

**Exhibit I –  
Notice Map, NOITTA, NOA, and NOPH**

# Noticing Map



## Legend



**Subject Property**



**Noticing Boundary**

**CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT  
NEIGHBORHOOD NOTIFICATION**

**PLEASE NOTE:** You are receiving this notice because you own property within 1,000 feet of a property that has requested a special permit for a use described below. For this type of permit, the Fresno Municipal Code (FMC) requires that the City give notice to surrounding property owners to provide the opportunity to express concerns or protest the special permit. Further information is provided below. If you have no concerns regarding the permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Planning and Development Department Director, in accordance with Common Procedures of the FMC, Section 15-5007, will take action on the application below:

**Application:** Conditional Use Permit Application No. P23-03592

**Applicant:** Kevin Gilio of A-1 Auto Electric

**Location:** 2345 STANISLAUS ST, FRESNO, CA 93721 [APN: 466-102-07]

**Description:** The applicant requests authorization to expand their legal non-conforming Auto/Vehicle Repair (Major) business (A-1 Auto Electric) to a former auto/vehicle repair facility (Pro Auto) located across Stanislaus Street from the main facility. The project is exempt from California Environmental Quality Act (CEQA) analysis through a Class 1 (Existing Facilities) Categorical Exemption.

**Zone District:** DTN – Downtown Neighborhood

**Response Deadline:** **Monday, February 12, 2024 at 5:00 P.M.**

The purpose of this notice, at this time, is only to solicit public input and provide members of the public with opportunity to communicate comments or concerns for consideration prior to the Director making a final determination for project action. In the event you wish to provide comments for consideration, you may do so by written letter sent via post mail to the address below or via written email to [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov) (CC [Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov)). Comments must include your interest in, or relationship to, the subject property and specific reason(s) why you believe the project should or should not be approved.

ANY WRITTEN comments, concerns or requests for notification of final project action must be submitted to this office prior to close of business on:

**Monday, February 12, 2024 at 5:00 P.M.**

If you wish to be notified of the Director's final action in order to be provided opportunity to formally appeal said action, you must specify in your written comments that you wish to be notified of final project action. If no written request for notification of final project action is included in the written comments, you will not be notified of the Director's final action and no further communication or notice will be sent.

Once the Director takes final action there will be a 15-day appeal period. Unless otherwise specified in governing state or federal law, all formal appeals shall be filed with the Director in writing, within 15 days of the date of the Director's final project action, decision, CEQA determination, motion, or resolution from which the final action is taken. Failure to object to the Director's final action and / or state said reasons prior to the decision shall potentially bar any later court challenge to the project approval.

All documents related to this project are available for public review at the Planning and Development Department at the address listed below or electronic copies may be requested by contacting the Planner at the number listed below. Documents are available for viewing at City Hall during normal business hours (Monday - Friday, 8:00 A.M. - 5:00 P.M.) by appointment only. **Please contact the Planner listed below via e-mail or by phone to request electronic copies or to schedule an appointment to view documents.**

For additional information regarding this project, contact Planner Steven Martinez, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8047 or via e-mail at [Steven.Martinez@fresno.gov](mailto:Steven.Martinez@fresno.gov). *Si necesita información en Español, comuníquese con Valeria Ramirez al teléfono (559) 621-8046 o por correo electrónico a [Valeria.Ramirez@fresno.gov](mailto:Valeria.Ramirez@fresno.gov).*

PLANNING AND DEVELOPMENT DEPARTMENT  
Jennifer K. Clark, AICP, HDFP, Director

**Dated:** Wednesday, January 31, 2024

**Assessor's Parcel No:** 466-102-07

**SEE MAP ON REVERSE SIDE**



Steven Martinez | Planner  
Planning & Development Dept.  
2600 Fresno Street, Room 3043  
Fresno, CA 93721-3604

THIS IS A LEGAL NOTICE REGARDING:  
Conditional Use Permit P23-03592  
[2345 Stanislaus Street  
Fresno, CA 93721]

### VICINITY MAP

2345 STANISLAUS ST, FRESNO, CA 93721 [APN: 466-102-07]



Planning & Development Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621 - 8277

CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT  
**NOTICE OF ACTION GRANTING SPECIAL PERMIT**  
**CONDITIONAL USE PERMIT APPLICATION NO. P23-03592**

NOTICE IS HEREBY GIVEN that the Director of the Planning and Development Department, in accordance with Special Permit Procedure of the Fresno Municipal Code (FMC) Section 15-5009, has approved Conditional Use Permit Application No. P23-03592, which was filed by Kevin Gilio of A-1 Auto Electric and pertains to the 0.26 acres located at 2345 Stanislaus Street, Fresno, CA 93721. The applicant proposes to expand their legal non-conforming Auto/Vehicle Repair (Major) land use into a vacant building across the street that was previously occupied by "Pro Auto" Auto/Vehicle Repair (Major) land use. The project also includes a determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through Class 2 Categorical Exemption. The parcel is zoned DTN (*Downtown – Neighborhoods – Activity Class C*). The special permit has been granted subject to compliance with the Conditions of Approval, dated April 23, 2024.

\*This document is available for review at the Planning and Development Department, located at 2600 Fresno Street, 3<sup>rd</sup> Floor, Fresno, California 93721.

Pursuant to Section 15-404-B of the FMC (Expansion of a Legal Non-Conforming Use). 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.

The applicant's request conforms with Option 1 circumstance. The building is entirely run down and has become abandoned and vacant since 2019 due to the pandemic. Currently the location has become a gathering spot for unhoused individuals doing illegal activities. In order to deter this type of activity, the expansion of A-1 Auto Electric into the abandon building can immediately add 5 (five) to 10 (ten) jobs which will significantly improve the quality of the building and area. As mentioned above, the building was previously occupied by Pro Auto which previously shared the same use (Auto/Vehicle Repair (Major) land use as what is now being proposed Auto/Vehicle Repair (Major) land use.

The Conditional Use Permit will not become effective until 15 days from the date the permit is granted in order to allow time for any interested parties to file an appeal.

NOTE: A Notice of Intent to Take Action (Neighborhood Notification) was sent to surrounding property owners pursuant to the requirements of Section 15-5007 of the FMC on January 31, 2024.

In the event you wish to appeal the Director's decision, you may do so by filing a written appeal with the Director by email to [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov) and cc [Steven.Lieng@fresno.gov](mailto:Steven.Lieng@fresno.gov). The appeal must include the appellant's interest in, or relationship to, the subject property, the decision or action appealed, specific reason(s) why the appellant believes the decision or action should not be upheld.

ANY WRITTEN appeal must be submitted to this office prior to close of business on **May 8, 2024**.

For additional information regarding this project, contact Steven Lieng, Planner II, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at **(559) 621-8007** or via e-mail at [Steven.Lieng@fresno.gov](mailto:Steven.Lieng@fresno.gov). ***Si necesita información en Español, comuníquese con Valeria Ramirez al teléfono (559) 621-8046 o por correo electrónico a [valeria.ramirez@fresno.gov](mailto:valeria.ramirez@fresno.gov).***

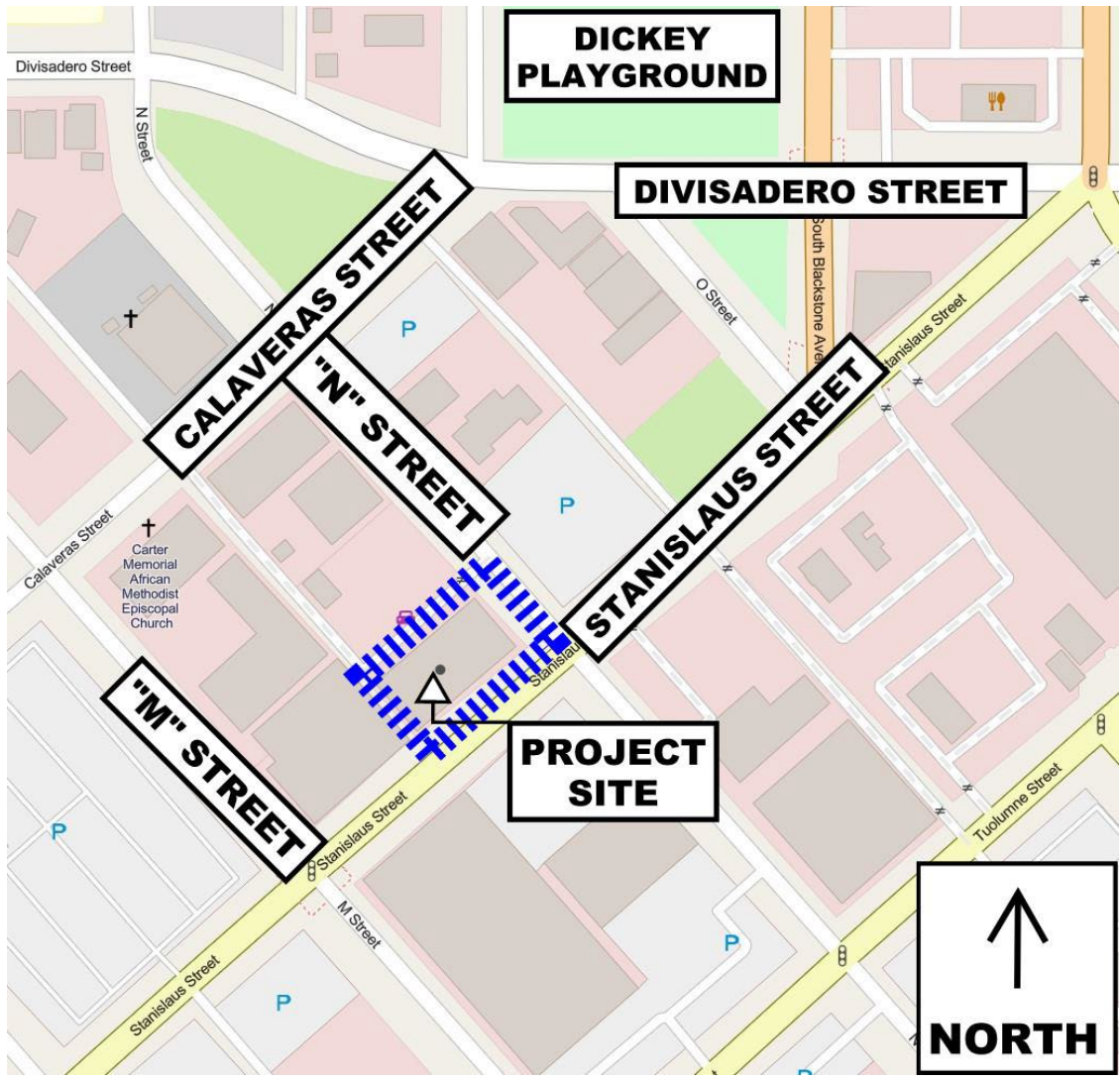
PLANNING AND DEVELOPMENT DEPARTMENT  
Jennifer K. Clark, AICP, Director

Dated: April 23, 2024  
Assessor's Parcel No. 466-102-07

**SEE MAP BELOW**

# VICINITY MAP

2345 Stanislaus Street



## Legend

Subject Property 

Planning and Development Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277

**CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT  
NOTICE OF PUBLIC HEARING  
CONDITIONAL USE PERMIT APPLICATION NO. P23-03592 AND  
THE RELATED ENVIRONMENTAL ASSESSEMENT**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearing to consider the items below which pertain ±0.26 acres of property located on south and north sides of Stanislaus Streets between N and M Streets:

1. **Environmental Assessment No. P23-03592:** A determination that the proposed project is exempt from the California Environmental Quality Act (CEQA) through Class 1 Categorical Exemptions dated July 23, 2024.
2. **Conditional Use Permit Application No. P23-03592:** Requests to expand an existing Auto/Vehicle Repair, Major business (A-1 Auto Electric) site operations, which is a legal non-conforming use, to a vacant building located across the street from the complete site. The vacant building was previously occupied by "Pro Auto"; an Auto/Vehicle Repair, Major) use.

**FRESNO CITY PLANNING COMMISSION**

Date/Time: **Wednesday, August 7, 2024, at 6:00 p.m.**, or thereafter

Place: City Hall Council Chamber, Second Floor, 2600 Fresno Street, Fresno CA 93721; **or**,

Watch the live broadcast via the Zoom link located on the Planning Commission agenda found here: <https://fresno.legistar.com/Calendar.aspx>

Any interested person may participate in person or electronically during the public hearing to speak in favor or against the project proposal, by either Zoom meeting or telephone with instructions provided on the Planning Commission Agenda, and present written testimony at least 24 hours in advance, via an eComment or by email to [PublicCommentsPlanning@fresno.gov](mailto:PublicCommentsPlanning@fresno.gov) (cc: [Steven.Lieng@fresno.gov](mailto:Steven.Lieng@fresno.gov)). All documents submitted to the Planning Commission for its consideration prior to or at the hearing shall be submitted to the Planning Commission at least 24 hours prior to the Commission agenda item being heard, pursuant to the Planning Commission rules and procedures, or they may be excluded from the administrative record of proceedings.

If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearings described in this notice, or in written correspondence delivered to the Development Services Division of the Planning and Development Department at, or prior to, the public hearing.

***NOTE: This public hearing notice is being mailed to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of FMC Section 15-5007-B.***

All documents related to this project are available for public review at the Planning and Development Department at the address listed below or electronic copies may be requested by contacting the Planner at the number listed below. Documents are available for viewing at City Hall during normal business hours (Monday-Friday, 8 a.m.-5 p.m.) by appointment only. **Please contact the Planner listed below via e-mail or by phone to request electronic copies or schedule an appointment to view documents.**

For additional information, contact Steven Lieng, Planning and Development Department, by telephone at **(559) 621-8007** or via e-mail at [Steven.Lieng@fresno.gov](mailto:Steven.Lieng@fresno.gov). ***Si necesita información en Español, comuníquese con Valeria Ramirez al teléfono (559) 621-8046 or email [Valeria.Ramirez@fresno.gov](mailto:Valeria.Ramirez@fresno.gov).***

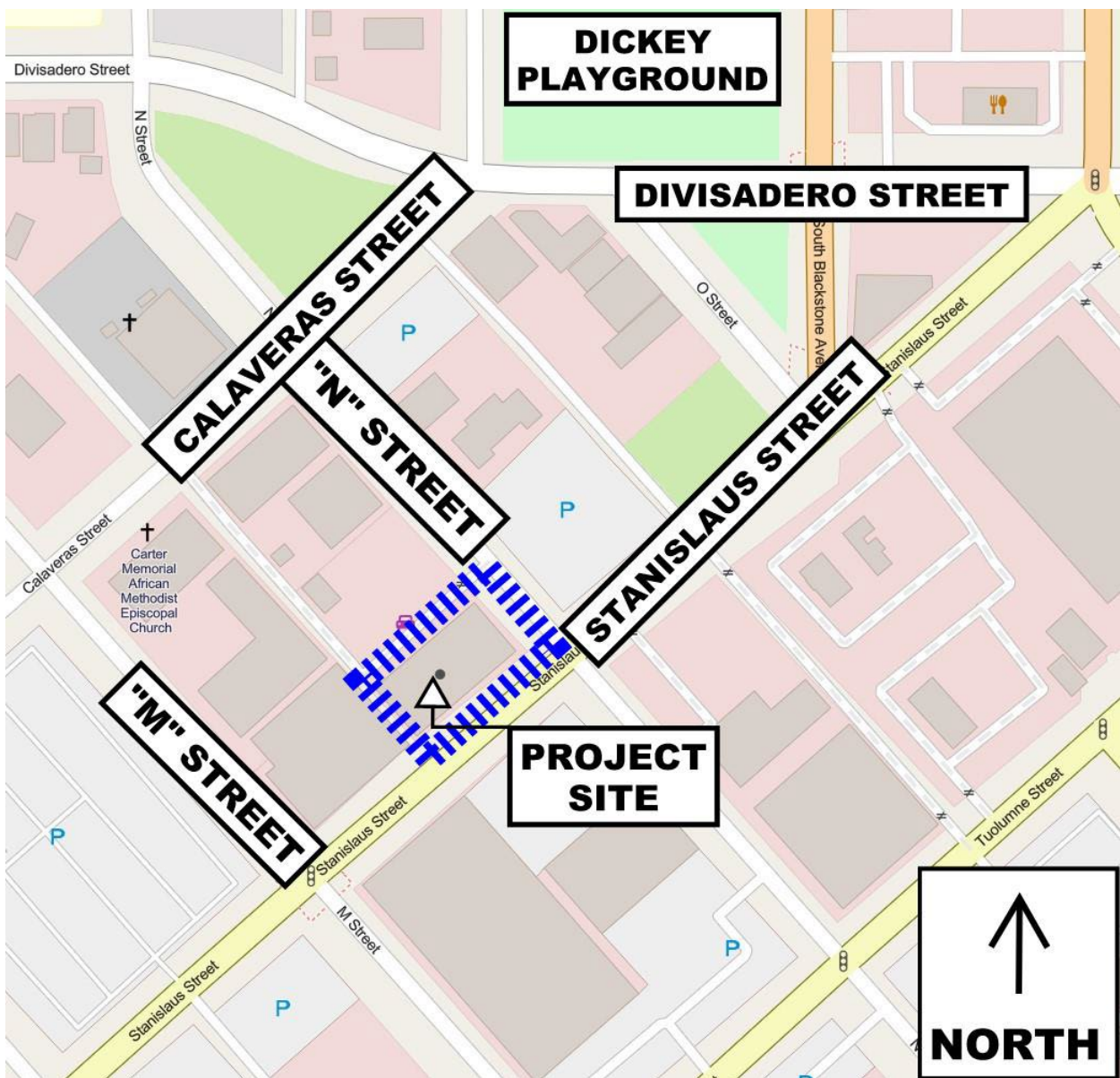
PLANNING AND DEVELOPMENT DEPARTMENT  
Jennifer K. Clark, AICP, HDFP, Director

Dated: July 26, 2024  
Assessor's Parcel No. 466-102-07

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## VICINITY MAP

2345 Stanislaus Street



**Subject Property**  
(±0.26 acres)