



AGENDA REPORT

Department: Planning
Prepared by: David Welch, Principal Planner
Meeting Date: Tuesday, February 17, 2026
Approved by: Alejandro Hernandez, Acting City Manager

SUBJECT:

Notice of Decision – Planning Commission Approval of a Conditional Use Permit (CUP) for On-Site Beer and Wine Sales at a New Restaurant to be Located at 21 West 7th Street.

RECOMMENDATION:

Staff recommends Approval of Beer and Wine Sales for On-Site Consumption (ABC Type-41) at a New Restaurant, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-01, and a Determination that the Project is Exempt from CEQA. The Sale of Alcohol is a Conditionally-Allowed Use in Development Zone 1B and would be Accessory to Food Sales at the New Restaurant.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:

The Planning Commission recommended approval of the Conditional Use Permit with modified conditions by unanimous vote of those present. Commissioner Sanchez was absent. A condition of approval related to the provision of security for the proposed use was modified for more clarity and a reduction in the required hours.

EXPLANATION:

The applicant intends to operate a restaurant in conjunction with a previously-approved outdoor commercial recreation facility and has applied for a California Department of Alcoholic Beverage Control (ABC) Type 41 license to offer on-site beer and wine sales. The proposed hours for alcohol sales are 8:00 a.m. to 11:00 p.m. daily.

The Planning Commission conducted a public hearing on February 2, 2026, and voted to recommend approval of the request based on the attached findings and modified conditions of approval in Exhibit A, Planning Commission Resolution No. 2026-01. The attached Planning Commission staff report in Exhibit B describes the proposal in detail.

FINANCIAL STATEMENT:

An application fee of \$3,700 was paid with the submittal of the subject CUP. Fees are anticipated to cover the cost of staff review time and processing of the permit.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:

Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:

This is a project under CEQA subject to a Categorical Exemption. New Construction or Conversion of Small Structures. CCR 15303.

PUBLIC NOTIFICATION:

The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:

Not Applicable

EXHIBITS:

Exhibit A – PC Resolution 2026-01

Exhibit B – 2025-27 CUP Staff Report

Exhibit C – PC PowerPoint Slides