

Jazz's Wine and Spirits

PR-2025-001785

(Conditional Use Permit, Design Review, Public Convenience or Necessity Determination)

Community & Economic Development Department

Planning Commission

Agenda Item: 3

April 9, 2026

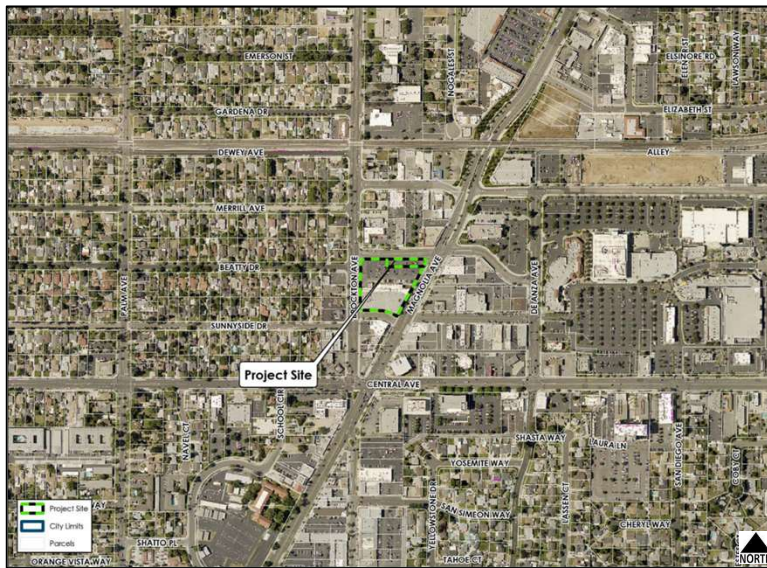


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LOCATION MAP



2

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2

EXISTING SITE PHOTOS

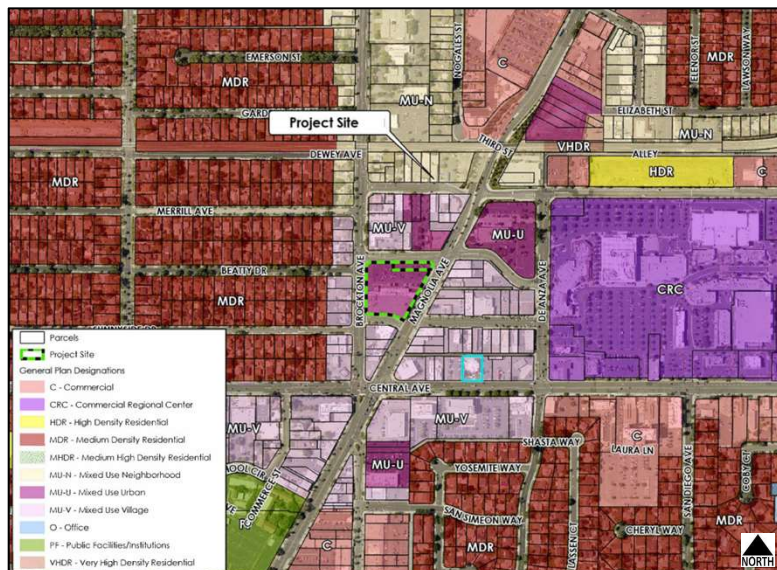


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3

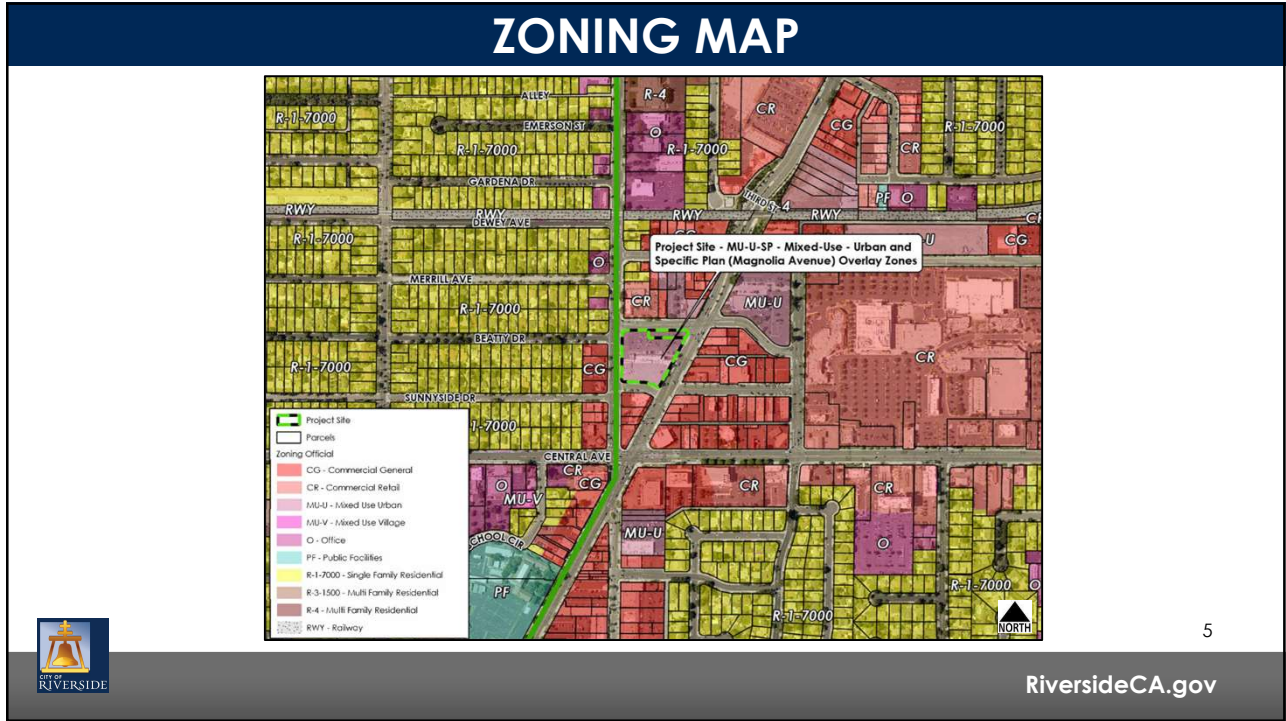
GENERAL PLAN MAP



4

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4



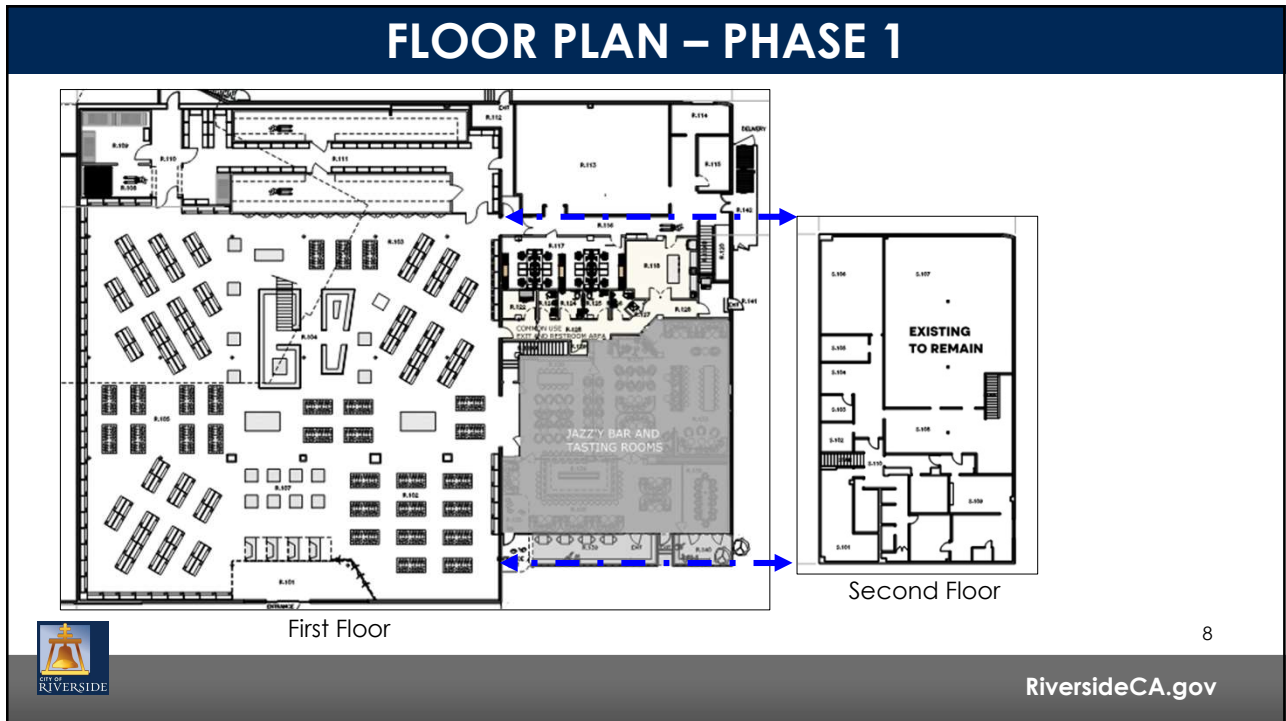
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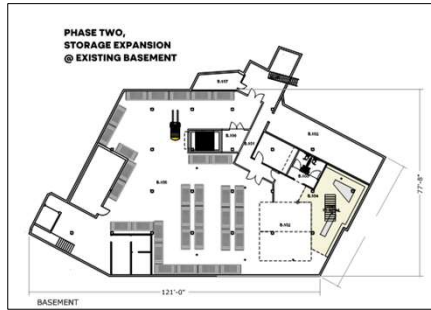


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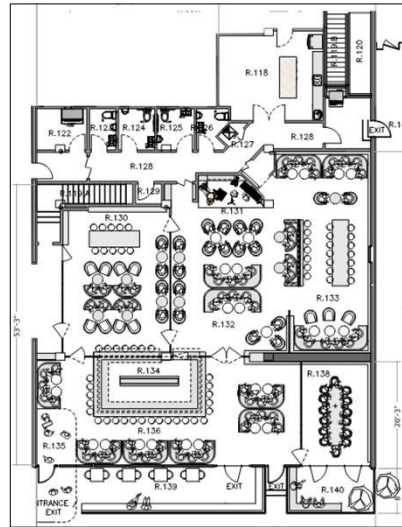


8

FLOOR PLAN – PHASE 2



Basement



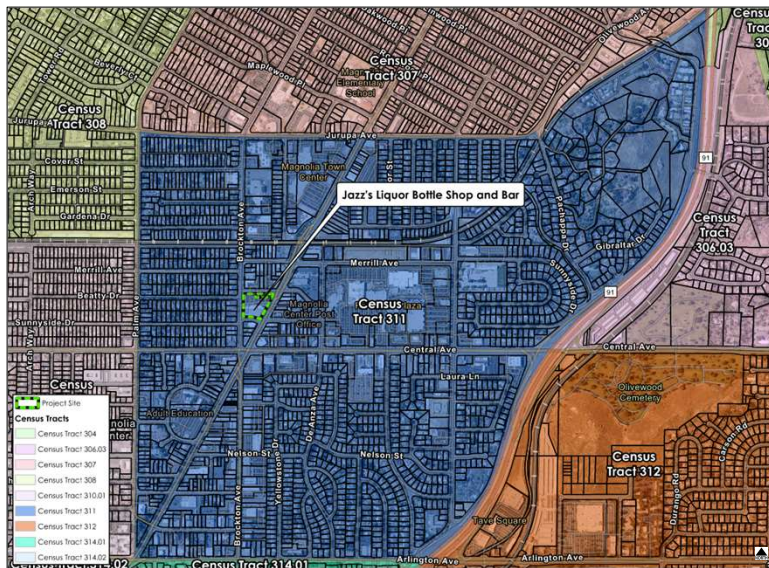
Bar Area (First Floor)

9



9

ABC LICENSES

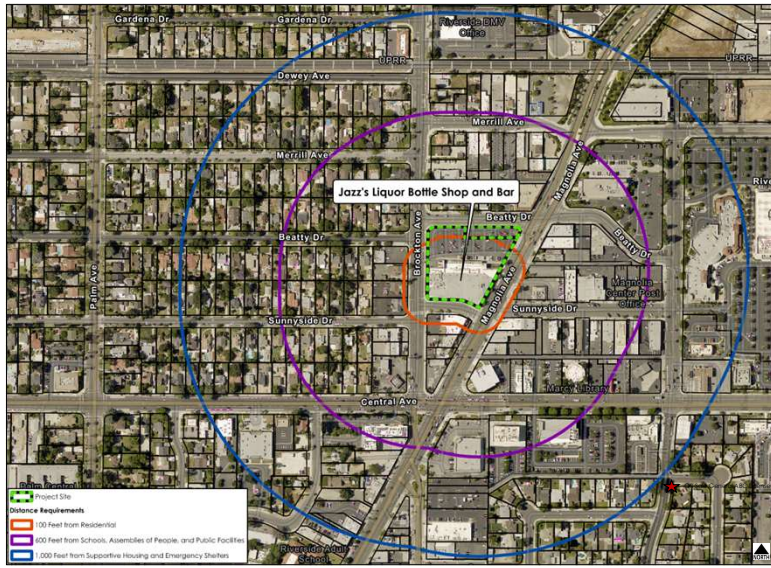


10



10

SEPARATION REQUIREMENTS



11

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11

ELEVATIONS



12

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12

RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2025-001785 (Conditional Use Permit, Design Review, and Public Finding of Convenience or Necessity) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



13

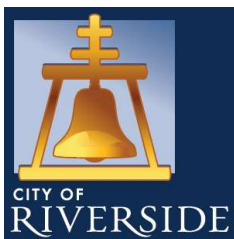
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13

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14

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14

ELEVATIONS/RENDERINGS

(Reference Only)



15

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