

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

APPLICANT	Sacramento Natural Foods Co-Op, Inc., 1900 Alhambra Blvd., Sac, CA 95816				
OWNER	Ronald Watkins, 4740 Folsom Blvd., Sacramento, CA 95816				
PLANS BY	Mogavero & Associates, 2530 J Street, #101, Sacramento, CA 95816				
FILING DATE	4/28/89	ENVIR. DET.	Negative Declaration	REPORT BY	CL:kjr
ASSESSOR'S PCL. NO.	010-0062-004				

APPLICATION: Special Permit for beer and wine sales for off-premise consumption in a 13,000+ square foot market (Sacramento Natural Foods Co-Op) on 0.88+ developed acres in the Heavy Commercial (C-4) zone

LOCATION: 1900 Alhambra Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to allow beer and wine sales for off-premise consumption

PROJECT INFORMATION:

General Plan Designation:	Community/Neighborhood Commercial & Office
1980 Central City Community Plan Designation:	Heavy Commercial
Existing Zoning of Site:	C-4
Existing Land Use of Site:	Sacramento Natural Food Co-Op

Surrounding Land Use and Zoning:

North:	Office; C-4
South:	Residential & Office; R-0 & C-4
East:	Office & Residential; OB & R-1
West:	Vacant; C-4

Parking Required:	61 spaces
Parking Provided:	52 spaces
Property Dimensions:	Irregular
Property Area:	0.88+ acres
Square Footage of Building:	13,000 grocery area; 3,000 food court
Height of Building:	1 story, 24 ft.
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	Masonry, masonry veneer & glass

BACKGROUND INFORMATION: On May 8, 1986, the Planning Commission approved a Lot Line Adjustment (P86-135) in order to merge two parcels into one and construct an office building with parking. A Variance (P88-470) to waive nine required parking spaces for the Sacramento Natural Foods Co-Op was approved by the Planning Commission on January 26, 1989.

PROJECT EVALUATION: Staff has the following comments:A. Land Use and Zoning

The subject site consists of 13,000± square feet of grocery area and 3,000± square feet of a food court on 0.88± acres in the Heavy Commercial (C-4) zone. The General Plan designates the site Community/Neighborhood Commercial and Office. The 1980 Central City Community Plan designates the site Heavy Commercial. The surrounding land use and zoning is office, zoned C-4, to the north; residential and office, zoned R-0 and C-4, to the south; office and residential, zoned OB and R-1, to the east, and vacant, zoned C-4, to the west.

B. Applicant's Proposal

The applicant is requesting a Special Permit to allow the sale of beer and wine for off-premise consumption. This is a transfer of an existing license at 2996 Freeport Boulevard to 1900 Alhambra Boulevard. The hours of operation are from 9 a.m. to 9 p.m., seven days a week. Sacramento Natural Foods Co-Op offers products of all types which are free of chemicals, preservatives, and other additives. They currently offer a selection of sulfite-free wines and preservative-free beer. The combined beer and wine sales account for less than one percent of the total sales.

C. Staff Comments

Staff has no objection to this Special Permit request to allow beer and wine sales for off-premise consumption. Sacramento Natural Foods Co-Op is a natural food grocer trying to offer the same range of products offered by traditional grocers. There are no liquor sales in the close proximity and loitering is not a problem.

D. Agency Comments

The Special Permit was reviewed by City Police, City Council Member, East Sacramento Improvement Association, and Sacramento Old City Association. The following comments were received:

City Police

1. Signs shall be clearly posted prohibiting consumption of alcoholic beverages in the business or adjacent public areas. The signs shall be worded as follows: "It is unlawful to enter or remain on these premises, adjacent parking lot, or adjacent sidewalks with an open container of alcoholic beverage.P.C.647e."

Additionally, the parking lot shall be clearly posted as follows: "No trespassing - violators will be prosecuted under 602K C.P.C."

2. All window areas around the cashier areas shall be kept clear of merchandise or signs.

3. Alcoholic beverages shall be sold in accordance with the following conditions, as agreed upon with the Department of Alcoholic Beverage Control:
- a. The sale of wine shall be in bottles or containers no smaller than 750ML.
 - b. The sale of beer shall be in quantities no less than 72 oz. (one six pack).
 - c. The sale of wine coolers shall be in bottles or containers no less than a factory pack of four.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined this project will not have a significant environmental impact and has filed a Negative Declaration.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

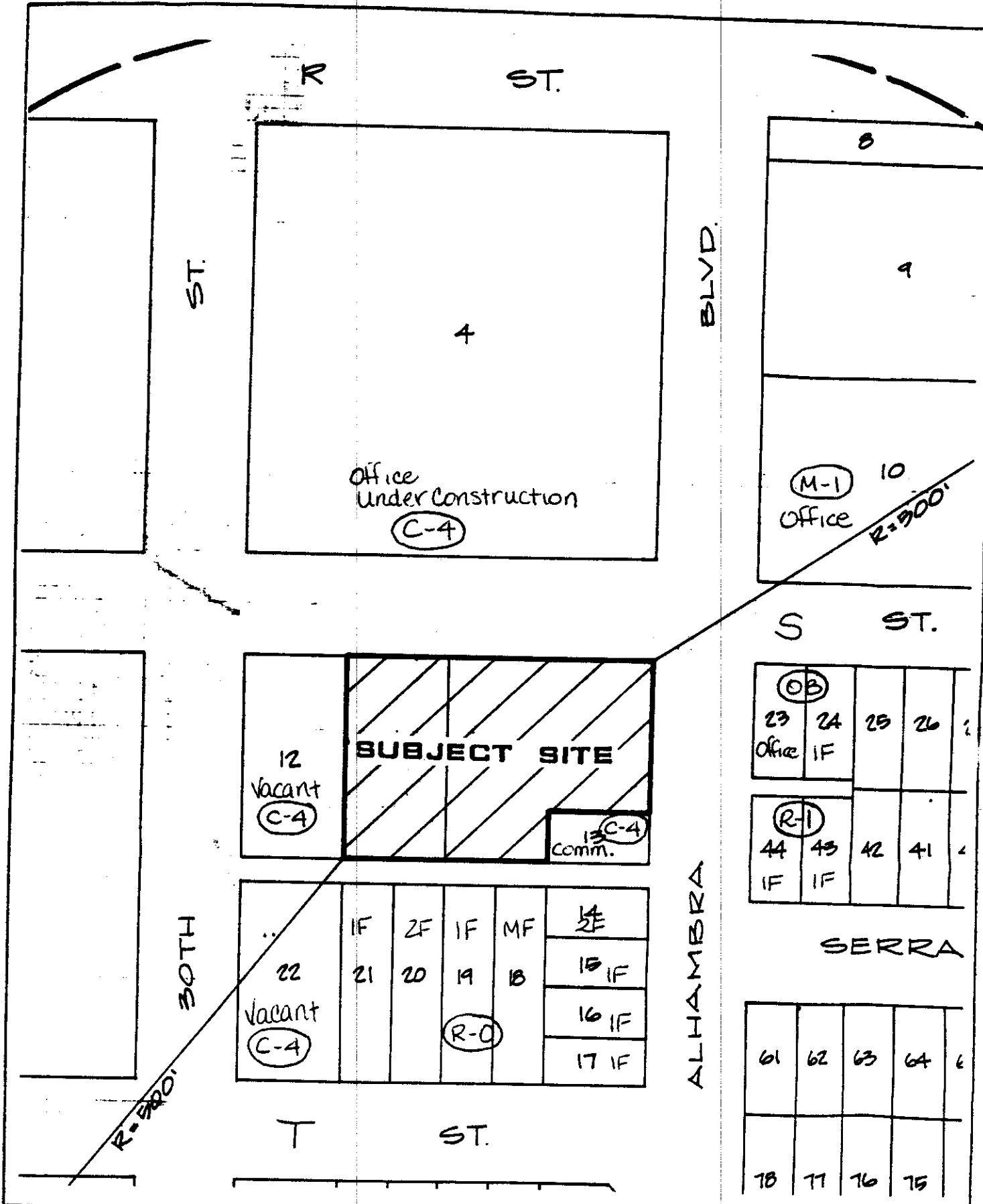
- A. Ratify the Negative Declaration
- B. Approve the Special Permit to allow the sale of beer and wine for off-premise consumption, subject to conditions and based upon findings of fact which follow:

Conditions - Special Permit

1. Signs shall be clearly posted prohibiting consumption of alcoholic beverages in the business or adjacent public areas. The signs shall be worded as follows: "It is unlawful to enter or remain on these premises, adjacent parking lot, or adjacent sidewalks with an open container of alcoholic beverage.P.C.647e."
2. The parking lot shall be clearly posted as follows: "No trespassing - violators will be prosecuted under 602K C.P.C."
3. All window areas around the cashier areas shall be kept clear of merchandise or signs.
4. Alcoholic beverages shall be sold in accordance with the following conditions, as agreed upon with the Department of Alcoholic Beverage Control:
 - a. The sale of wine shall be in bottles or containers no smaller than 750ML.
 - b. The sale of beer shall be in quantities no less than 72 oz. (one six pack).
 - c. The sale of wine coolers shall be in bottles or containers no less than a factory pack of four.

Findings of Fact - Special Permit

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood, in that the hours of operation are from 9 a.m. to 9 p.m.
2. The proposed use, as conditioned, will not result in undue concentration of establishments dispensing alcoholic beverages, in that there are no other establishments in the close proximity.
3. The proposed use will not enlarge or encourage the development of a skid row or blighted area and will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation, in that the project site is not within a designated redevelopment area.
4. The proposed project is consistent with the General Plan and 1980 Central City Community Plan, in that the site is designated for Community/Neighborhood Commercial and Office, and Heavy Commercial, respectively. A market with the sale of beer and wine conforms to the plan designation.

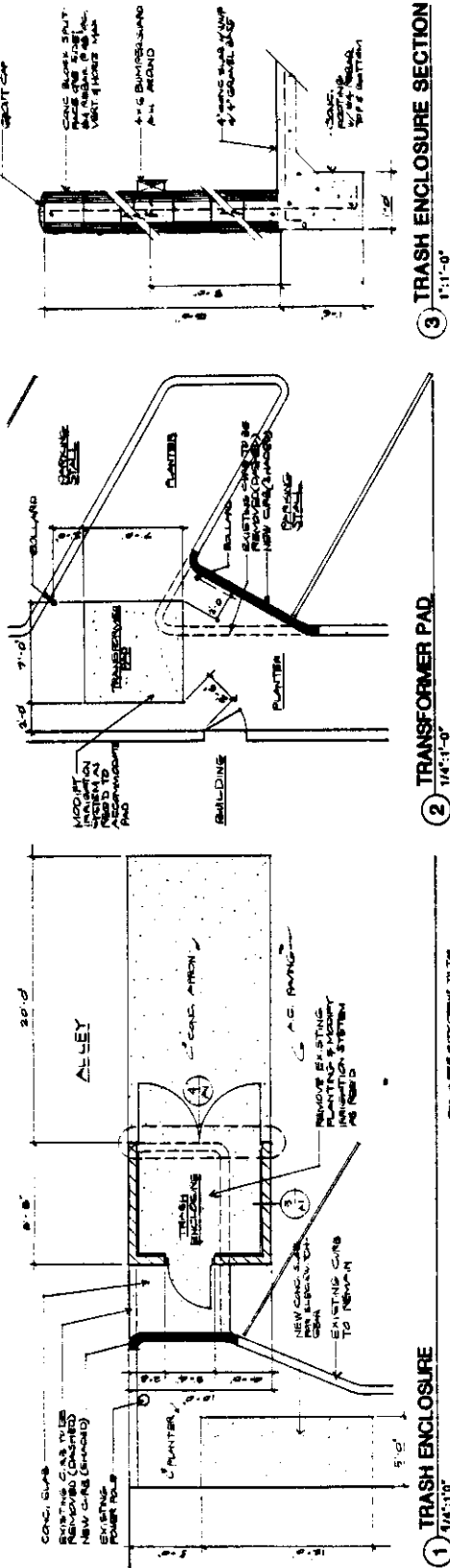


VICINITY - LAND USE - ZONING

P89-198

6-8-89

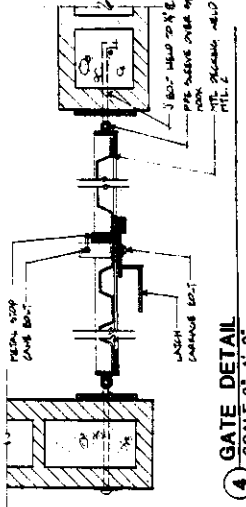
Item #21



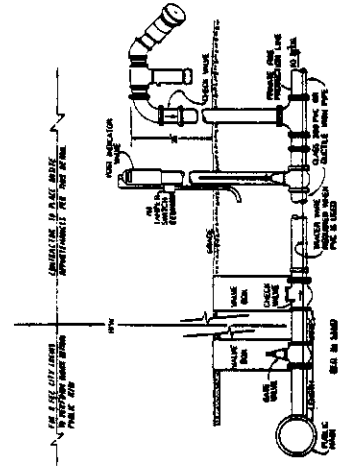
1 TRASH ENCLOSURE 1/4\"/>

2 TRANSFORMER PAD 1/4\"/>

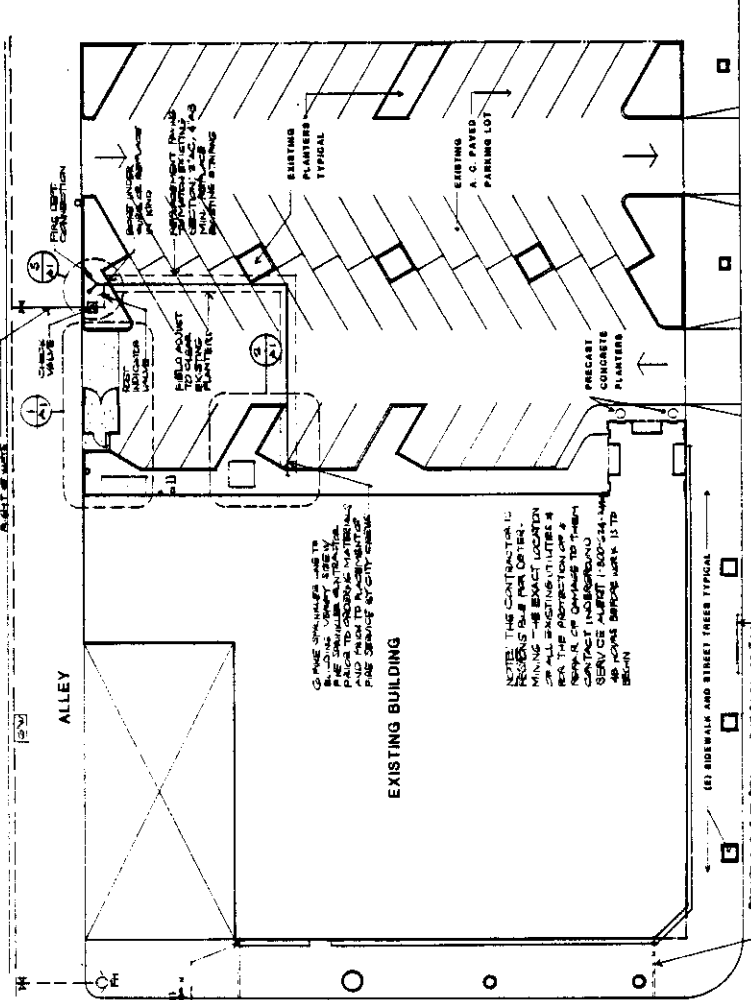
3 TRASH ENCLOSURE SECTION 1\"/>



4 GATE DETAIL SCALE 3\"/>



5 FIRE SPRINKLER DETAIL SCALE 3\"/>



SITE PLAN 1/16\"/>



PROJECT
 SACRAMENTO
 NATURAL
 FOODS
 CO-OP

DATE
 6/8/89

DESIGNER
 [Signature]

PROJECT
 NUMBER
 87018

PROJECT

DATE
 6/8/89

SITE PLAN
 SITE DETAILS

DATE
 DECEMBER 2, 1988

PROJECT
 NUMBER
 A1

ALHAMBRA BLVD.

S STREET

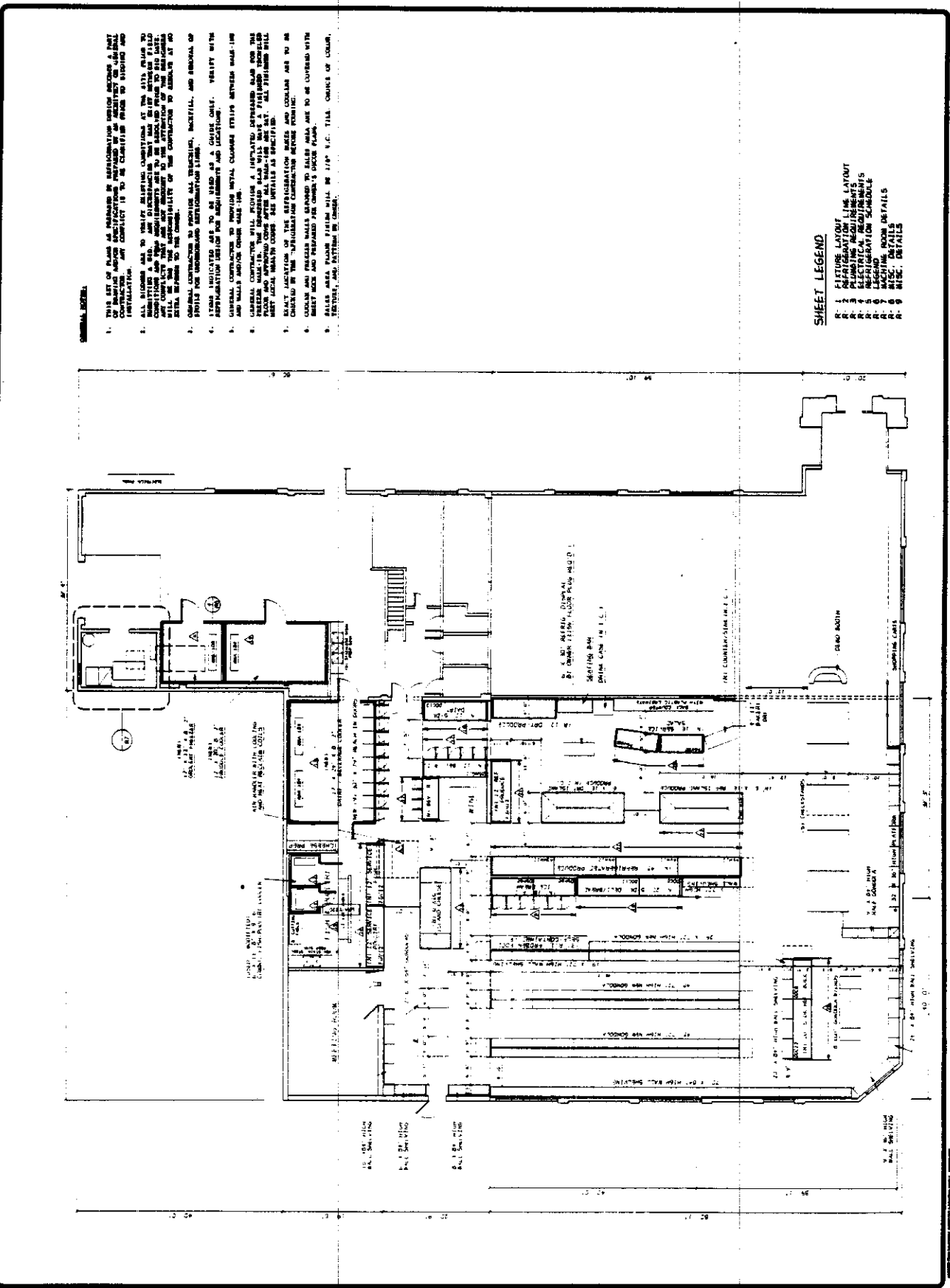
NO.	DATE	REVISIONS
1	10/15/89	ISSUE FOR PERMITS
2	11/15/89	ISSUE FOR CONSTRUCTION
3	12/15/89	ISSUE FOR OCCUPANCY
4		
5		
6		
7		
8		
9		
10		

PICTURE LAYOUT

SACRAMENTO NATURAL FOODS CO-OP
 1909 ALHAMBRA BLVD.
 SACRAMENTO, CALIFORNIA



R-1



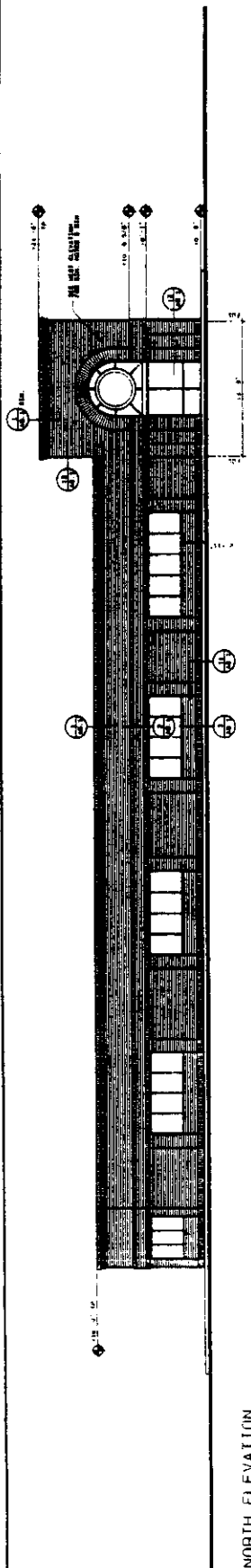
- GENERAL NOTES:**
1. THIS SET OF PLANS IS PREPARED BY REFRIGERATION DESIGN ENGINEERS A PART OF BUILDING DESIGN SERVICES. CONTRACTORS SHALL VERIFY ALL EQUIPMENT AND INSTALLATION.
 2. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED. AT THE SITE, PLANS TO VERIFY ALL DIMENSIONS AND DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND THE QUALITY OF THE CONSTRUCTION TO RESULT AT NO EXTRA CHARGE TO THE OWNER.
 3. GENERAL CONTRACTOR TO PROVIDE ALL TRUCKING, MATERIAL, AND REMOVAL OF DEBRIS FOR UNRECORDED REFRIGERATION LINES.
 4. ITEMS INDICATED ARE TO BE USED AS A GUIDE ONLY. VERIFY WITH SUPPLIER FOR THE EQUIPMENT AND LOCATION.
 5. GENERAL CONTRACTOR TO PROVIDE METAL CHANNEL STRIPS BETWEEN SHAM-100 WALLS AND REFRIGERATION LINES.
 6. UNLESS OTHERWISE NOTED, ALL REFRIGERATION LINES SHALL BE 1/2" O.D. COPPER TUBING. THE CONDENSER SHALL HAVE A FINISHED COPPER COIL AND BE INSULATED WITH 1" POLYURETHANE INSULATION. ALL REFRIGERATION LINES SHALL BE 1/2" O.D. COPPER TUBING.
 7. EXACT LOCATION OF THE REFRIGERATION UNITS AND CONDENSER ARE TO BE DETERMINED BY THE REFRIGERATION CONTRACTOR BEFORE WORKING.
 8. COILS AND PRESSURE VALVES SHOWN TO SALES AREA ARE TO BE COVERED WITH SHEET METAL AND PREPARED PER OWNER'S ORDER FORM.
 9. SALES AREA FLOOR FINISH SHALL BE 1/8" x 1/8" T.I.L. CHANCE OF COLOR, POLISH, AND SETTING IN GENERAL.

- SHEET LEGEND**
- R-1 FUTURE LAYOUT
 - R-2 REFRIGERATION LINE LAYOUT
 - R-3 REFRIGERATION EQUIPMENT
 - R-4 ELECTRICAL REQUIREMENTS
 - R-5 REFRIGERATION SCHEDULE
 - R-6 CONDENSER COIL DETAILS
 - R-7 MACHINE ROOM DETAILS
 - R-8 REFRIG. DETAILS
 - R-9 REFRIG. DETAILS

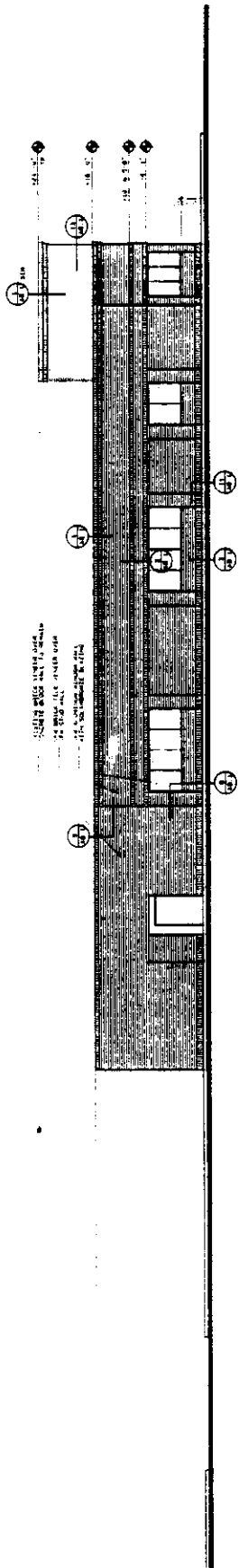
P89-198

6-8-89

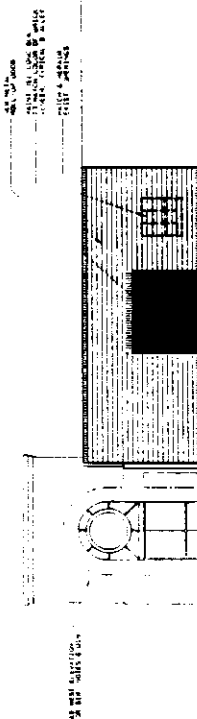
Item # 21



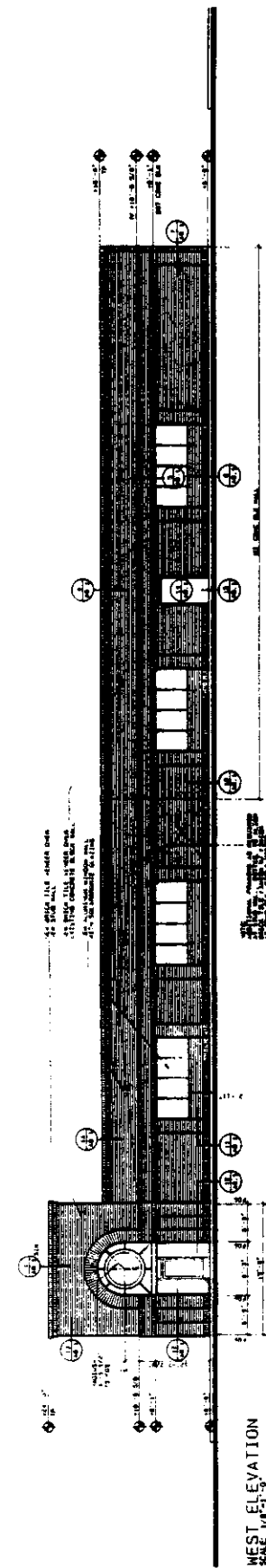
NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

P89-198

6-8-89

Item # 21