

Exhibit D – Project Information Tables

Exhibit D

PROJECT INFORMATION TABLES

PROJECT SUMMARY

PROJECT	Development Permit Application No. P25-01440 proposes to construct an 8,000 square-foot office building which consists of training rooms. Training sessions will be held twice a month during business hours, and once a month the facility will be used for monthly CTA evening meetings held from 5 P.M. to 9 P.M. Occasional special training sessions will be held on the weekends from 8 A.M. to 5 P.M. four times a year. In addition, the project consists of on and off-site improvements to be provided including landscaping and trees, one trash enclosure, one drive approach, curbs, gutters, and sidewalks.
APPLICANT	David Crawford RMW Architecture and Interiors 1718 3 rd Street Sacramento, CA 95811
LOCATION	6710 North Fresno Street; Located on the south side of Herndon Avenue between North Fresno Street and North First Street. (APN: 408-070-47) (Council District 6, Councilmember Nick Richardson)
SITE SIZE	±2.00 Acres Establishment Size: Approximately ±8,000 square feet
LAND USE	Vacant
ZONING	<i>O/EA/cz (Office – Employment/Expressway Area/conditions of zoning) zone district.</i>
PLAN DESIGNATION AND CONSISTENCY	Development Application No. P25-01440 is proposed in accordance with the Office - Employment planned land use identified in the Hoover Community, Fresno County Airport Land Use Compatibility Plan and Fresno General Plan.
ENVIRONMENTAL FINDING	A Section 15332/Class 32 Categorical Exemption was completed for this project on November 5, 2025.
PLAN COMMITTEE RECOMMENDATION	On September 10, 2025, the District 6 Plan Implementation Committee unanimously recommended approval of the proposed project.

STAFF RECOMMENDATION	Recommend that the Planning Commission approve Development Permit Application P25-01440, proposing to construct approximately ±8,000 square feet of office space with training and conference rooms. Additional on and off-site improvements to be provided include but are not limited to parking, landscaping, curb and gutters, and sidewalks. A 125-foot building setback and 30-foot landscape buffer will be provided along the south property line.
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BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Employment – Office/Expressway Area/conditions of zoning	O/EA/cz (Employment - Office/Expressway Area/conditions of zoning)	Office - Employment
South	Residential Single-Family, Medium Density	RS-5 (Residential Single-Family, Medium Density)	Single Family Homes
East	Employment – Office/Expressway Area/conditions of zoning	O/EA/cz (Employment - Office/Expressway Area/conditions of zoning)	Medical and Dental Office
West	Employment – Office	O (Employment -Office)	North Fresno Dental Care