

**STAFF REPORT**  
**PLANNING COMMISSION**

**FILE NO.:** PD11-028 & ABC11-012

**Submitted:** 09/07/2011

**PROJECT DESCRIPTION:** Planned Development Permit and Determination of Public Convenience or Necessity to allow the off-sale of alcohol (full range) for a full-service grocery store in an existing approximately 3,350-square-foot tenant space in a mixed-use development (Santana Row) on an approximately 1.4-gross-acre site.

**LOCATION:** The northwest corner of Santana Row and Olin Avenue (355 Santana Row, Suite 1030).

Existing Zoning	A(PD) Planned Development
Proposed Zoning	No change
2020 General Plan	Regional Commercial
2040 General Plan	Regional Commercial
Council District	6
Annexation Date	February 18, 1954
SNI	No
Historic Resource	No
Redevelopment Area	No
Specific Plan	No

Aerial Map

N





## **RECOMMENDATION**

Planning staff recommends that the Planning Commission deny the requested Planned Development Permit and not grant a Determination of Public Convenience or Necessity, as mandated by the Municipal Code, and include the facts and findings as included in the attached Resolution for the following reason:

- 1) The subject site is within 150 feet of a residence.

## **BACKGROUND**

On September 7, 2011, Olin Market requested a Planned Development Permit (File No. PD11-028) and a Determination of Public Convenience or Necessity (File No. ABC11-012) to allow off-sale of alcoholic beverages, the full range, at a full-service grocery store in an approximately 3,350-square-foot tenant space in a commercial building in a mixed-use development (Santana Row) on an approximately 1.4-gross-acre site in the A(PD) Planned Development Zoning District. The site is located on Santana Row (355 Santana Row, Suite 1030). The subject tenant space is surrounded by a mix of residential and commercial uses to the north, south, east, and west. Per data and criteria from the State Department of Alcoholic Beverage Control (ABC) and the City of San Jose Police Department, the site is located in a census tract with a high crime rate. For this reason, a Determination of Public Convenience or Necessity (PCN) is required. The San José Municipal Code allows concurrent processing of a Planned Development Permit application for off-sale with an application for a Determination of PCN (File No. ABC11-012). If the Planning Commission's decision is appealed, the concurrent applications would then be scheduled for a new public hearing with the City Council.

The subject tenant space has been occupied by a delicatessen-market that sells pre-cooked food, sandwiches, packaged food items, non-alcoholic beverages and fresh fruit. The applicant has stated on their plans that they will provide at least ten percent (10%) of their net floor space for the display of fresh (unprocessed) meat and produce and no more than ten percent (10%) of their net floor space for the display of alcoholic beverages. With the inclusion of these provisions, the market would meet the criteria of a full-service grocery store.

## **Project Description**

The applicant has indicated that the proposed full-service grocery store intends to add the off-sale of alcohol (full range) to the array of items for sale, and that the proposed display area for alcoholic beverages will be no more than 10% of the total net floor area. There is no proposed expansion of building area. The store is not requesting to operate past midnight.

## **ANALYSIS**

In order for the full-service grocery store to be able to sell off-sale of alcohol at the subject location, the applicant needs to obtain a Planned Development Permit and be granted a Determination of Public Convenience or Necessity (PCN). An approval of one without the other is of no value in ultimately facilitating the off-sale of alcohol use. For this reason, this staff report links the two required applications together for concurrent consideration. The primary issues for this project include: 1) conformance with the Zoning Ordinance required findings for approval of a conditional use in a Planned Development Zoning District; and 2) conformance with the requirements for a PCN.

Additionally, the proposal is reviewed for conformance with the San José 2020 and Envision San José 2040 General Plans and the California Environmental Quality Act (CEQA).

### Zoning Ordinance Findings for the Off-Sale of Alcohol

A Planned Development Permit (or Conditional Use Permits as applicable) may be issued pursuant to the applicable provisions of the Zoning Ordinance for the off-sale of any alcoholic beverages only if the decision-making body first makes the following three special findings applicable to the off-sale of alcoholic beverages:

1. For such use at a location closer than five hundred (500) feet from any other use involving the off-sale of alcoholic beverages, situate either within or outside the City, that the proposed location of the off-sale of alcoholic beverages use would not result in a total of more than four (4) establishments that provide alcoholic beverages for off-site consumption within a one-thousand (1,000) foot radius from the proposed location.

*Analysis of Required Finding.* There is one other business establishment located within 500 feet and two other businesses located with 1,000 feet of the proposed use that are licensed by the State Department of Alcoholic Beverage Control to sell alcoholic beverages for off-site consumption. The proposed location would not result in a total of more than 4 within 1,000 feet of the subject site.

2. For such use at a location closer than five hundred (500) feet from any other use involving the off-sale of alcoholic beverages, situate either within or outside the City, where the proposed location of the off-sale of alcoholic beverages use would result in a total of more than four (4) establishments that provide alcoholic beverages for off-site consumption within a one thousand (1,000) foot radius from the proposed location, that the resulting excess concentration of such uses will not:
  - a. Adversely affect the peace, health, safety, morals, or welfare of persons residing or working in the surrounding area; or
  - b. Impair the utility or value of property of other persons located in the vicinity of the area; or
  - c. Be detrimental to public health, safety or general welfare.

*Analysis of Required Finding.* This finding is not applicable because the proposed use would not result in a total of more than four (4) establishments that provide alcoholic beverages for off-site consumption within a one thousand (1,000) foot radius from the proposed location.

3. For such a use at a location closer than five hundred (500) feet from any child care center, public park, social service agency, residential care facility, residential service facility, elementary school, secondary school, college or university, or closer than one hundred fifty (150) feet from any residentially zoned property, that the building in which the proposed use is to be located is situated and oriented in such a manner that would not adversely affect such residential, child care center, public park, social service agency, residential care facility, residential service facility or school use.

*Analysis of Required Finding.* The subject site is not located closer than five hundred (500) feet from any child care center, public park, social service agency, residential care facility, residential service facility, elementary school, secondary school, college or university. The subject site is located within 150 feet of at least one (1) residentially zoned property. The closest residential property, also within

Santana Row, is approximately 50 feet from the building in which the retail store tenant space is located. The store's publicly accessible entrance is approximately 50 feet from residential property on the south side of Olin Avenue. The publicly-accessible grocery store entrance is at ground level and oriented toward the commercial-retail tenant spaces at ground level of the subject building containing residences. The mixed-use development in which both buildings are located is patrolled by security personnel employed by Santana Row during the hours that the retail establishments are in operation.

Given these facts, the finding can be made that the building in which the proposed use is to be located is situated and oriented in such a manner that the use would not adversely affect residential uses nearby.

Based on the above analysis of the applicable required finding for off-sale of alcohol, staff concludes that the addition of the off-sale of alcohol in conjunction with a full-service grocery store as proposed would not adversely affect the nearby residential area.

### Zoning Ordinance Findings for Planned Development Permits

The approved Planned Development Zoning allows uses as enumerated in the CG Commercial General Zoning District. The off-sale of alcohol is identified as a "conditional use" in the CG Commercial General Zoning District, and as set forth in the zoning would require a Planned Development Permit. Since the proposal involves only a use related matter and no actual physical development, the findings identified in the Zoning Ordinance for a Conditional Use Permit are applicable in this instance. The required findings are as follows:

1. The proposed use at the location requested will not:
  - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
  - b. Impair the utility of value of the property of other persons located within the vicinity of the site; or
  - c. Be detrimental to public health, safety or general welfare.

*Analysis of Required Findings.* The proposed use would occupy an existing tenant space in a commercial building in a highly urban mixed-use development (Santana Row) with adequate parking, landscaping, and trash and loading facilities that was built with retail uses consistent with the City's requirements for the Planned Development Zoning District in which the subject site is located. The subject site is part of a larger mixed-use development that is well-served by existing infrastructure, fronting on arterial public streets, and surrounded by a mix of commercial and residential uses. The sales area for alcoholic beverages is incidental to the larger sales of food products and would comprise no more than ten percent (10%) of the store's net floor area.

The addition of the off-sale of alcohol use would further the City's goals of economic development by contributing to the viability of a conveniently located full-service grocery store in a mixed residential-commercial area in the City of San José, and create a greater opportunity for a balanced commercial center.

The Police have stated that they are neutral to the proposal, and staff has concluded that the proposed off-sale use would not be detrimental to the welfare of persons residing or working in the surrounding area because the proposed use would provide an improvement to the welfare of persons

residing or working in the surrounding area by supporting the establishment of a full-service grocery store in the area that will sell the full array of food options, including, but not limited to fresh meat and produce.

2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title, or as is otherwise required in order to integrate said use with the uses in the surrounding area; and

*Analysis of Required Findings.* The subject tenant space is part of an existing mixed commercial and residential-use shopping center with uses in compliance with City requirements for parking, loading, walls, fences, landscaping, and other development features to integrate said use with the uses in the surrounding area. Therefore the site is such that the use can be integrated with uses in the surrounding area.

3. The proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use would generate; and
  - b. By other public or private service facilities as are required.

*Analysis of Required Findings.* The subject tenant space is part of an existing commercial shopping center that is well-served by existing infrastructure, fronting on arterial public streets, with good access to a local street network, and surrounded by commercial and residential uses.

Based on the above analysis of required findings, staff concludes that the above general findings related to the approval of a Planned Development Permit for a “conditional use” can be made.

#### Finding of Public Convenience or Necessity

As of January 1995, the State of California Legislature implemented AB2897 by amending the Business and Professions Code (Section 23958) to require the Department of Alcohol Beverage Control (ABC) to deny an application for a liquor license “if issuance of that license would tend to create a law enforcement problem, or if the issuance would result in or add to an undue concentration of liquor licenses,” unless the City makes a Determination of Public Convenience or Necessity. Undue concentration is defined as follows:

- a) The premises of the proposed license are located in an area that has 20% more reported crimes than the average number of reported crimes for the City as a whole, or
- b) The premises of the proposed license are located in a census tract where the ratio of existing retail on-sale/retail off-sale licenses to population in the census tract exceeds the ratio in the County as a whole.

The attached Police Department memorandum indicates that the project site is located within an area of high crime, but per data from State Department of ABC, the census tract in which the subject site is located does not have an over-concentration of off-sale licenses as defined by State criteria. For ABC to be able to issue a license for this off-sale use, the City must grant a Determination of Public Convenience or Necessity, (PCN). The analysis of the proposal is based on the required findings.

Title 6 of the San José Municipal Code specifies that the Planning Commission, or the City Council on appeal, may issue a PCN only after first making the four specified factual findings identified below:

1. The proposed use is not located within a Strong Neighborhoods Initiative or Neighborhood Revitalization area or other area designated by the city for targeted neighborhood enhancement services or programs, or located within an area in which the chief of police has determined that the proposed use: (a) would be detrimental to the public health, safety, or welfare of persons located in the area, or (b) would increase the severity of existing law enforcement or public nuisance problems in the area.

*Analysis of Required Finding:* The proposed use is not located within a Strong Neighborhoods Initiative area. The Police stated in their memo that they are neutral to the proposed off-sale of alcohol.

2. The proposed use would not lead to the grouping of more than four off-sale uses within a one thousand-foot radius from the proposed use.

*Analysis of Required Finding:* The proposed use would be the third off-sale establishment within a 1,000-foot radius of the site, thus would not lead to a grouping of more than four off-sale uses within a 1,000-foot radius from the proposed use. Therefore, the use is consistent with this required finding which must be made in order to consider granting a PCN.

3. The proposed use would not be located within 500 feet of a school, day care center, public park, social services agency, or residential care or service facility, or within 150 feet of a residence.

*Analysis of Required Finding:* The proposed use would not be located within 500 feet of a school, day care center, public park, or social services agency. The proposed use is located within 150 feet of a residence. Therefore, the use is not consistent with this required finding, which must be made in order to consider granting a PCN.

4. Alcohol sales would not represent a majority of the proposed use.

*Analysis of Required Finding:* The proposed use includes no more than 10% of the net floor area of the approximately 3,350-square-foot tenant space to be used for the off-sale of alcohol.

One of the findings required to consider granting a Determination of Public Convenience or Necessity (PCN) above, number 3 cannot be made by the Planning Commission. Therefore, in accordance with and as mandated by the Municipal Code, the Planning Commission must deny the requested PCN. Because a Planned Development Permit is of no value if a required PCN cannot be approved, Planning staff recommends that the Planning Commission deny the requested Planned Development Permit application.

#### General Plan Conformance

The subject site is designated Regional Commercial on the San José 2020 and the Envision San José 2040 General Plan Land Use/Transportation Diagram. The site is developed with mixed-use commercial and residential buildings. The proposed use is consistent with the General Plan land use designation in that commercial uses including uses associated with a full-service grocery store in an existing retail tenant space promote commercial activity within the City of San José.

#### Environmental Review (CEQA)

Under the provisions of Section 15301(a) (Existing Facilities) of the State Guidelines for Implementation

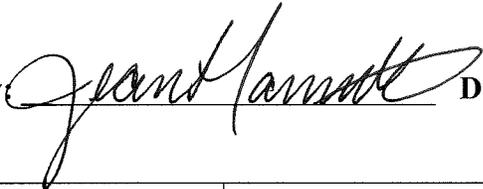
of the California Environmental Quality Act (CEQA), this project is found to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project only involves minor interior improvements to the existing retail space. No physical expansion of the building is proposed by this permit application.

### CONCLUSION

The location of the proposed off-sale of alcohol is in a full-service grocery store in an existing tenant space in a shopping center. There is one existing licensed off-sale establishment within 500 feet of the subject tenant space and two within 1,000 feet of the subject tenant space. The proposed off-sale establishment is located within 150 feet of residences on Olin Avenue. Therefore, as discussed above, although the findings for the Planned Development Permit can be made, however, the required findings to consider a Determination of Public Convenience or Necessity cannot be made. Because the applicant needs to be granted a Determination of PCN for the off-sale alcohol use and the Planning Commission cannot make the necessary findings for granting a PCN, the Planning Commission must deny the PCN and therefore should also deny the Planned Development Permit.

### PUBLIC OUTREACH

Per the provisions of City Council Policy 6-30: Public Outreach, a sign was posted on-site to notify the public of the proposed development, and notices of the public hearing for this project were sent to all property owners and tenants within 500 feet of the subject site. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report, and staff has been available to discuss the project with members of the public.

**Project Manager:** Jenny Nusbaum **Approved by:**  **Date:** 01/19/2012

Owner:	Developer:	Attachments:
Jan Sweetnam FRIT San Jose Town & Country Village LLC 3055 Olin Avenue, Suite 2100 San José, CA 95128	R & K Inc. dba Olin Avenue Market 355 Santana Row, Suite 1030 San José, CA 95128	Draft Resolution Map of off-sale establishments San José Police Dept. Memorandum Plans

## **RESOLUTION NO. \_\_\_\_\_**

Resolution of the Planning Commission of the City of San José denying a Planned Development Permit and not granting a Determination of Public Convenience or Necessity to allow off-sale of alcohol (full range) for a full-service grocery store in an existing approximately 3,350-square-foot tenant space in a mixed-use development on an approximately 1.4-gross-acre site located at 355 Santana Row, Suite 1030.

### **FILE NOS. PD11-028 & ABC11-012**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on September 7, 2011, applications (File Nos. PD11-028 and ABC11-012 respectively) were filed for a Planned Development Permit and Determination of Public Convenience or Necessity to allow off-sale of alcohol, the full range, on that certain real property (hereinafter referred to as "subject property"), situate in the A(PD) Planned Development Zoning District, located at 355 Santana Row, Suite 1030.

WHEREAS, the subject property is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.100 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a plan for the subject property entitled, "Olin Avenue Market, 355 Santana Row, Suite 1030, San Jose, CA, 95128" dated July 9, 2010. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. This site has a designation of Regional Commercial on the adopted San José 2020 General Plan Land Use/Transportation Diagram and on the Envision San José 2040 General Plan Land Use/Transportation Diagram.
2. The project site is located in the A(PD) Planned Development Zoning District.
3. Under the provisions of Section 15301 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt from environmental review.
4. The project proposes off-sale of the full range of alcohol for a full-service grocery store in an existing approximately 3,350-square-foot tenant space in a commercial building in a mixed-use development.
5. The project includes no exterior modifications to the existing building.
6. The subject retail establishment is allowed to open at 6:00 a.m. and close at midnight as-of-right.
7. The site is surrounded by a mix of residential and commercial uses to the north, south, west, and east.
8. No increase in parking demand results from this proposed project.
9. The full-service grocery store proposes to devote no more than 10% of the net floor area to the sale of alcoholic beverages and at least 10% of the net floor area to the sale of fresh meat and produce.
10. The Police Department memorandum indicates that the project site is located within an area of high crime.
11. The proposed site is not located within a census tract that has an overconcentration of off-sale licenses.
12. There are two (2) other off-sale establishments within 1,000 feet of the subject site.
13. The proposed use would increase the number of off-sale establishments within a 500-foot radius of the subject site to two (2) and within a 1000-foot radius of the subject site to three (3).
14. Due to the high-crime rate of the census tract in which the project site is located, the project is subject to the requirements for a Determination of Public Convenience or Necessity for a liquor license for the off-sale of alcoholic beverages. The granting of such a determination requires that four specific findings be made as prescribed by Title 6 of the San José Municipal Code.
15. The proposed use is not within a Strong Neighborhood Initiative area or other area designated by the city for targeted neighborhood enhancement services or programs.
16. The proposed use would not lead to the grouping of more than four off-sale establishments within a one-thousand-foot radius from the proposed use.
17. The project site is not located within 500 feet of a school.

18. The project building is located adjacent to and within 150 feet of residentially zoned property to the south.
19. The public-serving entrance of the subject store is within approximately 50 feet of a residential building as measured by an unobstructed path of pedestrian travel.

The Planning Commission concludes and finds, based on the analysis of the above facts in regards to the off-sale of alcohol, that:

1. The use is located closer than five hundred (500) feet from any other use involving the off-sale of alcoholic beverages, situate either within or outside the City.
2. The use is not located closer than five hundred (500) feet from any child care center, public park, social service agency, residential care facility, residential service facility, elementary school, secondary school, college or university, and is located closer than one hundred fifty (150) feet from a residentially zoned property; however, the proposed use is situated and oriented in such a manner that should not adversely affect such residential use.

Additionally, based on an analysis of the relevant facts, with respect to the Planned Development Permit, the Planning Commission finds that:

1. The proposed use at the location requested will not:
  - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
  - b. Impair the utility or value of the property of other persons located within the vicinity of the site; or
  - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences parking, loading facilities, landscaping and other development features prescribed in this Title, or as is otherwise required in order to integrate said use with the surrounding area.
3. The proposed site is adequately served:
  - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate; or by other forms of transit adequate to carry the kind and quantity of individuals such use would generate; and
  - b. By other public or private service facilities as are required.

Finally, the Planning Commission concludes and finds that based on the four (4) required findings in the subsection below, the Planning Commission is not able to consider granting a Determination of Public Convenience or Necessity for the subject liquor license in that:

1. The proposed use is not located within a Strong Neighborhoods Initiative area or other area designated by the city for targeted neighborhood enhancement services or programs, and is located within an area in which the Chief of Police has determined that the proposed use would not be detrimental to the public health, safety, or welfare of persons located in the area, or

- increase the severity of existing law enforcement or public nuisance problems in the area; and
2. The proposed use would not lead to the grouping of more than four off-sale uses within a one thousand-foot radius from the proposed use; and
  3. The proposed use would not be located within five hundred feet of a school, day care center, public park, social services agency, or residential care or service facility. The proposed use is within one hundred fifty feet of an existing residence and is therefore not in conformance with the requirements of Title 6 of the San Jose Municipal Code.
  4. Alcohol sales would not represent a majority of the proposed use.

Based on the above findings for the Planned Development Permit and the Determination of Public Convenience and Necessity, this proposal for the addition of off-sale of alcohol is hereby denied.

**DENIED** this 25<sup>th</sup> day of January 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Chairperson

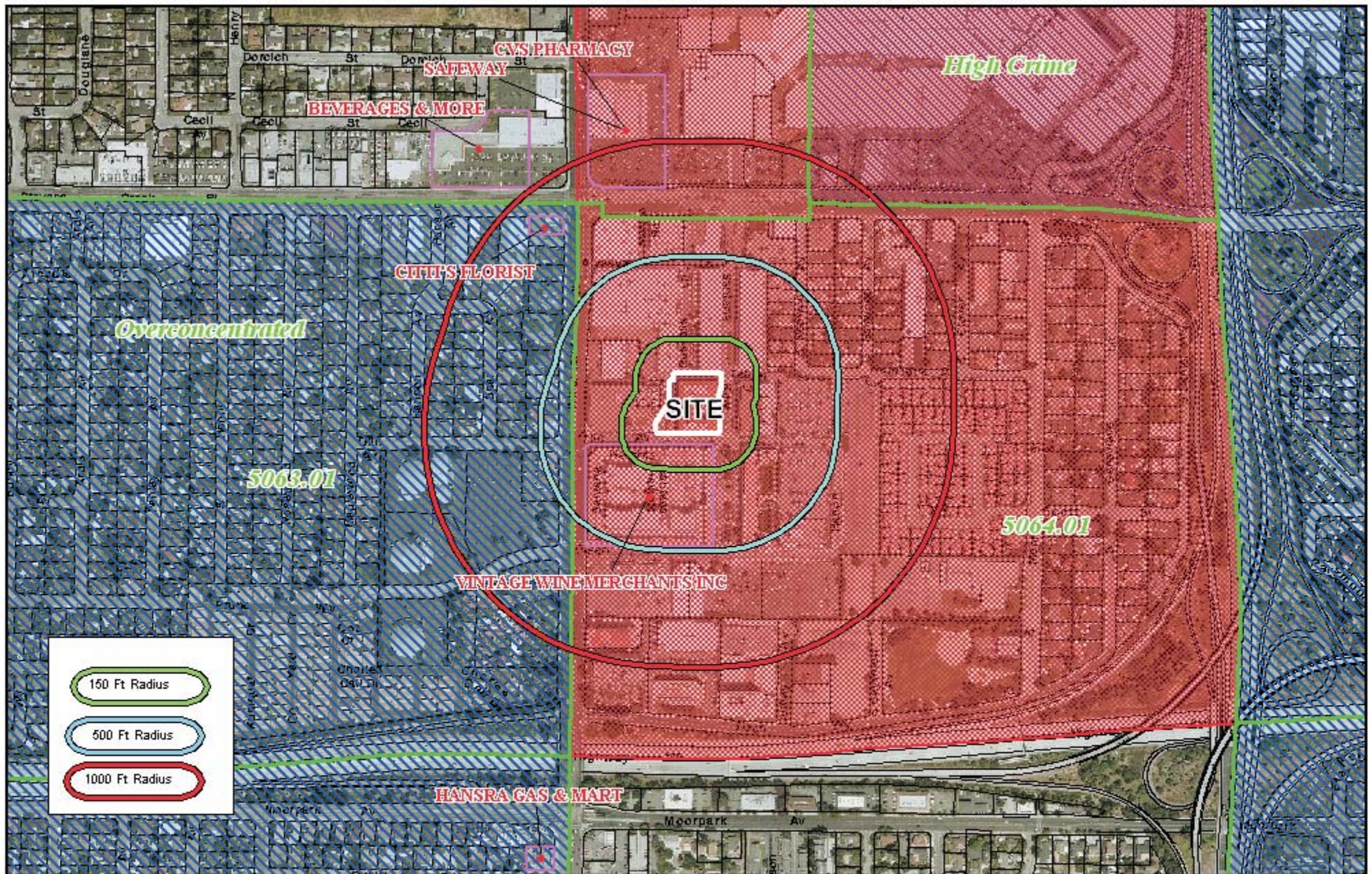
ATTEST:

Joseph Horwedel, Secretary

Deputy

#### **NOTICE TO PARTIES**

*The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.*



File No: PD11-028 & ABC11-012

District: 6

### Nearby Alcohol Sales





# Memorandum

**TO:** Jenny Nusbaum  
Planning Department

**FROM:** Ofc. Christine Zarate #3165  
San Jose Police Vice Unit

**SUBJECT:** Olin Avenue Market  
355 Santana Row Suite #1030

**DATE:** September 28, 2011

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Approved

Date

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I have received your request for input regarding Olin Avenue Market, located at 355 Santana Row Suite #1030, San Jose, CA. 95128. Olin Avenue Market is an existing full service grocery store that is seeking a Planned Development Permit and Determination of Public Convenience and Necessity to allow off-sale of alcohol.

Per Business and Professions (B&P) Code Section 23958, the State of California Department of Alcohol Beverage Control shall deny an ABC Application for an ABC License if the issuance of that license would tend to create a law enforcement problem or if it would result in or add to an undue concentration of ABC Licenses, as described in B&P 23958.4(a)(2). A location can be unduly concentrated because of its criminal statistics and/or its proximity to other ABC Licenses. ABC can issue the license per B&P Sections 23958.4 (b)(1), and 23958.4 (b)(2) if the local governing body determines that the public convenience or necessity would be served. The City of San Jose Planning Department and the Planning Commission are the delegated authorities to grant these exceptions.

The location is not currently in a Strong Neighborhood Initiative area or a Neighborhood Revitalization area.

Olin Avenue Market is located in San Jose Police Beat F2. The reported crime statistics as defined by B&P Section 23958.4(c) **are** over the 20% crime index thus the location **is** considered unduly concentrated per B&P Section 23958.4 (a)(1).

### Police Beat Crime Statistics

Beat	Index Crimes	Arrests	Total	20% Above Average
F2 (2010)	712	157	869	Yes
City Average	314	215	528	

Department of Alcohol Beverage Control (ABC) records indicate Olin Avenue Market is in census tract 5064.01. Pursuant to B&P Section 23958.4 (a)(2), the ratio of off-sale retail licenses to population in census tract 5064.01 currently **does not** exceed the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.

**Authorized and Current ABC Licenses in Census Tract 5064.01**

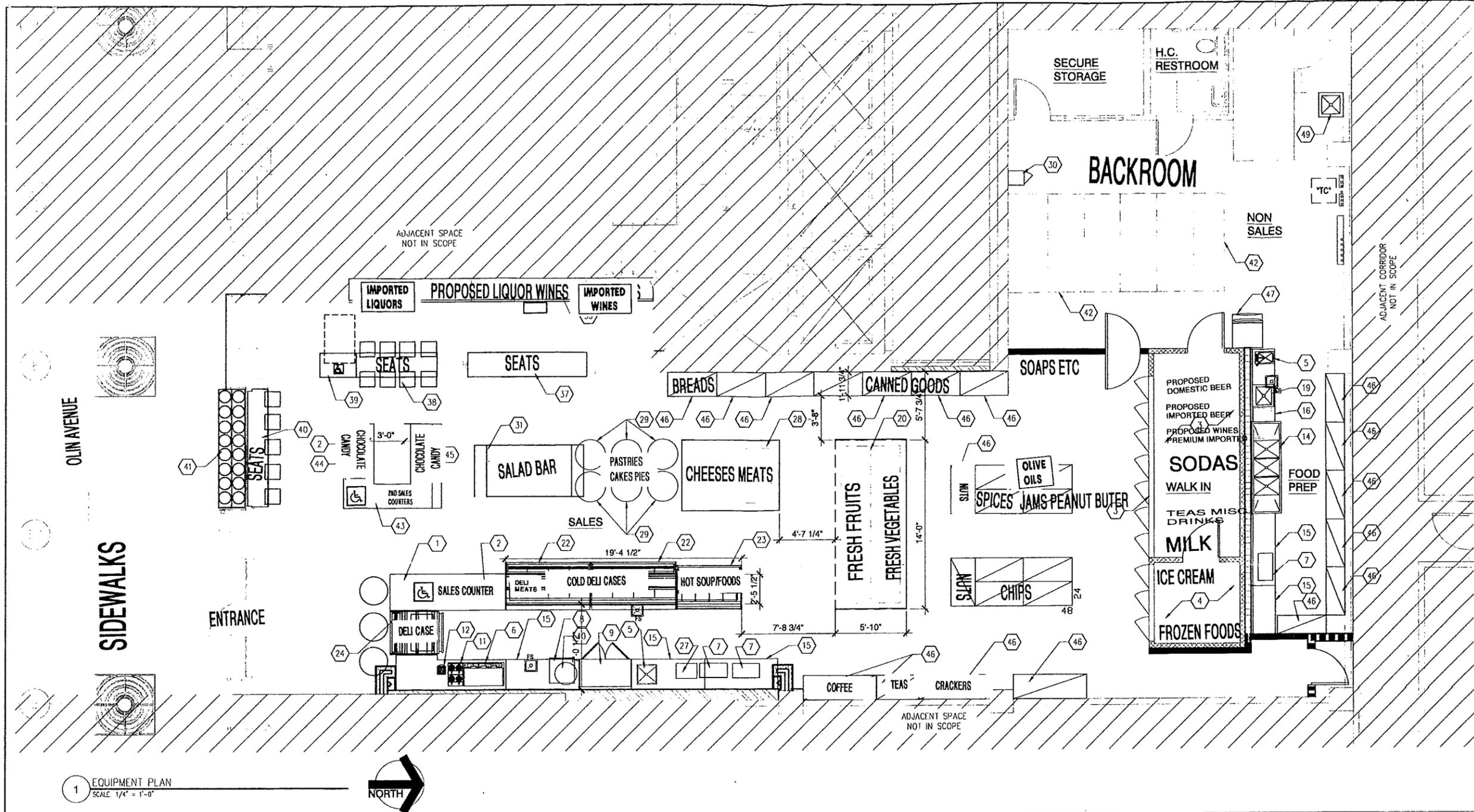
Census Tract	Authorized ABC Licenses as of April 2010		Current ABC Licenses as of May 18, 2010		Unduly Concentrated	
	On - Sale	Off - Sale	On - Sale	Off - Sale	On - Sale	Off - Sale
5064.01	5	2	27/1	2/0	Yes	No

The San Jose Police Department is **neutral** to the issuance of a Planned Development Permit for Olin Avenue Market, if the following conditions are included:

- Alcoholic beverage sales will cease at 11:00pm daily.
- No sales of single beers. Must be sold in a six pack minimum.
- No sales of malt liquor.

Please feel free to contact me at 277-4322 if you have any questions.

Ofc. Christine Zarate #165  
 Administrative Officer  
 Special Investigations/Vice



1 EQUIPMENT PLAN  
SCALE 1/4" = 1'-0"



10% NET FLOOR AREA FOR DISPLAY OF ALCOHOLIC BEVERAGES

10% NET FLOOR AREA FOR DISPLAY OF FRESH MEATS AND PRODUCE

1 SEE A-3.1 FOR EQUIPMENT SCHEDULE.

MAINTAIN 3'-0" MIN. ISLE WIDTH BETWEEN EQUIPMENT & FURNITURE.

ATTACH ALL WALL MOUNTED ITEMS TO WALL G.W.B. BACKING OR STUDS

**GENERAL NOTES**

- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO FACE OF EXISTING FINISH UNLESS OTHERWISE NOTED. ALL DIMENSIONS LOCATING NEW PARTITIONS ARE TO FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE.
- ALL EXTERIOR GLAZING IS EXISTING UNLESS OTHERWISE NOTED.
- ALL WOOD BLOCKING (IF REQUIRED) TO BE FIRE RETARDANT TREATED AS REQUIRED BY CODE.
- FIRE EXTINGUISHERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 10 AND THE LOCAL JURISDICTION REQUIREMENTS. USE WALL MOUNTED CABINETS IN SPACES VIEWABLE BY THE PUBLIC AND STANDARD EXTINGUISHER WALL BRACKETS IN AREAS NOT VIEWABLE BY THE PUBLIC.



**TECTA**

associates

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- INTERIORS
- PLANNING

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ARCHITECTURAL PROJECT NO: 10077

**OLIN AVENUE MARKET**  
355 SANTANA ROW, SUITE 1030  
SAN JOSE, CA 95128

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NO	REVISIONS	DATE
1	LL APPROVAL / PLAN CHECK	6/18/10
2	CONTRACTOR CHECK SET	7/1/10
3	PLAN CHECK SUBMITTAL	7/29/10

ISSUE DATE: 07/09/10  
SPACE PLAN DATE:

DRAWING TITLE  
**REVISED FLOOR PLAN**

DRAWING NUMBER:  
**A-3.0**



Santana Row, Santana Row Shopping Center, San Jose, CA 95128

SCALE 1" = 50'  
**SITE PLAN**  
**OLIN MARKET**  
OFF SALE GENERAL LIQUOR  
LICENSE TYPE 21  
GOURMET RETAIL GROCERY  
MARKET-DELI-PRODUCE-MEATS  
355 SANTANA ROW #1030  
SAN JOSE, CALIFORNIA  
APN 277-40-028

Imagery Date 5/2/2011

87° 19' 14.33" N 121° 56' 50.02" W UTM Zone 18N