

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CUP 22-04

9/13/2022

Application Number

Date

APPLICANT INFORMATION:

Applicant/Property Owner: Grocery Outlet Inc / Ahmed Alamsi
Mailing Address: 5650 Hollis St, Emeryville CA 94608
Telephone Number: 209-595-9818 Assessor Parcel Number: 083-080-605
Property Location: 25 W Polk St
Legal Description (lot, block, Tracts, etc.): Hornstead Marketplace

PROPERTY USE INFORMATION:

Current Zoning: Regional Commercial
Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: _____
Proposed Use: Grocery store selling customary grocery store items in addition to beer/wine/distilled spirits. The alcoholic beverages will not be consumed on the premises (off-premise only).
(If additional space is required attach separate sheet of paper)

Describe any new structures or improvements associated with use (indicate total square footage of structures).
Grocery Outlet will occupy a portion (approx 19,000 sf) of the 94,423 sf former Kmart building.

(If additional space is required attach separate sheet of paper)

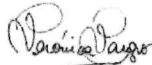
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

See attached project description.

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER(S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

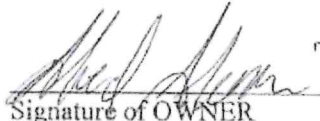


Signature of APPLICANT/AGENT

Veronica Vargas, Grocery Outlet Inc.
Name of APPLICANT/AGENT (Please Print)

5650 Hollis St, Emeryville CA
Mailing Address 94608

209-595-9818
Telephone Number



Signature of OWNER

Ahmed Alamsi
Name of OWNER (Please Print)

8526 8 1/2 AVE Hanford, CA 93230
Mailing Address

559-300-8638
Telephone Number

TITLE	Coalinga CUP Application - Signature Needed
FILE NAME	GO Coalinga CUP A...for signature.pdf
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**Project Description for Conditional Use Permit
25 W Polk St, Coalinga, CA**

**For Off-Sale Alcoholic Beverages License
At an 18,212 square foot grocery store**

Grocery Outlet Background

Grocery Outlet offers fantastic bargains and deals on a variety of products including grocery, fresh meat, fresh produce, frozen foods, deli items, vitamins, health and beauty items, housewares, gift items and much, much more. *Brand names for less* is the name of the game and smart shoppers get incredible savings over regular store prices every day when they shop Grocery Outlet. Grocery Outlet gets products by searching the nation's major manufacturers for amazing one-time buys resulting from excess production, packaging/design changes, and special promotions. The company's very long term relationship with major manufacturers makes this possible. Much of Grocery Outlet's assortment of product changes frequently because of the nature of the one-time buys.

Grocery Outlet owns over 428 stores in California with off-sale (type 20 and 21) alcohol licenses. Operators and their employees of all locations are careful to make sure that the store is always clean, neat and free from debris. Grocery Outlet has had no significant issues raised by local law enforcement agencies with respect to alcoholic products or public disturbances. Grocery Outlet operates in a conscientious and thoughtful way with sensitivity to any possible detriment to adjacent residents and businesses. Grocery Outlet is fully aware of the unique responsibilities of operating a store associated with alcoholic beverage sales.

The store will be open no earlier than 6:00AM and no later than 11:00PM 7 days a week. Grocery Outlet expects the store will be staffed with approximately 35-40 employees and will be managed and operated by a member of the local community.

Training

The store will be operated in strict compliance with the state's Alcoholic Beverage Control Act together with any conditions of the license that may be issued by ABC. Operator's managers, supervisors and employees that are engaged in the sale or supervision of the sale of alcoholic beverages shall complete training programs in accordance with ABC rules and regulations.

Operator's register clerks will be trained in proper alcoholic beverage sales rules. All of the clerks will have read and signed the Alcoholic Beverage Control's Clerk's Affidavit. These affidavits will be kept on file by the store operator.

Security

Grocery Outlet will install a minimum 16-camera system which has a view of all parts of the store, including the alcoholic beverage display area and sales check stands. The video system will have a 30 day retrieval function which can track previous days' activity. Monitors are kept in a locked room at the store and available to managers, key personnel and law enforcement, if necessary.

Operational Procedures

The store operator will monitor the parking areas and sidewalks to keep these areas free from litter and debris. Trash receptacles will be provided near the store entrance and will be emptied daily. Graffiti to the exterior building shall be removed expeditiously.

Signs will be posted at the store and in the parking lot as required by ABC and the City of Coalinga.

Justification

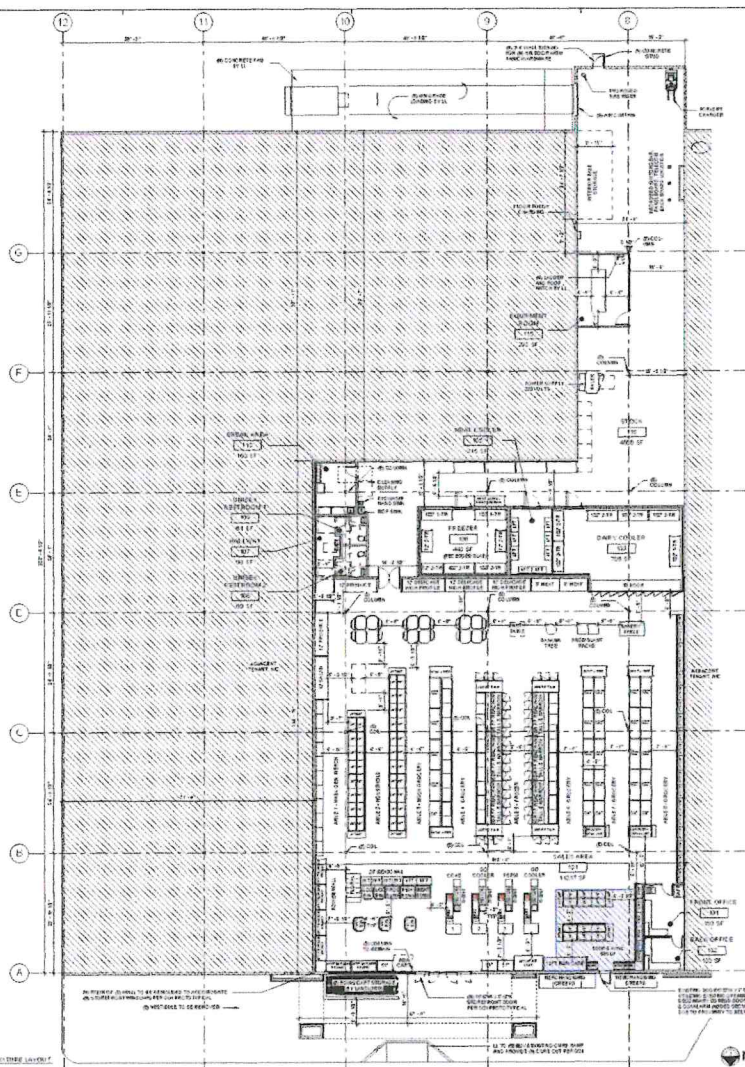
For the store opening, Grocery Outlet will be applying with the Department of Alcoholic Beverage Control for an off-sale type 20 license that will allow for the sale of beer and wine for off-premise consumption. If, after the store opens, a type 21 general license (allowing the sale of distilled spirits in addition to beer and wine) becomes available, Grocery Outlet would like the ability to upgrade the license at that time.

The Grocery Outlet store is located in census tract 81 of Fresno County. Based on the current ABC statistics, five off-sale licenses are allowed in the census tract. Five off-sale licenses have been issued. Because the census tract does not have undue concentration, a Public Convenience or Necessity finding is not required.

The Grocery Outlet store will be located in a portion of the former Kmart building. A new grocery store with all the traditional grocery items at value-oriented prices will be a benefit to this existing center and to the Coalinga community.

1. The proposed availability of alcoholic beverages together with everyday products such as fresh fruits and vegetables, fresh meat, milk, juice, eggs, bread, cereal, coffee, soup and pasta as well as consumer products such as pet food, toothpaste, detergent and paper towels allows customers to have readily available products in one location where they would otherwise be obliged to travel to several locations to purchase these items. It is typical for grocery stores to sell alcoholic beverages as an integral and ancillary part of the total product offering. The square footage of the alcohol display area is approximately 585 square feet, which represents approximately 5.2% of the sales floor and 3.2% of the total premises. The low percentage of floor area for alcoholic beverages illustrates the ancillary nature of the alcoholic beverage sales to the primary grocery store use.
2. The store will close no later than 11pm seven days a week. Because alcoholic beverages are sold for consumption off-site and the store closes by 11pm each day, the store is unlikely to be a nuisance to other tenants within the shopping center.
3. The use conforms to good zoning practices and development standards. The store will be located on a major thoroughfare in an existing retail building and is easily accessible to the residents and visitors of Coalinga. Grocery Outlet offers a convenient alternative for grocery items including beer, wine and distilled spirits that is consistent with good community development practices and standards. Great care will be taken by the local operator to ensure that the environment is safe for customers and employees.
4. Grocery stores are a vital part of every community. Store clerks will be trained in proper sales of alcoholic beverages. Clerks will be supervised by a manager on duty. The security system, which includes cameras on the check stands and the alcohol display area, will deter theft and improper sales of alcoholic beverage products. Store personnel will monitor the parking area and sidewalks to keep the area free from litter and debris.

We thank you for the opportunity to bring this new Grocery Outlet to Coalinga and appreciate your consideration of this request for a CUP.



FLOOR AREAS		
Room	Sq. Ft.	Notes
RECEPTION	100.00	
OFFICE	100.00	
CONFERENCE	100.00	
TRAINING ROOM	100.00	
STORAGE	100.00	
RESTROOM	100.00	
ENTRY	100.00	
LOBBY	100.00	
STAIRS	100.00	
MECHANICAL	100.00	
UTILITY	100.00	
REAR ENTRANCE	100.00	

BUILDING GROSS AREA = 10,212 SF
FLOOR AREA:
Sales (Net) = 11,217 SF

TOTAL FLOOR AREA (NET) = 10,077 SF

FORM 336 (TOTAL NET)
F.O.B. = 11,477.50
INCLUDED OFFERS & SALES
G.O.H. = 5,307.67

姓名	性别	年龄	职业	住址	联系电话
张三	男	35	教师	北京市朝阳区	13901234567
李四	女	28	医生	北京市海淀区	13801234567
王五	男	42	工程师	上海市浦东新区	13701234567
赵六	女	31	公务员	广东省广州市	13601234567
孙七	男	25	学生	浙江省杭州市	13501234567
周八	女	38	经理	江苏省南京市	13401234567
吴九	男	45	农民	河南省郑州市	13301234567
郑十	女	22	护士	四川省成都市	13201234567
冯十一	男	33	律师	北京市西城区	13101234567
陈十二	女	40	作家	安徽省合肥市	13001234567
林十三	男	27	程序员	福建省厦门市	12901234567
黄十四	女	36	会计师	山东省济南市	12801234567
周十五	男	41	教授	湖北省武汉市	12701234567
吴十六	女	29	记者	湖南省长沙市	12601234567
郑十七	男	34	设计师	江西省南昌市	12501234567
孙十八	女	23	歌手	广东省深圳市	12401234567
周十九	男	39	科学家	陕西省西安市	12301234567
吴二十	女	44	企业家	辽宁省沈阳市	12201234567
郑二十一	男	26	运动员	河南省郑州市	12101234567
孙二十二	女	32	画家	四川省成都市	12001234567
周二十三	男	43	法官	北京市西城区	11901234567
吴二十四	女	37	心理咨询师	安徽省合肥市	11801234567
郑二十五	男	24	程序员	福建省厦门市	11701234567
孙二十六	女	30	护士	山东省济南市	11601234567
周二十七	男	46	教授	湖北省武汉市	11501234567
吴二十八	女	28	记者	湖南省长沙市	11401234567
郑二十九	男	35	设计师	江西省南昌市	11301234567
孙三十	女	21	歌手	广东省深圳市	11201234567

STAIR		
FLOOR AREA		
NET AREA	GROSS AREA	GROSS FLOOR
280.67	= TOTAL FLOOR AREA - BALCONY	
61.17	= TOTAL FLOOR AREA LESS THE TERRACE	
339.87	= ALLOCATED FLOOR AREA - BALCONY	
0.22%	= RATIO TO TOTAL SHEDS FLOOR	

FLOOR AREAS - TOTAL 54 FL
TOTAL STORE AREA = 10,577 SF
SALES FLOOR AREA = 11,217 SF
STOCK ROOM AREA = 4,050 SF

NOTES:
- CONFIRM ELECTRICAL PANEL WALL
LOCATION & BACKBOARD

NOTE:
MERCHANDISING

RACK & LOZIER'S
SHOWN FOR
PROTOTYPICAL STORE

LAYOUT.
SIZES & ARRANGEMENTS
ARE SUBJECT TO

CHANGE PER GOI
REPRESENTATIVE
REVIEW OF PROJECT

INT. STORAGE	WINE PERIMETER
1000' x 100' x 10' HIGHS	TAKE 1000' x 10'
	SHED 10' x 10'
	SHED 10' x 10'


HPC PERIMETER	SEASONAL
8'x10' 8" x 28"	8'x10' 8" x 28"
GREEN 28"	GREEN 28"
GREEN 28"	GREEN 28"

CARD: PERIODIC	GENERAL INDEX
DATE DEC 28	DATE DEC 28
CARD 10	CARD 10
SEARCHED	SEARCHED

FASTEN & FLAG LEGEND:

 = BRASS BELL (AT CHECKSTAND #1)

WALL LIFTING

- = SHELL STRUCTURAL WALLS (2" CM)
- = BEARING / SHEAR WALLS (2" STUDS @ 16" O.C.)
-  = 2" FULL HT. (2" HTL. STUDS)

- = EL PARTITIONS (4" MIN. STUDS)
- = TR. COOLER WALLS (MANUF.)