RIVENDELL
COMMUNITY INC
Adult Development Center

Fresno City Hall
2600 Fresno Street
Fresno, CA 93721

Date: May 31, 2022

RE: APPLICATION NUMBER P22-01346

My name is Xiamy Ly-Yang and I am the CEO of Rivendell Community, Inc., a non-profit organization that serves adults with disability, since 2007. I am writing this letter to you with the intent of convincing Planning and Development departments not to approve the construction of Surf-Thru (carwash) on the corner of Fine and East McKinley Avenue. I strongly believe that a car wash is not the best fit for our neighborhood and the businesses that are currently operating there. A car wash will bring a lot of noises and ruckus from their large machines and noisy vacuum to the music from their customer's cars.

My agency is located at the corner of Fine and East McKinley for the past couple of years and my clients have enjoyed the quiet and safe open space of our facility and its surroundings. My clientele ranges from severe to mild developmental disabilities. My autistic clients have a challenging time dealing with loud noises, overstimulation, busy environment and changes. My agency is the only facility in Fresno County that serves South-East Asians disabled clients. Our clients are very often socially isolated from the mainstream community due to language barriers, societal and cultural stigmatization, lack of knowledge in resources and culturally inadequate services. Our clients come from low socio-economic backgrounds.

The construction of Sur-Thru car wash will cause loud noises which will trigger my clients to experience an overwhelming amount of stress and anxiety. Additionally, if the car wash were to be approved, the ongoing traffic brought on by the carwash will pose a dangerous threat to my clients who go AWOL and often dart out the front door. Legally, I cannot restrain these clients nor lock the front doors to keep them inside the building. These clients will be in danger of being harmed and/or ran over by the cars at Surf-Thru car wash.

Another very critical threat Surf-Thru car wash will pose to my clients has to do with traffic. My clients are brought into my facility by large EOC buses which need a good amount of space and time to load/unload. Many of my clients are in wheelchairs. I fear that the Surf-Thru customers will not have the patience to wait 5-10 minutes for a bus to load up clients in wheelchairs and poses as a threat to my staff and my clients if they try to speed around the buses.

4927 E. MCKINLEY AVENUE ■ FRESNO, CALIFORNIA 93727

OFFICE: 559.276.1171 **FAX:** 559.276.1181 **EMAIL:** rivendellfresno@gmail.com

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Please, consider the safety of my clients and the services I provide for the disabled South East Asian community when coming to a decision.

Should you have further questions, I can be reached at 559-458-1958 and by email at xiamyly@gmail.com.

Respectfully submitted,

Xiamy Ly-Yang, MSW
CEO

4927 E. MCKINLEY AVENUE ■ FRESNO, CALIFORNIA 93727

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Dear Tyler Maxwell and Fresno City Planning Commission:

November 17, 2022

This is a letter of opposition to the proposed Surf Thru Car Wash in the parking lot of 4927 East McKinley Avenue. This is the address of the Rivendell Community Center, contracted with Central Valley Regional Center. CVRC is a non-profit corporation under State of California to provide services to persons with developmental disabilities. These are the clients at Rivendell.

We are requesting a denial for the Surf Thru car wash at this location for the following reasons:

1. Clients at Rivendell and surrounding businesses utilize the parking lot for their customers/clients. At Rivendell, the parking lot is used for outdoor activities including exercise and walking.

2. The noise from the car washing machines and vacuums are intrusive as many clients experience sensory integration challenges which include visual and auditory triggers. Often, consumers at car washes play loud, vibrating music.

3. Typically car washes bring more traffic and congestion. The Rivendell Center uses the parking lot on weekends in hosting community activities. Often, the parking lot is full on these occasions.

4. Express Lube and Car Wash is located at 4853 East McKinley, approximately one-quarter of a mile from Rivendell. Most people would question the need for another car wash.

5. The establishment of a car wash in this location would be detrimental to the well-being of all people in this location/ complex. As this disadvantaged group presently participates in outdoor activities, including walks in the neighborhood, socialization, and independent living skills, we must advocate for them, as they are unable to do it for themselves.

In consideration of the above reasons, we ask that you, as our representatives in government, deny this requested plan for a Surf Thru on this property.

Sincerely,

All the Families and clients of Rivendell Community, Inc.

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RIVENDELL COMMUNITY INC

Adult Development Center

[illegible]	Jimmy Lee
PAO MOUA	Cherry Lee
YUCLee	PHA MOUA
Blia Chong Lee	LEE moua
Ko Vue	Hana Yang
MaiLee	Chee Noll YANG
ANNY	LORPAO CHANG
[illegible]	
[illegible]	
sheng xiong	
[illegible]	
Kaoehhanm	
[illegible] yang	
Dalee Yang	
[illegible] Lee	
[illegible]	
[illegible]	
Blia Chong Lee	
Anita Yang	
Chu Vue	

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Adult Development Center

Signatures of clients and Families opposing the construction of SurfThru.

Xiang ly yang [signature]	Yi Yang [signature]
[signature]	Li Fa Xiong
[signature]	Chiumeeko
Encha	Bee Cha
Martha	yin Thao
mary	[signature]
mindy yang	[signature]
nancy [illegible]	Vang Yang
Srit	Blia vang
Seunglop	per vang
[illegible]	Salvador Rivera
Jeffsa	[signature]
You yang	BILLYMALLETT
kong yang	Cherry Lee
Cono Losi	Yang Tou Vue [signature]
Song Chum	Kevin Lee
[signature]	Steve Lee

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Oppose To Surf Thru Express Car Wash
Construction on N.W Corner of McKinley Ave & Fine Ave
In-front of 4949 E. McKinley Ave. Fresno, CA 93727

November 16, 2022

Shone Yang, dba Prestige Life Insurance Solutions
4949 E. McKinley Ave., Suite A
Fresno, CA 93727

To: City of Fresno, Planning, Licensing & Permits Authority

RE: The Construction of Surf Thru Express Car Wash on N.W. Corner of McKinley Ave & Fine Ave

I am oppose and asking the City of Fresno to **not granting** the permit/license for Surf Thru Express Car Wash for building a car wash in-front of my office because the following reasons:

1. My business is providing financial services education & class for underserved minorities, the existence of Surf Thru Express Car Wash would make loud noises and distract my customers and students while in session.
2. The construction of Surf Thru Express Car Wash would tear down the existing handicap parking in-front of my office, and it will not having any handicap parking at all, it will force my customers to park over 200 feet away and that would be difficult for disability customers.
3. The existence of Surf Thru Express Car Wash in-front of my office would block the visibility of my office, and that would cause my business to lose customers and lose revenues.

I appreciate the City of Fresno Not Granting the permit for Surf Thru Express Car Wash to construct at this location.

Thank you for your consideration.
The signatures below and next page are Associates and clients who oppose to the construction of Surf Thru Express Car Wash

Shone Yang, Ph 559-312-0446

Signatures of People Who Oppose To the Construction of

Surf Thru Express Car Wash On the N.W Corner of McKinley Ave & Fine Ave

Name	Phone Number	Signature
Xou T. Fang	(559) 916-3630	
Mai L. Fang	(559) 681-9674	
Esterlina Matsm	(559) 720-6545	
YER LEE	(559) 353-1087	
Pangge Fang	559-289-0789	
Amanda Yang	(559) 832-9008	
Chue h Moua	(209) 261-5577	
Hue D ang M	559-247-3093	
Shoua Yang	559-360-0335	
Zer Moa	559-575-9024	
	209-605-0696	
Chuya Moua	559-770-4744	
Maxine Fang	559-240-9731	
Bla Neng Moua	559-765-9678	
Lou Fang Moua	559 765-9677	
Susan Lo	559-326-4572	
Rasany Yang	559-917-9145	
Sengyang	557-476-6883	
Cher Yang	559-906-7040	

Signatures of People Who Oppose To the Construction of

Surf Thru Express Car Wash On the N.W Corner of McKinley Ave & Fine Ave

Name	Phone Number	Signature
Xia Xiong	559-835-4657	
Ricky Fang	559-349-1531	
Naly Fang	559-360-2766	
David Xie	559-287-8496	
Pins Hueng	559-367-1719	
Naly Xiong	559-259-4401	
Ge Yang	559.579.5935	

From:	gerr2bvp@aol.com
To:	Jose Valenzuela
Subject:	Proposed car was at McKinley and Fine
Date:	Tuesday, March 07, 2023 11:40:25 AM
Attachments:	airpot villge last version impact (1).docx

External Email: Use caution with links and attachments

Hi Jose, hope you are doing well and coping with the deluge. Enclosed is a letter I have composed for the
Planning Commission regarding the proposed car wash at McKinley and Fine. Could you please make sure it is part of their
packet regarding this matter. Thank you, Jose and take care, Gerry

Airport Village was planned and developed as an integrated commercial/office complex with shared parking, access and egress. Developing this car wash completely negates that premise. Our major concern is how the car wash both immediately and in the long term impacts our building and its tenants. Removing parking spaces, changing the location of the handicap access ramp, relocating the entrance driveway closer to the existing building, automobile stacking areas immediately in front of existing offices tenants, blocking through traffic due to stacking in relocated driveway, not being able to actively, or passively, for that matter, be involved in the planning process, by either the City of Fresno or the developer. What is most disturbing is why the developer is allowed to change, remove and rearrange parking and access to our building in such a manner that it drastically impacts current tenants as well as future prospective tenants. By removing parking spaces to the point that we no longer meet City of Fresno parking standards for our building makes us an illegal, nonconforming land use. List of major concerns follows:

-Removed 43 spaces from their parcel plus 17 from ours leaving only 38 spaces for our building, which is less than the required 41 spaces for our commercial/office use (one space per 400 sq. ft.)

-They have not provided any on site parking for employees and/or service vehicles,

-They have removed the handicap spaces from directly in the front and center of the building to the Westernmost part of the parking lot. The access ramp to the building is also moved to the westernmost Part of the site. Not only to handicap persons have to cross the street to get to the ramp but it is approximately 350 feet to get to the easternmost part of the building. Furthermore, this directly impacts the existing adult day care center since the handicap spaces and ramp are directly in front of their entryway.

-If the stacking area for the car wash is full, cars waiting to use the facility will have to wait in the driveway, thus blocking access to the parking area for our building. Furthermore, if the car wash is very busy cars could be backed up all the way to Fine thus impeding traffic turning from McKinley on to Fine. The idling of the cars 10 feet from the building and tenants would be disruptive and create a noise and air quality problem. Cars entering from the southwest entrance to the property going to the car wash facility would have to turn right into the car wash, and if cars queued up there to get in the car wash both sides of the drive would be blocked totally restricting traffic flow.

-In March of last year the property was zoned M-1-P. It is now zoned IL (light industrial). We were not notified of that rezoning, and, therefore, did not have a chance to determine how that zone change would affect us. Thus, we were not able to voice our opinion on the rezoning.

-Neither the City of Fresno nor the developer of the car wash notified us of the proposed car wash. We had absolutely no input into how the car wash layout would affect us. We certainly would have voiced concerns regarding removal of our parking spaces as well as the other concerns indicated above. Plus, by not advising us we had not opportunity to appeal the project.

-Giving this project a categorical exemption under CEQA because it is an infill project does not adequately address the negative impacts of the project. A noise study needs to be conducted to determine the impact on the building tenants from 16 vacuum machines, the noise generated by the machinery of the car wash and cars idling in front of the offices. The impact on the relocation of the handicap spaces and ramp needs to be addressed pursuant to ADA requirements as well as its impact

on the existing adult day care use. The project may have air quality issues as well with cars idling in front of tenant spaces.

-This project was built in 1981 as an integrated commercial center. The main building of 16,400 sq. ft. and a 6,400 future building site were approved with shared parking and access. This is totally contrary to that proposal. It not only restricts access but rearranges access and removes parking to the detriment of the main building.

-Airport Village was a thriving commercial center in the 1980's and into the 1990's. The tenants back then were directly related to the also thriving office area to the east. Tenants included a business machine concern, office supply, in-line restaurant and offices. As computer age and big box retailers began to take hold and the offices area began to decline these uses were no longer viable. Upon their departure, Fresno Airport began to grow and we took on a car rental agency. When the car rental agency found a location closer to the airport, we found that the area began to change and was no longer a viable commercial area. Thus, we began to lease to uses catering to the changing area. Besides office uses we leased to a church and then as the Asian population began to grow we provided space to our major tenant now, the adult day care center. We are adapting our uses to the area as it evolves and we will continue to do so. Approval of the car wash would, without a doubt, severely impair our building now and for the future.