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Community & Economic  
Development Department

Ms. Candice Assadzadeh, Associate Planner  
City of Riverside  
Community and Economic Development  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

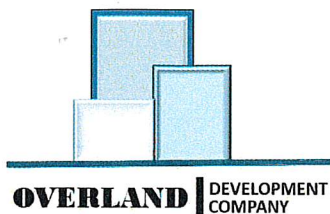
**RE: Public Convenience / Necessity Information**

Dear Ms. Assadzadeh,

This letter is written to request a Public Convenience or Necessity for the issuance of a Type 20 license for the proposed 7-Eleven convenience store and gas station located at 9501 Van Buren Boulevard. We believe there are many factors to this location that would make it unique and valued among the local residents and would be very beneficial for the surrounding community.

**Describe how your business will provide products and/or services that are different and unique to the area that existing businesses selling alcohol within 1,000 feet of your proposed site do not provide.**

- The only place within 1,000 feet of our location that sells beer/wine is the Albertson grocery store located in the Lincoln Plaza. However, parking is often limited since it is general parking for all the retail stores in the plaza. Residents who wish to make a quick purchase of one or two items may also likely encounter long lines comprised of people purchasing their regular groceries.
- There are no existing gas stations or convenience stores within a 1,000-foot radius of the location. The nearest gas station/convenience store is roughly half of a mile away located on the corner of Indiana / Van Buren, south of the 91 Freeway. This intersection is rated at a level of service "F" (later than an 80-second delay). The extremely long wait times combined with the congestion formed when going underneath the train track bridge creates an arduous trip and contribute additional vehicles to an already impacted area.
- In addition to lessening vehicle trips to this location, it will allow pedestrians and bicycle traffic an easier and safer route from neighborhoods south of the 91 freeway.



**Describe what improvements you plan to make to the proposed site, including improvements to any existing buildings, signage, landscaping, and parking areas, that will be beneficial to the surrounding community (if applicable)**


- The location of this site is a vacant lot. This project will not only bring a much-needed gas station and convenience store, but will beautify the corner with visually pleasing landscape, replacing the dirt that has been present for years. In addition, this project will construct off-site street widening improvements on both Van Buren Boulevard and Lincoln Avenue.

**Describe how the issuance of the license and/or operation of the business WILL NOT contribute to or aggravate an existing crime problem in the area, including:**

- Your knowledge of the area, previous experience in business, and/or the previous operation of a licensed premises;
  - Precautions or guidelines you will follow to ensure that your premises will be operated in a manner that is beneficial to the area. This might include a lighted parking area, security guard, video cameras, special landscaping to deter graffiti, etc.
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- The 7-Eleven gas station and convenience store is one parcel of a two parcel project. The site will have lighted parking throughout, as well as security video cameras around the store and gas station. The bright lighting paired with the presence of security cameras will be a deterrent to any individual who might vandalize the property. In addition, this will be a 7-11 Corporate facility and thus will bring a national tenant with years of operating these types of facilities to this location.

I trust that the above reasons are satisfactory in helping the City to support our Type 20 license application. If you have any additional questions or concerns, please do not hesitate to reach out.

Respectfully Submitted,  
**Overland Development Company**



Andrew Walcker  
President