

**Alexia Fuentes**

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**From:** Katie Quintero  
**Sent:** Thursday, March 6, 2025 4:18 PM  
**To:** Alexia Fuentes  
**Subject:** FW: Photos Attached of East Ave Food Truck Court in Turlock  
**Attachments:** IMG\_5602.jpg; IMG\_5601.jpg; IMG\_5600.jpg; IMG\_5599.jpg; IMG\_5598.jpg; IMG\_5597.jpg; IMG\_5596.jpg

**From:** John Lazar [REDACTED]  
**Sent:** Thursday, March 6, 2025 4:05 PM  
**To:** Katie Quintero <KQuintero@turlock.ca.us>  
**Cc:** Dean Paul [REDACTED]; Mary Paul Stewart [REDACTED]; Bernadette Paul [REDACTED]; David Paul [REDACTED]; Phil Paul III [REDACTED]; Jim Shaw [REDACTED]; Pushpinder Kahlon [REDACTED]  
**Subject:** Photos Attached of East Ave Food Truck Court in Turlock

Katie,

After reviewing the communications from opponents of the Fulkerth Rd Food Court, I drove over to the East Avenue Food Truck Court which has become a welcome and a good neighbor to that residential neighborhood in the Downtown.

Mr. Vierra's comment of the City's long history of food trucks has been resolved because there was a city approved site for such vendors many years ago that is clean, quiet, healthy and very family friendly. My memory of Mr. Vierra is he is a free enterprise businessman from the Bay Area that has sought equity with his shopping Center.

I'm surprised by comments by the complainants about competition to other restaurants. They were also once new to business community as well. Offering a wide variety of food choices in that quadrant should be welcome, particularly for food variety and price point. The shopping centers are destination based. The food truck court is at the freeway interchange that is already zoned community commercial and self contained.

Looking at the East Avenue Food Court (attached photos) I didn't see any rats, varmints, smells, homeless or vagabonds. Nor was there any noise or pollution. The Countryside neighbors have sights and sounds of a freeway, traffic and a vibrant commercial center already in their subdivision. There will be no reasonable change with this food court. The proposal plan will be a good - regulated neighbor. The three and a half home residents backyard which backs up to the planned 7 ft block wall should not experience any difference in sight, sound, or smell. A block wall will add security, more sound resistance and privacy. The bathrooms will be operated and locked when the property is secured after time of operation.

Fast food users, including Starbucks, Panda Express, and Burger King have been dissuaded from the site in the past because of requests for drive thru. The property owner has held this commercially designated property for over forty years waiting for an appropriate use other than a December Christmas Tree lot. This is the opportunity for a reasonable and regulated use.

The private road entrance also is a traffic and noise control for Fulkerth Road. The freeway interchange has been built and upgraded to accommodate the traffic counts currently experienced.

I hope the Planning Commission follows the Staff Recommendation to approve the project. Some of the same neighbors that have complained also have complained over the years about vagrancy and truck parking on the vacant lot. This is an opportunity for the city to approve a regulated quiet operation that will be welcome to that site. It is well planned and should be given an opportunity to operate.

Thank you for your review of this message.

Sincerely,

JOHN

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**John S. Lazar, Broker Associate**

















