

EXHIBIT H

Planning Commission Notice and Comments

**CITY OF FRESNO
DEVELOPMENT AND RESOURCE MANAGEMENT DEPARTMENT**

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT APPLICATION NO. C-16-033**

NOTICE IS HEREBY GIVEN that the Fresno City Planning Commission, in accordance with Sections 65090 and 65091 (Planning and Zoning Law) of the Government Code and in accordance with the procedures of Article 50, Chapter 15, of the Fresno Municipal Code, will conduct a public hearing to consider **Conditional Use Permit Application No. C-16-033** which was filed by Ken Vang of Precision Engineering, on behalf of George Beal of Beal Developments and pertains to 0.55 acres of property located at 940 E Belmont Avenue, located on the southwest corner of East Belmont and Van Ness Avenues. Conditional Use Permit Application No. C-16-033 proposes construction of an approximately 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and 8-station Chevron fueling facility with a 2,160 square-foot canopy. The applicant also requests authorization to acquire a Type 20 alcohol license (*Package Store – sale of beer and wine for consumption off the premises where sold*) for the convenience store. The subject property was part of a city-initiated Plan Amendment and Rezone (Application Nos. A-17-002 and R-17-004), which rezoned the subject property from CMS (*Commercial-Main Street*) to CG (*Commercial-General*). The project is considered a Service Station, Convenience Retail, and Liquor Store, which are conditionally permitted uses in the CG zoning district specified in the Fresno Municipal Code (FMC), as shown in Table 15-1202 of the FMC. At this hearing, the following will be considered.

1. **Environmental Assessment No. C-16-033:** Finding of Categorical Exemption pursuant to Section 15301/Class 3, New Construction or Conversion of Small Structures, of the California Environmental Quality Act Guidelines (CEQA) for Conditional Use Permit Application No. C-16-033.
2. **Conditional Use Permit Application No. C-16-033:** The project (Conditional Use Permit Application No. C-16-033) is a request for authorization to develop an approximately 3,453 square-foot Johnny Quik convenience store, an 849 square-foot quick serve restaurant with indoor seating, restrooms, and 8-station Chevron fueling facility with a 2,160 square-foot canopy.

FRESNO PLANNING COMMISSION

Date: Wednesday, December 20, 2017

Time: 6:00 p.m., or thereafter

Place: City Hall Council Chamber, 2nd Floor
2600 Fresno Street, Fresno, CA 93721

Any interested person may appear at the public hearings and present written testimony, or speak in favor or against the project proposal. If you challenge the above applications in court, you may be limited to raising only those issues, you, or someone else, raised at the public hearing described in this notice, or in written correspondence delivered to the Development Services Division of the Development and Resource Management Department and/or Planning Commission/City Council at, or prior to, the public hearing.

NOTE: This public hearing notice is being mailed to surrounding property owners within 1,000 feet of the project site pursuant to the requirements of Fresno Municipal Code Section 15-5007.

For additional information, contact Ricky Caperton, Development and Resource Management Department, Development Services Division, City Hall, 2600 Fresno Street, Fresno, California 93721-3604, by telephone, 559-621-8058; by fax at 559-498-1026, or via e-mail at Ricky.Caperton@fresno.gov. Si necesita información en Español, comuníquese con McKencie Contreras al teléfono (559) 621-8066.

Jennifer K. Clark, Director & Secretary
Development and Resource Management Department & Planning Commission

DATED: December 8, 2017

APN(s): 459-043-23, 459-043-03, and 459-043-36

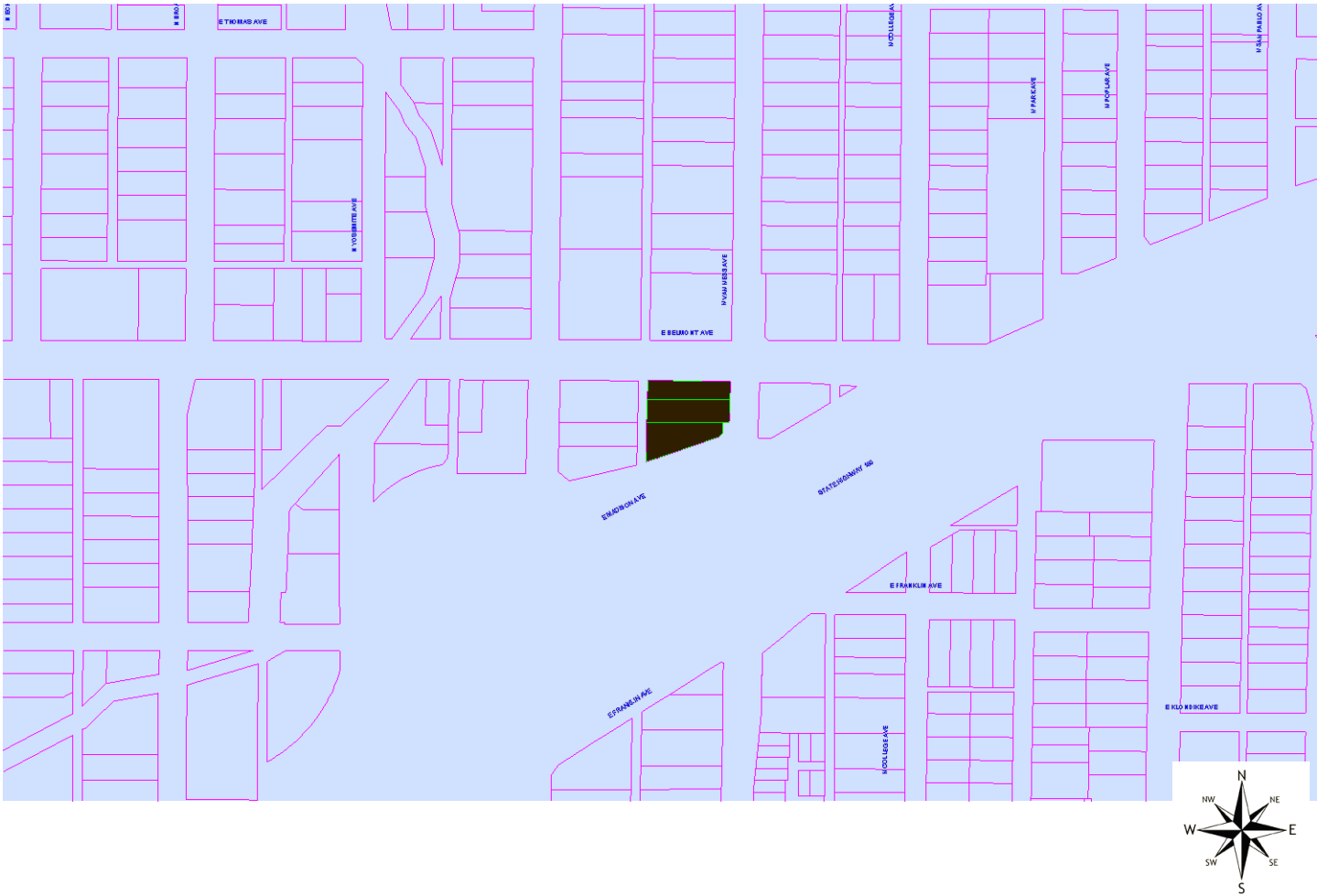
SEE MAP ON REVERSE SIDE

**Development and Resource Management Department
2600 Fresno Street, Room 3043 · Fresno, CA 93721 · Phone (559) 621-8277 · Fax (559) 498-1026**

THIS IS A LEGAL NOTICE

Conditional Use Permit Application No. C-16-033
940 E. Belmont Avenue

VICINITY MAP



Subject Property

Ricky Caperton

From: Kat Borba <katborba84@gmail.com>
Sent: Wednesday, December 13, 2017 10:03 AM
To: Ricky Caperton
Subject: CUP NO. C-16-033

Dear Planning Commission:
RE: CUP NO. C-16-033

I live in the Lowell neighborhood and I am in opposition of CUP application NO. C-16-033 based on several factors.

The over saturation of liquor stores in Belmont and the surrounding area has contributed to the proliferation of homelessness, prostitution, and poverty. Our health and safety in our community is impacted by the over saturation of liquor stores and gas stations. We need businesses that contribute to the health of our neighborhood.

This property sets at the corner of census tract 6 and on the border of tract 22, 23 and 21. From this property, you can see 3 other small convenience stores that sell liquor, within 1 mile there are 18 liquor stores, and over 7 other gas stations, including a Chevron.

Census tract 6 already has the maximum of 9 liquor stores and adding another is detrimental to the health of downtown.

The plans for new development are wonderful and this particular lot has been vacant and is prime for building a new business that would serve the downtown communities and contribute to a healthy and safe community for all.

Please do not approve the CUP NO. C-16-033.

Thank you,
Kathryn Borba
Lowell Neighborhood resident

Ricky Caperton

From: Richard Burrell <richardburrellsr75@gmail.com>
Sent: Wednesday, December 13, 2017 9:59 AM
To: Ricky Caperton
Subject: No more liquor please

Good morning Mr. Caperton. My name is Richard Burrell. I have lived in the Lowell neighborhood on and off for 20 years. 5 years ago I purchased a home on van ness. One year ago I leased an office that will share a parking lot with the proposed chevron that from what I understand will be selling alcohol.

Mr. Caperton in the last 5 years my wife and I have pulled countless drunk people out of traffic who have purchased alcohol at one of the 9 stores already operating in our area. Alcohol related violence which mostly goes unreported is overwhelming already. I am asking that you please not allow another store to sell alcohol in our community. We are healing here in Lowell. I love my city.i love my neighborhood. I am more than willing to sit down and hear more from you or answer any questions you may have. Thank you so much for taking the time to read over this email. Hope your holidays are filled with peace.

R.Burrell

Ricky Caperton

From: Stephen Walter <stephenrwalter@gmail.com>
Sent: Wednesday, December 13, 2017 11:59 AM
To: Ricky Caperton
Subject: C-16-033 application

Dear Mr. Caperton,

My name is Steve Walter. I live at 934 E Mildreda, one block from this proposed gas station/liquor store. I oppose this application. There are already too many stores selling alcohol within a few blocks of this location. Vagrants are visible loitering around these sites. Panhandlers are plentiful. Adding another source for alcohol and cigarettes will only increase the substantial social issues in my neighborhood. I am asking that this application be rejected. Thank you.

Steve Walter

Sent from my iPhone

December 13, 2017

Dear Planning Commission:
RE: CUP NO. C-16-033

As a community member I am in opposition of CUP application NO. C-16-033 based on several factors.

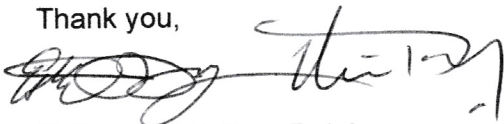
Belmont has historically been a street where liquor is easily available, Homeless and transient populations congregate and prostitution is rampant. All of these things contribute to a decrease in safety and health of the entire community. As a resident my desire is that we have healthy businesses who provide necessities and healthy competition of services and prices. **However there is an over-saturation of convenience stores, liquor and gas stations in this area.**

This property sets at the corner of census tract 6 and on the border of tract 22, 23 and 21. From this property, you can see 3 other small convenience stores that sell liquor, **within 1 mile there are 18 liquor stores**, and over 7 other gas stations, including a Chevron. Census tract 6 already has the maximum of 9 liquor stores and adding another is detrimental to the health of downtown.

The plans for new development are wonderful and this particular lot has been vacant and is prime for building a new business that would serve the downtown communities and contribute to a healthy and safe community for all.

Please do not approve the CUP NO. C-16-033.

Thank you,



Esther and Nathan Delahay
1130 E. Franklin Ave
Fresno CA 93701

*please see attached pages with the mileage of 18
other liquor lic holders within 1 mile.*

The map displays the Fresno area with a grid of streets. Major highways like the Sequoia Kings Canyon Fwy (198) and the Kings Canyon Fwy (99) are shown. A red star marks the location of the Fresno County Courthouse. The map includes labels for various streets such as E Olive Ave, E Dennett Ave, E Dudley Ave, E Franklin Ave, E Voorman Ave, and E Kings Canyon Fwy. It also shows the locations of the Community Regional Medical Center and the Fresno County Courthouse. The map is divided into numbered sections (21, 22, 23, 24, 6, 1) and includes a scale bar indicating distances in miles.

0.2mi

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For the County of FRESNO and the Census Tract of 6

Report as of: 12/11/2017

Rows Per Page: 25 Reload

Total Licenses: 9

Page 1 of 1

miles

Click on column header to sort

| | License Number | Status | License Type | Original Date | Expiration Date | Primary Contact | Business Name | Premises Address | Mailing Address | Distance |
|---|----------------|--------|--------------|---------------|-----------------|----------------------------|-------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------|----------|
| 1 | 385082 | ACTIVE | 21 | 03/28/2002 | 02/28/2018 | HAUTER, GAMILAH | FRESNO COMMUNITY MARKET 2 | 178 N BLACKSTONE AVE FRESNO, CA 93701 Census Tract: 0006.00 | | 1005 |
| 2 | 467763 | ACTIVE | 20 | 07/18/2008 | 06/30/2018 | THIPAVONG, MONE | M T MINI MART | 828-830 E BELMONT AVE FRESNO, CA 93701-1601 Census Tract: 0006.00 | | 1005 |
| 3 | 511954 | ACTIVE | 21 | 03/14/2012 | 02/28/2018 | VOHRA, VINAY | MGA LIQUOR 3 | 471 N EFFIE ST FRESNO, CA 93701-2025 Census Tract: 0006.00 | | 1005 |
| 4 | 526624 | ACTIVE | 20 | 03/05/2014 | 02/28/2018 | JGB PROPERTIES INC | ABBY ARCO | 1460 P ST FRESNO, CA 93721-1221 Census Tract: 0006.00 | 1418 E SHAW AVE FRESNO, CA 93710-8002 | 1005 |
| 5 | 533308 | ACTIVE | 20 | 07/24/2013 | 06/30/2018 | 7 ELEVEN INC | 7 ELEVEN STORE 2368 35615A | 2630 TULARE ST FRESNO, CA 93721-1325 Census Tract: 0006.00 | PO BOX 219088, ATT: 7 ELEVEN LICENSING DALLAS, TX 75221-9088 | 1005 |
| 6 | 547920 | ACTIVE | 20 | 09/19/2014 | 08/31/2018 | PENNYWISE BELMONT FUEL INC | PENNYWISE BELMONT FUEL | 1536 E BELMONT AVE FRESNO, CA 93701-1804 Census Tract: 0006.00 | | 1005 |
| 7 | 551408 | ACTIVE | 21 | 03/10/2015 | 02/28/2018 | NAGRA, JORAWAR S | BROADWAY LIQUOR | 102 N BROADWAY ST FRESNO, CA 93701-1506 Census Tract: 0006.00 | 4610 W BIRCH AVE FRESNO, CA 93722-3447 | 1005 |
| 8 | 556896 | ACTIVE | 20 | 06/03/2015 | 05/31/2018 | MOHAMED, ALI NAGIB | JACKS GAS | 1736 E BELMONT AVE FRESNO, CA 93701-1909 Census Tract: 0006.00 | | 1005 |
| 9 | 568380 | ACTIVE | 21 | 08/09/2016 | 07/31/2018 | RANI FOOD & LIQUOR, INC. | RANI FOOD & LIQUOR | 2111 VENTURA ST FRESNO, CA 93721-2913 Census Tract: 0006.00 | | 1005 |



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For the County of FRESNO and the Census Tract of 23

Report as of: 12/11/2017

Rows Per Page: 25 Reload

Total Licenses: 4

Page 1 of 1

Click on column header to sort

milage

| | License Number | Status | License Type | Orig. Iss. Date | Expir. Date | Primary Owner | Business Name | Premises Address | Mailing Address | Gen. Code |
|---|------------------------|--------|--------------|-----------------|-------------|---------------------|--------------------|----------------------------------------------------------------------|--------------------------------------------------------|-----------|
| 1 | 244061 | ACTIVE | 21 | 03/08/1990 | 02/28/2018 | CHHUN, POLYN | AM MARKET | 1505 E BELMONT AVE FRESNO, CA 93701 Census Tract: 0023.00 | | 1005 |
| 2 | 344398 | ACTIVE | 21 | 09/25/1998 | 06/30/2018 | THRIFTY PAYLESS INC | RITE AID 5862 | 1210 N BLACKSTONE AVE FRESNO, CA 93703 Census Tract: 0023.00 | 2600 CAPITOL AVE, STE 300 SACRAMENTO, CA 95816-5930 | 1005 |
| 3 | 360063 | ACTIVE | 20 | 11/30/1999 | 07/31/2018 | IA, LY KHEANG | FAST N SAVE MARKET | 511 N VAN NESS AVE FRESNO, CA 93728 Census Tract: 0023.00 | | 1005 |
| 4 | 553989 | ACTIVE | 20 | 03/20/2015 | 02/28/2018 | YAHYA, MAEEN KASSIM | FAMILY FOOD MARKET | 1105 E BELMONT AVE FRESNO, CA 93701-1728 Census Tract: 0023.00 | | 1005 |



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For the County of FRESNO and the Census Tract of 22

Report as of: 12/11/2017

Rows Per Page: 25 Reload

Total Licenses: 7

Page 1 of 1

miles

Click on column header to sort

| | License Number | Status | License Type | Issue Date | Expire Date | Primary Owner | Business Name | Business Addr | Mailing Address | Geo Code |
|---|----------------|--------|--------------|------------|-------------|-----------------------------------|---------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------|----------|
| 1 | <u>379190</u> | ACTIVE | 20 | 09/24/2001 | 08/31/2018 | PIEMONTE'S DELI INC | PIEMONTE'S ITALIAN DELICATESSEN | 616 E OLIVE AVE FRESNO, CA 93728 Census Tract: 0022.00 | | 1005 |
| 2 | <u>402238</u> | ACTIVE | 20 | 09/26/2003 | 06/30/2018 | 7 ELEVEN INC | 7 ELEVEN 2237 19198 | 1596 N PALM AVE FRESNO, CA 93728 Census Tract: 0022.00 | PO BOX 219088, ATT. 7 ELEVEN LICENSING DALLAS, TX 75221-9088 | 1005 |
| 3 | <u>442928</u> | ACTIVE | 20 | 12/08/2006 | 11/30/2017 | HIZAM, MOHAMED AHMED | FOOD KING | 981 E HOME AVE FRESNO, CA 93728-1924 Census Tract: 0022.00 | 2014 W PICO AVE FRESNO, CA 93705-0839 | 1005 |
| 4 | <u>467090</u> | ACTIVE | 20 | 09/08/2008 | 08/31/2018 | HARIRI MANAGEMENT ENTERPRISES INC | TOWER MARKET AND DELI | 1233 N VAN NESS AVE FRESNO, CA 93728-1935 Census Tract: 0022.00 | 911 S KENNETH AVE KERMAN, CA 93630-7636 | 1005 |
| 5 | <u>508860</u> | ACTIVE | 20 | 11/04/2011 | 10/31/2018 | HARIRI MANAGEMENT ENTERPRISES INC | TOWER GAS AND MINI MART | 394 E OLIVE AVE FRESNO, CA 93728-3136 Census Tract: 0022.00 | | 1005 |
| 6 | <u>523346</u> | ACTIVE | 21 | 09/11/2012 | 08/31/2018 | BANGAR, MOHAN LAL | <i>Gateway</i> | 503 E BELMONT AVE FRESNO, CA 93701-1412 Census Tract: 0022.00 | | 1005 |
| 7 | <u>567431</u> | ACTIVE | 21 | 07/12/2016 | 06/30/2018 | AMAR RETAIL INC | MIKES LIQUOR | 1544 N PALM AVE FRESNO, CA 93728-1628 Census Tract: 0022.00 | | 1005 |



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For Zip Code 93701

Report as of: 12/11/2017

Rows Per Page: 25 Reload

Total Licenses: 20

Page 1 of 1

Click on column header to sort

miles

| | License Number | Status | License Type | Effective Date | Expiration Date | Primary Owner | Business Name | Premises Address | Mailing Address | Geo Code |
|----|------------------------|--------|--------------|----------------|-----------------|------------------------------|------------------------------|-------------------------------------------------------------------------|-----------------------------------------------|----------|
| 1 | 244061 | ACTIVE | 21 | 03/08/1990 | 02/28/2018 | CHHUN, POLYN | AM MARKET | 1505 E BELMONT AVE FRESNO, CA 93701 Census Tract: 0023.00 | | 1005 |
| 2 | 385082 | ACTIVE | 21 | 03/28/2002 | 02/28/2018 | HAUTER, GAMILAH | FRESNO COMMUNITY MARKET 2 | 178 N BLACKSTONE AVE FRESNO, CA 93701 Census Tract: 0006.00 | | 1005 |
| 3 | 467763 | ACTIVE | 20 | 07/18/2008 | 06/30/2018 | THIPAVONG, MONE | M T MINI MART | 828-830 E BELMONT AVE FRESNO, CA 93701-1601 Census Tract: 0006.00 | | 1005 |
| 4 | 509851 | ACTIVE | 21 | 07/08/2011 | 06/30/2018 | BADHAN, PREM KAUR | QUICK FOOD STORE | 249 E BELMONT AVE FRESNO, CA 93701-1406 Census Tract: 0021.00 | .5 | 1005 |
| 5 | 511954 | ACTIVE | 21 | 03/14/2012 | 02/28/2018 | VOHRA, VINAY | MGA LIQUOR 3 | 471 N EFFIE ST FRESNO, CA 93701-2025 Census Tract: 0006.00 | | 1005 |
| 6 | 514875 | ACTIVE | 21 | 07/05/2012 | 06/30/2018 | KHELA, BALDEV SINGH | CIRCLE D FOOD AND LIQUOR | 2520 E OLIVE AVE FRESNO, CA 93701-1217 Census Tract: 0024.00 | | 1005 |
| 7 | 523346 | ACTIVE | 21 | 09/11/2012 | 08/31/2018 | BANGAR, MOHAN LAL | | 503 E BELMONT AVE FRESNO, CA 93701-1412 Census Tract: 0022.00 | | 1005 |
| 8 | 536601 | ACTIVE | 21 | 10/08/2013 | 01/31/2018 | M S J SANGHA, INC. | LEWIS MARKET | 2301 E LEWIS AVE FRESNO, CA 93701-1148 Census Tract: 0024.00 | | 1005 |
| 9 | 546957 | ACTIVE | 20 | 09/22/2014 | 08/31/2018 | FAST N ESY II, INC. | FAST N ESY 21 | 225 N H ST FRESNO, CA 93701-1427 Census Tract: 0007.00 | 2281 E TURNBERRY AVE FRESNO, CA 93730-5963 | 1005 |
| 10 | 547920 | ACTIVE | 20 | 09/19/2014 | 08/31/2018 | PENNYWISE BELMONT FUEL INC | PENNYWISE BELMONT FUEL | 1536 E BELMONT AVE FRESNO, CA 93701-1804 Census Tract: 0006.00 | | 1005 |
| 11 | 551408 | ACTIVE | 21 | 03/10/2015 | 02/28/2018 | NAGRA, JORAWAR S | BROADWAY LIQUOR | 102 N BROADWAY ST FRESNO, CA 93701-1506 Census Tract: 0006.00 | 4610 W BIRCH AVE FRESNO, CA 93722-3447 | 1005 |
| 12 | 553989 | ACTIVE | 20 | 03/20/2015 | 02/28/2018 | YAHYA, MAEEN KASSIM | FAMILY FOOD MARKET | 1105 E BELMONT AVE FRESNO, CA 93701-1728 Census Tract: 0023.00 | | 1005 |
| 13 | 556896 | ACTIVE | 20 | 06/03/2015 | 05/31/2018 | MOHAMED, ALI NAGIB | JACKS GAS | 1736 E BELMONT AVE FRESNO, CA 93701-1909 Census Tract: 0006.00 | | 1005 |
| 14 | 557634 | ACTIVE | 20 | 10/20/2015 | 09/30/2018 | ALZGHOUL, HAMDI MOHAMMED | BINGO SUPERMARKET | 2143 E BELMONT AVE FRESNO, CA 93701 Census Tract: 0024.00 | .8 | 1005 |
| 15 | 560731 | ACTIVE | 20 | 10/19/2015 | 09/30/2018 | MOHSIN, MOHAMED M | EL CAMINO MARKET | 2898 E BELMONT AVE FRESNO, CA 93701-2449 Census Tract: 0005.02 | | 1005 |
| 16 | 576042 | ACTIVE | 21 | 03/01/2017 | 02/28/2018 | SMRITI 786 INC | FRESNO CENTRAL MARKET | 284 N FRESNO ST FRESNO, CA 93701-2303 Census Tract: 0005.02 | 2107 E MUIR FIELD DR FRESNO, CA 93730-4722 | 1005 |
| 17 | 576450 | ACTIVE | 20 | 01/23/2017 | 12/31/2017 | HERNANDEZ, GUSTAVO DOMINIQUE | FRESNO FOOD MART | 1047 N FRESNO ST FRESNO, CA 93701 Census Tract: 0024.00 | | 1005 |
| 18 | 576465 | ACTIVE | 20 | 01/23/2017 | 12/31/2017 | ALSHUGAA, ALI HASANNAJI | EXPRESS DELI & GROCERY | 3052 E BELMONT AVE FRESNO, CA 93701-2554 Census Tract: 0005.01 | 3878 E MCKENZIE AVE FRESNO, CA 93702-2143 | 1005 |
| 19 | 579361 | ACTIVE | 20 | 07/14/2017 | 06/30/2018 | MOFLEHI, NABIL AHMED | LA ESTRELLA MARKET | 449 N FRESNO ST FRESNO, CA 93701-2311 Census Tract: 0005.02 | | 1005 |
| 20 | 584763 | ACTIVE | 20 | 10/27/2017 | 09/30/2018 | SHARHAN, BASHAR HEFDALDIN | FRESNO QUICK MART | 605 N FRESNO ST FRESNO, CA 93701-2335 Census Tract: 0024.00 | | 1005 |

Ricky Caperton

From: Carolyn Conrad <cflores.conrad@gmail.com>
Sent: Wednesday, December 13, 2017 5:45 PM
To: Ricky Caperton
Subject: Permit Application C-16-033

Dear Planning Commission:
RE: CUP NO. C-16-033

I hope you take these comments and that of my neighbors into account when you are thinking about his project.

As a community member I am in opposition of CUP application NO. C-16-033 based on several factors.

Belmont has historically been a street where liquor is easily available, Homeless and transient populations congregate and prostitution is rampant. All of these things contribute to a decrease in safety and health of the entire community. As a resident my desire is that we have healthy businesses who provide necessities and healthy competition of services and prices. However there is an over-saturation of convenience stores, liquor and gas stations in this area.

This property sets at the corner of census tract 6 and on the border of tract 22, 23 and 21. From this property, you can see 3 other small convenience stores that sell liquor, within 1 mile there are 18 liquor stores, and over 7 other gas stations, including a Chevron. Census tract 6 already has the maximum of 9 liquor stores and adding another is detrimental to the health of downtown.

The plans for new development are wonderful and this particular lot has been vacant and is prime for building a new business that would serve the downtown communities and contribute to a healthy and safe community for all.

Please do not approve the CUP NO. C-16-033.

Thank you,
Carolyn Flores-Conrad

Ricky Caperton

From: The Conrads <mr.mrs.conrad@gmail.com>
Sent: Wednesday, December 13, 2017 5:48 PM
To: Ricky Caperton
Subject: Permit Application C-16-033

Dear Planning Commission:
RE: CUP NO. C-16-033

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Please do not approve the CUP NO. C-16-033.

Thank you,
Grayson Conrad
1125 E. Franklin

Ricky Caperton

From: Alice Keeler <mrskeeler@gmail.com>
Sent: Thursday, December 14, 2017 12:40 AM
To: Ricky Caperton
Subject: C-16-033

Hello, I am a resident of Lowell. My address is 451 N San Pablo. I see from my neighbors there is opposition to the Johnny quick/Chevron selling alcohol. While I agree alcohol is a problem in our neighborhood, as is drugs, I don't agree that this gas station will place an additional burden on the neighborhood. I'd love to see some interventions that help neighbors make better choices but I don't believe one more drink will be drunk due to the location of the Johnny Quick. There are plenty of locations already so this is merely competition in the space not an encouragement to drink alcohol. My experience with Chevron and Johnny Quick has been positive. They are not slummy establishments like some of the alcohol vendors on Belmont. I would love for a top tier gasoline company such as Chevron to be in my neighborhood. Shell on Belmont and calaveras converted to a generic station which I believe contributed to the neighborhood blight. A Chevron in the area would be an elevation. I am not naive, alcohol sales are an important part of the profitability of a gas station. Alcohol in and of itself is not evil. I'll partake in an occasional glass of wine. This is not a liquor store, it's a high quality gas station that I think would improve the neighborhood. Since liquor sales are already prevalent, the sale of liquor at the Johnny Quick would not make it easier to obtain liquor or more prevalent. It would make it more attractive to Chevron to locate in the neighborhood which I want. I currently have to purchase gas outside of the neighborhood and would really embrace a top tier gasoline in the neighborhood. Should Chevron lose out on alcohol sales to the benefit of the liquor stores in the area? No, I want Chevron to make money to encourage others high quality stores to locate here.

I encourage you to APPROVE the petition to sell alcohol.

Alice Keeler
Resident
Professor at Fresno State University in the department of teacher credentialing: Kremen school of Education and human development
Mom of 5
559-709-5410

December 13, 2017

Dear Planning Commission:
RE: CUP NO. C-16-033

As a community member I am in opposition of CUP application NO. C-16-033 based on several factors.

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Please do not approve the CUP NO. C-16-033.

Thank you,

Daniel and Brenda Dominguez
828 N. Poplar Ave.
Fresno, Ca
93728

December 13, 2017

Dear Planning Commission:
RE: CUP NO. C-16-033

As a community member I am in opposition of CUP application NO. C-16-033 based on several factors.

Belmont has historically been a street where liquor is easily available, Homeless and transient populations congregate and prostitution is rampant. All of these things contribute to a decrease in safety and health of the entire community. As a resident my desire is that we have healthy businesses who provide necessities and healthy competition of services and prices. **However there is an over-saturation of convenience stores, liquor and gas stations in this area.**

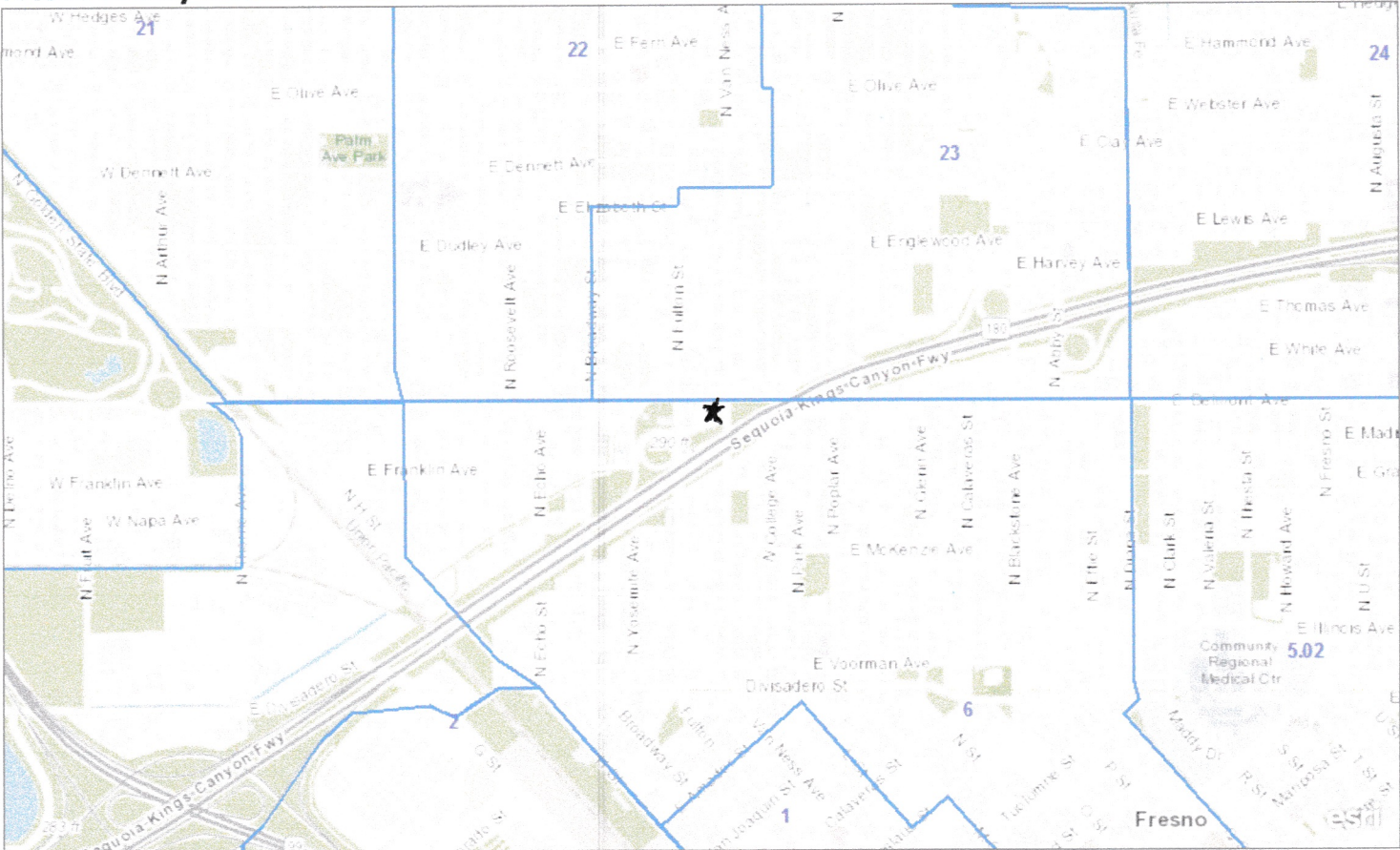
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The plans for new development are wonderful and this particular lot has been vacant and is prime for building a new business that would serve the downtown communities and contribute to a healthy and safe community for all.

Please do not approve the CUP NO. C-16-033.

Thank you,

Fresno County Census Tracts



A summary of housing demographic data from the ACS 2012 5-year estimates

Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For the County of FRESNO and the Census Tract of 6

Report as of: 12/11/2017

Rows Per Page: 25 Reload

Total Licenses: 9

Page 1 of 1

miles

Click on column header to sort

| | License Number | Status | License Type | Original Date | Expiration Date | Primary Contact | Business Name | Premises Address | Mailing Address | Distance |
|---|----------------|--------|--------------|---------------|-----------------|----------------------------|-------------------------------|-------------------------------------------------------------------------|--------------------------------------------------------------------|----------|
| 1 | 385082 | ACTIVE | 21 | 03/28/2002 | 02/28/2018 | HAUTER, GAMILAH | FRESNO COMMUNITY MARKET 2 | 178 N BLACKSTONE AVE FRESNO, CA 93701 Census Tract: 0006.00 | | 1005 |
| 2 | 467763 | ACTIVE | 20 | 07/18/2008 | 06/30/2018 | THIPAVONG, MONE | M T MINI MART | 828-830 E BELMONT AVE FRESNO, CA 93701-1601 Census Tract: 0006.00 | | 1005 |
| 3 | 511954 | ACTIVE | 21 | 03/14/2012 | 02/28/2018 | VOHRA, VINAY | MGA LIQUOR 3 | 471 N EFFIE ST FRESNO, CA 93701-2025 Census Tract: 0006.00 | | 1005 |
| 4 | 526624 | ACTIVE | 20 | 03/05/2014 | 02/28/2018 | JGB PROPERTIES INC | ABBY ARCO | 1460 P ST FRESNO, CA 93721-1221 Census Tract: 0006.00 | 1418 E SHAW AVE FRESNO, CA 93710-8002 | 1005 |
| 5 | 533308 | ACTIVE | 20 | 07/24/2013 | 06/30/2018 | 7 ELEVEN INC | 7 ELEVEN STORE 2368 35615A | 2630 TULARE ST FRESNO, CA 93721-1325 Census Tract: 0006.00 | PO BOX 219088, ATT: 7 ELEVEN LICENSING DALLAS, TX 75221-9088 | 1005 |
| 6 | 547920 | ACTIVE | 20 | 09/19/2014 | 08/31/2018 | PENNYWISE BELMONT FUEL INC | PENNYWISE BELMONT FUEL | 1536 E BELMONT AVE FRESNO, CA 93701-1804 Census Tract: 0006.00 | | 1005 |
| 7 | 551408 | ACTIVE | 21 | 03/10/2015 | 02/28/2018 | NAGRA, JORAWAR S | BROADWAY LIQUOR | 102 N BROADWAY ST FRESNO, CA 93701-1506 Census Tract: 0006.00 | 4610 W BIRCH AVE FRESNO, CA 93722-3447 | 1005 |
| 8 | 556896 | ACTIVE | 20 | 06/03/2015 | 05/31/2018 | MOHAMED, ALI NAGIB | JACKS GAS | 1736 E BELMONT AVE FRESNO, CA 93701-1909 Census Tract: 0006.00 | | 1005 |
| 9 | 568380 | ACTIVE | 21 | 08/09/2016 | 07/31/2018 | RANI FOOD & LIQUOR, INC. | RANI FOOD & LIQUOR | 2111 VENTURA ST FRESNO, CA 93721-2913 Census Tract: 0006.00 | | 1005 |



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For the County of FRESNO and the Census Tract of 23

Report as of: 12/11/2017

Rows Per Page: 25 Reload

Total Licenses: 4

Page 1 of 1

Click on column header to sort

milage

| | License Number | Status | License Type | Orig. Iss. Date | Expir. Date | Primary Owner | Business Name | Premises Address | Mailing Address | Gen. Code |
|---|----------------|--------|--------------|-----------------|-------------|---------------------|--------------------|----------------------------------------------------------------------|--------------------------------------------------------|-----------|
| 1 | <u>244061</u> | ACTIVE | 21 | 03/08/1990 | 02/28/2018 | CHHUN, POLYN | AM MARKET | 1505 E BELMONT AVE FRESNO, CA 93701 Census Tract: 0023.00 | | 1005 |
| 2 | <u>344398</u> | ACTIVE | 21 | 09/25/1998 | 06/30/2018 | THRIFTY PAYLESS INC | RITE AID 5862 | 1210 N BLACKSTONE AVE FRESNO, CA 93703 Census Tract: 0023.00 | 2600 CAPITOL AVE, STE 300 SACRAMENTO, CA 95816-5930 | 1005 |
| 3 | <u>360063</u> | ACTIVE | 20 | 11/30/1999 | 07/31/2018 | IA, LY KHEANG | FAST N SAVE MARKET | 511 N VAN NESS AVE FRESNO, CA 93728 Census Tract: 0023.00 | | 1005 |
| 4 | <u>553989</u> | ACTIVE | 20 | 03/20/2015 | 02/28/2018 | YAHYA, MAEEN KASSIM | FAMILY FOOD MARKET | 1105 E BELMONT AVE FRESNO, CA 93701-1728 Census Tract: 0023.00 | | 1005 |



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For the County of FRESNO and the Census Tract of 22

Report as of: 12/11/2017

Rows Per Page: 25 Reload

Total Licenses: 7

Page 1 of 1

miles

Click on column header to sort

| | License Number | Status | License Type | Issue Date | Expire Date | Primary Owner | Business Name | Business Addr | Mailing Address | Geo Code |
|---|----------------|--------|--------------|------------|-------------|-----------------------------------|---------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------|----------|
| 1 | <u>379190</u> | ACTIVE | 20 | 09/24/2001 | 08/31/2018 | PIEMONTE'S DELI INC | PIEMONTE'S ITALIAN DELICATESSEN | 616 E OLIVE AVE FRESNO, CA 93728 Census Tract: 0022.00 | | 1005 |
| 2 | <u>402238</u> | ACTIVE | 20 | 09/26/2003 | 06/30/2018 | 7 ELEVEN INC | 7 ELEVEN 2237 19198 | 1596 N PALM AVE FRESNO, CA 93728 Census Tract: 0022.00 | PO BOX 219088, ATT. 7 ELEVEN LICENSING DALLAS, TX 75221-9088 | 1005 |
| 3 | <u>442928</u> | ACTIVE | 20 | 12/08/2006 | 11/30/2017 | HIZAM, MOHAMED AHMED | FOOD KING | 981 E HOME AVE FRESNO, CA 93728-1924 Census Tract: 0022.00 | 2014 W PICO AVE FRESNO, CA 93705-0839 | 1005 |
| 4 | <u>467090</u> | ACTIVE | 20 | 09/08/2008 | 08/31/2018 | HARIRI MANAGEMENT ENTERPRISES INC | TOWER MARKET AND DELI | 1233 N VAN NESS AVE FRESNO, CA 93728-1935 Census Tract: 0022.00 | 911 S KENNETH AVE KERMAN, CA 93630-7636 | 1005 |
| 5 | <u>508860</u> | ACTIVE | 20 | 11/04/2011 | 10/31/2018 | HARIRI MANAGEMENT ENTERPRISES INC | TOWER GAS AND MINI MART | 394 E OLIVE AVE FRESNO, CA 93728-3136 Census Tract: 0022.00 | | 1005 |
| 6 | <u>523346</u> | ACTIVE | 21 | 09/11/2012 | 08/31/2018 | BANGAR, MOHAN LAL | <i>Gateaux</i> | 503 E BELMONT AVE FRESNO, CA 93701-1412 Census Tract: 0022.00 | | 1005 |
| 7 | <u>567431</u> | ACTIVE | 21 | 07/12/2016 | 06/30/2018 | AMAR RETAIL INC | MIKES LIQUOR | 1544 N PALM AVE FRESNO, CA 93728-1628 Census Tract: 0022.00 | | 1005 |



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For Zip Code 93701

Report as of: 12/11/2017

Rows Per Page: 25 Reload

Total Licenses: 20

Page 1 of 1

Click on column header to sort

miles

| | License Number | Status | License Type | Effective Date | Expiration Date | Primary Owner | Business Name | Premises Address | Mailing Address | Geo Code |
|----|------------------------|--------|--------------|----------------|-----------------|------------------------------|---------------------------|-------------------------------------------------------------------------|-----------------------------------------------|----------|
| 1 | 244061 | ACTIVE | 21 | 03/08/1990 | 02/28/2018 | CHHUN, POLYN | AM MARKET | 1505 E BELMONT AVE FRESNO, CA 93701 Census Tract: 0023.00 | | 1005 |
| 2 | 385082 | ACTIVE | 21 | 03/28/2002 | 02/28/2018 | HAUTER, GAMILAH | FRESNO COMMUNITY MARKET 2 | 178 N BLACKSTONE AVE FRESNO, CA 93701 Census Tract: 0006.00 | | 1005 |
| 3 | 467763 | ACTIVE | 20 | 07/18/2008 | 06/30/2018 | THIPAVONG, MONE | M T MINI MART | 828-830 E BELMONT AVE FRESNO, CA 93701-1601 Census Tract: 0006.00 | | 1005 |
| 4 | 509851 | ACTIVE | 21 | 07/08/2011 | 06/30/2018 | BADHAN, PREM KAUR | QUICK FOOD STORE | 249 E BELMONT AVE FRESNO, CA 93701-1406 Census Tract: 0021.00 | .5 | 1005 |
| 5 | 511954 | ACTIVE | 21 | 03/14/2012 | 02/28/2018 | VOHRA, VINAY | MGA LIQUOR 3 | 471 N EFFIE ST FRESNO, CA 93701-2025 Census Tract: 0006.00 | | 1005 |
| 6 | 514875 | ACTIVE | 21 | 07/05/2012 | 06/30/2018 | KHELA, BALDEV SINGH | CIRCLE D FOOD AND LIQUOR | 2520 E OLIVE AVE FRESNO, CA 93701-1217 Census Tract: 0024.00 | | 1005 |
| 7 | 523346 | ACTIVE | 21 | 09/11/2012 | 08/31/2018 | BANGAR, MOHAN LAL | | 503 E BELMONT AVE FRESNO, CA 93701-1412 Census Tract: 0022.00 | | 1005 |
| 8 | 536601 | ACTIVE | 21 | 10/08/2013 | 01/31/2018 | M S J SANGHA, INC. | LEWIS MARKET | 2301 E LEWIS AVE FRESNO, CA 93701-1148 Census Tract: 0024.00 | | 1005 |
| 9 | 546957 | ACTIVE | 20 | 09/22/2014 | 08/31/2018 | FAST N ESY II, INC. | FAST N ESY 21 | 225 N H ST FRESNO, CA 93701-1427 Census Tract: 0007.00 | 2281 E TURNBERRY AVE FRESNO, CA 93730-5963 | 1005 |
| 10 | 547920 | ACTIVE | 20 | 09/19/2014 | 08/31/2018 | PENNYWISE BELMONT FUEL INC | PENNYWISE BELMONT FUEL | 1536 E BELMONT AVE FRESNO, CA 93701-1804 Census Tract: 0006.00 | | 1005 |
| 11 | 551408 | ACTIVE | 21 | 03/10/2015 | 02/28/2018 | NAGRA, JORAWAR S | BROADWAY LIQUOR | 102 N BROADWAY ST FRESNO, CA 93701-1506 Census Tract: 0006.00 | 4610 W BIRCH AVE FRESNO, CA 93722-3447 | 1005 |
| 12 | 553989 | ACTIVE | 20 | 03/20/2015 | 02/28/2018 | YAHYA, MAEEN KASSIM | FAMILY FOOD MARKET | 1105 E BELMONT AVE FRESNO, CA 93701-1728 Census Tract: 0023.00 | | 1005 |
| 13 | 556896 | ACTIVE | 20 | 06/03/2015 | 05/31/2018 | MOHAMED, ALI NAGIB | JACKS GAS | 1736 E BELMONT AVE FRESNO, CA 93701-1909 Census Tract: 0006.00 | | 1005 |
| 14 | 557634 | ACTIVE | 20 | 10/20/2015 | 09/30/2018 | ALZGHOUL, HAMDI MOHAMMED | BINGO SUPERMARKET | 2143 E BELMONT AVE FRESNO, CA 93701 Census Tract: 0024.00 | .8 | 1005 |
| 15 | 560731 | ACTIVE | 20 | 10/19/2015 | 09/30/2018 | MOHSIN, MOHAMED M | EL CAMINO MARKET | 2898 E BELMONT AVE FRESNO, CA 93701-2449 Census Tract: 0005.02 | | 1005 |
| 16 | 576042 | ACTIVE | 21 | 03/01/2017 | 02/28/2018 | SMRITI 786 INC | FRESNO CENTRAL MARKET | 284 N FRESNO ST FRESNO, CA 93701-2303 Census Tract: 0005.02 | 2107 E MUIR FIELD DR FRESNO, CA 93730-4722 | 1005 |
| 17 | 576450 | ACTIVE | 20 | 01/23/2017 | 12/31/2017 | HERNANDEZ, GUSTAVO DOMINIQUE | FRESNO FOOD MART | 1047 N FRESNO ST FRESNO, CA 93701 Census Tract: 0024.00 | | 1005 |
| 18 | 576465 | ACTIVE | 20 | 01/23/2017 | 12/31/2017 | ALSHUGAA, ALI HASANNAJI | EXPRESS DELI & GROCERY | 3052 E BELMONT AVE FRESNO, CA 93701-2554 Census Tract: 0005.01 | 3878 E MCKENZIE AVE FRESNO, CA 93702-2143 | 1005 |
| 19 | 579361 | ACTIVE | 20 | 07/14/2017 | 06/30/2018 | MOFLEHI, NABIL AHMED | LA ESTRELLA MARKET | 449 N FRESNO ST FRESNO, CA 93701-2311 Census Tract: 0005.02 | | 1005 |
| 20 | 584763 | ACTIVE | 20 | 10/27/2017 | 09/30/2018 | SHARHAN, BASHAR HEFDALDIN | FRESNO QUICK MART | 605 N FRESNO ST FRESNO, CA 93701-2335 Census Tract: 0024.00 | | 1005 |

Ricky Caperton

From: Ingrid Swanepoel <ingridswanepoel@gmail.com>
Sent: Thursday, December 14, 2017 8:18 PM
To: Ricky Caperton

I am completely against a liquor store in our area , or any more stores selling liquor in the Tower please add my name to the list that is against it
Ingrid Swanepoel
Tell 559 824-8521

December 13, 2017

Dear Planning Commission:
RE: CUP NO. C-16-033

As a community member I am in opposition of CUP application NO. C-16-033 based on several factors.

Belmont has historically been a street where liquor is easily available, Homeless and transient populations congregate and prostitution is rampant. All of these things contribute to a decrease in safety and health of the entire community. As a resident my desire is that we have healthy businesses who provide necessities and healthy competition of services and prices. However there is an over-saturation of convenience stores, liquor and gas stations in this area.

This property sets at the corner of census tract 6 and on the border of tract 22, 23 and 21. From this property, you can see 3 other small convenience stores that sell liquor, **within 1 mile there are 18 liquor stores**, and over 7 other gas stations, including a Chevron. Census tract 6 already has the maximum of 9 liquor stores and adding another is detrimental to the health of downtown.

The plans for new development are wonderful and this particular lot has been vacant and is prime for building a new business that would serve the downtown communities and contribute to a healthy and safe community for all.

Please do not approve the CUP NO. C-16-033.

Thank you,

Johann Love 

1404 E. Thomas 93728

03

13 de diciembre de 2017

Estimada Comisión de Planificación:

RE: CUP NO. C-16-033

Como miembro de la comunidad, me opongo a la solicitud CUP NO. C-16-033 basado en varios factores.

Belmont ha sido históricamente una calle donde el licor es fácilmente disponible, las poblaciones indigentes y transitorias se congregan y prostitución presente. Todas estas cosas contribuyen a una disminución en la seguridad y la salud de toda la comunidad. Como residente, mi deseo es que tengamos negocios saludables que brinden las necesidades y una sana competencia de servicios y precios. Sin embargo, hay una sobresaturación de tiendas de conveniencia, licor y gasolineras en esta área.

Esta propiedad se encuentra en la esquina de la zona censal 6 y en el límite de las vías 22, 23 y 21. Desde esta propiedad, puede ver otras 3 pequeñas tiendas de conveniencia que venden licor, dentro de 1 milla hay 18 licorerías y más de 7 otras estaciones de servicio, incluida en esa área una Chevron.

La sección 6 del censo ya tiene un máximo de 9 licorerías y agregar otra es perjudicial para la salud del centro de la ciudad.

Los planes para un nuevo desarrollo son maravillosos y este lote en particular ha estado vacante y es primordial para construir un nuevo negocio que sirva a las comunidades del centro y contribuya a una comunidad saludable y segura para todos.

Por favor, no apruebe la CUP NO. C-16-033.

Gracias,

Maricela Sagredo
444r San Pablo Av. 93701
Fresno Ca

13 de diciembre de 2017

Estimada Comisión de Planificación:

RE: CUP NO. C-16-033

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Por favor, no apruebe la CUP NO. C-16-033.

Gracias,

1910 e Harvey Ave Apt C

Benita Vasquez Rios



13 de diciembre de 2017

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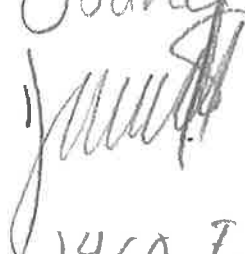
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Gracias,

Juang Iris Meza

1460 E. Patterson ave.
Fresno, Ca 93728

13 de diciembre de 2017

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Por favor, no apruebe la CUP NO. C-16-033.

Gracias,

Fabiola GARCIA

1901 E Lewis Ave

Fresno CA 93701

December 13, 2017

Dear Planning Commission:
RE: CUP NO. C-16-033

As a community member I am in opposition of CUP application NO. C-16-033 based on several factors.

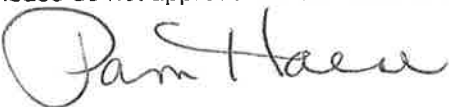
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The plans for new development are wonderful and this particular lot has been vacant and is prime for building a new business that would serve the downtown communities and contribute to a healthy and safe community for all.

Please do not approve the CUP NO. C-16-033.

 Pam Haener
1435 E. Englewood
Fresno, Ca.

Thank you,

December 13, 2017

Dear Planning Commission:
RE: CUP NO. C-16-033

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Please do not approve the CUP NO. C-16-033.



Thank you,

MARISA MARTINEZ
1458 E. ENGLEWOOD
93728

December 13, 2017

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RE: CUP NO. C-16-033

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Please do not approve the CUP NO. C-16-033.

Vonda Garcia
VONDA GARCIA
Thank you,

1473 E. ENGLEWOOD AVE
93228

December 13, 2017

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RE: CUP NO. C-16-033

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Please do not approve the CUP NO. C-16-033.

Thank you,



Sharon L. Wilcox - 1041 N. Poplar Ave,
District 3 Fresno, CA 93728

December 13, 2017

Dear Planning Commission:
RE: CUP NO. C-16-033

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This property sets at the corner of census tract 6 and on the border of tract 22, 23 and 21. From this property, you can see 3 other small convenience stores that sell liquor, **within 1 mile there are 18 liquor stores**, and over 7 other gas stations, including a Chevron. Census tract 6 already has the maximum of 9 liquor stores and adding another is detrimental to the health of downtown.

The plans for new development are wonderful and this particular lot has been vacant and is prime for building a new business that would serve the downtown communities and contribute to a healthy and safe community for all.

Please do not approve the CUP NO. C-16-033.

Thank you,

Arthur Wilcox
1041 N. Poplar ave
93728 Dist 3
Art Wilcox