



Legislation Details (With Text)

**File #:** ID#15-999    **Version:** 1    **Name:**  
**Type:** Action Item    **Status:** Agenda Ready  
**File created:** 10/29/2015    **In control:** Planning Commission  
**On agenda:** 11/4/2015    **Final action:**

**Title:** Consideration of Rezone Application No. R-15-005, Conditional Use Permit Application No. C-15-025 and related Environmental Assessment No. R-15-005/C-15-025, filed by Dirk Poeschel of Land Development Services, Inc., on behalf of Gary Chester, and pertains to ±2.7 acres of a ±8.73 acre property located on the southwest corner of North Brawley Avenue and West Herndon Avenue in the City of Fresno. The project site is owned by the City of Fresno and will be leased to the developer.

1. RECOMMEND APPROVAL (to the City Council) of the adoption of the Finding of Conformity with the Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan (SCH # 2012111015), for Environmental Assessment (EA) No. R-15-005/C-15-025.
2. RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-15-005 which proposes to amend the Official Zone Map to reclassify ±2.7 acres of a ±8.73 acre property from the AE-5/UGM (Exclusive Five Acre Agricultural/Urban Growth Management) zone district to the C-5/UGM (General Commercial/Urban Growth Management) zone district.
3. APPROVE Conditional Use Permit Application No. C-15-025 which proposes the construction of a Chevron gas station with 12 fueling stations, a ±3,500 square-foot convenience store, and a drive-through car wash, and requests authorization to establish a State of California Alcoholic Beverage Control alcohol license Type 20 (Package Store - sale of beer and wine for consumption off the premises where sold) for the convenience store, contingent upon City Council approval of the related Rezone Application and Environmental Assessment and subject to the Conditions of Approval dated November 4, 2015.
  - Bullard Community Plan and Sierra Sky Park Airport Environs Specific Plan
  - Council District 2 (Councilmember Brandau)
  - Staff Recommendation: Approve
  - Staff Member: Lauren Filice
  - Rezone to be considered by the City Council

**Sponsors:** Planning and Development Department

**Indexes:**

**Code sections:**

**Attachments:** 1. R-15-005, C-15-025 PC Report

Date	Ver.	Action By	Action	Result
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**REPORT TO THE PLANNING COMMISSION**

Consideration of Rezone Application No. R-15-005, Conditional Use Permit Application No. C-15-025 and related Environmental Assessment No. R-15-005/C-15-025, filed by Dirk Poeschel of Land Development Services, Inc., on behalf of Gary Chester, and pertains to ±2.7 acres of a ±8.73 acre property located on the southwest corner of North Brawley Avenue and West Herndon Avenue in the City of Fresno. The project site is owned by the City of Fresno and will be leased to the developer.

1. **RECOMMEND APPROVAL (to the City Council)** of the adoption of the Finding of Conformity with the Master Environmental Impact Report (MEIR) prepared for the Fresno General Plan (SCH # 2012111015), for Environmental Assessment (EA) No. R-15-005/C-15-025.
  
2. **RECOMMEND APPROVAL (to the City Council) of Rezone Application No. R-15-005** which proposes to amend the Official Zone Map to reclassify  $\pm 2.7$  acres of a  $\pm 8.73$  acre property from the AE-5/UGM (*Exclusive Five Acre Agricultural/Urban Growth Management*) zone district to the C-5/UGM (*General Commercial/Urban Growth Management*) zone district.
  
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