

**Exhibit D – Project Information Tables**

# Exhibit E

## PROJECT INFORMATION TABLES

### PROJECT SUMMARY

PROJECT	See Executive Summary in Staff Report for Conditional Use Permit Application No. P23-03592.
APPLICANT	Kevin Gilio of A-1 Alternative Fuel Systems 2320 Stanislaus Street Fresno, CA 93721
LOCATION	2320 and 2310 Stanislaus Street; Located on south and north sides of Stanislaus Street, between N and M Streets in the City and County of Fresno, California  (APNs: 466-102-07)  <b>(Council District 3, Councilmember Miguel Arias)</b>
SITE SIZE	±0.26 Acres
LAND USE	Downtown Neighborhoods – No Change  Abandoned Vacant Building, Formerly Pro Auto – Auto/Vehicle Repair (Major)
ZONING	DTN – <i>(Downtown Neighborhoods, Activity Class C)</i>
PLAN DESIGNATION AND CONSISTENCY	<p>Legal Non-Conforming Uses (<i>Section 15-404</i>) may be continued indefinitely if it has continuously remained in compliance with all terms and conditions imposed upon the use, structure or site feature upon its establishment or imposed upon it at any time thereafter, based on evidence provided by the property owner, tenant, or applicant. Furthermore, LNC Uses may be expanded with an approved conditional use permit.</p> <p>A-1 Auto Electric has been operating from their business sites since January 1, 1991, and is considered a Legal Non-Conforming Use (grandfathered). Legal non-conforming uses may be continued indefinitely if they have continuously remained in compliance with all terms and conditions imposed upon the use, structure or site feature upon its establishment or imposed upon at any time thereafter, and based on evidence provided by the property owner, tenant, or applicant.</p> <p>Across the street from A-1 Auto Electric’s current location, at 2345 Stanislaus Street, is an existing vacant/abandoned building which once housed a major automotive repair shop known as “Pro Auto”. According to records, Pro Auto ceased operations in 2021.</p>

	<p>A-1 Auto Electric proposes to expand their current existing business site operations to the vacant building at 2345 Stanislaus Street previously occupied by Pro Auto. The proposed site expansion would be considered a functional expansion as the site is located directly across the street and within the vicinity of A-1 Auto Electric's existing site operations.</p> <p>The expansion into the abandoned Pro Auto building, located directly across the street can be considered an expansion to A-1's Auto/Vehicle (Major) Repair services. Pursuant to Section 15-404-B of the FMC (Expansion of a Legal Non-Conforming Use)</p>
ENVIRONMENTAL FINDING	A determination of Categorical Exemption, Section 15301/Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines, was completed for this project on July 23, 2024.
PLAN COMMITTEE RECOMMENDATION	The Council District 3 Project Review Committee recommended approval of the project.
STAFF RECOMMENDATION	<b>Consideration</b> of Environmental Assessment No. P23-03592, dated July 23, 2024, and <b>Approval</b> of Conditional Use Permit Application No. P23-03592 subject to the conditions found in the Conditions of Approval dated April 23, 2024.

#### BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Downtown Neighborhood	DTN <i>(Downtown – Neighborhoods, Activity Class C)</i>	Parking Lot
South	Downtown Neighborhood	DTN <i>(Downtown – Neighborhoods, Activity Class C)</i>	Hope Youth Organization
East	Downtown Neighborhood	DTN <i>(Downtown – Neighborhoods, Activity Class C)</i>	Parking Lot
West	Downtown Neighborhood	DTN <i>(Downtown – Neighborhoods, Activity Class C)</i>	Vacant Land