

**District Three Planning Implementation Committee
Meeting Minutes
July 18, 2011**

The Meeting was Call to Order at 5:37pm

Members Present:

Ross Tate
Ricardo Munoz
Eric Payne
Sabina Gonzales
Celeste Harrell arrived at 5:50pm

Members Absent:

Mary Curry
Jim Tate Hill II

Others Present:

Harinder Singh, William Cowin and Gregory Barfield staff to the committee.

2. Approved of Minutes for June 13, 2011

MOTION / Payne and **SECOND / Ross** to approve the minutes of June 13, 2011 with the following additions on page 2 between paragraph 2 and 3. **PASSES (4-0)**

3. Review of Projects:

Conditional Use Permit Application No. C-11-093-ABCUP was filed by Harinder Singh of Central Plaza Food and Gas Corporation and pertains to 1.09 acres of property located on the southeast corner of West Clinton and North Marks Avenues. The applicant requests authorization to establish a State of California Alcoholic Beverage Control Type 20 License (*Package Store -- sale of beer and wine for consumption off the premises where sold*) and operate a convenience store with alcohol sales, car wash, and gas station with four fuel islands. The property is zoned C-6 (*Heavy Commercial*).

William Cowin and Harinder Singh presented the project a fully constructed and operational ARCO AM/ PM Mini Market with 18 gas pumps that opened in February 2011. The store sits on one corner of a total 10 acre site that was parceled off as commercial for the store.

The last remaining item is securing a CUP to sale beer and wine as now many customers come in seeking beer but have to run across the street to one of the other stores. Currently the store has 16 cold doors and 4-6 are set aside for alcohol.

Questions and concerns presented by the committee included the need to sale alcohol, what percent of sales projected will be made up, and is having alcohol sales a condition of the franchise agreement?

MOTION / Gonzales SECONDED / Ross that have the project return at our next meeting set for August 1st have the applicant and/or staff provide the following:

Staff:

- Police Conditions as currently recommended
- Check status of the remaining 10 acre parcel with DARM

Applicant:

- Confirm need for alcohol as a part of the franchise agreement
- Confirm alcohol as a percentage of total sales projected
- Provide corporate/ franchisee community giving program

Passes (5-0)

Site Plan Review Application No. S-11-035 and Variance Application No. V-11-002 were filed by Vincent Palacios, on behalf of Cynthia M. Lopez, and pertain to 0.86 acre of property located on the northeasterly corner of Fresno and S Streets. The applicant proposes to resurface and re-stripe the parking lot, install tree wells and plant trees for parking lot shading; and requests authorization to install a 7-foot high wrought iron fence adjacent to the alley with a sliding gate and a 4-foot gate. The property is zoned C-P (*Administrative and Professional Office*).

Committee reviewed the application.

MOTION / Munoz SECONDED / Gonzales to Approve Passes (5-0)

Conditional Use Permit Application No. C-11-045 was filed as a minor amendment by Bob Shockley, on behalf of Binder Jil Baines, and pertains to 0.48 acre of property located on the south side of West Belmont adjacent to the State Route 99 northbound off-ramp at Belmont Avenue. The applicant proposes a 720 square-foot storage room addition to the existing mini mart, a 1,040 square-foot fuel canopy addition and site improvements, and a proposed 396 square-foot hand car wash canopy and a 144 square-foot hand car wash equipment room at the Zoo Station Mini-Mart. The subject property is zoned C-6 (*Heavy Commercial*). (There is an existing State of California Alcoholic Beverage Control Type 21 license at this location; no change to the license is requested.)

Committee members reviewed the proposed project.

MOTION / Munoz SECOND/ Gonzales to approve Passes (5-0)

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Conditional Use Permit Application No C-11-56 was filed by Cynthia Zamora, on behalf of the Me-Khong Restaurant and pertains to 0.17 acre of property location on the north side of Belmont Avenue between North Diana and North Clark Streets adjacent to the Burlington Northern Santa Fe Railroad tracks. The applicant request authorization to demolish an interior wall between the existing travel agency and restaurant and expand the interior of the restaurant by 1,325 square feet and build an interior wall on the north side of the existing trace agency office and relocate it to a 425 square foot area. No change is requested in the existing State of California Alcoholic Beverage Control Type 41 license (restaurant-sale of beer and wine for consumption on the licensed premises)

Committee reviewed the application and on a **MOTION / Tate
SECOND / Gonzalez to Approve Passes: 5-0**

Site Plan Review Application No. S-11-035 and Variance Application No. V-11-002 were filed by Vincent Palacios, on behalf of Cynthia M. Lopez, and pertain to 0.86 acre of property located on the northeasterly corner of Fresno and S Streets. The applicant proposes to resurface and re-stripe the parking lot, install tree wells and plant trees for parking lot shading; and requests authorization to install a 7-foot high wrought iron fence adjacent to the alley with a sliding gate and a 4-foot gate. The property is zoned C-P (*Administrative and Professional Office*).

Committee members reviewed the proposed project and on a
MOTION / Tate SECOND/ Munoz to approve Passes 5-0

There being no further business the meeting was adjourned at 7:05 pm

Next Meeting is set for Monday August 1, 2011 at 5:30 in Room 2060