

**Exhibit P**  
**Councilmember Miguel Arias**  
**Appeal to The City Council [01/17/2024]**

**CITY COUNCIL HEARING:** Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment



**Miguel Arias**  
**Councilmember, District Three**

January 17, 2024

Jennifer Clark, Director  
Planning and Development Department  
2600 Fresno Street, Room 3065  
Fresno, CA 93721

**Subject: Appeal of Planning Commission Approval of Conditional Use Application No. P23-00835 and Planned Development Application No. P23-02080**

Director Clark:

Residents of District 3 requested that I appeal the Planning Director's approval of the Starbucks and commercial center in West Creek Village due to the following concerns:

1. Potential businesses that may operate in the approved commercial area have not been specified.
2. During initial meetings regarding development in this area, residents understood that commercial and retail uses with drive-throughs would be developed along Jensen Avenue.
3. The increase in traffic from commercial and retail uses with drive-throughs at the proposed site would pose a danger when crossing the street to school, for parents and children who attend any of the four schools within the vicinity.
4. This type of congestion in competing development areas does not exist anywhere else in the city.
5. Idling vehicles at the proposed drive-through would intensify the cumulative pollution in the overburdened West Fresno community, specifically in this area that has four schools within the vicinity.

In order to create an opportunity for public comment, I am now appealing the final decision of the Planning Commission on January 3, 2024, denying my previous appeal of the Planning Director's decision to approve Conditional Use Application No. P23-00835 and Planned Development Application No. P23-02080.

Respectfully submitted,

Miguel Arias  
Councilmember  
City of Fresno, District 3