

City of



**DEVELOPMENT DEPARTMENT**

DATE: April 3, 1997

TO: ALL TEAM MEMBERS  
Development Department

THROUGH: ALVIN P. SOLIS, Director  
Development Department

A handwritten signature in black ink, appearing to read "Alvin P. Solis".

FROM: NICK P. YOVINO, Planning Manager  
Planning Division

A handwritten signature in black ink, appearing to read "Nick P. Yovino".

SUBJECT: DETERMINATION BY THE FRESNO CITY PLANNING COMMISSION  
RELATING TO THE REQUIREMENT FOR REMOVAL OF A FUEL  
ISLAND CANOPY OF AN ABANDONED SERVICE STATION  
(FRESNO MUNICIPAL CODE SECTION 12-319)

The Fresno Municipal Code Section 12-319 mandates the removal of all above-ground improvements and below-ground apparatus uniquely associated with service station operation at such time as an abandoned service station is converted to another use through the conditional use permit process. On April 2, 1997, the Fresno City Planning Commission considered an appeal of Conditional Use Permit Application No. C-96-188, filed by Jack Toutikian, proposing the conversion of an abandoned service station to a take-out only restaurant. The Planning Commission, as a result of the information presented at the hearing, made a determination that a fuel island canopy of a service station is not an improvement uniquely associated with service station operation. Consequently, it ruled that the canopy proposed with C-96-188 is not subject to the provisions of the above-mentioned Code section and need not be removed.

This determination of the Planning Commission as related to a fuel island canopy shall now be considered as the Development Department's administrative policy and shall guide all team members in the processing of future applications under Section 12-319 relating to the conversion of abandoned service stations. Department policy will now allow a fuel island canopy to remain in place when an owner proposes to convert the abandoned service station to another use.