



REPORT TO THE PLANNING COMMISSION

AGENDA ITEM NO. VIII-C
COMMISSION MEETING 11-16-11

November 16, 2011

APPROVED BY

DEPARTMENT DIRECTOR

Mark Scott

FROM: KEVIN FABINO, Planning Manager
Development Services Division

THROUGH: MIKE SANCHEZ, Planning Manager 
Development Services Division

BY: SOPHIA PAGOULATOS, Supervising Planner 
Development Services Division

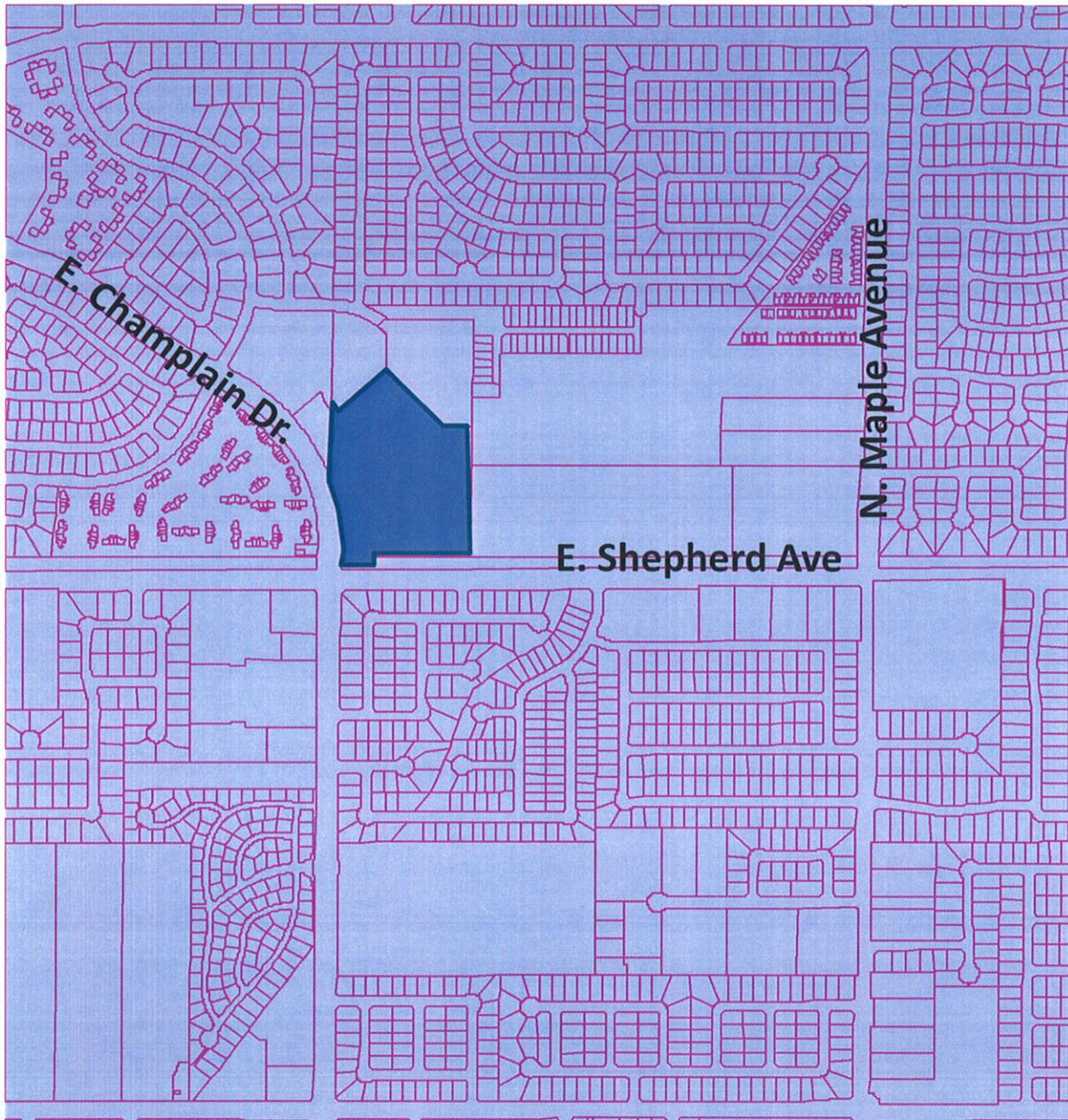
SUBJECT: **APPEAL OF CONDITIONAL USE PERMIT C-10-231 FOR EXPANSION OF YOSEMITE RANCH RESTAURANT, 1520 EAST CHAMPLAIN DRIVE AND ADJACENT PORTION OF SUGAR PINE TRAIL**

RECOMMENDATION

Staff recommendation is that this item be referred back to staff to allow more time to resolve issues raised by the appellants. Both appellants and the applicant have concurred to the postponement.

EXECUTIVE SUMMARY

Conditional Use Permit Application No. C-10-231 was filed by Amber Adams of Quad Knopf on behalf of Yosemite Ranch Investors, LLC and pertains to an expansion of an existing restaurant located in the 11.08 acre Via Montaña Shopping Center on the northeast corner of East Champlain Drive and East Shepherd Avenue. The City of Fresno owns the Sugar Pine Trail, and as a property owner is a co-applicant. The applicant requests authorization to expand the existing 7,320 square foot Yosemite Ranch Restaurant by approximately 2,408 square feet. The expansion is proposed to be courtyard style on the south side of the building. Constructed primarily within the 60-foot wide Sugar Pine Trail corridor, it would encroach into the northern half of the trail by ±30 feet, leaving approximately ±12 feet clear between its southernmost wall and the paved bicycle/pedestrian trail. The applicant has a State of California Alcoholic Beverage Control Type 47 license (*sale of beer, wine, and distilled spirits for consumption on the licensed premises*). The project includes an agreement requiring approval by the City Council for the proposed use of the Sugar Pine Trail.



Subject Property



Not To Scale

VICINITY MAP

DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT

**Conditional Use Permit No.
C-10-231**

PROPERTY ADDRESS

1520 East Champlain Drive

APN: 567-030-69

Zone District:

C-1 (Neighborhood Commercial District)

By: S. Pagoulatos, November 3, 2011