

## Margo Lerwill

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**From:** Ted Caldwell <tedcaldwell@sbcglobal.net>  
**Sent:** Monday, March 13, 2017 1:04 PM  
**To:** Margo Lerwill  
**Cc:** 'Security Self Storage'  
**Subject:** FW: CUP Permit Application No. C-16-076

Margo,

This is Ted Caldwell of TC Property Management, Ltd., owner of Mayfair Center, at First & McKinley in Fresno. As you may know, I have put a big effort into upgrading my property, adding new parking, building new self storage, building a new commercial building, all of which is a big boost for the area. I am against more wine and beer being sold in the neighborhood. We have too many problems now, and why add to those? It goes against the upgrading we have done.

Below in paragraph #2 is the comment on this matter from Kim Rumbaugh, my area manager. As you can see, she is definitely against this application.

You may call me at 530-666-5799 x2 if you wish.

Thank you.  
Ted

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**From:** Security Self Storage [mailto:kim6601@sbcglobal.net]  
**Sent:** Monday, March 13, 2017 12:39 PM  
**To:** Ted Caldwell  
**Subject:** Re: Mayfair Storage

Ted,

I sent Carol an email this morning and will see if she responds.

As for the 99 cent store in the other shopping center, I am opposed to them getting a liquor license. We have issues with the drunk homeless as it is and with the terrible murders and crime in that neighborhood, providing more alcohol in that area is not a wise move!

***Kim Rumbaugh***

Area Manager

559-625-1015/559-233-0033

[www.visaliasecurityselfstorage.com](http://www.visaliasecurityselfstorage.com)

[www.mayfaircenterselfstorage.com](http://www.mayfaircenterselfstorage.com)

On Sunday, March 12, 2017 10:55 AM, Ted Caldwell <[tedcaldwell@sbcglobal.net](mailto:tedcaldwell@sbcglobal.net)> wrote:

Kim,

1. Have you heard anything at all about Tom? As we further consider the idea to put storage into the 99 Cent Store space, do you think it would be worthwhile to ask Carol Krendl

I'm not sure it would, after all, since we are already successful there and we would be adding interior storage which you are familiar with. Still, maybe it couldn't hurt to ask her. What do you think?

2. John says we can get 8,500 net rentable sq ft on the first floor of the 99 cent Store space. More than first thought. In figuring, should I figure a \$1.00 per sq ft average? Or, could we do much better if there is demand for smaller units there, especially with the strong Asian influence (other question: what percentage of our renters now are Asian?).

The higher rent above \$1.00, the better the deal for us. Could you think about sizes of units you would want?

We are still waiting to hear back from the Asian Market people. That would be a better use for the center overall. But that is still a long shot and we need to be prepared if they pass.

3. Other: The 99Cent Store across the street, south side of McKinley, has applied for a beer and wine license. The city has asked if we are ok with this or object. What do you think? Will it hurt us? Myself, I would like alcohol to be minimized in the area.

Thanks.

Ted

**Vincent & Andrea Alvarez**  
**3080 Autumnwood Ct**  
**San Jose, CA 95148**  
**408.274.1806**

**RECEIVED**

MAR 17 2017

DARM - DEVELOPMENT SERVICES  
CITY OF FRESNO  
March 14, 2017

**Development and Resource Management Department**  
**2600 Fresno Street, Room 3043**  
**Fresno, CA 93721**

*I submit this letter to you concerning the application No C-16-076 filed with Steve Rawlings on Alcoholic Beverage Consulting, on behalf of Sarkis Basmajiam.*

*I am the owner of the 4 plex at 3312, 3314, 3316 and 3318 Normal Ave, in Fresno, CA 93703. I'm a concerned landlord I am concerned that by allowing this liquor store into our neighborhood, the children who live here as well as the students will be adversely affected.*

*Studies show that neighborhoods with higher concentrations of liquor stores also have higher rates of felonious assaults, auto thefts, underage drinking, alcohol-related hospitalizations, drunken driving accidents and pedestrian injuries — to mention a few. We don't need another liquor store in this neighborhood.*

*We are already dealing with the huge problem of the homeless community and an abundance of panhandlers and drug users, so an added location for them to hang out to bother the public — especially with an alleyway right behind it — is of grave concern to our neighborhood. Most likely, the alleyway would become the main entrance to the store.*

*Sincerely,*

  
**Vincent Alvarez**

Disabled American Veterans Charities of Central California, Inc.



Date: 3/20/17

To: City Of Fresno Resource Management Department

RE: Protest of Conditional Use Permit Application # C-16-076

**RECEIVED**

**MAR 24 2017**

**DARM - DEVELOPMENT SERVICES  
CITY OF FRESNO**

Greetings:

I operate the D.A.V. Thrift Store that is located at 3163 E McKinley, Located in the May Fair Shopping Center across the street from the proposed business that is applying for this permit. As it stands on my side of the block there are two liquor stores as well as a grocery store and some eateries who sell alcohol to the public. In the shopping center that the business who has applied for the permit there is a liquor store as well as an eatery who sells.

Given the occurrences of crime in the area, the rampant un-checked homeless problem in these two shopping centers, as well as the low-income demographic of the surrounding households. A store that markets items for a dollar selling alcohol is irresponsible for public safety. There is more than enough public access to alcohol from retail settings. I'm appalled that there are so many liquor stores with in to shopping centers in less than a city block. There is no way that my organization and the business I'm responsible for supports the granting of this permit. Please inform me of any hearings moving forward related to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Abell", written over a horizontal line.

Daniel C. Abell  
General Manager  
D.A.V. Charities of Central California, Inc.  
559991764