

Attachment 4

Letter of Justification

This Project is for a conditional use permit to allow for accessory retail sales of alcohol at a warehouse and distribution facility to be located at 750 Laurelwood Road. The primary use of the Project site will be a warehouse and distribution center with delivery service, which are permitted uses in the Heavy Industrial (MH) zone.

As part of the site's primary use as a warehouse, distribution, and delivery service, the Project applicant will obtain a Type 21 license from the state Department of Alcoholic Beverage Control ("ABC") allowing for the sale of alcoholic beverages for off-site consumption. ABC regulations for Type 21 licenses require an on-site retail sale component to accompany delivery sales of off-site alcohol, for which the City requires a conditional use permit. The on-site retail component of the applicant's use of the site will be minimal, comprising only approximately 320 square feet of a 57,077 square foot building. On-site parking and access will be sufficient.

In relation to the findings necessary to grant a conditional use permit, the Project is desirable to public convenience and welfare. The Project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the nearby neighborhood. With this conditional use permit application, the proposed use is consistent with the integrity and character of the zoning district, and is in keeping with the purposes and intent of the City's Zoning Code.