



# ZONING SUMMARY REPORT

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October 17, 2013

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CHI-CHI'S MEXICAN-RESTAURANT  
2765 West Shaw Avenue, Fresno, CA 93711

Prepared For:

XYZ Lending and ABC LLP, To Be Formed LLC

FOR NEW ORDERS AND OTHER PLANNING & ZONING SERVICES,  
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[HTTP://WWW.ZONINGWORX.COM](http://WWW.ZONINGWORX.COM)

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Report # 1001



THE FOLLOWING REPORT WAS PREPARED BY:

Jane, Doe, AICP

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If you have any questions, comments, or revisions regarding this report, please contact your personal Planning and Zoning Analyst at: [JaneDoe@Zoningworx.com](mailto:JaneDoe@Zoningworx.com) or (405) 928-9679 ext. 101

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## Summary Of Zoning Requirements

### 1.1 Property Address & Jurisdiction Information

|                                                                                                       |                                         |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------|
| Property Address:                                                                                     | 2765 West Shaw Avenue, Fresno, CA 93711 |
| Property Size:                                                                                        | 21,570 Sq. Ft. / 0.49 Acres             |
| County:                                                                                               | The County of Fresno, CA                |
| Jurisdiction:                                                                                         | The City of Fresno, CA                  |
| Source: Jennifer K. Clark, Director of Development and Resource Management,<br>The City of Fresno, CA |                                         |

### 1.2 Zoning Classification and Permitted Uses

|                         |                                          |
|-------------------------|------------------------------------------|
| Zoning Code Type:       | Euclidean Zoning                         |
| Current Use:            | Restaurant <b>Permitted</b>              |
| Zoning Classification:  | C-2 (Community Shopping Center District) |
| Future Use of Property: | Restaurant                               |

#### Adjacent Property Zoning Classification

|        |                                                           |
|--------|-----------------------------------------------------------|
| North: | C-2 (Community Shopping Center District)                  |
| East:  | R-3 (Medium Density Multiple Family Residential District) |
| South: | R-3 (Medium Density Multiple Family Residential District) |
| West:  | C-2 (Community Shopping Center District)                  |

Source: Jennifer K. Clark, Director of Development and Resource Management,  
The City of Fresno, CA

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## Site History

### 1.3 Existing Requirements and Conditions

|                                      | Existing Municipal Requirements                                                  | Existing Property Conditions                                        |
|--------------------------------------|----------------------------------------------------------------------------------|---------------------------------------------------------------------|
| Building Set-Back:                   |                                                                                  |                                                                     |
| Front                                | 10 feet                                                                          | 23.48 feet                                                          |
| Side(s)                              | East Side of Property:<br>N/A; None Required                                     | 15 feet                                                             |
|                                      | West Side of Property: 10 feet                                                   | 22 feet                                                             |
| Rear                                 | 10 feet                                                                          | 17 feet                                                             |
| Lot Dimensions                       |                                                                                  |                                                                     |
| Minimum Lot Size                     | N/A; None Required                                                               | 21,570 Sq. Ft. / 0.49 Acres                                         |
| Density                              | 33% Maximum Lot Coverage                                                         | 7,259 Sq. Ft. / 21,570 Sq. Ft.                                      |
| Building Height                      | 35 feet                                                                          | 15 feet                                                             |
| Parking                              | 1 Space per 125 Sq. Ft.                                                          | 7,259 Sq. Ft. / 125 Sq. Ft. = 58.072 58<br>Parking Spaces Required. |
|                                      |                                                                                  | <b>28 Current Parking Spaces<br/>3 Handicaped.</b>                  |
| Landscaping Requirements             | N/A; None Required                                                               | N/A; None                                                           |
| Sign Requirements                    | No sign may exceed 120 Sq. Ft. in area.<br>No sign may exceed 20 feet in height. | 49 Sq. Ft.<br>17 feet                                               |
| Accessory Building Requirements      | N/A; None Required                                                               | N/A; None                                                           |
| Additional Set-Backs or Requirements | N/A; None Required                                                               | N/A; None                                                           |

Source: Jennifer K. Clark, Director of Development and Resource Management, The City of Fresno, CA

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### 1.4 Property Zoning Summary & Comments

The subject property does not meet the requirement for the parking spaces. The subject property was originally part of a larger shopping plaza in which the property was subdivided as an out parcel from the rest of the development. Overall, the subject property shares a parking lot easement with the rest of the larger shopping center property. That property is compliant with the rest of the parking requirements.

### 1.5 Sources

| Municipal and Government Jurisdictional Sources                                                             | Attachment Sources                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Jennifer K. Clark, Director of Development and Resource Management, The City of Fresno, CA<br>(559)621-8003 | Survey from Surveyworx, LLC<br>"140-18 Burden Crescent<br>Suite 905<br>Briarwood, NY 11435"<br><br>Job#1003-04<br>Surveyor: Joe Smith<br>Date of Survey: June 1st 2013 |

For purposes of this report, Zoningworx has relied on information provided for by the above sources

This report was prepared by David Goldman. If you have any questions, please contact David Goldman Directly at (405) 928-9679 Extension 101 or by email at [Dgoldman@Zoningworx.com](mailto:Dgoldman@Zoningworx.com)

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2.0

Legal Description



3.0

Municipal Documents



4.0

Certificate Of Occupancy



5.0

Zoning Ordinance / Land Development Code



6.0

Applicable Zoning District



7.0

## Off-Street Parking Requirements



## 8.0

### Provisions for Non-Compliance / Non-Conformities



9.0

## Definitions



10.0

Zoning Map



11.0

Neighborhood Plan