

# MD Market

File No. PLN25-0495

1995 Sebastopol Road

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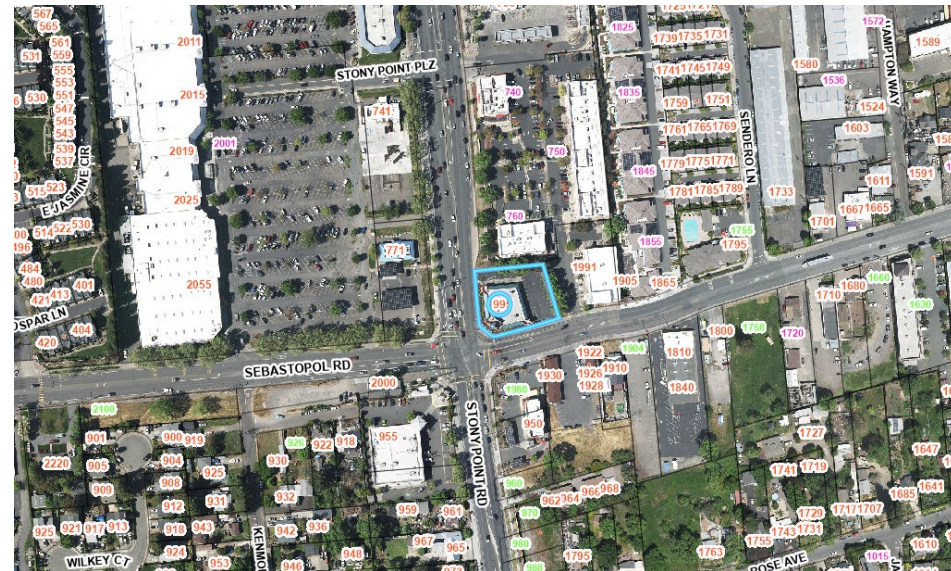
June 25, 2026

Sheila Wolski  
Senior Planner  
Planning and Economic Development

- Major Conditional Use Permit to allow alcoholic beverage sales for off-site consumption
- Approval of extended hours of operation from 6:00 a.m. to 12:00 a.m., seven days per week
- Neighborhood-serving retail market within an existing commercial building
- Includes minor interior tenant improvements. No expansion of the existing building footprint
- Transfer of alcohol license from existing location at 1930 Sebastopol Road to 1995 Sebastopol Road

# Project Location 1995 Sebastopol Road

- Located along Sebastopol Rd. and Stony Point Rd. commercial corridor
- Within the Roseland Area/Sebastopol Road Specific Plan Area
- Proximity to commercial, single and multi-family residential uses



## Surrounding Land Uses

- North: Commercial Shopping Center (Starbuck's, Wing Stop)
- South: Commercial (Popeye's, MD Market)
- East: Commercial (AutoZone)
- West: Commercial Shopping Center (FoodMaxx, Taco Bell)

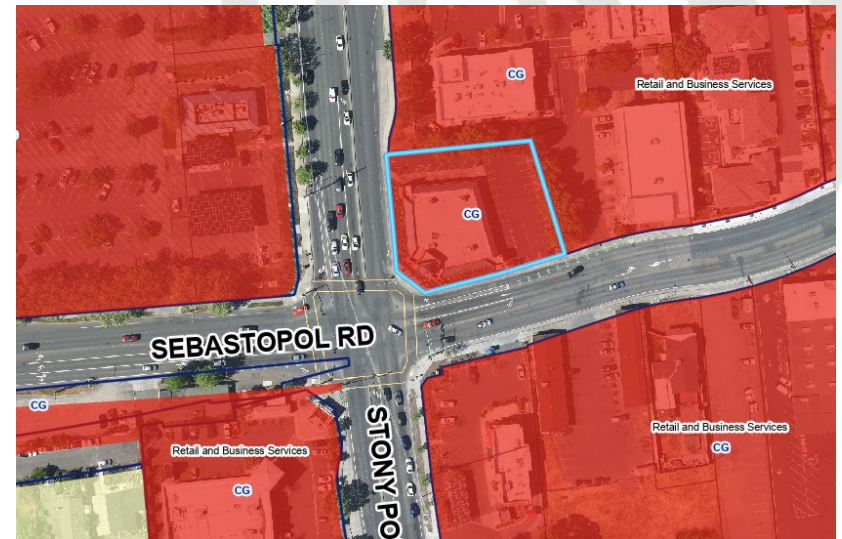


## General Plan 2050

- Land Use Designation: Retail and Business Services
- Area of Change
- Equity Priority Area

## Zoning

- CG (General Commercial)
- Allows neighborhood-serving retail uses
- Alcoholic beverage sales and extended hours allowed with a Major CUP



- January 8, 2026 – Project application submitted
- April 17, 2026 – Notice of Application mailed
- April 20, 2026 – Application deemed complete
- June 12, 2026 – Public Hearing notice mailed and published
- June 25, 2026 – Planning Commission hearing

## Criteria for Review (Alcohol Sales)

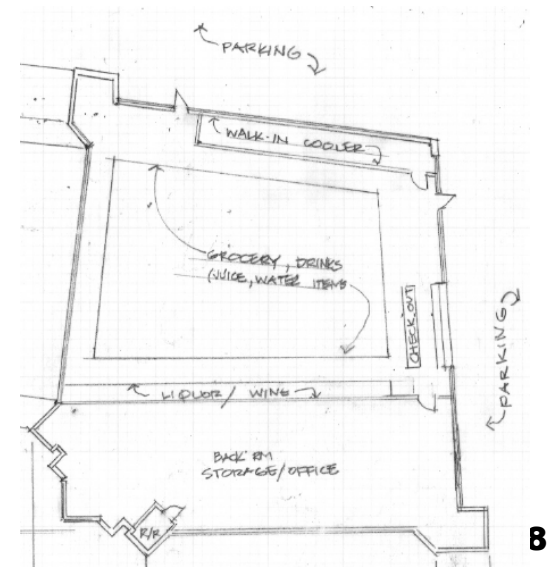
Per Zoning Code Section 20-42.034, review includes:

- Public convenience or necessity
- Crime rate in the reporting district and surrounding areas
- Alcohol license concentration
- Alcohol-related calls for service
- Proximity to residential uses and sensitive receptors
- Site design features that:
  - Improve visibility
  - Reduce loitering
  - Enhance safety and security

# Site Plan/Floor Plan

Aerial view: ingress/egress to the Project site

Floor plan: alcohol sales located toward rear/south end of store, requiring customers to travel past employee checkout



Reviewed in compliance with CEQA:

- CEQA Guidelines §15301 – Existing Facilities
- CEQA Guidelines §15303 – Minor construction/tenant improvements
- No expansion of building footprint
- No exceptions apply per CEQA Guidelines §15300.2

- Public comment expressed concern that convenience stores and alcohol sales do not constitute a “healthy retail” use.

- Public safety reviewed; Police Department provided no comments/concerns
- Conditions of approval address:
  - Hours of operation
  - Alcohol sales
  - Lighting and security
  - Site management
- There are no unresolved issues remaining with the project.

It is recommended by the Planning and Economic Development Department that the Planning Commission:

- Approve a Major Conditional Use Permit to allow:
  - Alcoholic beverage sales for off-site consumption
  - Extended hours of operation (6:00 a.m. – 12:00 a.m., seven days per week)
- Located at 1995 Sebastopol Road, subject to Conditions of Approval.

Sheila Wolski  
Senior Planner  
Planning and Economic Development  
[swolski@srcity.org](mailto:swolski@srcity.org)  
(707) 543-4705

