

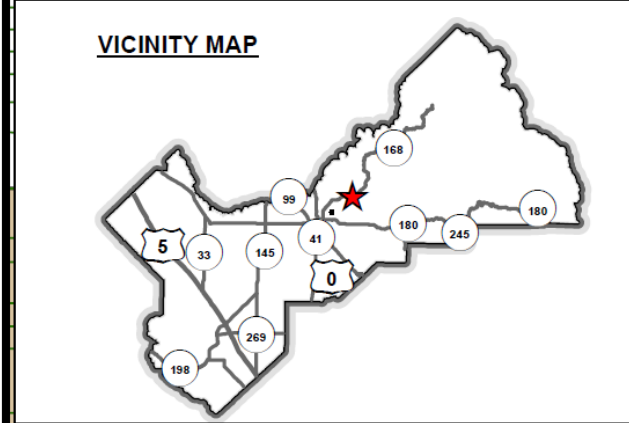
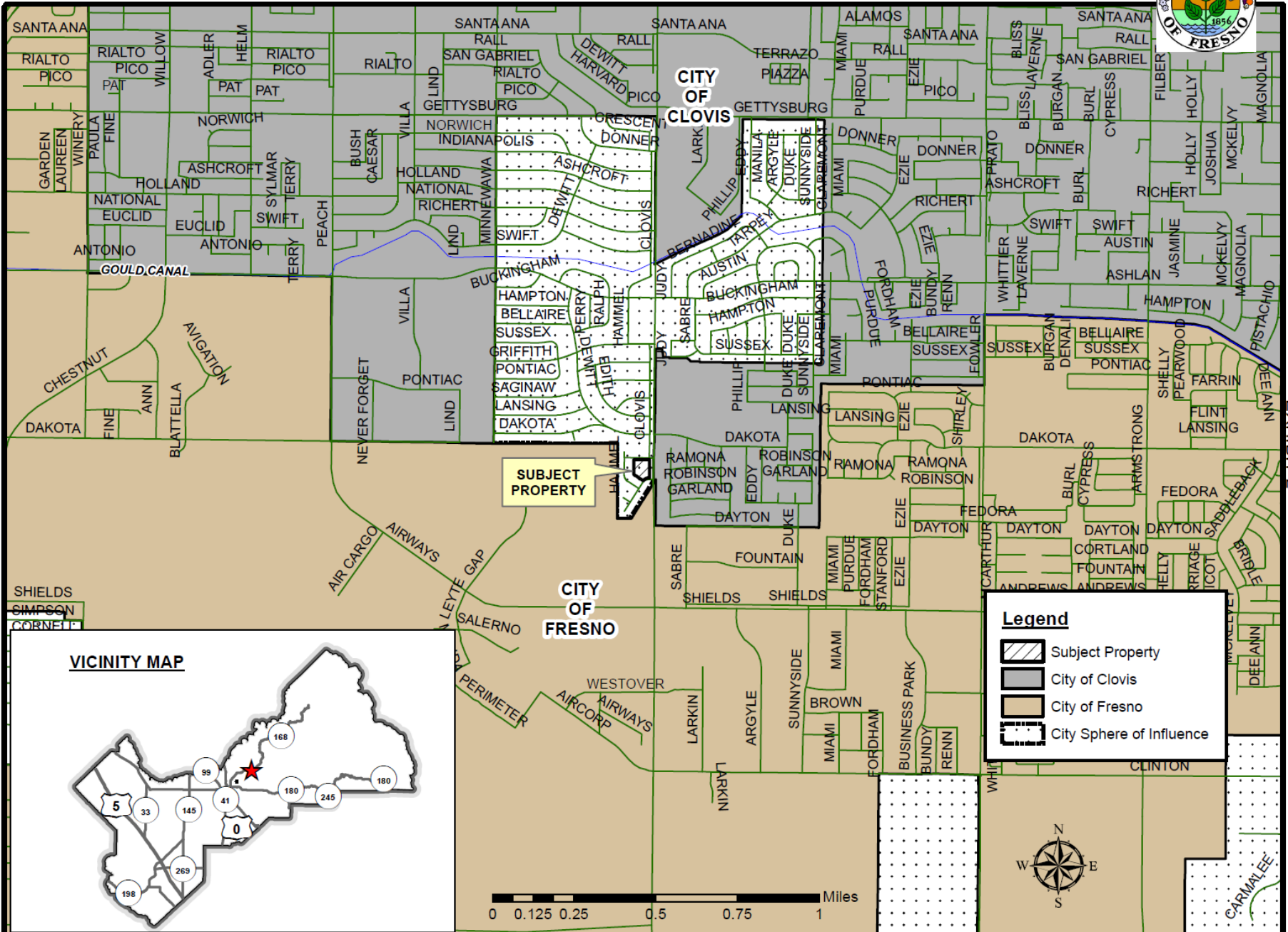


DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION







DRA 4650

LOCATION MAP



Legend

-  Subject Property
-  City of Clovis
-  City of Fresno
-  City Sphere of Influence

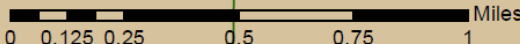
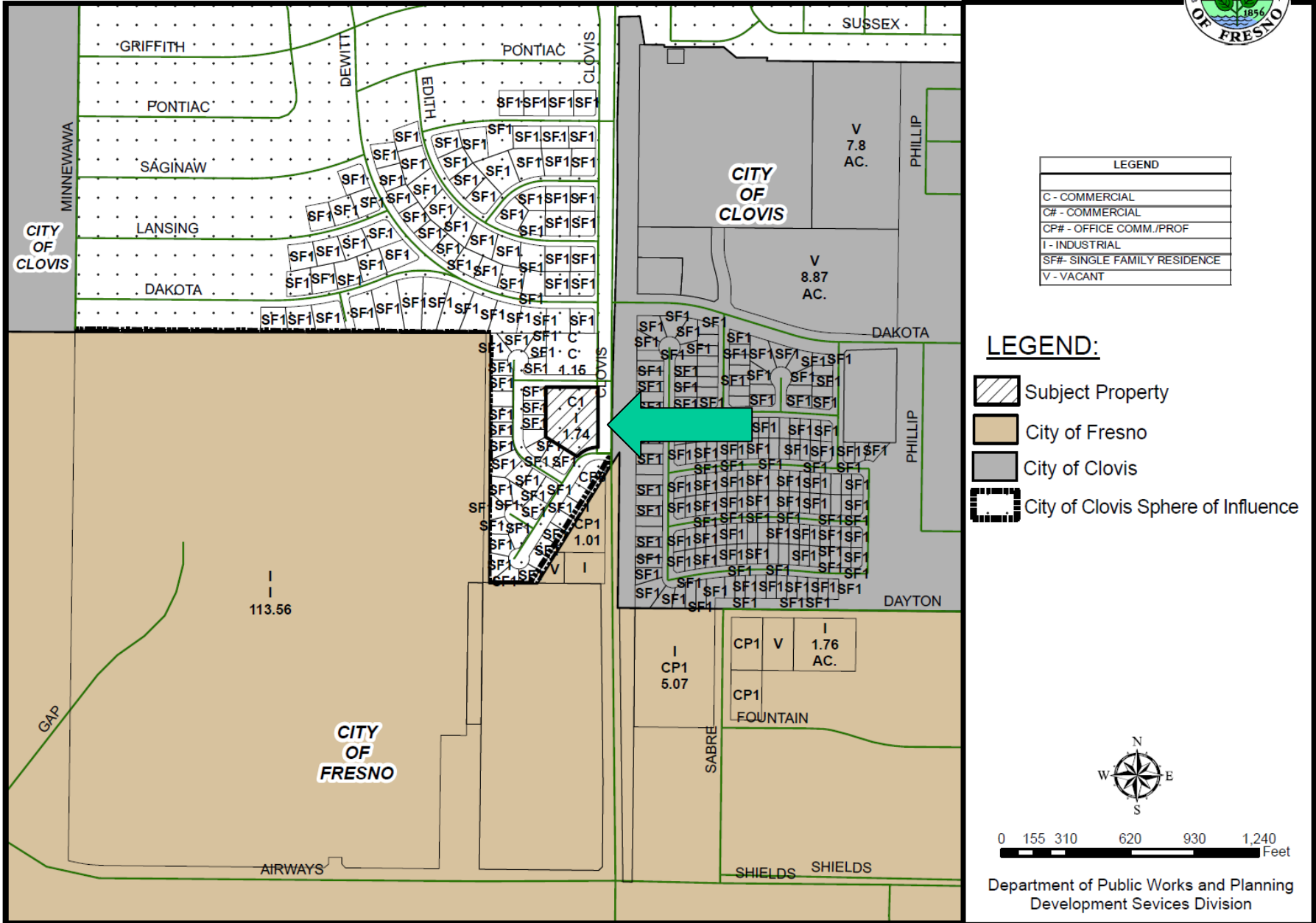


EXHIBIT 2

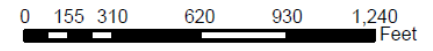
EXISTING LAND USE MAP



LEGEND	
C -	COMMERCIAL
CP# -	COMMERCIAL
CP# -	OFFICE COMM./PROF
I -	INDUSTRIAL
SF# -	SINGLE FAMILY RESIDENCE
V -	VACANT

LEGEND:

	Subject Property
	City of Fresno
	City of Clovis
	City of Clovis Sphere of Influence

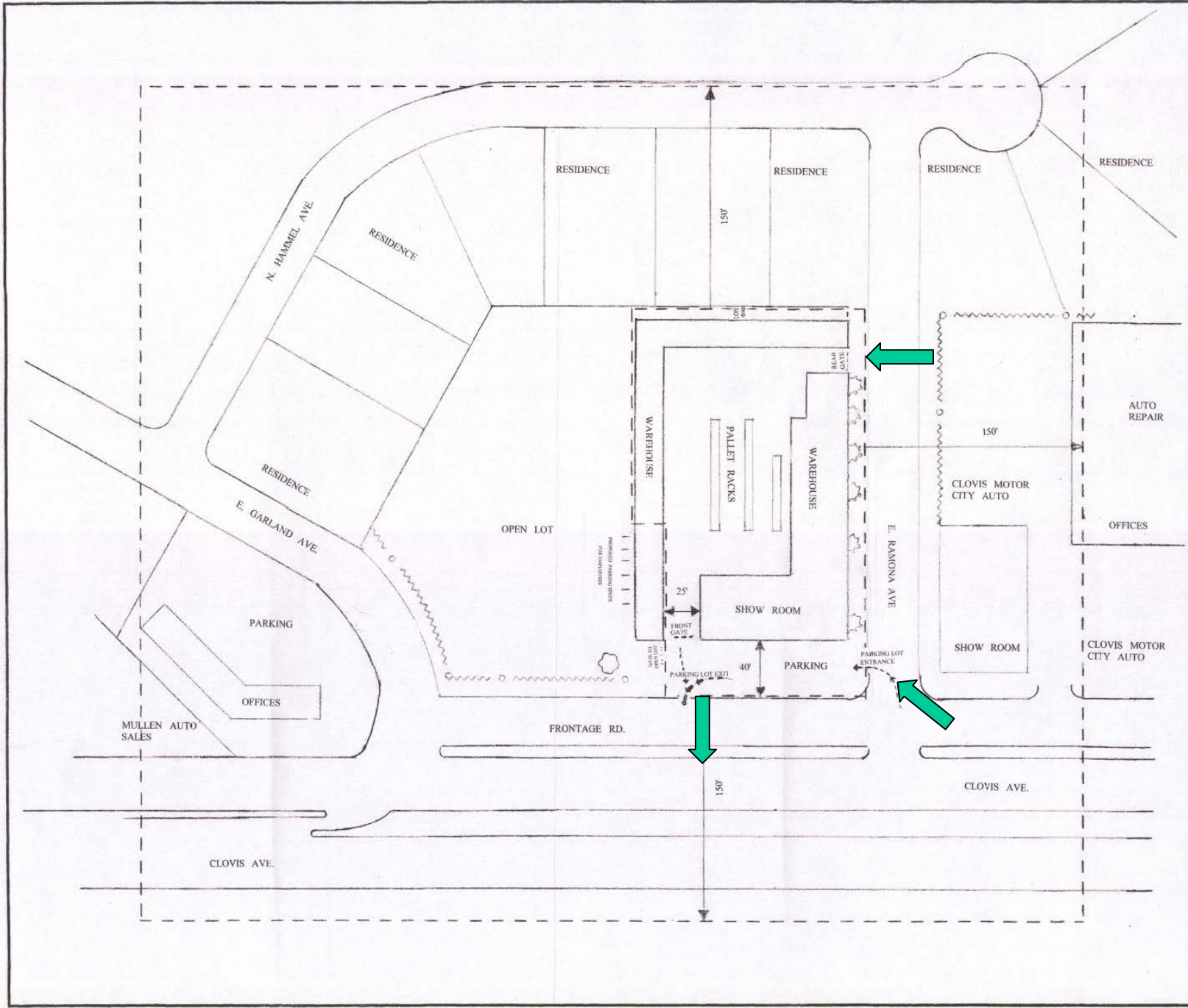


Department of Public Works and Planning
Development Services Division

EXHIBIT 4

BACKGROUND INFORMATION:

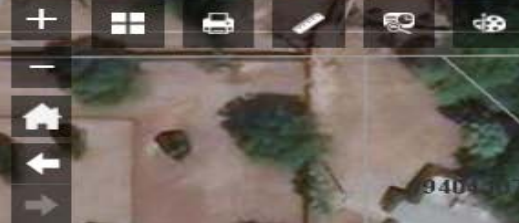
- The applicant moved the existing business “Clovis Motorsports” to the new property location with the nature of the business is for the sale of used cars and new powersports, sporting apparel, and safety gear.
- The service is for powersports only and are providing light mechanical services such as oil changes, tire changes, brakes, etc.
- The inventory will not be produced on site
- Business operations shall be conducted within a closed space, with customers entering from the rear gate of the site and exit from the front gate.
- All operations shall be conducted with existing buildings. No additions shall be made.
- The main operation of the business (shown as showroom on the site plan) will be in the eastern section of the property. The service department shall be in the northern area of the property (shown as warehouse on the site plan).



REVISIONS	BY

EXHIBIT 5

Date	
Scale	1/4" = 10'
Drawn	
Job	
Sheet	
Of	Sheets



49404106

49404107

49404109

49404111

49404110

49404110

49404105

49404104

49404201

49404202

49404103

49404203

49404102

49404204

49404208

49404101

49404205

49404206

49405001

49404207

49405002

49405021

49405003

49405007

49405004





STAINLESS STEEL
SINKS
TILE
MARBLE
DESIGN &
SHOWROOM
COURTESY

FRANK'S BATHS









Mitigation Measures Stemming from Initial Study No. 8011 (Exhibit 8)

- Noise: *"Noise Ordinance of the City of Fresno" states for commercial districts between 10 pm to 7 am shall not exceed 60 sound level decibels. Between 7 am to 10 pm, the sound level decibels shall not exceed 65. (Chapter 10- Regulations Regarding Public Nuisances and Real Property Conduct and Use. Article 1- Noise Regulations. Section 10-102 (b).*
- Aesthetics: *All outdoor lighting shall be hooded and directed to not shine towards adjacent properties and public streets.*

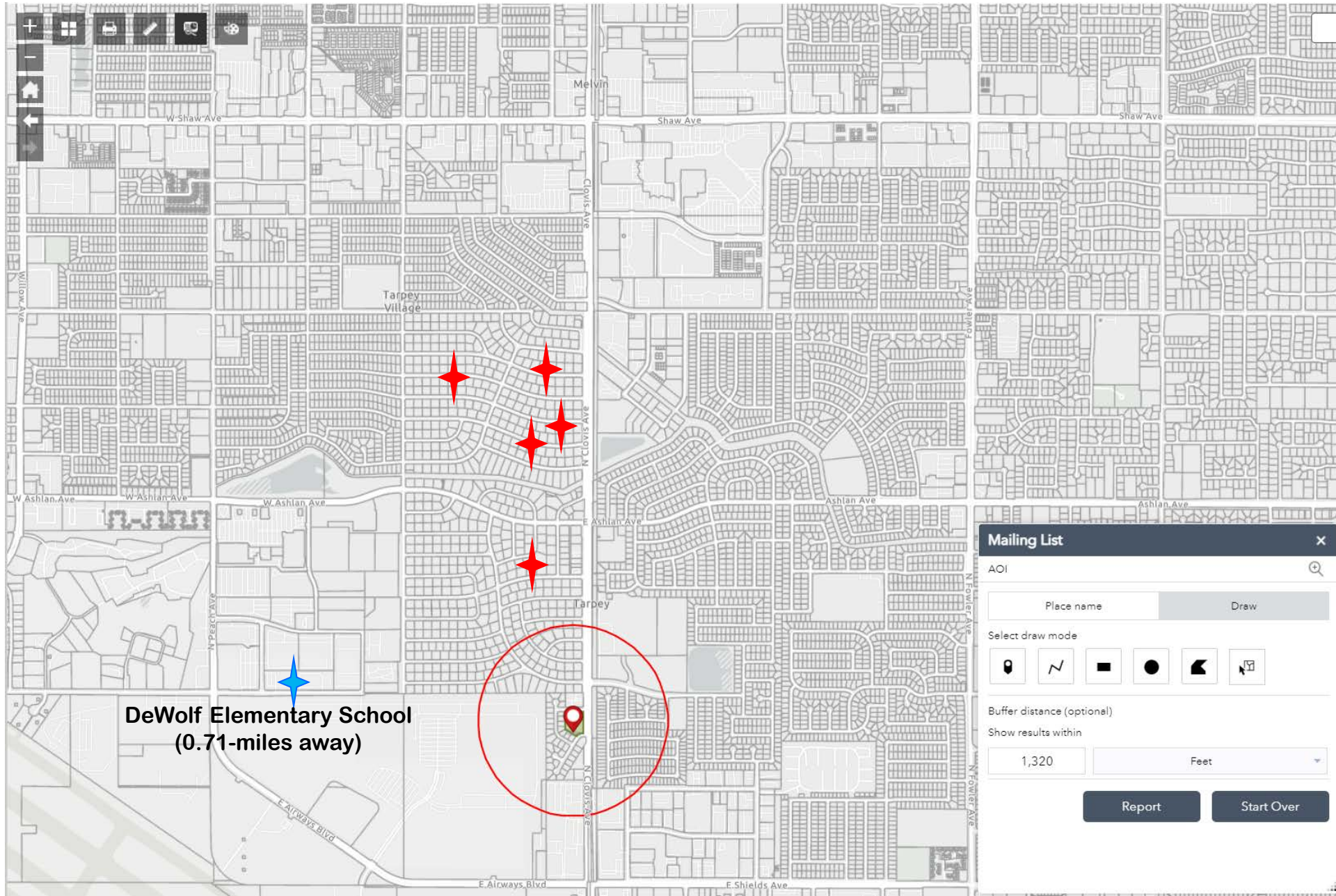
FINDING= LESS THAN SIGNIFICANT IMPACT WITH MITIGATION MEASURES

Opposition Letters (Exhibit 10)

ISSUE	RESOLUTION
Letters state “Property is located in a residential area”	Subject Parcel is located within C-4 Zoning, allowed subject to DRA
Privacy and Safety Concerns	Business operations shall be conducted within a closed space (Operational Statement- Exhibit 7) Initial Study Environmental Review deemed Environmental Concerns to be Less than Significant with Mitigation Measures Incorporated (Exhibit 8)

All Letters of Opposition fall outside the 0.25-mile radius

Ranging from 0.4- miles to 1-mile away



DeWolf Elementary School
(0.71-miles away)

Mailing List [X]

AOI [M]

Place name [] Draw []

Select draw mode

[] [] [] [] [] []

Buffer distance (optional)

Show results within

1,320 [] Feet []

Report [] Start Over []

Findings	Description	Findings Met
1	Parcel's size and shape adequate	YES
2	Site can accommodate negligible traffic increase	YES
3	No adverse effect on surrounding neighborhood	YES
4	Consistent with General Plan	YES

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made and move to approve Classified DRA Director Review and Approval Application No. 4650, subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified DRA Director Review and Approval Application No. 4650; and
- Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

- See Exhibit 1