

EXHIBIT I

Planning Commission Resolution

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13515**

The Fresno City Planning Commission, at its regular meeting on December 20, 2017, adopted the following resolution relating to Conditional Use Permit Application No. C-16-033.

WHEREAS, Conditional Use Permit Application No. C-16-033 has been filed with the City of Fresno by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments LLC, and pertains to approximately 0.55 acres of property consisting of Assessor Parcel Numbers (APNs) 459-043-23; 459-043-03; and 459-043-36; and,

WHEREAS, the subject property is located on the southwest corner of East Belmont Avenue and North Van Ness Avenue; and,

WHEREAS, Conditional Use Permit Application No. C-16-033 requests authorization to construct an approximately 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and 8-station Chevron fueling facility with a 2,160 square-foot canopy, and requests authorization to acquire a Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises where sold*) for the convenience store; and,

WHEREAS, pursuant to Section 15-5303 of the Fresno Municipal Code, the Fresno City Planning Commission conducted a public hearing on December 20, 2017 to review the proposed Conditional Use Permit, consider the associated Categorical Exemption prepared for Environmental Assessment No. C-16-033, receive public testimony and consider the Development and Resource Management Department's approval of the environmental assessment and proposed Conditional Use Permit, including conditions of approval, dated December 20, 2017; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for this Conditional Use Permit, Environmental Assessment No. C-16-033, dated December 11, 2017; and,

WHEREAS, the Development and Resource Management Department staff prepared a report and recommended the Planning Commission approve Conditional Use Permit Application No. C-16-033 with the exception of the alcohol component, subject to compliance with the Conditions of Approval, dated December 20, 2017; and,

WHEREAS, one individual from the public spoke in support of the project and six individuals from the public spoke in opposition of the proposed project.

NOW, THEREFORE, BE IT RESOLVED, that the Fresno City Planning Commission finds that, in accordance with its own independent judgment, there is no substantial evidence in the record that Conditional Use Permit Application No. C-16-033 may have a significant effect on the environment, and hereby adopts Environmental Assessment No. C-16-033, dated December 20, 2017, a determination that the proposed project is exempt from the California Environmental Quality Act through a Class 3 Categorical Exemption.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission finds that approval of Conditional Use Permit Application No. C-16-033 is consistent with the Fresno General Plan, Fresno High-Roeding Community Plan and the Tower District Specific Plan.

BE IT FURTHER RESOLVED that, after receiving the staff report and testimony, the Fresno City Planning Commission has determined that the findings necessary to grant this development permit, have been met, in accordance with Section 15-5306 of the Fresno Municipal Code and as noted in the accompanying report to the Planning Commission dated December 20, 2017; and hereby approves Conditional Use Permit Application No. C-16-033, subject to the Development and Resource Management Department Conditions of Approval dated December 20, 2017.

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The foregoing Resolution was adopted by the Fresno City Planning Commission, upon a motion by Commissioner Vasquez, seconded by Commissioner Bray.

VOTING: Ayes - Vasquez, Bray, Garcia, McKenzie, Sodhi-Layne, Vang, Torossian
 Noes - None
 Not Voting - None
 Absent - None

DATED: December 20, 2017



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13515
Conditional Use Permit Application No. C-16-033
Filed by Ken Vang of Precision Engineering, on
behalf of George Beal of Beal Developments
Action: Uphold the Director's Action