

7-Eleven Sales of Beer & Wine for Offsite Consumption

136 College Avenue

October 26, 2023
(Cont'd from August 24, 2023)

Susie Murray, Senior Planner
Planning and Economic Development

August 24, 2023 – Meeting Recap

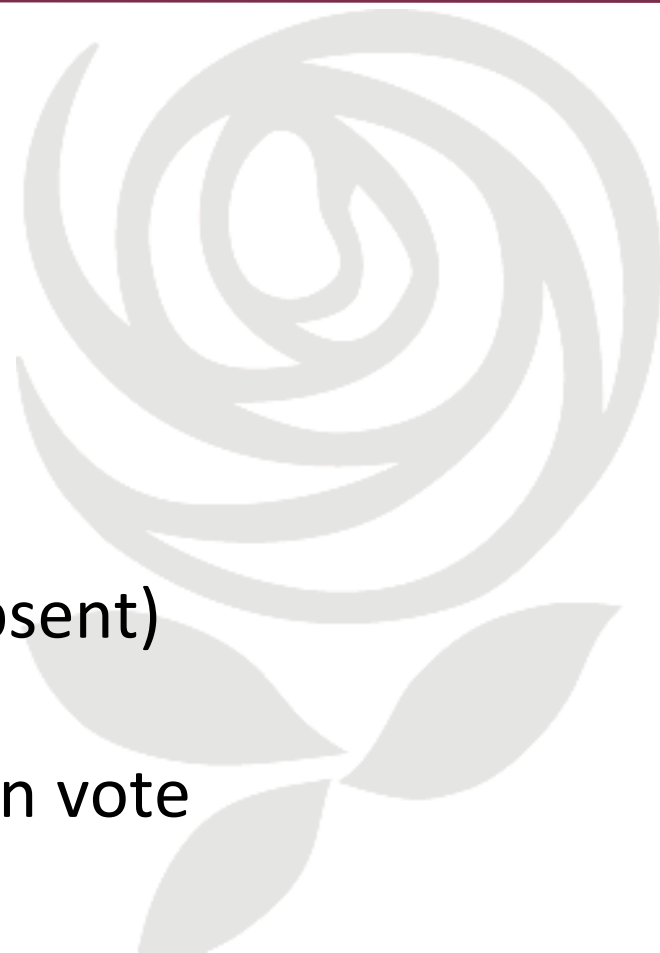
Staff & applicant presentations

Public hearing opened & closed

Commissioners' discussion

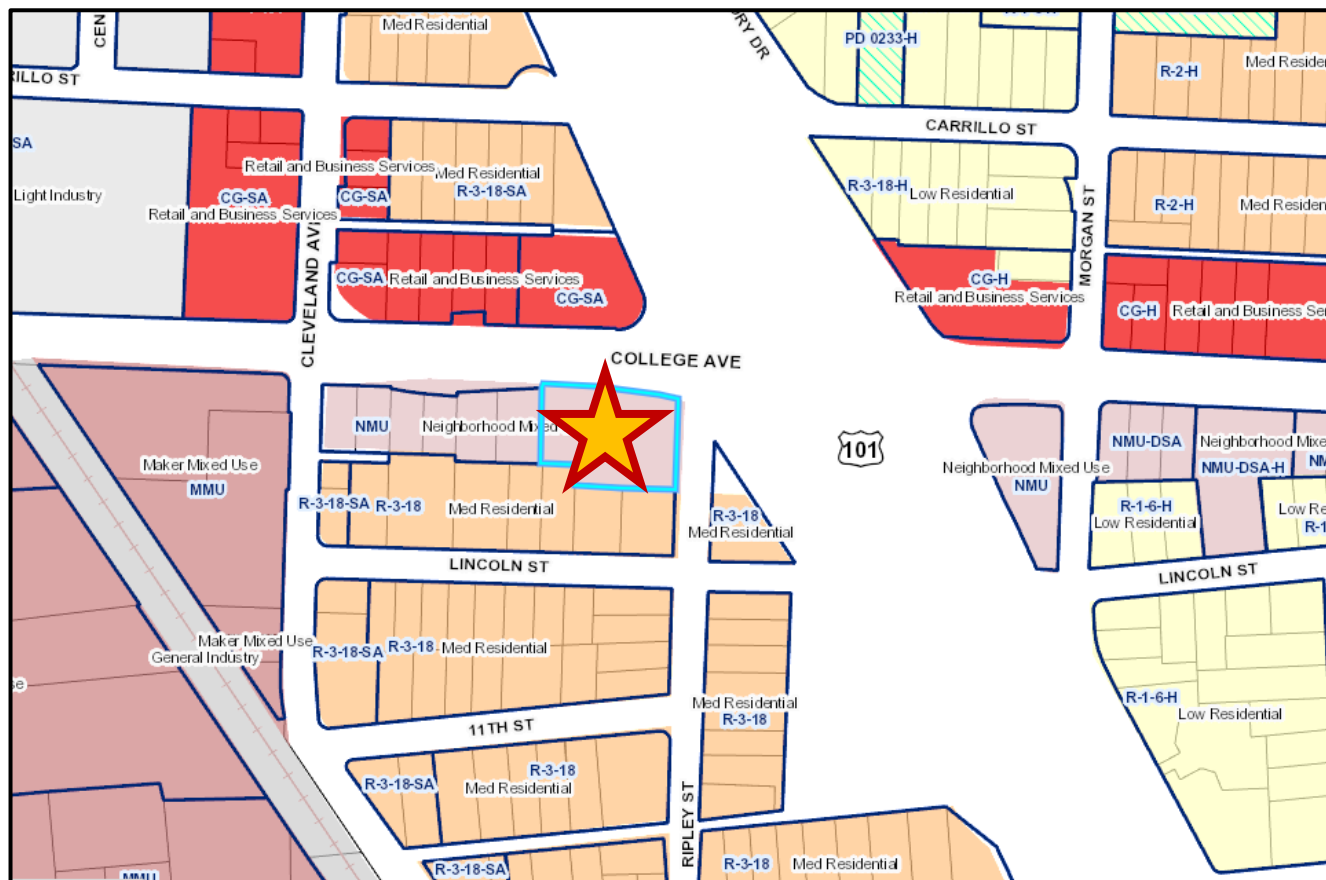
Vote 3-3-0 (Commissioner Dugan absent)

Item continued for a full-Commission vote



General Plan land use designation: Neighborhood Mixed Use

Zoning: NMU (Neighborhood Mixed Use, within the –SA combining district)



Sell beer and wine for off-site consumption from the existing 7-Eleven convenience store with fueling service.



Required Findings

The use is allowed within the Neighborhood Mixed Use zoning district & complies with all other applicable provisions of the City Code.

The proposed use is consistent with the General Plan and any applicable specific plan.

The design, location, size, and operating characteristics of the activity would be compatible with the existing and future land uses in the vicinity.

The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

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.

Required Findings Cont'd

California Environmental Quality Act (CEQA)

Reviewed in compliance with the California CEQA:

CEQA Guidelines Section 15301 - Involves a negligible expansion to an existing convenience store (General Retail)

CEQA Guidelines Section 15183 - Consistent with General Plan and Downtown Station Area Specific Plan

Project plans reviewed by Planning, Fire, Traffic, Engineering, Building, Police, and Housing & Community Service

No issues were raised as part of Staff review.

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit allowing the sale of beer and wine for offsite consumption for 7-Eleven at 136 College Avenue.

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