

Exhibit H

From: [PublicCommentsPlanning](#)
To: [Valeria Ramirez](#)
Subject: FW: Legal Notice, 280 West Shaw Avenue, CUP P25-01134& VAP25-01690
Date: Tuesday, June 24, 2025 8:14:14 AM

Good Morning Valeria,

Please see the email below received from a member of the public. Please cc: PublicCommentsPlanning@fresno.gov when responding.

Thank you,

Kari Camino | Senior Administrative Clerk
Planning & Development Department
2600 Fresno Street | Fresno CA 93721
559.621.8767
Kari.Camino@Fresno.gov

Resources: [Current Planning](#) | [GIS & Mapping](#) | [Citywide Development Code](#)
[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

-----Original Message-----

From: Lora Nelson <loraenelson@icloud.com>
Sent: Monday, June 23, 2025 4:54 PM
To: [PublicCommentsPlanning](#) <PublicCommentsPlanning@fresno.gov>; Valeria.Ramirez@fresno.gov
Subject: Legal Notice, 280 West Shaw Avenue, CUP P25-01134& VAP25-01690

External Email: Use caution with links and attachments

LORA NELSON
5105 N POPLAR AVENUE
FRESNO, CA 93704-2681

June 23, 2025

Planning and Development Department
Jennifer K. Clark, AICP, HDFP, Director
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Planning and Development Department Director:

RE: Legal Notice, 280 West Shaw Ave, CUP P25-01134 & VAP25-01690, A Neighborhood Notification of Application for Conditional Permit and Variance Application

I strongly oppose the Conditional Use Permit Application No. P25-01134 and the Variance Application No. P25-01690.

I live in the neighborhood adjacent to the property on 280 West Shaw. There is already heavy traffic on Shaw at Del Mar Avenue and College Avenue, making entering and leaving the neighborhood difficult. If this application is approved, my neighborhood is at risk for heavy traffic, leading to a bottle neck, trash, graffiti, and consumption of

beer, wine, and distilled spirits for off site consumption. Currently my neighborhood a clean and quiet place, why many of us have chosen to live here, and if these applications are approved, our neighborhood would no longer be what it is.

Please veto the Conditional Use Permit Application No. P25-01134 and the Variance Application No. P25-01690. I have lived here for 24 years and do not want these applications approved.

Respectfully submitted,
Lora Nelson
Resident of 5106 N Poplar Ave

Sent from my iPhone

From: [PublicCommentsPlanning](#)
To: [Valeria Ramirez](#)
Subject: FW: Neighborhood Notification
Date: Monday, June 23, 2025 1:27:59 PM
Attachments: [image001.jpg](#)

Good Afternoon Valeria,

Please find below and email received for public comment. When responding, please cc: publiccommentsplanning@fresno.gov.

Thank you,

Kari Camino | Senior Administrative Clerk
Planning & Development Department
2600 Fresno Street | Fresno CA 93721
559.621.8767
Kari.Camino@Fresno.gov



Resources: [Current Planning](#) | [GIS & Mapping](#) | [Citywide Development Code](#)
[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

From: suhrjeanne <suhrjeanne@gmail.com>
Sent: Monday, June 23, 2025 1:09 PM
To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Subject: Neighborhood Notification

External Email: Use caution with links and attachments

I have received this notice regarding an application for use permit # P25-01134 and variance Application # No. P25-01690 because I live within 1000 ft of the facility. I'm responding to that email with a negative position! My feelings are such due to increased traffic in my neighborhood. There is only one through street, which is Del Mar. I believe that many drivers would choose to enter the facility by choosing Poplar/College Ave. This would negatively impact my property. This street has been already impacted by city plumbing work on this street. More heavy vehicles would exasperate the problem!

Please research to come to this conclusion. No to approval of this application!
Jeanne Suhr

Sent from my Galaxy

From: [suhrjeanne](#)
To: [Valeria Ramirez](#)
Subject: Application no.P25-01134 and Application no. P25-01690
Date: Monday, June 23, 2025 1:23:30 PM

External Email: Use caution with links and attachments

I'm a home owner within 1000 ft of the facility on 280 W Shaw Ave, who is requesting to make this facility an event center. My response is a strong negative to this request! My main problem with this is increased traffic down Poplar Ave. and College Ave. I believe that drivers would choose this route in accessing the facility due to heavy traffic on Shaw. There is only one through street from Barstow, being Del Mar. Otherwise, all streets leading to the facility are blocked off. It's amazing how many residents have to use Poplar Ave, Keets, and College Ave to gain access to Shaw, or Barstow. This causes frustration to an otherwise quiet neighborhood.

Please reconsider granting these applications.

Jeanne Suhr

Sent from my Galaxy

From: [Jesus Luna](#)
To: [PublicCommentsPlanning](#)
Cc: [Valeria Ramirez](#)
Subject: Conditional permit P25-01134
Date: Friday, June 20, 2025 8:28:48 PM

External Email: Use caution with links and attachments

I am a property owner in the vicinity of such a propose bar / restaurant.

I am opposing this permit for the following reasons:

- increase traffic in the area.
- will impact parking in the area.
- will lead to a decrease in property value
- will increase noise.

Thanks

Jesus E Luna

From: [Annie Van Patten](#)
To: [PublicCommentsPlanning](#)
Cc: [Valeria Ramirez](#)
Subject: Conditional Use Permit P25-01134 and Variance Application P25-01690
Date: Wednesday, June 25, 2025 7:46:51 PM

External Email: Use caution with links and attachments

Valeria Ramirez,

I live within the 1000-foot radius of the subject property on N. College Avenue and its connection to W. Scott Avenue. My husband and I have lived here for ten years. We chose this location because it is a lovely and quiet neighborhood. I have significant concerns (listed, in part, below) regarding this proposal. For the following reasons, I believe that this project should not be approved.

Traffic: As a quiet neighborhood, we have occasional, generally polite traffic. To make the event center's business a success during hours of operation, there would be a steady flow of vehicles on College Avenue (which is not a through street).

Safety and noise would be issues.

Noise: Our quiet neighborhood would be filled with loud music, crowd noises, vehicle noises (engine revving and honking), etc.

Lighting: The immense parking lot has two very tall, multi-faceted light fixtures whose glare will affect nearby residences. Do these parking lot lights meet today's standards?

Alcohol: The alcohol license proposed will allow on-site and off-site consumption. This could result in public nuisances such as driving safety, potential trespassing, and crime in our peaceful community/neighborhood.

Other Concerns (a partial list): What will be the days and hours of operation?

What is the allowed maximum occupancy (indoor and outdoor)?

What is the maximum restroom standard for number of attendees?

Would port-a-potties be allowed?

I hereby request to be notified of the Planning and Development Director's final determination for project action on these applications.

Sincerely,

s/ Ann T Van Patten

c: 209-902-2033

5142 North College Avenue

Fresno, CA 93704

From: [Cheryl Martinez](#)
To: [PublicCommentsPlanning](#)
Cc: [Valeria Ramirez](#)
Subject: Conditional use permit Application No P25-01134 and Variance Application No. P-25-01690
Date: Wednesday, June 25, 2025 1:09:35 PM

External Email: Use caution with links and attachments

I own property within 1,000 feet of proposed event center and I believe the project should **NOT** be approved.

The area proposed is right in the middle of family housing

We already have a 7-eleven and liquor store in the very near vicinity

There is not adequate parking and I believe this will add to the already heavy traffic on Shaw, and an increase in accidents

We already have a lot of noise from the intersection of Shaw and Maroa, the gas station on the corner plays loud music All day most days, we can hear the noise from both Figarden events and Bullard High events this new proposal will just add to the noise pollution

The neighborhood that the event center is proposed has a higher crime rate already and with added drinking at these events will just increase crime and endanger public safety

I wish to be notified of the of final project action

Cheryl Martinez
Homeowner

From: [Kevin Hall](#)
To: [PublicCommentsPlanning](#)
Cc: [Valeria Ramirez](#)
Subject: C.U.P. Application No. P25-01134, 280 W. Shaw Ave.
Date: Thursday, June 26, 2025 1:58:22 PM

External Email: Use caution with links and attachments

RE: C.U.P. Application No. P25-01134, 280 W. Shaw Ave.

Ms. Valeria,

Thank you for quick responses on this matter. I have just one comment:

The application should list which rules or regulations of the San Joaquin Valley Air Pollution Control District apply to the outdoor pizza oven or food trucks, if any, such as Rules 4901, 2010 or 4309. If the project is exempt, please note that.

Please notify me of your director's decision.

Thank you,

Eugene K. Hall
1204 E. Sierra Madre Ave.
Fresno, CA 93704

From: [Judy Shehadey](#)
To: [PublicCommentsPlanning](#)
Cc: [Valeria Ramirez](#)
Subject: Conditional use Permit Application No. P25-01134 and VarianceApp. no. P25-01690
Date: Monday, June 23, 2025 3:41:33 PM

External Email: Use caution with links and attachments

I wish to be notified of final project action.

Living nearby to this proposed venue, a concern is for noise levels after 10pm, litter and trash from outdoor events, traffic concerns for drinking patrons pulling out onto the fast moving traffic on Shaw Ave without benefit of a traffic signal, traffic through a quiet residential neighborhood : these are my reasons for having opposition to this project.

Judith Shehadey

Sent from my iPad

From: [Barbara Krupocki](#)
To: [Valeria Ramirez](#)
Subject: Re: Conditional Permit Application No.P25-01134
Date: Thursday, June 26, 2025 3:17:53 PM

External Email: Use caution with links and attachments

I am Not happy with this proposal for the property on the corner of W. Shaw and N. College Ave. it will affect my property value, my quality of living, my safety - living alone as a single elderly woman, and the noise level. It also disturbs me that they want to sell alcohol for off-site consumption.

Also - isn't it proper procedure to give 30 days Notice - not 10 days?

I would like information regarding public hearings to voice concerns regarding the permits and the effects it has on my property.

Barbara Krupocki

530-566-2488

Sent from my iPad

From: [PublicCommentsPlanning](#)
To: [Valeria Ramirez](#)
Subject: FW: Conditional Use Permit Application No. P23-01134 and Variance Application No P25-01690
Date: Thursday, June 26, 2025 9:40:10 AM

Good Morning Valeria,

Please see the email below received from a member of the public. Please cc: PublicCommentsPlanning@fresno.gov when responding.

Thank you,

Kari Camino | Senior Administrative Clerk
Planning & Development Department
2600 Fresno Street | Fresno CA 93721
559.621.8767
Kari.Camino@Fresno.gov

Resources: Current Planning | GIS & Mapping | Citywide Development Code
Accela Citizens Access (ACA) | ACA "How To" Videos

-----Original Message-----

From: Regina Parker <wbrp1251@comcast.net>
Sent: Wednesday, June 25, 2025 5:14 PM
To: PublicCommentsPlanning@fresno.gov <PublicCommentsPlanning@fresno.gov>
Subject: Conditional Use Permit Application No. P23-01134 and Variance Application No P25-01690

External Email: Use caution with links and attachments

Sent from my iPad

In my opinion, parking will be an issue, by putting food trucks, pizza ovens, tables and chairs, people will be parking in the neighborhood. College Avenue is a street that circles around right back to Shaw so there would mean additional traffic as well. It is already hard to get to Shaw and it would be nearly impossible. There would be people that don't live here walking the neighborhood. That opens the door to theft, destruction of property, a major disruption to the neighborhood.

A liquor license would only add to the problem. Now, people that have had too much to drink will be driving and walking the neighborhood and again, College is not a thru street.

Additionally, there could be loud music interfering in a peaceful neighborhood.

There will possibly be overflow parking that will filter to the neighborhood. Parking is for everyone but the people that purchased in this neighborhood did so because it is a quiet, peaceful, uncrowded neighborhood and a safe place to raise your family.

Please notify me of the decision in this matter.

Regina Parker
5110 N College Ave
Fresno, Ca. 93704
wbrp1251@comacst.net
559-908-0962

Thank you

From: [MaryJean Mazzei](#)
To: [PublicCommentsPlanning](#)
Cc: [Valeria Ramirez](#)
Subject: Conditional Use Permit Application No. P25-01134 and Variance Application No. P25-01690
Date: Tuesday, June 24, 2025 1:19:10 PM

External Email: Use caution with links and attachments

Planning and Development Department
Attention: Valeria Ramirez

In response to the above permit application I wish to strongly object to the approval of this project. I am the owner of property at 5090 N. College, Fresno, CA 93704 and it is directly adjacent to the above site. This area is primarily residential with many retired seniors and families. The use of this property and sale of alcohol as described in the notice would cause late night noise, traffic and general disregard for the safety of the neighborhood. I also wish to be notified of final project action.

Thank you
Mary Jean Mazzei
5268 N Pleasant
Fresno, CA 93711

From: [Rebecca Nelson](#)
To: [Valeria Ramirez](#); [PublicCommentsPlanning](#)
Subject: Re: Legal Notice, 280 West Shaw Avenue, CUP P25-01134 & VAP25-01690
Date: Monday, June 23, 2025 4:43:28 PM
Attachments: [image001.jpg](#)

External Email: Use caution with links and attachments

Thank you for acknowledging receipt of this email.

As I continue to think about it all- other issues /concerns arise:

- 1) increase of trash
- 2) graffiti
- 3) traffic increase in a quiet neighborhood

College Ave is not a thorough fare nor is it intended to be.

We have lived here for 24+years and would highly regret this being approved.

Respectfully
Rebecca Nelson
Homeowner

[Sent from Yahoo Mail for iPhone](#)

On Monday, June 23, 2025, 3:35 PM, Valeria Ramirez <Valeria.Ramirez@fresno.gov> wrote:

Hello Rebecca,

Thank you for your email. I will add this to the official record, and I'll be sure to notify you of the Director's decision when the time comes. Should the Director choose to approve this project, you will be given the opportunity to formally appeal the decision.

Let me know if you have any questions.

Thanks,

Valeria Ramirez | Planner II
Current Planning | Planning & Development
[2600 Fresno Street | Fresno CA 93721](#)
559.621.8046
Valeria.Ramirez@Fresno.gov



Resources: [Planning & Development](#) | [GIS Data Hub](#) | [Citywide Development Code](#)

[Accela Citizens Access \(ACA\)](#) | [ACA "How To"](#)

[Videos](#)

From: Rebecca Nelson <fccnelson@yahoo.com>

Sent: Monday, June 23, 2025 2:46 PM

To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>;
Valeria Ramirez <Valeria.Ramirez@fresno.gov>

Subject: Legal Notice, 280 West Shaw Avenue, CUP P25-01134 & VAP25-01690

External Email: Use caution with links and attachments

NELSON ERIC M & REBECCA L TRS
5106 N POPLAR AVENUE
FRESNO, CA 93704-2681

June 23, 2025

Planning & Development Department
Jennifer K. Clark, AICP, HDPF, Director
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Planning and Development Department Director:

RE: Legal Notice, 280 West Shaw Avenue, CUP P25-01134 &
VAP25-01690, A Neighborhood Notification of Application for
Conditional Use Permit and Variance Application

We are strongly opposed to the Conditional Use Permit
Application No. P25-01134 as well as the Variance Application
No. P25-01690.

We live in the neighborhood adjacent to the property on 280 West
Shaw Avenue. There is enormous traffic flow on Shaw Avenue as
it. We already have a difficult time getting out of the neighborhood
via College Avenue or Del Mar Avenue. The property has been
used as a church in the past with a very small congregation of

people. What is being proposed would make a serious bottle neck in traffic not to mention the consumption of beer, wine and distilled spirits.

Please veto this conditional use permit and save our neighborhood.

As noted, we wish to be notified of final project action at the address below or by email at fccnelson@yahoo.com:

Nelson Eric M & Rebecca L TRS
5106 N Poplar Avenue

Fresno, CA 93704-2618

Respectfully submitted,

Rebecca Nelson

From: [Rebecca Nelson](#)
To: [PublicCommentsPlanning](#); [Valeria Ramirez](#)
Subject: Legal Notice, 280 West Shaw Avenue, CUP P25-01134 & VAP25-01690
Date: Monday, June 23, 2025 2:46:25 PM

External Email: Use caution with links and attachments

NELSON ERIC M & REBECCA L TRS
5106 N POPLAR AVENUE
FRESNO, CA 93704-2681

June 23, 2025

Planning & Development Department
Jennifer K. Clark, AICP, HDFP, Director
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Planning and Development Department Director:

RE: Legal Notice, 280 West Shaw Avenue, CUP P25-01134 & VAP25-01690, A Neighborhood Notification of Application for Conditional Use Permit and Variance Application

We are strongly opposed to the Conditional Use Permit Application No. P25-01134 as well as the Variance Application No. P25-01690.

We live in the neighborhood adjacent to the property on 280 West Shaw Avenue. There is enormous traffic flow on Shaw Avenue as it. We already have a difficult time getting out of the neighborhood via College Avenue or Del Mar Avenue. The property has been used as a church in the past with a very small congregation of people. What is being proposed would make a serious bottle neck in traffic not to mention the consumption of beer, wine and distilled spirits.

Please veto this conditional use permit and save our neighborhood.

As noted, we wish to be notified of final project action at the address below or by email at fccnelson@yahoo.com:

Nelson Eric M & Rebecca L TRS
5106 N Poplar Avenue

Fresno, CA 93704-2618

Respectfully submitted,

Rebecca Nelson

From: [Valeria Ramirez](#)
To: [Steve Shahbazian](#); [PublicCommentsPlanning](#)
Subject: RE: OPPOSITION TO CONDITIONAL USE PERMIT APPLICATION NO. P25-01134 AND VARIANCE APPLICATION NO. P25-01690
Date: Tuesday, June 24, 2025 2:53:00 PM
Attachments: [image001.jpg](#)

Hello Steve,

Thank you for your email. I will add this to the official record, and I'll be sure to notify you of the Director's decision when the time comes. Should the Director choose to approve this project, you will be given the opportunity to formally appeal the decision.

Let me know if you have any questions.

Thanks,

Valeria Ramirez | Planner II
Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721
559.621.8046
Valeria.Ramirez@Fresno.gov



Resources: [Planning & Development](#) | [GIS Data Hub](#) | [Citywide Development Code](#)

[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

From: Steve Shahbazian <steveshahbazian@sbcglobal.net>
Sent: Tuesday, June 24, 2025 2:49 PM
To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Cc: Valeria Ramirez <Valeria.Ramirez@fresno.gov>
Subject: RE: OPPOSITION TO CONDITIONAL USE PERMIT APPLICATION NO. P25-01134 AND VARIANCE APPLICATION NO. P25-01690

External Email: Use caution with links and attachments

Please see attached Opposition re the above.

Thank you.

Judith L. Shahbazian

From: [PublicCommentsPlanning](#)
To: [Valeria Ramirez](#)
Subject: FW: Permit Application No. P25-01134 and Variance Application No. P25-01690
Date: Tuesday, June 24, 2025 1:29:37 PM
Attachments: [image001.jpg](#)

Good Afternoon Valeria,

Please see the email below received from a member of the public. Please cc: PublicCommentsPlanning@fresno.gov when responding.

Thank you,

Kari Camino | Senior Administrative Clerk
Planning & Development Department
2600 Fresno Street | Fresno CA 93721
559.621.8767
Kari.Camino@Fresno.gov



Resources: [Current Planning](#) | [GIS & Mapping](#) | [Citywide Development Code](#)
[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

From: BETTY MORRIS <morrbett@comcast.net>
Sent: Tuesday, June 24, 2025 7:31 AM
To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Cc: Valerie.Ramirez@Fresno.gov
Subject: Re: Permit Application No. P25-01134 and Variance Application No. P25-01690

External Email: Use caution with links and attachments

I live on the NE side of College Ave/Shaw Ave 4 homes north of the said application for an event center in my neighborhood. I am definitely opposed to this prior church building converting to an all indoor - outdoor event center regarding the application re: in the subject. Our neighborhood does not want this event center in our area.

I am requesting the results from this application when it is presented to the board so that I may have the opportunity to appeal the board's decision.

My comments are dated today June 24, 2025, in compliance with your notice.

Best Regards,
Betty Morris
5105 N. College Ave.,
Fresno, Ca. 93704
morrbett@comcast.net

559-248-9171 Home
559-289-1906 Mobile

Subject: Opposition to Conditional Permit Application No. P25-01134

External Email: Use caution with links and attachments

To Jennifer Clark,
Attached please find my letter in opposition to the
above conditional use permit.
Susan Goldman

From: [Susan Goldman](#)
To: publiccommentsplanning@fresno.gov
Cc: [Valeria Ramirez](#)
Subject: Opposition to Conditional Permit Application No. P25-01134
Date: Sunday, June 22, 2025 5:19:56 PM
Attachments: [Planning Department.docx](#)

External Email: Use caution with links and attachments

To Jennifer Clark,
Attached please find my letter in opposition to the above conditional use permit.
Susan Goldman

From: [Susan Goldman](#)
To: [Valeria Ramirez](#)
Subject: Re: Opposition to Conditional Permit Application No. P25-01134
Date: Monday, June 23, 2025 4:09:42 PM

External Email: Use caution with links and attachments

I would like to be notified of the Director's decision. Some other concerns are the possibilities of trash and graffiti.

Susan Goldman

Sent from my iPad

On Jun 23, 2025, at 7:53 AM, Valeria Ramirez <Valeria.Ramirez@fresno.gov> wrote:

Hello Susan,

Thank you for your email. I will add this to the official record. Should the Director choose to approve this project, you will be given the opportunity to formally appeal the decision.

Let me know if you have any questions.

Thanks,

Valeria Ramirez | Planner II
Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721
559.621.8046
Valeria.Ramirez@Fresno.gov

[<image001.jpg>](#)

Resources: [Planning & Development](#) | [GIS Data Hub](#) | [Citywide Development Code](#)

[Accela Citizens Access \(ACA\)](#) | [ACA "How To"](#)

[Videos](#)

From: Susan Goldman <wldtr1951@gmail.com>
Sent: Sunday, June 22, 2025 5:20 PM
To: publicscommentsplanning@fresno.gov
Cc: Valeria Ramirez <Valeria.Ramirez@fresno.gov>

From: [nona sanders](#)
To: [PublicCommentsPlanning](#)
Cc: [Valeria Ramirez](#)
Subject: Development of Event center and Food Truck stalls with Outdoor dining.
Date: Tuesday, June 24, 2025 7:00:05 PM

External Email: Use caution with links and attachments

Dear Fresno City Council, I, Winona Sanders, would like to express my deep concerns for the implementation of this Event Center and Food Truck stalls in our residential community. As a concerned homeowner and property manager of Villa Nova Condominiums, which exists at the southern part of your parking area, we would experience the issues of excessive noise, trash, as well as excessive overflow of traffic onto College Avenue. These things would destroy the serenity and peaceful atmosphere, which is why all who reside here purchased their properties. I truly feel the that community has been duped, as we were led to believe the property was going to be an Architectural Firm, with the church leasing on the northeast corner building. Business such as those have no negative effects on residential area. Please take into consideration the destruction this will do with establishments serving alcoholic beverages, directly next to our peaceful community.

We wish to receive a notice of the outcome to this matter. It really speaks poorly of the concerns for the community, with the city providing only a few days notice.

My Deepest Concerns
Winona Sanders,
Villa Nova Condominiums

From: [Vicki Perkins](#)
To: publiccommentsplanning@fresno.gov
Cc: [Valeria Ramirez](#)
Subject: Conditional Use Permit Application No P25-01134/Variance Application No P25-01690
Date: Thursday, June 26, 2025 2:39:39 PM

External Email: Use caution with links and attachments

My husband and I own property adjacent to 280 W Shaw Avenue. Our property is located at the address of 5090 N College Avenue. We reside in San Antonio, TX. My husband's mother resides in our home at the College Ave. address.

We are unable to provide any detailed official comments - negative or positive - as we received the notice on June 25 at 5:00 PM. 24 hours notice is not adequate to request documents for this case, review the documents, ask pertinent questions, and craft an official comment. The official notice mailed to us is dated June 16. At least one week should be allowed for mail delivery and the another week for comments. People work and travel ([esp.in](#) the summer).

Without knowing any details and inadequate knowledge, nonetheless, we are very disappointed by this possible use of the property. Creating a venue which has outdoor food trucks, possible outdoor entertainment and the sale of alcohol is not in line with the previous business occupants. Even though there may be noise ordinances, often that results in nearby residents having to complain multiple times before the City successfully enforces the ordinance. We know this from personal experience. Additionally, we have traffic, parking, security, hours of operation, etc concerns.

Based on the knowledge we have, there are deal breaking concerns about this development.

Sincerely, Vicki and Jimmy Perkins

--

Vicki Perkins
210-313-2386

From: [Valeria Ramirez](#)
To: [Eric Nelson](#); [PublicCommentsPlanning](#)
Subject: RE: Legal Notice, 280 West Shaw Avenue, CUP P25-01134 & VAP25-01690
Date: Monday, June 23, 2025 3:34:00 PM

Hello Eric,

Thank you for your email. I will add this to the official record, and I'll be sure to notify you of the Director's decision when the time comes. Should the Director choose to approve this project, you will be given the opportunity to formally appeal the decision.

Let me know if you have any questions.

Thanks,

Valeria Ramirez | Planner II
Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721
559.621.8046
Valeria.Ramirez@fresno.gov



Resources: [Planning & Development](#) | [GIS Data Hub](#) | [Citywide Development Code](#)

[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

From: Eric Nelson <dalicen1922@icloud.com>
Sent: Monday, June 23, 2025 2:33 PM
To: Valeria Ramirez <Valeria.Ramirez@fresno.gov>; [PublicCommentsPlanning](#) <PublicCommentsPlanning@fresno.gov>
Subject: Legal Notice, 280 West Shaw Avenue, CUP P25-01134 & VAP25-01690

External Email: Use caution with links and attachments

NELSON ERIC M & REBECCA L TRS
5106 N POPLAR AVENUE
FRESNO, CA 93704-2681

June 23, 2025

Planning & Development Department

Jennifer K. Clark, AICP, HDFP, Director
2600 Fresno Street, Room 3043
Fresno, CA 93721

Dear Planning and Development Department Director:

RE: Legal Notice, 280 West Shaw Avenue, CUP P25-01134 & VAP25-01690, A
Neighborhood Notification of Application for Conditional Use Permit and Variance
Application

We are strongly opposed to the Conditional Use Permit Application No. P25-01134
as well as the Variance Application No. P25-01690.

We live in the neighborhood adjacent to the property on 280 West Shaw Avenue.
There is enormous traffic flow on Shaw Avenue as it. We already have a difficult
time getting out of the neighborhood via College Avenue or Del Mar Avenue. The
property has been used as a church in the past with a very small congregation of
people. What is being proposed would make a serious bottle neck in traffic not to
mention the consumption of beer, wine and distilled spirits.

Please veto this conditional use permit and save our neighborhood.

As noted, we wish to be notified of final project action at:

Nelson Eric M & Rebecca L TRS
5106 N Poplar Avenue
Fresno, CA 93704-2618

Respectfully submitted,

Eric Nelson
dalicen1922@icloud.com

From: [Valeria Ramirez](#)
To: artlong3@aol.com
Cc: [PublicCommentsPlanning](#)
Subject: RE: Permit Application No. P25-01134
Date: Tuesday, June 24, 2025 3:11:00 PM
Attachments: [image001.jpg](#)

Hello Arthur,

Thank you for your email. I will add this to the official record. Should the Director choose to approve this project, you will be given the opportunity to formally appeal the decision.

Let me know if you have any questions along the way.

Thanks,

Valeria Ramirez | Planner II
Current Planning | Planning & Development
2600 Fresno Street | Fresno CA 93721
559.621.8046
Valeria.Ramirez@Fresno.gov



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From: artlong3@aol.com <artlong3@aol.com>
Sent: Tuesday, June 24, 2025 2:59 PM
To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Cc: Valeria Ramirez <Valeria.Ramirez@fresno.gov>
Subject: Permit Application No. P25-01134

External Email: Use caution with links and attachments

I received a neighborhood notification of an application conditional use permit on June 21, 2025 re; 280 West Shaw Ave, located on the Northeast corner of College and West Shaw Avenues. My relationship apparently falls within owning a residential home within 1,000 feet of the property that has requested a special permit.

I am expressing my concerns of allowing the proposed applicant to proceed as stated in the notification letter. My specific concerns are as follows;

This is a Residential neighborhood, and the streets are very busy currently, many speeding vehicles cut thru the neighborhood in an effort to reach Shaw Ave. off of Barstow Ave. in the morning hours and equally after 5 pm in the opposite direction. Adding a large 6,450 square foot event center and food trucks would exacerbate the amount of vehicular traffic and add to existing parking shortages. There are children in the neighborhood often unaccompanied walking to school and to their homes.

In addition, authorizing the sale of beer, wine, and distilled spirits for both on site and off site consumption would add to the dangers of having intoxicated drivers, passengers and persons afoot in the neighborhood. The Liability alone of selling alcohol to minors or adults which may get behind the wheel of a motor vehicle or have these subjects in a residential neighborhood should give the owners some pause and reflection.

An event center of this size brings with it more people, more cars, more traffic, more trash, more crime and more calls of response of medical, fire, and police personnel. At the very least, consideration should be made to include building by the owner of proposed property an adjacent police sub-station, or fire department station on site to provide services that this project will undoubtedly bring with it. If I have a vote in this matter, I am a "NO".

Thank you for your consideration in this matter.

Arthur Longoria, residential home owner.