

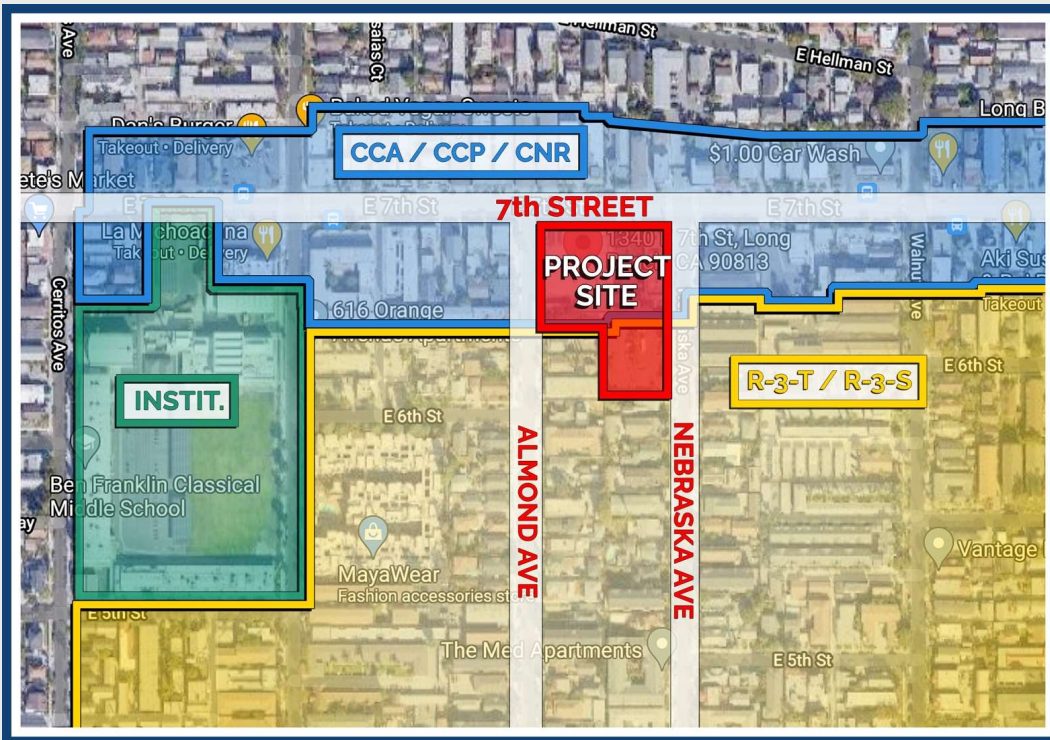
Planning Commission

September 16, 2021

**Grocery Outlet Alcohol License
Conditional Use Permit
Application No. 2104-09**

Grocery Outlet – 1340 E. 7th Street

Project Site



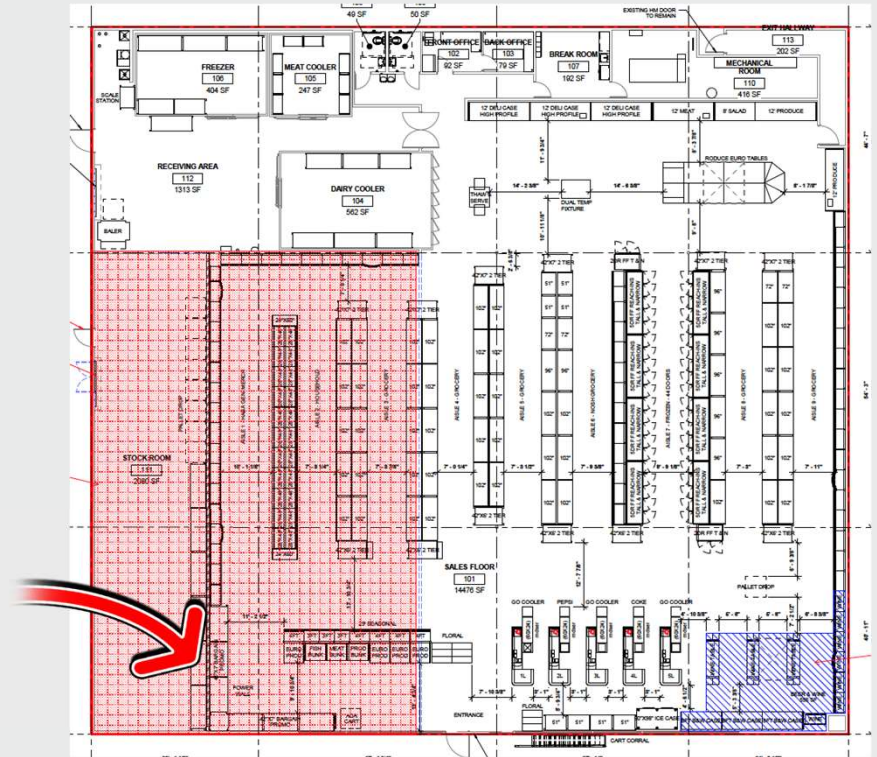
- **Location** – 1340 E. 7th Street
- **Zoning** – CCA (Community Auto-Oriented Commercial)
- **General Plan PlaceType** – Neighborhood-serving Centers and Corridors-Moderate (NSC-M)
- **Site Area** – 62,900 square-feet
- **Current Development** – Commercial Strip
 - 14,470 sq. ft. grocery store
 - 6,000 sq. ft. vacant tenant space
 - 1,900 sq. ft. dance studio
- **Context:**
 - **North** – Residential
 - **South** – Residential
 - **East** – Residential
 - **West** – Residential

Grocery Outlet – 1340 E. 7th Street

Project Proposal

- **Alcohol License Upgrade** – Change current alcohol license from a Type 20 (off-sale beer & wine) to a Type 21 (off-sale general)
- **Floor Area Expansion** – Expansion of existing grocery store from 14,470 sq. ft. to 20,470 sq. ft.
- **CONDITIONAL USE PERMIT** required

6,000 sq. ft. expansion from adjacent tenant space



Grocery Outlet – 1340 E. 7th Street

Conditional Use Permit Requirements

- **Applicability**

- Conditional Use Permit required for the sale of beer, wine, and distilled spirits for off-site consumption within 500' of residential properties

- **2 Key Required Findings**

- The use shall not be in a reporting district that is overconcentrated with existing alcohol establishments
- The use shall not be in a Police Reporting District with a high crime rate

Grocery Outlet – 1340 E. 7th Street

CUP Findings – Overconcentration / Crime Stats

Census Tract 5765.02



- Recommended number of premises: **2 maximum**
- Current number of premises: **4**
- Project approval will not increase current number of premises

Police Reporting District 361



- 2020 Crime Rate: **92**
- High Crime Threshold: **116**

Grocery Outlet – 1340 E. 7th Street

Conditions of Approval

- Noise control
- Hours of operation
- Prohibition of loitering and queuing of patrons
- Security measures
- Parking utilization

Grocery Outlet – 1340 E. 7th Street

Conclusion / Recommendation

- Staff Recommends approval of the project, subject to conditions