

**FRESNO CITY PLANNING COMMISSION  
RESOLUTION NO. 13799**

The Fresno City Planning Commission, at its regular meeting on May 3, 2023, adopted the following resolution relating to Development Permit Application No. P22-01346.

WHEREAS, Development Permit Application No. P22-01346 was filed with the City of Fresno by Orlando Ramirez of Ramirez Land Development, on behalf of Mohammad Assad, for ±0.69 acres of property located on the northwest corner of East McKinley and North Fine Avenues; and,

WHEREAS, Development Permit Application No. P22-01346 proposes to construct a 4,400 square-foot automated car wash building with 16 vehicle vacuum stalls on a ±0.69-acre property; and,

WHEREAS, on March 15, 2023, the Fresno City Planning Commission (Commission) reviewed the subject development permit application in accordance with the policies of the Fresno General Plan and McLane Community Plan, and,

WHEREAS, during the hearing, the Commission received a staff report with related information, an environmental assessment and considered testimony regarding the proposed application which was appealed on December 23, 2022; and,

WHEREAS, a majority of the members in attendance spoke in opposition of the proposed Development Permit application; and,

WHEREAS, during the hearing, the Commission continued the subject Development Permit application to a May 3, 2023 public hearing, to provide the applicant, adjacent property owner, and tenants to discuss concerns raised during public testimony; and,

WHEREAS, the Commission conducted a public hearing on May 3, 2023, to review additional information provided by the Planning and Development Department and considered the Department's recommendation to deny the appeal for the proposed application subject to the Conditions of Approval dated December 8, 2022; and,

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby finds and determines that there is no substantial evidence in the record to indicate that Development Permit Application No. P22-01346 will have a significant effect on the environment. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that a determination of a Class 32 Categorical Exemption from CEQA is appropriate in accordance with the provisions of CEQA Section 15332. Accordingly, the Commission recommends the Council approve the Categorical Exemption for Environmental Assessment No. P22-01346 dated December 8, 2022, and,

BE IT FURTHER RESOLVED that the Commission hereby recommends approval to the

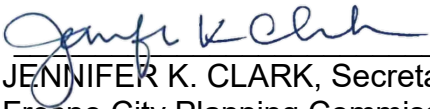
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City Council of Development Permit Application No. P22-01346, subject to the Planning and Development Department Conditions of Approval dated December 8, 2022.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Wagner, seconded by Commissioner Lyday.

VOTING: Ayes - Bray, Diaz, Lyday, Wagner  
Noes - Vang (Chair), Criner  
Not Voting - None  
Absent - Hardi (Vice Chair)

DATED: May 3, 2023

  
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JENNIFER K. CLARK, Secretary  
Fresno City Planning Commission

Resolution No. 13799  
Development Permit Application No.  
P22-01346 Filed by Orlando Ramirez of  
Ramirez Planning, on behalf of  
Mohammad Assad.  
Action: Recommend Approval to the City  
Council