

CITY PLANNING COMMISSION

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

APPLICANT	<u>Muhammad Farooq, 4400 Raley Boulevard, Sacramento, CA 95838</u>		
OWNER	<u>Muhammad Farooq, 4400 Raley Boulevard, Sacramento, CA 95838</u>		
PLANS BY	<u>Muhammad Farooq, 4400 Raley Boulevard, Sacramento, CA 95838</u>		
FILING DATE	<u>9-4-87</u>	ENVIR. DET. EX. <u>15301(a)</u>	REPORT BY <u>FGirt</u>
ASSESSOR'S-PCL. NO.	_____		

APPLICATION: Special Permit to allow the sale of alcohol (hard liquor) at an existing convenience store/gas station for off-site consumption.

LOCATION: 4400 Raley Boulevard.

PROPOSAL: The applicant is requesting the necessary entitlements to sell hard liquor at an existing convenience store/gas station for off-site consumption.

PROJECT INFORMATION:

1984 North Sacramento Community

Plan Designation:	Industrial
Existing Zoning of Site:	M-1(S)R
Existing Land Use of Site:	Convenience store/gas station

Surrounding Land Use and Zoning: Setbacks: Required: Provided:

North: vacant, M-1(S-R)	Front:	
South: Offices, warehouse: M-1 SR	Side (Int):	Existing Building
East: Vacant, M1(S-R)	Side (St):	
West: Proposed convenience store; M-1(S)R	Rear:	

Property Dimensions:	180 x 182
Property Area:	0.74 _± acres
Square Footage of Building	1061 square feet
Height of Building:	one story
Topography:	flat
Street Improvements:	Existing
Utilities:	Existing
Exterior Building Materials:	wood, metal

PROJECT EVALUATION:

Staff has the following comments:

- A. The subject site consists of a 0.79_± acre lot which is developed with a convenience store/gas station (Bell gas and mini mart). The site is designated for industrial use by the 1984 North Sacramento Community Plan. Adjacent land uses consist of vacant to the north and east, warehouses/offices to the south, and a vacant lot to the west, which has been approved for a convenience store/gas station/restaurant. The County Comfort Lounge is located on the corner opposite the subject site.

3. The applicant is proposing to sell hard liquor at the convenience store. Presently, the applicant has an ABC license (February 1986) to sell beer and wine. The applicant is not proposing to increase the size of the convenience store nor extend the hours of operation, which are 6:00 a.m. to 9:00 p.m. Monday through Friday, and 8:00 a.m. to 7:00 p.m. Saturday and Sunday.
- C. Under Ordinance 87-077 the Planning Commission is required to make the following findings in order to approve a special permit to sell alcoholic beverages for off-site consumption.
 1. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood.
 2. The proposed use will not result in undue concentration of establishments dispensing alcoholic beverages.
 3. The proposed use will not enlarge or encourage the development of a skid row or blighted area.
 4. The proposed use will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

The Ordinance also allows the Planning Commission to regulate the following:

Hours of operation; quantity and size of containers sold; alcoholic content of wines sold for off-premises consumption; percentage of shelf space devoted to alcoholic beverages; and requirement that the establishment post, in compliance with the City Code, signs prohibiting the possession of open alcoholic beverage containers or the consumption of alcoholic beverages on any property adjacent to the establishment under the control of the establishment's operator; any other activities proposed for the premises.

Since the applicant will not keep the store open past 9:00 p.m., patrons of the County Comfort Lounge would not be attracted to purchase alcohol and loitering in the late evening and early morning would be discouraged.

Staff also recommends that signs be posted prohibiting the possession of open alcoholic beverage containers or the consumption of alcoholic beverages on the site. Signs shall be installed which prohibit the possession of open alcoholic beverage containers or the consumption of alcohol on the site. Staff, therefore, supports the Special Permit request.

- D. The Police Department has reviewed the project and their comments will be submitted at the Commission meeting.

In addition, Alcohol Beverage Control (ABC) has indicated that they have not had any problems or complaints with the existing business.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review pursuant to State EIR Guidelines (CEQA Section 15301a).

RECOMMENDATION: Staff recommends the following action:

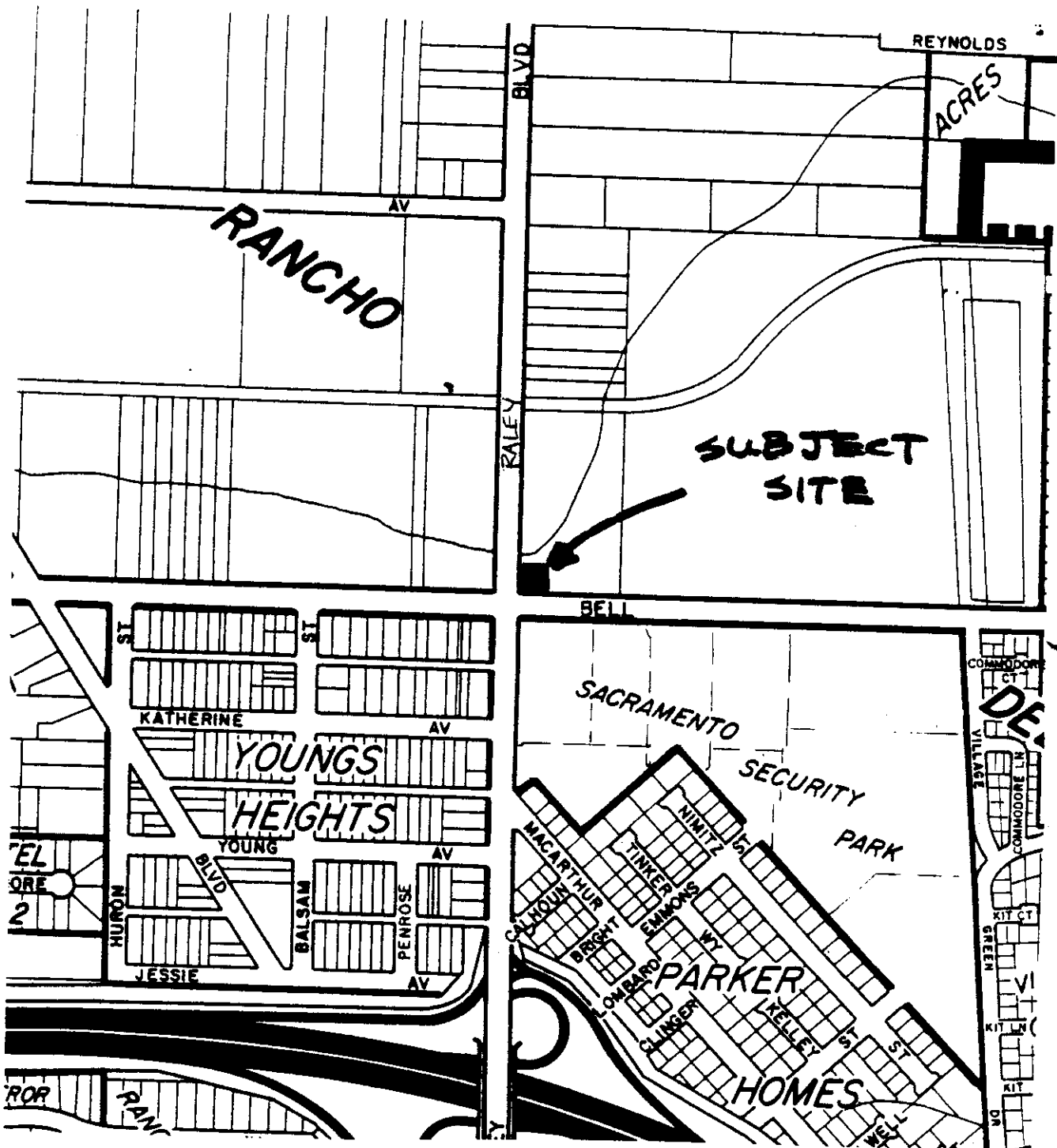
Approve the Special Permit subject to conditions and based on findings of fact which follow:

Conditions

1. Alcohol shall not be sold between the hours of 9:00 p.m. and 6:00 a.m. the following day.
2. Signs prohibiting the possession of open alcoholic beverage containers or the consumption of alcoholic beverages on any property under the control of the applicant shall be posted.
3. The applicant shall post signs indicating "No Loitering."
4. The site shall be maintained in a litter/trash free condition.
5. The applicant shall remove all empty boxes, containers, signs, chairs, tables, metal drums, display cases, refrigerator cases, etc. from the subject site.

Findings of Fact

1. The proposal, as conditioned, is based upon sound principles of land uses, in that:
 - a. The existing service station/convenience store will be compatible with the adjacent surrounding land uses which include warehouse and commercial uses;
 - b. The facility is located on two major streets;
2. The proposal, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance in that:
 - a. Adequate setback is provided;
 - b. Hours of operation will be limited;
 - c. Lighting will be directed on-site;
3. The proposed project is consistent with the City's Discretionary Interim Land Use Policy, in that the site is designated for industrial uses in the 1984 North Sacramento Community Plan and the existing service station/convenience store conforms with the plan designation.

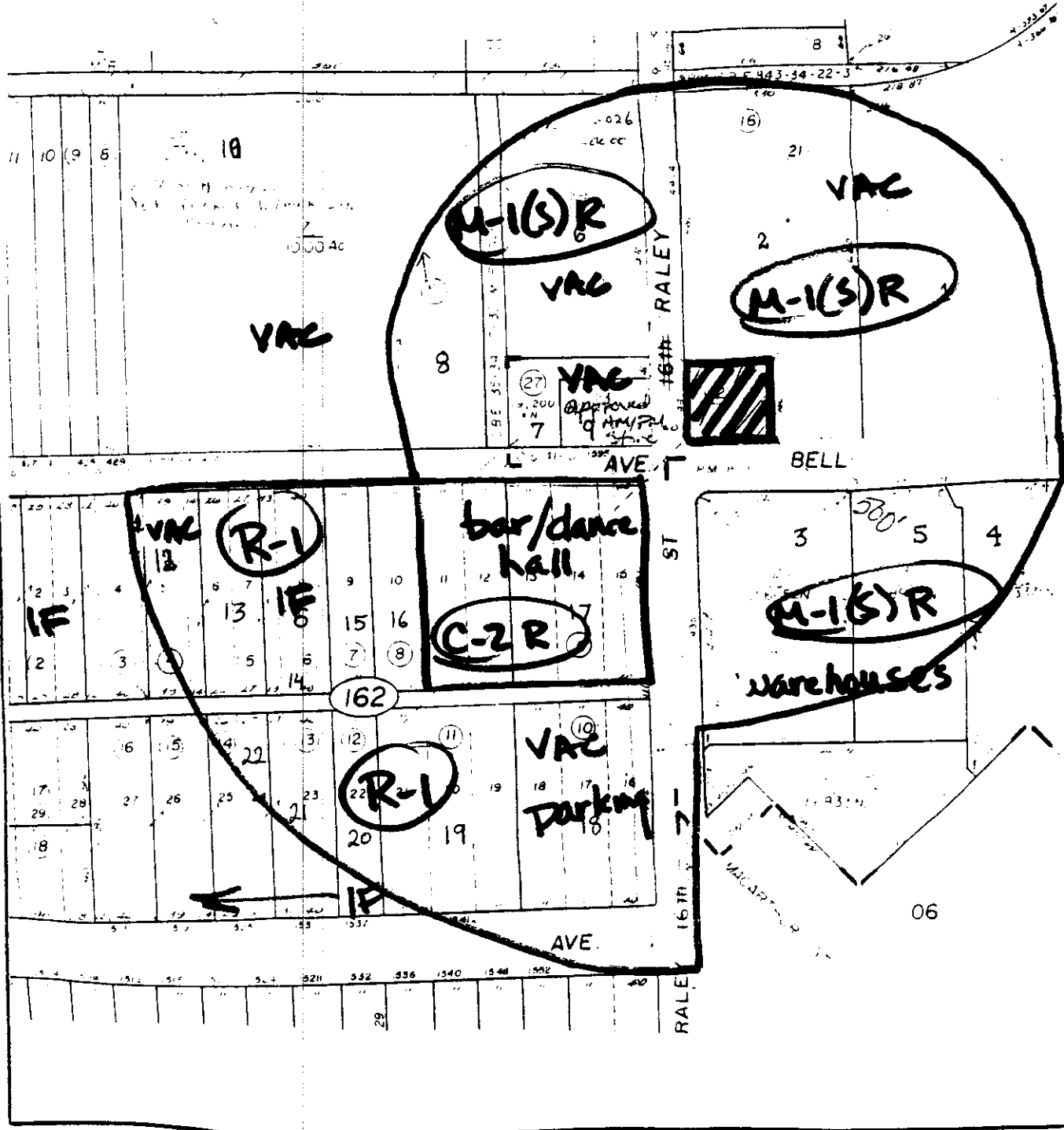


VICINITY MAP

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Item 22.



LAND USE & ZONING MAP

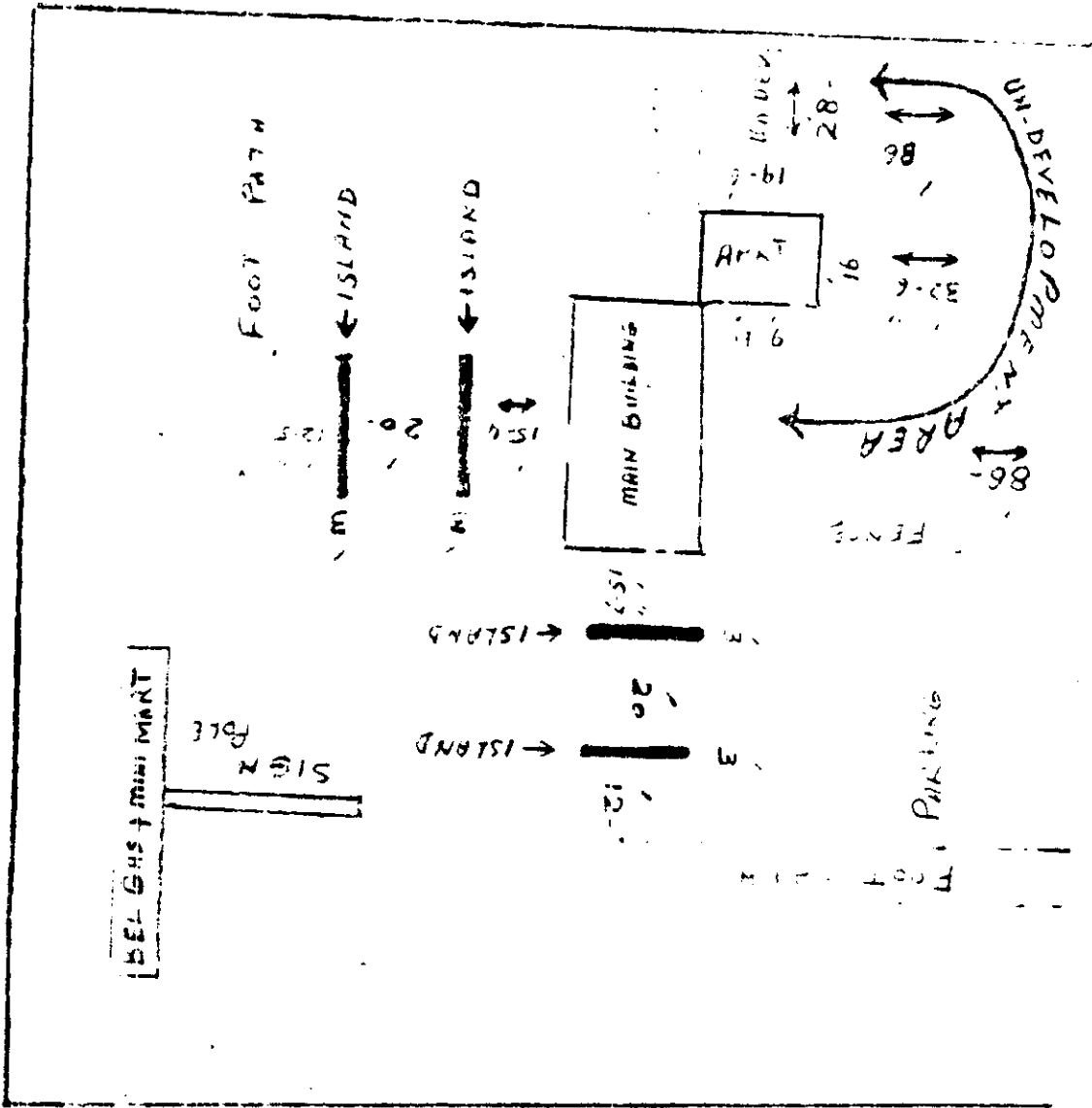
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Item 22



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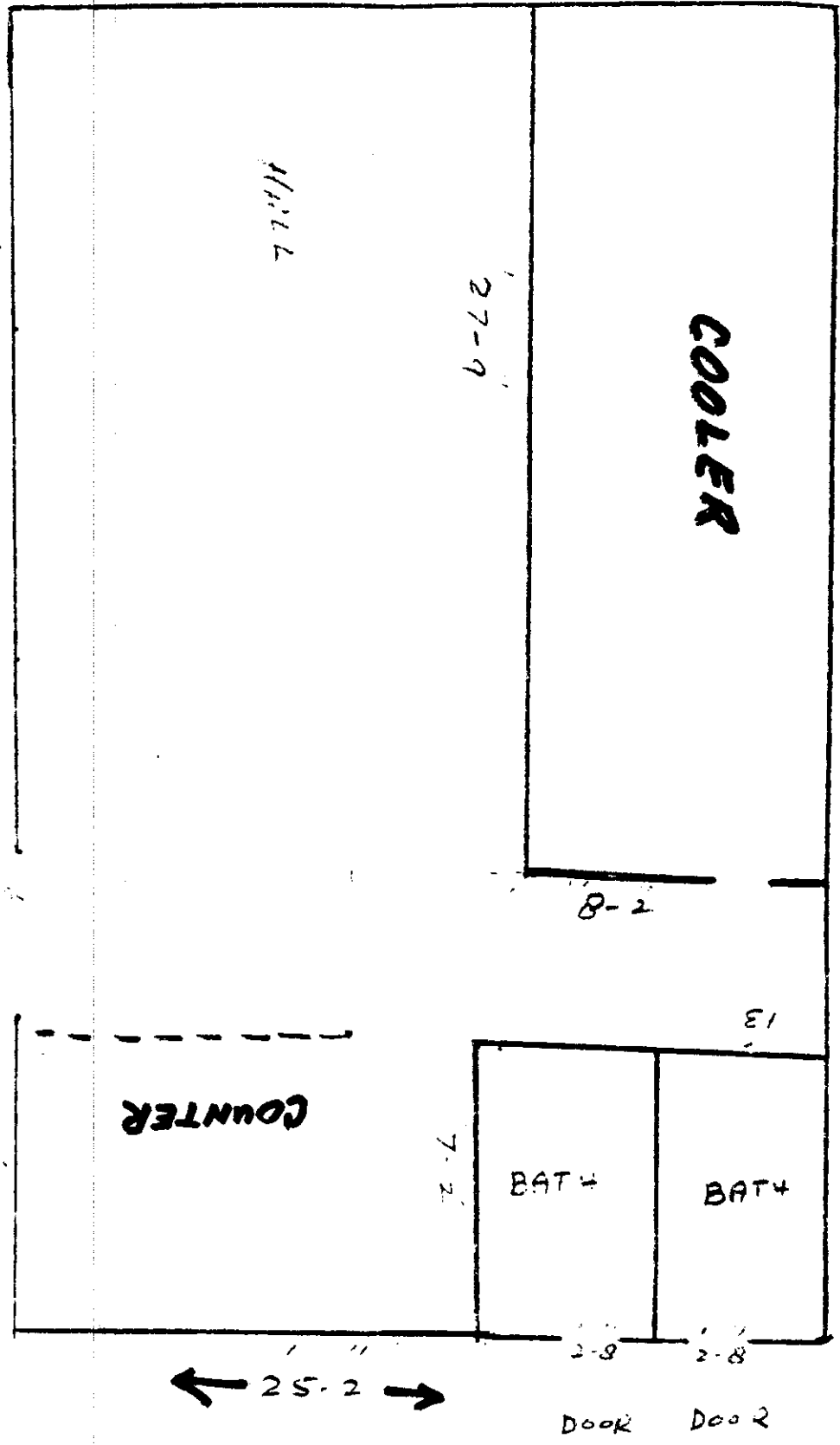


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DOOR



FLOOR PLAN

