

City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
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File ID: 2026-00509

2/26/2026

Del Paso Boulevard Alcohol Sales (P25-011) [Noticed on 02/13/2026; Published 02/17/2026]

File ID: 2026-00509

Location: 3560 Del Paso Boulevard, APNs: 252-0282-014-0000, District 2

Recommendation: Conduct a public hearing and upon conclusion, pass a **Motion** to approve: 1) Environmental Exemption pursuant to CEQA Guidelines section 15301 (Existing Facilities) and; 2) Conditional Use Permit to authorize the sale of distilled spirits in addition to existing beer and wine sales under a Type-21 license (General - Beer, Wine, Spirits) in a 1,600 square foot convenience store on approximately 0.22-acres in the Limited Commercial (C-1) zone.

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Presenter: Deja Harris, Associate Planner, (916) 808-5853, dnharris@cityofsacramento.org, Department of Community Development

Applicant: Harvinder Singh, 3560 Del Paso Boulevard, Suite 100, Sacramento, CA 95838

Property Owner: Daljit Singh, 4525 Cornfield Way, Elk Grove, CA 95758

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Findings of Fact and Conditions of Approval
- 4-Exhibit A: Plans
- 5-Police Department Conditions and Public Convenience or Necessity Letter
- 6-Community Comments

Description/Analysis

Issue Detail: The applicant is requesting a conditional use permit (CUP) to authorize the sale of distilled spirits in addition to the beer and wine that is currently being sold within an existing neighborhood market at the southeast corner of Del Paso Boulevard and Verano Street. The market currently sells beer and wine through a California Department of Alcoholic Beverage Control (ABC)

Type-20 license which will be replaced with a Type-21 license, if granted, for the sale of beer, wine, and distilled spirits. This request requires review and approval by the Planning and Design Commission.

Required Findings of Fact

To approve a CUP, the Planning and Design Commission must make **all** the following findings:

- a. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan;
- b. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code;
- c. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities;
- d. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

Because the applicant is requesting a CUP for alcoholic beverage sales for off-premises consumption, the Planning and Design Commission must make **all** the following alcohol-related findings in addition to the generally applicable CUP findings:

- a. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood;
- b. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;
- c. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and
- d. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

Staffs determination of the projects consistency with the above findings of fact, including the special findings for alcoholic beverage sales, are available in Attachment 3.

Public/Neighborhood Outreach and Comments: As part of the application review process, the proposed project was routed to Hagginwood Community Association, Rancho Del Paso Neighborhood Association, North Sacramento Chamber of Commerce, Benito Juarez Neighborhood Association, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff received a letter of support from Hagginwood Community Association.

Staff posted the site with an early notice at time of planning application submittal. Staff also mailed

hearing notices to all property owners, residents, and neighborhood groups within 500 feet of the project site and posted the site 10 days prior to the public hearing. Staff received two letters of opposition from nearby residents opposed to alcohol sales in the community as well as three letters of support from nearby residents. The letters of support emphasized that the store supplies essential goods and offers convenient access to residents in the surrounding community.

All comments received are included in Attachment 6.

Policy Considerations:

2040 General Plan

The 2040 General Plan designation for the project site is Commercial Mixed Use (CMU). The General Plan recognizes that Commercial Mixed Use designation areas are intended to foster vibrant retail and commercial centers of varying scales throughout the community. The project is consistent with the CMU designation as it allows for the expansion of goods offered at an existing neighborhood market. Neighborhood markets offer residents convenient access to everyday necessities such as groceries and household goods. They are essential neighborhood serving assets that help create healthy, livable, and complete neighborhoods, further implementing the vision of the CMU designation.

In addition to the project's consistency with the CMU designation, staff find that the project is consistent with the following 2040 General Plan Land Use and Placemaking Element goals and policies:

Goal LUP-2 Balanced and connected community with thriving neighborhoods and centers and development intensities linked to transit.

Policy LUP-2.1 Overall Balance of Uses. The City should encourage a balance and a mix of employment, residential, commercial, cultural, and tourism-related uses, as well as a full range of amenities and services necessary to support a thriving city.

Goal LUP-5. Attractive, thriving commercial centers that are well-located to serve the needs of Sacramento residents, workers, and visitors.

Policy LUP 5.1 Evolving Regional Commercial Centers. The City shall promote housing, and employment uses at existing regional commercial centers to enhance retail viability, establish pedestrian-oriented shopping districts, create more attractive buildings and public spaces, support transit viability, and reduce vehicle trips. The City shall facilitate the replacement of surface parking, drive aisles, and shared parking facilities to further this policy.

Policy LUP 5.5 Neighborhood Commerce. The City shall support geographically well-distributed neighborhood-oriented commercial centers or "main streets" to improve local

access to stores, cafés and restaurants, and other neighborhood commercial uses and services.

Goal LUP-6. A city of healthy, livable, “complete neighborhoods” that provide for residents’ daily needs within easy walking or biking distance from home.

LUP-6.1 Neighborhoods as a Basic Unit. Recognizing Sacramento’s neighborhoods as foundational elements of the city’s urban structure, the City shall work to enhance their livability through the development of plans and programs.

Staff Response: The project is consistent with the goals and policies above in that the project allows for the expansion of goods offered at an existing neighborhood-serving market. The General Commercial (C-1) zone allows for offices, retail stores, and commercial service establishments that are compatible with residential development. This zone is intended to be applied to small lots that are surrounded by a residential neighborhood. This project will play a supporting role in the provision of goods to nearby residents consistent with the purpose of the C-1 zone. The immediate area lacks nearby opportunities to obtain daily essentials, such as basic groceries and household items. Neighborhood markets that offer convenient access to everyday necessities such as groceries (i.e. healthy food) and household essentials while also offering alcohol and other beverages are essential neighborhood serving assets that help create healthy, livable, and complete neighborhoods. Through the implementation of the conditions of approval and the protest conditions by the Police Department to ABC for the retailer license, the convenience market can contribute positively to the fabric of the neighborhood by fostering economic development and a full range of amenities necessary to support a neighborhood.

Staff also find that the project complies with the following 2040 General Plan Environmental Justice Element goal and policies:

Goal EJ-2. Equitable access to fresh, healthy, and affordable food and wider access to healthy food resources in disadvantaged communities.

Policy EJ-2.16 Discourage Unhealthy Uses. The City should discourage the establishment of new drive-through restaurants, alcohol permits for off-site sales, and tobacco sales points near food deserts, schools, and pedestrian priority areas.

Policy EJ-2.20 Evaluating Health Impacts. The City may use best available data tools, including but not limited to Healthy Places Index, the Centers for Disease Control (CDC) Social Vulnerability Index, and CalEnviroScreen, when evaluating health impacts from proposed projects in disadvantaged and historically underserved communities.

Staff Response: Per General Plan Map EJ-1, the project site is located within a disadvantaged community (DAC). A proposal for expanded alcohol sales within a DAC requires special

attention to ensure a project will not exacerbate existing health inequities or result in a disproportionate concentration of alcohol outlets. Consistent with General Plan policy EJ-2.16, staff evaluated the location and characteristics of the proposed alcohol permit for off-site sales in relation to available food sales, the location of nearby sensitive uses, and whether the area would be considered a pedestrian priority area, to determine the appropriateness of the proposal. Staff also evaluated the requested alcohol sales using the best data tools available relative to health impacts, including CalEnviroScreen and California Healthy Places Index. A full analysis of the findings of these data tools is provided in the Background section of this report

North Sacramento Community Plan

The project site is located within the North Sacramento Community Plan Area of the 2040 General Plan. The 2040 General Plan identifies the Community Plan Area as a welcoming community with working families and diverse neighborhoods, appealing housing options, and quick, convenient, accessible transportation connections to key destinations in the city. The North Sacramento Community Plan does not have any applicable goals or policies for the proposed use or subject site.

Economic Impacts: Not applicable.

Environmental Considerations: The Community Development Department, Environmental Planning Services has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities (Categorical Exemption - Class 1). Class 1 includes projects involving the operation, permitting, and licensing of existing facilities and involves negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The project qualifies for this exemption because no physical changes are proposed to the existing structure, with the exception of minor interior renovations to accommodate changes to the sales floor.

Sustainability: Not applicable.

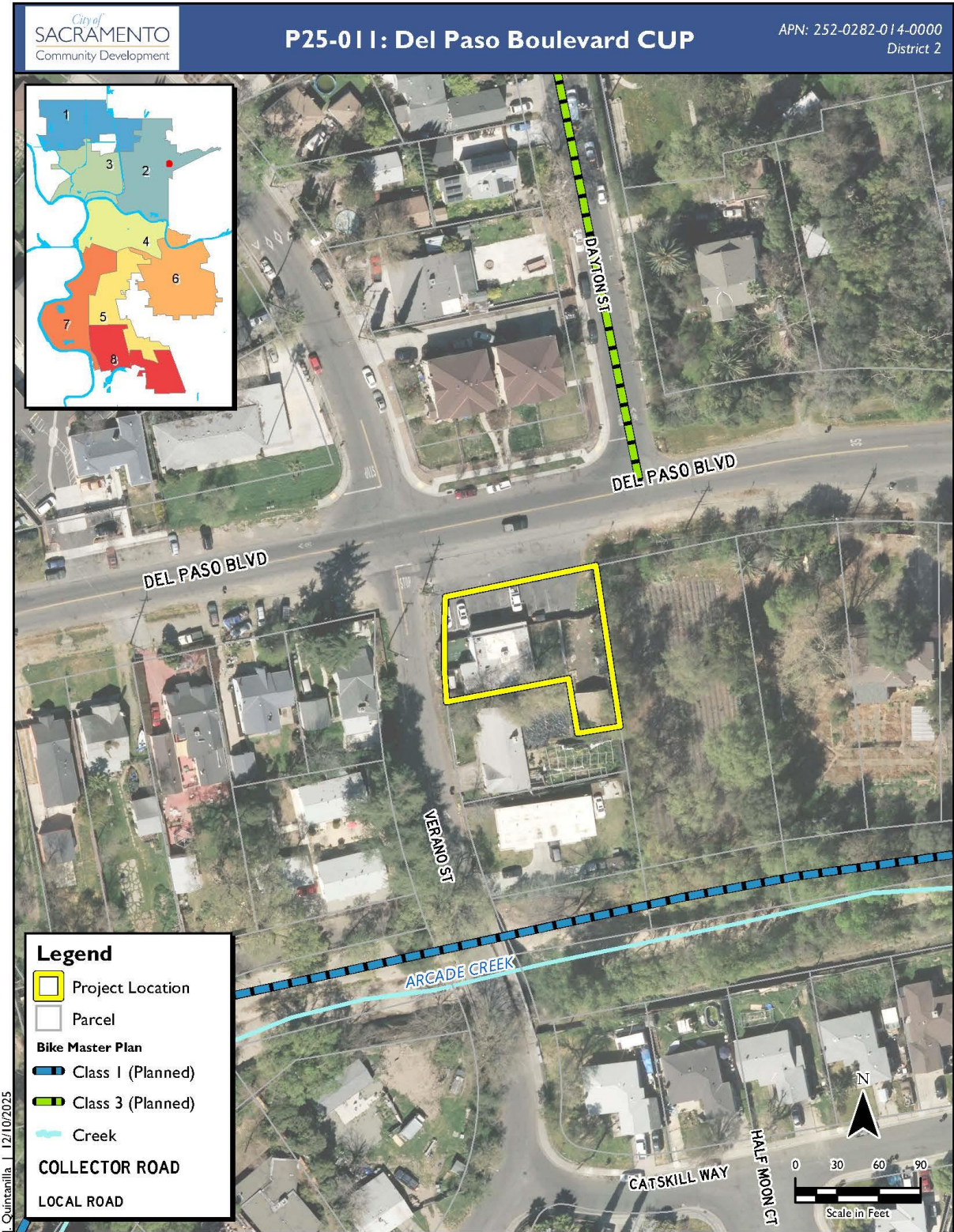
Commission/Committee Action: Not applicable.

Rationale for Recommendation: Staff recommends that the Planning and Design Commission make a motion to approve the requested entitlements based on the findings of fact and subject to the conditions listed within Attachment 3. The proposal complies with the goals and policies of the 2040 General Plan in that the project is appropriate for the site characteristics and is compatible with surrounding uses in the neighborhood. The project has been conditioned to address potential impacts to the neighboring uses by incorporating a Video Assessment and Surveillance System (VASS) covering points of sale, alcohol display areas, store entrances, and parking areas to deter theft and unauthorized consumption, limiting shelf space for distilled spirits to 30 square feet behind the point of sale or cash register, and establishing a condition that will encourage the community and

operator to work together should any issues or concerns arise. Furthermore, the project will expand retail offerings at a neighborhood serving corner market.

Financial Considerations: Not applicable.

Figure 1: Vicinity Map



Background Information

The ±0.22-acre project site is located at the southeast corner of the Del Paso Boulevard and Verano Street within the Limited Commercial (C-1) zone. The project site is located within the Hagginwood community of North Sacramento which primarily consists of residential and neighborhood serving uses. The site is surrounded by both single family and multi-unit residential.

The site is developed with an existing 1,600-square-foot neighborhood market, Golden Oaks Market (formerly Haggin Oaks Beer Wine Market) and associated surface parking lot. The project site has remained a neighborhood market for over 30 years providing a wide range of food and household products to the local community. It is also noted that the operator has a Tobacco Retailer License and is operating under a deemed CUP for tobacco retailing. Staff is unaware of any complaints filed against the store from nearby residents and visitors and there are no active or recent Code Enforcement cases against the establishment.

Golden Oaks Market currently operates under a California Department of Alcoholic Beverage Control (ABC) Type-20 license (off-sale beer & wine) and has filed an application for a Type-21 license (off-sale general – package store) to replace the existing Type-20 license. The Type-21 license authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold. The license allows minors to enter business. ABC will not issue the license to the applicant until a conditional use permit (CUP) has been granted. The application for the CUP was received by the Planning Division on July 3, 2025.

Table 1: Surrounding Zoning and Uses		
Direction:	Zoning:	Use:
North:	Multi-Unit Dwelling (R-2A)	Residential
South:	Limited Commercial (C-1)	Residential
East:	Multi-Unit Dwelling (R-2B-R)	Vacant
West:	Single-Unit Dwelling (R-1)	Residential

Table 2: Site and Project Information	
General Plan Designation:	Commercial Mixed Use (CMU)
Community Plan Area:	North Sacramento
Zoning of Site:	Limited Commercial (C-1)
Building Size:	1,600 square-feet
Existing & Proposed Use:	Retail within a commercial building

Figure 2: Existing Site Condition – Del Paso Boulevard Street Frontage



Entitlement Review

Pursuant to Sacramento City Code (SCC) section 17.108.020, the proposed sale of alcohol is classified as “alcoholic beverage sales, off-premises consumption;” a conditional land use subject to approval of a CUP by the Planning and Design Commission. The market has sold beer and wine under a Type-20 since December 1990 (ABC records) and is considered to have a deemed CUP. Pursuant to SCC section 17.228.108.B, the change from a Type-20 to a Type-21 requires a new CUP.

Conditional Use Permit

The CUP process is designed to evaluate a use’s potential impact on a site and the surrounding area. In order to approve the CUP, the proposal must make all of the standard findings of fact outlined in City Code, 17.808.200.C.1 and the special findings of fact for alcoholic beverage sales outlined in City Code, 17.228.108.A.1. The analysis outlined below considers whether the project is consistent with all of the necessary findings.

Business Operations

The applicant has applied to ABC for a Type-21 license which would authorize the sale of distilled spirits in addition to the existing authorization for the sale of beer and wine for

consumption off the premise. The license is for a retail use and minors are allowed to enter and remain. The project includes minor tenant improvements for new shelving to host the distilled spirits behind the existing point of sale counter area that will only be accessible by staff. No changes to the existing beer and wine sales area would occur and no exterior changes are proposed. The applicant will maintain the existing operating hours of 8:00 am to 10:00 pm Sunday – Saturday.

Alcoholic Beverage Sale Considerations

SCC section 17.228.108.A.2 establishes review criteria for alcoholic beverage sale uses. These are listed below and are followed by staff's analysis of the project subject to the criteria.

1. The decision-maker shall consider whether the proposed alcoholic beverage sales will detrimentally affect nearby residentially zoned areas and shall give consideration to the distance of the proposed alcoholic beverage sales from residential buildings; churches and faith congregations; schools, K-12; hospitals; parks and playgrounds; childcare centers; social services; and other similar uses.

The neighborhood market is located within the Hagginwood community of North Sacramento which contains a mix of lower density residential and neighborhood serving uses. The site is in the heart of the residential neighborhood which primarily consists of single-unit dwellings in the Single-Unit or Duplex Dwelling (R-1) zone. The exception to this is the parcels immediately adjacent to the site, including duplexes in the Multi-Unit Dwelling (R-2A) zone, vacant land to the east in the Multi-Unit Dwelling (R-2B) zone, and duplexes to the south/southwest in the Duplex Dwelling (R-2) zone. Nearby sensitive uses include Evangel Church of Deliverance (500 feet) and Michael J Castori Elementary (0.5 miles). The proposed project would allow Golden Oaks Market to continue its existing operations with the inclusion of distilled spirits sales, which does not substantially alter the existing use of the site and is not expected to be detrimental to the surrounding residential neighborhood and sensitive uses. Staff believe the expansion of the alcohol sales would not enlarge or encourage the development of a skid row nor be detrimental to the surrounding neighborhood as the project site has sold beer and wine under a Type-20 license since December 1990 with no disciplinary history.

Further, the proposed transition to a Type-21 license is to continue to meet the needs of the existing community. The nearest active off-site consumption liquor license (Type 21), and grocery store, is at 3845 Marysville Boulevard (Viva Supermarket) nearly 1 mile from the subject site. In the absence of a grocery store, neighborhood markets that offer convenient access to everyday necessities such as groceries (i.e. healthy food) and household essentials while also offering alcohol are essential neighborhood serving assets that help create healthy, livable, and complete neighborhoods. This leads staff to believe that the expansion to sell distilled spirits in addition to the beer and wine allows residents wanting food,

drinks, or personal products to rely on Golden Oaks Market in their neighborhood and would not be detrimental to adjacent sensitive uses.

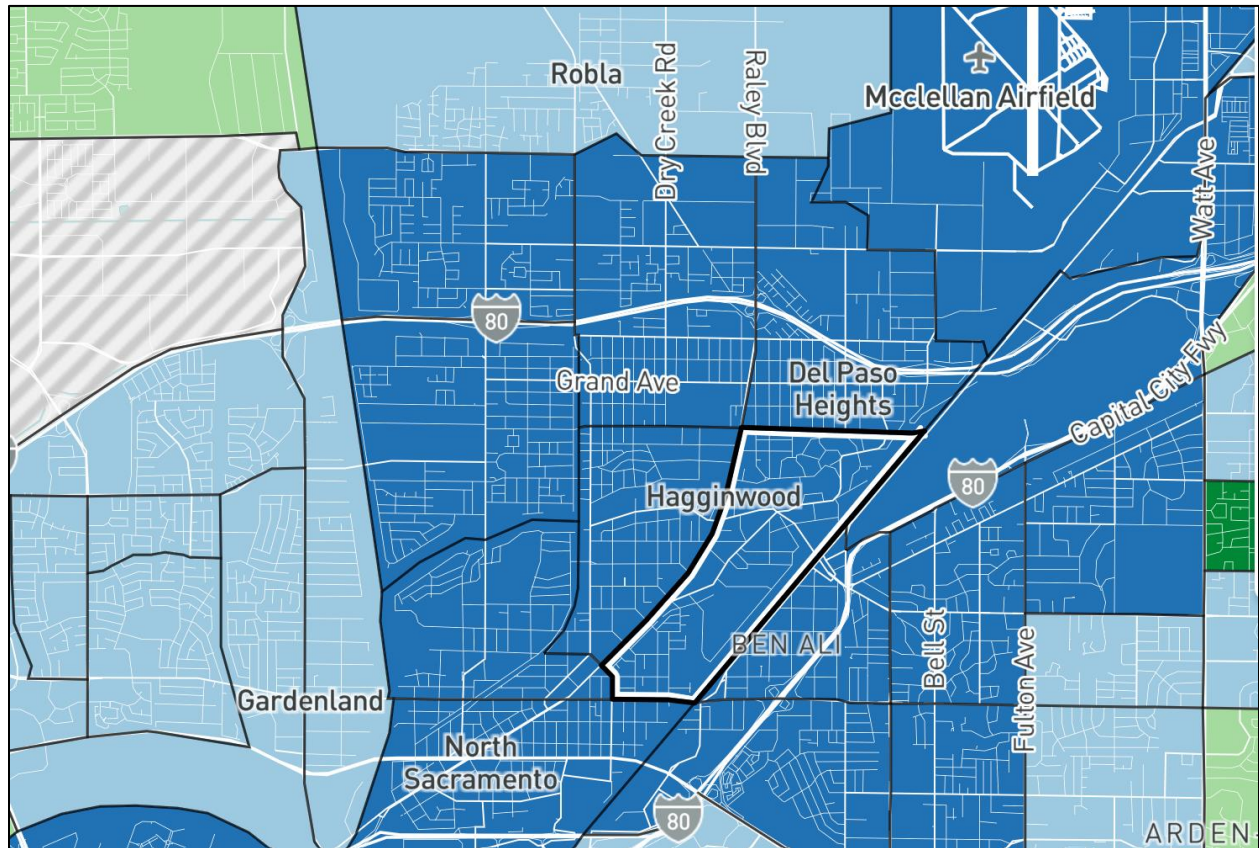
2. In addition to the considerations applicable to all conditional use permit applications, the decision-maker may consider the following under this section: hours of operation; quantity and size of containers sold; alcoholic content of wines; percentage of shelf space devoted to alcoholic beverages; a requirement that the establishment post, in compliance with the city code, signs prohibiting the possession of open alcoholic beverage containers or the consumption of alcoholic beverages on any property adjacent to the establishment under the control of the establishment's operator; and any other activities proposed for the premises.

The store will operate 8:00 am to 10:00 pm Sunday – Saturday and the business will be required to comply with signage standards within the city code. Because Census Tract 63 exceeds the state's standard for off-sale alcohol license concentration, a Letter of Public Convenience or Necessity (PCN) was required under Sacramento City Code § 5.08.020(B). The Sacramento Police Department (SPD) reviewed the request in accordance with Title 5 requirements and issued the PCN for a Type 21 license. In addition, the Police Department has requested that ABC place conditions on the ABC license, including:

1. *Sales and service of alcoholic beverages shall be permitted only between the hours of 8:00AM – 10:00PM each day of the week.*
2. *Petitioner shall not permit any person to possess an open container or consume alcoholic beverages in or around the licensed premises as depicted on the most recently certified ABC-257 and ABC-253.*
3. *Beer or malt beverage products, regardless of size, shall only be sold in pre-packaged multi-unit quantities.*
4. *The following alcoholic beverages shall not be sold in quantities of fewer than three (3) individual containers per sale:*
 - (a) *Beer, including malt beverages and malt liquor products, in containers of 24oz or less;*
 - (b) *Pre-mixed wine products commonly known as "wine coolers";*
 - (c) *Pre-mixed distilled spirits-based cocktails.*
5. *No wine shall be sold in bottles or containers of less than 750ml.*
6. *No distilled spirits shall be sold in bottles or containers of less than 750ml.*

In addition to the requested ABC conditions, the Police Department have also recommended conditions of approval be placed on the Conditional Use Permit. The Police Department believes that adding these conditions should reduce the potential for nuisance activities or law enforcement related issues that could be associated with an alcohol-related establishment. For example, the Police Department has required the applicant to maintain clear and unobstructed view of the interior of the premises from the exterior public sidewalk and install a Video Assessment and Surveillance System as well as a holdup alarm system with comprehensive coverage.

Figure 3: HPI 3.0 (Census Tract 63)



Healthy Places Index

Staff uses the California Healthy Places Index Map Tool (HPI) (healthyplacesindex.org) as an additional information tool in the review of tobacco-related, alcohol-related, and other health related land use applications that may impact community conditions and life expectancy. HPI was developed by the Public Health Alliance of Southern California as a tool that allows for the comparison of potential overall health outcomes based on community conditions across multiple geographies.

The HPI provides information at the census tract level and analyzes multiple community characteristics with the goal of framing equity issues with quantifiable and evidence-based data. Twenty-five indicators are analyzed and are statistically scored and compiled into a single indexed overall score. The HPI score is provided as a percentile rank, with ranks closer to 100 indicating healthier conditions and ranks closer to 0 indicating less healthy conditions. Eight sub-scores are also calculated based on eight health related policy action areas: economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.

The project site is within Census Tract 63. Per the HPI, Tract 63 scores in the 10th percentile of healthy places. This tract has healthier conditions than 10.9% of other tracts within the State, or alternatively stated, 88.1% of other tracts within the State have healthier conditions than the subject census tract. As shown in Figure 3, many census tracts within the North Sacramento Community Plan Area are below the 50th percentile (“blue” ≤ 49%; “green” ≥ 50%) of healthy community conditions.

CalEnviroScreen

The 2040 General Plan identifies the project census tract (63) is located within a State Designated Disadvantaged Communities (DACs) (SB 535). Senate Bill SB 535 mandates that California use certain Cap-and-Trade auction proceeds to fund investments in DACs and tasks the California Environmental Protection Agency (CalEPA) with designating DACs based on geographic, socioeconomic, public health, and environmental hazard criteria (Final Designation of Disadvantaged communities). These criteria include 1) “Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects, exposure or environmental degradation” and 2) “Areas with concentrations of people that are of low income, high unemployment, low levels of home ownership, high rent burden, or low levels of educational attainment.”

In response to SB 535, the California Environmental Protection Agency (CalEPA), developed the CalEnviroScreen (<https://oehha.ca.gov/calenviroscreen>) mapping tool to identify DACs. A DAC is defined as an area scoring in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured. The overall CalEnviroScreen score is calculated by multiplying the Pollution Burden and Population Characteristics scores with a minimum possible score of 0 and maximum possible score of 100, with a score of 100 representing the highest burden. Key indicators in CalEnviroScreen’s data include exposure to different types of pollution, environmental effects from nearby toxic chemicals, percentage of populations health and age sensitivity, and socioeconomic factors.

Consistent with General Plan policy EJ-2.20, staff has utilized the CalEnviroScreen mapping tool and understands that this tract has an overall CalEnviroScreen score of 89, meaning that it is in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured.

Table 3: Vulnerability Indicators & Nearby Sensitive Uses (Census Tract 63)	
Healthy Places Index (HPI)	10.9
CalEnviroScreen	89
Proximity to other ABC Type 20/21 Licenses (1/2-mile buffer)	1 License (Type 20)
Nearby Sensitive Uses (1/2-mile buffer)	
• Residential	Single- and multi-unit dwellings
• Schools	1 (1 elementary school)

• Childcare Centers	N/A
• Parks	N/A
• Faith Congregations (e.g., church)	1 (1 church)
• Social Services/Hospital	N/A

Staff Analysis

Overall, staff found that the location is not considered a food desert or an area underserved by healthy food resources per the General Plan (Map EJ-4), as there is a healthy food retailer within a one-mile radius, nor is it a “pedestrian priority area”, as the nearest bus line (Route 15) is 0.4 miles (walking distance) north from the site along Grand Avenue and the closest light rail station (Marconi/Arcade Station) is 1.1-miles (walking distance) southwest from the site. Staff also found that the project is located 0.5 miles (walking distance) from the nearest public school (Michael J Castori Elementary) and 0.5 miles (walking distance) from the nearest business authorized for alcohol sales. Based on the above, staff does not find that the location of alcohol sales would be detrimental to the neighborhood and there is not a reason to discourage the use.

While the site is designated as a DAC and has a relatively low HPI score, the inclusion of distilled spirits sales does not substantially alter the existing use of the site and would not increase the number of businesses selling alcohol or result in a disproportionate concentration of alcohol outlets in the community. The proposal is located at a neighborhood market with an active Type-20 license that has been in operation for over 30 years, providing basic grocery and household needs to the adjacent underserved community. The proposed use would expand the items sold within the store through the addition of distilled spirits under a Type-21 license. As one of the only neighborhood markets in the area, expanded alcohol sales provides a needed convenience, allowing residents to bundle their grocery and alcohol purchases and reducing the need for additional travel.

It is important to recognize that potential risks associated with alcohol retailers near public facilities such as schools, parks, and residences exist. However, when managed responsibly through the implementation of the conditions of approval and recommendation by Sacramento Police Department, alcohol retailers can help promote safe and responsible consumption practices while creating economic growth, social cohesion (i.e. community gathering spaces), and help enhance the livability of the neighborhood. Staff does not think that the addition of expanded beverage types in this location will be detrimental to the overall condition of the neighborhood, as the establishment is already selling alcoholic beverages. As a “deemed” conditional use permit, the alcohol sales at the site currently have no conditions of approval addressing operations; with the addition of distilled spirits a comprehensive set of conditions are

added to the site to address alcohol sales and ensure the business operates in a manner that is compatible with the surrounding neighborhood.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL
Del Paso Boulevard CUP (P25-011)
3560 Del Paso Boulevard; APN: 252-0282-014-0000

FINDINGS OF FACT

- A. **Environmental Determination:** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning and Design Commission finds that the Project is exempt from review under Section 15301 (Existing Facilities—Class 1) of the CEQA Guidelines. Class 1 consists of projects involving the operation, permitting, and licensing of existing facilities and involves negligible or no expansion of existing or former uses. The project qualifies for this exemption because it involves the continued operation of a business within an existing building and the project does not involve any physical changes to the site.
- B. The **Conditional Use Permit** to authorize the sale of distilled spirits in addition to existing beer and wine sales in an existing an existing 1,600 square foot convenience store on approximately 0.22-acres in the Limited Commercial (C-1) zone is **approved** based on the following Findings of Fact:
1. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan in that the sale of alcohol for offsite consumption at this location is not in conflict with General Plan Goal EJ-2 or Policies EJ-2.16 and EJ-2.20, which discourage off-site sales of alcohol near food deserts, schools, and pedestrian priority areas in disadvantaged communities. The project site is not located in a food dessert, or a pedestrian priority area and is not near a school. The project is also consistent with the Commercial Mixed Use General Plan designation in that it allows for the expansion of goods offered at an existing neighborhood market. Neighborhood markets offer residents convenient access to everyday necessities such as groceries and household essentials while also offering alcohol are essential neighborhood serving assets that help create healthy, livable, and complete neighborhoods further implementing the CMU designation.
 2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the C-1 Zone, and the Planning and Development Code in that the purpose of the C-1 zone is to provide for certain offices, retail stores, and commercial service establishments that are compatible with residential developments. This zone is intended to be applied to small lots that are surrounded by a residential neighborhood. The existing neighborhood market supports and implements this vision by providing residents with convenient access to everyday necessities such as groceries and household essentials while also offering alcohol. Further, the proposed use

of off-site alcoholic beverage consumption is a permitted use within the Limited Commercial (C-1) zone with the approval of a Conditional Use Permit.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public and private services and utilities, in that the proposed use is in an existing tenant space with food, beverages, and goods sales; therefore, the addition of distilled spirits is suitable in terms of location and access and is adequately served by existing infrastructure.
4. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance. The project will be required to incorporate several security and operational measures. These measures include restricted alcohol sales policies, including alcohol sales ending at 10:00 PM; a Video Assessment and Surveillance System (VASS) covering points of sale, alcohol display areas, store entrances, and parking areas to deter theft and unauthorized consumption; and a "Good Neighbor" condition requiring a 24-hour emergency contact number to promptly address community concerns. These conditions ensure that the project remains compatible with surrounding land uses and prevents negative impacts on nearby residential areas. Additionally, the Sacramento Police Department reviewed and approved the Public Convenience or Necessity (PCN) request, confirming that the proposed alcohol sales will not contribute to nuisance activity or excessive alcohol-related incidents.
5. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood. The use permit is conditioned with hours of operation to be compatible with adjacent residential uses in the surrounding neighborhood. Further, the Police Department have requested ABC impose conditions on the requested ABC Type-21 license to ensure that the business will not negatively impact the surrounding area, including requiring the business to ensure no persons possess an open container or consume alcoholic beverages in or around the business, requiring the business to actively monitor the area under their control in an effort to prevent loitering, and requiring the business to sell beer, malt liquor, and wine in certain quantities.
6. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages in that the Sacramento Police Department has determined that the public convenience or necessity will be served by the issuance of the ABC Type-21 license and it will not result in the overconcentration of establishments dispensing alcohol. Further, although Census Tract 63 contains multiple off-sale alcohol licenses, the proposed alcohol sales will not result in an undue concentration of such establishments in that the nearest store with an active Type 21 license is 1 mile away, ensuring that this project does not create excessive clustering of alcohol retailers. Given

these factors, the project is compatible with surrounding land uses and will not contribute to overconcentration or alcohol-related nuisance activity.

7. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area. The sale of alcohol will be supervised by ABC and is required to comply with conditions on the ABC license as well as the use permit. The license is conditioned with hours of operation to be compatible with adjacent uses. Acceptance and compliance with use permit operating conditions will assist in discouraging and preventing associated negative impacts which can contribute to the development of blighted areas.
8. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation. The granting of this permit will allow for conditions of approval to restrict operations that support both the business and the neighborhood. Additionally, the expansion to allow the sale of distilled spirits on-site does not alter the existing use of the site. The area is not part of a redevelopment program or neighborhood conservation plan.

CONDITIONS OF APPROVAL

- B. The **Conditional Use Permit** to authorize the sale of distilled spirits in addition to existing beer and wine sales in an existing 1,600 square foot convenience store on approximately 0.22-acres in the Limited Commercial (C-1) zone is **approved** subject to the following conditions of approval:

PLANNING:

- B1. This discretionary permit expires three (3) years from the effective date of approval if the use or development project has not been established as provided in Section 17.808.400.A.
- B2. Time extensions to establish a use, construct a development project, or to demolish a structure may be granted as provided in Section 17.808.400.B. Time extensions are discretionary and not the automatic right of the applicant.
- B3. Alcohol sales are limited to the hours between 8am and 10:00 p.m. each day of the week.
- B4. Shelf space for distilled spirits shall be limited to 30 square feet. All shelf space devoted to spirits must be located behind the point of sale or cash register.
- B5. Refrigerated beer and wine shall be limited to a maximum of eight (8) cooler displays (doors) of no more than 34 cubic feet each, for a maximum of 272 cubic feet of display area.
- B6. No unrefrigerated beer or wine shall be displayed.
- B7. The following "Good Neighbor" measures shall be implemented by the applicant and any operator:
 - a. Establish a process for neighbors to communicate directly with the management staff of the restaurant should there be any problems or issues.
 - b. Provide signage at the building storefront that includes a 24-hour emergency contact person and phone numbers on-site that is located in a clearly identified place and kept up to date.
- B8. Any additional changes, additions, or modifications related to alcohol sales and/or these conditions of approval shall require Planning Division review and approval and may result in the need for additional planning entitlements.
- B9. The operator shall devote at least one (1) cooler (approximately 34 cubic feet) for the sale of fresh or healthy foods. Fresh and healthy foods, include, but are not limited to, fresh fruits and vegetables; juice and dairy products; meat, fish, or poultry (including eggs); and fresh baked goods, breads, and cereals. A portion of the total shelf space within the cooler may be substituted with non-healthy foods if an equivalent shelf space is devoted to unrefrigerated healthy foods.

Police

- B10. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet

this requirement.

- B11. Light poles, if applicable, shall be no higher than 16'.
- B12. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
- B13. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.
- B14. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.
- B15. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.
- B16. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.
- B17. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- B18. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.
- B19. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.
- B20. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.
- B21. Business shall be equipped with and maintain a security system with
- B22. An alarm system with a valid UL Certificate in accordance with ANSI/UL Standard 681-2014 (Standard for Installation and Classification of Burglar and Holdup Alarm), Extent Number 4
- B23. Holdup alarm system shall be employed near the:
 - a. all points of sale

b. safe(s)

- B24. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
- B25. Manager with access to VASS storage shall be able to respond to any activation within two hours.
- B26. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.
- B27. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.
- B28. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.
- B29. VASS shall be capable of storing no less than 30 days' worth of activity. VASS shall provide comprehensive coverage of:
- a. all points of sale
 - b. safe(s)
 - c. manager's office
 - d. areas of ingress and egress (doors, driveways)
 - e. alcohol placement areas
 - f. parking lot
 - g. main entrance, pedestrian level, to capture face images of patrons
- B30. Height markers are required on the interior doorway.
- B31. Electronic "point of sale" age verification system is required, including:
- a. scans and authenticates ID
 - b. identifies fake IDs
 - c. records dates and times of entry
 - d. has the ability to create a "banned patron" list
- B32. Applicant must comply with all laws and regulations related to the distribution of alcoholic beverages, including not selling, furnishing, giving or causing to be sold,

furnished or given away, any alcoholic beverages to any habitual drunkard, or to any obviously intoxicated person. All employees shall attend ABC LEAD Training within six (6) months of opening and at least once every 5 years.

- B33. The name of the business shall be printed on all receipts.
- B34. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.
- B35. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
- B36. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.
- B37. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.
- B38. Property management shall be responsible for the daily removal of all litter from the site.
- B39. The sales register area shall be situated to face the main entrance to allow employees better visual surveillance of the entrance and fueling area.

Advisory Notes

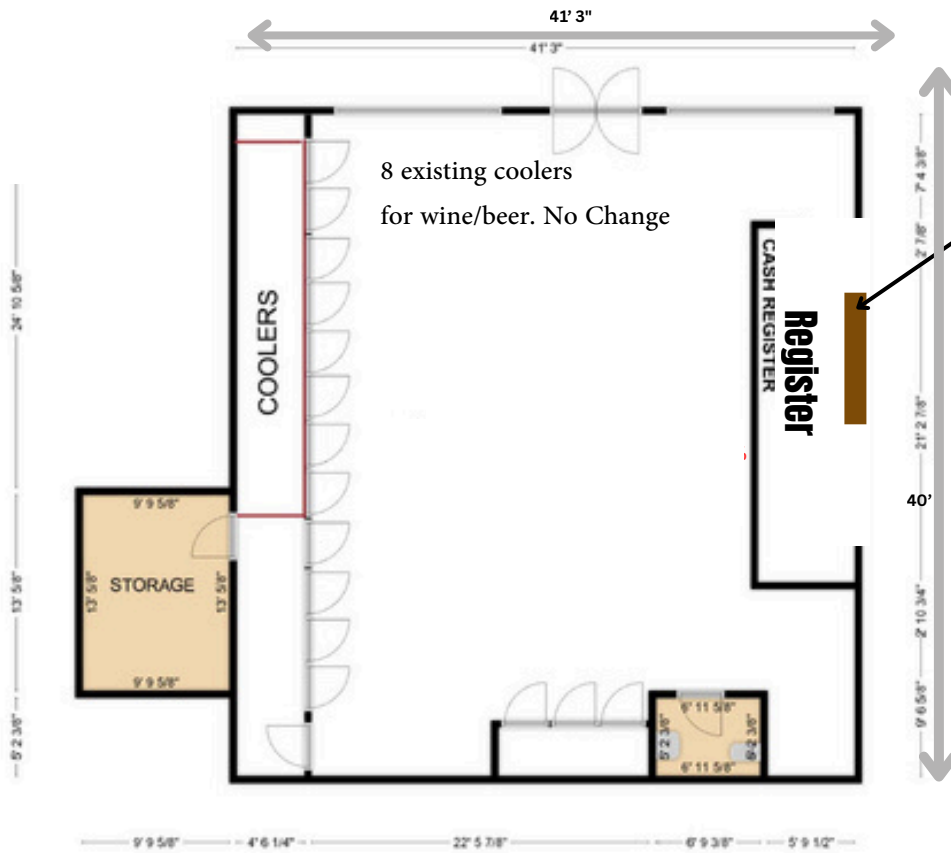
- ADV1. Police. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.
- ADV2. Fire. Any modifications to the facility must be made under permit by way of plan review for compliance to the Fire and Building Codes.
- ADV3. Fire. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division. Contact # 916-808-1300.

EXHIBITS:

Exhibit A: Project Plans

Golden Oaks Market

VERANO STREET



8 existing coolers
for wine/beer. No Change

COOLERS

CASH REGISTER
Register

STORAGE

PROPOSED CHANGES SCALE 1/4" = 1'-0"

(3) 1FT X 8FT display shelf for distilled spirits behind the register

30 sq ft of distilled spirits

VACANT LOT



Golden Oaks Market



Staple Food Requirements

- **Fruits & Vegetables**
- **Dairy Products**
- **Meat & Poltry**
- **Breads and cereals/pasta & canned good**

Other Items include:

Household goods

Medicine

soaps & hygiene products

Snack foods like chips and cancy

Fruits & Vegetables

Apples
Bannanas
Oranges
Potatoes
Onions
Dates

Dairy Products

Milk
Sliced Chees
Butter
Eggs
Yogurt
Sour Cream

Meat & Poltry

Bacon
Country Sasuage
Frozen Ground Beef
Canned Tuna

Breads and cereal

Bread and tortillas
Pasta
canned foods
breakfast cereal
Oatmeal
rice
beans
Peanut butter
Jams
Frozen foods

City of
SACRAMENTO
Police Department

KATHERINE LESTER
Chief of Police

5770 Freeport Blvd., Suite 100
Sacramento, CA 95822-3516

(916) 808-0800
Fax: (916) 808-0818
www.sacpd.org

July 10, 2025
Ref: Metro 07-10

Yvette Daniels
Department of Alcohol Beverage Control
2400 Del Paso Road, Suite 155
Sacramento, Ca 95834

SUBJECT: PROTEST WITH CONDITIONS, SINGH HARVINDER (HAGGIN OAKS MARKET), 3560 DEL PASO BLVD; FILE 662014

Ms. Daniels,

The Sacramento Police Department would like to protest the issuance of ABC Type 21 – Off-Sale General for Singh Harvinder (Haggin Oaks Market) located at 3560 Del Paso Blvd. Upon further review, it is recommended by area Captain Neil Cybulski badge #5016 the following conditions are imposed:

1. Sales and service of alcoholic beverages shall be permitted only between the hours of 8:00AM – 10:00PM each day of the week.
2. Petitioner shall not permit any person to possess an open container or consume alcoholic beverages in or around the licensed premises as depicted on the most recently certified ABC-257 and ABC-253.
3. Beer or malt beverage products, regardless of size, shall only be sold in pre-packaged multi-unit quantities.
4. The following alcoholic beverages shall not be sold in quantities of fewer than three (3) individual containers per sale:
 - a. Beer, including malt beverages and malt liquor products, in containers of 24oz or less;
 - b. Pre-mixed wine products commonly known as "wine coolers";
 - c. Pre-mixed distilled spirits-based cocktails.
5. No wine shall be sold in bottles or containers of less than 750ml.
6. No distilled spirits shall be sold in bottles or containers of less than 750ml.

The Sacramento Police Department believes that imposing these conditions will mitigate potential problems in the area. If you have any questions, please contact me at (916) 808-2458 or at bperez@pd.cityofsacramento.org

Sincerely,

Brenda Perez

Administrative Analyst
Metro Division – Licensing & Permits

City of
SACRAMENTO
Police Department

KATHERINE LESTER
Chief of Police

5770 Freeport Blvd., Suite 100
Sacramento, CA 95822-3516

(916) 808-0800
Fax: (916) 808-0818
www.sacpd.org

December 1, 2025
Metro Ref: 12-01

Yvette Daniels
Licensing Representative
Alcohol Beverage Control
2400 Del Paso Road, Suite 155
Sacramento, CA 95834

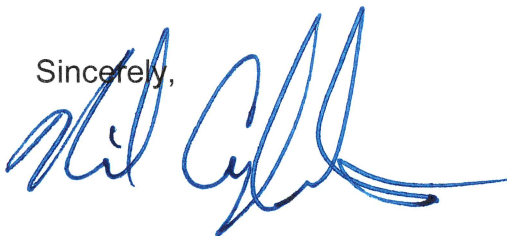
Re: PCN APPROVAL – GOLDEN OAKS MARKET 3560 DEL PASO BLV; FILE 662014

Dear Ms. Daniels,

Harvinder Singh with Golden Oaks Market has requested a letter of Public Convenience or Necessity (PCN) to obtain a Type 21 Off-sale general license for Golden Oaks Market located at 3560 Del Paso Blvd in the City of Sacramento. The Sacramento Police Department feels that the PCN would be served by the issuance of the license. This letter of Public Convenience or Necessity is only valid for one year from the date issued and cannot be transferred to any license or premise. If no alcohol license has been issued to the applicant within one year of the issuance of the letter, the City's finding of Public Convenience or Necessity shall be deemed withdrawn.

Please feel free to contact me at (916)808-6401 if you have any questions.

Sincerely,



Neil Cybulski, Badge #5016
Police Captain – North Command



Hagginwood Community Association

P.O. Box 38928
Sacramento, CA 95838

City of Sacramento Planning Department 300 Richards Blvd. Sacramento, CA 95811

Subject: Support for Conditional Use Permit P25-011 – Haggin Oaks/Golden Oaks Market

To the Sacramento Planning Commission,

I am writing to you on behalf of the Hagginwood Community Association to formally express our support for the Conditional Use Permit application submitted by Haggin Oaks Market, located at 3560 Del Paso Blvd.

The Haggin Oaks Market has been a vital part of the Hagginwood community for decades, providing essential goods and services to our residents at this location for over 40 years. Throughout its history, the market has proven to be a reliable and community-oriented establishment. Haggin Oaks Marketplace is a small owner-operated business and has demonstrated a commitment to improving local access to goods, and contributing to a community safety. The proposed use aligns with community priorities, including increased walkability, expanded retail options, and reinvestment in existing commercial areas.

Our association has met directly with the owner, Harvinder Singh, to discuss the proposed upgrade to a Type 21 (Off-Sale General) alcohol license. We are pleased to report that Mr. Singh has demonstrated a high level of transparency and cooperation. He has formally agreed to adopt and implement all security and operational conditions recommended by the Sacramento Police Department. The Association also appreciates the applicant's willingness to engage with the community, listen to feedback, and incorporate considerations related to safety and neighborhood compatibility.

The Hagginwood Community Association believes that supporting responsible local business owners like Mr. Singh is key to maintaining the character of our neighborhood. We trust that with the agreed-upon conditions in place, this license upgrade will allow the market to better serve the community while maintaining the safety and character of the neighborhood. We respectfully urge the Planning Commission to approve this CUP application.

Sincerely,

Melissa Harris
Vice-Chair, Hagginwood Community Association

From: [CJ Torres](#)
To: [Deja Harris](#)
Subject: P25-011 3560 Del Paso
Date: Tuesday, October 21, 2025 8:59:07 PM

Dear Deja Harris

I am a resident at 2100 South Ave, Sacramento, CA 95838, a location one block from the project under your consideration. I just want to say that Mr. Singh is a responsible business owner, business operator and good neighbor to the community. His business serves a little known corner of the community, providing easy access to essentials like milk, eggs, soap, canned foods and ice. His location at the end of a small road (at this part of the city) in a residential area has a small parking lot which serves as a meeting place for neighbors. The patrons of his store chat in the parking lot, buy what they need, and leave. Its in Mr. Singh's interest to keep his parking lot neat, orderly and quiet because his family lives very near by. And that makes his business a good neighbor deserving of our support. Its difficult to operate a business without a draw like a big brand name or gasoline sales. Beer and wine sales provide the draw which support the availability of food and dry goods.

Thank you for your consideration in preserving Mr. Singh's business.

CJ Torres

Deja Harris

From: Candi Estes <cal6134@yahoo.com>
Sent: Wednesday, November 5, 2025 5:01 PM
To: Deja Harris
Subject: Great Oaks market

I am writing because I recently received a letter about the proposal to revoke the liquor license of the Great Oaks market owners. Had I known sooner I would have protested. I am confused as to why this has suddenly become an issue? It is very convenient for those of us who live nearby. It is also a family run business and it is extremely unfair as most stores and markets also sell alcohol. This would take business away from a very nice family. Please reconsider your views on this matter.

Thank you for your time

Marion Estes

Deja Harris

From: Antionette Stewart <antionetestewart88.as@gmail.com>
Sent: Tuesday, October 28, 2025 7:59 PM
To: Deja Harris
Subject: Re:

Yes to liquor
Sent from my iPhone

> On Oct 27, 2025, at 11:48 AM, Deja Harris <DnHarris@cityofsacramento.org> wrote:

>
> Hello Antionette,
>
> Thank you for your comments. I'd like to clarify this request also includes spirits (liquor)

>
> Best regards,
>
>
> Deja N. Harris
> Associate Planner
> 300 Richards Blvd. Sacramento, 95811
> Phone: 916-808-5853
> Email: dnharris@cityofsacramento.org
> CDD Website

>
>
>
>

> -----Original Message-----

> From: Antionette Stewart <antionetestewart88.as@gmail.com>
> Sent: Sunday, October 26, 2025 11:17 AM
> To: Deja Harris <DnHarris@cityofsacramento.org>
> Subject:

>
> Hi, my name is Antionette Stewart and I would love for the store to sell wine and beer. They've been here for a very long time and never cause problems, and I don't see the problem on them selling beer and wine.
> Sent from my iPhone

From: [Caitlin Moore](#)
To: [Deja Harris](#)
Subject: Regarding the P25-011 application
Date: Thursday, October 23, 2025 8:02:24 PM

October 23rd, 2025

Deja Harris, Associate Planner
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

Hello Deja Harris,

Good evening. Thank-you for reviewing the comments on this matter. This email is in regards to the P25-011 application (Del Paso Boulevard CUP) for Assessor Parcel Number: 252-0282-014-0000. This matter is very concerning as the street is still quite dangerous even after the addition of speed lumps. I was part of the campaign to put in the speed lumps on this section of Del Paso Blvd. Before the installation, the vehicle speeds were 70 to 80 mphs on the road. There are still many speeders who drive 65+ miles an hour on a road that is zoned for 35 mph. There are small children and elderly who live next to and across the street from the store. We do not need the addition of people driving under the influence on this section of Del Paso Blvd. We have had many major vehicular accidents on this section of Del Paso Blvd and at least one death due to excessive speed on the curves. This development would directly lead to more vehicular accidents and potentially fatalities. This proposal will have a negative effect on the community as neighbors still talk about the trauma of the crashes.
Thank-you for your review.

Best Regards,
Caitlin Moore
3460 Del Paso Blvd
Sacramento, CA 95838

Deja Harris

From: Bill Maynard <wmaynard916@gmail.com>
Sent: Tuesday, February 17, 2026 3:50 PM
To: Deja Harris
Subject: Fwd: P25-011 3569 del paso blvd

----- Forwarded message -----

From: **Bill Maynard** <wmaynard916@gmail.com>
Date: Tue, Feb 17, 2026, 3:45 PM
Subject: P25-011 3569 del paso blvd
To: <dnharris@cityofsacramentp.org>

Ms. Harris

We are against this additional distilled spirits application...but if they must have alcohol sales beer and wine is fine. We don't need another hard liquor seller in our community....there are at least 4 stores within a 1 to 1.5 mile radius...an

Loud music from cars and motorcycles, fast cars spinning around in their parking lot and street as there is no curb Gutter or sidewalk around this site. Plus litter.

These problems are never called in as police would not respond to these as they would be gone when they showed up but none the less the problems annoy the neighbors on a daily basis.

The problems will only get more frequent with the addition of hard liquor plus traffic would increase.

Please don't approve this application!!

FYI I could not access the long link in the letter