



Public Hearing

CONDITIONAL USE PERMIT FOR
ALCOHOL SALES AT A PROPOSED
RESTAURANT (TEXAS ROADHOUSE) AT
1908 SWEETWATER ROAD.



Overhead



Site Photo



Site Characteristics

- SWEETWATER CROSSINGS
 - MXD-2 zone
 - Home Coffee, Heart Revolution Church, Denny's, LA Fitness, etc.
 - 0.87-acre parcel within larger shopping center
 - Existing 8,200 square-foot building proposed to be demolished
 - The building's original tenant was a themed restaurant and the structure is not historic.
- PROPOSED RESTAURANT (TEXAS ROADHOUSE)
 - 8,652 square-foot steakhouse
 - No outside seating

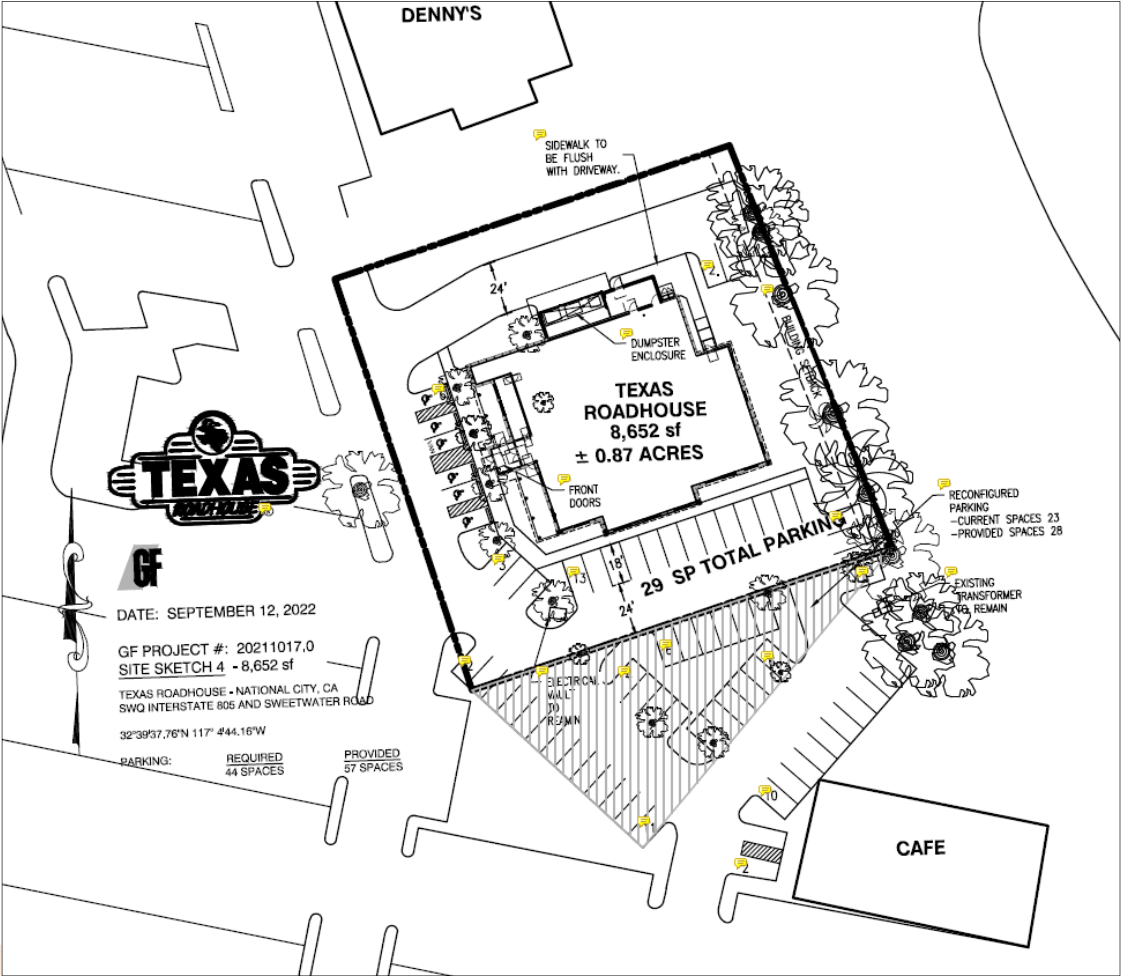


Proposal

- APPLICANT REQUESTING TO SELL BEER, WINE, AND DISTILLED SPIRITS
 - ABC Type 47
 - Incidental to restaurant use
 - Hours of operation are 11:00 a.m. to 11:00 p.m. daily
- NO LIVE ENTERTAINMENT IS PROPOSED
- 359 SEATS ALL LOCATED INDOORS
- DESIGN / DEVELOPMENT NOT PART OF CUP REQUEST



Site Plan



Elevations



FRONT ELEVATION (SOUTH)



RIGHT ELEVATION (EAST)



REAR ELEVATION (NORTH)



LEFT ELEVATION (WEST)

Analysis

- REQUEST CONSISTENT WITH CODE REQUIREMENTS (ALCOHOL):
 - Mailing – 660 feet owners/occupants (102)
 - Community Meeting 11/14/22 @ 5-6 p.m. – no attendees
 - Distance from schools (n/a)
- CENSUS TRACT 122
 - Sweetwater Road, east of N. 2nd Avenue, along with unincorporated Lincoln Acres.
- TRACT NOT CONSIDERED OVER-CONCENTRATED
 - 1 on-sale licenses where 4 recommended



Analysis

- COMPATIBILITY, LAND USE CODE, AND TRAFFIC
 - New restaurant building is similar in size and use as the existing building on the site
 - Previously analyzed for traffic impacts
 - Will have to be built in compliance with all applicable building and fire codes
- CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
 - Exempt under Class 2, Section 15302 (Replacement or Reconstruction)



Analysis (cont.)

- PD COMMENTS:
 - Risk Assessment
 - 8 points (low risk)
- IPS COMMENTS
 - Recommended RBSS training
 - Hours of operation no later than 12:00 a.m. and sales incidental to food service



Conditions / Summary

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

