

# Planning Commission

January 2, 2024



## Information Packet

### ITEMS

#### File ID 23-1785

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 ± 2.98 acres of property located on the southwest corner of the intersection of South Martin Luther King Boulevard and East Church Avenue.

#### Contents of Supplement:

*Supplemental Exhibit P* – Public Comments Received after Publication

#### **Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the Commission 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 Planning Commission 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.

# **Exhibit P**

## **Public Comments Received After Publication**

**ID 23-1785:** Consideration of Conditional Use Permit Application No. P23-00835, Planned Development Permit Application No. P23-02080, and related Environmental Assessment



Golden Westside Planning Committee

Date January 1, 2024

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

Dear Ms. Clark,

The Golden Westside Planning Committee strongly oppose Conditional Use Permit Application number P23-00835 and Planned Development Permit Application P23-02080 for a Starbucks Café drive-through located on 2.98 acres located on the southwest corner of the intersection of South Martin Luther King, Jr. Blvd. and East Church Avenue.

We have an enormous number of kids and parents who travel these roads in cars and walking distance to drop off and pick up their kids from Gaston Middle School which sits directly across the street from this location. This includes several school buses {15-16} dropping and picking kids up from Computech Middle-School. Public transportation {FAX} is routed every 15-minutes through MLK, Jr. at Church Avenue. School buses pick up and drop off kids on MLK, Jr. traveling to and from the West Fresno School District {Washington Union High}.

This proposal will cause an astronomical increase in traffic traveling in/out of this location. This proposed location surrounds a heavy presence of residential. The increase of traffic from this parking lot would pose a danger to our students and families crossing at this corner.

During the initial meetings regarding future housing and economic development in this area it was clearly stated that commercial/retail would be developed at Jensen Avenue. There are several Starbucks locations in the city of Fresno with drive-throughs, however they do not have any located this close to any school.

Please consider safety first in this community as you have done in other communities in the city of Fresno by denying this application!

Sincerely,

Debbie Darden – Chair

Golden Westside Planning Committee



December 22, 2023

Steven Martinez  
**City of Fresno**  
2600 Fresno Street  
Fresno CA 93721

**RE: Proposed Starbucks at MLK & Church in Fresno, CA**

Dear Steven:

I represent the developer of the proposed Starbucks at MLK & Church in SW Fresno. I negotiated the deal with Starbucks on behalf of the developer. Starbucks has been very clear that if the drive through is not approved, they will not locate here. They have the right to terminate the lease if the drive-through is not approved. Having said that, they will not locate anywhere in the Central Valley without a drive-through.

As you know, there are numerous examples of drive-throughs across from schools in the City of Fresno and the State of California. If you do not approve a drive-through at this location, the Starbucks deal and many others will go away, and this under-served part of Fresno will be by-passed once more.

If you have any questions, please do not hesitate to contact me.

Sincerely,

**RETAIL CALIFORNIA**

A handwritten signature in blue ink, appearing to read 'L.S. Smith'.

Lewis S. Smith  
Senior Vice President  
(559) 447-6235  
[Lsmith@retailcalifornia.com](mailto:Lsmith@retailcalifornia.com)