

# CITY PLANNING COMMISSION

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

APPLICANT Alan Jang, 629 West El Camino Avenue, Sacramento, CA 95823  
OWNER Stewart and Jenny Chin, 5410 Pleasant Dr. Sacramento, CA 95822  
PLANS BY Alan Jang, 629 West El Camino Avenue, Sacramento, CA 95823  
FILING DATE 11-3-89 ENVIR. DET. Exempt 15301a REPORT BY CS:df  
ASSESSOR'S PCL. NO. 018-0191-002

APPLICATION: Special Permit to allow the sale of alcohol for off-site consumption in a 1,330 square foot convenience food and liquor store in an existing 12,400 square foot strip shopping center on 0.40+ developed acres in the General Commercial (C-2) zone.

LOCATION: 5041 Freeport Boulevard

PROPOSAL: The applicant is requesting the necessary entitlements to allow the sale of alcohol in a 1,330 square foot convenience food and liquor store in an existing 12,400 square foot strip shopping center.

PROJECT INFORMATION:

General Plan Designation: Community/Neighborhood Commercial and Office  
Existing Zoning of Site: General Commercial, C-2  
Existing Land Use of Site: Shopping Center

Surrounding Land Use and Zoning:

North: Commercial, C-2 EA-4  
South: Commercial, C-2  
East: Residential, R-1  
West: Commercial, C-2

Parking Required: 5 spaces (based on 1,330 square foot space)  
Parking Provided: 5 spaces  
Property Dimensions: 160' x 110'  
Property Area: 0.40+ acres  
Square Footage of Building: 12,400 square feet  
Height of Building: One story  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Exterior Building Materials: Wood and stucco  
Roof Material: Tar and gravel  
Hours of Operation: 9 A.M. to 9 P.M.

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The General Plan designates the subject site as Community/Neighborhood Commercial and Office. The subject site is surrounded by commercial, C-2 EA-4 to the north, commercial, C-2 to the south and west, and residential, R-1 to the east.

**002432**

APPLC. NO. P89-395 MEETING DATE January 11, 1990 ITEM NO. 13  
December 14, 1989 21

B. Applicant's Proposal

The subject site consists of an existing 1,330 square foot store in a 12,400 square foot shopping center. The applicant is proposing to establish a convenience food and liquor store in the 1,330 square foot vacant space. The proposed hours of operation are 9:00 A.M. to 9:00 P.M. The Police Department restricts the operation of the convenience food and liquor store between 9:00 P.M. and 6 A.M. so the hours are acceptable.

C. Staff Analysis

Staff has surveyed the surrounding area and found 5 liquor establishments along Freeport Boulevard from Sutterville Road to Fruitridge Road (see Vicinity Map). The Police Department has not indicated any alcohol-related crime in the immediate area.

Staff is not opposed to the Special Permit to allow the sale of alcohol for off-site consumption convenience food and liquor store in that adequate parking, signage, and security will be provided and there is not an over concentration of liquor establishments in the immediate area.

D. Signage

Proposed signage for the convenience food and liquor store will be subject to the review and approval by the Planning Director prior to issuance of a sign permit. The existing unused attached sign on the subject site must be removed.

E. Agency Comments

The proposed project was reviewed by Traffic Engineering, Engineering, Police, and City Councilmember Chinn. The following comments were received:

Police:

This site is located in the same mini shopping center as the former Hollywood Bottle Shop. For the past several years, this department did not experience any noticeable problems related to the sale of alcoholic beverages at that business.

We will not oppose this request providing the following items are made conditions of approval:

1. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
2. 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".

3. Video machines and magazine racks shall be prohibited.
4. Applicant shall provide bicycle security racks at the front of the business.
5. The following minimum security standards shall be incorporated into the interior design of the building:
  - a. The cashier station shall be raised to provide a noticeable height advantage to employees.
  - b. Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind areas.
  - c. Cold boxes shall be equipped with an audible enunciator to alert employees when doors are opened.
  - d. The facility shall be equipped with UL approved money safes. Signs shall be prominently posted stating that employees do not have access to the safe.
6. The applicant shall be responsible for the removal of all litter generated by the business in the immediate neighborhood.
7. All illegal activities observed on or around the business shall be promptly reported to police.
8. The business shall remain closed between the hours of 9:00 P.M. and 6:00 A.M.

ENVIRONMENTAL DETERMINATION

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

RECOMMENDATION: Staff recommends the following actions:

Approve the Special Permit to allow the sale of alcohol subject to conditions and based upon Findings of Fact which follow:

Conditions:

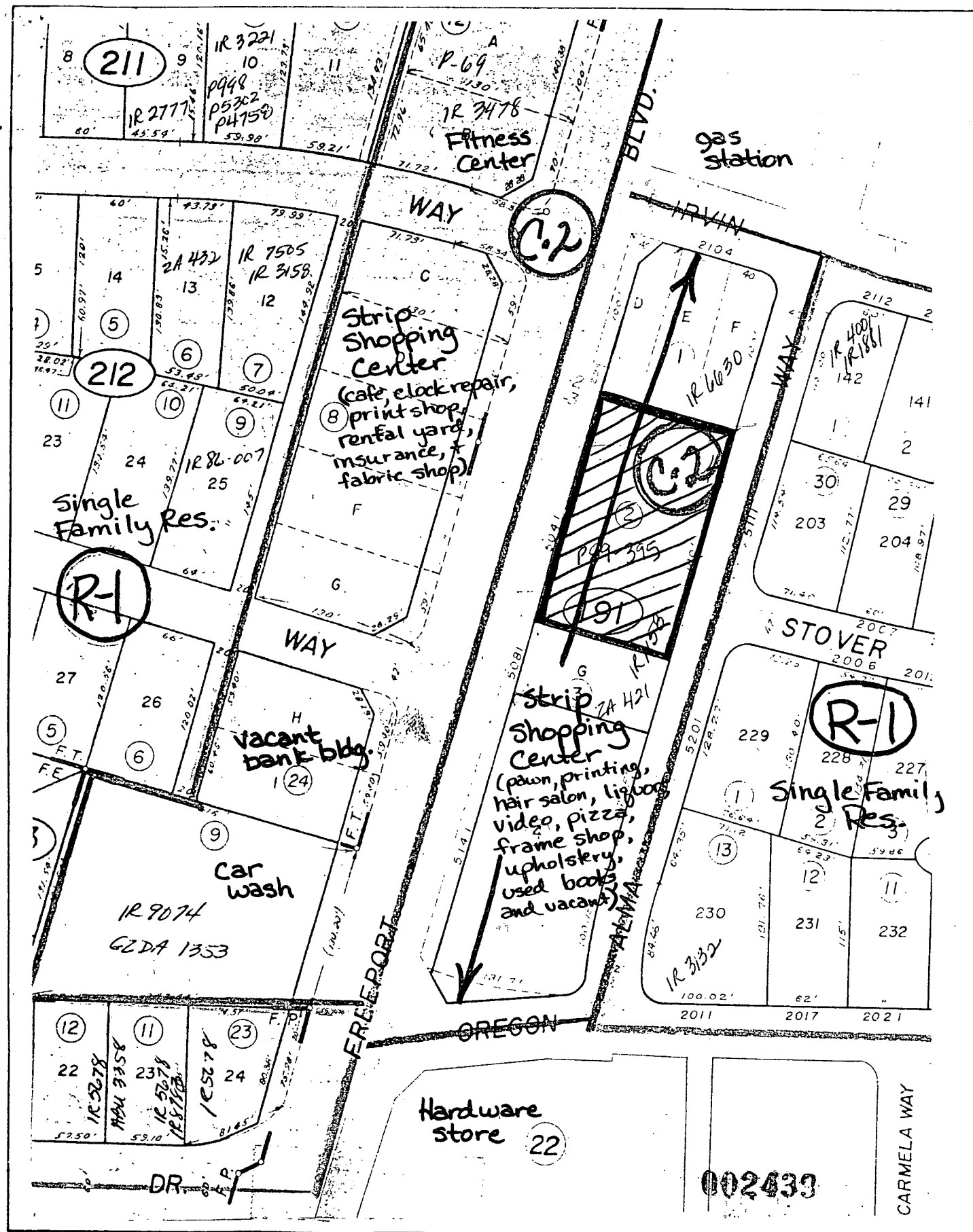
1. Store windows shall be left unobstructed to all viewing of the interior of the business by patrolling police.
2. Signs shall be clearly posted prohibiting consumption of alcoholic beverages in the business or adjacent public areas. The signs shall be worded as follows: "It is unlawful to enter or remain on these premises, adjacent parking lot or adjacent sidewalks with an open container of alcoholic

beverage. P.C. 647e".

3. Video machines and magazine racks shall be prohibited.
4. Applicant shall provide bicycle security racks at the front of the business.
5. The following minimum security standards shall be incorporated into the interior design of the building:
  - a. The cashier station shall be raised to provide a noticeable height advantage to employees.
  - b. Mirrors or closed circuit television will be placed in such a manner as to provide employees with the ability to observe all hidden corners and blind areas.
  - c. Cold boxes shall be equipped with an audible enunciator to alert employees when doors are opened.
  - d. The facility shall be equipped with UL approved money safes. Signs shall be prominently posted stating that employees do not have access to the safe.
6. The applicant shall be responsible for the removal of all litter generated by the business in the immediate neighborhood.
7. All illegal activities observed on or around the business shall be promptly reported to police.
8. The business shall remain closed between the hours of 9:00 P.M. and 6:00 A.M.
9. Signs shall meet the requirements in the Sign Ordinance.

Findings of Fact:

1. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood in that the proposed site on Freeport Boulevard is in an existing strip commercial shopping center.
2. The proposed use will not result in an undue concentration of establishments dispensing alcoholic beverages in that there are 5 liquor establishments along Freeport Boulevard from Sutterville Road to Fruitridge Road.
3. The proposed use will not enlarge or encourage the development of a skid row or blighted area in that there is no reported alcohol-related crime in the immediate area.
4. The proposed use will not be contrary to or adversely affect any progress of redevelopment or neighborhood conservation in that the project site is not within a designated redevelopment area.



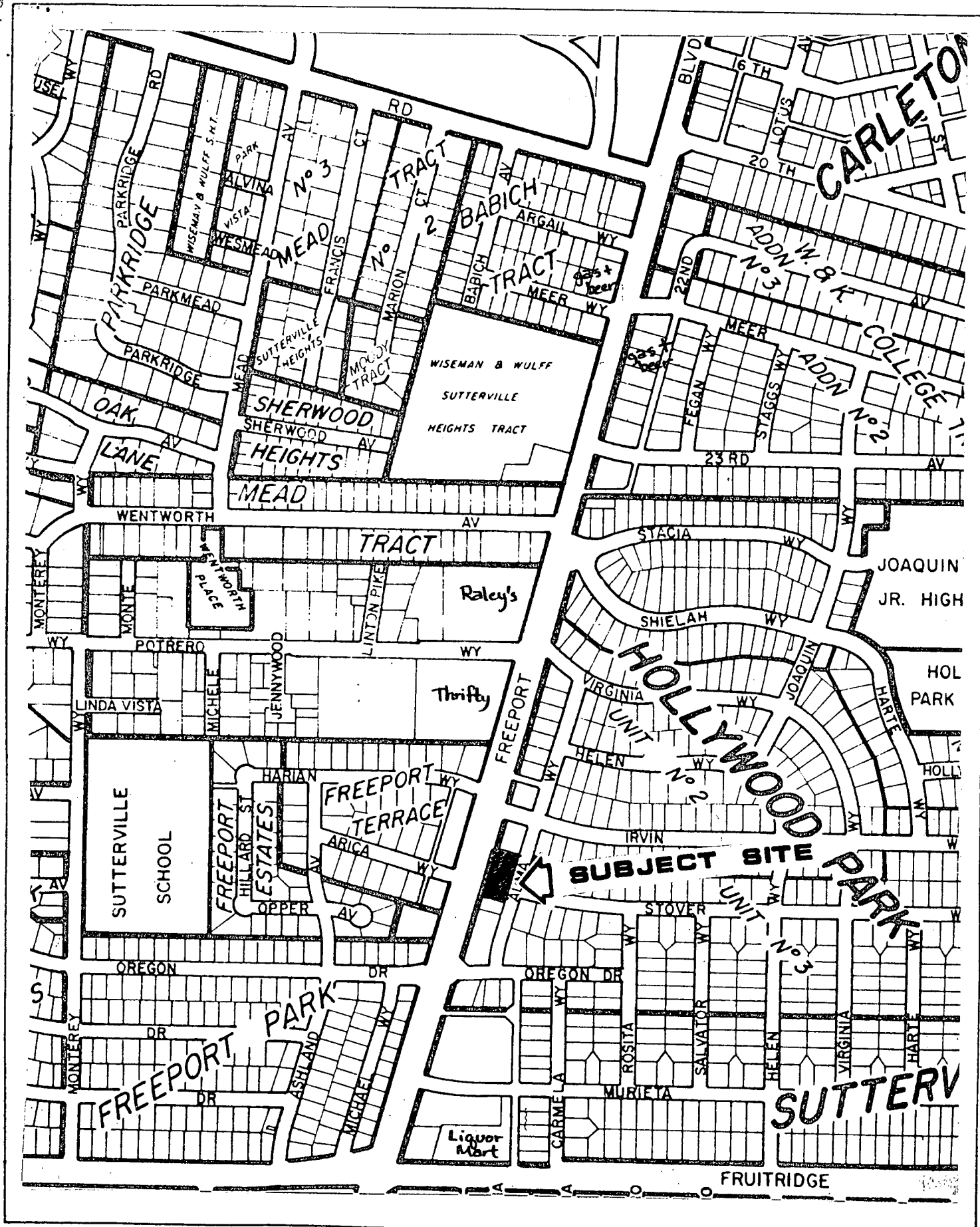
# LAND USE & ZONING MAP

P89-395

~~12-14-89~~  
1-11-90

Item No. ~~27~~  
13





VICINITY MAP 002438

P89-395

12-14-89  
1-11-90

Item No. 2713

EXHIBIT B



5041 Freeport Blvd.

002442

P89-395

12-14-89

Item No. 27