

**Exhibit N**  
**Applicant Presentation**

**City Council Hearing:**

Consideration of Conditional Use Permit Application No. P22-03906

## Project Background

- The existing Circle D Food, Liquor & Gas convenience store has operated by the applicant at 2520 E. Olive Ave. since 1994.
- As part of its operation, a Type 21 Off-Sale General license was issued by the Alcoholic Beverage Control (ABC) department on July 5, 2012 to the applicant.
- The owners have had no violations during their almost three decades of operation at this location.
- On April 17, 2018, the building suffered significant structural damage due to a fire.
- On April 23, 2018, the owners surrendered their Type 21 license back to ABC due to the fire.
- Following the fire, the owners indicated their intent to renovate the building and reactivate the license at a future time. A dispute with the owner's insurance carrier took over 1½ years to resolve.
- Due to the complications with the insurance claim, the repair work was not able to proceed until 2023.
- The owner has rebuilt and refurbished the facility as a 2,932 sq. ft. *general market* that will include healthy food choice items such as fresh fruits and vegetables and fresh sandwiches from a local bakery.

## General Market Conversion

- Freshly painted exterior/façade with attractive colors to enhance the neighborhood.
- Two windows added on the west and north sides of the building to improve visibility to the parking lot.
- Indoor seating area for patrons to enjoy food and beverages.
- New landscaping to beautify the perimeter of the property.
- Rehabilitation of the four existing gas pumps to resume sale of gasoline.

## General Market Conversion – Goods Sold

- General Grocery Items - Beverages, dairy products, premium coffees, baked goods, deli choices, non-perishable foods packaged in boxes, cans, and bottles.
- Refrigeration Section - Dairy products, cold deli products, and essential last-minute food preparation items.
- Hot Foods Area - Hot sandwiches, burritos, hot dogs, on-the-go food choices, etc.
- Personal Items - Pharmaceuticals such as first aid products, diapers and baby products, non-prescription cold medicines and ointments, and other related products.
- Home and Auto Items - Cleaners, paper products, and small automotive supplies like oil, transmission fluid, fuses, and funnels.
- Fresh produce gondolas added near entry to showcase healthy food options.

## Project Characteristics

- Total alcohol beverage products will occupy approximately 1.8% of the overall market floor area (54 sq. ft. ÷ 2,932 sq. ft.) demonstrating that the sale of alcohol is clearly *incidental* to the overall *general market*.
- All alcohol sales will be conducted in compliance with Fresno Police Department and Department of Alcoholic Beverage Control requirements.
- No magazines of any of any kind, including adult magazines, will be sold on the premises.
- No e-cigarettes will be sold.
- No drug or smoking paraphernalia, such as smoking papers, pipes, etc. will be sold.
- The owners have had no violations during their almost three decades of operation at this location.

2520 E. Olive Ave.

## West Elevation



BEFORE



AFTER

2520 E. Olive Ave.

## North Elevation



BEFORE



AFTER

2520 E. Olive Ave.

## Looking South



BEFORE



AFTER



2520 E. Olive Ave.

## East Elevation



BEFORE

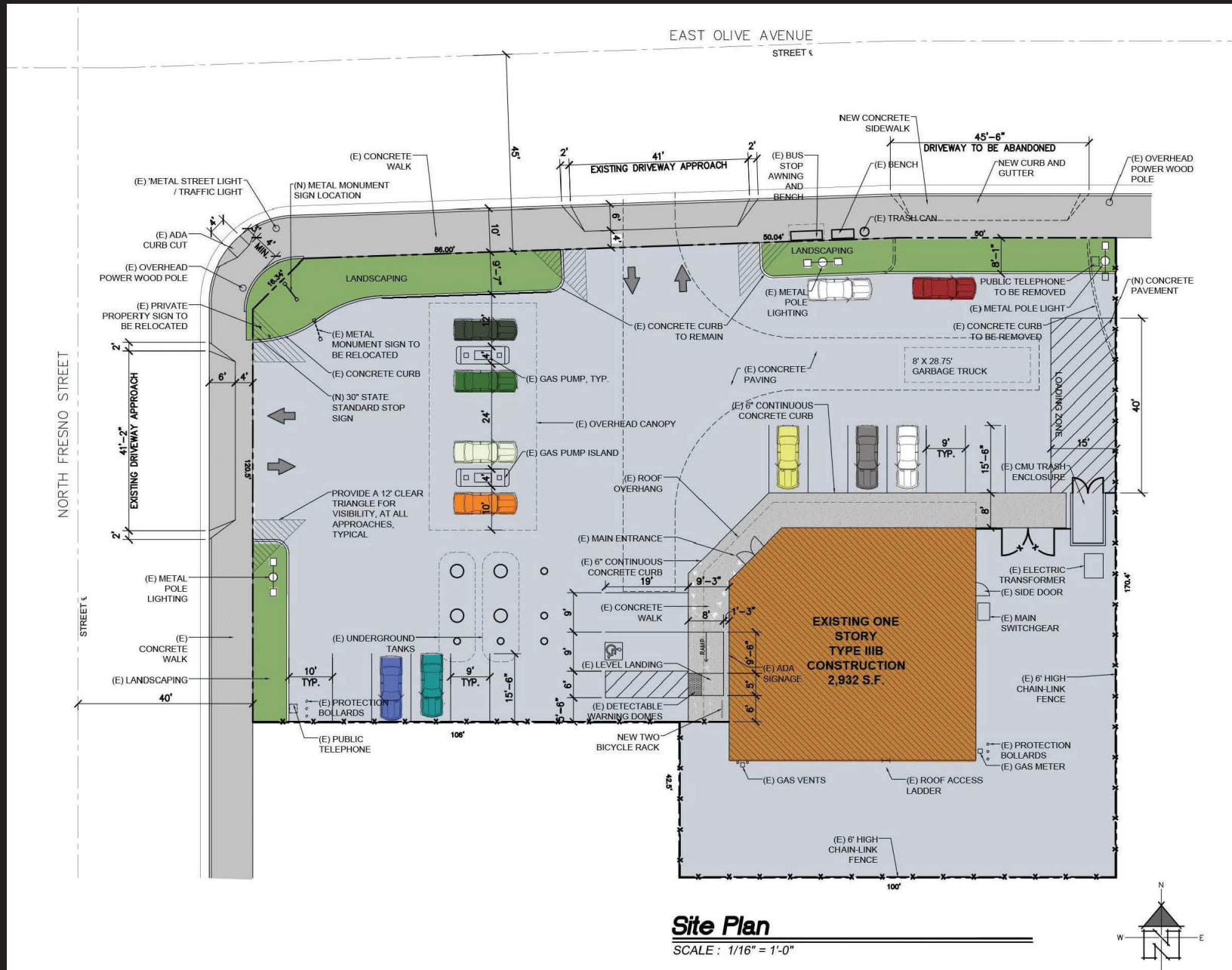


AFTER

Canopy & Gas Pumps – 2520 E. Olive Ave.



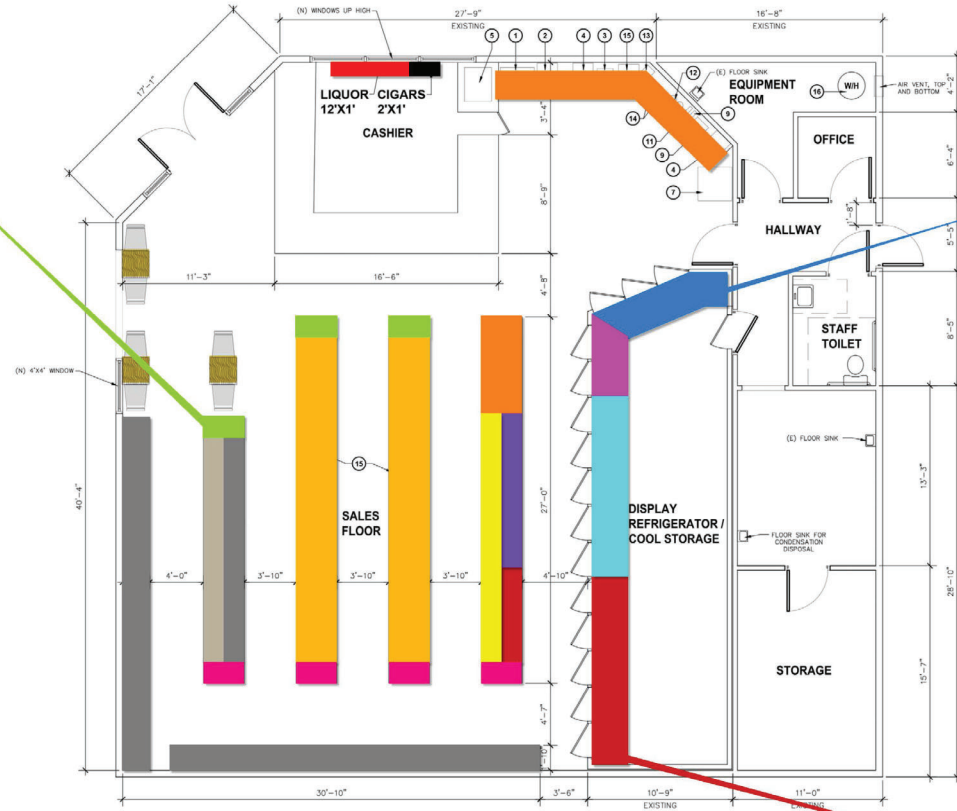
# Proposed Site Plan - 2520 E. Olive Ave.



# Proposed Floor Plan - 2520 E. Olive Ave.



PROPOSED GONDOLAS FOR FRESH PRODUCE



ON-THE-GO COLD FOOD SELECTION AREA

## FLOOR PLAN DETAILS

- PRE-PACKAGED SNACKS
- VARIETY OF END AISLE ITEMS
- PRE-PACKAGED BAKED GOODS
- HOUSEHOLD ITEMS
- FRESH PRODUCE
- COFFEE BAR & HOT FOODS AREA
- BEER & WINE
- DAIRY, DELI & MEAT SELECTION
- ON-THE-GO COLD FOODS SELECTION
- COLD BEVERAGE SELECTION
- PERSONAL GROCERY ITEMS
- GENERAL GROCERY ITEMS
- DISTILLED SPIRITS
- TOBACCO PRODUCTS



COLD BEER AREA



**NOTE:**  
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## EXHIBIT "C" - DETAILED FLOOR PLAN

Proposed Windows - 2520 E. Olive Ave.



Proposed Cashier Area - 2520 E. Olive Ave.



Hot Food & Coffee Bar Area - 2520 E. Olive Ave.



HOT FOOD & COFFFE BAR AREA