

Planning Commission

October 4, 2023



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Planning & Development Department
City of Fresno
JM

Information Packet

ITEMS

File ID 23-1456

Consideration of an appeal filed regarding Conditional Use Permit Application No. P23-00244, and related Environmental Assessment for property located at 3045 West Bullard Avenue on the southwest corner of West Bullard and North Marks Avenues (Council District 2).

Contents of Supplement:

Supplemental Exhibit N – Public Comment

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.

Supplemental Exhibit N

Public Comments

From: Peter Calles <pjcpercussion@gmail.com>
Sent: Saturday, July 29, 2023 2:02 PM
To: PublicCommentsPlanning
Cc: Luke Risner
Subject: CUP Application #P23-00244

External Email: Use caution with links and attachments

Hello,

I am reaching out to submit comments on application #P23-00244.

We live in the neighborhood directly south of the subject property. This neighborhood is home to many young families where children are often outside riding bikes or enjoying playtime, and during school season kids often walk along Marks Ave to get home. It is my comment that the application for a Type 47 alcohol license shall not be approved. Below is a list of specific reasons, please notify me of final project action.

- Not an ideal location for a business selling alcohol for consumption on the premises; subject property is surrounded by neighborhoods populated by young families.
- The Marks and Bullard intersection is dangerous. Drivers often speed through the intersection and traffic incidents occur regularly. Alcohol should not be added to this daily scenario.
- Noise may be a concern as this area tends to get quiet around 9am.

Best regards,
Peter

From: Sarah Lapietra <lapietra.legacy@gmail.com>
Sent: Monday, July 24, 2023 11:47 PM
To: PublicCommentsPlanning
Cc: Luke Risner
Subject: Application No. P23-00244 Re: Valarie Richardson ; LockedIN

External Email: Use caution with links and attachments

Good Evening,

I appreciate the opportunity to provide input regarding the application/proposal of LockedIN. However, my fear is that there is not ample time for neighbors to weigh in with their comments. This time of year many are on vacation to escape the heat or simply don't go out in this heat to walk the neighborhood and see any public postings. We check our mail daily and can attest the notice from the Planning and Development Department regarding LockedIN arrived in today's mail (Monday 7/24). I imagine the City of Fresno's intent was to provide more than 5 business days for those of us living in the immediate vicinity to respond before taking action.

The LockedIN Bar and Grill is already an established business operating between the hours of 0900-2200. Those are reasonable business hours for a RESTAURANT. Applying for an ABC license and proposing the business hours extend to 0200 indicates intent to turn LockedIN into a BAR. It's understandable business owners would like to serve alcohol during regular dining hours. Yet, there is no reason to extend business hours if the intent is to truly remain a restaurant, especially one suitable for minors to be allowed on the premises.

The establishment is located in an area that is still primarily residential. We are between two neighborhood elementary schools, an Assisted Living and Memory care facility for Seniors and a separate residential facility for neurorestorative care. A local Fresno County Library Branch shares the same parking lot as LockedIN. There are often children and elderly walking or riding bikes (when it's cool enough to do so). After dinnertime, the area is fairly dormant, aside from EMS vehicles stationed across the street from LockedIN who frequently pull in and out of the driveway. This is a neighborhood where people and families need a peaceful bedtime and have to get up and go to school/work in the morning. A bar open until 2 in the morning does not belong in a residential area.

Many of us remember the commotion from the last restaurant/bar in that same location and those of us in the direct vicinity of LockedIN do not want to see it turn into another BAR. There was increased noise from the previous establishment patio, music or bands. Frequent wreckless traffic from late night elements gathering to show off extremely loud packs of motorcycles and/or vehicles often racing down Marks or Bullard. It was not uncommon to hear the engines/mufflers roar and rattle windows in the late night hours. Fights would break out in the parking lot and extra people loitered in the neighborhoods, often leaving trash behind. Occurrence of motor vehicle accidents are already on the rise in the area, late night alcohol consumption may enhance the problem. Who knows how much longer those old olive trees on Bullard are going to stop speeding vehicles from going into people's homes. Ours, along with extended family, has resided in this area for over 30 years. In our experience, other restaurants in surrounding shopping centers have not produced such negative impacts on the neighborhood

environment nor disrupted the noise ordinance as much as the previous late night establishment located at 3045 West Bullard Ave.

We appreciate you taking the time to read and consider the information. Hopefully, fellow neighbors have the opportunity to convey their concerns as well.

Thank You.



P23-00244

Add label

**Jeannie Stewart** 1:42 PM

to PublicCommentsPlanning ▾

Please see attached dated July 28,2023.

Regarding your notice dated Sept 22,2023:

Live music can be very loud and has the potential of this being more like a Nightclub with its clientele, rather than a restaurant.

As mentioned before, the south side of Celeste is especially vulnerable.

Hopefully, your decision will result in the peace and quiet of our neighborhood.

Thank you for your consideration,
Jean Stewart

The initial protests when this establishment opened resulted in approval of hours of operation from 9am to 10 pm.
The hours of 12 midnight to 2 am encourages the more serious imbibers (very few are eating dinner 12am to 2am) and has the potential of disturbing residents on Celeste. Especially vulnerable is the south side of Celeste as the sound carries to their homes (you would have to actually be there to experience this...verbal or written descriptions)



Scr....jpg



↩ Reply

↩↩ Reply all

➦ Forward





LockedIN P23-00244

Add label



Draft 1:48 PM

to Luke.Risner ^



From Jeannie Stewart • helenjeannie2@gmail.com

To Luke.Risner@fresno.gov

Date Jul 28, 2023, 1:48 PM

[View security details](#)

The initial protests when this established opened resulted in approval of hours of operation from 9am to 10 pm.

The hours of 12 midnight to 2 am encourages the more serious imbibers (very few are eating dinner 12am to 2am)

and has the potential of disturbing residents on Celeste.

Especially vulnerable is the south side of Celeste as the sound carries to their homes (you would have to actually be there to experience this...verbal or written descriptions

Are not sufficient).

Therefore approval for hours of 8am to 12am will be considered.

Not approved...liquor sales by the bottle.

Not approved...cover charge.



Mary Ann Whitson

2732 West Browning Avenue, Fresno, CA 93711

September 30, 2023

Planning and Development Department
2600 Fresno Street, Suite 3043
Fresno, CA 93721


Re: Proposed Bar and Restaurant
Southwest Corner North Marks and
Bullard Avenue, Fresno, CA

To Whom It May Concern:

The above proposed bar and restaurant are not a good fit for this neighborhood! There is already a restaurant in that complex, as well as a bar on the northeast area of that complex. The idea that the proposed restaurant and bar STAYING OPEN TILL, I PRESUME, TWO AM insinuates that it is MORE BAR THAN RESTAURANT.

I AM ADAMANTLY OPPOSED to such a facility in this more mature, quiet neighborhood!

Sincerely,


Mary Ann (Clark) Whitson

cc: Mr. Luke Risner ✓
Planning and Development Department
2600 Fresno Street, Suite 3043
Fresno, CA 93721