

CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT FOR PLANNING COMMISSION
October 24, 2013

PROJECT TITLE

Stop and Go

APPLICANT

Anil and Geeta Saini

ADDRESS/LOCATION

750 Stony Point Road

PROPERTY OWNER

Spyridon Strouzas Et Al

ASSESSOR'S PARCEL NUMBER

125-071-018

FILE NUMBER

CUP13-028

PROJECT SITE ZONING

General Commercial

GENERAL PLAN DESIGNATION

Retail and Business Services

APPLICATION DATE

April 29, 2013

APPLICATION COMPLETION DATE

April 29, 2013

PROJECT PLANNER

Noah Housh

RECOMMENDATION

Approval

PROPOSAL

Proposal to open and operate a retail store primarily for the sale of alcoholic beverages, including beer, wine and spirits.

SUMMARY

The applicant has filed a Conditional Use Permit application to sell alcoholic beverages within an existing shopping center at 750 Stony Point Road. They are proposing to transfer their existing license with the Alcohol Beverage Control (ABC) from their previous location at 1942 Rose Avenue, which was demolished to accommodate the widening of Stony Point Road.

The site is located within a developed commercial shopping center on Stony Point Road, just south of Highway 12, in southwest Santa Rosa.

Because the State Department of Alcoholic Beverage Control has indicated that there is not an over concentration of alcohol sales in the area, nor is the area a high crime reporting district and the City of Santa Rosa Police Department supports approval of the Conditional Use Permit as conditioned, staff recommends approval of the proposal.

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: PLANNING COMMISSION
SUBJECT: Stop and Go
AGENDA ACTION: Adoption of a Resolution

ISSUE(S)

Should the Planning Commission, by resolution, approve the sale of alcoholic beverages from Suite A-175 located within the shopping center at 750 Stony Point Road?

BACKGROUND

1. Surrounding Land Uses

North: Chevron Gas Station
South: Kragen Auto Parts / future Jiffy Lube located across Sebastopol Rd?
East: Stony Point Shopping Center
West: ACME Auto Wreckers

The site is located within an existing shopping center at the corner of Stony Point Road and Sebastopol Road just south of Highway 12 in southwest Santa Rosa. The site and its surroundings are defined by a variety of commercial uses which are primarily located within shopping center developments. East of the site are a variety of industrial land uses.

2. Existing Land Use – Project Site

The existing site is a vacant 1,050 square foot tenant suite located at the northern end of a multi-tenant retail shopping center. The parcel is approximately 3.08 acres and has frontage and access from both Stony Point Road and Sebastopol Road.

The parcel is developed with a mid-sized shopping center with a combined total of approximately 30,000 square feet of commercial space. A variety of commercial and service uses occupy the remaining tenant spaces including restaurants, a dry cleaner and banking facilities. There are no other locations selling alcohol for off-site consumption within the shopping center.

3. Project Description

The applicant has requested a Conditional Use Permit, pursuant to Section 20-42.034 of the Zoning Code, to allow retail sales of beer, wine and spirits from an existing 1,050 square foot tenant space within a commercial shopping center.

The application requests to operate from 6 am-12 am Monday through Friday and 7am-12am Saturday and Sunday.

The applicant is proposing to transfer their existing license with the Alcohol Beverage Control (ABC) from their previous location at 1942 Rose Avenue, which was demolished to accommodate the widening of Stony Point Road.

ANALYSIS

1. General Plan

The General Plan designation of the site is Retail and Business Services. This designation allows a variety of retail and service enterprises, offices, and restaurants.

The following General Plan policies are applicable to the project:

- LUL-I-1 Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.
- EV-A-5 Maintain diversity in the types of jobs available in Santa Rosa to lessen the impact of economic cycles.
- EV-B ***Facilitate the retention and expansion of existing businesses and provide sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool.***
- EV-C ***Promote new retail and higher density uses along the city's regional/arterial corridors.***

As identified above, several General Plan policies call for neighborhood serving retail uses. The subject site is supported by both commercial and residential developments in the vicinity. The project complies with other General Plan policies which encourage providing a range of commercial services that are easily accessible and attractive that satisfy the needs of people who live and work in Santa Rosa and that also attract a regional clientele. Additionally the proposal is a transfer of an existing liquor license from the applicants previous location further south on Stony Point Road so the application would allow the retention of an existing business in the neighborhood.

Neighborhood serving commercial uses should not create unacceptable traffic or nuisances for residences due to the hours and/or nature of their operation. Staff finds that the conditioned hours for selling beer and wine are appropriate for the surrounding neighborhood as the store is in a commercial area with no residences adjacent to the proposed operation.

Given the analysis above, staff finds the proposed retail sales of alcohol to be an appropriate use for the site and its surroundings based on the General Plan policies.

2. Zoning

North: CG (General Commercial)
South: CG (General Commercial)
East: CG (General Commercial)
West: PD 80-001 (Planned Development)

The Zoning Code establishes specific requirements and operating standards for the issuance of Conditional Use Permit as well as the retail sale of alcoholic beverages. The applicable requirements and operating standards have been included as conditions of approval and include site maintenance (such as trash and litter control), staff training for service of alcohol (that meets the standards of the Department of ABC), security measures, correction of nuisance behaviors and limitations on product sales and display.

Conditional Use Permit Criteria

Section 20-52.040 identifies the criteria for the issuance of a Conditional Use Permit. The use must also satisfy the following zoning and conditional use permit criteria:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Staff Response:

1. Retails sales are a permitted land use in the CG zoning district however, the sale of alcohol in a less than 10,000 square foot business requires Conditional Use Permit approval and requires specific criteria be met (see below).
2. Retail sales are consistent with the Retail and Business Services General Plan Designation.
3. The design, location, size and operating characteristics of the proposed use are consistent with the surrounding land uses.
4. The site is physically suitable for the proposed use type and intensity.
5. Granting the permit, as conditioned, would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare.
6. The project has been reviewed for compliance with CEQA and is exempt from the requirements under a Categorical Exemption.

The subject property is a complex of retail and service enterprises providing shopping and services that satisfy the day-to-day needs of local neighborhoods and workplaces. Accordingly, the proposed Stop and Go offers a limited variety of goods intended to serve the alcoholic beverage needs of the surrounding commercial and residential neighborhoods.

Alcohol Sales

Section 20-42.034 directs the review authority to consider the following items in granting a Conditional Use Permit for off-site alcohol beverage retail sales:

1. Whether the use serves public convenience or necessity;
2. The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City;
3. The number of alcohol licenses per capita in the reporting district and in adjacent reporting districts as compared to the county-wide average;
4. The numbers of alcohol-related calls for service, crimes or arrests in the reporting district and in adjacent reporting districts;
5. The proximity of the alcoholic beverage outlet to residential districts, day care center, park and recreation facilities, places of religious assembly, and schools;
6. Whether the site plan and floor plan incorporated design features to assist in reducing alcohol related problems. These features may include, but are not limited to, openness to surveillance and control of the premises, the perimeter, and surrounding properties; reduction of opportunities for congregating and obstructing public ways and neighboring property;

illumination of exterior areas; and limiting furnishings and features that encourage loitering and nuisance behavior.

Staff Response:

1. The use will serve the public convenience and necessity by providing alcoholic beverages in a shopping center with limited access to these products.
2. Staff reviewed the 'incident count' as well as the 'arrest count' in the area surrounding the proposed location which included properties in the jurisdiction of both the City and the County of Sonoma. The City of Santa Rosa crime statistics for the Emergency Service Zone the property is located in (1060500057) identify that the 'incident count' is below the average for the City of Santa Rosa (19, average is 55). However, the Arrest Count for the area is higher than the average for the City (171, average is 124). Combined these numbers are slightly higher than the average for the City (191, average is 180) but is less than 120% of average which is the threshold to identify the area as "high crime" (215 is "high crime" threshold).

When the data from the adjacent County area is added to the analysis, the incident count increases, but remains less than the average in the City (33, average is 55), and significantly less than the "high crime" threshold (66). The total combined incident and arrest count is 204, still less than the 120% of average definition for a "high crime" area however arrest data was not available from the Sheriff's department and was therefore not included in the analysis.

3. The number of existing alcohol licenses in the area is 8, while the number allowed in the district is 18, identifying a relatively low concentration of alcohol licenses. This number does not include retail stores over 10k square feet.
4. Crime statistics from the Santa Rosa Police Department and the Sonoma County Sheriff's Department identified that 14 out of 610 calls for service to the area (800 feet surrounding the property) were alcohol or drug related (approximately 2.2%). Of these, 3 were DUI arrests.
5. The proposed location is approximately 1000 feet east of the Casa del Sol Townhome Development. Lawrence Cook Middle School is approximately 1500 feet west of the project site. The Joe Rodota Trail is approximately 500 feet north of the project site.
6. The setting of the proposed use within a developed and bustling shopping center combined with the conditions placed on the project should help to reduce alcohol related issues.

3. Parking

The shopping center provides 125 on-site parking spaces while the required number of spaces for the 30,631 square foot retail center would be 122. The required parking is exceeded for the shopping center.

Additionally, the tenant suite (A175) proposed to be occupied by the retail shop has numerous space within close proximity of the entrance.

4. Environmental Review

This project qualifies for a Class 1 (15301) Categorical Exemption from the California Environmental Quality Act (CEQA), which applies to the re-occupancy of existing facilities.

5. Comments/Actions by Other Review Boards/Agencies

If approved by the Planning Commission, the applicant would be required to obtain a license from the Alcohol Beverage Control (ABC) prior to selling any alcoholic beverages.

6. Neighborhood Comments

Petition-On May 30, 2013, a petition from surrounding property owners and residents was submitted to the City of Santa Rosa. This petition identified opposition to the issuance of a new liquor license in the vicinity of the project.

7. Public Improvements/On-Site Improvements

As the area was recently developed, no public improvements were identified as needed and none have been conditioned on the project.

8. Issues

Calls for Service

The Police Department has indicated that there were 552 calls to their office within an 800-foot radius of the project site in a one-year period from July 2012, to June 2013. When combined with the crime data from the Sonoma County Sheriff's Department, this number increases to 610 total calls for service. Calls for service do not indicate a final action (such as arrest, charge, or other verification of criminal activity) but do provide an overview of law enforcement activity in the area.

The threshold for a "high crime" Emergency Service Zone (ESZ), or reporting district is 120% of the average number of reported crimes, Citywide. The data

identifies that there were 52 incidents within the ESZ served by the SRPD and 15 in the vicinity of the project site that is served by the Sheriff's Department. Combined, this totals 66 incidents within an 800 foot radius of the project site over the last year, which is right at the 120% threshold for incidents.

However the "high crime" designation must also include arrest numbers, and total 120% of average combined incident counts and arrest counts, Citywide. The County was not able to provide arrest data but combining the incident number from the County with the crime data provided by SRPD results in a total combined number of 204, which is less than the 215 that triggers an area to be identified as "high crime". Additionally, the ABC has not identified the area as high crime.

To further this analysis, staff looked at the types of calls for service received by both jurisdictions, as well as the types of incidents involved. Looking at City and County data combined, calls for service totaled 610 calls, with 14 (2.3% of calls) being directly related to concerns over alcohol. Incidents totaled 66 for both jurisdictions, with 11 (16.6%) being directly related to alcohol.

In addition to the above analysis, planning staff consulted with the SRPD about the calls for service, arrests and incidents. Based on the types of calls and crimes reported, the Police Department has indicated support for the proposed use the proposed use, subject to the conditions identified in the resolution (see attached memo from Lieutenant Soares of the SRPD).

Neighborhood Concerns

A petition requesting that the Conditional Use Permit not be approved was submitted from a neighboring resident. This petition was signed by over 70 individuals who live and work within the vicinity of the proposed use. The primary request of the petition was to deny the issuance of any additional liquor licenses in the vicinity.

The applicant has also provided three letters from adjacent business owners supporting the application. These letters identify that some of the signatures on the petition do not represent the feelings of the business owners, but are only intended to represent the feelings of the individual employee who signed the petition.

This application is somewhat unique in that the application proposes to relocate a previously existing liquor store that was located approximately one-quarter mile south at 1942 Rose Avenue. This store was purchased and demolished by the City of Santa Rosa to accommodate the widening of Stony Point Road. Therefore, if approved, the project would not result in the approval of an additional liquor license in the vicinity but rather would allow the relocation of an existing store to this new location.

RECOMMENDATION

The Department of Community Development recommends that the Planning Commission, by resolution, adopt a Conditional Use Permit allowing off-site retail sales of beer, wine and spirits retail for the Stop and Go Market.

Attachments:

- Application Packet (Application, Project Proposal Statement, Site Plan, Neighborhood Context Map, ABC Worksheet)
- SRPD Referral Response (Memo for Lieutenant Soares, Area of Analysis Map, Incident/Arrest Matrix, High Crime ESZ Map, Beats ESZ Map, SRPD Incidents, SRPD Calls for Service, SCSD Incidents, SCSD Calls for Service)
- Neighborhood Petition Against New Liquor License
- Applicant Email Responding to the Petition and Letters in Support of the Use and Refuting some Petition Signatures



APPLICATION **CONDITIONAL USE PERMIT**

Please Type or Print

File No.	Quad.
Related Files	
Department Use Only	

MAJOR ☐ MINOR ☐ TEMPORARY ☐

GENERAL INFO	LOCATION OF PROJECT (ADDRESS) 750 Stony Point Road A-175	ASSESSOR'S PARCEL NUMBER(S) 122-071-018	EXISTING ZONING CG
	NAME OF PROPOSED PROJECT Stop & Go		GENERAL PLAN DESIGNATION Retail Bus. Service
	APPLICANT NAME Anil and Geeta Saini	BUSINESS PHONE (707) 291 - 1751	FAX () -
	APPLICANT ADDRESS 1968 Barndance Lane	CITY Santa Rosa	STATE CA
		ZIP 95407	E-MAIL ADDRESS
	APPLICANT REPRESENTATIVE J. Kapolchok & Associates	BUSINESS PHONE (707) 526 - 8939	FAX () -
	APPLICANT REPRESENTATIVE ADDRESS 843 2nd Street	CITY Santa Rosa	STATE CA
	ZIP 95403	E-MAIL ADDRESS jkapolchok@sbcglobal.net	
PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) Spyridon Strouzas, et al Don Strouzas (contact)	BUSINESS PHONE (510) 531 - 1423	FAX () -	
	PROPERTY OWNER ADDRESS 6268 Viewcrest Drive	CITY Oakland	STATE CA
		ZIP 94619	E-MAIL ADDRESS dstrouzas@comcast.net

PROJECT/BUSINESS DESCRIPTION - Describe in Detail your Proposed Project - Attach Separate Sheet if Necessary

Conditional Use Permit to transfer a liquor license from 1942 Rose Avenue to 750 Stony Point Road. The City of Santa Rosa is taking possession of the property where Stop and Go currently is located due to road improvements for the Stony Point Road widening project.

SIZE OF PARCEL SQ FT or 3.08 ACRES	GROSS SQ FT OF PROPOSED USE 1,716 sf space	PRIOR USE Insurance/Travel business
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> OFFICE <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> OTHER (Please Describe)	
<input type="checkbox"/> EXISTING BUILDING/REOCCUPANCY	<input checked="" type="checkbox"/> EXISTING BUILDING/REOCCUPANCY	LIST EXISTING TENANTS
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> NEW CONSTRUCTION	
# BEDROOMS PER UNIT	NUMBER OF BUILDINGS: 3	MAX EMPLOYEES PER SHIFT:
# PARKING SPACES	TOTAL SQ. FT.: 30,631 sf	NUMBER OF SEATS/CAPACITY: n/a
TYPE OF UNIT:	SQ. FT. OCCUPIED: n/a	NUMBER PARKING SPACES: existing
<input type="checkbox"/> SINGLE FAMILY DETACHED	SQ FT EACH BUILDING (PLEASE LIST):	% LOT COVERAGE: n/a
<input type="checkbox"/> SINGLE FAMILY ATTACHED	19,597; 4500; 6524	DAYS/HOURS OF OPERATION:
<input type="checkbox"/> SECOND UNIT <input type="checkbox"/> MULTI FAMILY		7-days per wk;
<input type="checkbox"/> DUPLEX <input type="checkbox"/> MOBILE HOME		6am-12am M-F; 7am-12am
% LOT COVERAGE		Sat & Sun

SUBMITTAL INFORMATION - THESE ITEMS MUST BE SUBMITTED FOR A COMPLETE APPLICATION UNLESS INITIALED BY A CITY PLANNER

10 Copies of SITE PLAN showing all dimensions. Plan <u>MUST</u> either be reduced to 11 x 17 or foled to 8 1/2 x 14	
10 Copies of FLOOR PLANS	INDEMNIFICATION FORM (BACK OF SHEET)
VICINITY MAP WITH NORTH ARROW	DISCLOSURE FORM

ADDITIONAL SUBMITTAL INFORMATION - THESE ITEMS MAY BE REQUIRED FOR A COMPLETE APPLICATION

10 Copies of DIMENSIONED ELEVATIONS (New Construction Only)	10 Copies of LANDSCAPE PLANS (New Construction Only)
10 Copies of SITE ANALYSIS MAP (New Construction Only)	ENVIRONMENTAL ASSESSMENT (New Construction Only)
10 Copies of NEIGHBORHOOD CONTEXT MAP (New Construction Only)	Completed STORMWATER TREATMENT REGULATION WORKSHEET

COMPLETED ABC APPLICATION WORKSHEET 23958.4 B & P) (For Sales of Alcoholic Beverages)

PROPERTY OWNER'S CONSENT - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

* **CITY OF SANTA ROSA**
 Santa Rosa, CA
 PROPERTY OWNER'S SIGNATURE *Gregorio S. Saini*

DEPT	APPLICATION	RECEIVED BY	DATE	FEE RECEIVED	RECEIPT NUMBER
	PUBLIC HEARING		DATE	FEE RECEIVED	RECEIPT NUMBER
	ENVIRONMENTAL REVIEW	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT	DATE	FEE RECEIVED	RECEIPT NUMBER



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

Proposal Statement

Conditional Use Permit

April 25, 2013

Applicant:	Anil & Geeta Saini Stop & Go Liquor, LLC
Agent:	Jean Kapolchok
Location:	750 Stony Point Road A-175
APN:	122-071-018
Site Size:	3.08 ac
General Plan:	Retail and Business Service
Zoning:	CG
Proposal:	A Conditional Use Permit to relocate Stop & Go Market and transfer their liquor license in order to continue to sell alcohol as part of their existing business.

PROJECT DESCRIPTION

SETTING

Location

The subject parcel is a fully developed commercial shopping center located at 750 Stony Point Road on northeast intersection of Stony Point and Sebastopol Roads just off the Hwy. 12 off-ramp & West of Hwy. 101. The unit to be leased is \pm 1,716 sf and located at the North end of an existing shopping center Access to the site is off Stony Point Road.

843 Second Street
Santa Rosa, CA 95404
TEL: 707.526.8939
FAX: 707.526.8985
eMAIL: jkapolchok@sbcglobal.net

Surrounding Land and Land Uses

As depicted below, the site is situated in a mixed-use area with the primary land use being Commercial/Retail Business Service within 500 ft and some multi-family locate just outside of the immediate area. Some of the existing stores currently leasing space in the retail shopping center are Chase Bank, Starbucks, Radio Shack, Panda Express, Fed-Ex/Kinkos and Little Caesar's Pizza. Immediately across Stony Point Road in the Stony Point Plaza are Food Max, Rite Aid, Goodwill Store, Anna's Linens and Ross Stores.



PROJECT STATEMENT

Background:

Stop and Go Market is currently located at 1942 Rose Avenue approximately ± 1 mile west from the new location in a residential neighborhood. The business has been at this location for 11 years without incident. In November, 2012, the owner received a letter from the City regarding plans to move forward with the Stony Point Road Widening Project, Phase II which will require the Store to relocate by June 1, 2013.

Use Permit:

The requested Conditional Use Permit is to allow the Stop and Go Market to relocate to 750 Stony Point Road A-175 and transfer its existing liquor license to sell beer wine and spirits.

Hours of Operation:

Monday-Friday: 6:00 a.m. – 12:00 a.m.

Sat & Sun: 7:00 a.m. – 12:00 a.m.

Number of Employees:

1 full-time and 2 part-time

Zoning:

The parcel is zoned General Commercial (CG) in the City of Santa Rosa Zoning Ordinance. This proposal is to allow a retail market with beer and wine sales to relocate and lease a space in an existing retail shopping center. A market with alcohol sales is allowed in the CG zoning district with a Conditional Use Permit.

General Plan:

The parcel has a General Plan designation of Retail Business Service. The Purpose of the Retail and Business Service category is to allow retail and service enterprises, offices, and restaurants. Regional centers, which are large complexes of retail and service enterprises anchored by one or more full line department stores, and destination centers, which are retail centers anchored by discount or warehouse stores, are allowed. The proposed relocation of Stop and Go is consistent with the Retail and Business Service category of the General Plan.

[illegible]

NEIGHBORHOOD CONTEXT



Legend

- HILLSIDE
- HILLSIDE & SMALL LOT
- SMALL LOT
- Planned Developments
- Planning Applications
- Pending Development
- Urban Growth Boundary
- City Boundary
- Lake
- Creek
- Above Ground
- Under Ground
- Park
- Rail Road
- Parcels
- Jurisdiction
- COUNTY
- CLOVERDALE
- COTATI
- HEALDSBURG
- PETALUMA
- ROHNERT PARK
- SANTA ROSA
- SEBASTOPOL
- SONOMA
- WINDSOR

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:9,278



0.3 0 0.15 0.29 Miles

(OFFICE USE ONLY)23958.4 B&P Application Worksheet

2/12/13

PREMISES ADDRESS 750 Starpoint Rd # A-175
Santa Rosa, CA 95407LICENSE TYPE 21

1. CRIME REPORTING DISTRICT

 Jurisdiction unable to provide statistical data.Reporting District: 1060500057Total number of reporting districts: Total number of offenses: Average number of offenses per district: 120% of average number of offenses: Total offenses in district: Location is within a high crime reporting district: YES/NO NO

2. CENSUS TRACT/UNDUE CONCENTRATION

Census Tract: 1533Population: 11010 /County Ratio: Number of licenses allowed: 48 OKNumber of existing licenses: 14 9Undue concentration exists: YES/NO NO~~Letter of public convenience or necessity required: Governing Body/Applicant~~Three time publication required: NOUB
Person Taking ApplicationAB
Investigator
Supervisor



MEMORANDUM

DATE: September 12, 2013

TO: Noah Housh, City Planner

FROM: Lieutenant Jerry Soares

SUBJECT: Conditional Use Permit

The Santa Rosa Police Department was made aware of an application for a Conditional Use Permit through the City's Department of Community Development. The Conditional Use Permit review was for a business known as the Stop and Go Market. The business is relocating from 1942 Rose Avenue in Santa Rosa to 750 Stony Point Road in Santa Rosa. Stop and Go is a small convenience store that would be moving into an established strip mall located at the northeast corner of Stony Point Road and Sebastopol Road.

There was a reviewed of the statistical data for the area in and around 750 Stony Point Road to look at the potential impact to the area with the addition of a Stop and Go Market. The area that was looked at was an 800 foot radius from 750 Stony Point Road, which also included the County pocket areas adjacent to 750 Stony Point Road.

After a review of the statistical data, there was information from the Department of Alcohol Beverage & Control (ABC) that the areas to the southwest and southeast are considered to be high crime areas as defined by Business and Professions Code 23958.4. Current crime statistics in the area does show some signs that the sales, consumption or accessibility to alcohol may play an associated factor in the area.

Based on the current information available at this time the police department has no objection to the public convenience or necessity to the relocation of the Stop and Go Market. However, it is the recommendation of the department that conditions be placed on the business for the sales, consumption and accessibility of alcoholic beverages for that area.

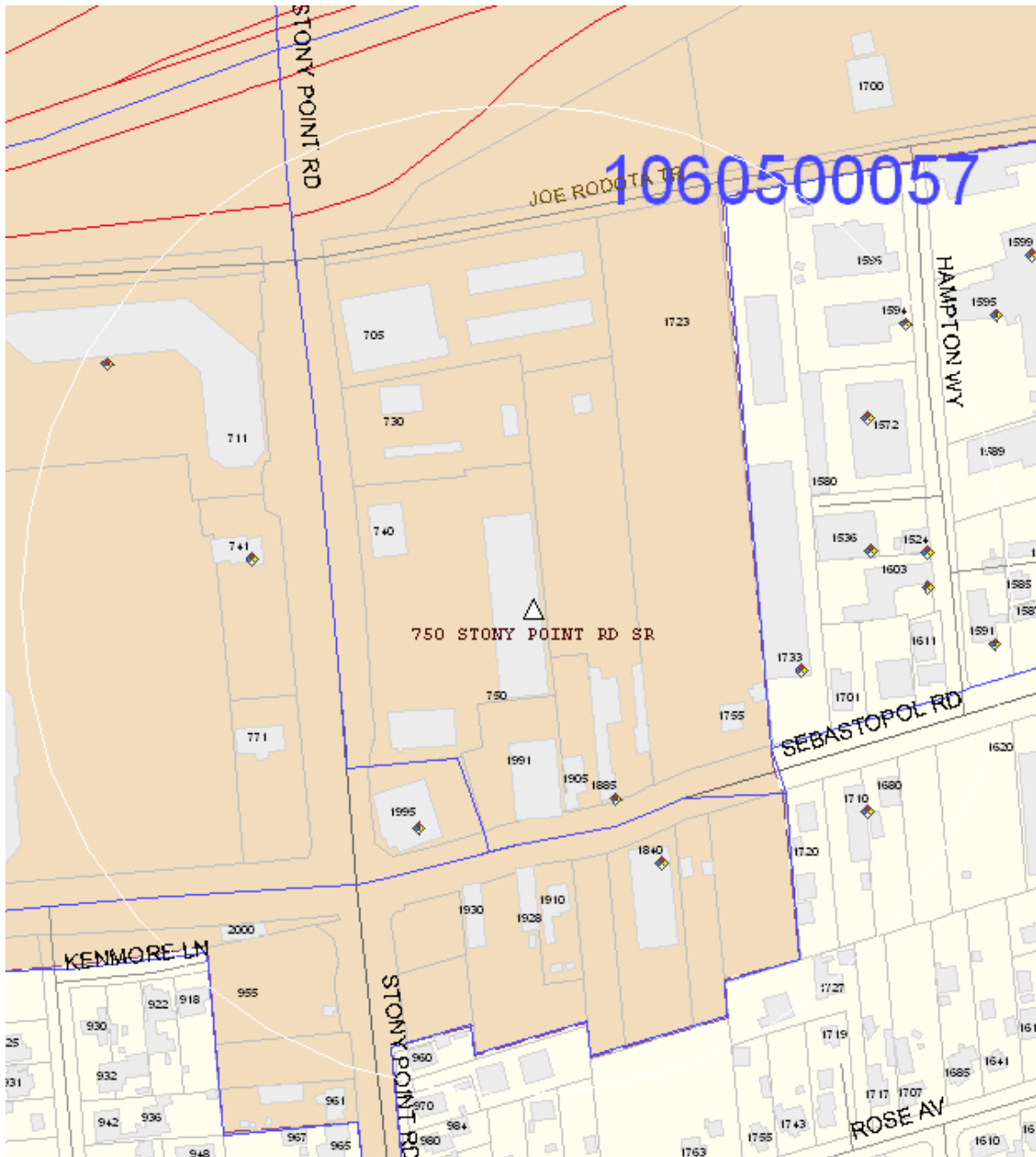
Should you have any questions, please do not hesitate to contact me at 707-543-3635

Area of Analysis

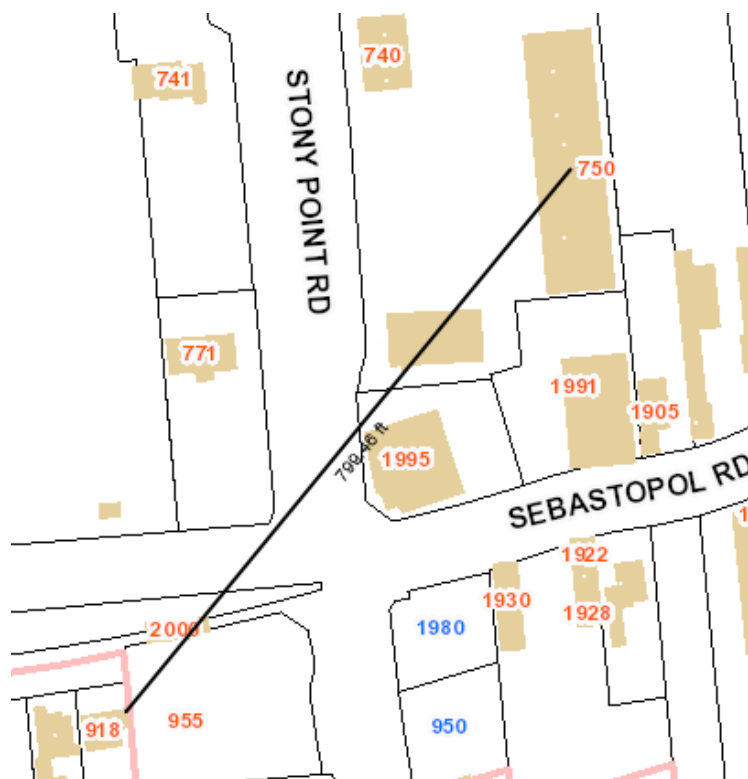
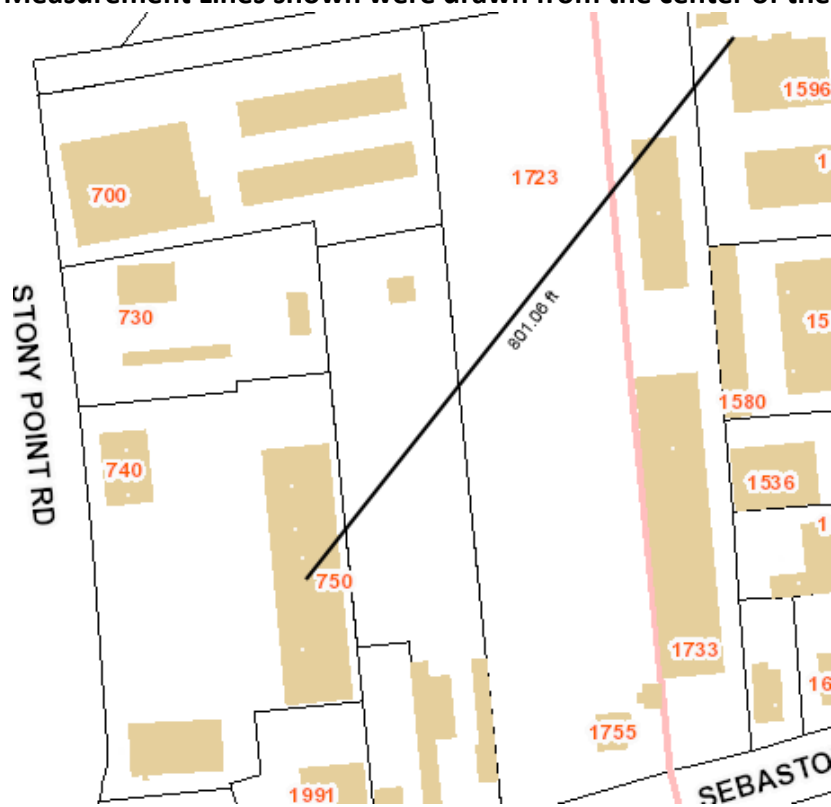
750 Stony Point Road, Santa Rosa, CA

The area of analysis falls within an 800-foot radius from the center of the building, defined by the circular, thin white line shown below.


750 Stony Point Road is symbolized by the white triangle.



Sample Measurement Lines shown were drawn from the center of the building

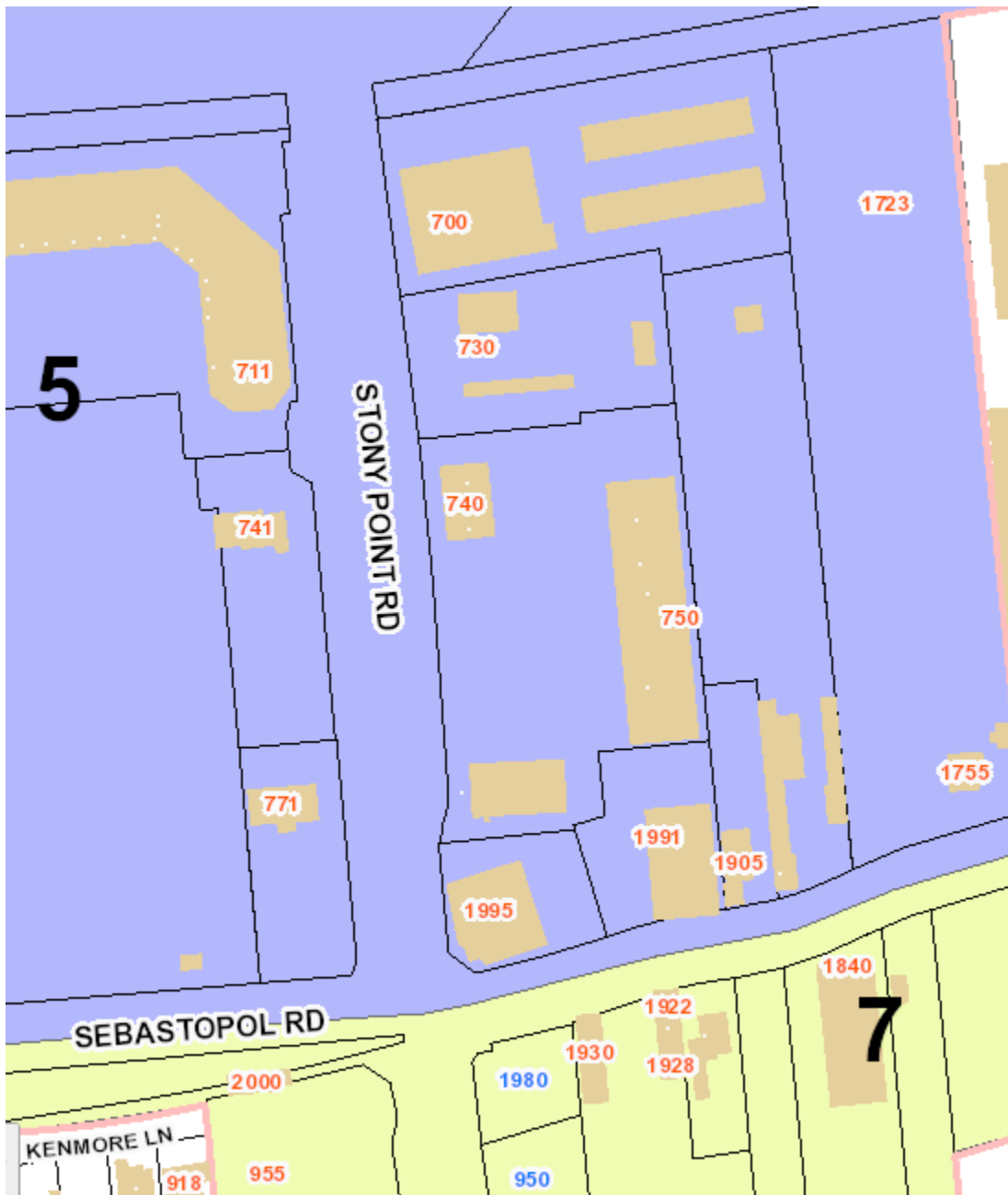


Legend:

 City Boundary


Map Clip of Beat Boundaries

Color key: Beat 5 (lavender), Beat 7 (yellow), and County areas (white)



NB: Though the 800-foot radius includes some County areas, data collection and analysis has been limited to Santa Rosa Police Department data.

Legend:

 City Boundary



SANTA ROSA POLICE DEPARTMENT

Crime Analysis

Date: February 2, 2012

COMBINED INCIDENT & ARREST COUNT BY ESZ, YEAR 2011 ABC "Undue Concentration" High-Low Crime Determination*

SRPD ESZ	INC COUNT**	ARR COUNT***	COMBINED	HIGH_LOW****
1060100003	57	36	93	
1060100004	22	18	40	
1060100005	137	224	361	HIGH
1060100016	194	634	828	HIGH
1060100027	49	286	335	HIGH
1060109702	428	157	585	HIGH
1060200006	32	92	124	
1060200007	59	102	161	
1060200017	38	187	225	HIGH
1060200018	251	660	911	HIGH
1060200028	37	142	179	
1060200029	80	96	176	
1060300002	75	71	146	
1060300013	3	24	27	
1060300014	64	166	230	HIGH
1060300015	76	155	231	HIGH
1060300024	5	18	23	
1060300025	63	113	176	
1060300026	123	195	318	HIGH
1060400001	135	274	409	HIGH
1060400008	6	3	9	
1060400010	18	15	33	
1060400011	24	54	78	
1060400012	28	13	41	
1060400020	10	14	24	
1060400021	72	110	182	
1060400022	63	99	162	
1060400023	46	42	88	
1060400030	18	9	27	
1060500034	3	1	4	
1060500035	30	97	127	
1060500036	103	299	402	HIGH
1060500044	54	66	120	
1060500045	41	122	163	
1060500054	26	45	71	
1060500057	19	171	190	
1060600031	32	135	167	
1060600032	55	97	152	
1060600033	24	27	51	
1060600040	42	138	180	
1060600041	55	108	163	
1060600042	38	62	100	
1060600043	23	12	35	
1060600051	40	78	118	
1060600052	72	52	124	

1060600064	23	29	52	
1060600065	18	28	46	
1060600070	58	43	101	
1060609801	8	32	40	
1060609802	6	3	9	
1060700053	126	233	359	HIGH
1060700055	17	16	33	
1060700056	52	99	151	
1060700058	24	68	92	
1060700059	19	73	92	
1060700066	60	148	208	
1060700067	16	76	92	
1060700071	10	7	17	
1060800050	48	111	159	
1060800060	46	264	310	HIGH
1060800061	55	115	170	
1060800062	20	98	118	
1060800063	5	26	31	
1060800068	191	322	513	HIGH
1060800069	42	41	83	
1060900037	45	307	352	HIGH
1060900038	51	303	354	HIGH
1060900039	14	44	58	
1060900046	37	190	227	HIGH
1060900047	12	90	102	
1060900048	145	818	963	HIGH
1060900049	113	501	614	HIGH
1060908800	24	146	170	
1060909701	268	190	458	HIGH
1060909703	3	83	86	
1060909704	1	30	31	
1060909901	4	13	17	
1060909903	6	1	7	
1060909909	1	4	5	
1060909911	1	1	2	
1060909912	1	1	2	
TOTAL	4440	10073	14513	
AVERAGE	54.81	124.36	179.17	
AVG x 120%	66	149	215	

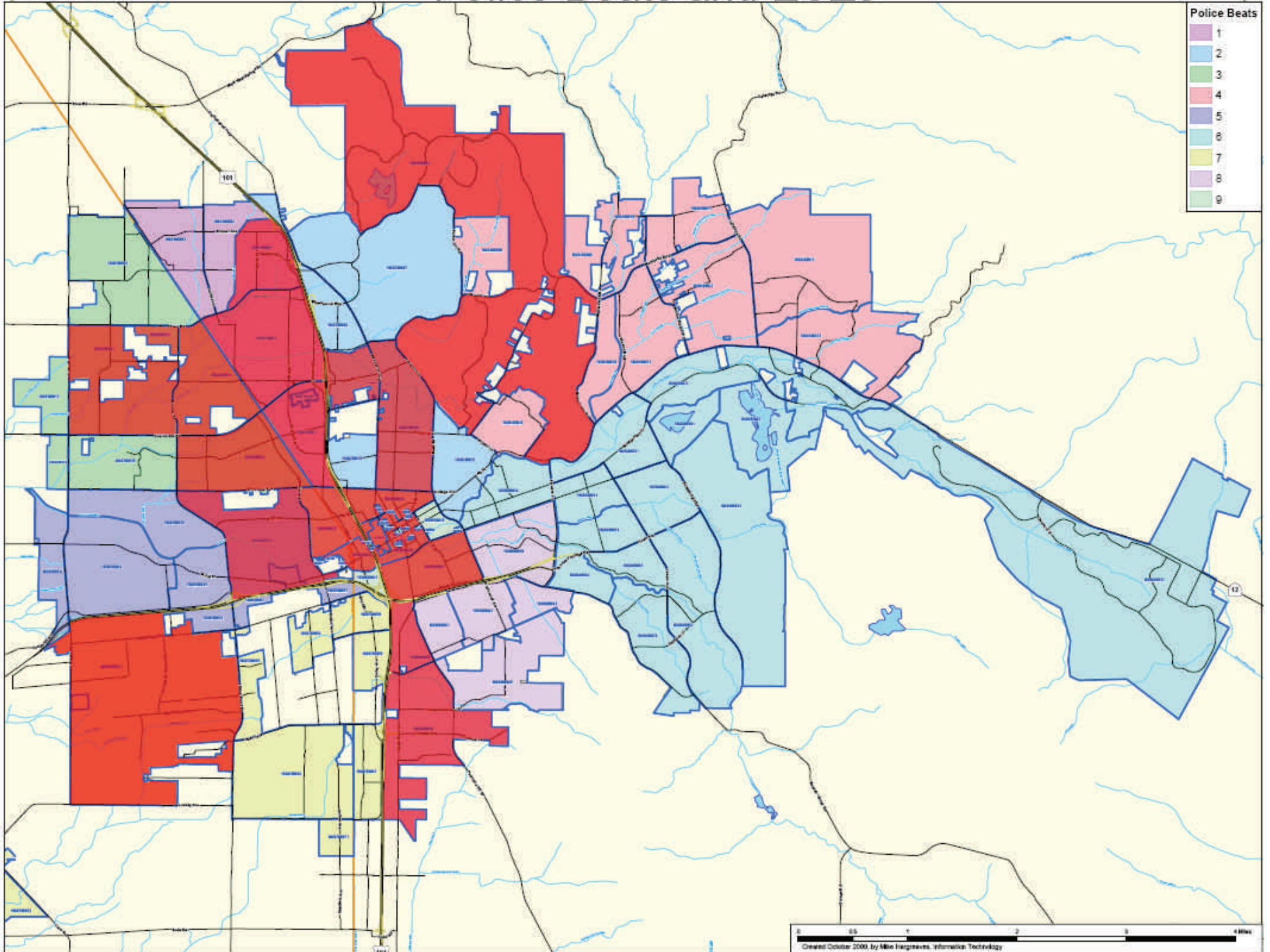
* Refer to Business and Professions Code, Division 9 (Alcoholic Beverages), Chapter 6, "Issuance and Transfer of Licenses," section 23958.4

** Includes ONLY incidents with PRIMARY CHARGE of Homicide, Forcible Rape, Robbery, Aggravated Assault, Burglary, Larceny Theft, or Motor Vehicle Theft

*** Includes all Felony and Misdemeanor arrests, EXCEPT Traffic Citations

**** 20 percent greater number of reported crimes (incidents & arrests combined), than the average number of reported crimes as determined from all crime reporting districts (ESZ) within the jurisdiction of SRPD

Police Beats and ESZs



SRPD Incidents July 2012- June 2013

Count of inci_id	
offense	Total
BENCH WARRANT (MISD)	5
OUTSIDE WARRANT-MISD	5
BURGLARY (FEL)	4
PETTY THEFT - BIKE	4
DUI ALCOHOL/DRUGS	3
OBSTRUCT/RESIST/ETC PUBLIC/PEACE OFFICER/EMERGENCY MED TECH	3
POSSESS CONTROLLED SUBSTANCE (FEL)	3
GRAND THEFT - ALL OTHER	2
OUTSIDE WARRANT-FEL	2
PETTY THEFT - ALL OTHER	2
PUBLIC INTOXICATION: ALCOHOL, DRUG, TOLUENE OR A COMBINATION	2
(FEL) RE: METAL KNUCKLES	1
(INF) POSSESS MARIJUANA 28.5 GRAMS OR LESS	1
(MISD)BATTERY ON PEACE OFFICER/EMERGENCY PERSONNEL/ETC	1
ARSON:STRUCTURE/FOREST LAND	1
BURGLARY - SHOPLIFTING (FELONY)	1
FORGE/ALTER NARCOTIC PRESCRIPTION	1
GRAND THEFT - FROM BUILDING	1
GRAND THEFT - FROM MOTOR VEHICLE	1
MINOR POSSESS ALCOHOL	1
OBSTRUCT/RESIST EXECUTIVE OFFICER (FELONY)	1
PETTY THEFT - FROM BLDG	1
PETTY THEFT - FROM MOTOR VEHICLE	1
PETTY THEFT - MOTOR VEHICLE PARTS	1
POSSESS MARIJUANA OVER 28.5 GRAMS	1
ROBBERY	1
THEFT OF VEHICLE (FEL)	1
VANDALISM:DAMAGE PROPERTY (MISD)	1
Grand Total	52

SRPD Calls for Service July 2012 - June 2013

Count of call_id	
description	Total
SECURITY CHECK	138
OUT WITH SUBJECT	116
ALARM - AUDIBLE	44
SUSPICIOUS PERSON	25
DISTURBANCE	24
DISTURBANCE UNWANTED GUEST	23
UNWANTED SUBJECT	20
CHECK THE WELFARE	13
DRUNK IN PUBLIC	11
MAN DOWN	11
FIGHT	10
FLAGGED DOWN BY CITIZEN	10
PETTY THEFT JUST OCCURRED	10
PETTY THEFT REPORT	10
SUSPICIOUS VEHICLE OCCUPIED	7
COUNTY / CITY ORDINANCE	6
POSSIBLE DEAD BODY	6
SUSPICIOUS CIRCUMSTANCES	6
BURGLARY REPORT	5
SUBJ SLEEPING	5
ALARM - SILENT	4
DISTURBANCE VERBAL	3
DRUNK DRIVER DUI	3
LAW, FIRE AND LAW RELATED EVENT	3
MEET CITIZEN	3
NARCOTIC ACTIVITY	3
SUSPICIOUS CIRCUMSTANCES REPORT	3
TRESPASS	3
BATTERY - JUST OCCURRED	2
DISTURBANCE JUST OCCURRED	2
MENTALLY ILL	2
STOLEN VEHICLE REPORT	2
ALARM - HOLD UP	1
ARSON	1
ASSAULT WITH DEADLY WEAPON JUST OCCURRED	1
BATTERY	1
BATTERY REPORT	1
BURGLARY COMMERCIAL	1
DISTURBANCE JUVENILE	1
DISTURBANCE REPORT	1
GANG ACTIVITY	1
GRAFFITI	1
IN CUSTODY	1
LOST PROPERTY	1
STOLEN VEHICLE RECOVERY REPORT	1
SUBJECT WITH GUN	1
SUSPECT CONTACT	1
SUSPICIOUS VEHICLE UNOCCUPIED	1

THROWING AT VEHICLE	1
VANDALISM JUST OCCURRED	1
VANDALISM REPORT	1
Grand Total	552

Sheriffs Department Incidents July 2012 thru June 2013

Count of inci_id	
offense	Total
PUBLIC INTOXICATION: ALCOHOL, DRUG, TOLUENE OR A COMBINATION	3
OUTSIDE WARRANT-MISD	2
BURGLARY (FEL)	2
DUI TURNOVER	2
ROBBERY	1
POSSESS NARCOTIC CONTROLLED SUBSTANCE	1
(INF) POSSESS MARIJUANA 1 OZ OR LESS WHILE DRIVING	1
BENCH WARRANT (MISD)	1
OBSTRUCT/RESIST/ETC PUBLIC/PEACE OFFICER/EMERGENCY MED TECH	1
Grand Total	14

Sherrifs Department Calls 07/12 - 06/13

Count of call_id	
description	Total
SUSPICIOUS PERSON	22
ALARM - AUDIBLE	7
DISTURBANCE	4
SECURITY CHECK	3
SUSPICIOUS VEHICLE OCCUPIED	3
GRAFFITI ABATEMENT	3
SUSPICIOUS VEHICLE	2
RESISTING A PEACE OFFICER	1
DISTURBANCE MUSIC	1
FLAGGED DOWN BY CITIZEN	1
PROMISCUOUS SHOOTING	1
BURGLARY REPORT	1
ROBBERY REPORT	1
SUSPICIOUS VEHICLE UNOCCUPIED	1
DISTURBANCE PARTY	1
BATTERY	1
DUMPING / LITTERING	1
MEET CITIZEN	1
VANDALISM REPORT	1
GRAND THEFT REPORT	1
LAW, FIRE AND LAW RELATED EVENT	1
Grand Total	58

Provided by
Shane
481-3207

Eddie
Landland
For neighborhood

5/26/13

CUP13-028

control

and city of Santa Rosa

Approximately one square mile surrounding the intersection of Stony Point Road and Sebastopol Road there are over nineteen (19) liquor licenses currently in use. There are also two schools in this area. A liquor license was denied at a service station market several years ago and now approximately 100 yards closer to the schools; another liquor license has been applied for and is being considered. There are too many liquor licenses in this area now and another one is not good for the community and being near to the schools in the area.

Attached is a signed petition from the people living in the area that do not want another liquor license in this area. Please consider denying the application for 750 Stony Point Road, Suite A-175, Santa Rosa, CA.

Thank you.

MAY 30 2013
DEPARTMENT OF
COMMUNITY DEVELOPMENT

Name Address Telephone Number

750 Stony Point Road
A-175
K. HURSHARD CHAUDHARY 546-4773

CRUISE ISSUES WITH TRAFFIC

My Business is NEXT TO SUBJECT STORE & WILL

Jose Villanueva 1329 Sugar Bear 1-707-228-0403

Diana J. Pomeroy 1426 SEVER 707-338-6070

Howard F. Barnes 919 Ledy Ave 707-338-6070

Dan Shaw 2655 Silver Stone SR CA 95407 566-7383

Honnie Bell 2105 S LENA PLACE SR. CA. 95407 595-8237

Juan Pulido 1970 Shatpal Rd Sal Paca 548-46

Kathy Han 70 Commi Ct. S 707-696-633

V. J. Carpenter 931 LANGEBURG STREET. S.R. 95407 486-2630

Ben Yufail P.O. Box 4885 SR 95402 889 9108

Raymond B Black II 1451 Rose Ave S.R ca 95407

Eric S. 3514 Stony Point Rd. 909 680-9621

Casey Jewell 1329 Sugar Bear Ln 707 546 6541

Wm H 1129 Xubg Dr 707 331-0861

Bill Borieb 1840 Burbank Ave 707 546-5235

Arturo 1309 Lombardi LN 707 889 5419

HAH 3928 New Zealand Ave 707 483 0488

960 Doubles Dr Santa Rosa CA 707 849 8788

3469 Golden Gate Ave Eric 704-6551
Post, CA

June Ble 700 Stony Pt Rd C-180 707 546 5040

STARBUCKS COFFEE COMPANY (NEXT DOOR)

Panda Express 740 Stony Point Rd. # B-110 707-527-6610

Next Door (we don't agree to have a liquor store near my business)

Carman Bucheroma 760 Stony road A-140 (707) 523 06 00

little caesars pizza. Next door (we don't agree to have a liquor store)

laura Cilleros 750 Stony Point Rd Suite A-155 (707) 527-9877

Next door we don't agree to have a liquor store near our business)

Kyong whitt 750 Stony point Rd ABC Clear 707 542-3535

next door business don't want liquor store her ours

expect my business thank you

Thomson 640 Wisteira LN 707-217-5817

Boun Champeng 647 Dutton Ave #6-566-0596

CUP13-028

April 2, 2013

To: Alcoholic Beverage Control and city of Santa Rosa

Approximately one square mile surrounding the intersection of Stony Point and Sebastopol Road there are over nineteen (19) liquor licenses currently in use. There are also two schools in this area. A liquor license was denied at a service station market several years ago and now approximately 100 yards closer to the schools; another liquor license has been applied for and is being considered. There are too many liquor licenses in this area now and another one is not good for the community and being near to the schools in the area.

Attached is a signed petition from the people living in the area that do not want another liquor license in this area. Please consider denying the application for 750 Stony Point #A-175, Santa Rosa, CA.

Thank you

CITY OF SANTA ROSA
P.O. Box 1678
Santa Rosa, CA 95402
MAY 30 2013
DEPARTMENT OF
COMMUNITY DEVELOPMENT

NO MORE LIQUOR LICENESE

THERE ARE OVER 19 LIQUOR LICENESE NOW

AND WE HAVE 2 SCHOOLS

Name	Address	Town
Tom Johnson	1024 Beech Hill	S.F., Cal.
Heather Mavor	644 Brittan Ln.	SR. CA 95407
Scott Cooper	644 Brittan Ln.	SR. CA 95407
JOSE LUIS E	PB 7801 95407	Santa Rosa CA
Roberto Ortega	Sebastopol Pool	Pool 95407
MICHAEL MATHESON	945 DOUBLES DR #101	SANTA ROSA, CA 95407
JOSE MAJAN	1380 SEBASTOPOI RD	Santa Rosa CA 95407
Jose Villanueva	1329 Sugar Bear Ln	Santa Rosa CA 95407
George E Shadwick	2054 Ludwig Ave	Santa Rosa CA 95407
Michael Fortsch	Pob 7885	Santa Rosa, CA 95407
Jose Ochoa	1932 LAZZINE	Santa Rosa 95407
ALVINO ELIAS	1572 E Hampton way	S.R. CA 95407
Gregory Burr	1720 Sebastopol Rd	95407
Cheryl	1922 Sebastopol Rd	95407
Thomas Kelley	14 Romnick	95407
Kim Hoard	1175 Comalli St	95407 Santa Rosa 95407

NO MORE LIQUOR LICENESE

THERE ARE OVER 19 LIQUOR LICENESE NOW

AND WE HAVE 2 SCHOOLS

Name	Address	Town
Jose VAZQUEZ	970 DELPORT AVE	SANTA ROSA CA 95407
KATHY HARR	70 DOMINI CT.	SR. 95407
Jesse Jarrett	450 Stony Point Rd	Santa Rosa, 95407
Sam Hunt	1360 WEST	SR 95407
John DURAN	1755 Sebastopol Rd	SR 95407
Guillermo Portillo	1924 LAZZINI AVE #3	SR. 95407
Max Lampy	1720 Sebastopol Rd	SR 95407
John R. King	2314 MARILYN CT.	SR 95407
John King	1163 PAPPINER	SR 95407
DAWN DOVER	1168 Comalli St.	S.R. 95407
JOSE merodio	1441 ROSE AVE	SR 95407
Rafael Maraver	829 Olive St	santa Rosa 95407
Steve Lane P.I.	750 W. TASHWINZ Circle	SANTA ROSA 95407
James Piles	833 BORBANK AVE	Santa Rosa, 95407
Mason Brundoline	1104 Navarro St	Santa Rosa 95401
Andrew Boyan	3937 Martina Ave	Santa Rosa 95407
Din whey	2152 Silver Shore Lane	Santa Rosa (95407)

NO MORE LIQUOR LICENESE

THERE ARE OVER 19 LIQUOR LICENESE NOW

AND WE HAVE 2 SCHOOLS

Name	Address	Town
Emilio	2004 Plurimacion	95407
Andre Kelly	3951 Match Point Ave	95407 1+ mile from site
Donna Hall	2655 Buss Dr. S.R.	95407
Feven Isaac	2476 Old Stony Pt Rd	95407
John M	S. R. 1920 Sablem R	95407
Michael Walker	1981 Alamo Ln SR	95407 3/4 mile
Casey Jewell	1329 Sugar bear Ln	95407
Patrick Wheeler	637 Laurel Grove Cir. S.R.	95407
Danny Pinzon	1589-D Sebastopol Rd.	S.R. 95407
Luis Carpas	3361 Sonoma MTN Santa Rosa CA	95404
Pedro Lopez	910 El Serrito St	CA 95407
Ismael Diaz	1251 DUTTON AV SR	95407 ~1 mile
John M	* Y5MAZE@GMAIL.COM	95407

Housh, Noah

From: dstrouzas@comcast.net
Sent: Friday, October 04, 2013 1:47 PM
To: Jean Kapolchok
Cc: Rhonda Deringer; anilsaini@sbcglobal.net; Housh, Noah
Subject: Re: Anil - Liquor Store Use Permit - Letters of Support
Attachments: 2013-09-24 Letter of Support from Cheese Steak Shop.pdf; 2013-09-24 Letter of Support Little Caesars.pdf

Hi Noah & Jean,

Attached are two of the letters of support. I am expecting more letters soon. All of the owners of the businesses I spoke to indicated that the employee who signed the petition was not authorized to act on their behalf for such matters. Apparently the person who circulated this petition told the employees that many other tenants had signed and then pushed the employees to sign the petition. If you read the comments written below the signatures, it is obvious that this person either prompted the signers to include similar statements indicating "we don't agree to have a liquor store near our business" or actually wrote some of these comments on the petition himself.

Also, there is no signature present for the Panda Express. This obviously invalidates this item from the petition.

With all of these invalid signatures, I question the entire validity of this petition.

Once I explained the actual facts, all of my tenants I spoke with support the proposed liquor store for the Stony Point Plaza. They feel the proposed liquor store will enhance the foot traffic to the entire shopping center and as a result will also benefit their business. This includes Mr. Khursheed Chaudhry, (KC) owner of the Sandwich Central, who also signed the petition. When I spoke to KC, he was on his way to the airport to leave town to visit his brother, who just had a serious medical emergency. KC offered to provide a letter of support, and requested his name also be removed from the petition. Due to the circumstances, I am still waiting for this letter.

Thank you,

Don Strouzas
510-531-1423

From: "Jean Kapolchok" <jkapolchok@sbcglobal.net>
To: "Noah Housh" <NHoush@ci.santa-rosa.ca.us>
Cc: dstrouzas@comcast.net, "Rhonda Deringer" <RDeringer@KeeganCoppin.com>, anilsaini@sbcglobal.net
Sent: Wednesday, September 25, 2013 9:34:47 AM
Subject: Anil - Liquor Store Use Permit

Hi Noah,
I've been speaking with Don Strouzas the owner of the shopping center and forwarded him a copy of the petition. He is following up with his tenants

and has discovered that some of the signatures on the petition are not operators or even employees of the businesses they say they represent. Also, once he explained Anil's proposal, tenants who were formerly opposed are now in support of the project. He will be getting statements to that effect as well as letter or a petition showing support. Any decision as to the hearing date? If it gets set for October 24th could you have it scheduled after my North Wright Road project? Thank you.

Jean

September 24, 2013

To: Mr. Don Strouzas
6268 Viewcrest Drive
Oakland, CA 94619

From: Mr. Hong Pak
ABC Cleaners
750 Stony Point Road, Suite A-180
Santa Rosa, CA 95407

RE: Letter of Support for the Proposed Liquor Store at the
Stony Point Plaza Shopping Center
750 Stony Point Road, Suite A-175
Santa Rosa, CA 95407

Dear Mr. Strouzas,

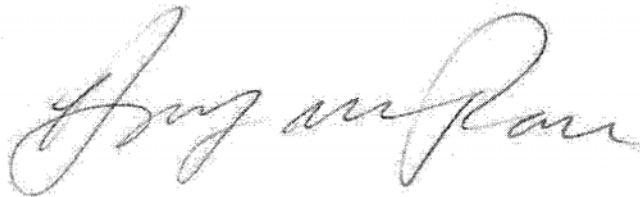
After speaking with you and receiving a better understanding of the proposed above referenced liquor store and its operator, I feel that this new tenant will be an asset to the Stony Point Plaza and will generate additional foot traffic that will also benefit my ABC Cleaning business located right next door at 750 Stony Point Road, Suite A-180. The fact that this liquor store was previously operating only a few blocks away, and is simply transferring up the road to a new location, does not add any additional liquor stores to the community and should therefore create no concern to the immediate neighbors in and around the Stony Point Plaza.

I understand that a Kyong Whitt, previously signed a petition, claiming to represent ABC Cleaners, opposing this liquor store that was dated May 26, 2013, which was submitted to the City of Santa Rosa on May 30, 2013. She signed said petition without my knowledge or express consent. Therefore, I hereby am requesting that the Kyong Whitt's name on behalf of my ABC Cleaners business be removed and stricken from the previously referenced petition opposing this liquor store.

I hereby am submitting my support for the proposed new liquor store.

Very truly yours,

Hong S. Pak
Owner
ABC Cleaners



9/27/13

September 24, 2013

To: Mr. Don Strouzas
6268 Viewcrest Drive
Oakland, CA 94619

From: Mr. Arvin Hinahon
Cheese Steak Shop
750 Stony Point Road, Suite A-155
Santa Rosa, CA 95407

RE: Letter of Support for the Proposed Liquor Store at the
Stony Point Plaza Shopping Center
750 Stony Point Road, Suite A-175
Santa Rosa, CA 95407

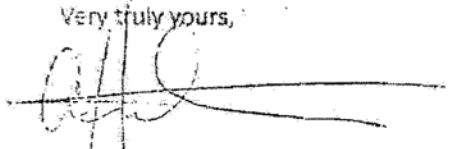
Dear Mr. Strouzas,

After speaking with you and receiving a better understanding of the proposed above referenced liquor store and its operator, I feel that this new tenant will be an asset to the Stony Point Plaza and will generate additional foot traffic that will also benefit my Cheese Steak Shop business located at 750 Stony Point Road, Suite A-155. The fact that this liquor store was previously operating only a few blocks away, and is simply transferring up the road to a new location, does not add any additional liquor stores to the community and should therefore create no concern to the immediate neighbors in and around the Stony Point Plaza.

I understand that Laura Calleros, a former employee of mine, previously signed a petition opposing this liquor store that was dated May 26, 2013, which was submitted to the City of Santa Rosa on May 30, 2013. Laura Calleros is in no way authorized to act on my behalf for such matters, and signed said petition without my knowledge or express consent. Therefore, I hereby am requesting that Laura Calleros's name on behalf of my Cheese Steak Shop business in Suite A-155 be removed and stricken from the previously referenced petition opposing this liquor store.

I hereby am submitting my support for the proposed new liquor store.

Very truly yours,



Arvin Hinahon
Owner
Cheese Steak Shop



Little Caesars®

September 24, 2013

To: Mr. Don Strouzas
6268 Viewcrest Drive
Oakland, CA 94619

From: Mr. Fred Berry
F.H. Berry Enterprises
750 Stony Point Road, Suite A-140
Santa Rosa, CA 95407

RE: Proposed Liquor Store at the
Stony Point Plaza Shopping Center
750 Stony Point Road, Suite A-175
Santa Rosa, CA 95407

Dear Mr. Strouzas,

I understand that Carmen Gurdarroma, an employee of mine, previously signed a petition opposing this liquor store that was dated May 26, 2013, which was submitted to the City of Santa Rosa on May 30, 2013. Carmen Gurdarroma is in no way authorized to act on my behalf for such matters, and signed said petition without my knowledge or express consent. Therefore, I hereby am requesting that Carmen Gurdarroma's name on behalf of my pizza business in Suite A-140 be removed and stricken from the previously referenced petition opposing this liquor store.

Very truly yours,

Fred Berry
President
F.H. Berry Enterprises



Little Caesars®

Fouad H. Berry
President

F.H. Berry Enterprises, Inc
6585-B Commerce Blvd
Rohnert Park, CA 94928

Phone (925) 382-4750
Fax (707) 586-0699
fberry@comcast.net

LittleCaesars.com

Bliss, Sandi

From: Jean Kapolchok <jkapolchok@sbcglobal.net>
Sent: Friday, August 16, 2013 8:18 AM
To: Housh, Noah; Hartman, Clare
Cc: Gwyn Bauer
Subject: CUP13-028

Hi Noah,

I think its very important for you to look at this use as an existing liquor store that is moving three blocks. It is not a new liquor store as described in your email. As a matter of fact the relocation would have less of an impact given that it is in a shopping center rather than a residential neighborhood. We also understand that the police department has been complimentary of our clients business and there has never been any complaints. This use should not be analyzed simply on the basis of crime statistics. You have a known operator with superior management, which through eminent domain the city forced to relocate. Could you please email Gwyn and I the name of your contact from the SR Police Department. Thank you.

Jean