

EXHIBIT J

City Council Notice

CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT APPLICATION NO. C-16-033

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 an **appeal** to Conditional Use Permit Application No. C-16-033 and related Environmental Assessment No. C-16-033. Conditional Use Permit Application No. C-16-033 was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments and pertains to 0.55 acres of property located at 940 East Belmont Avenue, located on the southwest corner of East Belmont and North Van Ness Avenues. The applicant proposes construction of an approximately 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and 8-station Chevron fueling facility with a 2,160 square-foot canopy. The applicant also requests authorization to acquire a Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises where sold*) for the convenience store. The project is considered a Service Station, and Convenience Retail with alcohol sales, which are conditionally permitted uses in the CG (*Commercial-General*) zone district specified in the Fresno Municipal Code (FMC), as shown in Table 15-1202 of the FMC. At this hearing, the following will be considered.

1. **Environmental Assessment No. C-16-033:** Finding of Categorical Exemption pursuant to Section 15303/Class 3, New Construction or Conversion of Small Structures, of the California Environmental Quality Act Guidelines (CEQA) for Conditional Use Permit Application No. C-16-033.
2. **Conditional Use Permit Application No. C-16-033:** Staff recommends approval of Conditional Use Permit Application No. C-16-033, subject to Conditions of Approval dated December 20, 2017, requesting authorization to develop an approximately 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and 8-station Chevron fueling facility with a 2,160 square-foot canopy. Staff recommends denial of the request to establish a Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises where sold*) for the Johnny Quik convenience store.

FRESNO CITY COUNCIL

Date: Thursday, March 1, 2018

Time: 10:30 a.m., or thereafter

Place: City Hall Council Chamber, Second Floor
2600 Fresno Street, Fresno, CA 93721

Any interested person may appear at the public hearing and speak in favor or against the project proposal. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearings described in this notice, or in written correspondence delivered to the City Council prior to the public hearing. Written comments must be received 24 hours before the item is to be heard at Council. Verbal comments may be made at the public hearing. NOTE: This public hearing notice is being sent to surrounding property owners pursuant to the requirements of Fresno Municipal Code Section 15-5007. For additional information, contact Ricky Caperton, Development and Resource Management Department, Development Services Division, City Hall, 2600 Fresno Street, Fresno, California 93721-3604, by telephone at (559) 621-8058, or via e-mail at Ricky.Caperton@fresno.gov. Si necesita información en Español, comuníquese con McKencie Contreras al teléfono (559) 621-8066.

Jennifer K. Clark, Director
Development and Resource Management Department

DATED: February 15, 2018

APN(s): 459-043-23, 459-043-03, and 459-043-36

SEE MAP ON REVERSE SIDE

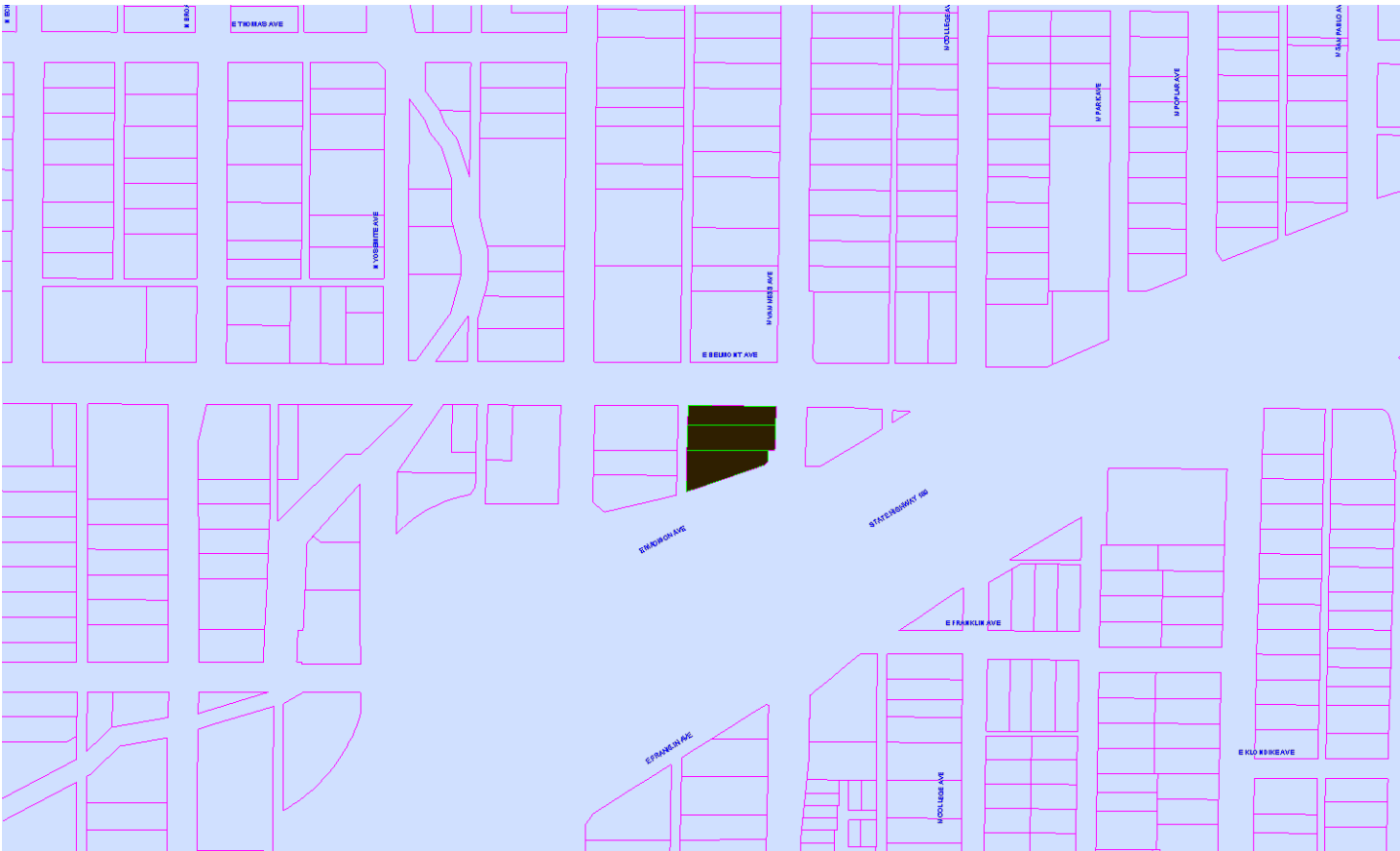
Development and Resource Management Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277 · Fax (559) 498-1026



R. Caperton
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT
2600 FRESNO ST
FRESNO CA 93721-3604
940 East Belmont Avenue
C-16-033

THIS IS A LEGAL NOTICE

VICINITY MAP



SUBJECT PROPERTY

