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AUG 25 2016
CITY OF STOCKTON
PERMIT CENTER / PLANNING DIV.

110 N San Joaquin Street, 5th floor
Stockton, CA 95202
209.469.2673
info@tenspacedev.com

www.tenspacedev.com

City of Stockton
Community Development Department

August 24, 2016

Re: Item 5.2- USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE AT 836 E MINER AVENUE (P16-0263)

We are writing with regards to the liquor license application for Sharma's Market for 836 East Miner Avenue in Downtown Stockton. We do not believe that granting a liquor license transfer to this particular business is in the best interest of the Downtown Stockton community and strongly urge the commission to deny this request.

In their previous location at 48 N California Street, the applicant's business practices directly contributed to blight on an important downtown intersection. We have a great deal of experience dealing with the issues caused by the applicant as partners on the CalWeber40 project where we inherited Sharma's Market as a ground floor tenant. During the applicant's tenure as a tenant, we regularly witnessed open air drug dealing and loitering directly in front of the business. The condition of the business itself was also deplorable, similar to the condition of the recently shuttered Grand Save Market in South Stockton.

Sharma's Market proved to be a difficult obstacle to overcome in attracting other retailers and fostering a safe and inviting environment for downtown patrons and residents. Needless to say, we did not continue our lease with the applicant (we have, however, retained every other retail tenant). Since the premises has been vacated, the corner of California and Weber has become much safer and inviting. We believe this transformation is a direct result of the absence of Sharma's Market.

Given our experience with the applicant's business, we believe their liquor license request should be denied. No community in our city should be saddled with the burden that follows poorly managed liquor stores, and we are particularly concerned with the proposed location given the proximity to planned downtown investments and current neighborhood stakeholders, such as ACE Train and Robert Cabral Station, located directly adjacent to the applicant. As we work towards a dynamic, inviting and safe downtown, establishments that sell alcohol should be held to an extremely high standard. Unfortunately, Sharma's Market has failed to meet these standards in the past, and we have no reason to believe this will change in a different location.

Thank you for your consideration.

David Garcia
Chief Operating Officer
Ten Space



City of Stockton
Community Development Department
Planning Commission
Attn: Megan Meier

August 25, 2016

**Re: Item 5.2- USE PERMIT TO ALLOW THE OFF-SALE OF BEER AND WINE AT 836 E MINER AVENUE
(P16-0263)**

Dear Commissioners:

The Downtown Stockton Alliance is very concerned with the proliferation of off sale liquor licenses in the Downtown District. We encourage the Commission to be very careful in their consideration of this request.

Right now, Downtown is on the upswing. New development is taking place. Investor interest in Downtown Stockton has never been greater. This is the future of Downtown. Our future does not depend on off sale liquor sales. On a daily basis our DSA Clean and Safe crew finds these bottles of wine, alcohol and 40oz. cans of beer strewn everywhere in Downtown. We clean up the daily mess left behind by those who use these spirits. In addition to the bottles and cans, the mess includes public urination and defecation – the result of intoxicated people with nowhere to relieve themselves except in public spaces and private doorways.

The previous location of Sharma's at 48 N. California St. generated many calls for services and the corner became understood to be a hangout for many undesirable activities. DSA fielded many calls of concern over time about the activities at this corner so we know it was not a good business environment for the neighborhood. Since their departure, the corner is a more welcoming place – and the new CalWeber 40 project will change the nature of that block permanently.

We need your help in determining Downtown's future. We ask that you have high expectations for establishments Downtown and that those who have proven themselves to be problematic should not become part of the new landscape we are working so hard together to create. Please do not simply move a problem from one place to another.

Sincerely,

A handwritten signature in black ink that appears to read "C Fargo".

CINDI FARGO
Chief Executive Officer

trinity

David Kwong
Director of Community Development
City of Stockton

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Mr. Kwong,

I am writing to request the denial of a liquor license application for Sharma's Market at 836 East Miner Avenue. Over the past two years, our group has nearly completed the development of the CalWeber 40 project at the Intersection of California and Weber streets. During this time, we had numerous issues with Sharma's Market.

Specifically, Mr. Sharma's business was a major source of blight, contributing to an unsafe atmosphere with various illicit activities occurring in direct proximity to his establishment. We did not have similar issues with the buildings' other tenants.

After deciding not to renew our lease with Sharma's Market, these prevalent issues dissipated and now that same corner is largely free of criminal activity. The departure of Sharma's Market has been a major factor in the success of our project, which is fully leased for residential and nearly fully leased for retail space.

We believe the Planning Commission should deny the application for Sharma's Market liquor license as their new location would continue to bring blight to the downtown community.
Thank you



Chris Flaherty, President
Trinity Development & Construction, Inc.