

CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT

**NOTICE OF INTENT TO GRANT  
CONDITIONAL USE PERMIT APPLICATION NOS. P20-01633 AND P20-02556**

**Please Note:** You are receiving this notice because you live within 1,000 feet of a property that has requested a special permit for a use described below. For this type of permit, the Fresno Municipal Code (FMC) requires that the City give notice to surrounding property owners to give you the opportunity to express concerns or appeal the permit. Further information is provided below. If you have no concerns regarding the permit, no response is needed.

NOTICE IS HEREBY GIVEN that the Director of the Planning and Development Department, in accordance with Common Procedures of the FMC, Section 15-5007, will take action on Conditional Use Permit Application Nos. P20-01633 & P20-02556 on or after October 19, 2020. The applications were filed by Robert Vermeltoort of Vermeltoort Architects Inc., and pertain to a ±1.28 acre parcel of property located on the southwest corner of North Chestnut and East Olive Avenues. Conditional Use Permit Application No. P20-01633 requests to construct a ±5,151 square-foot commercial shell building to be utilized as a combination 7-Eleven convenience store/automobile service station and a future drive-through restaurant (Starbucks). The service station aspect of the project will include nine (6) fuel islands with a total of eighteen (12) fuel dispensers and an overhead canopy. Additional on and off-site improvements include drive through aisle and window, parking, landscaping, a two-cell trash enclosure, two points of ingress and egress, and curbs, gutters, and sidewalks. Related Conditional Use Permit Application No. P20-02556 requests authorization to establish a State of California Alcoholic Beverage Control (ABC) Type 20 alcohol license (Off-Sale Beer & Wine – sale of beer and wine for consumption on off the premises where sold) for the proposed 7-Eleven convenience store. The property is zoned CC (*Community Commercial*).

All documents (including the application and environmental determination) related to this project are available for public review at the Planning and Development Department, 2600 Fresno Street, 3<sup>rd</sup> Floor, Fresno, California 93721 or by contacting the Department at the number listed below. Documents are available for viewing during normal business hours (Monday-Friday, 8 a.m.-5 p.m.). **Due to COVID-19, City Hall offices are closed. Please contact the planner listed below via email or by phone to view documents.**

If you wish to protest the possible approval of this project or be notified of the project approval, please do so by submitting a protest letter or request for notification in writing to the Planner listed below prior to 5 p.m. on October 19, 2020. The protest letter must include the protester's interest in, or relationship to, the subject property and specific reason(s) why the protester believes the project should not be approved.

ANY WRITTEN protest of the potential approval must be submitted to this office prior to close of business on:

**October 19, 2020**

Once the Director takes action there will be a 15 day appeal period. Unless otherwise specified in governing state or federal law, all appeals shall be filed with the Director in writing, **along with a \$30.00 appeal hearing fee**, within 15 days of the date of the action, decision, CEQA determination, motion, or resolution from which the action is taken. Failure to object to the approval and state said reasons prior to the decision shall potentially bar any later court challenge to the project approval.

For additional information regarding this project, contact Phillip Siegrist, Planner III, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at **(559) 621-8061** or via e-mail at [Phillip.Siegrist@fresno.gov](mailto:Phillip.Siegrist@fresno.gov). ***Si necesita información en Español, comuníquese con Jose Valenzuela al teléfono (559) 621-8070 or email [Jose.Valenzuela@fresno.gov](mailto:Jose.Valenzuela@fresno.gov).***

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

Dated: October 9, 2020  
Assessor's Parcel No. 454-09-228

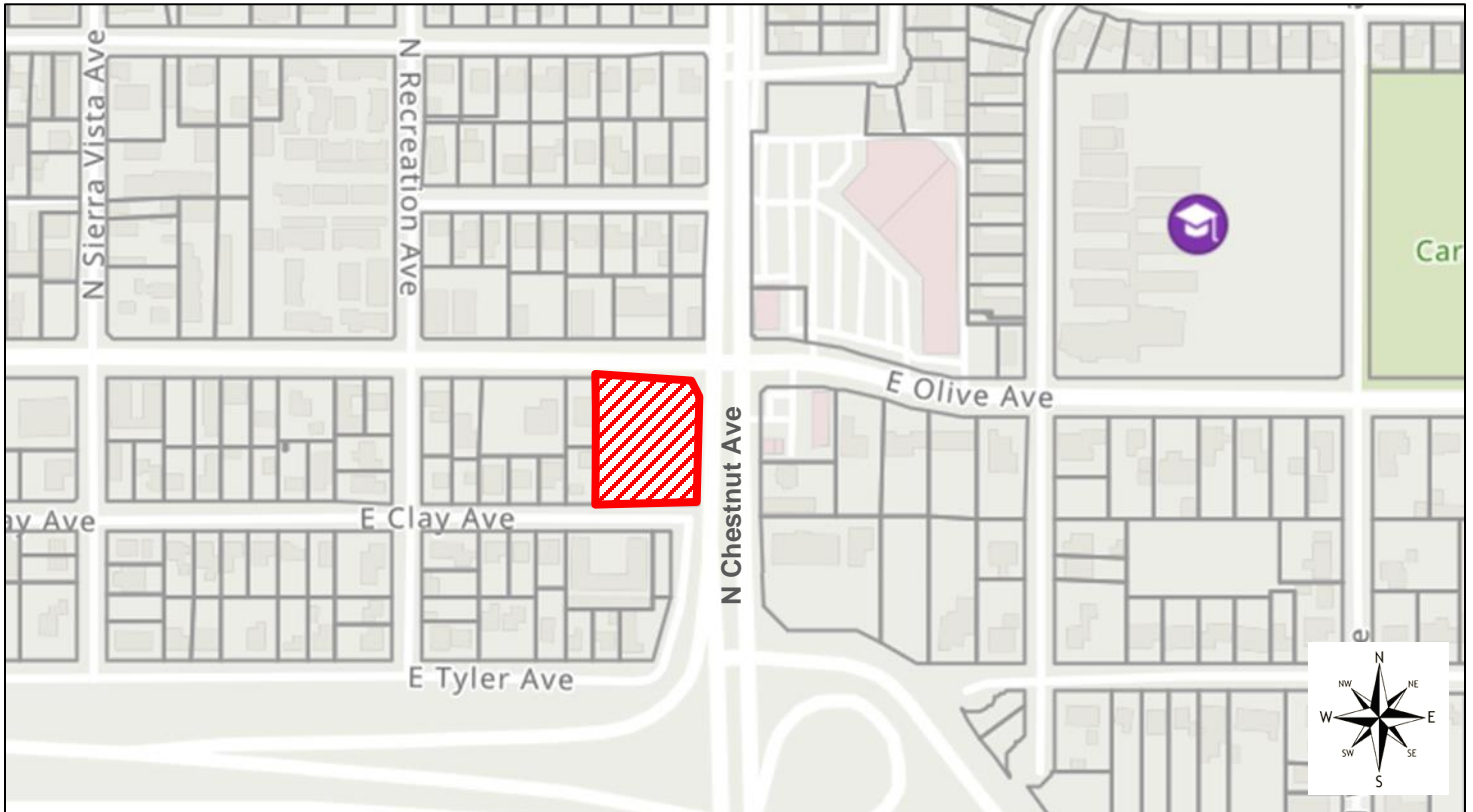
**SEE MAP ON REVERSE SIDE**  
Planning and Development Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721  
Phone (559) 621-8277 · Fax (559) 498-1026

**THIS IS A LEGAL NOTICE REGARDING**  
1137 N Chestnut Ave  
APN: 454-09-228

P20-01633 & P20-02556

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## VICINITY MAP



**Subject Property**

Planning and Development and Department  
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277 · Fax (559) 498-1026

## Parcel 313-280-72

Dee Wadhwa &lt;[REDACTED]&gt;

Wed 10/21/2020 11:23 AM

To: Phillip Siegrist &lt;Phillip.Siegrist@fresno.gov&gt;;

**External Email:** Use caution with links and attachments

Regarding: CUP No: P20-01633 &amp; P20-02556

Parcel : 313-280-72

To Whom It May Concern:

We object to the proposal for the new development "7-11 & Starbucks" for chestnut and olive.

The corner is surrounded by more than 5 stores which serve the same products as 7 Eleven.

Most of the current businesses in the neighborhood are mom & pop shops which are already struggling to survive because of substantial decreased sales due to covid-19.

With today's circumstances; we are barely making ends meet and by adding another competitor it has a negative impact on our business and our livelihood.

Moreover, there is always an on-going homeless and crime issue at this corner; with 24 hours a day (7-11) operation it will encourage an increase in both mentioned above.

Therefore, with covid-19; decreased sales; high expenses and now another competitor which is a large corporate based business (7-11) how will and can the city protect us? What will the city do for us; for the local individuals who have been paying (business taxes, city taxes, etc.) for many years. Where is our protection?

Your assistance is greatly appreciated.

Dee  
[REDACTED]