

# Exhibit L

# CONSIDERATION OF AN APPEAL TO

Development Permit Application No.  
P23-03606

PRESENTATION BY: PHILLIP SIEGRIST, PLANNING MANAGER

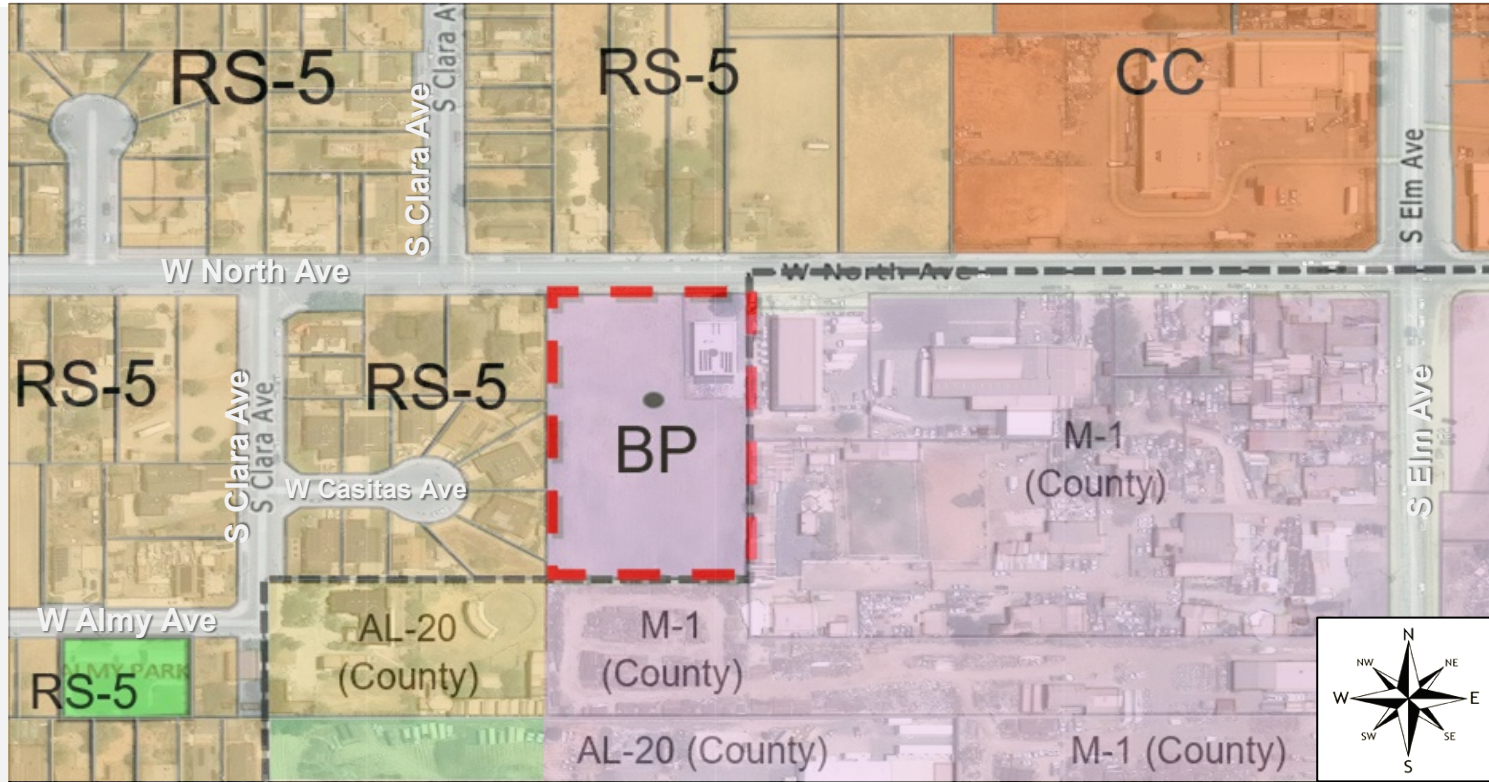


ID 26-47




CITY COUNCIL HEARING | February 26, 2026

# AERIAL MAP & SITE LOCATION

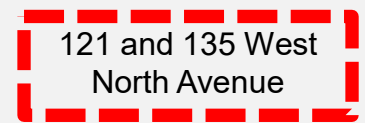
- ±2.23 acres
- Comprised of one parcel:  
APN 329-020-33
- Located on the south side of West North Avenue between South Clara and South Elm Avenues.



## Legend

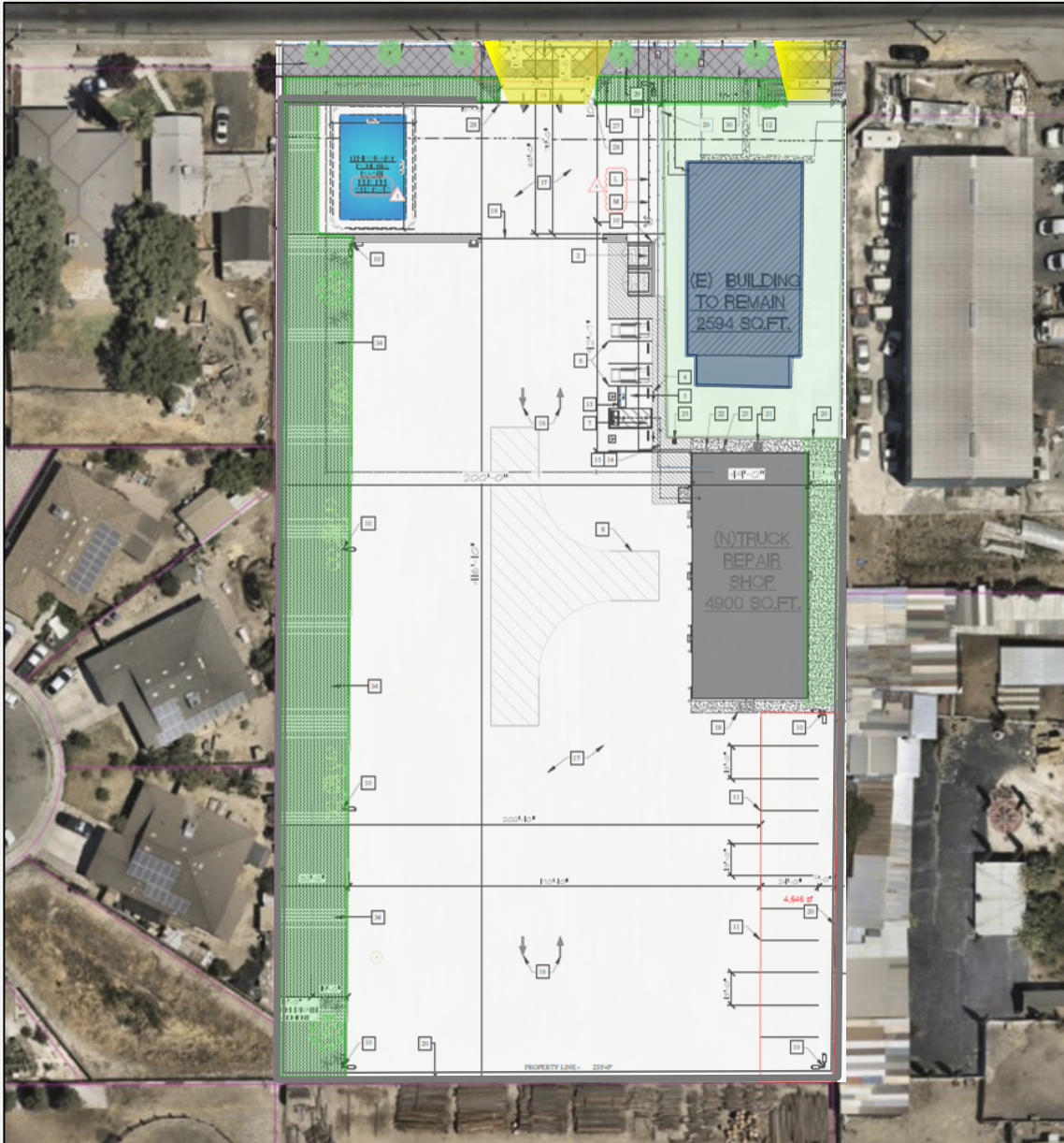
	BP – Business Park
	RS-5 - Residential Single-Unit, Medium Density
	CC – Community Commercial
	Fresno County Parcels: M-1 – Light Manufacturing, AL-20 – Limited Agricultural

## Subject Property



# DEVELOPMENT PERMIT APPLICATION NO. P23-03606

## PROJECT SUMMARY



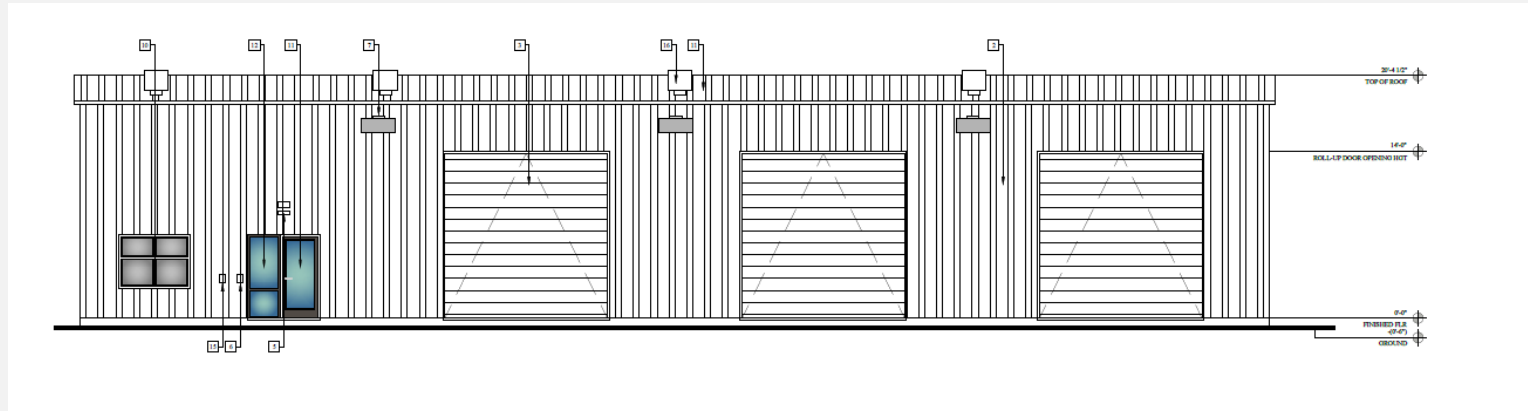
### Development

- ±4,900 square-foot commercial truck repair shop.
- Paved parking lot
- Commercial truck parking – 9 spaces
- Landscape buffers & screening
- Perimeter block walls
- Existing residence to remain

### Operations

- 8:00 AM to 6:00 PM
- 4 Employees on-site
- Primarily serves customers seeking oil changes and tire repair
- Owner intends to use the facility to service and park their own trucks

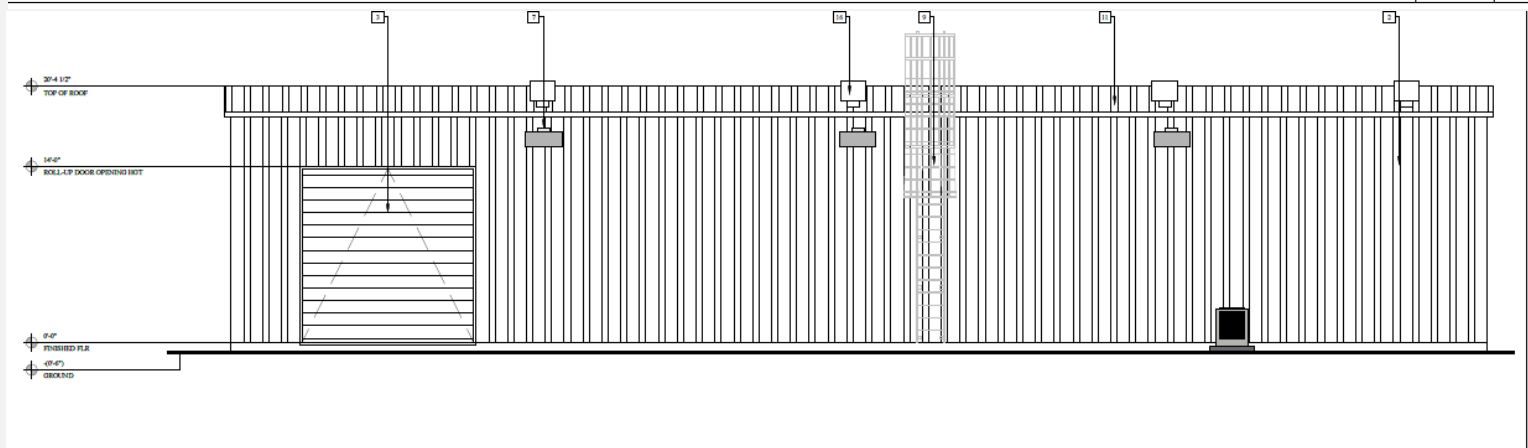
# ELEVATIONS



FRONT ELEVATION - WEST

SCALE: 1/4" = 1'-0"

A



REAR ELEVATION - EAST

SCALE: 1/4" = 1'-0"

C

# PROJECT SUMMARY & PROPOSED USES

- **Development Permit Application No. P23-03606:** requests to construct a new ±4,900 square-foot metal building for use as a commercial truck repair shop.
- **Large Vehicle and Equipment Sales, Service, and Rental** (truck repair) is **permitted** in the BP Zone District subject to a **Development Permit**.
  - Subject to additional regulations for **Automobile/Vehicle Repair – Major and Minor (FMC 15-2710)**
- **Outdoor Storage** (Commercial Truck Parking) is **Permitted** in the BP zone district provided:
  - Outdoor storage shall be incidental to a primary use and screened from public view.
  - A courtesy notice will be provided to all properties within 1,000 feet of the Outdoor Storage use when approved.
- **Existing residence to be converted to an office**

# PUBLIC NOTICE & INPUT

- **August 14, 2025:** Project approved by the Director.
- **August 15, 2025:**
  - Courtesy Notice mailed and posted online.
  - Notice of Action posted online.
- **August 25, 2025:** A member of the public submitted an appeal of the Director's decision.
  - Expressed concerns regarding noise, air quality, traffic, property damage, truck access, and changes to the municipal code.
- **December 4, 2025:** Notice of Public Hearing mailed and posted online.
- **December 17, 2025:** Planning Commission denied appeal and upheld Director's decision, with the condition that the existing residence on the property shall not be used as residence.
- **December 29, 2025:** Councilmember Arias appealed the Planning Commission's decision.
- **February 13, 2026:** Notice of Public Hearing mailed to the surrounding property owner's and posted online.

# COMMUNITY CONCERNS & STAFF RESPONSES

## Concern 1: Noise from Nearby Truck Repair Shop

- **Response:** Operations limited to daytime hours (8 AM–6 PM), minimal truck parking, required to comply with noise standards.

## Concern 2: Air Quality Impacts

- **Response:** Environmental Assessment completed; emissions below thresholds; complies with SJVAPCD rules; AB 617 community improvements; vegetative barriers considered.

## Concern 3: Traffic Congestion

- **Response:** Public ROW improvements required; VMT analysis shows no significant impacts; Traffic Impact Study not required.

## Concern 4: Mailbox Damage & Access

- **Response:** Damage due to driver negligence; site plan meets City standards; no alternative access due to property limits; report future incidents to enforcement.

## Concern 5: Code Changes Allegation

- **Response:** No code changes; property zoned Employment–Business Park; project conditioned for compliance with current regulations.

# STAFF RECOMMENDATION

Staff recommends that the CITY COUNCIL take the following actions:

**DENY** the appeal and **UPHOLD** the action of the Planning Commission to approve Development Permit Application No. P23-03606 subject to Conditions of Approval dated August 15, 2025.