

Exhibit J  
Letters of Protest received from Notice of Intent

**From:** Thomas Veatch  
**To:** ["Vale Rodriguez"](#)  
**Subject:** P20-00545 4151 E Tulare RE: 4151 E Tulare Convenience Store  
**Date:** Wednesday, June 24, 2020 10:27:00 AM

---

Hello Valeria,

1. The noticing period for comment is 10 days.
2. A service station is a permitted use by Conditional Use Permit in that zone district (NMX) so they are allowed to file for an application to be reviewed. I've seen it was considered under a prior application. The prior application also proposed alcohol sales but that portion of the permit was denied due to it not meeting the development code requirements to avoid overconcentration. The service station itself was approved by Director for that application. It was appealed and went to Planning Commission where those decisions were upheld. It seems like the appeal was going to be sent to the City Council at one point but the application was withdrawn. The application under consideration now is new.
3. They could apply for a separate Conditional Use Permit application for the alcohol sales at a later date but it would likely get denied for not meeting the development code requirements for overconcentration just like it was before in the prior permit. It would be subject to a noticing period and be appealable.
4. Letters of protest and/or letters requesting notification of the Directors action taken should be addressed in the letters title to Jennifer Clark who is the Planning Director, but sent directly to me. The address and instructions are listed in the notice. A copy can be emailed to me as well. There is contact information listed on the notice for planners who speak other languages.
5. Postmarked before June 29 is ok. They cannot be dropped off since City Hall is closed to the public. They can be mailed and emailed. There is no form needed to send a protest letter. It just needs to contain the information detailed in the notice.
6. It was only mailed in English but there is contact info listed for planners who can speak Spanish or Hmong.

The notice of intent to take action is mailed to property owners within 1000 feet of the subject property. Letters of protest and/or requests to be notified of the Directors action can be sent to me. The feedback I receive through the noticing period will be referenced in my staff report that gets reviewed by the Director. Once the Director takes an action there will be a 15 day appeal period. I'll send a Notice of Action at that point to whoever requested to be notified. If appealed then it will be taken to the Planning Commission.

Let me know if you have any further questions,

Thomas Veatch  
Thomas.Veatch@fresno.gov  
559 621 8076  
Planner  
City of Fresno, Planning and Development Department  
2600 Fresno Street, Fresno, California 93721-3604

---

**From:** Vale Rodriguez [mailto:valesisabe88@gmail.com]  
**Sent:** Tuesday, June 23, 2020 7:47 PM  
**To:** Thomas Veatch  
**Subject:** 4151 E Tulare Convenience Store

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

Good evening,

I am writing to you regarding the permit request for 4151 E Tulare Ave, directly across from Roosevelt High School. I have a few questions;

1. Why was the notice dated June 19th but public protest only lasts until June 29th?
2. Why, if the community already fought against a convenience store being built here are we having this issue again?
3. Can the alcohol license be applied for later after it's built?
4. The notice says that all complaints filed with the Director- who is the Director? What address? What number? What email? What about those who don't speak English? What about those who cannot write/read?
5. The notice reads written protests "must be submitted to the office prior to the close of business" does that mean postmarked before June 29? What about dropping them off? Is there a specific form that needs to be filled out? And if so, please attach in your reply.
6. Were the notices mailed in any other language?

It saddens me that we would not only have to rehash this but that so little consideration has been made for our community to protest. Please respond ASAP as you know, we don't have much time.

Best,  
Valeria Rodriguez Pedroza--  
**"All you need is, *ganas!*"**

**From:** [McKencie Perez](#)  
**To:** [Thomas Veatch](#)  
**Subject:** Re: Attached Image (7-11 @ Cedar & Tulare P20-00545)  
**Date:** Friday, July 10, 2020 11:36:09 AM  
**Importance:** High

---

No problem.

---

**From:** Thomas Veatch  
**Sent:** Friday, July 10, 2020 11:33:26 AM  
**To:** McKencie Perez  
**Subject:** RE: Attached Image (7-11 @ Cedar & Tulare P20-00545)

[Thank you for translating these.](#)

---

**From:** McKencie Perez  
**Sent:** Friday, July 10, 2020 9:45 AM  
**To:** Will Tackett; Thomas Veatch  
**Cc:** Ralph Kachadourian  
**Subject:** Re: Attached Image (7-11 @ Cedar & Tulare P20-00545)  
**Importance:** High

Here are my translations. There were two letters and I translate in order of the attachment.

1st letter in Spanish

Hi my name is Feliciano Ramirez and I live in District 7. I am calling to inform Nelson Espinoza that I am again adding another convenience store on the corner of Tulare and Cedar. We were against the store previously and we want you to know that our community does not want another store there. It's possible that right now they are not requesting a liquor license but they are requesting to sell tobacco. We have too many convenience stores in our neighborhood. Our kids need parks not access to "unhealthy" food or tobacco. Mr. Espinoza helped us las time and we would like his help again. Thank you. I just want you to know we do not want a store on the corner of Tulare and Cedar. From - Feliciano Ramirez

2nd Letter in Spanish

I do not want another store because it would bring more people to our neighborhood. We need more parks or recreation centers and "temptation" (word isn't very legible but looks like tentacion, which is temptation, but maybe they meant 'attracion' which is attraction and makes more sense in the sentence since they are talking about amenities) for our kids that attend Roosevelt school. It would be more temptation for our kids. We do not want another store on Cedar and Tulare. Thank you and we look forward for your support. - Reynaldo Arambula

McKencie

---

**From:** McKencie Perez  
**Sent:** Friday, July 10, 2020 9:02:20 AM  
**To:** Will Tackett; Thomas Veatch

**Cc:** Ralph Kachadourian

**Subject:** Re: Attached Image (7-11 @ Cedar & Tulare P20-00545)

Good Morning - I will send you the translation shortly. Trying to figure our one of the words in the second letter. Not very legible. But they are both letters of opposition.

McKencie

---

**From:** Will Tackett

**Sent:** Thursday, July 9, 2020 2:54:20 PM

**To:** Thomas Veatch

**Cc:** Ralph Kachadourian; McKencie Perez

**Subject:** FW: Attached Image (7-11 @ Cedar & Tulare P20-00545)

Thomas,

Please find the attached for your records and info.

I'm cc'ing McKencie because some of these are written in Spanish and will need to be translated (Mackie, if you want to delegate to someone else that is bilingual, that is fine w/ me but would appreciate if you could assist with that).

Thanks!

Will

**From:** Planning & Development [mailto:no\_reply@fresno.gov]

**Sent:** Thursday, July 09, 2020 2:15 PM

**To:** Thomas Veatch; Will Tackett

**Subject:** Attached Image

**From:** [traker74@aol.com](mailto:traker74@aol.com)  
**To:** [Thomas Veatch](mailto:Thomas.Veatch); [frankciaudelli@gmail.com](mailto:frankciaudelli@gmail.com); [Valesisabe88@gmail.com](mailto:Valesisabe88@gmail.com)  
**Subject:** Re: Protest of Permit #P20-00545  
**Date:** Monday, June 29, 2020 3:19:24 PM

---

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

Thank you Thomas for confirming receipt. I can mail hard copies of all additional information to you that you should receive in a few days.

Will that be in compliance?

Susan

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

**From:** Thomas Veatch <[Thomas.Veatch@fresno.gov](mailto:Thomas.Veatch@fresno.gov)>  
**To:** [traker74@aol.com](mailto:traker74@aol.com) <[traker74@aol.com](mailto:traker74@aol.com)>  
**Cc:** [frankciaudelli@gmail.com](mailto:frankciaudelli@gmail.com) <[frankciaudelli@gmail.com](mailto:frankciaudelli@gmail.com)>; [nelsonforresno@aol.com](mailto:nelsonforresno@aol.com) <[nelsonforresno@aol.com](mailto:nelsonforresno@aol.com)>; [org@aol.com](mailto:org@aol.com) <[org@aol.com](mailto:org@aol.com)>  
**Sent:** Mon, Jun 29, 2020 3:11 pm  
**Subject:** RE: Protest of Permit #P20-00545

Hi Susan,

I've received this email, and I'll notify you of any action that will be taken by the Director.

Did you mail a letter as well? Could you email a copy of that to me? This email is enough for the purposes of requesting to notified of the action that will be taken, but for a letter of protest it needs the additional information that was required in the notice. If you could please expand a bit on your relationship/interest to the subject property and the specific reasons you believe the project should not be approved. Thank you.

“In the event you wish to protest the possible approval of this project, you may do so by filing a written protest with the Director. The protest must include the appellant's interest in, or relationship to, the subject property and specific reason(s) why the appellant believes the project should not be approved.”

---

**From:** [traker74@aol.com](mailto:traker74@aol.com) [<mailto:traker74@aol.com>]  
**Sent:** Monday, June 29, 2020 2:36 PM  
**To:** Thomas Veatch  
**Cc:** [frankciaudelli@gmail.com](mailto:frankciaudelli@gmail.com); [nelsonforresno@aol.com](mailto:nelsonforresno@aol.com); [org@aol.com](mailto:org@aol.com)  
**Subject:** Protest of Permit #P20-00545

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

Per our conversation today Mr. Veatch.

This is a written protest of Use Permit #P20-00545, at 4151 E. Tulare Street.

Please notify us of the next action on this;

Frank & Susan Ciaudelli  
4043 E. Tulare St.  
Fresno, Ca 97302  
559-449-3619

Thanking you,  
Susan Ciaudelli

Hi my name is Ernesto Rillo  
I live in District 7 and am  
against putting a convenience  
store or gas station I think  
it will be bad to put a  
store in this area. Thank you for  
your attention in this matter

Thank you  
Ernesto Rillo

RECEIVED

JUL - 1 2009

DEVELOPMENT DEPARTMENT  
CITY OF FREEDOM

RECEIVED

JUL 1 2009

Name: Ernesto Rillo

Cristina Y Rillo,  
3925 E. Miller Ave  
Fresno, CA 93702

TO

FRESNO CA 936

29 JUN 2003 PM 2 L



RECEIVED  
JUN 29 2003  
DEPARTMENT DEPARTMENT  
OF PLANNING & DEVELOPMENT  
FRESNO

JENNIFER CLARK DIRECTOR  
PLANNING DEVELOPMENT  
Dept  
2600 FRESNO ST. ROOM 3043

93721 93620 0016

FRESNO CA 93721

6/25/20

my name is Pedro  
I live in the district 7,  
and I do not agree  
with the decision of  
the Televen be built  
on the corner of tulare  
and cedar, we need  
more parks and play-  
grounds for the kids in  
the neighborhood not  
liquor stores and more  
traffic. lots of more  
crime. thank you

Pedro Quiroz

4215 E Iowa

93702 Fresno Ca.

Pedro R Quiroz Jr.

RECEIVED

JUL - 3 2020

DEVELOPMENT DEPARTMENT  
CITY OF FRESNO

RECEIVED  
JUL - 3 2020

To: Jennifer K, Clark

Hi my name is Michael Gallardo i live on cedar and tulare. I heard that they making a 7-11 at the cedar and tulare. I am not with it. There are store's nearby, we don't need another store close by even by a school. Crime rates will be high along with homeless and shootings. This is a good quiet area where the residents look out for each other.

Irma Dolores Joe  
Sign Michael Gallardo  
District 7

P.S. my family not agree with it as well

RECEIVED  
RECEIVED

DEVELOPMENT DEPARTMENT  
CITY OF FRESNO  
JUL 1 2020

Name: Michael

Michael Gallardo  
4333 E. Bend Ave.  
Fresno, Ca. 93702

FRESNO CA 936

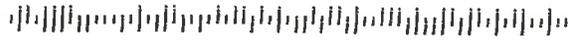
20 JUN 2020 11:11



Jennifer K, Clark, Director  
2600 Fresno St, Room 3043  
Fresno, Ca. 93721

RECEIVED  
DEVELOPMENT DEPARTMENT  
CITY OF FRESNO  
JUL 1 2020

93721-362000



Hola mi nombre es Feliciano Ramirez vivo en el Distrito 7  
x estoy llamando para informar a Nelson Espinoza que estoy en  
contra de poner otra tienda de conveniencia en esquina de Tulare  
y Cedar. Detuvimos la tienda antes y queremos que sepa que nuestra  
comunidad NO quiere otra tienda allí. Es posible que no este  
solicitando una licencia de licor (cahorita) pero todavia tendra tabaco.  
x ya tenemos demasiadas tiendas de conveniencia en nuestro vecindario.  
Nuestros niños necesitan parques no puntos de acceso a comida chatarra  
o tabaco. El Sr. Espinoza nos ayudo la ultima vez nos gustaria su  
apoyo una vez mas. Gracias

Nomás quido que sepa que NO queremos una tienda en la esquina Tulare y Cedar

Att. Feliciano Ramirez

RECEIVED

JUL - 0 2020

DEVELOPMENT DEPARTMENT  
MARIANO

RECEIVED

JUL 1 2020

Name:

4226 E Illinois AVE  
Fresno CA 93702

FRESNO CA 936

29 JUN 2020 PM 1 L

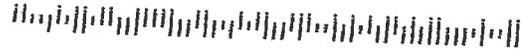


RECEIVED  
JUL - 3 2020  
DEVELOPMENT DEPARTMENT  
CITY OF FRESNO

To

Jennifer K Clark Dir  
Planning & Develop-  
2600 Fresno St. S  
Fresno C.A. 93721

93721-362000



6/28/2020

I Sylvia Blanco dont agree to have  
a store built by the school 4227 E. Ball  
Fresno, Ca. 93702

RECEIVED

JUL - 8 2020

DEVELOPMENT DEPARTMENT  
CITY OF FRESNO

RECEIVED

JUL 1 2020

Name: JUL 1 2020

Name: [Signature]

Sylvia Blanco  
4227 E. Ball  
Fresno, CA. 93702

FRESNO CA 936  
29 JUN 2020 PM



Celebrating the  
**50**<sup>th</sup>  
Anniversary  
of Earth Day  
1970-2020

RECEIVED  
JUN 29 2020  
DEVELOPMENT DEPT  
CITY OF FRESNO

Jennifer K. Clark, Director

2600 Fresno St. Room 304B

Fresno, CA 93721

93721-962000



28-6-2020.

No me gustaria una tienda  
mas por el echo de que

llamaria mas personas a nuestro  
vecindario necesitamos mas parques  
o centro de recreacion y mas  
tentacion para nuestros hijos que  
van ala rosevelt school.

Seria un mas libertad para  
nuestros hijos.

No queremos una tienda en cedar y Tulara.  
Gracias esperamos su apoyo.

Reynaldo Arcambala.  
Celsa Ruiz.

col: (559) 547-6424 -

RECEIVED

JUL - 3 2020

DEVELOPMENT DEPT

Celsa Ruiz  
4167 E. Illinois Ave  
Fresno Ca 93702

FRESNO CA 936

29 JUN 2020 PM 2 L



TE

RECEIVED  
JUL - 3 2020  
DEVELOPMENT DEPARTMENT  
CITY OF FRESNO

Jennifer K. Clark Director  
Planning & Development Dept  
2600 Fresno St Room 3043  
Fresno C. A 93721

93721-362000



*Park Spring*

VICINITY MAP  
4151 E Tulare

RECEIVED

JUL 7 2020

Name: *Office*



PLANNING AND DEVELOPMENT DEPARTMENT  
2600 FRESNO ST  
FRESNO CA 93721-3604  
**THIS IS A LEGAL NOTICE**  
CONDITIONAL USE PERMIT P20-00545

NEOPOST FIRST-CLASS MAIL  
06/19/2020  
US POSTAGE \$000.50



ZIP 93721  
041M11285283

RECEIVED  
JUL - 8 2020  
DEVELOPMENT DEPARTMENT  
CITY OF FRESNO

APN:46030305  
PERRYMAN KATHLEEN & HERBIE  
4236 E IOWA  
FRESNO CA 93702

RECEIVED  
JUL - 8 2020  
DEVELOPMENT DEPARTMENT  
CITY OF FRESNO

9370232340 C014



*We do not want another  
Gas Station & Mini Mart.  
Why not do something for the  
people instead of wanting more  
taxes paid to Fresno. The people  
on this side of town get  
nothing nice for their kids  
How about a PARK*

Planning - Legal Notices



\* 1 0 1 0 1 - 4 0 2 2 \*

CITY OF FRESNO  
PLANNING AND DEVELOPMENT DEPARTMENT  
NEIGHBORHOOD NOTIFICATION

**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 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 Fresno Municipal Code, Section 15-5007, will take action on the application below:

**Application:** Conditional Use Permit Application No. P20-00545

**Applicant:** Bonique Emerson with Precision Engineering on behalf of Terri Dickerhoff

**Location:** 4151 E Tulare Street

**Description:** The applicant requests authorization to construct a new 3,131ft<sup>2</sup> 7-11 convenience store and gas station. This project application does not include a request to establish an Alcoholic Beverage Control (ABC) license.

**Zone District:** NMX (Neighborhood Mixed-Use)

**Protest Deadline:** June 29, 2020 by 5:00 p.m.

All documents (including the application and environmental determination) related to this project are available for public review through the Planning and Development Department, 2600 Fresno Street, 3<sup>rd</sup> Floor, Fresno, California 93721 by contacting the Department at the number listed below. **Due to the current COVID-19 pandemic, City Hall offices are closed to the public.** Please contact the planner listed below via email or by phone to view documents.

In the event you wish to protest the possible approval of this project, you may do so by filing a written protest with the Director. The protest must include the appellant's interest in, or relationship to, the subject property and specific reason(s) why the appellant believes the project should not be approved. 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.

ANY WRITTEN protest of the potential approval must be submitted to this office prior to close of business on **June 29, 2020**

If you wish to be notified of the action taken by the Director, please submit a request in writing (mail or email) to the Planner listed below by the date noted above. 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.

For additional information regarding this project, contact Thomas Veatch, Planner, Planning and Development Department, 2600 Fresno Street, Fresno, California 93721-3604, by phone at (559) 621-8076 or via e-mail at [thomas.veatch@fresno.gov](mailto:thomas.veatch@fresno.gov). Si necesita información en Español, comuníquese con McKencie Perez al teléfono (559) 621-8066 o por correo electrónico a [McKencie.Perez@fresno.gov](mailto:McKencie.Perez@fresno.gov). Yog xav paub ntxiv, thov hu rau Kao Vang ntawm (559) 621-8058 los yog xav ntawv rau tws email [Kao.Vang@fresno.gov](mailto:Kao.Vang@fresno.gov).

PLANNING AND DEVELOPMENT DEPARTMENT  
Jennifer K. Clark, Director

Dated: June 19, 2020

Assessor's Parcel Nos. 46029609

*This notice was not delivered to my residence until July 1st  
Calk to the Post Office*

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

Nelson Esparza  
Councilmember District 7  
(559) 621-8000

REC  
JUL - 8 2020

Kathleen Perryman

Hi my name is ~~Michael Gallardo~~ I live in District 7 and I'm calling to let Councilmember Nelson Esparza know that I am against putting another convenience store on the corner of Tulare and Cedar. We stopped the store being built before and we want to let him know our community does NOT want another store there. They may not be applying for a liquor license (yet) but they will still have tobacco, and we already have too many convenience stores in our neighborhood. Our kids need parks, not more access points to junk food or tobacco. Mr. Esparza has our back last time around, we would appreciate his support once again. Thank you.

I just want Nelson Esparza to know we do NOT want another liquor store on Cedar and Tulare.

TALLY 2 Adults in Home

- Don't let this happen!  
The people don't want it. There's  
a brand new one on Kings Canyon  
Please Listen to the people for a change

Hola, mi nombre es \_\_\_\_\_. Vivo en el Distrito 7 y estoy llamando para informarle a Nelson Esparza que estoy en contra de poner otra tienda de conveniencia en la esquina de Tulare y Cedar. Detuvimos la tienda antes y queremos que sepa que nuestra comunidad NO quiere otra tienda allí. Es posible que no estén solicitando una licencia de licor (ahorita) pero todavía tendrán tabaco, y ya tenemos demasiadas tiendas de conveniencia en nuestro vecindario. Nuestros niños necesitan parques, no más puntos de acceso a comida chatarra o tabaco. El Sr. Esparza nos ayudo la última vez, nos gustaría su apoyo una vez más. Gracias.

We let our feelings be known once before, now its being pushed again by big money

Notas quiero que sepa que NO queremos una tienda el la esquina de Tulare y Cedar

We say NO! NO! NO!  
How about a playground?

TALLY or a dog park