



## Legislation Details

**File #:** 24-614      **Version:** 1      **Name:**

**Type:** Public Hearing Item      **Status:** Agenda Ready

**File created:** 6/10/2024      **In control:** City Council/Public Finance and Economic Development Authority/Parking Authority/Successor Agency to the Redevelopment Agency

**On agenda:** 7/3/2024      **Final action:**

**Title:** SUBJECT: Conditional Use Permit #1278, initiated by Jammu & Kashmir, Inc., on behalf of Ethan Conrad, property owner. This application involves a request for alcohol sales for off-site consumption for a new convenience market at 663 Fairfield Drive, generally located 475 feet north of Fairfield Drive, approximately 450 feet east of M Street, with a General Plan designation of Regional/Community Commercial (RC), within a Zoning classification of Planned Development (P-D) #1. \*PUBLIC HEARING\*

**ACTION:** Approve/Disapprove/Modify  
1) Environmental Review #24-16 (Categorical Exemption)  
2) Conditional Use Permit #1278

### SUMMARY

Jammu & Kashmir Inc., is requesting approval to sell beer, wine, and distilled spirits for off-site consumption (Type 21 Alcoholic Beverage Control License) for a new convenience market located at 663 Fairfield Drive. A conditional use permit is required to approve the sale of alcohol for off-site consumption for buildings under 20,000 square feet per Merced Municipal Code Section 20.44.010 - Alcoholic Beverage Sales for Off-Premises Consumption. Staff is recommending approval of this application subject to the conditions contained in the Staff Report.

### RECOMMENDATION

Planning staff recommends that the Planning Commission approve Environmental Review #24-16 (Categorical Exemption), and Conditional Use Permit #1278, including the adoption of the Draft Resolution at Attachment A subject to the conditions in Exhibit A and the findings/considerations in Exhibit B.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Attachment A - PC Resolution.pdf, 2. Attachment B - Location Map.pdf, 3. Attachment C - Floor Plan.pdf, 4. Attachment D - Sensative Uses.pdf, 5. Attachment E - PD 500 ft radius .pdf, 6. Attachment F - City Wide Hot Spot Map.pdf, 7. Attachment G - Cat Ex.pdf, 8. Attachment H - Presentation.pdf

Date	Ver.	Action By	Action	Result
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