



REPORT TO THE PLANNING COMMISSION

June 22, 2016

AGENDA ITEM NO. VII-A
COMMISSION MEETING 6/22/16

APPROVED BY


DEPARTMENT DIRECTOR

FROM: MIKE SANCHEZ, Assistant Director ^{forms} 
Development and Resource Management Department

THROUGH: WILL TACKETT, Supervising Planner 
Development Services Division

BY: ISRAEL TREJO, Planner 
Development Services Division

SUBJECT

Consider an appeal regarding Conditional Use Permit Application No. C-15-182, filed by Land Development Consultants, LLC., on behalf of Circle K, for property located on the northeast corner North Peach and East Olive Avenues.

RECOMMENDATION

The Development & Resource Management Department is reconsidering its recommendation of approval for the subject application and is recommending that it be referred back to staff for further review. The subject project will then be properly noticed to area residents and may be brought back to the Planning Commission at a later date.

Conditional Use Permit Application No. C-15-182 proposes the construction of a 4,968 sq. ft. convenience store (Circle K) to include the sales of beer/wine and distilled spirits (Type 21 ABC License), gas station with 10 dispensers which can serve 20 vehicles at one time and a 1,262 sq. ft. automatic carwash. The facility is proposed to be operated 24 hours a day.

There are three existing locations within 600' of the subject property that sell beer/wine and/or distilled spirits. Staff has received three appeal letters in response to the Notice of Granting issued for the project. The first appeal letter was signed by 2 people, the next appeal letter was signed by 31 people while the third appeal letter was signed by 204 people. The applicant has held two neighborhood meetings to discuss the project with area residents and other concerned parties. There were various issues that were raised, including: the proximity of the project site to two schools, the site being located in an area with many existing liquor stores, the site being located in an area with constant crime, security, 24 hour operation of the facility, noise generated by the carwash at night, youth influenced by alcohol and other issues.

The applicant's representatives explained that the expressed concerns would be forwarded to Circle K for consideration. Staff is awaiting a response from Circle K regarding possible modification of the proposed project which will then be evaluated by staff upon making its future recommendation.