



Agenda Report

20-39

Agenda Date: 1/29/2020

REPORT TO PLANNING COMMISSION

SUBJECT

Consent: Action on Use Permit for ABC License Type 21 for the existing warehouse building located at 750 Laurelwood Road

REPORT IN BRIEF

Project: Use permit to allow the sale of prepackaged alcoholic beverages for consumption off the premises (ABC License Type 21) within a 320 square-foot portion of the existing warehouse.

Applicant: Prime Now LLC

Owner: Prologis, L.P.

General Plan: Light Industrial

Zoning: Heavy Industrial (MH)

Site Area: 2.95 acres

Surrounding Land Uses:

North: Industrial uses

South: US 101

East: Industrial uses

West: Lafayette Street

Staff Recommendation: Approve the Use Permit to allow the sale of prepackaged alcoholic beverages for consumption off the premises (ABC License Type 21)

BACKGROUND

The applicant is requesting a Use Permit to allow the sale of a full range of alcoholic beverages for consumption off the premises where sold (ABC License Type 21) in a 320 square-foot portion of the existing 57,077 square-foot warehouse. Hours of operation for the retail component would be 10 a.m. to 7 p.m.

DISCUSSION

Consistency with the General Plan

The subject property has a General Plan designation of Light Industrial. This classification is intended to accommodate a range of light industrial uses, including general service, warehousing, storage, distribution and manufacturing. Retail associated with the primary use may be up to a maximum of ten percent of the building area. As proposed, the retail component will make up 0.5 percent of the total square footage.

Zoning Conformance

The zoning designation is Heavy Industrial (MH). This district is primarily intended to encourage sound heavy industrial development in the City by providing and protecting an environment exclusively for such development.

Under the MH zoning district, warehouse and distribution facilities are allowed by right, while retail sales would require a Use Permit approved by the Planning Commission. The applicant has provided a letter of justification to support the Use Permit request.

After six months from obtaining the ABC license, the City will conduct an administrative review of ABC violations and police service calls and report any significant occurrences to the Planning Commission.

Conclusion

The proposal is consistent with the General Plan and Zoning designations for the site. The proposed sale of alcohol for consumption off the premises where sold is an ancillary use to an existing warehouse, which would provide convenience to the local customers.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a “project” within the meaning of the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense for the typically covered by processing fees paid by the applicant.

COORDINATION

This report was coordinated with the City Attorney’s Office.

PUBLIC CONTACT

A notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site. Planning Staff has not received public comments for this application.

RECOMMENDATION

Adopt a resolution approving a Use Permit for the sale of prepackaged alcoholic beverages for consumption off the premises (ABC License Type 21) for the existing warehouse building located at 750 Laurelwood Road, subject to conditions of approval.

Prepared by: Rebecca Bustos, Associate Planner

Reviewed by: Alexander Abbe, Assistant City Attorney

Approved by: Reena Brilliot, Planning Manager

ATTACHMENTS

1. Development Plans
2. Resolution Approving a Use Permit
3. Conditions of Approval
4. Letter of Justification