



Planning Cases

P14-0588 & P15-0483 (Conditional Use Permits),
P15-0753, P15-0755 & P15-0756 (Variances),
P15-0757 (Public Convenience or Necessity)

Community & Economic
Development Department

City Planning Commission

Item # 3

October 8, 2015

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PROPOSAL

- Reactivate an expired Conditional Use Permit...
 - *CUP for a drive-thru restaurant as incidental use of a vehicle fuel station*
 - *CUP for alcohol sales at vehicle fuel station*
 - *Three (3) variances for proximity to other businesses with alcohol sales*
 - *Public Convenience or Necessity (PCoN)*



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381 E. Alessandro Blvd

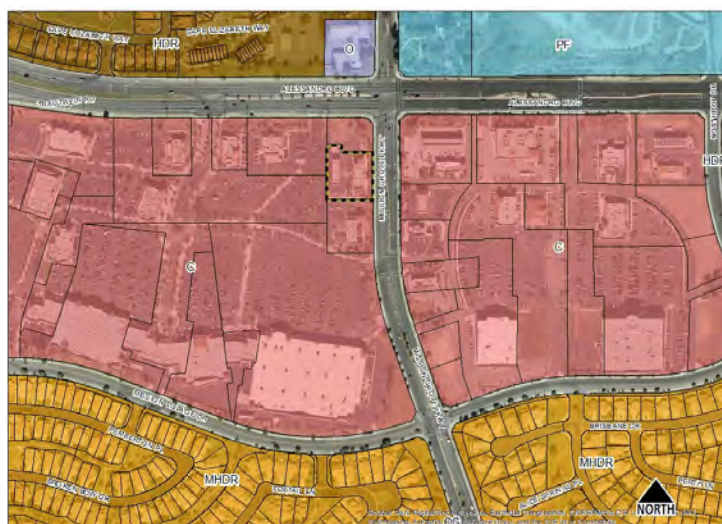


2012 aerial photograph

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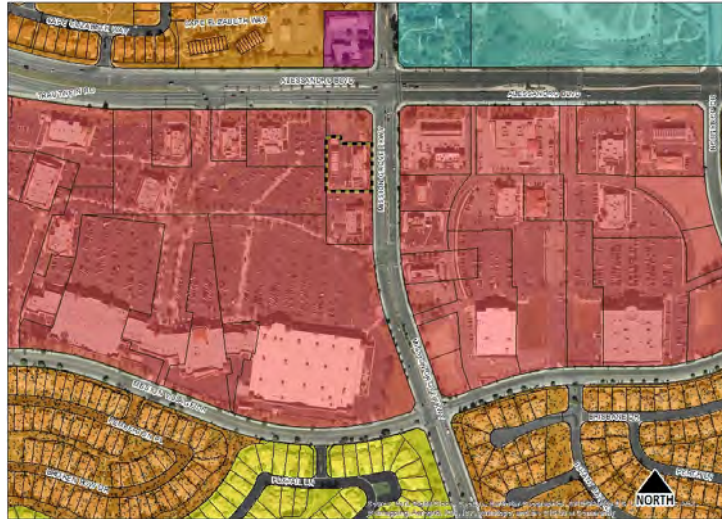
GENERAL PLAN



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ZONING



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SITE PHOTOS



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SITE PHOTOS



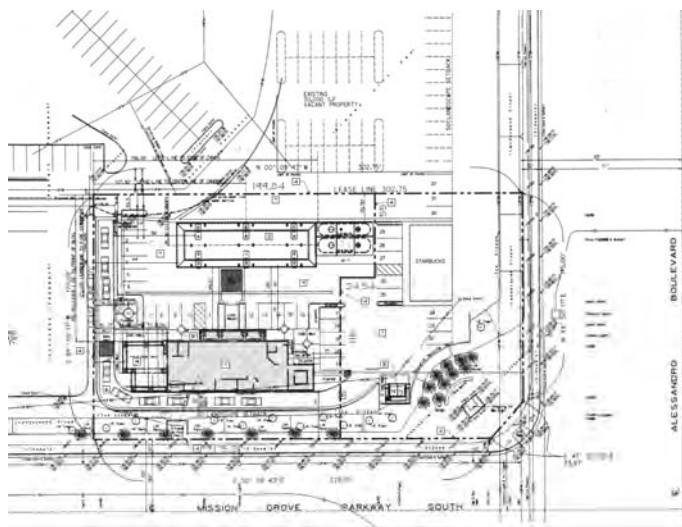
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SITE PHOTOS



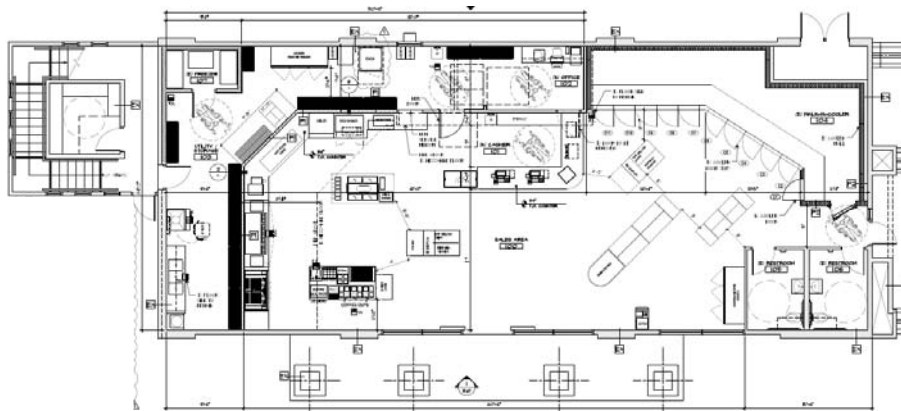
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SITE PLAN

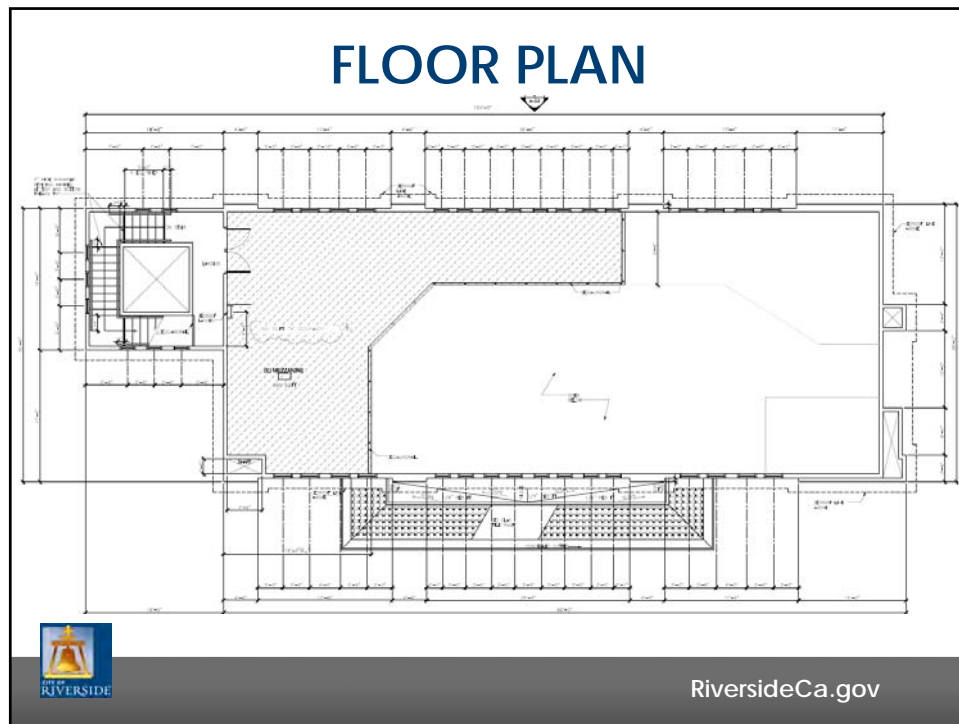


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FLOOR PLAN



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PROPOSED OPERATIONS

- Convenience Store: Minimum of 2 Employees, both over 21 years old.
- Operating hours: 24 hours a day for both the Convenience Store and Drive-Thru Restaurant.



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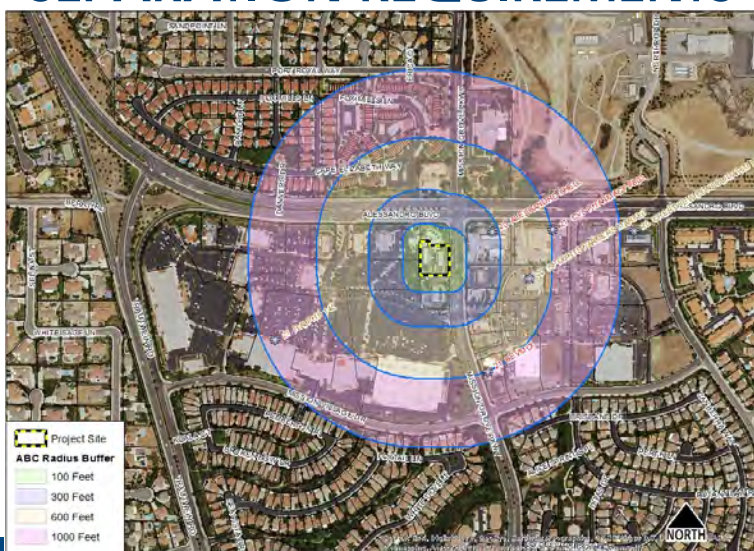
DEVELOPMENT STANDARDS

Section 19.450.030 (Alcohol Sales)			
Standard	Proposed	Consistent	Inconsistent
Located at least 600 feet from a public or private school, place of assembly (non-entertainment), or public park.	The business is approximately 2,460 feet to KinderCare Learning Center, located at 7897 Mission Grove Parkway	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Located at least 100 feet from any existing residential dwelling or property zoned for residential uses	The business is approximately 350 feet from the nearest residentially zoned property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Located at least 300 feet from any other business with concurrent sale of motor vehicle fuel with alcoholic beverages	The business is approximately 132 feet away from Alessandro Shell Gas Station, located at 401 E. Alessandro Boulevard	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located at least 1,000 feet from another business licensed for off-sale general alcoholic beverage sales that is less than 15,000 gross floor area	The business is approximately 410 feet away from CVS Pharmacy, located at 491 E. Alessandro Boulevard	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located at least 1,000 feet from another business that sells alcoholic beverages as its principal business	The business is approximately 565 feet away from BevMo, located at 7562 Mission Grove Parkway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located at least 1,000 feet from any parolee/probationer home, emergency shelter, supportive housing or transitional housing	There are no parolee/probationer homes, emergency shelters, supportive housing or transitional housing in proximity to the proposed business	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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SEPARATION REQUIREMENTS



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ABC ISSUED LICENSES



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RECOMMENDATION

That the City Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that Planning Cases Planning Case Numbers P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757 is exempt from California Environmental Quality Act (CEQA) review, pursuant to Section 15301 (Existing Facilities);
2. **RECOMMEND that City Council APPROVE** Planning Cases P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757 based on the findings outlined in the staff report, and subject to the recommended conditions; and
3. **RECOMMEND ADOPTION** of attached exhibits 6-7 as approved project plans, subject to recommended conditions of approval.



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