

The European Food Store

PRJ22-022 (CUP22-054)

Planning Commission

April 13, 2023

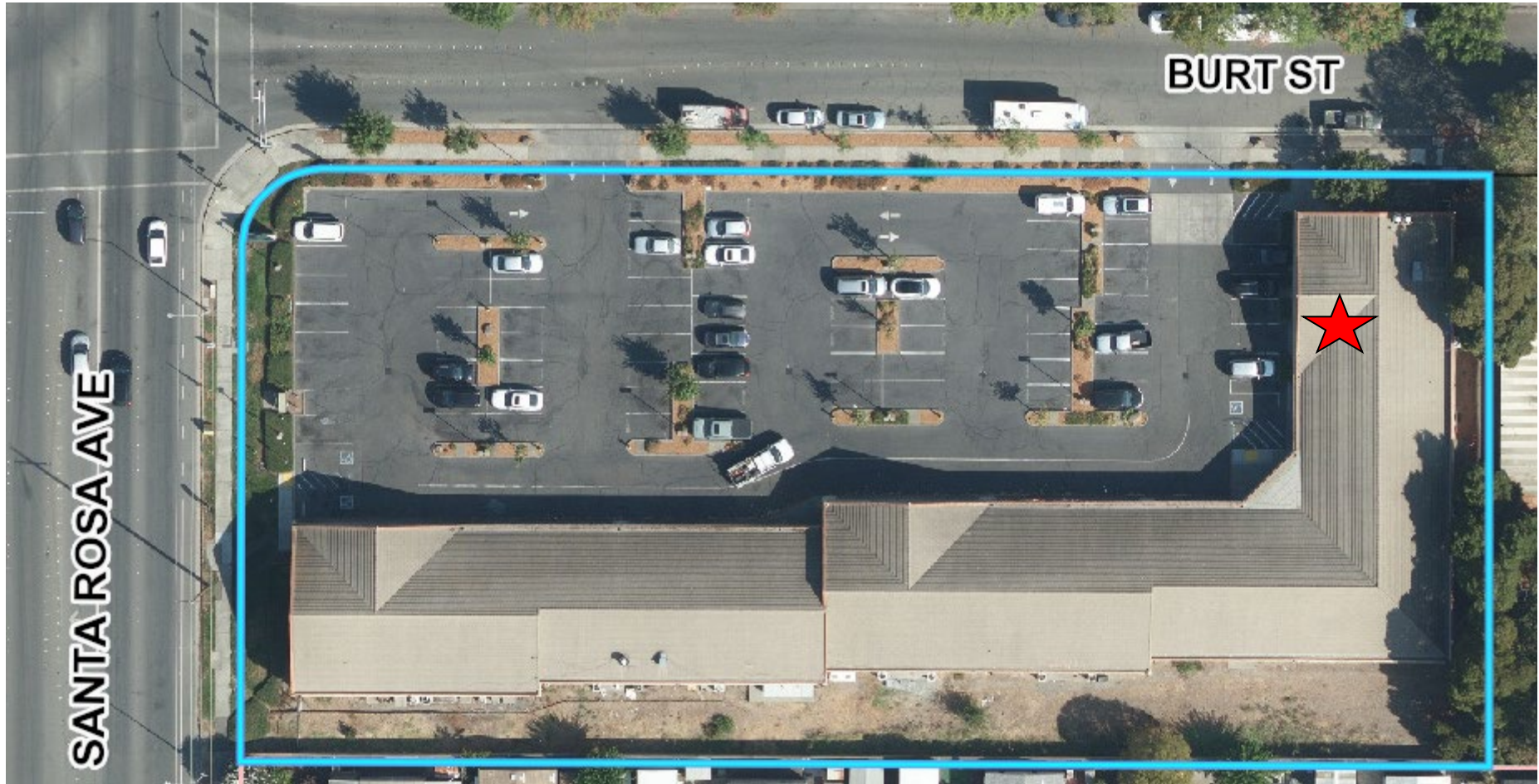
Suzanne Hartman, City Planner
Planning and Economic Development

Project Description

The applicant seeks a Conditional Use Permit to allow the sale of alcoholic beverages for off-site consumption (Type 20 ABC License) at The European Food Store, located at 100 Burt Street, Suite M.

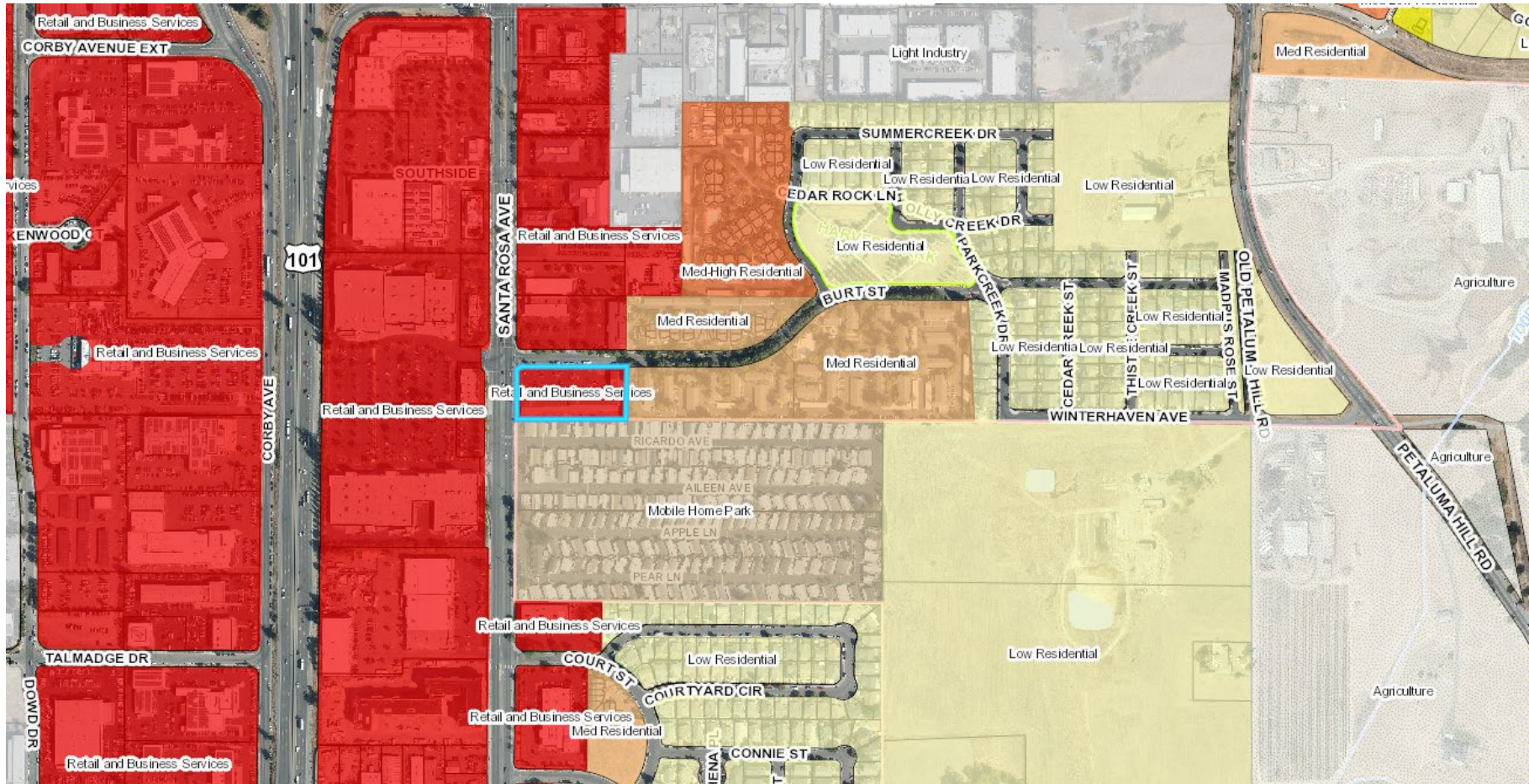
Project Location

100 Burt Street, Suite M

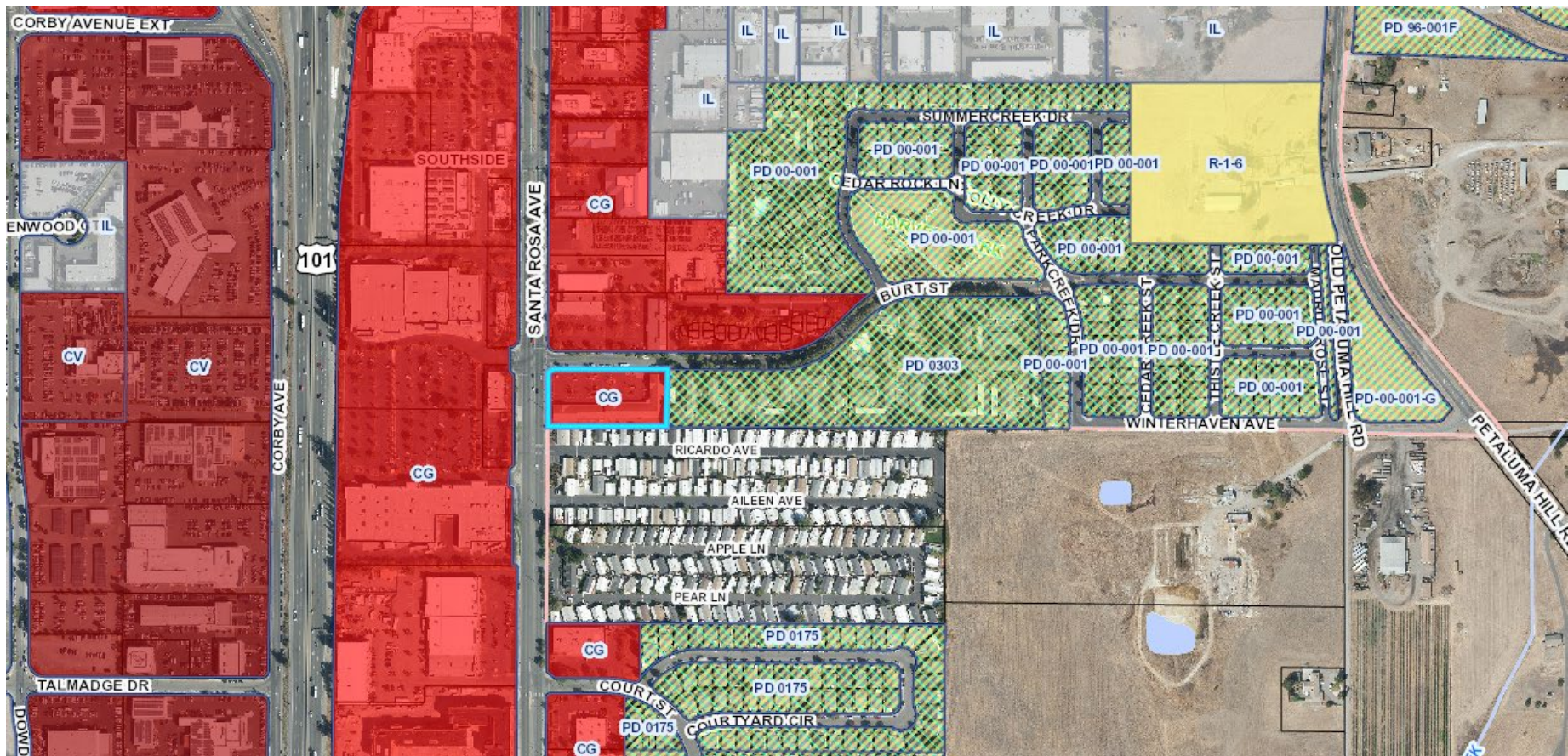


- August 25, 2022 – Application submitted
- October 10, 2022 – Application deemed complete
- January 27, 2023 – PCN application (PCN22-003) approved by the Director of Planning and Economic Development
- March 29, 2023 – Notice of Public Hearing mailed

General Plan Land Use Designation



Zoning District



- 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; and
- The proposed use is consistent with the General Plan and any applicable specific plan; and
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity; and

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

- Compliance with Zoning Code Section 20-42.034(B)
Operating Standards for Alcoholic Beverage Sales
 - Customer Service Management
 - Trash, Litter, Graffiti
 - Staff Training
 - Staffing, Surveillance and Security
 - Limitations on Product Sales and Display
 - Signs, Postings
 - Compliance with Other Requirements

- Zoning Code Section 20-42.034(C) Review Criteria for Alcoholic Beverage Sales
 - Whether the use serves public convenience or necessity;
 - The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City;
 - The number of alcohol licenses per capita in the reporting district and in adjacent reporting districts as compared to the county-wide average;
 - The numbers of alcohol-related calls for service, crimes or arrests in the reporting district and in adjacent reporting districts;
 - The proximity of the alcoholic beverage outlet to residential districts, day care center, park and recreation facilities, places of religious assembly, and schools;
 - Whether the site plan and floor plan incorporated design features to assist in reducing alcohol related problems.

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the project qualifies for:

- Class 1 Categorical Exemption under CEQA Section 15301
- Class 3 Categorical Exemption under CEQA Section 15303

Public Comments

- No public comments were received



It is recommended by Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit that would allow for the sale of alcoholic beverages (Type 20 ABC License) at The European Food Store, located at 100 Burt Street, Suite M.

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