

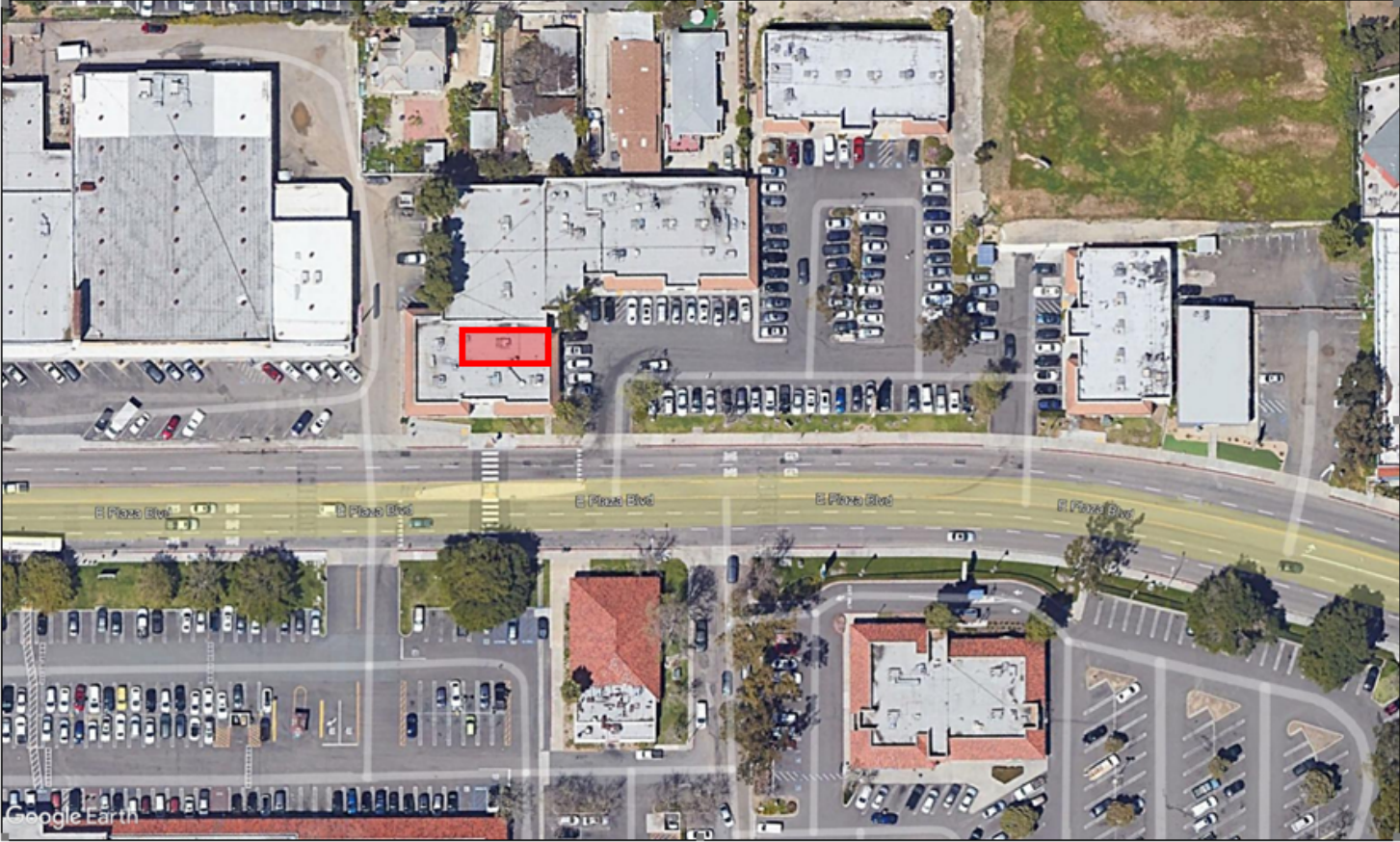


Public Hearing

CONDITIONAL USE PERMIT FOR
OFF-SALE BEER AND WINE AT AN
EXISTING CONVENIENCE STORE
(REAL STAR MARKET) AT
925 E. PLAZA BLVD., SUITE 106



Overhead



N ↗

Site Photo



Site Characteristics

- PLAZA VILLAGE CENTER
 - MXD-2 zone
 - 1.7- acres
 - Subway, Taco Salsa, Ginza Sushi, Freeway Insurance
- EXISTING SUITE – EXISTING RESTAURANT (NIGERIA BREEZE)
 - 1,276 ft² in size

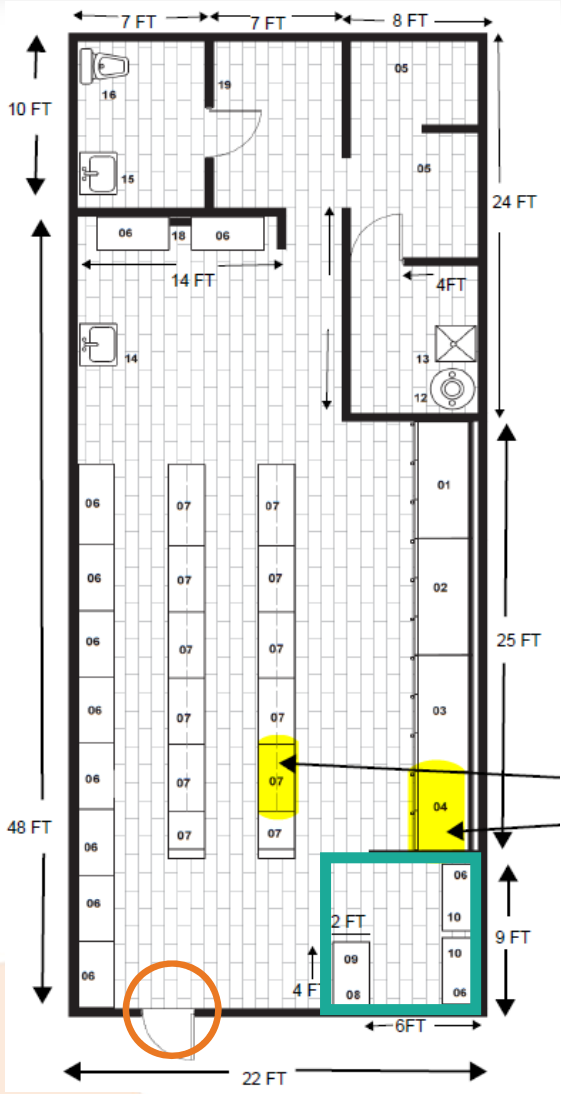


Proposal

- APPLICANT PROPOSES TO SELL BEER AND WINE WITH AN ALCOHOL DISPLAY AREA OF 8-1/2 LINEAR FEET
 - Type 20 ABC license
- REAL STAR MARKET PRIMARILY SELLS GROCERY ITEMS
 - Hours of operation are 9:00 a.m. to 9:00 p.m. daily
- SINGLE SALES OR SMALL WINE BOTTLES WILL NOT BE PERMITTED IN CONFORMANCE WITH CITY COUNCIL POLICY 707



Floor Plan



Analysis

- NCMC 18.30.050 ALLOWS FOR OFF-SITE ALCOHOL SALES WITH APPROVED CUP
 - Additional requirements for alcohol CUPs:
 - [Mailing](#) – Owners/occupants within 660 ft. (358)
 - [Community Meeting](#) – 9/23/22 @ 2-3 p.m. – 25 attendees
 - [Distance Requirements](#) – not applicable for grocery stores with greater than 75% sales of non-alcohol items
- CITY COUNCIL POLICY 707
 - Standard conditions



Analysis (cont.)

- CENSUS TRACT 117
 - National City Blvd east to 'N' Ave; E. 8th south to E. 18th Streets
- TRACT CONSIDERED OVER-CONCENTRATED
 - 9 off-sale licenses where 4 recommended
- ISSUES CONCERNING ALCOHOL SALES RELATED TO SMALLER QUANTITIES / CHEAPER PRODUCTS
 - Usually contained to non-CUP businesses
- BUSINESSES WITH CUPS HAVE LIMITATIONS ON SIZE, TYPE
 - No airplane bottles or pints
 - No malt liquor in certain sizes (e.g. 22s, 40s)
 - These products not part of proposed sales inventory



Analysis (cont.)

- PD COMMENTS:
 - Risk Assessment
 - 12 points (low risk)
- IPS COMMENTS
 - No comments
 - RBSS training



Conditions / Summary

- CONDITIONS OF APPROVAL INCLUDE THOSE SPECIFIC TO OFF-SITE ALCOHOL SALES PER COUNCIL POLICY 707 (ALCOHOL CONTAINER VOLUME, SIZE, AND NUMBER; RBSS TRAINING, HOURS, ACCESSORY SALES, ETC.).
- PROPOSED USE CONSISTENT WITH GENERAL PLAN
 - Alcohol sales conditionally-allowed use in MXD-2
 - Would contribute to diversity of items for sale for customers
- SMALL DISPLAY AREA
 - Less than 1% of products sold



Options

- APPROVE CUP BASED ON ATTACHED FINDINGS / FINDINGS DETERMINED BY THE COMMISSION; OR
- DENY CUP BASED ON ATTACHED FINDINGS / FINDINGS DETERMINED BY THE COMMISSION; OR
- CONTINUE THE ITEM FOR ADDITIONAL INFORMATION
- STAFF RECOMMENDING APPROVAL
- NOTICE OF DECISION TO CITY COUNCIL



Floor Plan

