

**Exhibit L – Planning Commission
Resolution No. 13861**

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13861**

The Fresno City Planning Commission, at its regular meeting on August 7, 2024, adopted the following resolution relating to Conditional Use Permit Application No. P23-03592.

WHEREAS, Conditional Use Permit Application No. P23-03592 was filed with the City of Fresno by Kevin Gilio of A-1 Auto Electric and pertains to the ±0.26 acres of property located at 2345 Stanislaus Street, on the northwest corner of Stanislaus and M Streets in Downtown Fresno; and,

WHEREAS, A-1 Auto Electric is an existing legal non-conforming (grandfathered) full-service automobile repair business that has been in operation at the current site location located at 2320 and 2340 Stanislaus Street since January 1, 1991; and,

WHEREAS, Conditional Use Permit Application No. P23-03592 proposes to expand the existing legal non-conforming (grandfathered) automotive repair business operations into an existing ±11,250 square-foot vacant building located across the street at 2345 Stanislaus Street; and,

WHEREAS, the ±11,250 square-foot vacant building was previously occupied by an automotive repair business known as Pro Auto. A-1 Auto Electric intends to operate in the same capacity as the previous use (Auto Repair); and,

WHEREAS, the legal non-conforming (grandfathered) site expansion is inclusive of all the parcels which will serve existing and new customers as the demand for vehicle auto repairs has increased. 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; and,

WHEREAS, the Planning and Development Department Director approved Conditional Use Permit Application No. P23-03592 on April 23, 2024, as the proposed project satisfied the required circumstances for an expansion of a legal non-conforming use per Section 15-404-B of the Fresno Municipal Code; and,

WHEREAS, the Director's decision to approve the request to authorize the expansion of their existing automotive repair business operations was appealed on May 8, 2024; and,

WHEREAS, pursuant to Section 15-5303 of the Fresno Municipal Code, the Fresno City Planning Commission conducted a noticed public hearing on July 26, 2024; received testimony from the applicant and the public, and considered the Planning and Development Department's report recommending denial of the appeal and upholding the action of the Planning and Development Department Director to approve Conditional Use Permit Application No. P23-03592; and,

WHEREAS, the project applicant and one (1) individual from the public spoke in support of the project; and,

WHEREAS, the Fresno City Planning Commission reviewed the subject Conditional Use Permit

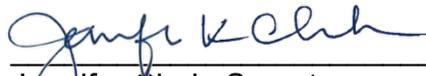
application in accordance with the policies of the Fresno Municipal Code; and,

NOW, THEEFORE, BE IT RESOLVED that a motion was made to uphold staff's recommendation to deny the appeal which resulted in a 6-0 vote therefore, the appeal was denied in accordance with Section 15-5017-E of the Fresno Municipal Code and the original approval of Conditional Use Permit Application No. P23-03592 granted on April 23, 2024 by the Planning and Development Department Director stands, approving the request to expand A-1 Auto Electric's site operations into the ±11,250 square-foot vacant building located across the street at 2345 Stanislaus Street

The foregoing Resolution by the Fresno City Planning Commission was made upon a motion by Commissioner Calandra, seconded by Commissioner Criner.

VOTING: Ayes - Calandra, Criner, Diaz, Lyday, Shergill and Vang (Chair)
 Noes - None
 Not Voting - None
 Absent - Bray (Vice Chair)

DATED: August 7, 2024



Jennifer Clark, Secretary
Fresno City Planning Commission

Resolution No. 13861
Conditional Use Permit Application No. P23-03592
Filed by Kevin Gilio of A-1 Alternative Fuel Systems
Action: Deny the appeal and Uphold Action of the
Director to Approve the project