

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
DEVELOPMENT PERMIT APPLICATION NO. P22-01346, AND RELATED ENVIRONMENTAL ASSESSMENT

NOTICE IS HEREBY GIVEN that the Fresno City Council, 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 (FMC), will conduct a public hearing to consider the items below, filed by Orlando Ramirez on behalf of Surf Thru Car Wash, pertaining to an approximately 0.69-acre parcel of property located at 4941 East McKinley Avenue, northwest corner of East McKinley and North Fine Avenues:

1. **Environmental Assessment No. P22-01346:** dated December 8, 2022, a determination of a Categorical Exemption Class 32 (In-Fill Development Project), pursuant to the California Environmental Quality Act (CEQA); and,
2. **Development Permit Application No. P22-01346:** Staff recommends the City Council **DENY** the appeal and **UPHOLD** the action of the Planning Commission and Planning and Development Department Director to approve the subject Development Permit, which requests authorization to construct an automated car wash facility on approximately 0.69 acres of property, subject to compliance with the Conditions of Approval dated December 8, 2022.

FRESNO CITY COUNCIL

Date/Time: Thursday, August 24, 2023 at 10:20 a.m., or thereafter

Place: City Hall Council Chamber, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721; or, watch the live broadcast via the Zoom link located on the City Council agenda found here: <https://fresno.legistar.com/Calendar.aspx>

Any interested person may also participate electronically during the public hearing to speak in favor or against the project proposal, by Zoom meeting with instructions provided on the City Council Agenda, and present written testimony at least 24 hours in advance, pursuant to the City Council rules and procedures, or they may be excluded from the administrative record of proceedings. If you challenge the above application(s) in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Development Services Division of the Planning and Development Department and/or Planning Commission/City Council at, or prior to, the public hearing. The Fresno City Planning Commission considered this application at its meeting on May 3, 2023 and voted four (4) to two (2) to approve the application.

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.

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 regarding this project, contact **Jose Valenzuela**, Planning and Development Department, Development Services Division, by telephone at **(559) 621-8070**, or via e-mail at Jose.Valenzuela@fresno.gov. ***Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070.***

Jennifer K. Clark, AICP, HDFP, Director
Planning and Development Department

Dated: August 11, 2023

Assessor's Parcel No(s). 494-291-05

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

