	No Change
HOUSING ELEMENT SITE	The subject property is not located on a site listed in the Housing Element Sites Inventory (2013-2023 RHNA).	
PLAN DESIGNATION AND CONSISTENCY	Conditional Use Permit Application No. P20-02556 is proposed in accordance with the Commercial - Community planned land use designation identified in the Fresno County Airport Land Use Compatibility Plan, Roosevelt Community Plan, and the Fresno General Plan. The Commercial - Community planned land use designation is consistent with the subject property's underlying CC ( <i>Community Commercial</i> ) zone district.	

<p style="text-align: center;">ENVIRONMENTAL FINDING</p>	<p>No environmental findings are necessary to adopt a staff recommendation for denial for the project. However, should the Planning Commission make an exception to the location restrictions for new establishments in accordance with FMC Section 15-2706-E-5 and make the required findings in accordance with FMC Section 15-5306 and grant approval of the request to obtain a Type 20 ABC license for the 7 Eleven service station and convenience store then adoption of a Section 15332/Class 32 (Infill Development) Categorical Exemption, pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, is considered appropriate in accordance with the following.</p> <p>Therefore, if the Planning Commission resolves to approve the proposed project, a determination of a Categorical Exemption under Section 15332/Class 32 of the CEQA Guidelines may be considered appropriate for the proposed project; and, the attached Categorical Exemption which was prepared for Environmental Assessment No. P20-00921/P20-02556 and dated November 4, 2020 (<b>Exhibit R</b>) may be adopted.</p>
<p style="text-align: center;">PLAN COMMITTEE RECOMMENDATION</p>	<p>There is no Council District 7 Project Review Committee. Therefore, the proposed project was not reviewed and there is no committee recommendation.</p>
<p style="text-align: center;">STAFF RECOMMENDATION</p>	<p><b>DENY</b> the applicant's appeal and <b>UPHOLD</b> the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P20-02556 requesting to establish a Type 20 Off-Sale Beer &amp; Wine alcohol sales license for a proposed 7 Eleven convenience store and service station.</p> <p>If the Planning Commission decides to grant approval of the proposed project, the Commission must find that there is substantial evidence in the administrative record that the project can be excepted from the location restrictions pursuant to FMC Section 15-2706-E and make the required findings of FMC Section 15-5306. Should the Planning Commission make the required findings, approval of the conditional use permit application shall be subject to the applicant's compliance with the Draft Conditions of Approval dated November 4, 2020 (<b>Exhibit S</b>).</p>

**BORDERING PROPERTY INFORMATION**

	Planned Land Use	Existing Zoning	Existing Land Use
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<b>North</b>	Commercial - General	<i>CG (General Commercial)</i>	Neighborhood Shopping Center
<b>South</b>	Residential, Medium Density	<i>RS-5 (Medium Density Residential, Single Family)</i>	Multi-Family Apartments
<b>East</b>	Commercial – Community	<i>CC (Community Commercial)</i>	Neighborhood Shopping Center
<b>West</b>	Commercial – Community & Residential, Medium Density	<i>CC (Community Commercial) &amp; RS-5 (Medium Density Residential, Single Family)</i>	Neighborhood Shopping Center & Single Family Residence