

Exhibit F

PROJECT INFORMATION

Project	Conditional Use Permit Application No. P23-02631 was filed by Xiamy Ly-Yang of Rivendell Community Inc. and pertains to 4927 East McKinley Avenue in the Airport Village Shopping Center. The applicant proposes to establish and operate an ± 8,384 square foot banquet hall.
Applicant	Xiamy Ly-Yang of Rivendell Community Inc. 4927 East McKinley Avenue, Fresno, CA 93727
Property Owner	Rivendell Community Inc. 4927 East McKinley Avenue, Fresno, CA 93727
Location	4927 East McKinley Avenue, Fresno, CA 93727 (Assessor's Parcel Number: 494-291-10); Located at the northwest corner of East McKinley Avenue and North Fine Avenue. (Council District 4, Councilmember Maxwell)
Site Size	± 1.57 Acre Parcel
Existing Land Use	Office Commercial
Zoning	IL (<i>Light Industrial</i>); rezoned to CC (<i>Commercial Community</i>) after application submittal.
Housing Element Site	The subject property is <u>not</u> designated as a Housing Element site.
Plan Designation And Consistency	Conditional Use Permit Application No. P23-02631 is proposed in accordance with the <i>Community Commercial</i> planned land use designations identified in the McLane Community Plan and the Fresno General Plan and is consistent with the CC zone district.
Environmental Finding	Pursuant to Section 15270 of the California Environmental Quality Act (CEQA) Guidelines, projects which are disapproved are not subject to CEQA.
Council District Committee	The Council District 4 Project Review Committee reviewed this proposed project on March 7, 2024. Four of the committee members recommended approval of the project and there were no members in opposition.
Related Applications	Temporary Use Permit Application No. P23-02640 Covenant Application No. P24-04047
Covenants / Zone Conditions	Document No. 108566 recorded December 14, 1981 in the Fresno County Official Records for cross access.

Special Policy Area Applicable Policies	The proposed development is within the airport influence area Zone 6, as identified in the Fresno County Airport Land Use Compatibility Plan.
Historic Information Historic Site/District	Not Applicable.
STAFF RECOMMENDATION	Denial of Conditional Use Permit Application No. P23-02631.

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Employment Light Industrial	IL <i>(Light Industrial)</i>	Offices
South	Single-Family Residential, Medium Low Density	RS-4 <i>(Residential Single-Family, Medium Low Density)</i>	Irrigation Canal & Single-Family Residences
East	Employment Light Industrial	IL <i>(Light Industrial)</i>	Offices
West	Commercial Community	CC <i>(Community Commercial)</i>	Fast Food Restaurant