

**Started: 6:49 p.m.**

**Ended: 6:50 p.m.**

**Item #2.5**

**Conditional Use Permit**

**Renewal:**

**Sale & On-site Consumption of Alcoholic**

**Beverages/Event Center – Balli’s Terrace Event Center**

**1509 Industrial Way**

**Lot 5, Mission Business Park Subdivision**

**I-1**

**Belinda Balli Catering, LLC**

Ms. De Luna went over the write-up stating the subject site is located near the International Boulevard and Industrial Way intersection along the south side of Industrial Way. A CUP for the Sale & On-Site Consumption of Alcoholic Beverages was previously approved at this location on April 12, 2021 for a period of 2 years. Ms. Balli would like to renew her conditional use permit for the Sale & On-Site Consumption of Alcoholic Beverages. Staff notes that this would be her 2<sup>nd</sup> renewal.

- **Hours of Operation:** The hours of operation vary depending of the type of activity; however, most events are during the evenings and on weekends and typically take place during the hours of 5:00 pm till 2:00 am
- **Staff:** 2 employees plus contracted staff to man the operation.
- **Parking and Landscaping:** Parking and Landscaping are existing and exceed the minimum City Codes for an event center of this size. There is a total of 79 parking spaces.
- **Alcoholic Beverages:** This request is compliant with Sec. 6-4 which requires that no alcoholic beverages be sold within 300’ of a church, public school, private school, or hospital. There are no residences within 300’ of this event center.

**REVIEW COMMENTS:** The types of activities that Ms. Balli host range from weddings, Quinceañeras, Christmas parties, reunions, birthday parties, seminars, and business conferences. Staff has checked with PD for any incident reports and as of this date no reports regarding alcohol have been reported. Staff mailed out 7 notices to the property owners within a 200’ radius of the site and there have been no comments in favor or against this request forwarded to the Planning Department.

**RECOMMENDATION:** Staff recommends approval subject to:

- 1) 4 years re-evaluation in order to assess the business at which time the applicant will have to renew the CUP and TABC license.
- 2) Must continue to comply with all City Codes (Building, Fire, etc.), and
- 3) Must comply with Noise Ordinance.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Garza moved to close the hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Chairwoman Izaguirre asked if the board had any questions.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the approve the conditional use permit. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.