

Exhibit E - Operational Statement

A-1 Auto Electric Expansion
2345 Stanislaus St, Fresno, CA 93721
APN: 466-102-07

Zone District: DTN (*Downtown Neighborhood / Activity Class C*)

The Gilio family, owners of A-1 Auto Electric, a business established in 1991 in downtown Fresno, is seeking approval of a CUP application for legal non-conforming use to expand our 30+ year operations into the building across the street located at 2345 Stanislaus Street, Fresno, CA 93721.

A-1 Auto Electric operating at 2310, 2320, & 2340 Stanislaus Street is a legally established business use and under the current downtown zone district, DTN-Downtown Neighborhood, is considered a “grandfathered” or legal non-conforming use.

Therefore, reuse of the former and abandoned Pro Auto building, being located right across the street, can be considered as an expansion to A-1’s auto/vehicle minor repair services. This determination is supported by FMC Section 15-404-B (Expansion of a Legal Non-Conforming Use) which states the following:

A Legal Non-Conforming use shall not be expanded unless a Conditional Use Permit is granted for such expansion. Prior to issuance of a Conditional Use Permit, it must be determined that at least one of the following three circumstances exists:

1. The resultant use and/or project design will reduce current adverse impacts on adjacent properties and/or on the general public;
2. The resultant use and/or project design will aid in the preservation of a historic resource; or
3. The expansion of the use or the enlargement of a structure housing a non-conforming use is necessary to comply with a requirement imposed by law for the operation of the particular use, including, but not limited to, regulations for disabled access or seismic retrofit.

We believe we conform to #1 of the above as the building in question is entirely rundown and has become a gathering spot for drug use. A-1 can immediately add 5 - 10 local jobs by expanding into the building and will improve the quality of the building / area.

Kevin Gilio
Vice President | A-1 Alternative Fuel Systems
Office: (559) 485-4427 ext: 114
kevin@a1altfuels.com

APPL. NO. <u>P23-03592</u>	EXHIBIT <u>O</u>	DATE <u>12/08/2023</u>
PLANNING REVIEW BY _____		DATE _____
TRAFFIC ENG. _____		DATE _____
APPROVED BY _____		DATE _____
CITY OF FRESNO DARM DEPT		