

EXHIBIT E

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	<p>Planned Development Permit Application P21-01805, a request to modify a applicable development code standards relating to block, street, and alley standards to allow for the vacation of an existing alley for a proposed mix-use development located at 1510 Van Ness Avenue, on the north side of Stanislaus Street, between Van Ness Avenue and 'L' Street in downtown Fresno (Council District 3) – Planning & Development Department.</p>
APPLICANT	<p>Lyle Munsch, Teter A&E 7535 N Palm Ave Fresno, CA 93711</p>
LOCATION	<p>1510 Van Ness Avenue S/A (APNs: 466-142-03, -04, -07, -08, -09, -14, -15) Located on the north side of Stanislaus Street, between Van Ness Avenue and 'L' Street in downtown Fresno. (Council District 3, Councilmember Arias) Site Latitude: 36.74000 Site Longitude: -119.79455 Mount Diablo Base & Meridian, Township 14S, Range 20E Section 4 – California</p>
SITE SIZE	±1.67 acres
PLANNED LAND USE	Downtown Neighborhood - Vacant
ZONING	<p>DTN (Downtown Neighborhood) Activity Class B along Van Ness & Stanislaus Street frontages Activity Class C along L Street frontage</p>
PLAN DESIGNATION AND CONSISTENCY	<p>Planned Development Permit Application No. P21-01805 is not consistent with the Downtown Neighborhood planned land use identified in the Fulton Corridor Specific Plan, Downtown Neighborhoods Community Plan, Fresno General Plan, and the Fresno County Airport Land Use Compatibility Plan.</p>
ENVIRONMENTAL FINDING	<p>Categorical Exemption Class 32 for Environmental Assessment No. P21-01805 dated November 17, 2021.</p>

PLAN COMMITTEE RECOMMENDATION	Section 15-4906.D.1.a requires Council District Project Review Committee review for Development Permits only for projects in multi-family and mixed-use zone districts with the Flexibility Option. The subject properties are located in the DTN zone district. Therefore, this project is not subject to review by the Council District 3 Project Review Committee.
STAFF RECOMMENDATION	Denial of Planned Development Permit Application No. P21-01805.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Downtown Neighborhood	DTN <i>(Downtown Neighborhood)</i>	Valley PBS
South	Residential Low Density	DTC <i>(Downtown Core)</i>	Office
East	Downtown Neighborhood	DTN <i>(Downtown Neighborhood)</i>	Parking Lot
West	Downtown Neighborhood	DTN <i>(Downtown Neighborhood)</i>	Multi-Family