

REPORT AMENDED BY CPC 10-8-92
REPORT AMENDED BY STAFF 10-8-92
CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT	Ed Shehadeh, 4005 Manzanita Avenue #51, Carmichael, California 95608				
OWNER	MIG Promenade Corporation, 2880 Sunrise Boulevard #108, Rancho Cordova, California 95742				
PLANS BY	Chinn-Busconi Architects, 201 Lathrop Way, Suite C, Sacramento, California 95815				
FILING DATE	August 3, 1992	ENVIR DFT	Exempt 15301(a)	REPORT BY	Cindy Goos
ASSESSOR'S PCL. NO.	031-0900-061				

APPLICATION: Special Permit to allow alcohol sales in a 2,800 square foot suite of the 139,797 square foot Promenade Shopping Center on 11.6 \pm developed acres in the Shopping Center - Review (SC-R) zone.

LOCATION: 7485 Rush River Drive #730
(Council District 7)

PROPOSAL: The applicant is requesting the necessary entitlements in order to allow the sale of alcohol for off-site consumption in a wine and spirits shop within the existing Promenade Shopping Center.

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Offices =
Pocket Community Plan Designation:	Commercial/Shopping -
Existing Zoning of Site:	SC-R -
Existing Land Use of Site:	Promenade Shopping Center -

Surrounding Land Use and Zoning:

North: Multiple Family; R-2A-R
South: Multiple Family; R-2B-R
East: Multiple Family; R-2B-R
West: Multiple Family; R-2A-R

Property Dimensions:	Irregular
Property Area:	11.6 \pm acres
Parking Required:	636 spaces
Parking Provided:	636 spaces
Square Footage of Building:	139,797 square feet
Square Footage of Suite:	2,800 square feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

APPLC.NO. P92-216

MEETING DATE October 8, 1992

ITEM NO. 1

BACKGROUND INFORMATION: On July 23, 1987, the Planning Commission approved a Plan Review (P87-273) for a 141,600 square foot shopping center. On August 9, 1989, the Planning Director approved a modification which removed square footage for building pads and increased square footage for Thrifty Drugs. In March of 1991, the Planning Director approved an additional modification to allow a satellite dish antenna on the shopping center above Thrifty Drugs. The total area of the shopping center is 139,797 square feet (136,040 square feet of leasable area, and 3,757 square feet of breezeway area). On March 27, 1992, the Planning Director approved a modification (P92-051) of the design of the atrium area in the freestanding building. The proposed wine and spirits shop is within this remodeled atrium area.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site consists of 11.6± acres developed with a 139,797 square foot shopping center in the Shopping Center - Review (SC-R) zone. The General Plan designates the site Community/Neighborhood Commercial & Offices. The Pocket Community Plan designates the site Commercial/Shopping. The surrounding land use includes multiple family residential. The surrounding zoning includes R-2B-R, to the south and east; and R-2A-R, to the north and west.

B. Applicant's Proposal

The applicant is requesting a special permit to allow alcohol sales for off-site consumption in a 2,800 square foot suite of the Promenade Shopping Center. The shop will include an assortment of specialty liquor, international wines, domestic and imported beers, imported cheeses, and dried fruits, all for individual sale and in decorative gift baskets.

C. Staff Analysis

Staff has no objection to the applicant's request for alcohol sales. The applicant is proposing a specialty store which is not the typical liquor store. There is not an over concentration of alcohol sales in the area. Only Bel Air Market and Thrifty Drugs in the center sell alcohol. The nearest location to the Promenade that alcohol can be purchased is the Lakecrest Village Shopping Center at Florin Road, over a mile away. The restrictions upon the Promenade Shopping Center require businesses to close at 11 p.m., with restaurants allowed to serve until 12 a.m. The shopping center currently has on-site security between 5 p.m. and 12 p.m. The proposed wine and spirits shop will comply with the hours of operation by closing at 11 p.m.

D. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering Development Services, Building Inspections, and the Police Department. The following comments were received from the Police Department:

The Police Department will not object to the special permit for alcohol sales provided the following conditions are satisfied:

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ITEM NO. 1

1. The property shall be clearly posted as follows: "It is unlawful to enter or remain on these premises adjacent parking lots or sidewalks with an open container of alcoholic beverages. (P.C. 647e)"
2. No coin or token operated entertainment machines shall be allowed.
3. Business shall close at 11:00 p.m. as described in the environmental questionnaire.

E. Neighborhood Comments

There have been no comments received from the neighborhood, however, at the request of Councilmember Terry Kastanis a neighborhood meeting is being held on October 6, 1992. The results of this meeting will be presented at the Planning Commission hearing.

ENVIRONMENTAL DETERMINATION: The Environmental Services Manager has determined that the project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301(a)).

RECOMMENDATION: Staff recommends the Planning Commission approve the special permit to allow alcohol sales subject to conditions and based upon findings of fact which follow.

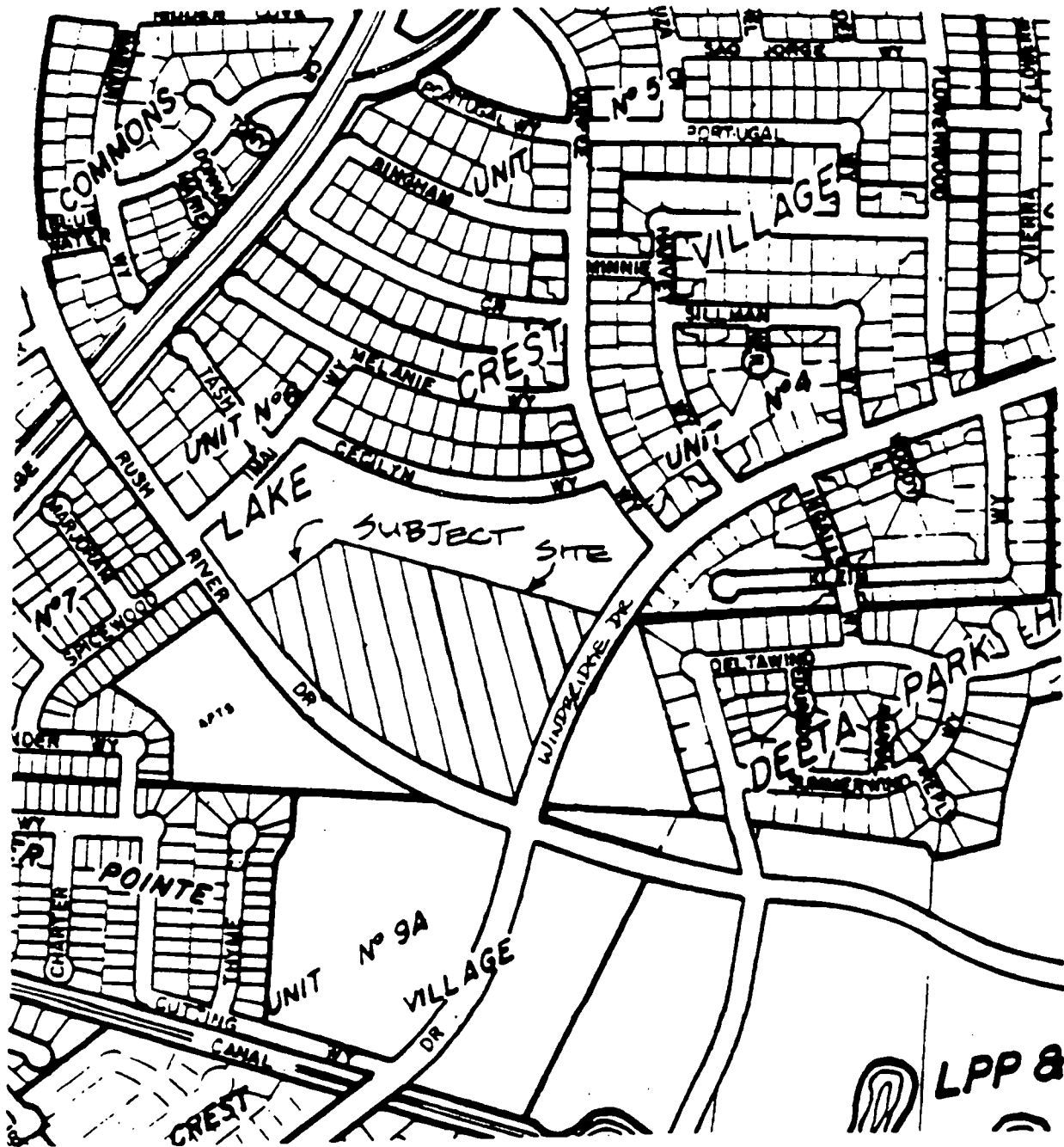
Conditions

1. The property shall be clearly posted as follows: "It is unlawful to enter or remain on these premises adjacent parking lots or sidewalks with an open container of alcoholic beverages. (P.C. 647e)"
2. No coin or token operated entertainment machines shall be allowed.
3. The business shall close at 11:00 p.m.
4. *The business shall not sell or display adult-related magazines. (Staff added 10-7-92)*
5. *The business shall not sell fortified wines. (Staff added 10-8-92)*
6. *The ratio of hard liquor to other stock shall not exceed 20 percent. (CPC added 10-8-92)*

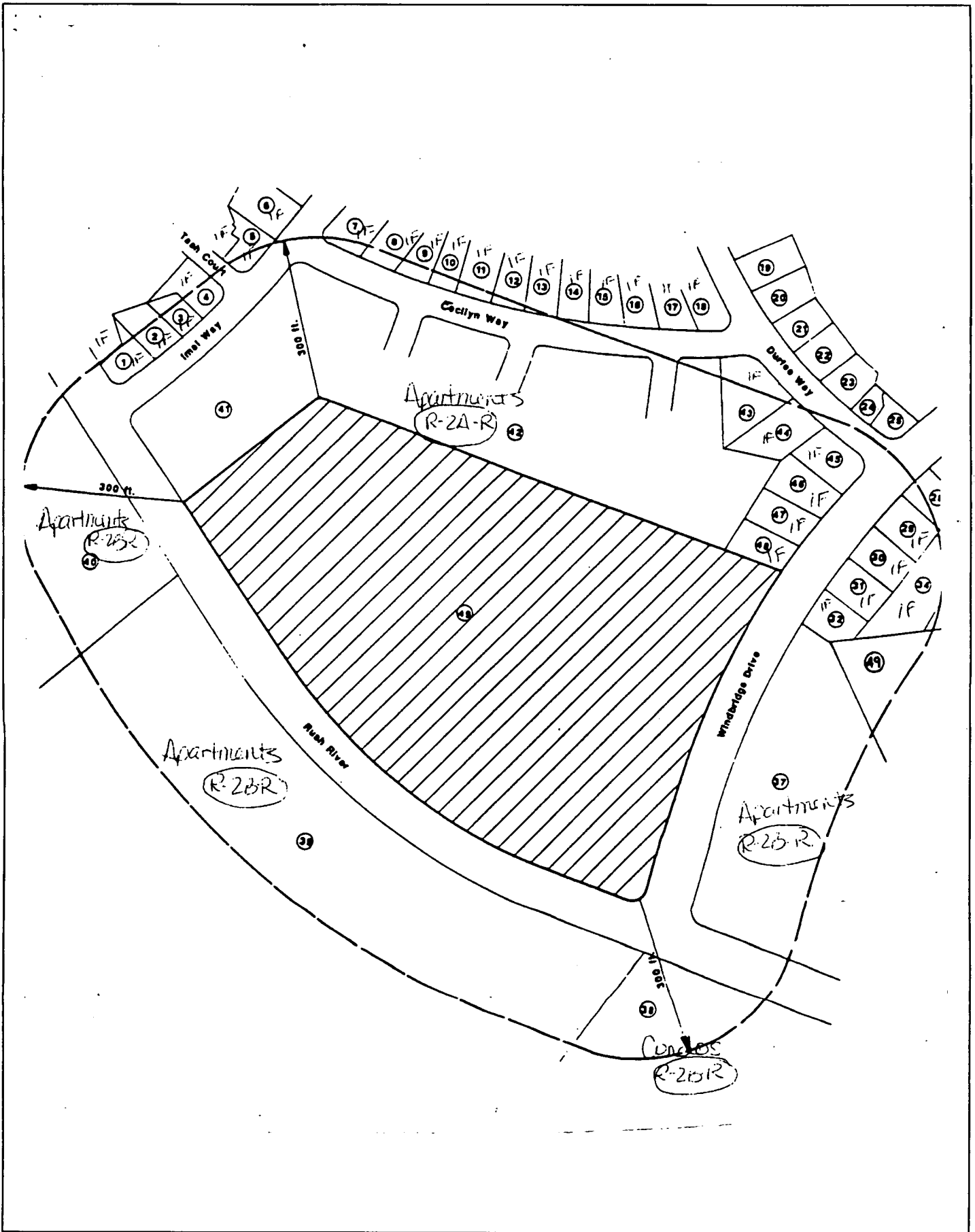
Findings of Fact - Special Permit

1. The project, as conditioned, is based upon sound principles of land use in that the proposed sale of alcohol for off-site consumption is compatible with the surrounding shopping center and residential uses.
2. The project, as conditioned, will not adversely affect the peace or general welfare of the surrounding area in that it will close at 11 p.m. and will be patrolled by the existing security of the shopping center.

3. The project, as conditioned, will not result in undue concentration of establishments dispensing alcoholic beverages.
4. The project, as conditioned, will not enlarge or encourage the development of a skid row or blighted area in that the store will meet all the restrictions currently placed upon the shopping center.
5. The proposed use will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation in that no program exists in the area.
6. The project is consistent with the General Plan and Pocket Community Plan which both designate the site for commercial uses. Alcohol sales are allowed in commercial zones with special permit approval.



VICINITY MAP



LAND USE & ZONING MAP

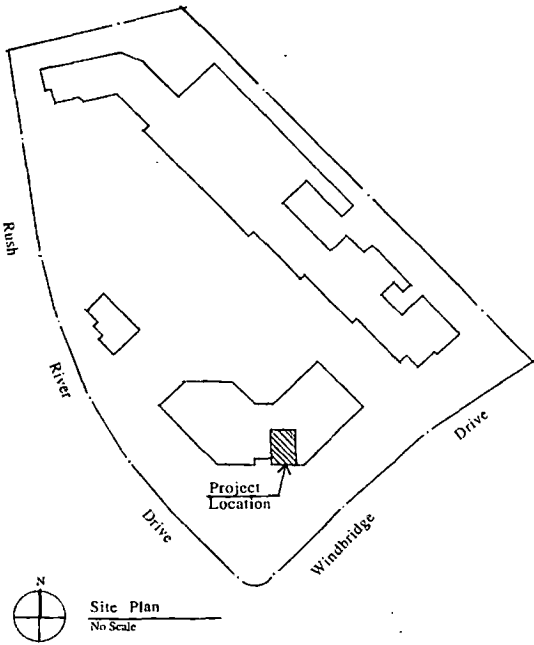
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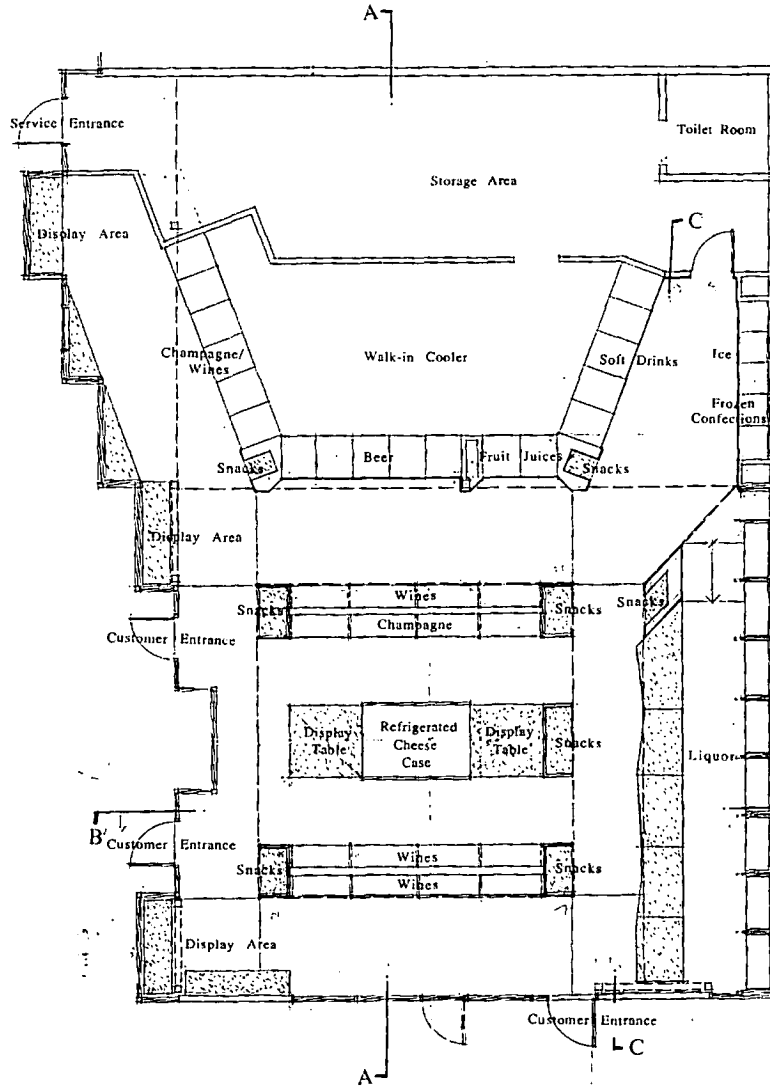
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(Plan # 1



Preliminary Material Selections

- A. Flooring: Vinyl Composition Tiles
Carpets
- B. Shelving Units: Plywood with wood edges,
anolined dye finish
MDO Board Shelves with wood
edges, transparent stain and
varnished
Industrial Metal, painted
Mirrored Tops
- C. Ceiling: Acoustical Tiles
Decorative Ceiling Treatment
Plywood Panels,
anolined dye finish
- D. Walls: Gypsum Board, painted
- E. Lighting: Recessed PAR Lamps
Recessed Fluorescent



Preliminary Floor Plan
1/4" = 1'-0" +/- 2,800 SF

CHINN · RUSCONI
ARCHITECTS

201 Lathrop Way, Suite C
Sacramento, CA 95815
916 646 3717

Revisions By, Date

The undersigned architect has prepared these plans as the specific contract documents for the project and shall not be responsible for any other work of the architect and shall not be responsible for any other work of the architect and shall not be responsible for any other work of the architect.

Architect

Owner

Preliminary Interior Design
Select Wines and Spirits
7485 Rush River Drive #730
Sacramento, CA 95831

Date August 3, 1992

Drawn By

Checked By

Project No. 9223

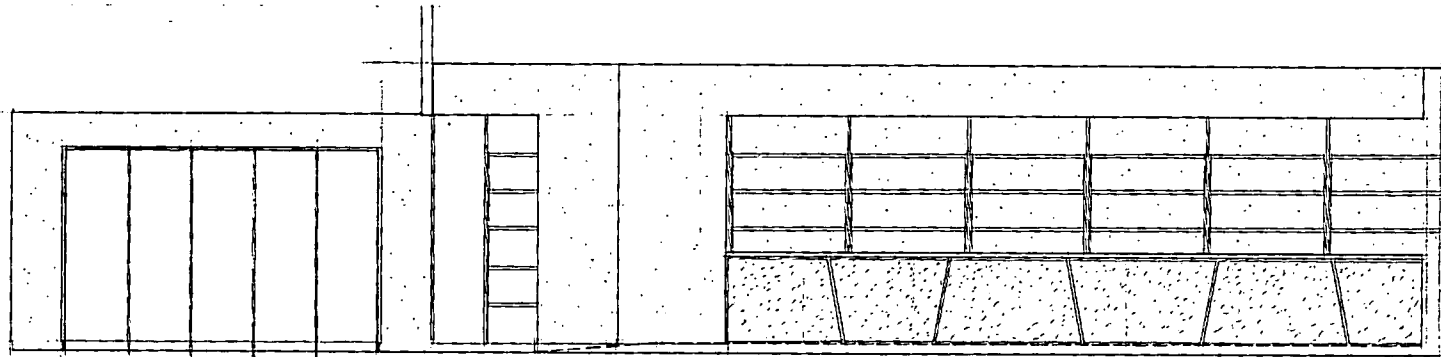
EXHIBIT - A

PA2-216

October 8, 1992

Item # 1

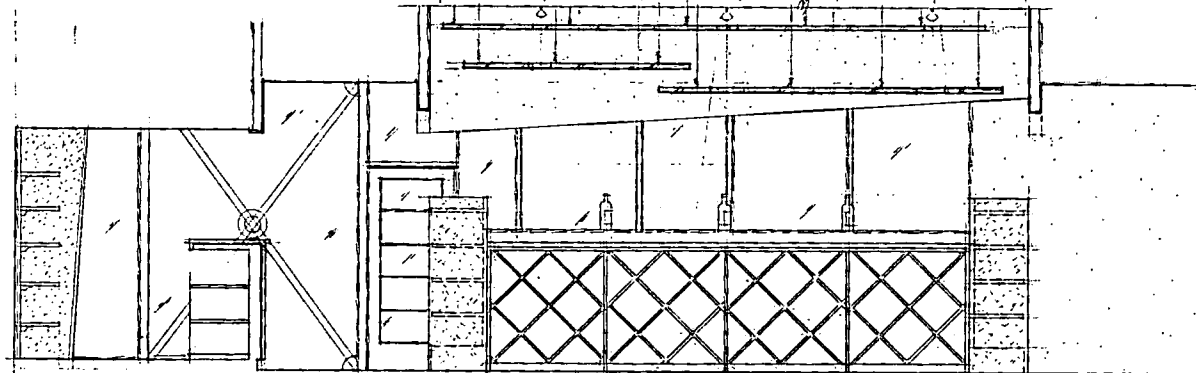
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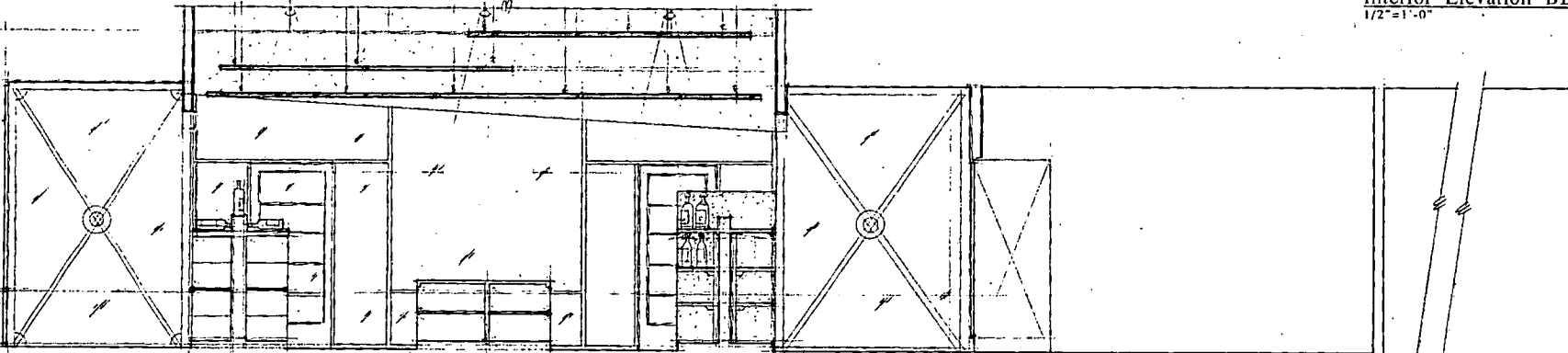
Interior Elevation CC
1/2" = 1'-0"

Preliminary Material Selections

- A. Flooring: Vinyl Composition Tiles
Carpets
- B. Shelving Units: Plywood with wood edges,
anodized dye finish
MDO Board Shelves with wood
edges, transparent stain and
varnished
Industrial Metal, painted
Mirrored Tops
- C. Ceiling: Acoustical Tiles
Decorative Ceiling Treatment
Plywood Panels,
anodized dye finish
- D. Walls: Gypsum Board, painted
- E. Lighting: Recessed PAR Lamps
Recessed Fluorescent



Interior Elevation BB
1/2" = 1'-0"



Interior Elevation AA
1/2" = 1'-0"

CHINN RUSCONI
ARCHITECTS

201 Lethrop Way, Suite C
Sacramento, CA 95815
916 646 3717

Revisions By Date

The information on this set of drawings does not represent the final price of the construction. It is intended to provide a general idea of the work to be done and is not intended to be used as a contract. The contractor shall be responsible for obtaining all necessary permits and specifications of the materials to be used in the project.

All drawings and specifications herein constitute the original work of the architect and the architect shall be held responsible for any errors or omissions. This drawing is not valid for construction until signed by the architect.

Architect
Owner

EXHIBIT - B

Preliminary Interior Design
Select Wines and Spirits
7485 Rush River Drive #730
Sacram.

Date August 3, 1992

Drawn By

Checked By

Project No. 9223

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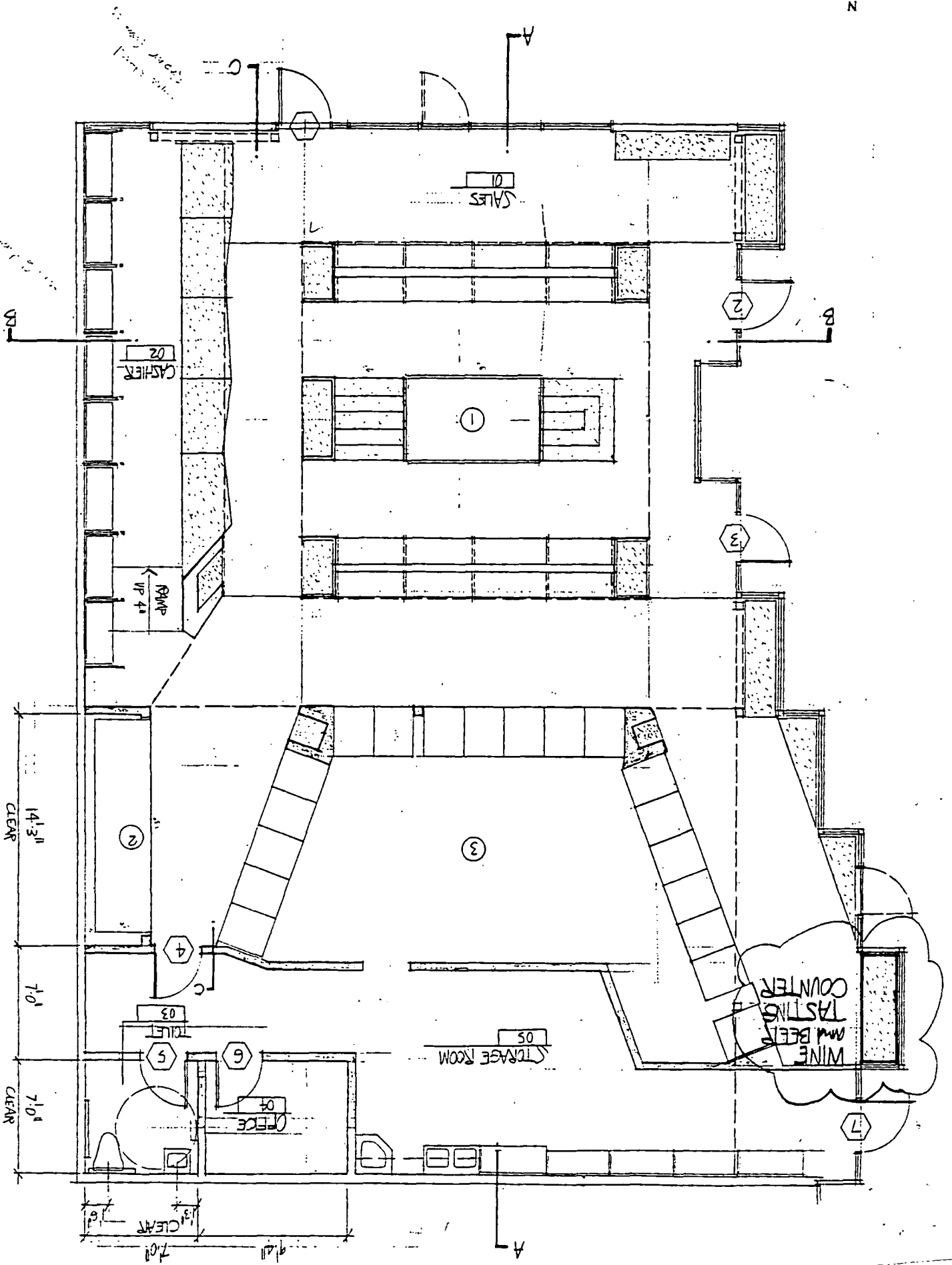
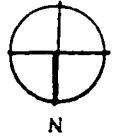
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P 93 - 121

7485 Rush River Dr. #130

1/4" = 1'-0"

FLOOR PLAN



14'-3" CLEAR

7'-0"

7'-0" CLEAR

7'-0" CLEAR

1'-3" CLEAR

7'-0"

1'-3" CLEAR

7'-0"

1'-3" CLEAR

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7'-0"

1'-3" CLEAR

7'-0"

1'-3" CLEAR

7'-0"



APPLICATION AND ENVIRONMENTAL QUESTIONNAIRE
(COMPLETE FIVE COPIES)

This document will assist the Planning Division in evaluating the proposed project and its potential environmental impacts. Complete and accurate information is required for environmental review and will minimize future requests for additional information. Please contact Environmental Services Division, 1231 I Street, Room 300, Sacramento, CA 95814 (916) 449-2037 if there are any questions concerning environmental issues. Contact the Current Planning Section, Room 200, at the address listed above, (916) 449-5604 for zoning interpretations.

SUBDIVISION NAME OR PROPOSED COMMON NAME FOR PROJECT: Select Wine and Spirits

PROPERTY OWNER'S NAME: MIG Promenade Corporation
Mailing Address: 2880 Sunrise Blvd #108 RC Zip Code 95742
Telephone: Business (916) 635-3515 Home ()

APPLICANT'S/AGENT'S NAME: Ed Shehadeh
Mailing Address: 4005 Manzanita Ave #51 Carmichael Zip Code 95608
Telephone: Business (916) 483-3953 Home ()
Contact Person's Name: same as above Phone ()

PROJECT SITE INFORMATION **LEGAL DESCRIPTION MUST BE ATTACHED**
Property Address or Location 7495 Rush River Drive #730
Property Assessor Parcel Number(s) 031-0900-061
Property Dimensions: Irregular x
Property Area: Square Footage (gross) ±505,730 SF (net) ±505,730 SF
Acreage (gross) ±11.61 (net) ±11.61
Land Use: Undeveloped/Vacant Developed (give bldg.sq.ft.) ±140,000 SF
Existing Zoning of Project Site: SC-R Proposed Zoning: SC-R

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

	ZONE	EXISTING LAND USE (i.e., residential, commercial, industrial)
North	R2A-R/R1	residential
South	R2B-R/R1	"
East	R2B-R/R1	"
West	R2A-R/R1	"

FOR OFFICE USE ONLY

P No.: 92-216 Date Rec'd: 8-3-92 By: [Signature]

General Plan Design:	Rezone	_____
Amend To: _____	Tent. Map	_____
Com. Plan Area: _____	Spec. Permit	<u>x</u>
Existing Design: _____	Variance	_____
Amend To: _____	Sub. Mod.	_____
Other Plan Design: _____	LLA	_____
Amend To: _____	Other	_____

Environmental Determination: Exempt: 15301(a) Neg. Dec ; EIR ;
By: [Signature] Date 8/24/92