

PLANNING DEPARTMENT
One Alvarado Square
San Pablo, CA 94806
Phone (510) 215-3034
FAX (510) 215-3031

Permit #: UP 1672
Permit Fee: \$100.00
Application Date: 10/07/97
Hearing Date: 10/21/97

USE PERMIT FORM - TITLE 17, SAN PABLO MUNICIPAL CODE
THE ZONING ORDINANCE OF THE CITY OF SAN PABLO

Applicant Name: Wilson Wong. D.B.A.Royal Palace Restaurant

Applicant Address: 628 31st Street, Richmond, CA 94804

Daytime Phone # (510) 235-3068

Application is hereby made for a Use Permit for: To allow the serving of alcoholic beverages for onsite consumption.

Lots: None Block: 18
Zoning: C-1 (Light Commercial) District
North Richmond Tract Parcel #: 420-130-029
Property Address: 3550 A San Pablo Dam Road, San Pablo, CA 94806

ACTION TAKEN BY THE PLANNING COMMISSION

Public hearing held at the City of San Pablo Council Chambers on the 21st day of October, 1997.

Motion approving the Use Permit was adopted after findings were found made by the following vote:

AYES: COMMISSIONER(S): Maltagliati, Erwin, Maggard, Bennett, Haik and Mayo
NOES: COMMISSIONER(S): None
ABSENT: COMMISSIONER(S): Lawless
ABSTAIN: COMMISSIONER(S): None

Attest: *Josida J. Stratos, Administrative Analyst*
Name & Title

MOTION GRANTING THE USE PERMIT WAS ADOPTED SUBJECT TO CONDITIONS ATTACHED.

AFFIRMATION: The undersigned hereby certifies that he/she has full knowledge and agrees to comply with all conditions as set forth in the above Use Permit. I declare the foregoing to be true under penalty of perjury.

Wilson Wong
Signature of Applicant

This permit expires if action has not commenced within six (6) months from date of approval or if use is non-operational for a period of six (6) months or more..

**CITY OF SAN PABLO
MEMORANDUM**

TO: Planning Commission

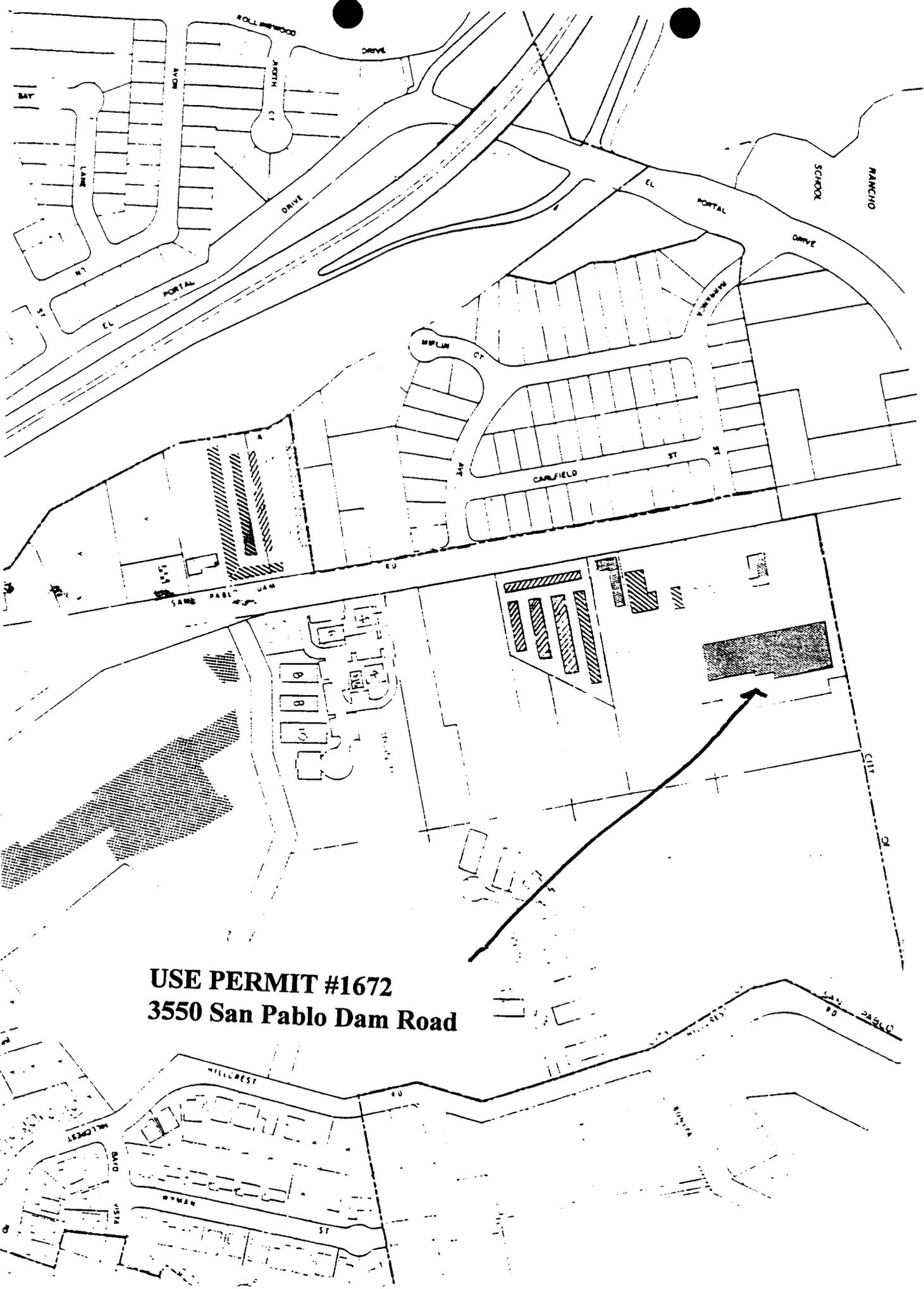
HEARING DATE: October 21, 1997

FROM: Planning Director

SUBJECT: Use Permit No. 1672 for Wilson Wong for Royal Palace Restaurant to allow the serving of alcoholic beverages for onsite consumption in a C-1 (Light Commercial) District on property located at 3550 San Pablo Dam Road, San Pablo.

1. The subject property is in a C-1 District and developed by the newly refurbished former Fry's supermarket (Sobrante Plaza). Properties to the east and west are in a C-1 (Light Commercial) District and are developed by commercial uses. Properties to the north and south are in a R-1 (Single Family Residential) District and properties to the north are developed by single family homes while properties to the south are undeveloped open space.
2. The applicant is proposing to open a chinese restaurant which would serve beer and wine to its patrons.
3. Staff Findings:
 - A. Public notice of hearing has been given by mail to the applicant, local affected agencies and to all property owners within 300ft of the subject property; has been published in the West County Times; and posted within the vicinity of the subject property, in accordance with the requirements of Government Code §65905.
 - B. The proposed project has been determined to be categorically exempt from the provisions of CEQA, in accordance with CEQA Guidelines §15301. Minor alterations to existing structure or use.
 - C. The City's Municipal Code requires that businesses within 250ft of any residential district offering alcoholic beverages for onsite consumption must receive a Use Permit.
 - D. The applicant proposes to operate a chinese restaurant between the hours of 11:30 AM to 9:30 PM seven days a week, staying open half an hour later on Friday and Saturday nights. Beer and wine would be served with meals. No separate bar area is proposed. The restaurant will be approximately 3,000sqft with a seating capacity of approximately 90 people.
 - E. The proposed business would operate under a shared parking arrangement within the new retail development at Sobrante Plaza. The parking lot accommodates approximately 180 vehicles.
 - F. The subject property is within the Hillside/San Pablo Dam Road District of the current General Plan which calls for a mix of commercial, residential, and open space uses in order to complement the creation of an integrated land use pattern along the roadway while striving to protect the visibility of the hillside from Interstate 80. The proposed use would comply with the intentions for land use determined under the City's current General Plan.

- G. The proposed restaurant use serving beer and wine, under the circumstances of this particular case will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.
4. As the serving of alcoholic beverages is typical of restaurant uses, Staff recommends approval of the use permit, subject to the following conditions:
- A. Any significant change of business hours or increase in the type of operation must be reviewed and approved by the Planning Commission.
 - B. Obtain the necessary permits to sell alcoholic beverages for on-site consumption from the Department of Alcoholic Beverage Control.
 - C. Any signs proposed for the business are subject to the City's sign ordinance and design review approvals by the City.
 - D. Permit to be reviewed in six month's time from date of approval to determine if there have been any negative impacts to the neighborhood as a result of the Use Permit.



USE PERMIT #1672
3550 San Pablo Dam Road

STATE OF CALIFORNIA
DEPARTMENT OF
ALCOHOLIC BEVERAGE CONTROL

RECEIVED

OCT 22 1997

ZONING
AFFIDAVIT

Dept. of Alcoholic Beverage Control
Oakland Office

1 PREMISES ADDRESS *SUITE A,*
3550 SAN PABLO DAM RD EL SOBRANTE CA 94803

2 PARCEL NUMBER OF PROPERTY
(MUST OBTAIN PARCEL NUMBER FROM COUNTY ASSESSOR'S OFFICE BEFORE CONTACTING PLANNING DEPARTMENT) *42013001*

3 LICENSE INFORMATION

TYPE OF LICENSE <i>BEER & WINE ON SALE</i>	INDICATE CURRENT LICENSE TYPE <i>N/A</i>
UPGRADE OF LICENSED PRIVILEGES? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	

4 TYPE OF BUSINESS (i.e., RESTAURANT, MINI-MART, GAS STATION, ETC.)
RESTAURANT

5 HOW ARE APPLICANT PREMISES ZONED? STATE TYPE (i.e., "C" COMMERCIAL, "R" RESIDENTIAL, ETC.)
COMMERCIAL

6 DOES ZONING PERMIT INTENDED USE? YES NO

7 CONDITIONAL USE PERMIT (C. U. P.) NEEDED? YES NO

IF YES, DATE CONDITIONAL USE PERMIT APPLICATION FILED *10-7-97*

8 NAME OF PLANNER CONTACTED AT PLANNING DEPARTMENT *C.U.P. approved by Planning Commission on 10/21/97*
EVA L ENSMANN, AICP

IF YES (Item 6) AND NO (item 7), HAVE ZONING DEPARTMENT PERSONNEL SIGN AND STAMP:
X
*IF C.U.P. REQUIRED, ATTACH APPROVED COPY OF C.U.P. TO THIS FORM.
PHONE NUMBER
510-215-3034

Under the penalty of perjury, I declare the information in this affidavit is true to the best of my knowledge. I acknowledge that any false or misleading information will constitute grounds for denial of the application for the license or if the license is issued in reliance on information in this affidavit which is false or misleading, then such information will constitute grounds for revocation of the license so issued.

Wilson Way
Mabel [Signature]
APPLICANT'S SIGNATURE

[Signature]
DATE *10-22-97*

FOR DEPARTMENT USE ONLY

<input type="checkbox"/> C. U. P. APPROVED	IF APPROVED, EFFECTIVE DATE	FILE NUMBER
<input type="checkbox"/> C. U. P. DENIED	DATE DENIED	

PLANNING DEPARTMENT
One Alvarado Square
San Pablo, Ca 94806
Phone (510) 215 - 3034
Fax (510) 235 - 7059



No. : UP# 1672
Fee : \$100.00
Application Date : 10/7/97
Hearing Date : 10/21/97
Account # 100 - 320 / 10 (ZONE)

USE PERMIT FORM - TITLE, 17, SAN PABLO MUNICIPAL CODE
THE ZONING ORDINANCE OF THE CITY OF SAN PABLO

NAME: WILSON WONG
ADDRESS: 628 31ST ST RICHMOND CA 94804
PHONE: (510)-235-3068 Pager 510-309-0728 V.M 412-2751 ext 325

Application is hereby made for a Use Permit for: ON SITE CONSUMPTION OF BEER & WINE IN A C-1 DISTRICT - WITHIN 250 FT OF REST
on property located at:

Lot(s): _____ Block: 18 Zoning: C-1
Tract: NORTH RICHMOND Parcel #: 420-130-029
Street Address: 3550 A SAN PABLO DAM RD (ROYAL PALACE RESTAURANT)
Note: Applicant or representative must attend the Planning Commission Hearing for the Planning Commission to take action.

Wilson Wong
Signature of Applicant

ACTION BY THE PLANNING COMMISSION

Public hearing held at City of San Pablo Council Chambers on the _____ day of _____, 19____. Motion granting/denying the Use Permit was adopted after findings were/were not made by the following vote:

AYES: COMMISSIONER(S):
NOES: COMMISSIONER(S):
ABSENT: COMMISSIONER(S):
ATTEST: COMMISSIONER(S):

ACTION BY THE CITY COUNCIL IN CASE OF APPEAL

Public hearing held at City of San Pablo Council Chambers granting/denying the Use Permit on the _____ day of _____, 19____.

AYES: COUNCILMEMBER(S):
NOES: COUNCILMEMBER(S):
ABSENT: COUNCILMEMBER(S):
ATTEST: COUNCILMEMBER(S):

Motion granting/denying the Use Permit was adopted subject to the following conditions:

AFFIRMATION

The undersigned hereby certifies that she/he has full knowledge and agrees to comply with all conditions as set forth in the above Use Permit. I declare the foregoing to be true under penalty of perjury.