



Chase Letter to Planning Commission

Dear City of Stockton Planning Commission,

I have been working closely with Frontier on the proposed development located at 520 N. El Dorado in the City of Stockton. It was brought to our attention several months back that the City had suggested that the building to be relocated closer to the street. We explored this with Frontier and ultimately decided this is not feasible for us both functionally and operationally.

In order to have proper circulation from an ingress/egress, parking lot and drive thru standpoint the building needs to be located in its proposed location. In addition to customer convenience this is also based on customer safety. In addition to this we feel it is imperative that we maximize the number of parking stalls and the location of the parking in the front of our branch which can only be accomplished with the building location that was submitted.

Furthermore, given the nature of our business, we have determined that we are not comfortable having our employees enter and exit the buildings away from the main street. This would cause a serious safety issue and we could not move forward if this was required.

If the projects approval is conditioned with a building relocation, we will unfortunately be left with no choice but to notify Frontier that we are no longer interested in locating on the site. This is disappointing as we like the site and think that this project will provide needed amenities to the adjacent Downtown.

We hope that you will approve the proposed project as we are looking forward to opening a new branch in downtown Stockton.

Kind regards,

A handwritten signature in cursive script that reads "Ron Chester".

Ron Chester



December 15, 2016

Dear City of Stockton Planning Commissioners,

We have been negotiating a lease for approximately 5 months on an 1,850 square foot new building planned at 520 N. El Dorado in the City of Stockton.

Several months back, the developer, Frontier contacted us about the city's request to relocate the building closer to the street. Given that this is a drive-thru location for Starbucks, a relocation was not possible from an operational perspective as we need to give cars enough relief when exiting the drive thru before they reach the street to avoid congestion and safety concerns for customers in our drive-thru lane.

Also, key to our success at this location is the safe and convenient circulation of the site. The site must flow efficiently for both vehicular and pedestrian traffic and the parking field must be conveniently located next to our storefront. Furthermore, we require a site plan that provides for a safe and aesthetically pleasing project. In our opinion, this site plan achieves all of these things.

It will be difficult to get a store approved through our real estate committee if the building is relocated to the street. We are very excited at the prospect of opening a Starbucks here and hope that you will vote in favor of the project.

Kind regards,

A handwritten signature in black ink, appearing to read "Jennifer Cribbs", written over a horizontal line.

Jennifer Cribbs

Starbucks Coffee Company

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