

# 1380 Guerneville Road – Alcohol Sales Conditional Use Permit

Planning Commission

---

March 8, 2017

Patrick Streeter  
Senior Planner  
Planning and Economic Development

- Conditional Use Permit:
  - Modify existing legal non-conforming use
  - Alcohol Sales (ABC Type-20: Off-sale beer & wine)
  - 10,000 square-foot restaurant and market
  - Approved business hours: 7am to 9pm

# Project Location

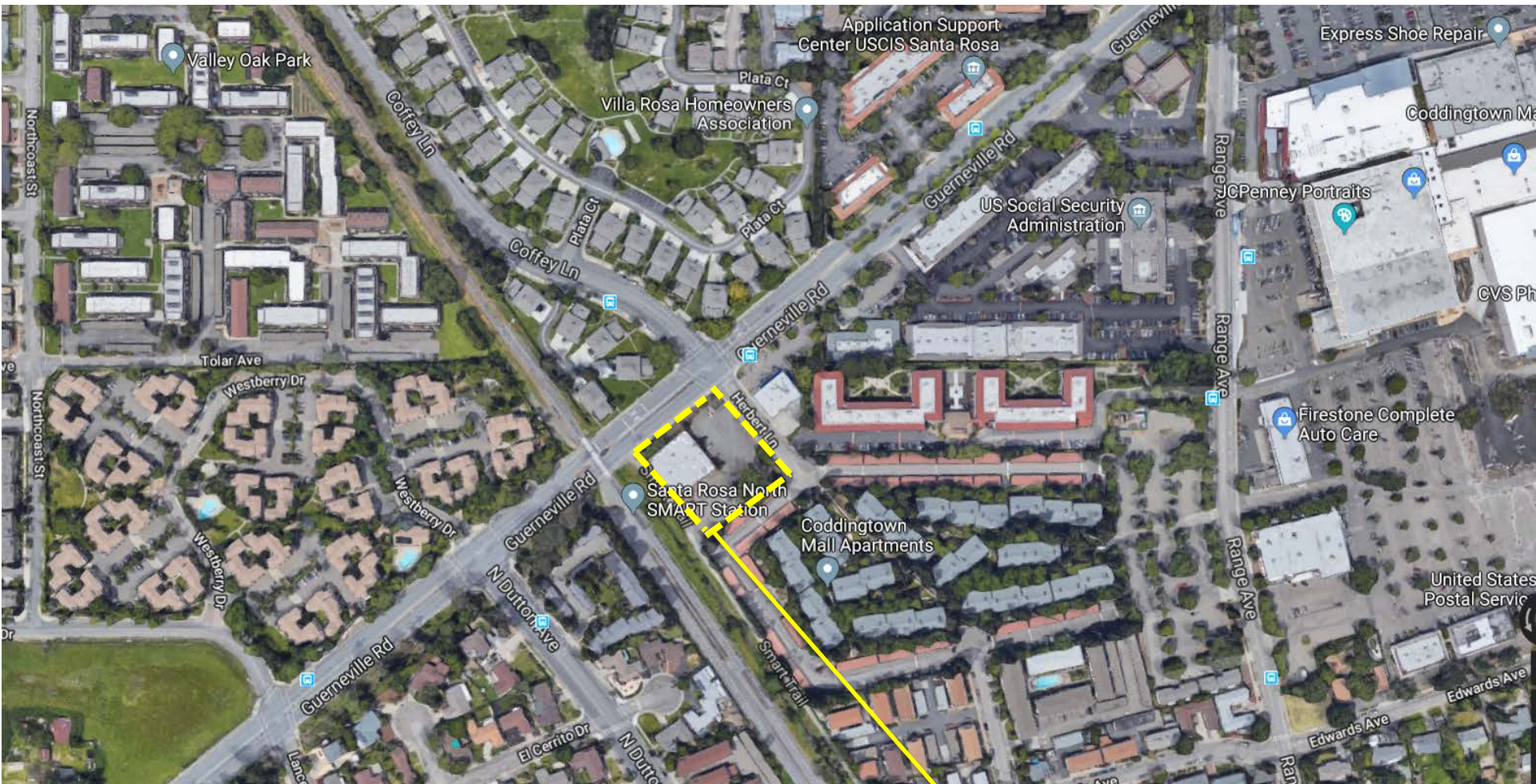
## 1480 Guerneville Road





# Project Location

## 1480 Guerneville Road



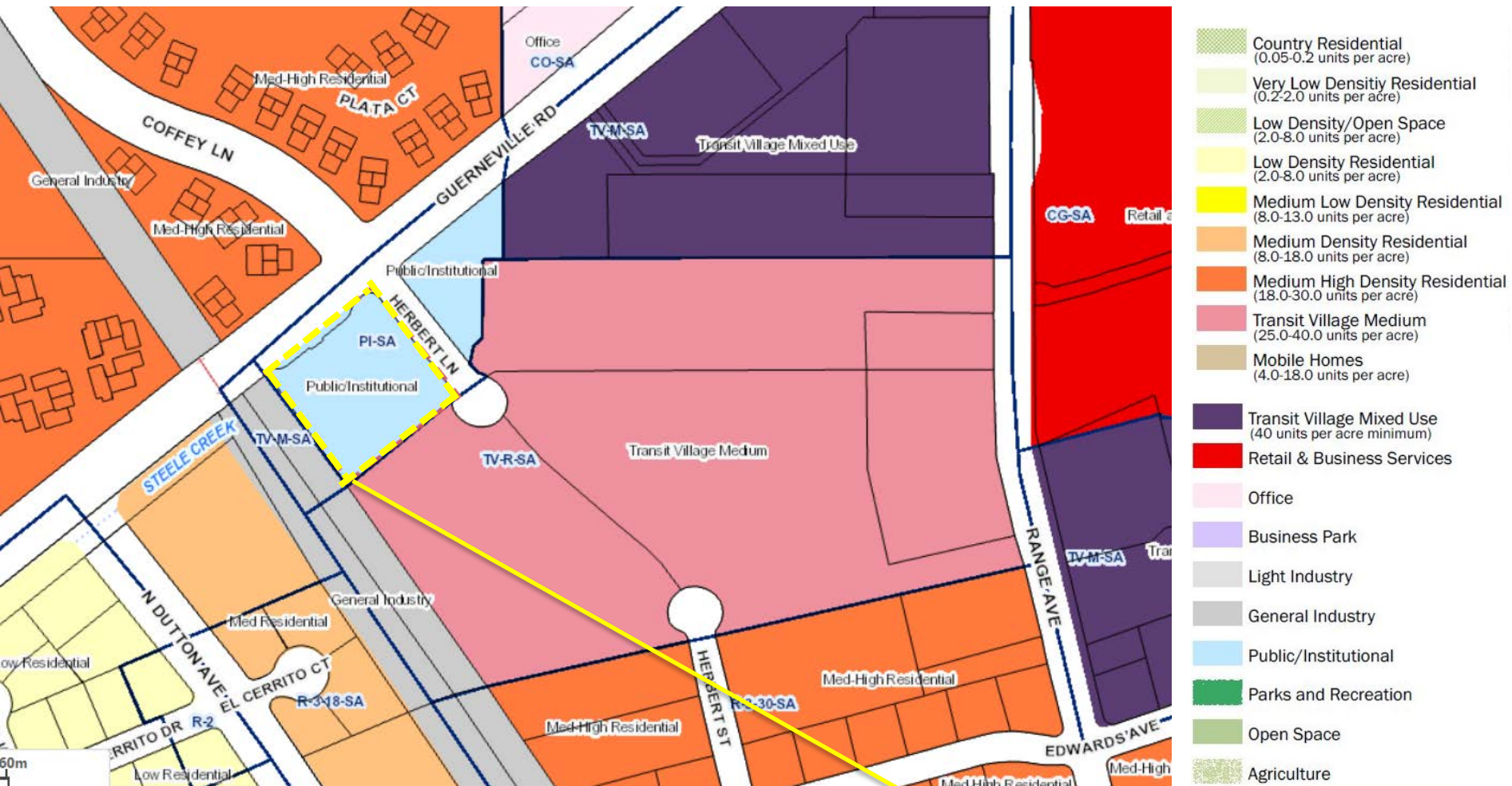
Project Site



# Project Location 1480 Guerneville Road



Project Site



Project Site

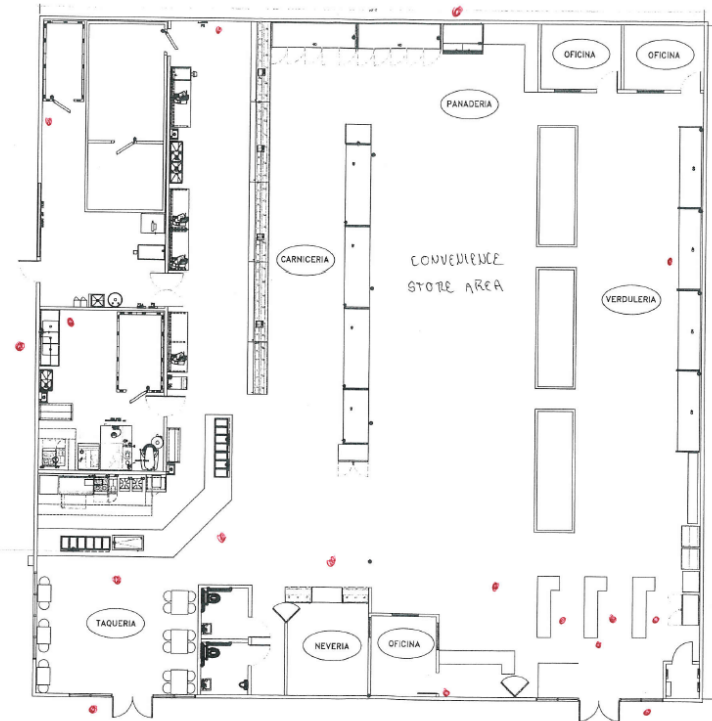
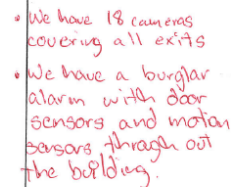


PI-SA  
(Public and  
Institutional; Station  
Area)

Restaurant permitted

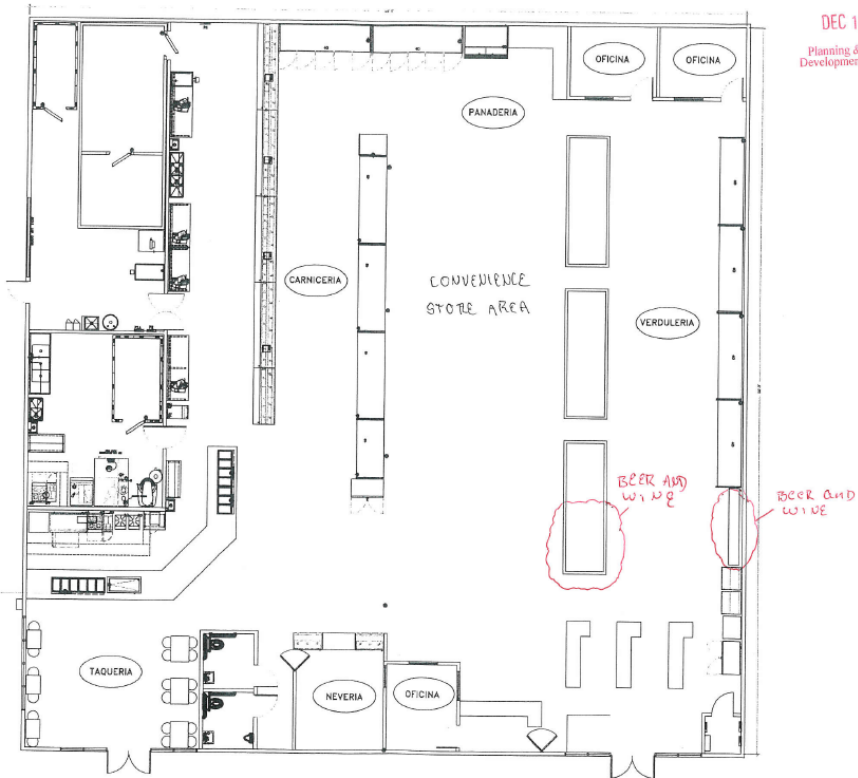
Retail/grocery not  
conforming uses





8





1. PCN
2. Crime Rate
3. Licenses per capita
4. Alcohol-related calls for service
5. Proximity to sensitive receptors
6. Site plan and conditions

- Conditions of Approval / Zoning Code Regulations:
  - ✓ customer and site visitor management
  - ✓ trash, litter and graffiti
  - ✓ staff training
  - ✓ staffing, surveillance, and security
  - ✓ limitations on product sales and display
  - ✓ signs, postings

1. PCN
2. Crime Rate
3. Licenses per capita
4. Alcohol-related calls for service
5. Proximity to sensitive receptors
6. Site plan and conditions



# Environmental Review

## California Environmental Quality Act (CEQA)

- Class 1 Categorical Exemption
  - Permitting of existing facilities
- Class 32 Categorical Exemption
  - Infill development









Legal nonconforming status

## Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit to modify a permitted legal nonconforming use to include the sale of beer and wine for off-site consumption at 1480 Guerneville Road.



Patrick Streeter  
Senior Planner  
Planning and Economic Development  
[PStreeter@srcity.org](mailto:PStreeter@srcity.org)  
(707) 543-4323

