

CITY PLANNING COMMISSION
1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Step Ahead Investments, Inc. 4054 Seaport Blvd., West Sacramento, CA 95691
OWNER Stockridge Partners, 369 San Miguel Dr. #100, Newport Beach, CA 92660
PLANS BY Step Ahead Investments, Inc. 4054 Seaport Blvd., West Sac., CA 95691
FILING DATE 6/6/88 **ENVIR. DET.** Cat Ex. 15301 a **REPORT BY** Don/vf Smith
ASSESSOR'S PCL. NO. 022-0280-032

APPLICATION: Special permit to allow the sale of beer and wine for off-site consumption in a 3,000 sq. ft. retail store.

LOCATION: 5221 Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to allow the sale of beer and wine at the 98 Cent Clearance Center in the Stockridge Shopping Center.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Offices
Existing Zoning of Site: C-2
Existing Land Use of Site: Commercial

Surrounding Land Use and Zoning:

North: Commercial; C-2
South: Commercial; C-2
East : Commercial; C-2
West : Commercial; C-2

Parking Required: 14 spaces
Parking Provided: 14 spaces minimum
Property Dimensions: Irregular
Property Area: 2.1+ acres
Square Footage of Building: 3,500 sq. ft.
Height of Building: 15 ft.
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Stucco
Roof Material: Flat, hot mop

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is adjacent to Albertson's Market and is a portion of the Stockridge Shopping Center. Surrounding land uses, and the subject site, have been zoned (C-2) General Commercial. The General Plan designation applied to this site is Community/Neighborhood Commercial and Offices. Commercial uses are permitted under the Zoning and General Plan designation. A special permit, however, is required for the sale of alcohol for off-site consumption.

B. Applicant's Proposal

The applicant is requesting the special permit to sell beer and wine for off-site consumption in conjunction with the existing retail business, the 98 Cent Clearance Center.

C. Analysis

A high concentration of businesses which dispense alcoholic beverages exist in the Stockton Boulevard Fruitridge Road area (Exhibit C). In areas with a high concentration of alcohol problems with public drunkenness and loitering have resulted. In this case, the applicant indicates that the beer and wine will not be refrigerated. Since it will not be refrigerated, staff feels that the consumption of these beverages will not occur immediately after its purchase. Therefore, problems with public drunkenness and loitering from beer and wine sales related to this business will not likely occur. The Police Department and the Council Person for this district have reviewed this proposal as part of the Alcohol Beverage Control licensing procedures. Initially, the Police and the Councilperson recommended denial of the license until several conditions were agreed to by the applicant. Those conditions are:

1. The sale of beer shall be in quantities of not less than one six pack.
2. The sale of wine shall be in bottles or containers no smaller than 750 ml. except for wine coolers in original factory purchased four (4) packs.
3. The petitioners shall not allow any loitering and/or consumption of alcoholic beverages in any exterior premises under the control of the petitioners. Appropriate signs shall be posted in the rear of the premises which prohibit loitering and/or consumption of alcoholic beverages.

These conditions are recommended to be included in the Special Permit conditions for this permit (see attached Police Department letter).

D. Agency Comments

In addition to the Police Department, the proposed project has been reviewed by the City Engineer, Traffic Engineer, Building Inspections and others. No additional comments have been received.

ENVIRONMENTAL DETERMINATION: The proposed project has been determined to be exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301(a)).

RECOMMENDATION: Staff recommends the following action:

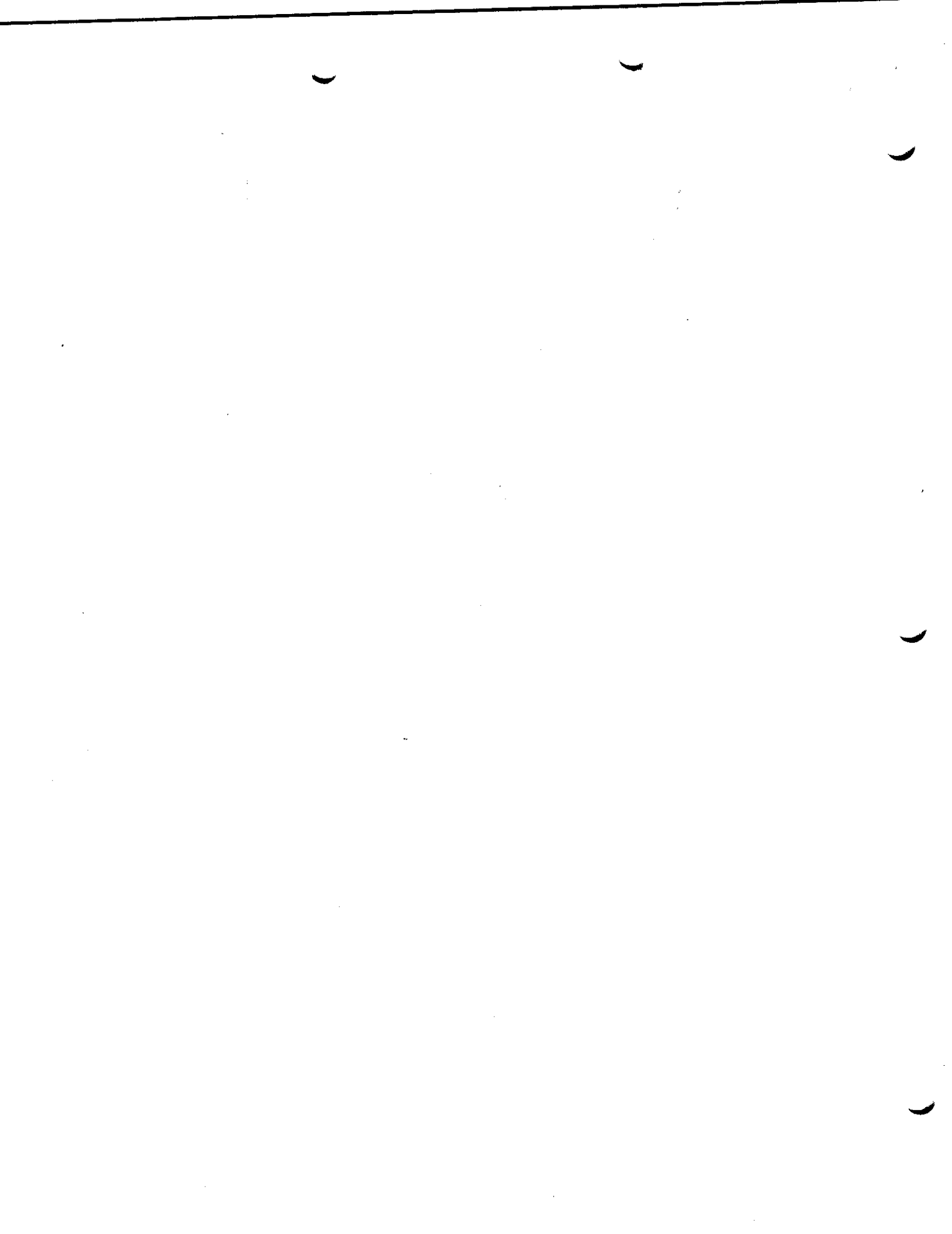
- A. Approve the special permit, subject to conditions and based upon findings of fact which follow:

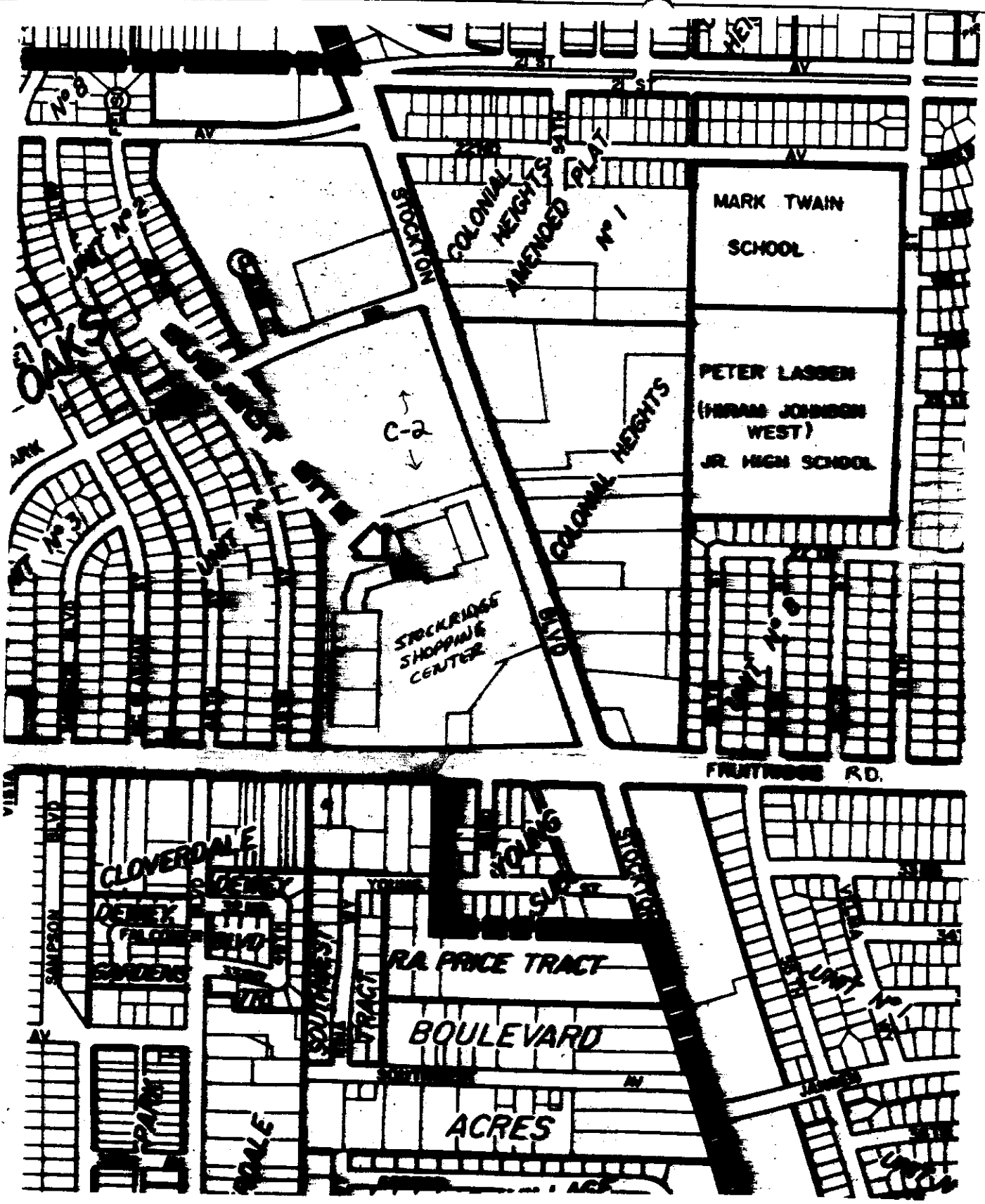
Conditions

1. Beer and wine shall not be refrigerated on-site.
2. Left out.
3. The sale of wine shall be in bottles or containers no smaller than 750 ml. except for wine coolers in original factory purchased four (4) packs.
4. The petitioners shall not allow any loitering and/or consumption of alcoholic beverages in any exterior premises under the control of the petitioners. Appropriate signs shall be posted in the rear of the premises which prohibit loitering and/or consumption of alcoholic beverages.

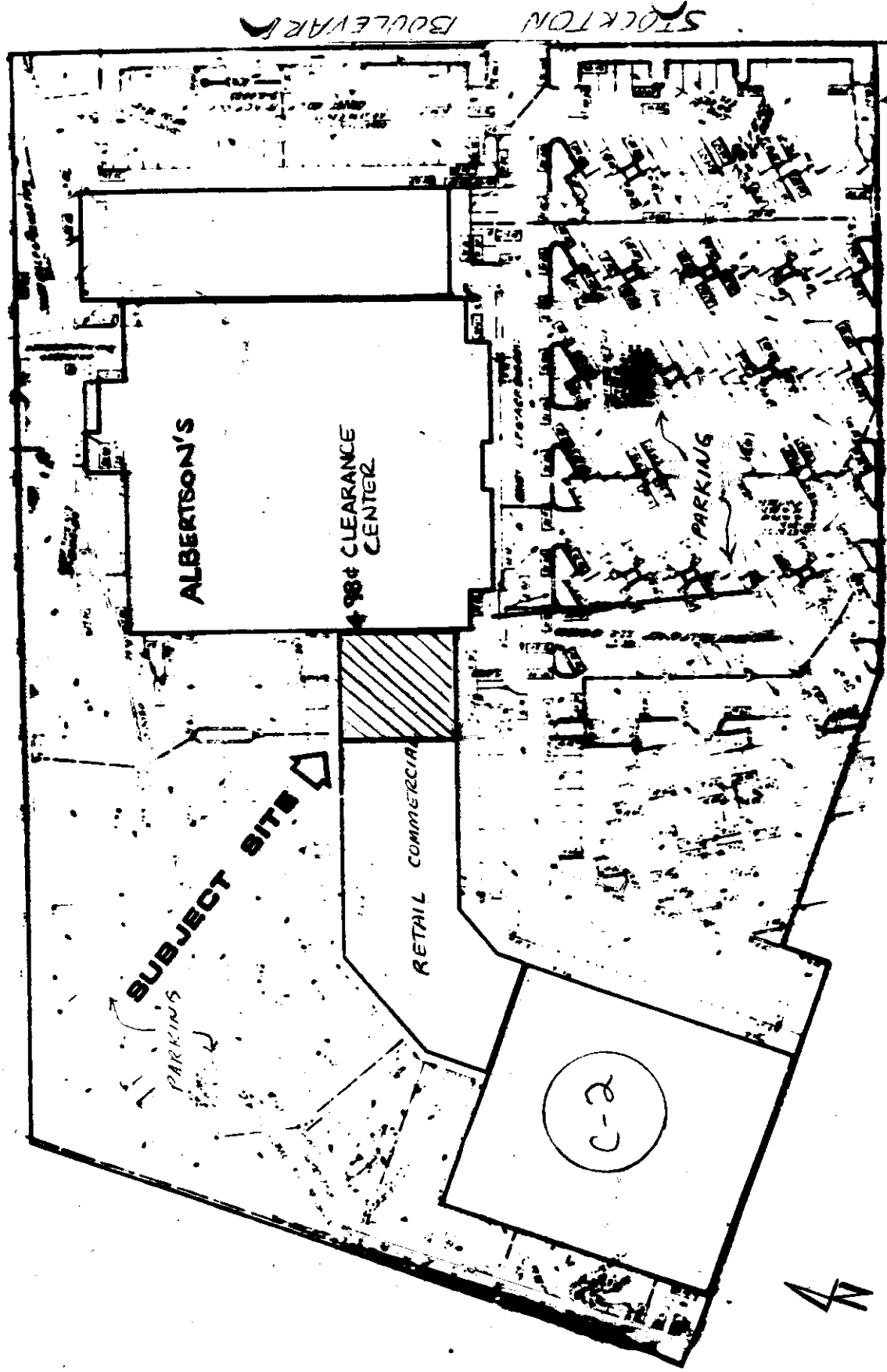
Findings of Fact

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that a) alcoholic beverages will not be refrigerated on-site; and b) alcoholic beverages shall be sold by four or six packs and larger (750 ml) containers.
2. The proposed use, as conditioned, will not result in undue concentration of establishments dispensing alcoholic beverages in that the sale of non-refrigerated beverages will not contribute to public drunkenness or loitering in the area.
3. The proposed use, as conditioned, will not enlarge or encourage the development of a skid row or blighted area in that a) loitering and/or consumption of alcoholic beverages in any exterior premises under the control of the petitioners shall not be permitted. b) signs shall be posted in the rear of the premises which prohibit loitering and/or consumption of alcoholic beverages.
4. The proposed use, as conditioned, will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation in that these programs are not being conducted in the neighborhood at this time.





VICINITY MAP



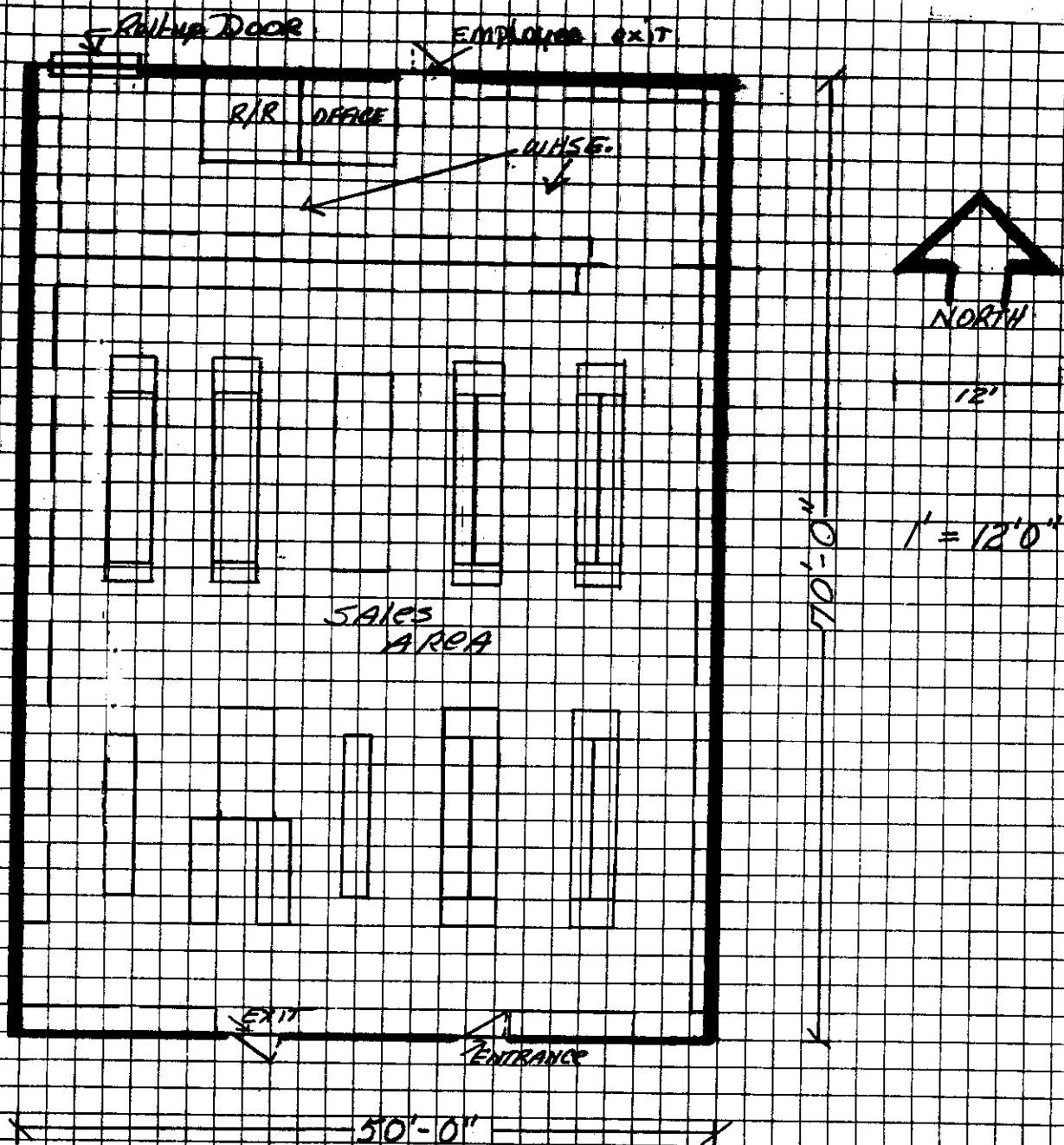
STOCKRIDGE SHOPPING CENTER

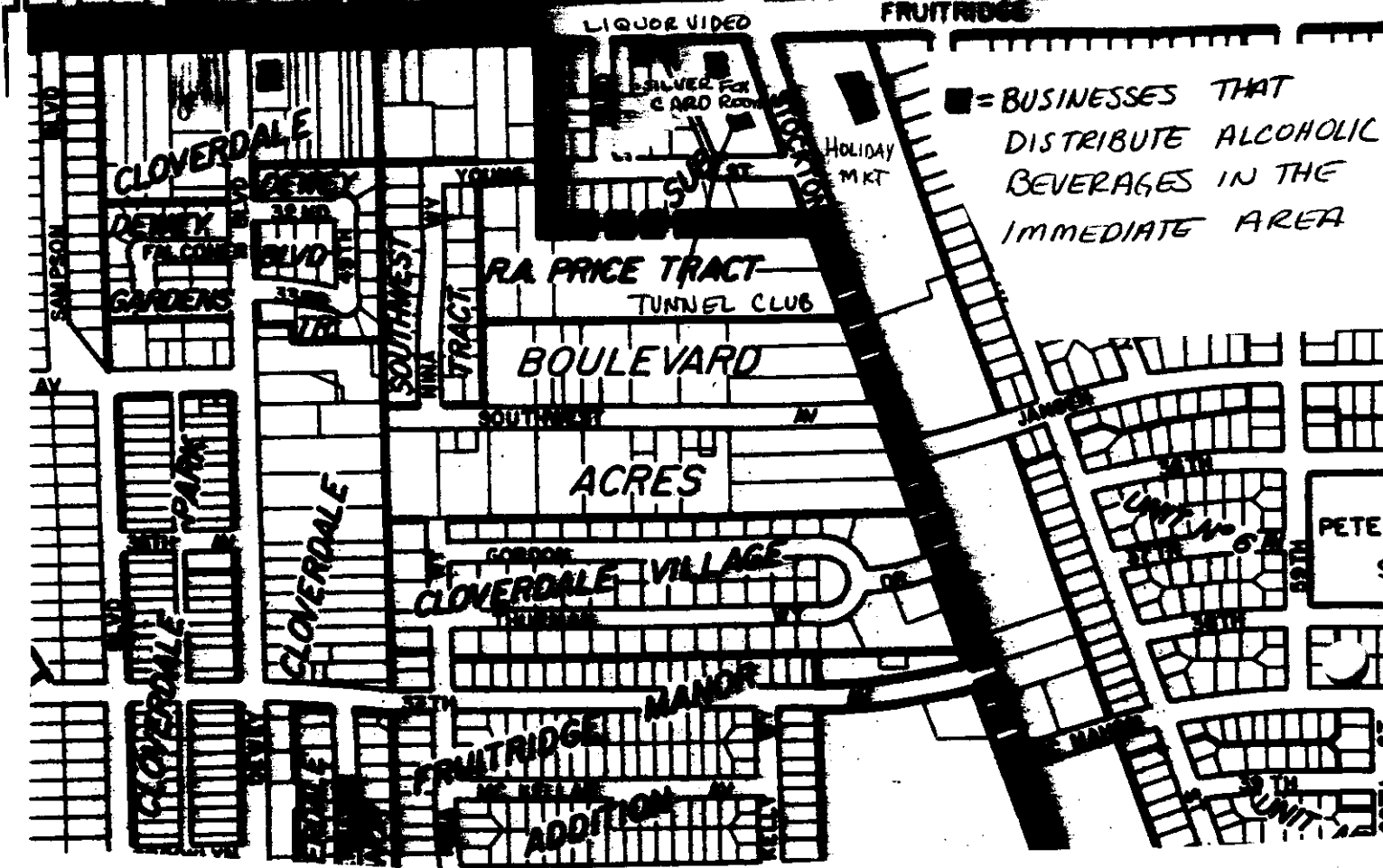
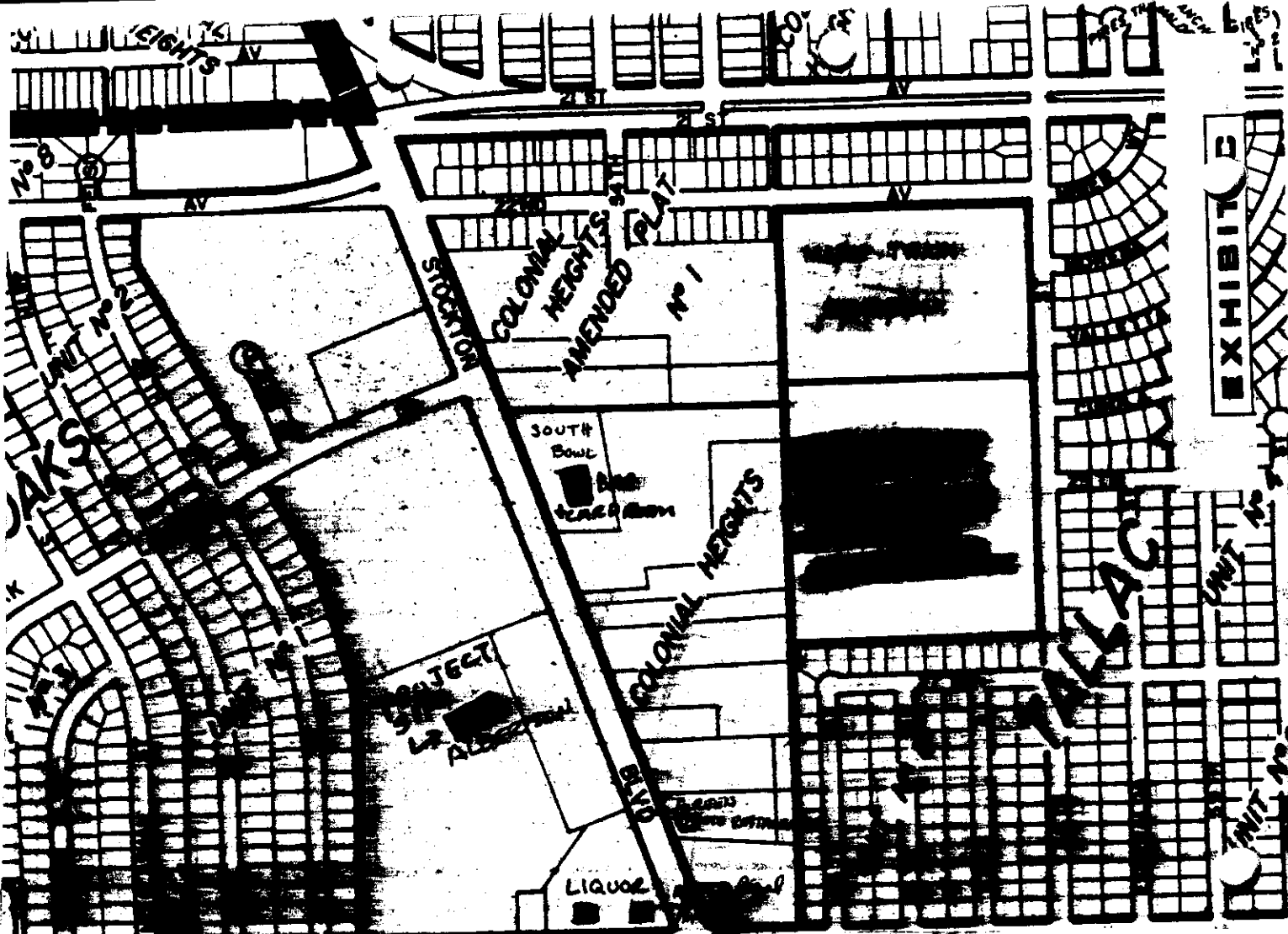
FRUITRIDGE ROAD

LAND USE & ZONING MAP

984 CLEARANCE CENTER #3
5221 FRUITRIDGE BLVD.
SACRAMENTO, CA
95826

EXHIBIT B
FLOOR PLANS







CITY OF SACRAMENTO

CITY OF SACRAMENTO
CITY PLANNING DIVISION

JUL 13 1988

RECEIVED

DEPARTMENT OF POLICE
HALL OF JUSTICE
813 6TH STREET
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5121

JOHN P. KEARNS
CHIEF OF POLICE

July 11, 1988

Ref. 7-3

MEMORANDUM

TO: Will Weitman, Senior Planner
City Planning Division

FROM: Jerry V. Finney, Assistant Chief
Sacramento Police Department

SUBJECT: ISSUANCE OF AN OFF-SALE BEER AND WINE LICENSE TO THE
98¢ CLEARANCE CENTER, 5221 FRUITRIDGE

In June, 1987, we received the request for an ABC application to sell beer and wine from 5221 Fruitridge Road. Originally the Police Department, along with Councilman J. Serna, recommended that the permit be denied unless certain conditions were met. This protest to ABC by me was issued July 6, 1987.

Based upon the fact the applicants, Gary L. and Janet S. Cino agreed to the following conditions, Councilman Serna and I withdrew our protests:

1. The sale of beer shall be in quantities of not less than one six pack.
2. The sale of wine shall be in bottles or containers no smaller than 750 ml. except for wine coolers in original factory purchased four (4) packs.
3. The petitioners shall not allow any loitering and/or consumption of alcoholic beverages in any exterior premises and under the control of the petitioners. Appropriate signs shall be posted in the rear of the premises which prohibit loitering and/or consumption of alcoholic beverages.

P88-260

July 28, 1988

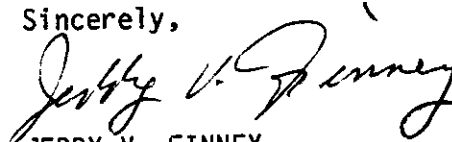
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MEMORANDUM

WILL WEITMAN
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The conditions accepted will reduce the potential police problem. We are no longer opposed to the sale of alcohol at this location.

Sincerely,



JERRY V. FINNEY
ASSISTANT CHIEF OF POLICE

JVF:ttw

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July 28, 1988

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