This meeting was conducted utilizing the teleconferencing software Zoom and is consistent with the State of California Executive Order N-29-20 dated March 17, 2020 regarding the Coronavirus (COVID-19) pandemic.

CALL TO ORDER: Zoning Administrator Clifford Nguyen called the meeting to order at 3:00 p.m.

PRESENT: Zoning Administrator Clifford Nguyen
Hang Zhou, Planner II

CONSENT CALENDAR None

PUBLIC HEARING ITEMS

Item 1. **CHEVRON – OFFSALE OF ALCOHOL (DISTILLED SPIRITS) – 5300 Mowry Avenue - (PLN2021-00290)** – To consider a Zoning Administrator Permit to allow an existing Chevron Extra Mile Store to sell distilled spirits, in addition to existing beer and wine sales, in the Irvington Community Plan Area, and to consider an exemption from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) in that the proposed project involves no new construction and the proposed use amendment would not have the potential to cause a significant effect on the environment and is not subject to CEQA review.

The public hearing was opened and there were no public speakers.

The Zoning Administrator took the following action on Item 2:

HELD PUBLIC HEARING;

AND

FOUND THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15061(B)(3) IN THAT THE PROPOSED USE AMENDMENT WOULD NOT HAVE THE POTENTIAL TO CAUSE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AND IS NOT SUBJECT TO CEQA REVIEW;

AND

FOUND PLN2021-00290, A ZONING ADMINISTRATOR PERMIT FOR AN EXISTING CONVENIENCE STORE SERVING BEER, WINE AND DISTILLED SPIRITS, IS IN CONFORMANCE WITH THE RELEVANT PROVISIONS
CONTAINED IN THE CITY'S EXISTING GENERAL PLAN, AS OUTLINED IN THIS STAFF REPORT; AND
APPROVED PLN2021-00290, AS SHOWN ON EXHIBIT “A,” SUBJECT TO FINDINGS AND CONDITIONS IN EXHIBIT “B.”

Item 1 was approved based on finding and subject to conditions. The Zoning Administrator clarified the following conditions:

- Condition No. 7 shall specify that distilled spirits are to be secured behind the sales counter; and
- Condition No. 8 shall specify that all alcohol sales shall occur between the hours of 6:00 a.m. and 12:00 a.m.

ADJOURNMENT

Meeting adjourned at 3:06 p.m.

APPROVED BY:

[Signature]
Clifford Nguyen
Zoning Administrator