



Agenda Report

18-1524

Agenda Date: 12/12/2018

REPORT TO PLANNING COMMISSION

SUBJECT

Twelve-month Review of a Use Permit for the one-site sale and consumption of beer and wine for a restaurant within Nob Hill Foods at 3555 Monroe Street

BACKGROUND

On September 13, 2017, the Planning Commission approved a Use Permit (PLN2017-12719) to allow the on-site sale and consumption of alcohol, Alcohol Beverage Control (ABC) License Type 41, for a new restaurant located inside Nob Hills Foods. As a condition of approval (Permit Condition P1) a twelve-month review of the Use Permit is required once the applicant has obtained an active ABC License. An ABC License Type 41 was issued to the applicant on December 29, 2017.

The food service area of Nob Hill Foods grocery store is located within a multi-tenant mixed use development, commonly referred to as the Monticello Village Project. The development is at the north east corner of French Street and Monroe Street.

DISCUSSION

This twelve-month review is required by the Use Permit's conditions of approval (attached). The current Use Permit allows the sale of beer and wine with food service on Monday through Sunday from 6:00 a.m. to 8:00 p.m.

Since the issuance of the ABC license on December 29, 2017, there were no calls for service received by the City's Police Department related to the subject use. No zoning code violations are pending related to the subject use. All conditions of approval have been satisfied.

ENVIRONMENTAL REVIEW

Use Permit review 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 fiscal impact to sending the response other than administrative staff time and expense, typically covered by processing fees paid by the applicant.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

On November 30, 2018, the notice of public hearing for this item was posted in three conspicuous locations within 300 feet of the site and was mailed to property owners within 300 feet of the project site. At the time of preparation of this staff report no comments related to the proposal were received from the public.

RECOMMENDATION

Note and file the twelve-month review of a Use Permit allowing the on-site sale and consumption of alcohol (ABC License Type 41) in the restaurant within Nob Hill Foods located at 3555 Monroe Street.

Prepared by: Rebecca Bustos, Associate Planner

Reviewed by: Diana Fazely, Deputy City Attorney

Approved by: Reena Brilliot, Planning Manager

ATTACHMENTS

1. Conditions of Approval