

Exhibit J
Supplemental Materials Submitted by Applicant

Planning Commission Hearing: Consideration of Conditional Use
Permit Application No. P22-03906

January 5, 2024

Ms. Jennifer Clark, Director
City of Fresno
Development Department
2326 Fresno St.
Fresno, CA 93720

SUBJECT: Supplemental Information Regarding Changes to Conditional Use Permit
Application No. P22-03906

Dear Ms. Clark:

Reference is made to Conditional Use Permit Application No. P22-03906 proposed by my client, Baldev and Jasjit Khela. Upon further consideration of their use permit proposal, the Khelas are proposing a series of modifications to the subject project that will make it compatible with the surrounding neighborhood. In addition, the inclusion of a *general market* component will provide a wider range of healthy choices for the community. It is acknowledged some of the proposed changes will require, among other things, a review by city staff to assure compatibility with the approved project site plan:

Operational Changes

1. The project will comply with the City of Fresno *general market* criteria by providing fresh fruit and produce, cold sandwiches, and dairy products.
2. An area within the building will be set aside for dining as illustrated on the revised project floor plan (EXHIBIT "A"). To the extent feasible, an outside dining area will also be proposed on the north side of the building.
3. The sale of spirits will be limited to an approximately 75 sq. ft. *shelving area* on the wall behind the sales counter which will not be accessible to the public. The building is 2,932 sq. ft. with the area designated for spirits representing an incidental portion of the floor area and displays ("EXHIBIT "B").

Wine will be displayed on four 18-inch-deep shelves approximately 8-feet long for a total of 48 sq. ft. or having a footprint of approximately 12 sq. ft. Beer will be available in the refrigerated section of the store in five cabinets occupying an area 15 feet wide, 5 feet high and two feet deep for a total of 150 square feet ("EXHIBIT "B"). Total alcohol beverage products will occupy approximately 5.5% of the overall market floor area. All alcohol

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sales will be conducted in compliance with Fresno Police Department and Department of Alcoholic Beverage Control requirements.

4. No magazines of any of any kind, including adult magazines, will be sold on the premises.
5. No e-cigarettes will be sold.
6. No drug or smoking paraphernalia, such as smoking papers, pipes, etc. will be sold.

Building Changes

The attached *photo-shopped* illustrations included as EXHIBIT "C" contrast the proposed attractive improvements to the existing project site and building. These include:

1. Updated building colors and signage to be more attractive and inviting.
2. Modified landscape materials to improve durability of plantings and provide color around the perimeter of the property.
3. Adding windows to the west and south building elevations to improve building attractiveness, enhance natural lighting and provide security viewsheds in and out of the building.
4. Removing two obsolete on-site telephone booths.
5. Replacing perimeter fencing.

I trust these modifications are acknowledged to be substantial improvements to the project. If you have any questions, please feel free to contact me.

Sincerely,

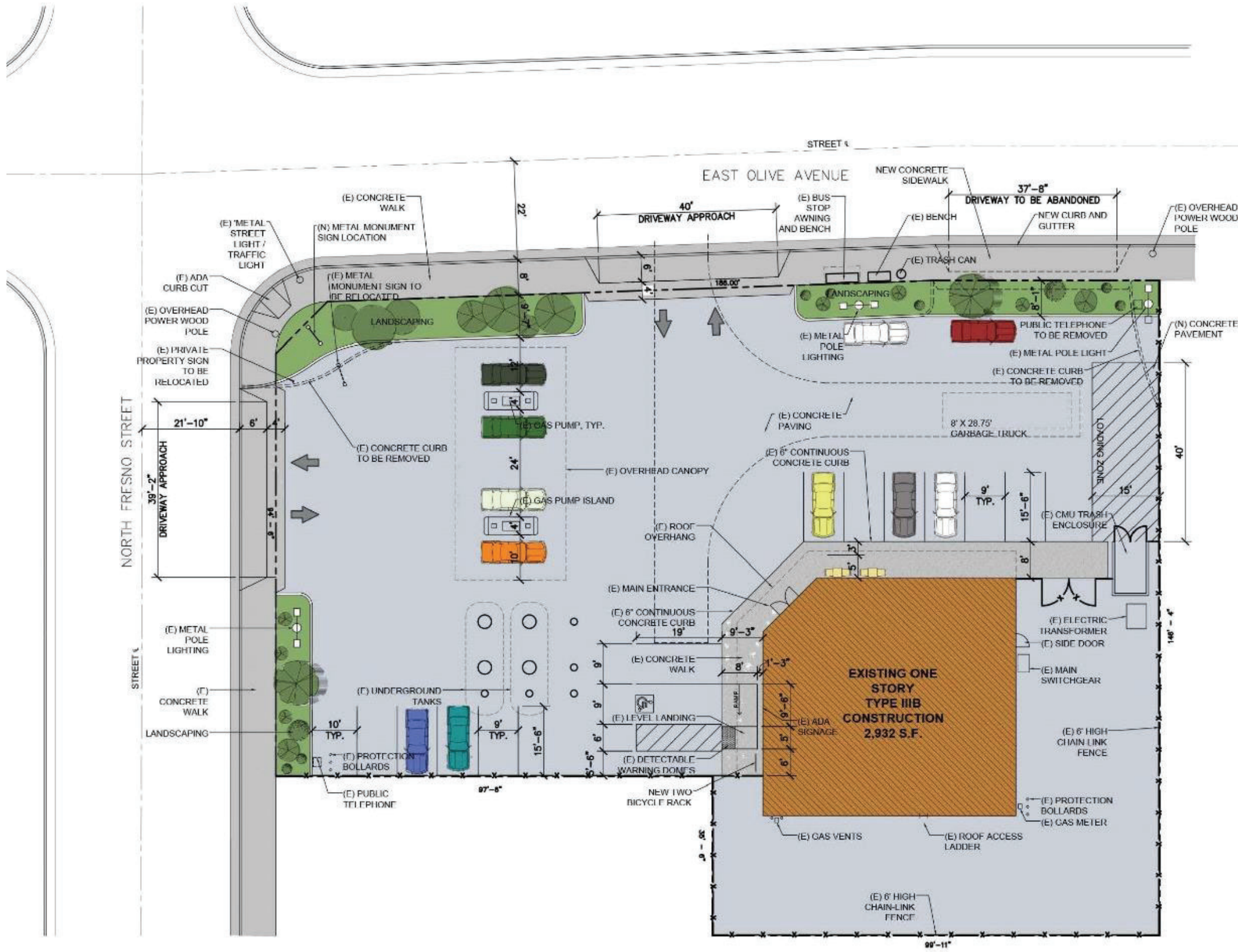


Dirk Poeschel, AICP

cc: Mr. & Mrs. Baldev and Jasjit Khela
Ms. Diana Gallardo
Mr. Steven Martinez
Anthony Capozzi, Esq.

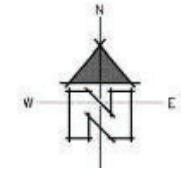
Attachments: EXHIBITS

EXHIBIT "A"



Site Plan

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



Project Data

Scope of Work:

- RENOVATE (E) CONVENIENCE STORE
- ADD TWO MORE GASOLINE PUMP STATIONS AND EXTEND (E) CANOPY
- CLOSE OFF (E) EAST DRIVEWAY AND APPROACH AND TURN IT INTO NEW LANDSCAPE AREA

Owner: Baldev and Jasjit Khela
11770 N. Bella Vista
Fresno California 93730
(559) 548-7492
jasjitkhela@yahoo.com

Project Address: 2520 E. Olive
Fresno, California 93701

A.P.N. # 452-081-17S

Existing General Plan Use: Commercial General

Existing Zone District: CG

Article 67 Use Classification:

- Liquor Store
- Food and Beverage Sales
- corner commercial

Site Coverage Summary

Project Site Area:	24,988 s.f.
(E) Building Data:	2,932 s.f.
Proposed Canopy Area:	777 s.f.
Building Coverage:	4,992 s.f. 20%
Concrete Paved Area:	14,620 s.f. 58%
AC Paved Area:	4,417 s.f. 18%
Landscaping Area:	1,587 s.f. 6%
Floor Area Ratio:	2,932 s.f./24,988 s.f. = 12%

Legal Description

LOTS 8 THRU 15 INCLUSIVE IN BLOCK 3 OF THE LISNEY TRACT, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED IN VOLUME 4 OF RECORDS OF SURVEYS, AT PAGE 29, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THE SOUTH 42.5 FEET OF LOTS 12 THRU 15

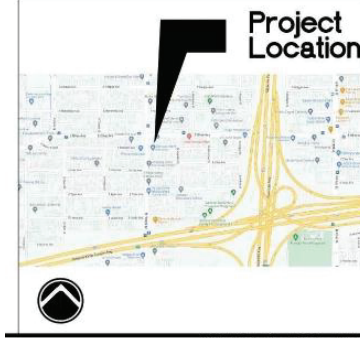
ALSO EXCEPTING THEREFROM THE WEST 10 FEET OF SAID LOT 15

EXCEPTING AND RESERVING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS, NON-HYDROCARBON GASES OR GASEOUS SUBSTANCES, ALL OTHER MINERALS OF WHATSOEVER NATURE, WITHOUT REGARD TO SIMILARITY TO ABOVE-MENTIONED SUBSTANCES, AND ALL SUBSTANCES THAT MAY BE PRODUCED THEREWITH FROM SAID REAL PROPERTY, BELOW THE DEPTH OF 500 FEET, AS EXCEPTED AND RESERVED IN DEED EXECUTED BY CHEVRON U.S.A., INC., A CORPORATION, RECORDED ON SEPTEMBER 30, 1986, AS DOCUMENT No. 86113640

Required Notes

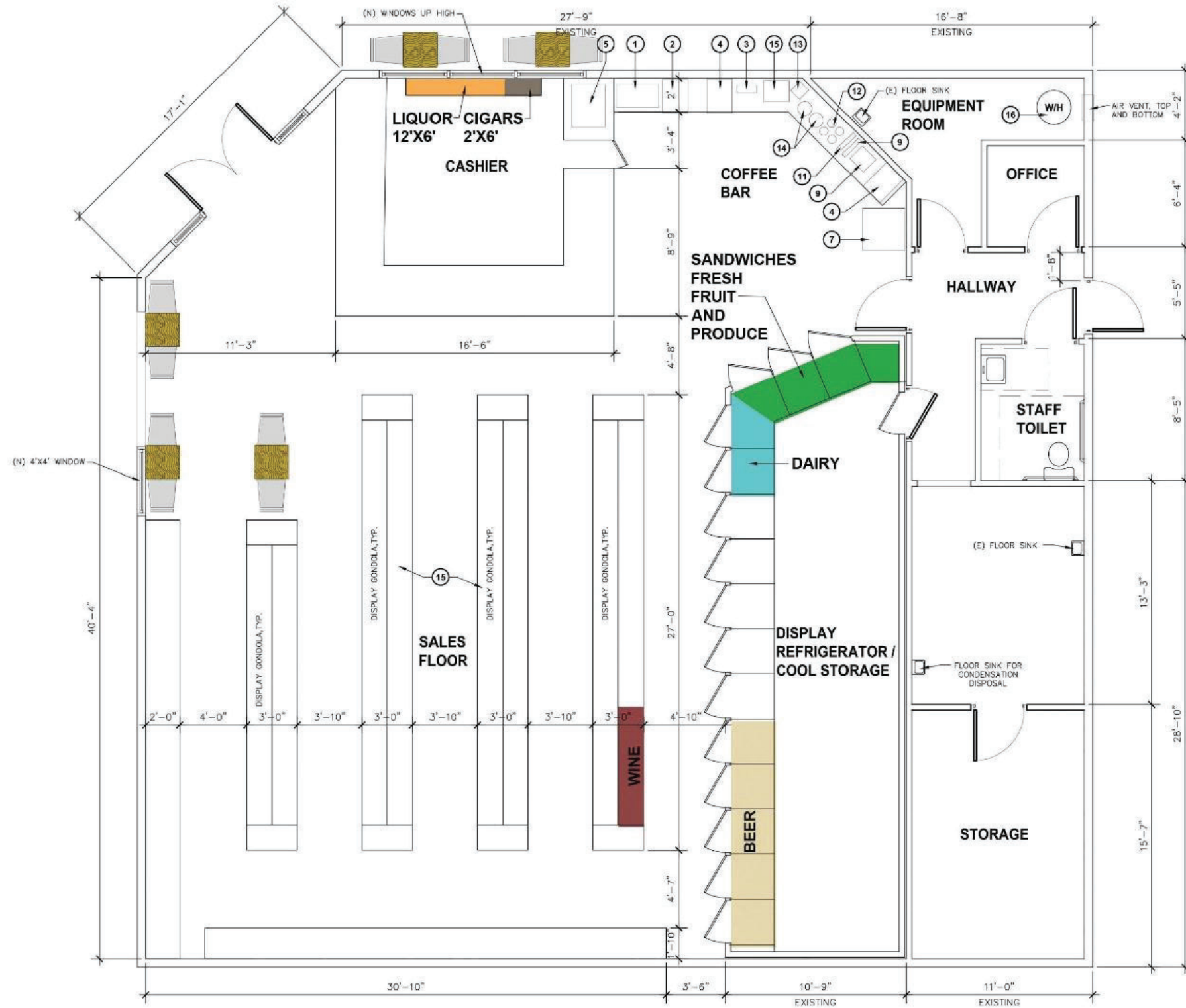
1. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA
2. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS, AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY
3. 2 WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). CALL 1-800-542-2444

Vicinity Map

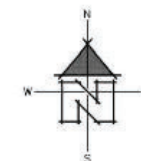


<p>DATE: _____</p> <p>REVISION: _____</p> <p>PLAN CHECK REVIEW CORRECTIONS</p>	<p>PROJECT NAME: _____</p> <p>PROJECT ADDRESS: _____</p> <p>PROJECT NUMBER: _____</p> <p>DATE: _____</p>
<p>SITE PLAN</p>	
<p>Project Name & Address:</p> <p>Circle D Food & Liquor 2520 E. Olive Avenue Fresno, CA 93701 (559) 498-0710</p>	
<p>Project Name & Address:</p> <p>Felipe Ceballos 5714 N. Prospect Avenue Fresno, California 93711 (559) 408-4888</p>	
<p>Stamp:</p>	
<p>Job No.: _____</p> <p>Sheet No.: A-1</p> <p>Release Date: _____</p>	

EXHIBIT "B"



Floor Plan
SCALE: 1/4" = 1' - 0"



ROOM NAME	FLOOR		WALL BASE		WALLS								CEILING			REMARKS	
					NORTH		EAST		SOUTH		WEST		MAT	FIN	HT		
					MAT	FIN	MAT	FIN	MAT	FIN	MAT	FIN					
CASHIER	PT	FF	PB	FF	4"	GB	P	GB	P	GB	P	GB	P	ACT	FF	9'-0"	
SALES FLOOR	PT	FF	PB	FF	4"	GB	P	GB	P	GB	P	GB	P	ACT	FF	9'-0"	
COFFEE BAR	PT	FF	PB	FF	4"	GB	P	GB	P	GB	P	GB	P	ACT	FF	9'-0"	
OFFICE	PT	FF	WD	FF	4"	GB	P	GB	P	GB	P	GB	P	GB	P	8'-0"	
EQUIPMENT ROOM	PT	FF	PB	FF	4"	GB	P	GB	P	GB	P	GB	P	GB	P	8'-0"	
HALLWAY	PT	FF	PB	FF	4"	GB	P	GB	P	GB	P	GB	P	GB	P	8'-0"	
STAFF TOILET	PT	FF	PB	FF	4"	GB	P	GB	P	GB	P	GB	P	GB	P	8'-0"	
DRY STORAGE 1	PT	FF	WD	FF	4"	GB	P	GB	P	GB	P	GB	P	GB	P	8'-0"	
DRY STORAGE 2	PT	FF	WD	FF	4"	GB	P	GB	P	GB	P	GB	P	GB	P	8'-0"	

ACT = 2'x4' SUSPENDED ACOUSTICAL TILE CEILING SYSTEM	PB = PORCELAN WALL BASE WITH 3/8" COVE RADIUS
FF = FACTORY FINISH	PT = PORCELAN FLOOR TILE
GB = GYPSUM BOARD	WD = WOOD WALL BASE
P = SEMIGLOSS WHITE PAINT	

- ## KEY NOTES
1. NEMCO SLANT ROLLER GRILL
 2. PAPA PRIMOS PIZZA DISPLAY
 3. GEHL'S 2.0 CHEESE SAUCE DISPENSER (5.25"Wx14.75"Dx21"H) 110V
 4. INTERNATIONAL DELIGHT ICED COFFEE MAKER 17.75"x23.85Dx23.85"H 110/120v/15 AMP
 5. CAFE TANGO FROZEN COFFEE MAKER 24"Wx36"Hx30"D 120w/DEDICATED 20AMPS ELECTRICAL CIRCUIT
 6. BLUE BUNNY ICE CREAM BUNKER
 7. SUGA' MAE BAKERY DISPLAY CASE (30)
 8. FRAZIL & FRAZIL ENERGY DRINK DISPENSER 24"Wx36"Hx30"D 120V/DEDICATED 20 AMPS
 9. CAPPUCCINO COFFEE MAKER
 10. COFFEE CUP DISPENSER
 11. SUGAR AND CREAM DISPENSER
 12. ASSORTED COFFEE CONTAINER/DISPENSER (4) 6"DIAx20"H
 13. COFFEE MAKER
 14. 10"DIAx24" COFFEE CONTAINER/DISPENSER
 15. SIDE MOUNTED CHIP RACK
 16. EXISTING WHIRLPOOL 50 GALLON TANK, GAS WATER HEATER MODEL No. - NU50T61-403 SERIAL No. - 1408T4552999

EXHIBIT "C"

West Elevation



EXHIBIT "C"

North Elevation



EXHIBIT "C"

East Elevation



EXHIBIT "C"

South Elevation



EXHIBIT "C"

West Elevation



BEFORE



AFTER

EXHIBIT "C"

North Elevation



BEFORE



AFTER

EXHIBIT "C"

East Elevation



BEFORE



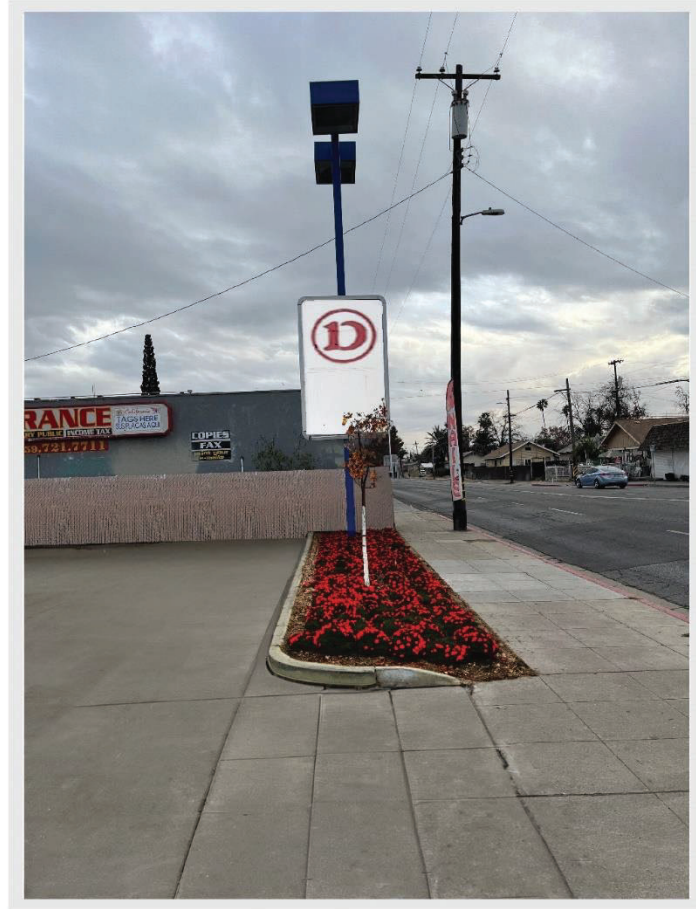
AFTER

EXHIBIT "C"

Looking South



BEFORE



AFTER