



April 29, 2020

Richard Krebsbach  
Beal Developments, LLC  
Sterling Hartel Dev. 1 Inc.

RE: Johnny Quik Food Store/Chevron Gas Station to be built at Grantland and Barstow, Fresno

Dear Mr. Krebsbach,

The purpose of this letter is to confirm that we, Brighten Academy Preschool, have no objections to the issuance of the ABC Conditional Use Permit for the proposed Johnny Quik Food Store/Chevron Gas Station being built near us on Grantland and Barstow in Fresno.

If you have any questions at all, please do not hesitate to contact me us 559-294-1310.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kristin + Graham Peterson".

Kristin and Graham Peterson  
Owners, Brighten Academy Preschool

1825 Austin Avenue  
Clovis, CA 93611  
559-294-1310

[kristin@brightenacademypreschool.com](mailto:kristin@brightenacademypreschool.com); [rsp513@yahoo.com](mailto:rsp513@yahoo.com)

To: City of Fresno Planning Commission  
C/O Kelsey George

From: Navjeet Chahal Singh  
(559) 269-3225  
Johnny Quik Food Stores

Date: September 16, 2020

RE: Future Johnny Quik Food Store at Barstow and Grantland

Dear Planning Commission,

I sold my equipment and improvements, but not the ABC License and the Johnny Quik Food Stores Franchise Agreement, that was located at 6840 N Golden State Blvd Fresno, CA (Census Tract 42.07), to the High-Speed Railroad. I was the tenant of the Johnny Quik Food Store for 6yrs of my 15yr lease, I was told, by High-Speed Railroad, that I could relocate to another location in Fresno. I signed a lease at Grantland and Barstow to relocate my Johnny Quik Food Store Franchise and the rest of my business to that location.

I am just asking to get the same opportunity that other people received when they sold to High-Speed Railroad.

Thank You,

Navjeet Chahal Singh

## Recap of Census Tract 42.07

This is a very large Census Tract

See map attached "A"

- Westside Bordered- Chateau Fresno
- Northside Bordered-San Joaquin River
- Southside Bordered- Gettysburg Ave.
- Eastside Bordered- Golden State Blvd

See Recap "B"

There is a total of 10 Licenses (7 Allowed)

8 Active

2 Surrendered

***It shows that 6 of the 7 allowed Licenses are all clustered at Shaw Ave.  
& Hwy 99.***

See Recap

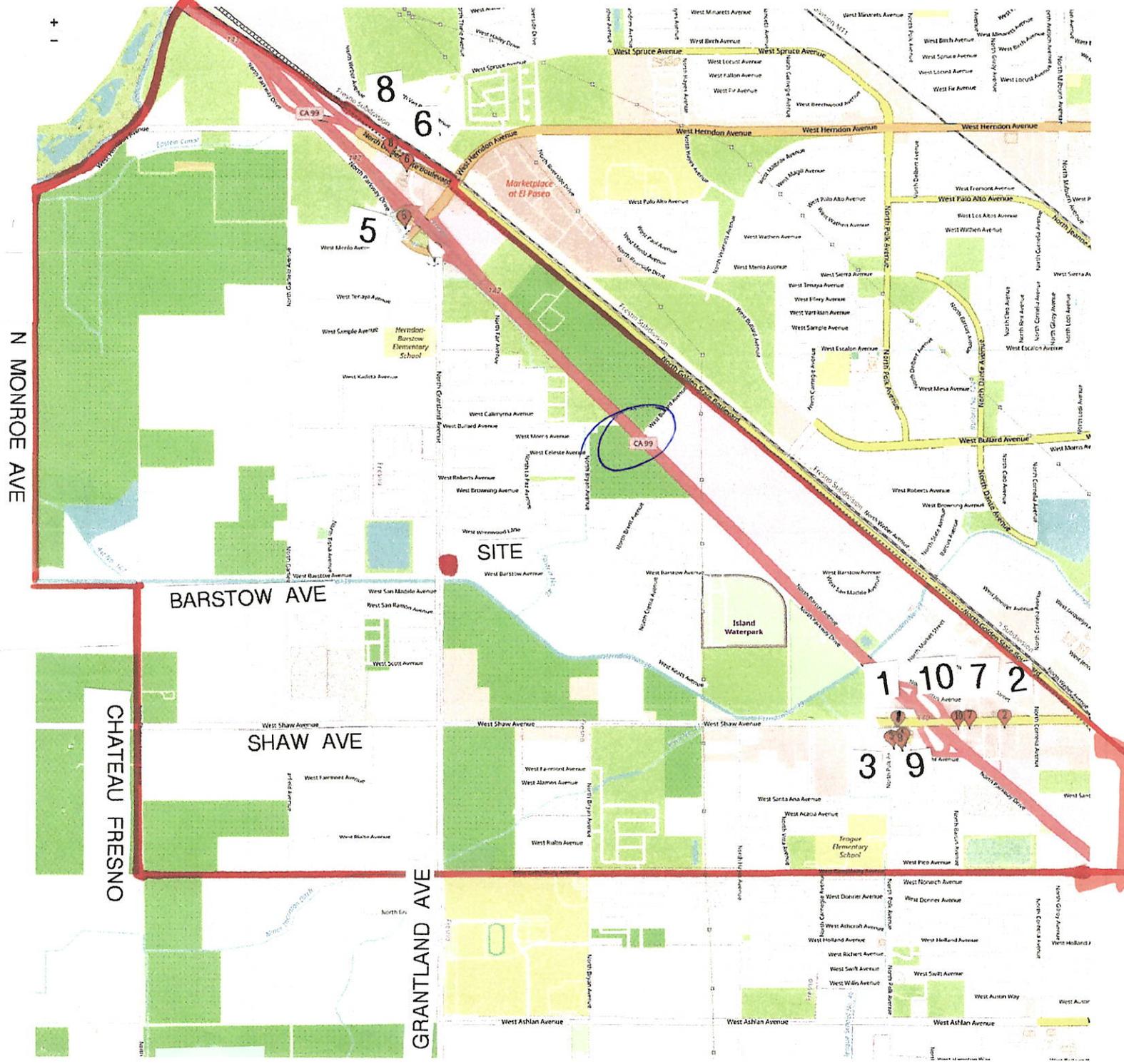
- The two Licenses that were surrendered (#6&#8), were properties that were purchased by High Speed Rail.
- Navjeet Singh, our Tenant, owns the #8 License (Located on the Recap).
- The High-Speed Rail Agreement says he could relocate his business in another location.
- Relocating to this location in the same Census Tract does not increase the Net Licenses. There will still only be 10 in this Census Tract.
- This Census Tract has a lot of approved subdivisions and houses under construction.
- The recap below is taken from the Traffic Study for this Project done in 2019;

Project Name	Land Use (Code)	Quantity
TRACT 4384-SFD	210	53 Dwelling Units
Tract 5224-SFD	210	177 Dwelling Units
Tract 6198-SFR	210	177 Dwelling Units
Tract 5493-SFR	210	216 Dwelling Units
CUP 15-165/TPM 15-09 APTS	220	180 Dwelling Units
Total New Dwelling Units		803 Dwelling Units

11 A 11

9/15/2020

Create a map | Mapcustomizer.com



N MONROE AVE

CHATEAU FRESNO

GRANTLAND AVE

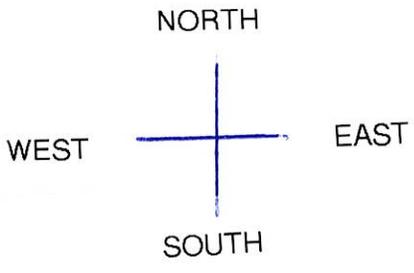
BARSTOW AVE

SHAW AVE

SITE

Marketplace at El Paseo

CA 99



"B"



**California Department of Alcoholic Beverage Control**  
**For the County of FRESNO - (Off-Sale Licenses)**  
**and Census Tract = 42.07**

Report as of 4/26/2017

License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1) 259101	ACTIVE	21	4/26/1991	11/30/2017	QUICK N E Z INC 5480 W SHAW AVE FRESNO, CA 93722  Census Tract: 0042.07	QUICK N EZ	PO BOX 235927 ENCINITAS, CA 92023-5927	1005
2) 267645	ACTIVE	21	4/3/1992	5/31/2017	KIM, CHONG K 5092 W SHAW AVE FRESNO, CA 93722  Census Tract: 0042.07			1005
3) 368480	ACTIVE	21	10/17/2000	9/30/2017	KAUR, HARDIP 5510 W SHAW AVE FRESNO, CA 93722  Census Tract: 0042.07	PARKWAY MINI MART		1005
4) 389518	ACTIVE	21	3/9/2004	8/31/2017	SHIRALIAN ENTERPRISES INC 6639 N PARKWAY DR FRESNO, CA 93722  Census Tract: 0042.07	E Z TRIP	6725 N GOLDEN STATE BLVD FRESNO, CA 93722	1000
5) 395376	ACTIVE	20	5/19/2003	4/30/2017	TIMELESS INVESTMENTS INC 6725 N GOLDEN STATE BLVD FRESNO, CA 93722  Census Tract: 0042.07	E Z TRIP GOLDEN STATE CONVENIENCE STORE		1005
6) 438235	SUREND	20	11/20/2006	10/31/2017	SHIRALIAN ENTERPRISES INC 6735 N GOLDEN STATE BLVD FRESNO, CA 93722  Census Tract: 0042.07	E Z TRIP HERNDON <i>Taken by Highspeed RAIL</i>	6725 N GOLDEN STATE BLVD FRESNO, CA 93722	1005
7) 454159	ACTIVE	20	9/4/2007	8/31/2017	VOHRA, VIKRAM 5270 W SHAW AVE FRESNO, CA 93722-5030  Census Tract: 0042.07	FAST N ESY 6		1005
8) 514001	SUREND	20	10/18/2011 9:30:43 AM	7/31/2017	CHAHAL, NAVJEET SINGH 6840 N GOLDEN STATE BLVD FRESNO, CA 93722-9363  Census Tract: 0042.07	JOHNNY QUIK 117 <i>Taken by High Speed RAIL</i>	2987 WILLOWAVE CLOVIS, CA 93612-4642	1005
9) 520026	ACTIVE	21	5/3/2012 12:48:00 PM	4/30/2017	SANDHU, AMRIK S 5495 W SHAW AVE FRESNO, CA 93722  Census Tract: 0042.07	HIGHWAY LIQUOR		1005
10) 551754	ACTIVE	20	12/15/2014 1:44:13 PM	11/30/2017	ASB ENTERPRISES INC. 5316 W SHAW AVE FRESNO, CA 93722-5032  Census Tract: 0042.07	BB MARKET	297 ABALONE PL LIVERMORE, CA 94550-8606	1005

--- End of Report ---

## **Municipal Code Section 15-2606.E.5.:**

**5. Exceptions. A new establishment may be excepted from location restrictions if the Review Authority determines any of the following:**

- A. City of Fresno Police Dept. indicates project is not within a high crime area.
- B. The proposed use is not located within an area in which the Chief of Police has determined, based upon quantifiable information, that the proposed use a) would be detrimental to the public health, safety, or welfare of persons located in the area, or b) would increase the severity of existing law enforcement or public nuisance problems in the area.
- C. The proposed off-premises sale of alcoholic beverages is incidental and appurtenant to a larger retail use and provides for a more complete and convenient shopping experience.
- D. The proposed outlet for the off-premises sale of alcoholic beverages would act as a public convenience or necessity to an underserved portion of the community and/or enhance the vitality of an existing commercial area without presenting a significant adverse impact on public health or safety. **The nearest store is 1.3 miles North at Herndon & Hwy 99 and 1.5 miles East at Shaw & Hwy 99.**

From: do\_not\_reply@fresno.gov  
Subject: Your application P19-04593 has a  
status update  
Date: Mar 17, 2020 at 3:59:40 PM  
To: kenvang@vice-engr.com,  
bealdevelopments@aol.com

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Your application P19-04593 has been updated.

Review : Council District Committee  
Status : Review Complete  
Comments : Approval recommended. Please see attached  
minutes (MINUTES PRC 3-3-2020.pdf) in Attachments tab.  
Parcel # : 50528118  
Description : Conditional Use Permit Application No.  
P19-04593 was filed by Ken Vang of Vang Incorporated  
Consulting Engineers and pertains to the parcel (505-281-18)  
located at 6940 W. Barstow. The applicant proposes to  
construct a 2,982 sq. ft. Johnny Quik Food Store with (8)  
fueling pumps, a 700 sq. ft. restaurant with drive-thru, and  
2,250 sq. ft. retail building. This application pertains to the  
drive-thru aspect for proposed restaurant. P19-04594  
(ABCUP) is associated to this project. The property is zoned  
CC/UGM/cz. This CUP application is for proposed drive thru.  
Planner : Jose Valenzuela  
Planner Email : Jose.Valenzuela@fresno.gov  
Reviewer : Jose Valenzuela  
Reviewer Email : Jose.Valenzuela@fresno.gov

**APN: 510-040-30**  
**ADDRESS: 5979 West Shaw Avenue**

<http://m3.fresno.gov/upload/files/53638694/P2000378P1903448.pdf>

Bonique Emerson, Precision Engineering Inc., provided an overview of the project.

On Motion by Committee Member Brannick, seconded by Committee Member Miller, that the above project be approved. The motion carried by the following vote:

Aye: 3 – Brannick, Martinez, and Miller

No: 0

Absent: 2 – Kenny, and Savory

- c. **Conditional Use Permit Application No. P19-04593 & ABC Conditional Use Permit Application No. P19-04594** was filed by Ken Vang of Vang Incorporated Consulting Engineers and proposes to construct a 2,982 square-foot Johnny Quik Food Store with a restaurant, (8) fuel station canopy, a drive-through and 2,250 square-foot retail building. The applicant proposes approval of an ABC Type 20 (Package Store - Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises). The property is zoned CC/UGM/cz (Community Commercial/Urban Growth Management/conditions of zoning).

**APN: 505-281-18**  
**ADDRESS: 6940 West Barstow Avenue**

<http://m3.fresno.gov/upload/files/61345732/P1904593JohnnyQuikCUP.pdf>

STAFF CONTACT: JOSE VALENZUELA (559-621-8070) or MIKE SANCHEZ (559-621-8040)

Ken Vang, Vang Inc. Consulting Engineers, provided an overview of the project.

The Committee asked if there was any impact to the proposed day care at 5590 North Grantland Avenue ([Development Permit Application No. P18-02196](#)), which is currently under construction.

The applicant stated that the alcohol use is just over 500 feet away from the day care facility.

On Motion by Committee Member Brannick, seconded by Committee Member Martinez, that the above project be approved. The motion carried by the following vote:

Aye: 3 – Brannick, Martinez, and Miller

No: 0

Absent: 2 – Kenny, and Savory

- d. **Prezone Application No. P18-01089 & Vesting Tentative Tract Map No. 6237 (P19-01338)** was filed by Jeff Roberts of Assemi Group, Inc. and proposes to prezone the Official Zoning Map of the City of Fresno to rezone the subject property from the Fresno County RR (Rural Residential)(±28.2 acres) to the RS-4/UGM (Residential Single Family, Medium Low Density/Urban Growth Management) zone district and provide an ANX (Annexed Rural Residential Transitional) overlay district in accordance with the Fresno General Plan Land Use Map.

Vesting Tentative Tract Map No. 6237 proposes to subdivide a ±26.92 acre portion of the subject property for the purpose of creating a 116-lot single family residential development at a density of 4.31 dwelling units per acre and subject to the findings and compliance with the City of Fresno General Plan and Conditions of Approval.

**APN: 512-141-33, -46, & -47**

**ADDRESS: 3326 North Grantland Avenue**

<http://m3.fresno.gov/upload/files/31368472/P1901338VTTM6237.pdf>

Jeff Roberts, Assemi Group Inc., provided an overview of the project.

On Motion by Committee Member Martinez, seconded by Committee Member Brannick, that the above project be approved. The motion carried by the following vote:

Aye: 3 – Brannick, Martinez, and Miller