

**AVNI FARMS
802 MONTGOMERY STREET**

	Applicant: Vinaybhai D. Patel	X	New		Add-On
X	Beer	X	Wine		Liquor

Proposed License Classification
CLASS E - RETAIL DEALER (OFF PREMISES CONSUMPTION)

Proposed Zoning Use
802 Montgomery St (PIN 20052 02001): Proposed Use, Convenience store with Ancillary retail dealer (off-premises consumption of alcohol), within the current TC-2 (Traditional Commercial-2) zoning district.

TASK	RESPONSIBLE PARTY
Initial Review	Revenue Department
X Applicant Interview – Classification Overview	Date: 02/04/2026
X Previous License Review	Notes:
X Alcohol Review Committee	Date: 02/04/2026 Compliant: Yes
Health Dept/Dept of Ag Coordination (If needed)	Notes:

Public Hearing (Scheduled for)	Clerk of Council
x Advertised in Newspaper	Date: 2/26/2026

Measurement Report	SPD ABC Unit
X In Compliance	
X Measurements Taken	Date: 2/24/2026
X Sign Posted	Date: 02/27/2026

Public Safety Review	SPD ABC Unit
X Background Check Completed	Date: 2/23/2026
X Public Safety Plan Reviewed	Date: 2/9/2026

Neighborhood Notification	Human Services Department	
Email Notification	Date:	Notes:
Phone Contact	Date:	Notes:
Visit	Date:	Notes:
Meeting Held (If Requested by Association)	Date:	Notes:

Code Enforcement Site Review	Code Compliance Department
X Inspection Conducted	Date: 1/28/2026 Notes:
X Compliant	Non-Compliant

Density Map	Development Service
X Completed	Date: 2/18/26

Zoning Review		Planning and Urban Design Department	
Proposed Use, Convenience store with Ancillary retail dealer (off-premises consumption of alcohol), within the current TC-2 (Traditional Commercial-2) zoning district.	X	Is Permitted by Right	Notes: 1. Permitted by Right: The accessory use classification, <i>Ancillary retail dealer (off-premises consumption of alcohol)</i> , as defined in Article 13 of the Zoning Ordinance, is allowed by right in the zoning district. The property is not within the boundaries of an Alcohol Density Overlay District. 2. Permitted as a Limited Use with Standards: The principal use classification, <i>Convenience store</i> , is permitted as a Limited Use with Standards in said zoning district. This use is pre-existing; the standards are met through continuation of legal use and/or nonconforming standards. 3. The parking is pre-existing & met. 4. Is an Existing use/occupancy, but new ownership, management, or request. 5. Applicant obtained a Business Location Approval for Convenience store / Retail, General CBD Store under file No. 23-000098-BA on 1/18/2023.
	X	Is permitted as a Limited Use with Standards (Conditions)	
		Requires Special Use Approval or Variance	
		Permitted as a Non-Conforming Use	
		Not Permitted	