

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

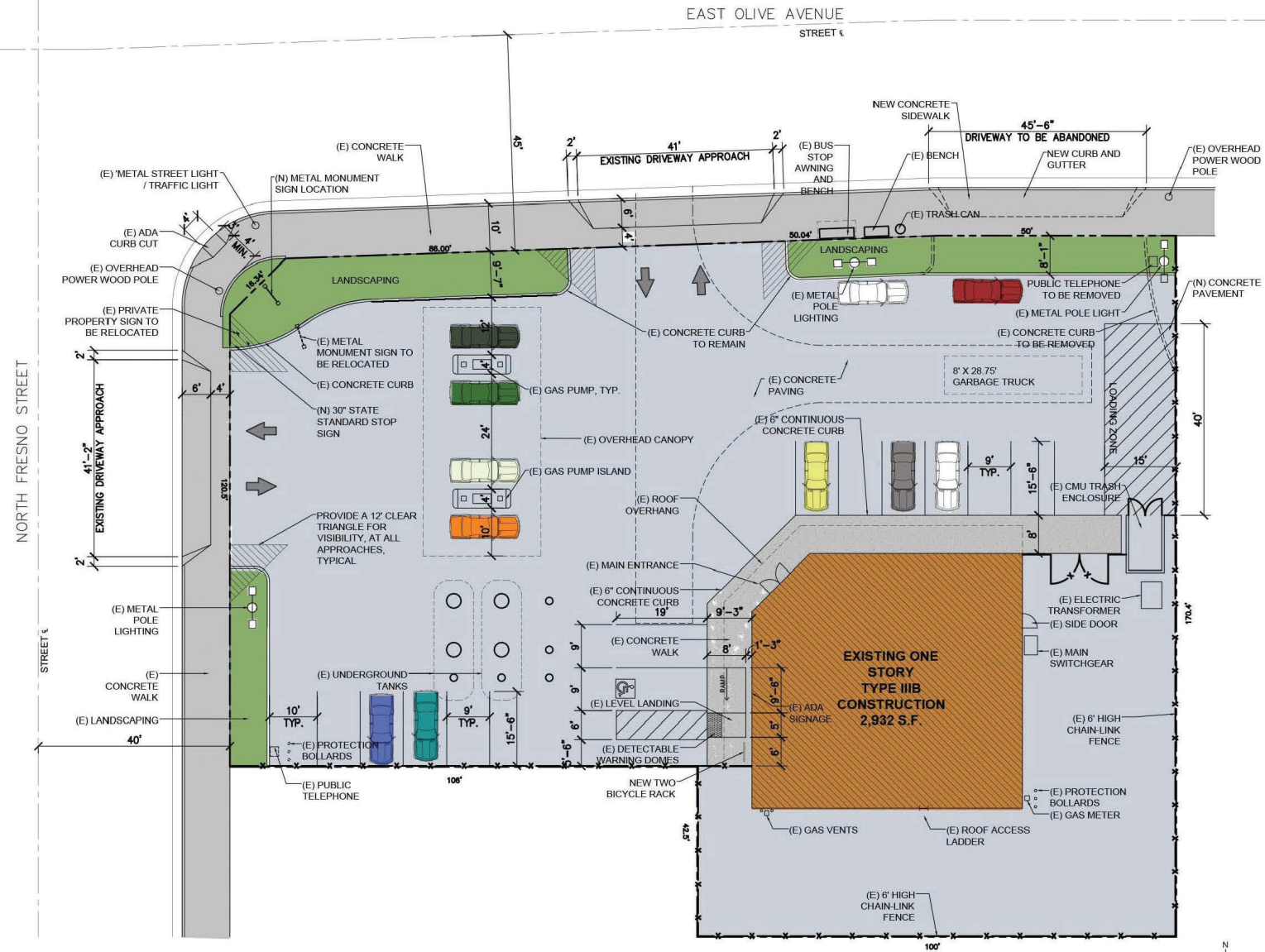


AFTER

Canopy & Gas Pumps – 2520 E. Olive Ave.

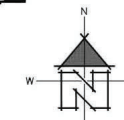


Proposed Site Plan - 2520 E. Olive Ave.



Site Plan

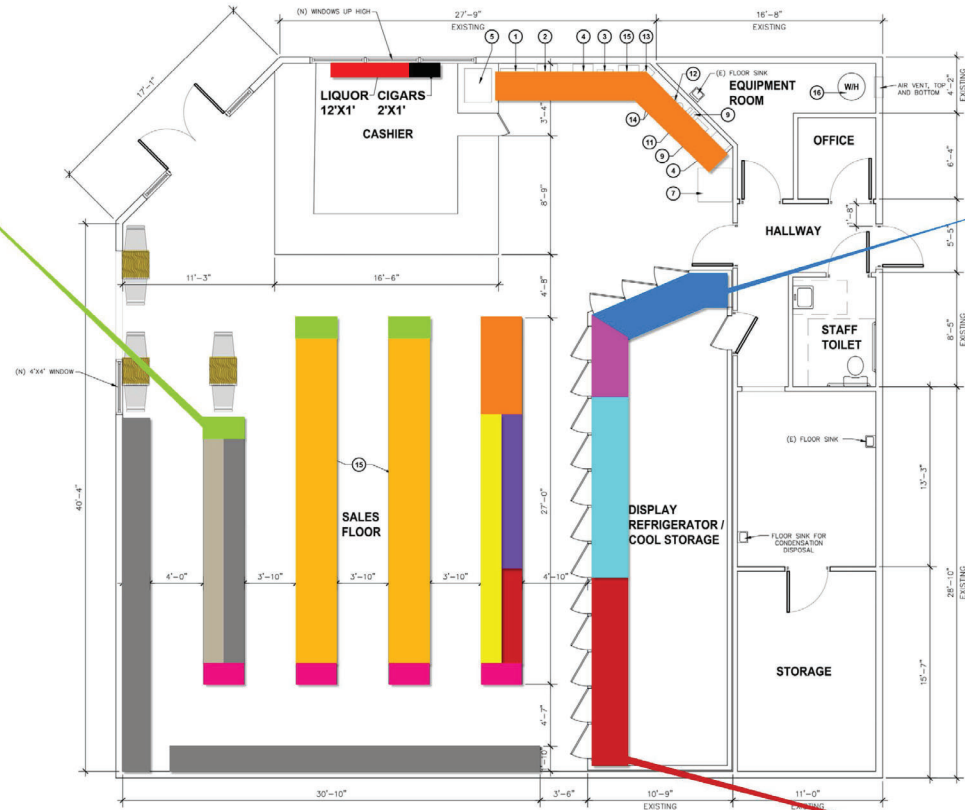
SCALE : 1/16" = 1'-0"



Proposed Floor Plan - 2520 E. Olive Ave.



PROPOSED GONDOLAS FOR FRESH PRODUCE



ON-THE-GO COLD FOOD
SELECTION AREA



COLD BEER 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



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.

