# Exhibit C – Public Hearing Notice & Map

**CITY OF FRESNO**
**PLANNING AND DEVELOPMENT DEPARTMENT**

# NOTICE OF PUBLIC HEARING
# DEVELOPMENT PERMIT NO. P22-01346 AND ENVIRONMENTAL ASSESSMENT NO.P22-01346

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, will conduct a public hearing to consider the items below, pertaining to ±0.69 acres of property located on the northwest corner of East McKinley and North Fine Avenues. The project proposes to construct a 4,400 square-foot mechanical carwash building consisting of a 120-foot carwash tunnel. The proposed project will include 16 self-service, vehicle-vacuum stalls, one new solid-waste enclosure and new landscaping. The property is zoned IL (*Light Industrial*). The project was approved by the Director on December 8, 2022 and is being considered by the Planning Commission based upon an appeal received from a member of the public. The Planning Commission will consider the following actions:

1. **Environmental Assessment No. P22-01346:** a Categorical Exemption Section 15332/Class 32 (In-Fill Development Projects) prepared for Environmental Assessment (EA) No. P22-01346, dated December 8, 2022, for the proposed project pursuant to the California Environmental Quality Act (CEQA).
2. **Development Permit Application No. P22-01346:** Staff recommends the Planning Commission DENY the appeal and UPHOLD the action of the Planning and Development Department Director to approve Development Permit Application No. P22-01346, which requests construction of a automated carwash building with 16 self-serving vacuum stalls.

***FRESNO CITY PLANNING COMMISSION***

Date/Time: Wednesday, March 15, 2023, 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 Planning Commission agenda found here: https://fresno.legistar.com/Calendar.aspx

In response to COVID-19, City Hall Council Chambers and City Hall will be open to the public at limited capacity for Planning Commission hearings to allow for social distancing. 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 Jose.Valenzuela@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 applications 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 at, or prior to, the public hearing. The Planning Commission action on the proposed Development Permit and Environmental Assessment will be final, unless appealed to the City Council.

NOTE: This public hearing notice is being sent 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, contact Jose Valenzuela, Planning and Development Department, by telephone at (559) 621-8070, or via e-mail at Jose.Valenzuela@fresno.gov.

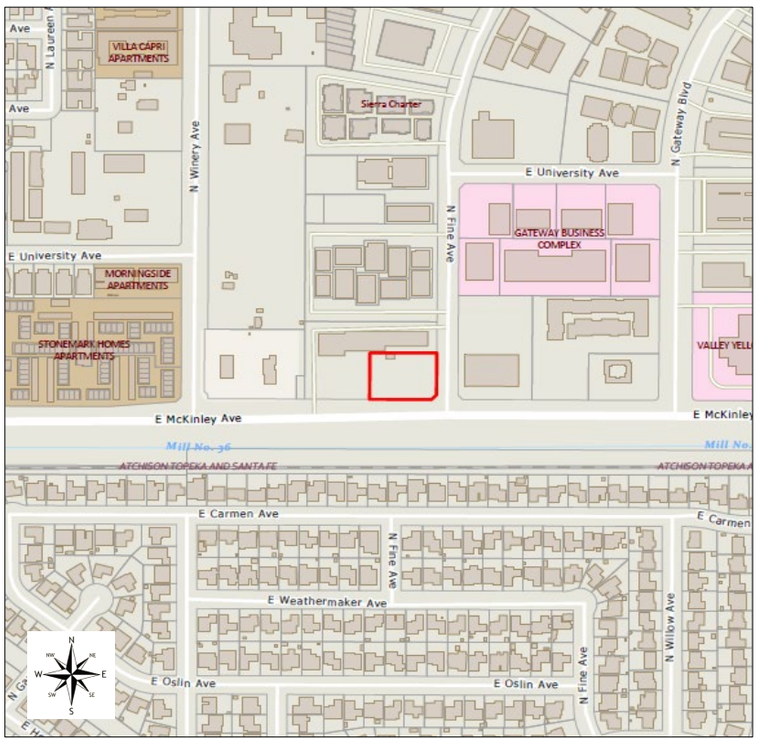
PLANNING AND DEVELOPMENT DEPARTMENT
Jennifer K. Clark, AICP, HDFP, Director

Dated: March 3, 2023

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

City of
FRESNO Jose Valenzuela
PLANNING AND DEVELOPMENT DEPARTMENT
2600 FRESNO STREET, ROOM 3043
FRESNO, CA 93721
**THIS IS A LEGAL NOTICE REGARDING**
4941 East McKinley Avenue
Development Permit Application No. P22-01346

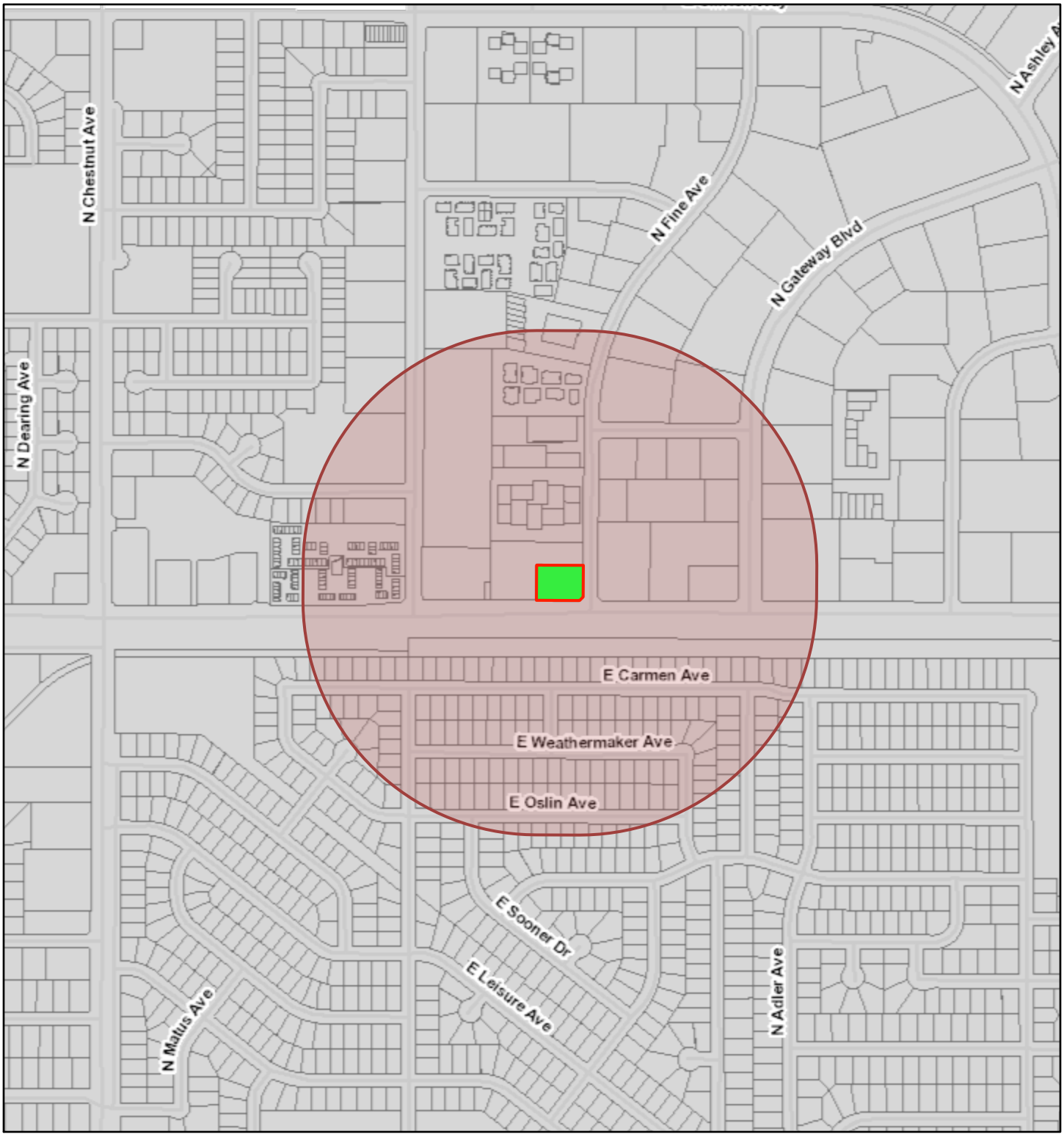
## VICINITY MAP




**LEGEND**

**Subject Property**

# Noticing Map




1/17/2023, 2:39:08 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Subject Parcel

1,000 Foot Radius

City of Fresno