

CITY PLANNING COMMISSION

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

APPLICANT	Ken Worsham, c/o The Silver Fox, 5350 Fruitridge Road, Sac., CA 95820		
OWNER	James Dong, P O Box 20277, Sacramento, CA 95820		
PLANS BY	Ken Worsham, c/o The Silver Fox, 5350 Fruitridge Road, Sac., CA 95820		
FILING DATE	10/29/87	ENVIR. DET.	Ex 15301
ASSESSOR'S-PCL. NO.	026-0072-018		
REPORT BY	CV/vf		

APPLICATION: Special Permit to allow an existing bar to serve beer, wine and liquor for on premise consumption.

LOCATION: 5350 Fruitridge Road

PROPOSAL: The applicant is requesting the necessary entitlements to serve beer, wine and liquor on the premises.

PROJECT INFORMATION:

1986 South Sacramento Community Plan Designation:	General Commercial
Existing Zoning of Site:	C-2
Existing Land Use of Site:	Bar, cardroom

Surrounding Land Use and Zoning:

North: Retail, AM/PM mini-mart; C-2
South: Parking lot; C-2
East : Parking lot, retail; C-2
West : Retail; C-2

Property Dimensions:	53.6' x 70.1'
Property Area:	0.08+ acre
Square Footage of Building:	2,054 sq. ft.
Height of Building:	1 story
Topography:	Flat
Street Improvements & Utilities:	Existing

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is zoned General Commercial (C-2) and is developed with a bar and card room. Surrounding land uses include retail and an AM/PM mini-mart to the north, parking lot to the south, parking lot and retail to the east and retail store to the west.

B. Project Description

A 2,054 sq. ft. bar and card room is located on the project site. According to the applicant, the total occupancy/capacity of the building is 100 with 81 fixed seats. The hours of operation are 6:00 A.M. to 2:00 A.M., Tuesday through Saturday, 10:00 A.M. to 6:00 A.M. Sunday, 10:00 A.M. to 2:00 A.M. Monday.

According to the applicant, beer and wine are presently served on the premises and the applicant proposes to sell liquor in addition to beer and wine.

C. Special Permit - Alcohol Sales

City Ordinance 87-077 requires a special permit to establish a bar in the C-2 zone. Although the applicant is not establishing a new bar, this ordinance also applies to an existing bar wishing to expand the type of alcohol sold from beer and wine to liquor.

Staff conducted a field survey of bars in the general vicinity of the subject site and found the following:

1. Tunnel Club (corner of Young Street & Stockton Boulevard).
2. Touch A Class (corner of Stockton Boulevard & San Francisco Boulevard).
3. Sea Shanty (corner of Baker Avenue & Stockton Boulevard).

The Tunnel Club is located on the same block as the subject bar; while the other two bars are located approximately one mile to the north.

STAFF EVALUATION: Staff notes the police have no objections to the proposal and staff has not received any complaints from surrounding residents or property owners concerning the operation of the bar and card room. Furthermore, the applicant is not proposing any expansion of the existing bar and card room. The applicant has an existing beer and wine license and proposes to add liquor. The addition of liquor should not have a significant impact on the neighborhood. Staff recommends the hours of operation be limited to the existing hours of operation as indicated by the applicant: 6:00 A.M. to 2:00 A.M., Tuesday through Saturday, 10:00 A.M. to 6:00 A.M. Sunday, 10:00 A.M. to 2:00 A.M. Monday. Therefore, staff recommends approval of the special permit request.

AGENCY COMMENTS: This project was reviewed by the City Departments of Traffic Engineering, Engineering, Building Inspections, Police, Water and Sewer Division and the following comment was received:

Police

We are not opposed to this project. We request the following be made a condition of approval:

The bar shall not be allowed to sell beer and wine for off-premise consumption.

ENVIRONMENTAL DETERMINATION: The proposed project is exempt from environmental review pursuant to State EIR Guidelines (CEQA, Section 15301).

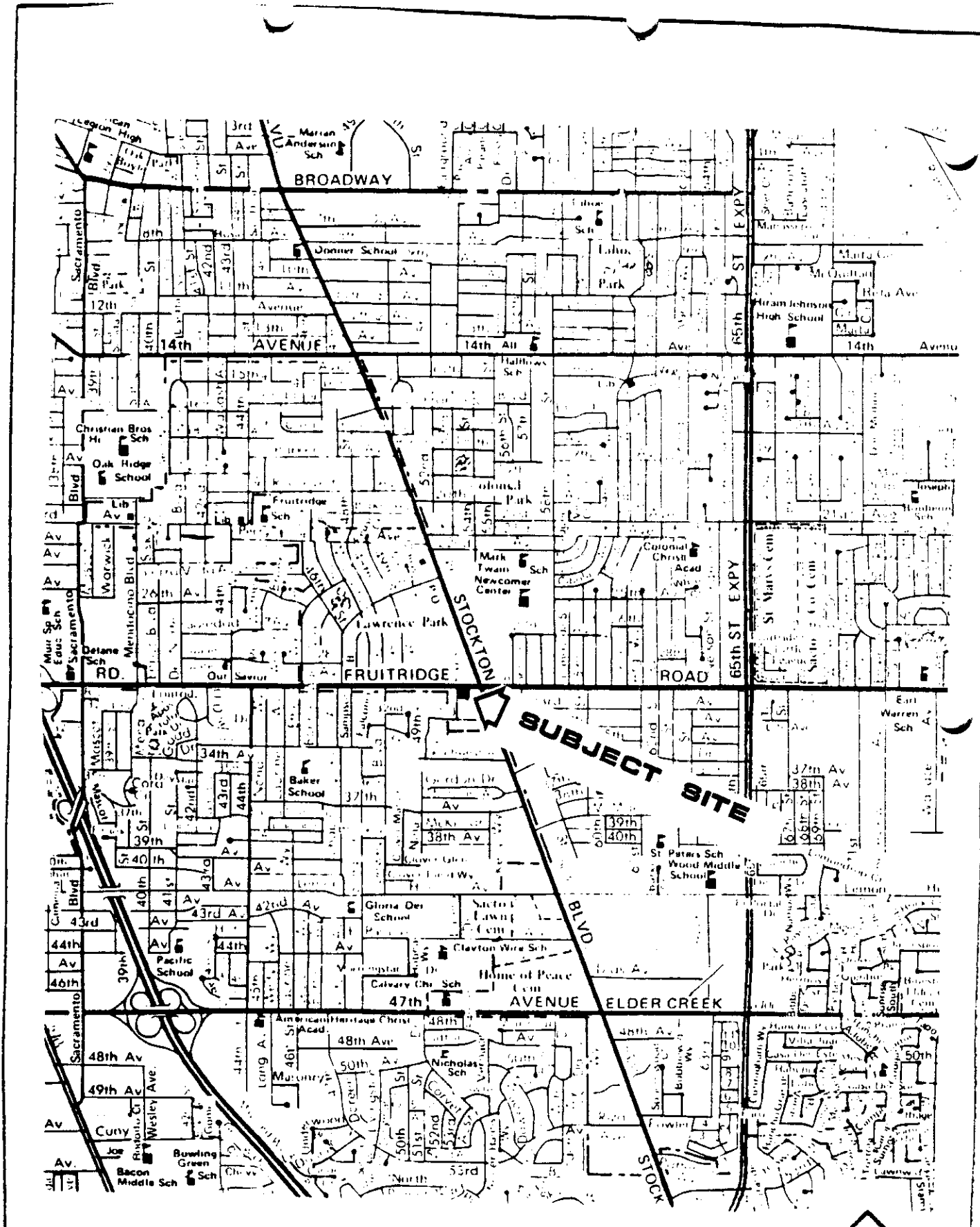
RECOMMENDATION: Staff recommends the Commission approve the special permit subject to conditions and based upon findings of fact which follow:

Conditions-Special Permit

1. The hours of operation shall be limited to 6:00 A.M. to 2:00 A.M. Tuesday through Saturday, 10:00 A.M. to 6:00 A.M. Sunday, and 10:00 A.M. to 2:00 A.M. Monday.
2. No beer or wine shall be sold for off-premise consumption.

Findings of Fact

1. The proposed use, as conditioned, will not adversely affect the peace or general welfare of the surrounding neighborhood in that the bar is located adjacent to commercial uses.
2. The proposed use, as conditioned, will not result in an undue concentration of establishments dispensing alcoholic beverages in that three establishments (bars) are located within one mile of the project site.
3. The proposed use, as conditioned, will not enlarge or encourage the development of a skid row or blighted area in that the location is adjacent to other retail and commercial uses and is not located adjacent to residential uses.
4. The proposed use, as conditioned, will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation in that the subject site is located outside any special planning district or redevelopment area as indicated in the 1986 South Sacramento Community Plan.
5. The proposed project is consistent with the City's Interim Discretionary Land Use Policy in that the site is designated for General Commercial use by the 1986 South Sacramento Community Plan and the proposal to serve liquor conforms with the plan designation.



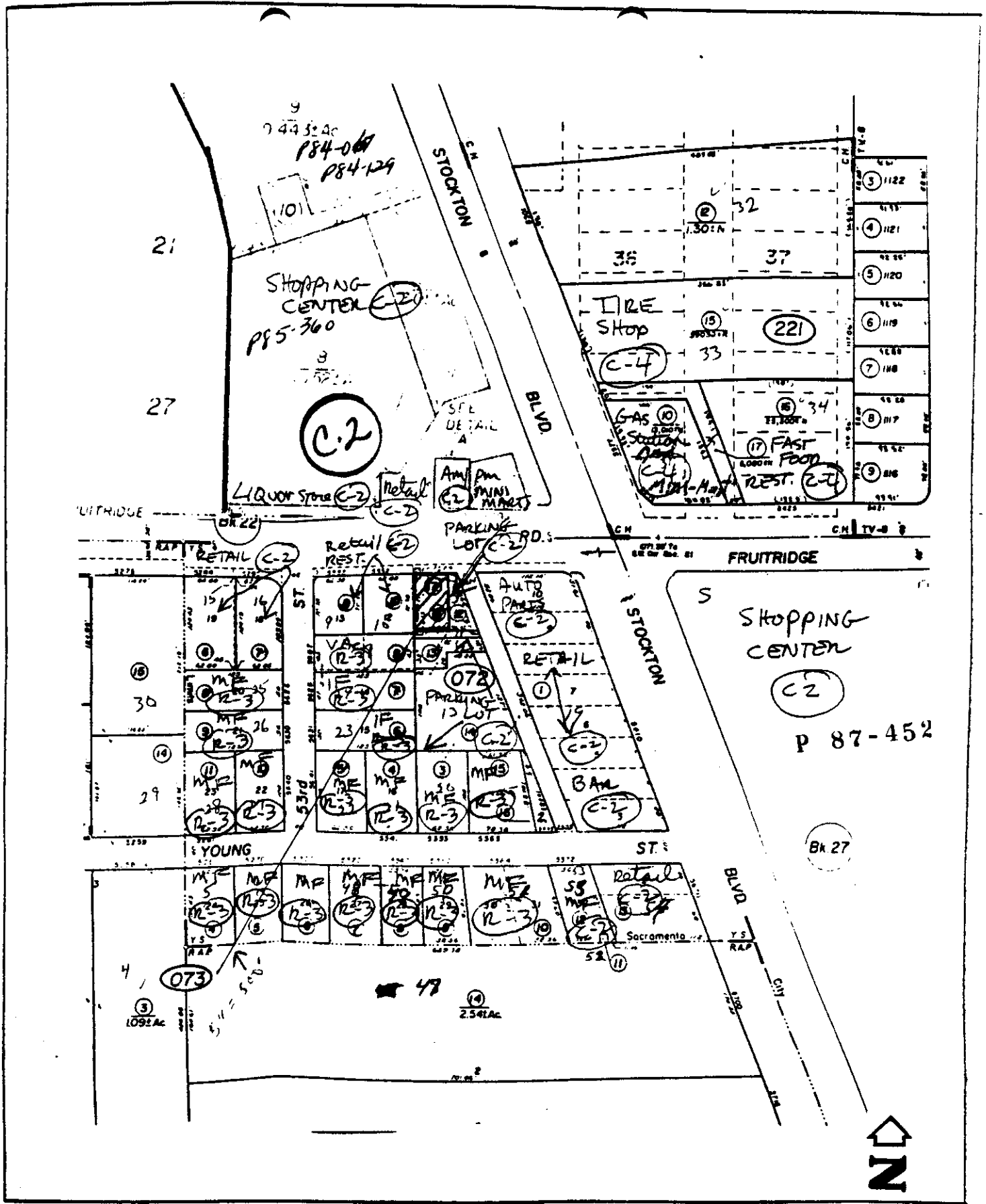
VICINITY MAP



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12-3-87

ITEM 17



LAND USE & ZONING MAP

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ITEM 18

ADDRESS SITE PLAN
SHOPPING CENTER

ARC
AM-PM

FRUITRIDGE RD

DRIVE WAY

ENTRANCE

PARKING

STALLS

SIDE WALKS

ATTACHED
SHOPS

46' DOOR

SILVER FOX

SIDE WALKS

PARKING

ALLEY

STORES

48' DOOR

42'

9'

6'

37' DOOR

PARKING

PARKING
LOT

32 SLOTS

STORES

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ITEM

YOUNG ST

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STOCKTON BLVD

REGAL BLDG

SHOPPING CENTER

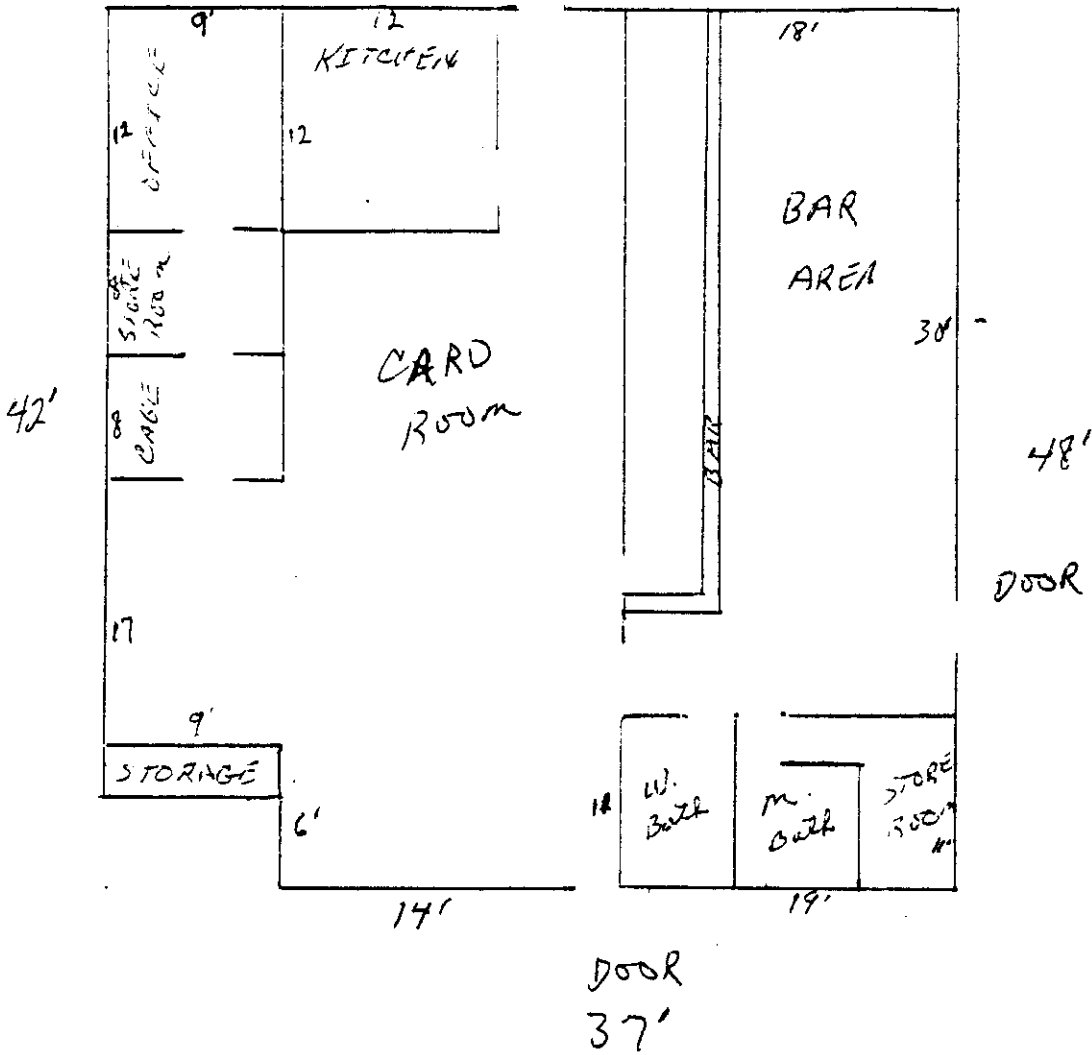
ENTRANCE

FLOOR PLANS



46'

DOOR



SILVER FOX
 5350 FRUITRIDGE RD
 SACTO., CA.

DATE: _____
 DRAWN BY: _____

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ITEM ✓