

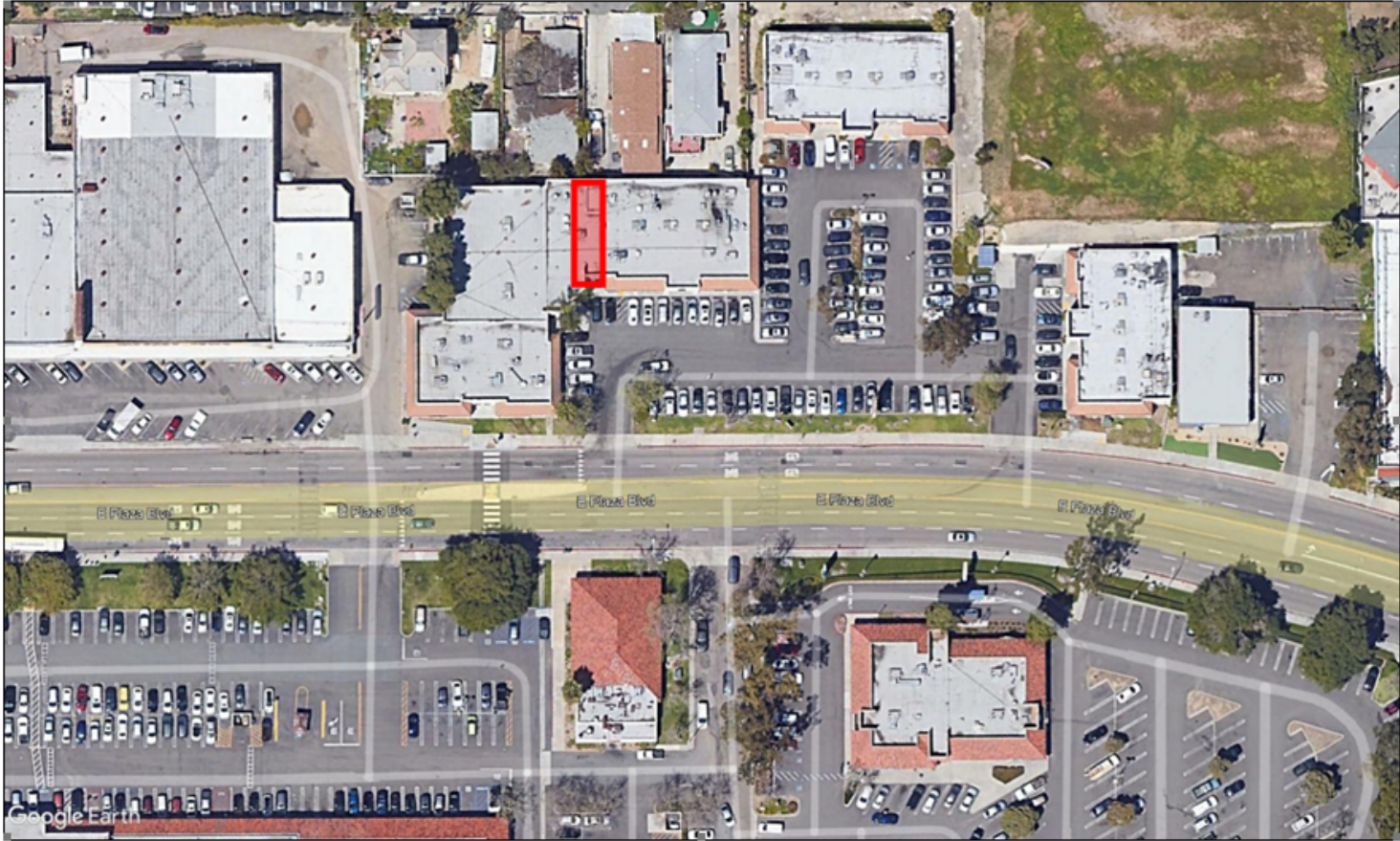


Public Hearing

CONDITIONAL USE PERMIT FOR BEER
AND WINE SALES AT AN EXISTING
RESTAURANT (NIGERIA BREEZE) 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)
 - 1,760 ft² in size
 - No outside seating

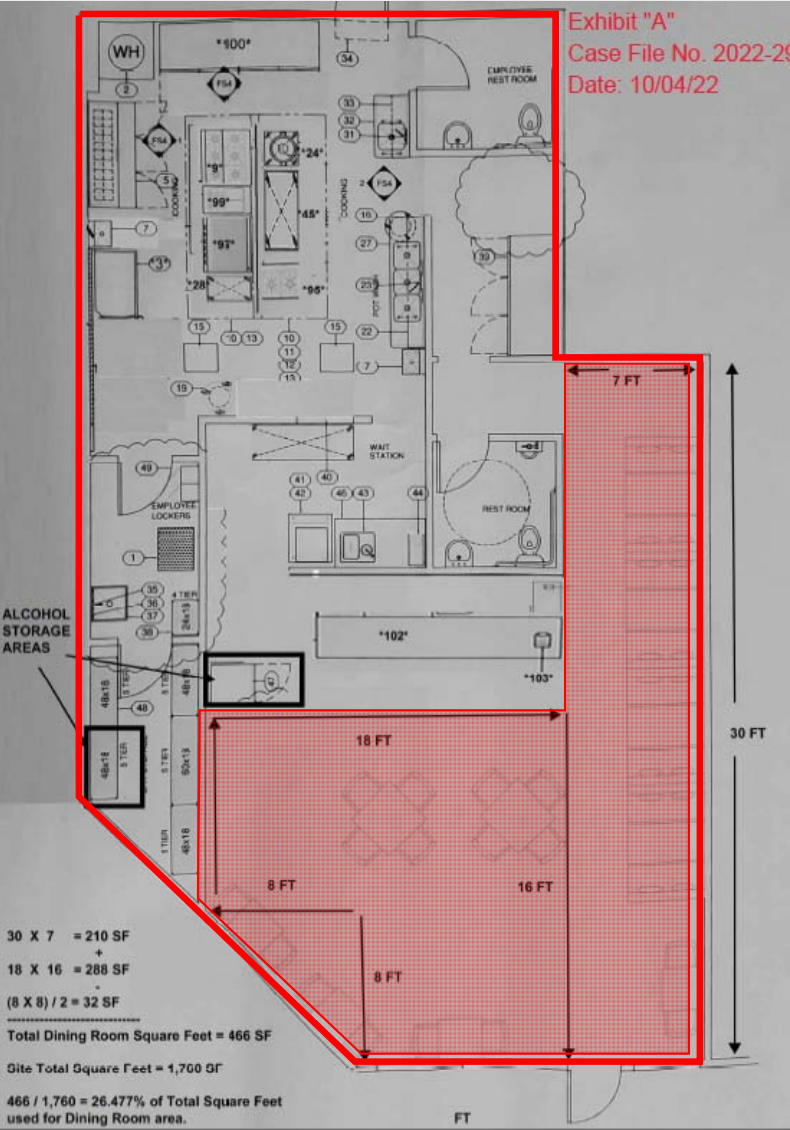


Proposal

- APPLICANT REQUESTING BEER AND WINE SALES
 - ABC Type 41
 - Incidental to restaurant use
 - Hours of operation are 10:00 a.m. to 9:00 p.m. M-Sa
- ALCOHOL SALES HOURS PROPOSED TO BE THE SAME
- NO LIVE ENTERTAINMENT IS PROPOSED
- 32 SEATS ALL LOCATED INDOORS



Floor Plan



Analysis

- REQUEST CONSISTENT WITH CODE REQUIREMENTS (ALCOHOL):
 - Mailing – 660 feet owners/occupants (358)
 - Community Meeting 9/23/22 @ 2-3 p.m. – 25 attendees
 - Distance from schools (n/a)
- CENSUS TRACT 117
 - National City Blvd east to 'N' Ave; E. 8th south to E. 18th Streets
- TRACT CONSIDERED OVER-CONCENTRATED
 - 15 on-sale licenses where 8 recommended



Analysis (cont.)

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



Conditions / Summary

- CONDITIONS OF APPROVAL
 - Standard conditions specific to on-site alcohol sales (per Council Policy 707)
 - Hours of operation, employee training, accessory sales
- PROPOSED USE CONSISTENT WITH GENERAL PLAN
 - Alcohol sales conditionally-allowed use in MXD-2 zone
 - Alcohol sales would be accessory to restaurant use in established commercial area
 - Addition of beer and wine sales not expected to increase demand for parking, other services on the property
 - Census tract currently over-concentrated
 - Beer and wine will only be available with the sale of food



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

