

## Regular Council Meeting

RECEIVED

March 21, 2024

2024 MAR 20 P 3:17

# FRESNO CITY COUNCIL

CITY OF FRESNO  
CITY CLERK'S OFFICE



## Supplement Packet

### ITEM(S)

#### 9:15 A.M. (ID 24-355)

Hearing to consider Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment; regarding a phased, multi-tenant commercial community development project with Starbucks Café and drive-through located on approximately  $\pm$  2.98 acres of property located on the southwest corner of the intersection of South Martin Luther King Boulevard and East Church Avenue. (Council District 3) - Planning & Development Department.

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

Contents of Supplement: Letters of Support

### Item(s)

#### **Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

#### **Americans with Disabilities Act (ADA):**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways,

aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.



# State Center Community College District

1171 Fulton • Fresno, California 93721 • (559) 243-7100 • www.scccd.edu

March 20, 2024

City of Fresno  
Office of the Mayor and City Manager  
Members of the Fresno City Council  
Planning Department Director & Staff  
2600 Fresno Street  
Fresno, California 93721

**Re: Starbucks Approval – SWC Church Avenue & MLK Jr., Blvd.**

Dear Fresno City Officials:

We understand that the decision to approve a Starbucks at the above location has been appealed to the Fresno City Council. After reviewing the proposed project as well as the West Creek Village Development Project Master Plan, and realizing their tremendous potential for promoting positive social and economic impact on the surrounding area, SCCCD wishes to express its strong support for this project.

We recently surveyed the students and staff who learn and work at the Fresno City College West Fresno Campus. We learned that a vast majority, 89 percent, expressed a desire to see a Starbucks built near the West Fresno Campus. While there are concerns about increased traffic, 77 percent of respondents indicated that they would walk to the Starbucks if it were built in the nearby location.

After reviewing the planning requirements placed on the project by the City of Fresno, we understand that the proposed plans have been reviewed by the City Planning Commission and Planning Department and that safety concerns have been addressed. We were pleased to see the additional safety precautions put into place as well as the mitigation of traffic. Given this, coupled with the convenient location for our college students, faculty, and staff to walk to this location, we agree that it will ultimately lead to the reduction of GHG emissions and a sustainable growth rate in the West Creek Village Development Project Area.

The positive impact of this Starbucks business and its location enable our staff, students, and the surrounding community to enjoy such services without the use of an automobile. The Starbucks will be the largest in the Central Valley and will feature a community room, which is a benefit not available to any other residents in the Central Valley, and we look forward to using this opportunity to enrich our community and students.

We are anxiously awaiting much needed retail services to complement our vibrant new campus.

We are happy to join Fresno Unified School District, Washington Unified School District, Gaston Middle School, Edison High School, Pastor DJ Criner and the remaining members of the Planning Commission, and other community leaders in asking that you give this proposal positive consideration in reviewing its approval.

Sincerely,

A black rectangular redaction box covering the signature of Dr. Carole Goldsmith.

Dr. Carole Goldsmith  
Chancellor  
State Center Community College District



## BOARD OF EDUCATION

Susan Wittrup, President  
Valerie F. Davis, Clerk  
Claudia Cazares  
Genoveva Islas  
Andy Levine  
Elizabeth Jonasson Rosas  
Keshia Thomas

## SUPERINTENDENT

Robert G. Nelson, Ed.D.

March 13, 2024

City of Fresno  
Office of the Mayor and City Manager  
Members of the Fresno City Council  
Planning Department Director & Staff  
2600 Fresno Street  
Fresno, California 93721

Re: Starbucks Approval – SWC Church Avenue & MLK Jr., Blvd.

Dear Fresno City Officials:

We understand that the decision to approve a Starbucks drive-through at the above location has been appealed to the Fresno City Council. After considering the proposed West Creek Village Development Master Plan and realizing its tremendous positive social, economic, and cultural impact on the surrounding area, **FUSD wishes to express its strong support for this project.**

After reviewing the many planning demands placed on the project by the City of Fresno, we feel the project is safe, and will ultimately lead to the reduction of GHG emissions sustainable growth rate in the West Creek Village Development Project Area. In addition, the positive impact of this Starbucks business and its location enables our staff, students, and the surrounding community to enjoy such services without the use of an automobile. The Starbucks will be the largest in the Central Valley and will feature a community room which is a benefit not available to any other residents in the Central Valley, and we look forward to using this opportunity to enrich our community and students.

We strongly ask that you give this proposal all respect and consideration in reviewing its approval.

Sincerely,

Robert G. Nelson, Ed.D.  
Superintendent





## BOARD OF EDUCATION

Susan Witttrup, President  
Valerie F. Davis, Clerk  
Claudia Cazares  
Genoveva Islas  
Andy Levine  
Elizabeth Jonasson Rosas  
Keshia Thomas

## SUPERINTENDENT

Robert G. Nelson, Ed.D.

City of Fresno  
Office of the Mayor and City Manager  
Members of the Fresno City Council  
Planning Department Director & Staff  
2600 Fresno Street  
Fresno, California 93721

Re: Starbucks Approval – SWC Church Avenue & MLK Jr., Blvd.

Dear Fresno City Officials,

We understand that the decision to approve a Starbucks drive-through at the above location has been appealed to the Fresno City Council. After considering the proposed West Creek Village Development Master Plan and realizing its tremendous positive impact on the surrounding area, **FUSD wishes to express its strong support for this project.**

After reviewing the many planning demands placed on the project by the City of Fresno, we feel the project is safe, and will ultimately lead to the reduction of GHG emissions sustainable growth rate in the West Creek Village Project Area. In addition, we find the positive impact of this Starbucks business and its location enables our staff, students, and the surrounding community to enjoy such services without the use of an automobile. The Starbucks will be the largest in the Central Valley and will feature a community room which is a benefit not available to any other residents in the Central Valley, and we look forward to using this opportunity to enrich our community and students.

We strongly ask that you give this proposal all respect and consideration in reviewing its approval.

Sincerely,

Tobaise Brookins  
Principal, Edison Computech

City of Fresno  
Office of the Mayor and City Manager  
Members of the Fresno City Council  
Planning Department Director & Staff  
2600 Fresno Street  
Fresno, California 93721

Re: Starbucks Approval – SWC Church Avenue & MLK Jr., Blvd.

Dear Fresno City Officials,

We understand that the decision to approve a Starbucks drive-through at the above location has been appealed to the Fresno City Council. After considering the proposed West Creek Village Development Master Plan and realizing its tremendous positive impact on the surrounding area, **Rutherford B. Gaston Middle School wishes to express its strong support for this project.**

After reviewing the many planning demands placed on the project by the City of Fresno, we feel the project is safe, and will ultimately lead to the reduction of GHG emissions sustainable growth rate in the West Creek Village Project Area. In addition, the positive impact of this Starbucks' business and its location enables our staff, students, and the surrounding community to enjoy such services without the use of an automobile. The Starbucks will be the largest in the Central Valley and will feature a community room which is a benefit not available to any other residents in the Central Valley, and we look forward to using this opportunity to enrich our community and students.

We strongly ask that you give this proposal all respect and consideration in reviewing its approval.

Sincerely,

A solid black rectangular box used to redact the signature of Thomas Williams Jr.

Thomas Williams Jr.  
Principal, Gaston Middle School



# State Center Community College District

1171 Fulton • Fresno, California 93721 • (559) 243-7100 • [www.scccd.edu](http://www.scccd.edu)

March 20, 2024

City of Fresno  
Office of the Mayor and City Manager  
Members of the Fresno City Council  
Planning Department Director & Staff  
2600 Fresno Street  
Fresno, California 93721

**Re: Starbucks Approval – SWC Church Avenue & MLK Jr., Blvd.**

Dear Fresno City Officials:

We understand that the decision to approve a Starbucks at the above location has been appealed to the Fresno City Council. After reviewing the proposed project as well as the West Creek Village Development Project Master Plan, and realizing their tremendous potential for promoting positive social and economic impact on the surrounding area, SCCCDD wishes to express its strong support for this project.

We recently surveyed the students and staff who learn and work at the Fresno City College West Fresno Campus. We learned that a vast majority, 89 percent, expressed a desire to see a Starbucks built near the West Fresno Campus. While there are concerns about increased traffic, 77 percent of respondents indicated that they would walk to the Starbucks if it were built in the nearby location.

After reviewing the planning requirements placed on the project by the City of Fresno, we understand that the proposed plans have been reviewed by the City Planning Commission and Planning Department and that safety concerns have been addressed. We were pleased to see the additional safety precautions put into place as well as the mitigation of traffic. Given this, coupled with the convenient location for our college students, faculty, and staff to walk to this location, we agree that it will ultimately lead to the reduction of GHG emissions and a sustainable growth rate in the West Creek Village Development Project Area.

The positive impact of this Starbucks business and its location enable our staff, students, and the surrounding community to enjoy such services without the use of an automobile. The Starbucks will be the largest in the Central Valley and will feature a community room, which is a benefit not available to any other residents in the Central Valley, and we look forward to using this opportunity to enrich our community and students.

We are anxiously awaiting much needed retail services to complement our vibrant new campus.

We are happy to join Fresno Unified School District, Washington Unified School District, Gaston Middle School, Edison High School, Pastor DJ Criner and the remaining members of the Planning Commission, and other community leaders in asking that you give this proposal positive consideration in reviewing its approval.

Sincerely,

A black rectangular box redacting the signature of Dr. Carole Goldsmith.

Dr. Carole Goldsmith  
Chancellor  
State Center Community College District





March 5, 2024

City of Fresno  
Office of the Mayor and City Manager  
Members of the Fresno City Council  
Planning Department Director & Staff  
2600 Fresno Street  
Fresno, California 93721

Re: Starbucks Approval – SWC Church Avenue & MLK Jr., Blvd.

Dear Fresno City Officials:

We understand that the decision to approve a Starbucks drive-through at the above location has been appealed to the Fresno City Council. After considering the proposed West Creek Village Development Master Plan and realizing its tremendous positive social, economic, and cultural impact on the surrounding area, **WUSD wishes to express its strong support for this project.**

After reviewing the many planning demands placed on the project by the City of Fresno, we feel the project is safe, and will ultimately lead to the reduction of GHG emissions sustainable growth rate in the West Creek Village Development Project Area. In addition, the positive impact of this Starbucks' business and its location enables our staff, students, and the surrounding community to enjoy such services without the use of an automobile. The Starbucks will be the largest in the Central Valley and will feature a community room which is a benefit not available to any other residents in the Central Valley, and we look forward to using this opportunity to enrich our community and students.

We strongly ask that you give this proposal all respect and consideration in reviewing its approval.

Sincerely,

A black rectangular box redacting the signature of Randy Morris.

Randy Morris  
Superintendent  
Washington Unified School District

Randy R. Morris - District Superintendent

**Board of Trustees**

Terry Ruiz, Area 1

Darrell Carter, Area 5

Anna Kosmosky, Area 2

Henry Hendrix, Area 6

Beatrice Pino, Area 3

Eddie Ruiz, Area 4

Steven Barra, Area 7