

Exhibit G - Public Hearing Notice & Noticing Map

CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NEIGHBORHOOD NOTIFICATION

Please Note: You are receiving this notice because you own property located within 1,000 feet of a property that has requested a special permit for a use described below. For this type of permit, the Fresno Municipal Code requires that the City give notice to surrounding property owners to give you the opportunity to express concerns or appeal the special permit. Further information is provided below. If you have no concerns regarding the special permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Director of the Planning and Development Department, in accordance with Common Procedures of the Fresno Municipal Code, Section 15-5007, will take action on the application below:

Application: Conditional Use Permit No. P19-04757

Applicant: Dale G Mell & Associates

Location: 3972 & 3977 N Golden State Blvd

Description: Conditional Use Permit Application No. P19-04757 was filed by Dale Mell of Dale G. Mell & Associates on behalf of Optimum Properties LLC and pertains to a 4.90 acre site located along North Golden State Boulevard adjacent to the south side of the West Ashlan Avenue overcrossing. The applicant requests authorization to transfer a Type 21 off-sale alcohol license for a proposed 3,628 sqft convenience store that will be established as part of a larger commercial trucking facility known as "The Yard." This CUP application is only for consideration of the requested alcohol sales use that will be ancillary to a proposed vehicle/truck fueling, truck/trailer parking, truck driver's lounge, and a food court with drive-thru that will be considered under a separate conditional use permit application.

Zone District: IL (Light Industrial)

Protest Deadline: **November 23, 2020 by 5:00 p.m.**

All documents (including the application and environmental determination) related to this project are available for public review through the Planning and Development Department, 2600 Fresno Street, 3rd Floor, Fresno, California 93721 by contacting the Department at the number listed below. **Due to the current COVID-19 pandemic, City Hall offices are closed to the public.** Please contact the planner listed below via email or by phone to view documents.

In the event you wish to protest the possible approval of this project, you may do so by filing a written protest with the Director. The protest must include the appellant's interest in, or relationship to, the subject property and specific reason(s) why the appellant believes the project should not be approved. Failure to object to the approval and state said reasons prior to the decision shall potentially bar any later court challenge to the project approval.

ANY WRITTEN protest of the potential approval must be submitted to this office prior to close of business on **November 23, 2020**

If you wish to be notified of the action taken by the Director, please submit a request in writing (mail or email) to the Planner listed below by the date noted above. Once the Director takes action there will be a 15 day appeal period. Unless otherwise specified in governing state or federal law, all appeals shall be filed with the Director in writing, along with a \$30.00 appeal hearing fee, within 15 days of the date of the action, decision, CEQA determination, motion, or resolution from which the action is taken.

For additional information regarding this project, contact Thomas Veatch, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8076 or via e-mail at thomas.veatch@fresno.gov. *Si necesita información en Español, comuníquese con McKencie Perez al teléfono (559) 621-8066 o por correo electrónico a McKencie.Perez@fresno.gov. Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email Kao.Vang@fresno.gov.*

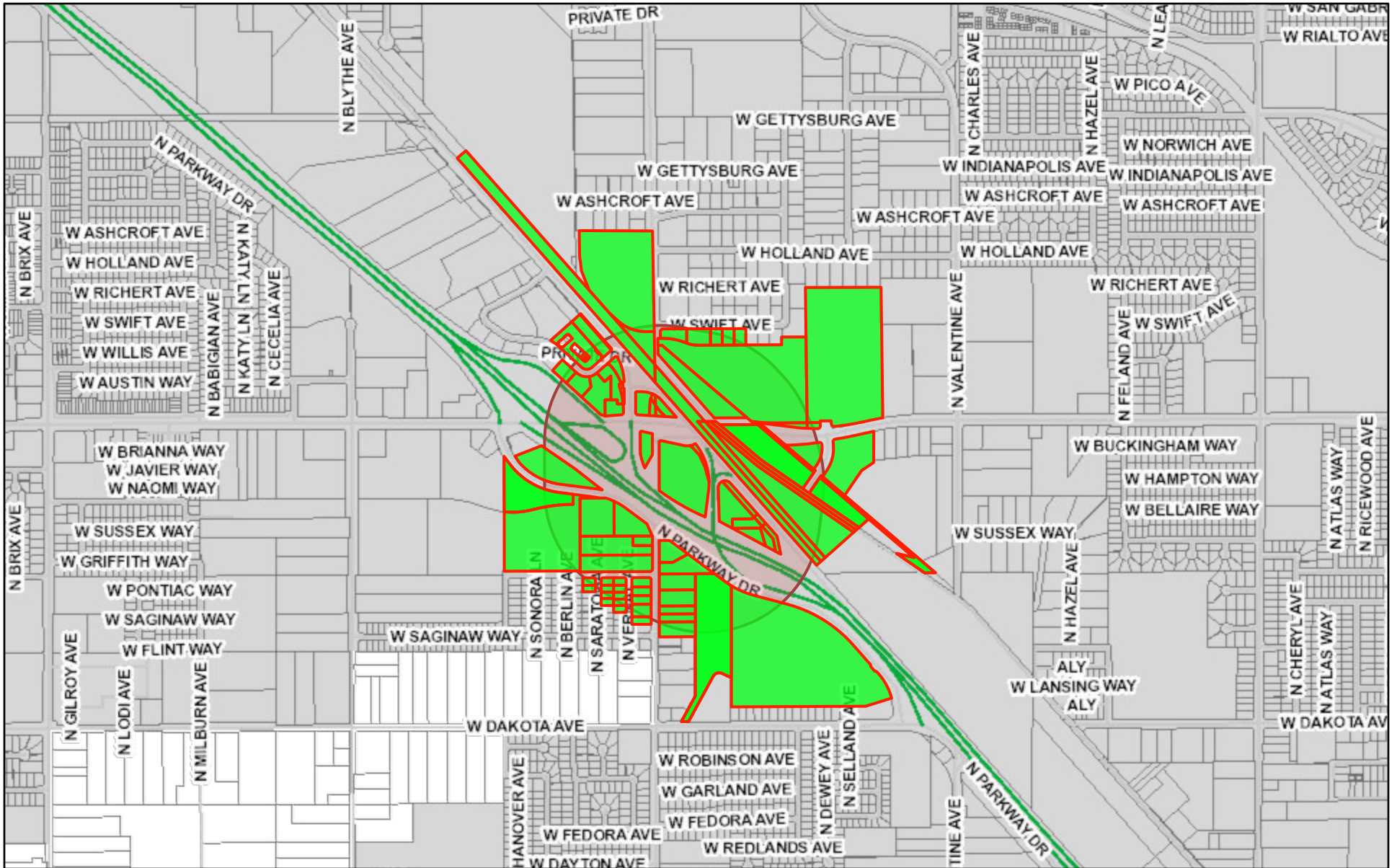
PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, Director

Dated: November 13, 2020
Assessor's Parcel Nos. 43304054


SITE LOCATION

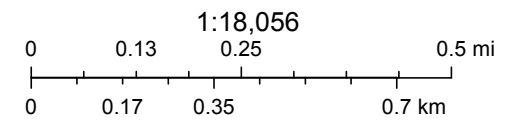


Exhibit Map



11/12/2020, 11:07:44 AM

-  Override 1
-  Override 1





CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT
NEIGHBORHOOD NOTIFICATION

Please Note: You are receiving this notice because you live within 1,000 feet of a property that has requested a special permit for a use described below. For this type of permit, the Fresno Municipal Code (FMC) requires that the City give notice to surrounding property owners to give you the opportunity to express concerns or appeal the permit. Further information is provided below. If you have no concerns regarding the permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Planning and Development Department Director, in accordance with Common Procedures of the FMC, Section 15-5007, will take action on the applications below:

Application Type and Number:	Conditional Use Permit Application No. P23-02136
Applicant:	Scott Vincent of The Vincent Company Architects on behalf of Surjit Singh of Optimum Properties LLC
Location:	3977 and 4011 North Golden State Boulevard; located south of West Ashlan Avenue, between State Route 99 and North Golden State Boulevard. APN's: 433-040-54, 511-240-26
Application Description:	The application proposes a ±9,580 square-foot commercial retail building which will be utilized by a food court with ±4,538 square-foot of floor area including drive-through; a grocery market with ±4,468 square-foot of floor area; a service station with a ±3,696 square-foot fuel island canopy; and a car wash with a ±3,600 square-foot building. In addition, on and off-site improvements are proposed including but not limited to: 1 drive approach, 91 parking stalls, car wash vacuum bays, sidewalks, and landscaping.
Zone District:	IL (<i>Light Industrial</i>)
Comment Deadline:	September 4, 2023 at 5:00 p.m.

The purpose of this notice, at this time, is only to solicit public input and provide members of the public with the opportunity to communicate comments or concerns for consideration prior to the Director making a final determination for project action. In the event you wish to provide comments for consideration, you may do so by written letter sent via post mail to the address below or via written email to PublicCommentsPlanning@fresno.gov (cc Thomas.Veatch@fresno.gov). Comments must include the person's interest in or relationship to the subject property and specific reason(s) why the person believes the project should or should not be approved.

ANY WRITTEN comments, concerns, or requests for notification of final project action must be submitted to this office prior to the close of business on:

September 4, 2023

If you wish to be notified of the Director's final action in order to be provided an opportunity to formally appeal said action, you must specify in your written comments that you wish to be notified of the final project action. If no written request for notification of final project action is included in the written comments, you will not be notified of the Director's final action, and no further communication or notice will be sent. Once the Director takes final action, there will be a 15-day appeal period. Unless otherwise specified in governing state or federal law, all formal appeals shall be filed with the Director in writing within 15 days of the date of the Director's final project action, decision, CEQA determination, motion, or resolution from which the final action is taken. Failure to object to the Director's final action and/or state said reasons prior to the decision might bar any later court challenge to the project approval.

All documents related to this project are available for public review at the Planning and Development Department at the address listed below. 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 below via email or phone to request electronic copies or schedule an appointment to view documents.**

For additional information regarding this project, contact **Thomas Veatch**, Planning and Development Department, by telephone at **(559) 621-8076** or via email at Thomas.Veatch@fresno.gov. **Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070.**

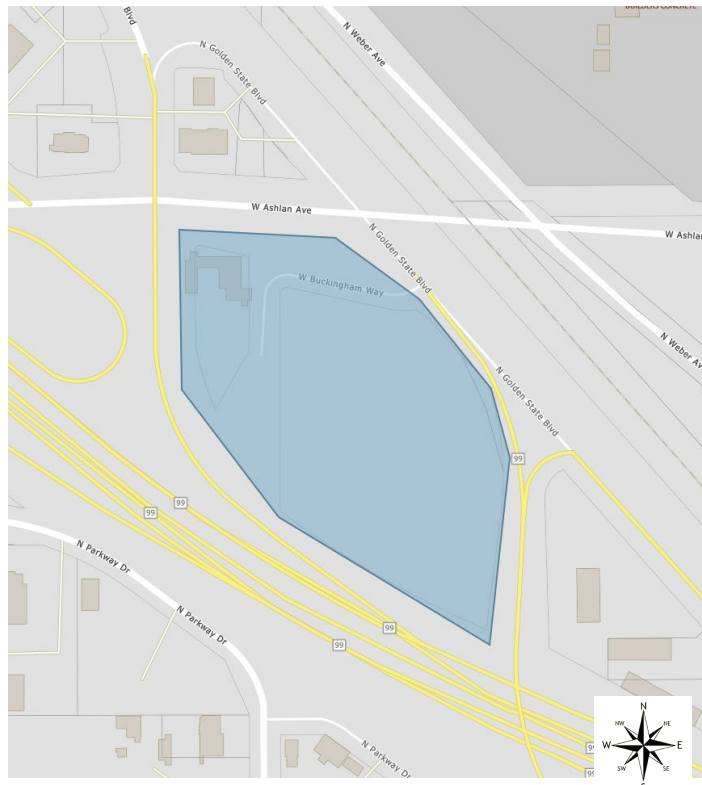
PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director
Dated: August 22, 2023

SEE THE VICINITY MAP ON THE REVERSE SIDE

Thomas Veatch
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO STREET, ROOM 3043
FRESNO CA 93721

THIS IS A LEGAL NOTICE
3977 North Golden State Boulevard
CUP No. P23-02136

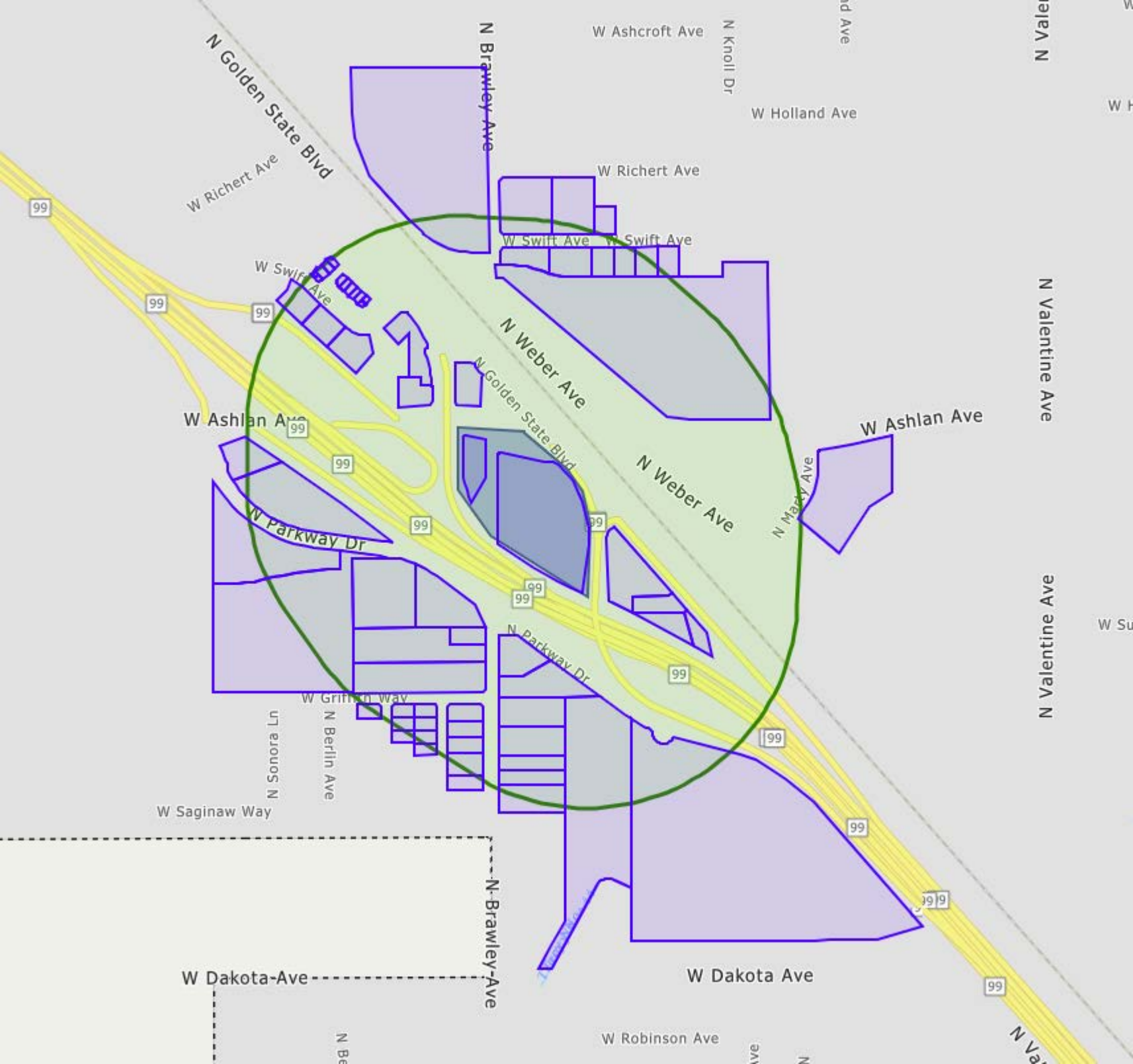
VICINITY MAP



Subject property:



Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-827



N Golden State Blvd
W Richert Ave

N Brawley Ave

W Ashcroft Ave

N Knoll Dr

W Holland Ave

N Valentine Ave

W Richert Ave

W Swift Ave

W Swift Ave

N Golden State Blvd

W Ashlan Ave

99

N Golden State Blvd

N Weber Ave

W Ashlan Ave

N Macey Ave

W Parkway Dr

99

99

99

N Parkway Dr

W Griffin way

N Sonora Ln

N Berlin Ave

W Saginaw Way

N Brawley Ave

W Dakota Ave

W Dakota Ave

W Robinson Ave

99

N Va

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

**NOTICE OF PUBLIC HEARING
ON THE APPLICATION LISTED BELOW**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, 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 which pertain to approximately ±5.42 acres of property located south of West Ashlan Avenue, between State Route 99 and North Golden State Boulevard.

1. **Environmental Assessment No. P19-04757**, dated December 6, 2023, recommending approval of a determination of Categorical Exemption under Section 15332/Class 32 of the California Environmental Quality Act (CEQA) Guidelines; and,
2. **Conditional Use Permit No. P19-04757**: Staff recommends the Planning Commission deny the appeal and uphold the action of the Planning and Development Department Director to deny Conditional Use Permit Application No. P19-04757 requesting to establish a State of California Alcoholic Beverage Control Type 21 (off-sale general: beer, wine, and distilled spirits for consumption off the premises where sold) license for a general market/service station.

FRESNO CITY PLANNING COMMISSION

Date/Time: Wednesday, December 6th at 6:00 p.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 either Zoom meeting or telephone with instructions provided on the Planning Commission Agenda, and present written testimony at least 24 hours in advance, via an eComment or by email to PublicCommentsPlanning@fresno.gov (cc thomas.veatch@fresno.gov). All documents submitted to the Planning Commission for its consideration prior to or at the hearing shall be submitted to the Planning Commission at least 24 hours prior to the Commission agenda item being heard, pursuant to the Planning Commission 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 environmental determination shall be considered by the City Council pursuant to FMC Section 15-5005-I.

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.**

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

Dated: November 22, 2023

Assessor's Parcel No: 433-040-54, 511-240-26

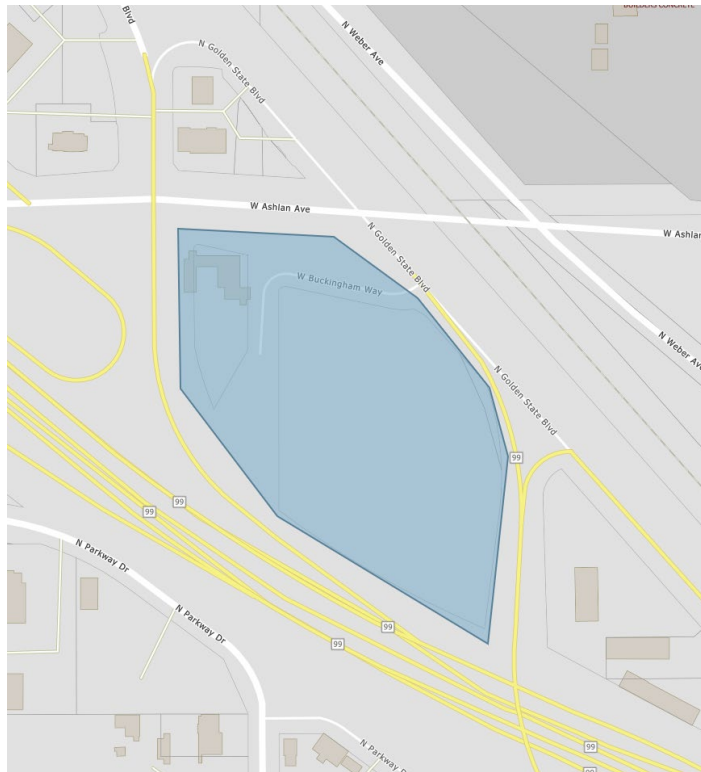
SEE MAP ON REVERSE SIDE

**Planning and Development Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277**

City of
FRESNO Thomas Veatch
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO STREET, ROOM 3043
FRESNO, CA 93721-3604

THIS IS A LEGAL NOTICE REGARDING
3977 North Golden State Boulevard
P19-04757

VICINITY MAP



Legend

Subject property:



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

