



DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES DIVISION



EXHIBIT 2 LOCATION MAP

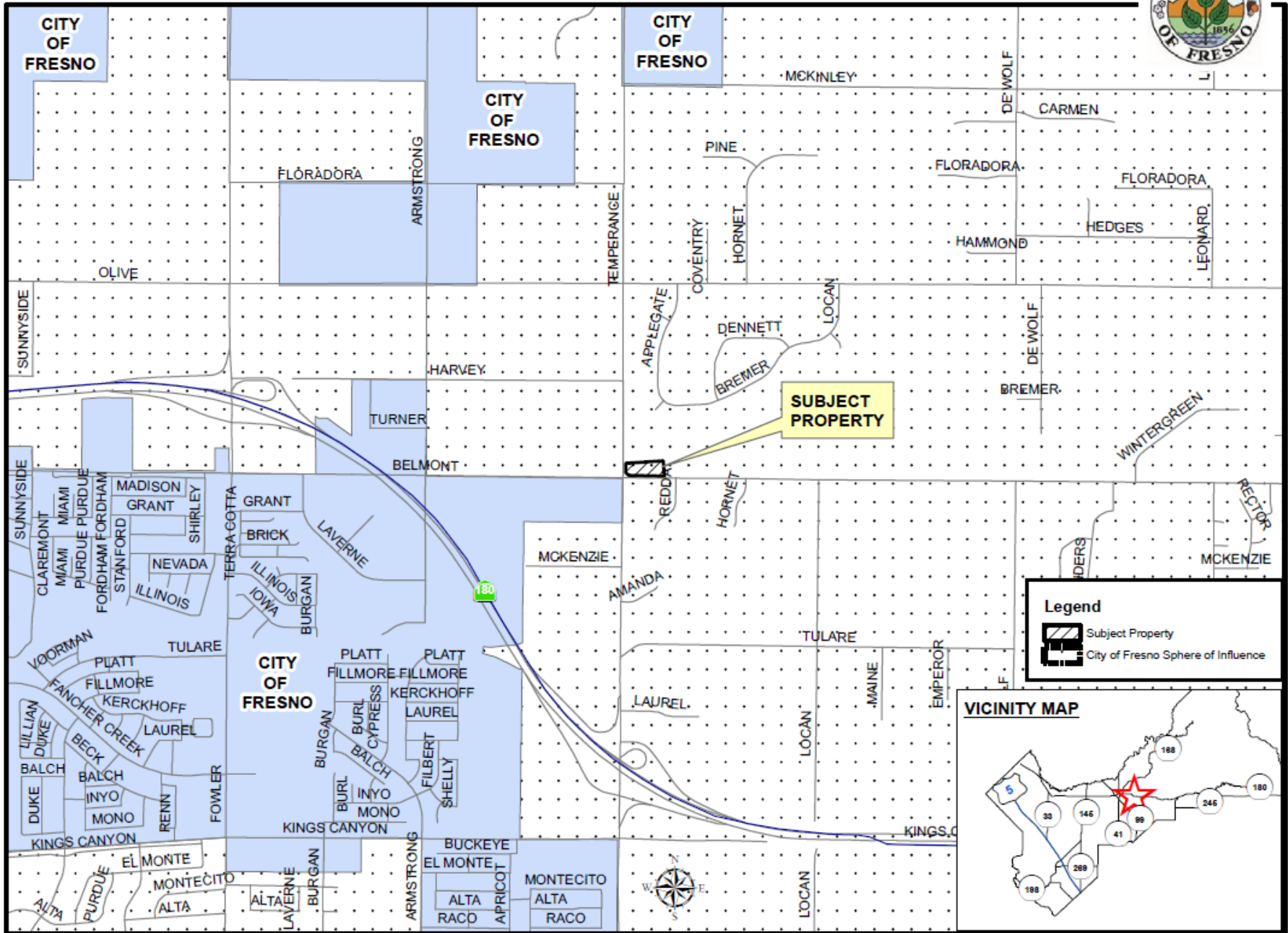


EXHIBIT 2

EXHIBIT 3
EXISTING ZONING MAP

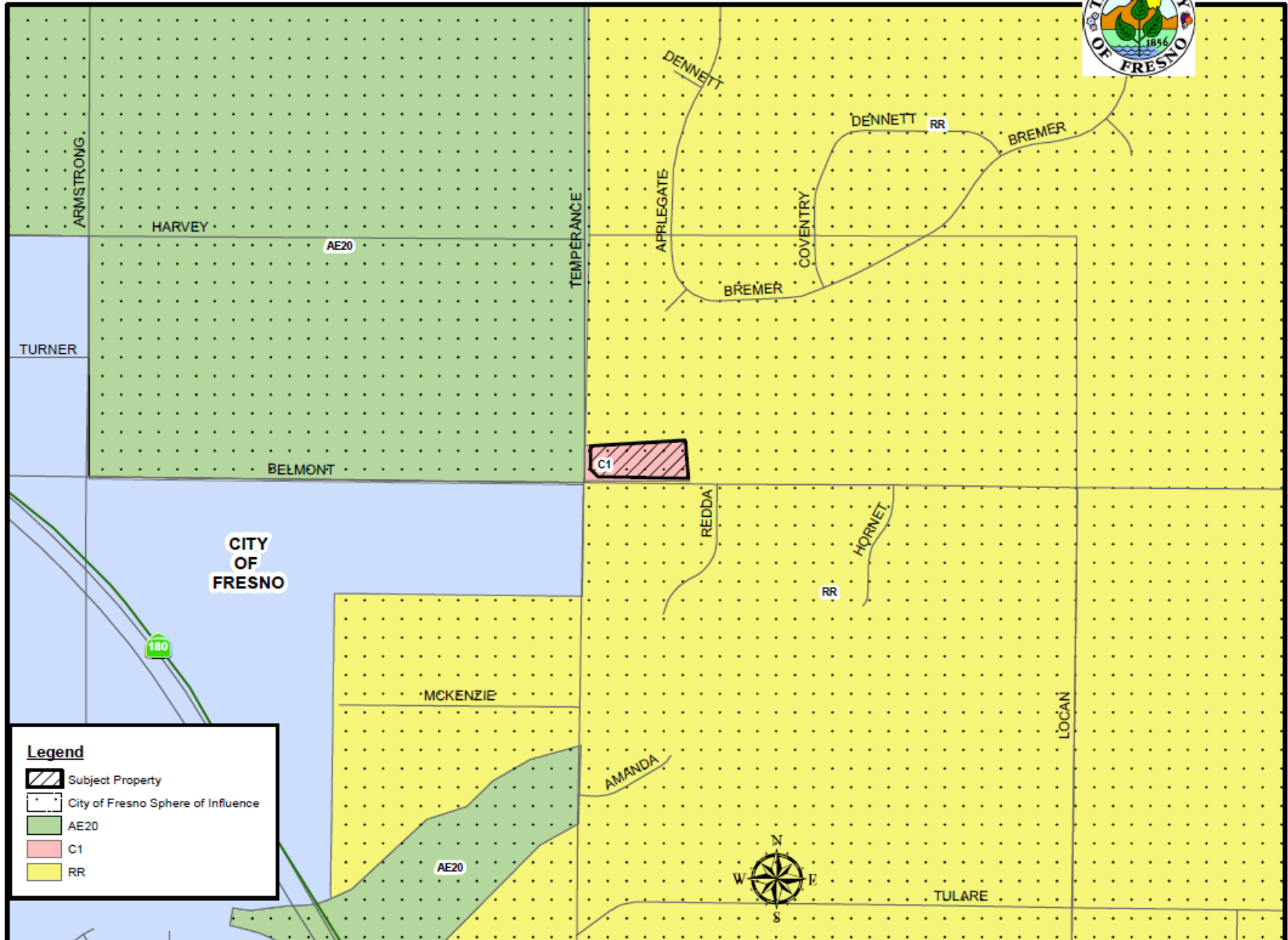


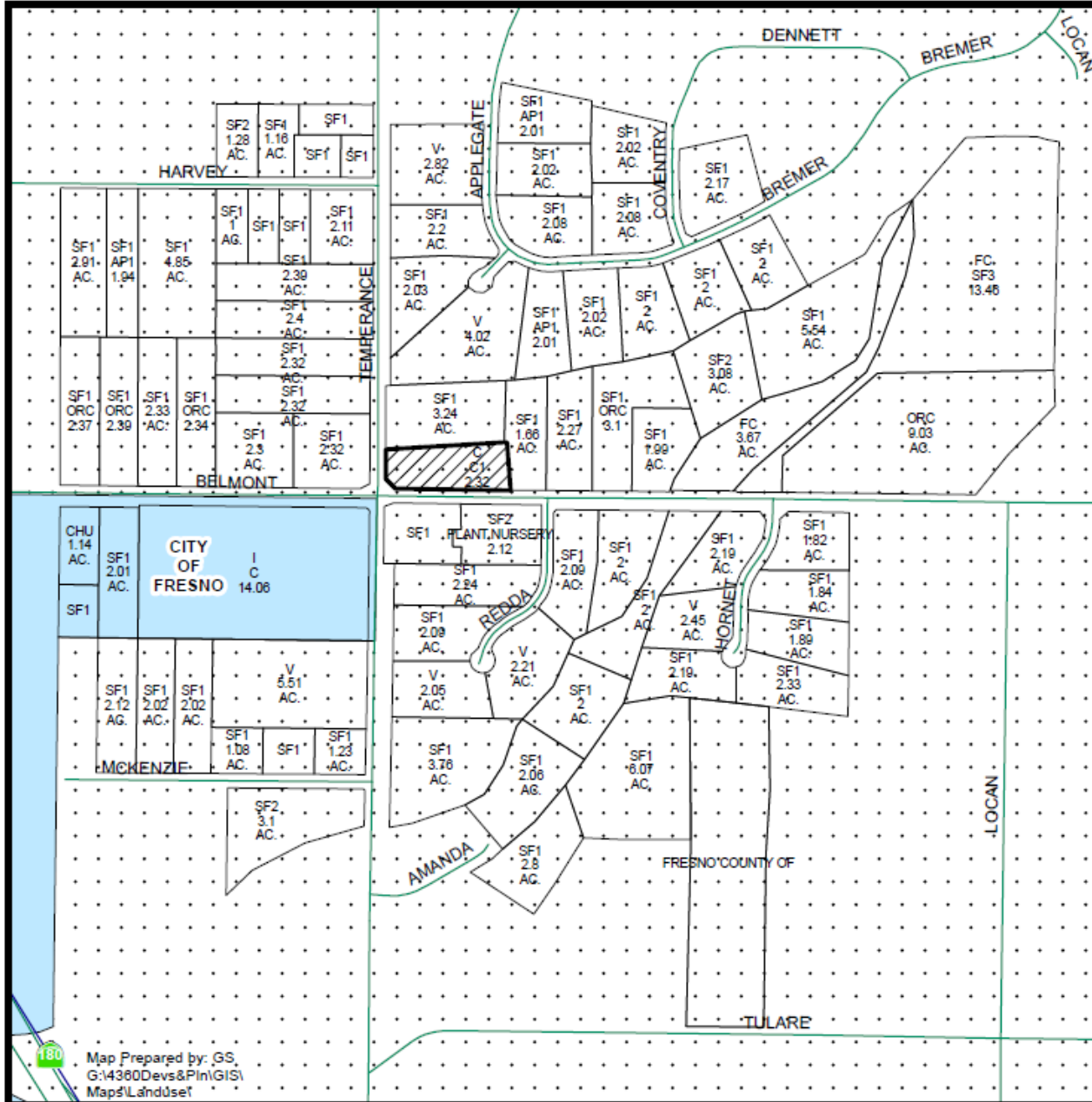
EXHIBIT 3

Legend

- Subject Property
- City of Fresno Sphere of Influence
- AE20
- C1
- RR



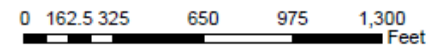
EXISTING LAND USE MAP



LEGEND	
AP1 -	APARTMENT
C -	COMMERCIAL
CHU -	CHURCH
FC -	FIELD CROP
I -	INDUSTRIAL
ORC -	ORCHARD
SF# -	SINGLE FAMILY RESIDENCE
V -	VACANT

Legend

- Subject Property
- City of Fresno Sphere of Influence



Department of Public Works and Planning
Development Services Division

N Temperance Ave

31014345

31014346

E Belmont Ave

E Belmont Ave

N Redda Rd

31014347



Valero

Valero

Valero

ALEE'S TCHN







Findings	Description	Findings Met
1	Size and shape of parcel is adequate.	YES
2	Streets and highways are adequate for use.	YES
3	No adverse effect on neighborhood.	YES
4	General Plan consistency.	YES
5	Conditions necessary for public health, safety, and general welfare.	YES

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

Move to adopt the Mitigated Negative Declaration based on Initial Study No. 8101 and

Move to determine the required Findings can be made and move to approve Conditional Use Permit No. 3716, subject to the Mitigation Measures, 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 Conditional Use Permit No. 3716; and

Direct the Secretary to prepare a Resolution documenting the Commission's action.

Recommended Conditions of Approval and Project Notes:

See Exhibit 1