



Regular Meeting Agenda

Thursday, August 27, 2026

5:30 PM

Regular Meeting

City Hall Complex, 915 I Street, Sacramento, CA 95814

Planning and Design Commission

*Robert Chase, Chair
Dov Kadin, Vice Chair
Robert Blunt
Jose Goris, Jr.
Nicolina Hernandez
Larry Lee*

*David Nybo
Deborah Ortiz
Erin Reschke
Douglas Snell
Shoun Thao
Ginger Thompson*

Open Session

Roll Call

Land Acknowledgement

Pledge of Allegiance

Public Hearings

1. Norcal Bottle Shop and Alcohol Sales (P26-007) [Noticed 08/14/2026; Published 08/14/2026]

File ID: 2026-01511

Location: 2820 E Street, APN 003-0154-008-0000, District 4

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 within an existing store that is authorized to sell beer and wine within the Limited Commercial (C-1-SPD) zone and the Central City Special Planning District (SPD).

Contact: Sierra Peterson, Associate Planner, (916) 808-7181, speterson@cityofsacramento.org; Karlo Felix, Senior Planner, (916) 808-7183, kfelix@cityofsacramento.org; Community Development Department

Attachments: [2026-01511 STAFF REPORT](#)

Director's Report**Commissioner Comments-Ideas and Questions****Public Comments-Matters Not on the Agenda****Adjournment**

Where to Find the Agenda and Staff Reports: The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended.

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Watch the Meeting on Metro Cable 14.

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Submit Written Comments Online: Written comments received are filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically through the City's Upcoming Meetings website at <https://publiccomment.cityofsacramento.gov>.

Public Comment Speaker Time Limits: In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per item with the maximum of four items. All items on the Consent Calendar are considered one item. Speakers may only speak on four items per meeting.

Notice to Lobbyists: When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

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City of Sacramento
Planning and Design Commission Report
915 I Street Sacramento, CA 95814
www.cityofsacramento.org

File ID: 2026-01511

8/27/2026

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Presenter: Sierra Peterson, Associate Planner, (916) 808-7181, speterson@cityofsacramento.org, Community Development Department

Applicant: Chamkaur Sahota, Norcal Bottleshops, Inc., (916) 290-2353, norcalbottleshops@gmail.com

Property Owner: Athena Boundaniotis Revocable Trust, 2643 American River Drive, Sacramento, CA, (916) 359-4250

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Findings of Fact and Conditions of Approval
- 4-Exhibit A: Plans
- 5-Exhibit B: Sacramento Police Department Protest Conditions

Description/Analysis

Issue Detail: The applicant is requesting a conditional use permit (CUP) to authorize the sale of distilled spirits within an existing store that is authorized to sell beer and wine on the south side of E Street between 28th and 29th Streets. The business is authorized to sell beer and wine through a

California Department of Alcoholic Beverage Control (ABC) Type-20 license (off-sale beer & wine) which will be replaced with an ABC Type-21 license (off-sale general), if granted, for the sale of beer, wine, and distilled spirits. The business is not currently operating, but the new business operator will reopen a convenience store and is similar to the businesses by various operators that have been on site since 1983. The business will open once the alcohol license is granted.

Public/Neighborhood Outreach and Comments: Staff routed the proposal to community groups within 500 feet of the site including: Civic Thread, Sacramento Area Bicycle Advocates, Preservation Sacramento, East Sacramento Community Association, Marshall-New Era Neighborhood Association, East Sac Give Back, East Sacramento Chamber Of Commerce, and East Sacramento Preservation (ESP). These community groups as well as property owners and current residents/businesses within 500 feet of the project site were sent a notice of the August 27, 2026, Planning and Design Commission meeting. No comments have been received as of the publication of this report

Policy Considerations:

2040 General Plan

The 2040 General Plan designation for this project site is Neighborhood (N). The General Plan recognizes that N designation areas are intended for primarily residential development and enhance livability and sense of place. The N designation is comprised of residential uses, with some complementary neighborhood-serving commercial and public uses such as schools, parks, neighborhood-serving commercial, corner markets, coffee shops, hair salons, shops, gyms, and fitness centers, office uses, assembly facilities. The existing store with existing alcohol sales (beer and wine) and the proposed additional sale of alcohol (distilled spirits) is consistent with the N designation as it provides for neighborhood servicing commercial.

In addition to the project's consistency with the N 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-5.5 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.

Policy 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 use is consistent with the General Plan goals and policies above in that the project allows for the expansion of goods offered at an existing neighborhood-serving store. The immediate area context does not provide a grocery store and the neighborhood convenience store offers access to everyday necessities such as groceries 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 conditions from the Police Department, the convenience store can contribute positively to the fabric of the neighborhood by fostering economic development and a full range of amenities necessary to support a neighborhood. Additionally, the sale of alcohol at this location has been ongoing since 1993 and the Police Department provided protest conditions at that time to the Department of Alcoholic Beverage Control to be placed on the store’s alcohol license at the discretion of ABC. No active or previous violations or issues are identified by ABC or the City’s Code Enforcement Division related to the current alcohol sales.

Central City Specific Plan

The subject property is located within the Central City Neighborhoods area of the Central City Specific Plan. Overall, the project is consistent with the Specific Plan and further supports the plan’s emphasis for continued activation of the Central City and the continued development of active and complete neighborhoods.

Policy LU.8.3 Complete Neighborhoods. Encourage new and revitalized development that supports more complete residential neighborhoods with complementary community-supportive retail, commercial, entertainment, and service uses.

Staff Response. Staff finds that the project is consistent with the specific plan policy for Central City Neighborhoods in that the business will contribute to a more complete residential neighborhood by offering everyday necessities such as groceries and household essentials in an existing commercial building with a new convenience store operator. Continuing a similar business in the existing building

will provide community supported retail for the surrounding residential uses.

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 and alcohol has been sold at this location since 1993. The business is not currently operating, but the new business operator will reopen a convenience store and is similar to the businesses by various operators that have been on site since 1983. The business will open once the alcohol license is granted.

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. Staff's recommendation is based on findings that the project is: a) consistent with the goals and policies of the 2040 General Plan, the Neighborhood designation, the Central City Specific Plan, the C-1-SPD zone, and the Central City SPD, in that the project is appropriate for the site characteristics and is compatible with surrounding uses in the neighborhood; b) 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, and establishing a condition that will encourage the community and operator to work together should any issues or concerns arise; c) is appropriate for the site characteristics and is compatible with surrounding uses in the neighborhood; d) will not negatively impact surrounding properties as conditions; and e) expands the commercial offerings in a mixed-use neighborhood and pedestrian-oriented area of the city.

Financial Considerations: Not applicable.

Background

The project site is located on the south side of E Street between 28th and 29th Streets. The proposed alcohol sales will take place within an existing 2,715 square foot commercial building. The project site is surrounded by commercial businesses to the east and north, and residential uses to the north, south and west. There will be no exterior changes to the building.

A convenience store use has been in operation since 1983 with ABC licenses under various operators since 1993. The previous business operators have had Type-20 licenses (off-sale beer & wine) for the sale of beer and wine. The business is not currently operational, as the new owner is waiting for the ABC license to open for business. The applicant has filed an application for a Type-21 license (off-sale general) to replace the previous 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 the 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 June 2, 2026.

Figure 1: Aerial Map

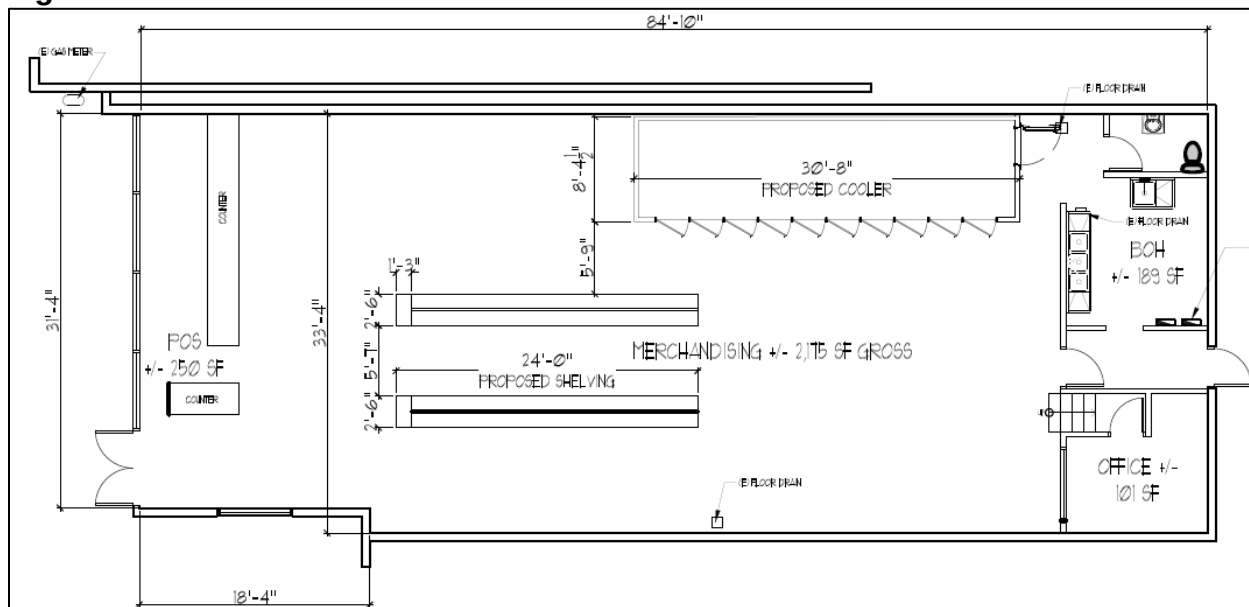


Table 1: Project Information	
General Plan Designation:	Neighborhood (N)
Community Plan Area:	Central City
Specific Plan:	Central City
Zoning:	Limited Commercial (C-1-SPD)
Special Planning District:	Central City
Tenant Area:	2,715 square feet
Existing & Proposed Use:	Retail within a commercial building

Figure 2: Existing Conditions



Figure 3: Floor Plan



Entitlement Review

Pursuant to Sacramento City Code (SCC) section 17.108.020, the proposed sale of alcohol is classified as "[a]lcoholic beverage sales, off-premises consumption;" a conditional land use subject to approval of a CUP by the Planning and Design Commission. The store has sold beer and wine under a Type-20 since 1993 (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.

Business Operations

The applicant has applied to ABC for a Type-21 license which would authorize the sale of distilled spirits, beer, and wine for consumption off the premise. The alcohol shelf space will be located behind the POS counter and in the cooler. The wine and distilled spirits will be located on shelves behind the POS counter and include 25 cubic feet of shelf space. The beer will be located in the reach-in refrigerator and utilize six of the 10 single doors. The license is for a retail use and minors are allowed to enter and remain. The project includes minor tenant improvements because the alcohol license is for a new business operator in an existing retail building. No exterior changes are proposed. The applicant states that operating hours will be from 8:00 a.m. to 11:00 p.m.

Alcoholic Beverage Sale Considerations

Alcoholic beverage sales, off-premises consumption is subject to SCC section 17.228.108.A.1 and -2 and includes required findings and establishes review criteria for alcoholic beverage sale uses. The required findings are include in Attachment 3. The special review criteria is 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 corner market is located within the Central City on a commercial property with a mix of uses that include a gas station, a bar/restaurant, offices, residences, a church, and a park. While the C-1-SPD zone does not specify limitations to hours of operations, the business will operate between the hours of 8:00 a.m. to 11:00 p.m. These hours of operation have been included as a recommended condition of approval. The existing store is within a residential area, with commercial businesses and Interstate 80 to the east with an overpass over E Street. The commercial businesses include a Chevron gas station on the north side of E Street, and a bar and restaurant, Pine Cove Tavern, on the adjacent property to the east. Chevron gas station does not have an ABC license and does not sell alcohol. Pine Cove Tavern does sell alcohol with a Type-48 (on-sale general – public premises) license for the sale of beer, wine, and distilled spirits for on-premises consumption and beer and wine for off-premise consumption. There are no sensitive uses within the immediate vicinity of the business. There is one church, a daycare, and McKinley Park on the east side of Interstate 80, approximately 1,000 feet from the site. There are residential uses on the 2800 block of E Street and include single- and multi-unit buildings. The commercial building has had various convenience store operators since 1983 and the proposed addition of distilled spirits does not substantially alter the existing use of the site nor detrimentally affect the surrounding 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 a.m. to 11:00 p.m. and the business will be required to comply with signage standards within the city code. Staff has determined that there

is not an undue concentration of alcohol serving businesses in the area. The Police Department does not oppose the project and believes the conditions of approval should reduce the potential for nuisance activities or law enforcement related issues that could be associated with an alcohol-related establishment.

Overconcentration

Certain licenses issued by ABC are subject to a numerical limit based on census tracts and determined based on population. When that numerical limit is reached, ABC concludes that there is a potential for an undue concentration of a license type, unless the City determines that the public would benefit from the presence of an additional alcohol sales license. Pursuant to SCC chapter 5.08, that determination is made by the Police Department through an application requesting a letter of public convenience or necessity (PCN). In this case, a PCN is required by ABC and the Police Department has granted a PCN for the issuance of the ABC Type-21 license (Metro Reference No. 4-01). There is one active off-sale ABC licenses in the census tract: Ed's Market at 2600 C Street (Type-20 – off-sale beer and wine). Given the number and nature of ABC licenses in the census tract, staff does not believe the project will result in the overconcentration of establishments dispensing alcohol.

It is important to distinguish that a concentration of establishments dispensing alcohol in an area does not necessarily translate to an overconcentration or undue concentration. In some cases, a concentration of alcohol uses is appropriate. In this case, Midtown is a mixed-use neighborhood that is generally considered an area that has a high-level walkability for residents and employees patronizing local restaurants, coffee shops, and retail uses. A concentration of service uses is desirable in such an area and supports existing policy framework in fostering and strengthening vibrant neighborhoods within the Central City. For this reason, staff believe the project, as conditioned, would complement the other nearby land uses and provide synergy by contributing to the social atmosphere of the neighborhood without resulting in an overconcentration or undue concentration.

Healthy Place Index

Staff utilizes the California Healthy Places Index Map Tool (HPI) (healthyplacesindex.org) as an additional information tool in the review of alcohol-related applications. 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 indicate healthier conditions and ranks closer to 0 indicate 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 4 and scores in the 89.2nd percentile of healthy places. This tract has healthier conditions than 89.2% of other tracts within the State. In another way, 10.8% of other tracts within the State have healthier conditions than this tract. The use of the site is a convenience store that has had business with Type-20 licenses. The proposed use would expand the items sold within the store through the addition of distilled spirits with a Type-21 license. Staff does not believe that the addition of expanded beverage types in this location will be detrimental to the overall condition of the neighborhood, as the previous businesses have already sold 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
Norcal Bottleshop and Alcohol Sales (P26-007)
2820 E Street
(APN 003-0154-008-0000)

FINDINGS OF FACT

A. **Environmental Determination: Exemption.** 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 operation and permitting of a business within an existing building. The project does not involve any physical changes to the site.

B. The **Conditional Use Permit** to authorize the sale of distilled spirits within an existing store that is authorized to sell beer and wine within the Limited Commercial (C-1-SPD) zone and the Central City Special Planning District (SPD) is **approved** subject to 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; and

The existing retail use and its operating characteristics are consistent with the General Plan and Central City Specific Plan as the building is located in an existing commercial building that was previously used as a convenience store by various operators. The business serves the surrounding commercial and residential uses consistent with the General Plan and Central City Specific Plan.

2. 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; and

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 the city code, in that the proposed sale of alcohol is allowed within the C-1-SPD zone subject to approval of a conditional use permit and the use is conditioned appropriately to deter potential nuisance activities.

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 services and utilities; and

The proposed use is located in an existing commercial building on a commercially zoned site with a mix of uses including retail, a bar, offices, residences, and a park. 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; and

The proposed use and operating characteristics will not be 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, in that it is compatible with the variety of uses within the surrounding area, and is conditioned to ensure that the business will not negatively impact the surrounding area. Further, the expansion of the alcohol sales would not result in the creation of a nuisance or be detrimental to public health, safety, convenience, or welfare of persons in the surrounding neighborhood in that the project site has sold beer and wine under a Type-20 license since 1993. Further, the proposed transition to a Type-21 license is to continue to meet the needs of the existing community. 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.

5. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood; and

The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood because the market currently sells alcoholic beverages and the proposed use would expand the beverages sold, but not change the operating characteristics of the business. 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; and

The previous convenience store businesses sold alcoholic beverages and the new operator would expand the types of beverages offered for sale. The proposed use would not increase the number of establishments dispensing alcoholic beverages. This is an appropriate expansion of an existing use that will operate subject to the ABC license and City conditions of approval. Additionally, the proposed alcoholic beverage sales will not result in an undue concentration of establishments dispensing alcoholic beverages in that the 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. While the project would be adjacent to other businesses offering alcohol beverage sales, the nature of each business differs in their offerings and unique services. This would lead to each business drawing specific clientele with limited crossover.

7. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and

The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area as, the sale of alcohol will be supervised, and the use is conditioned appropriately to deter nuisance activities. The use is conditioned appropriately to deter nuisance activities in that the Police Department had required the applicant to install a video assessment and surveillance system as well as a holdup alarm system with comprehensive coverage.

8. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation. There are no active redevelopment programs of neighborhood conservation in the immediate vicinity.

CONDITIONS OF APPROVAL

- B. The **Conditional Use Permit** to authorize the sale of distilled spirits within an existing store that is authorized to sell beer and wine within the C-1-SPD zone and the Central City SPD is **approved** subject to the following Conditions of Approval:

Planning

1. 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.

2. 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.
3. Alcohol sales shall take place during the store's retail hours, which are Monday through Sunday 08:00 a.m. to 11:00 p.m.
4. Shelf space for distilled spirits shall be limited to 25 cubic square feet. All shelf space devoted to spirits must be located behind the point of sale or cash register.
5. Refrigerated beer and wine shall be limited to a maximum of six (6) cooler displays (doors) of no more than 48 cubic feet each, for a maximum of approximately 288 cubic feet of display area.
6. No unrefrigerated beer shall be displayed.
7. The business shall conduct their operations as a "Good Neighbor" by:
 - a. Posting the name of an emergency contact person and phone number on the exterior of the building in the event of an emergency or to report a complaint; and
 - b. Establishing a clear process for neighboring businesses and residents to communicate directly with a business representative should there be any issues.
 - c. Actively monitoring the area under the control of the applicant in an effort to reduce nuisances and prevent loitering.
8. 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.
9. The business operator shall obtain a sign permit before the fabrication or installation of any signage for the project.

Police

10. Business shall be equipped with and maintain a security system with:
 - a. An alarm system with a valid UL Certificate in accordance with ANSI/UL Standard 681-2025 (Standard for Installation and Classification of Burglar and Holdup Alarm).
 - b. Video Assessment and Surveillance System (VASS)

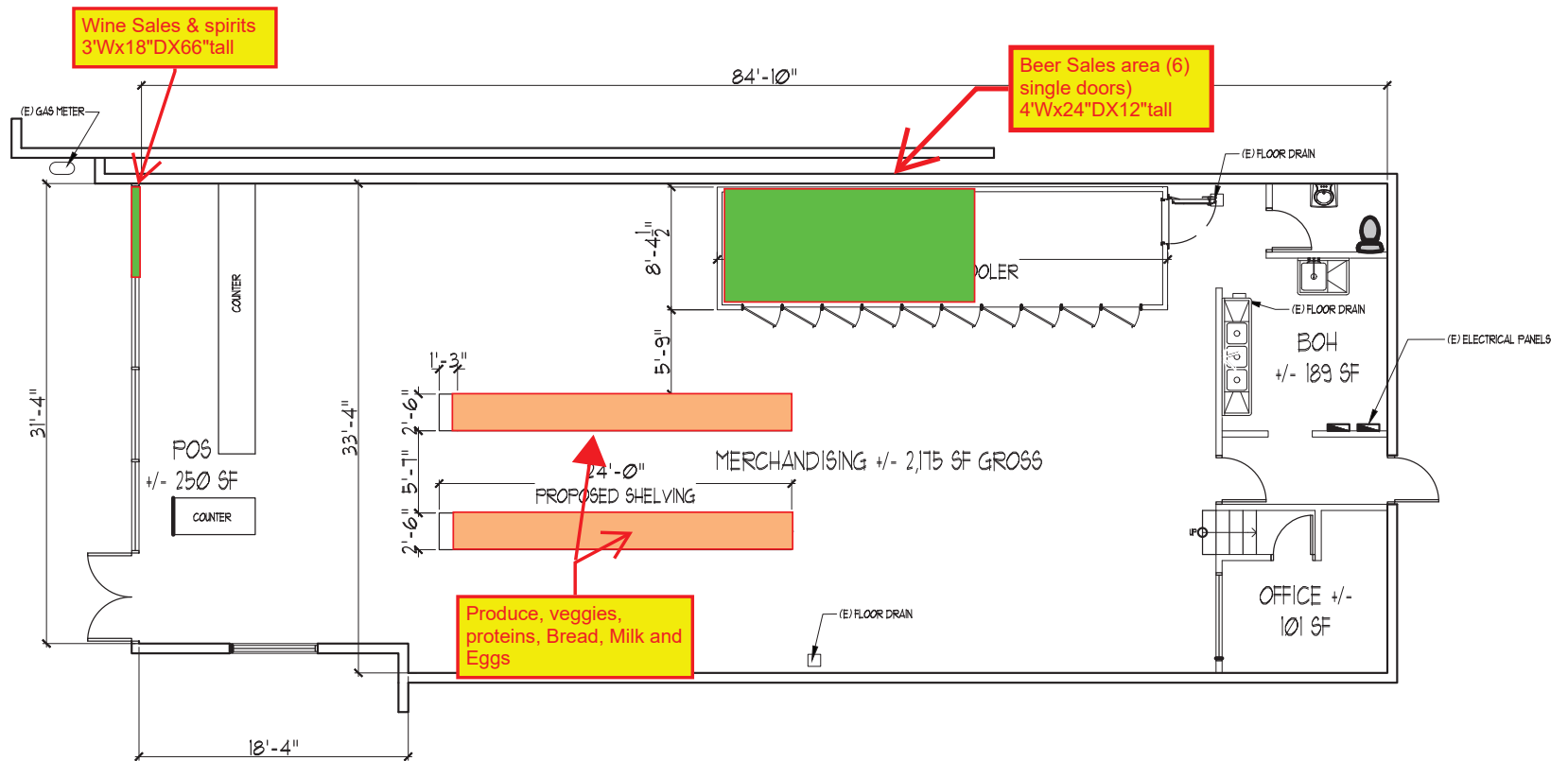
11. Holdup alarm system shall be employed near:
 - a. All points of sale; and
 - b. Safe(s) – if applicable.
12. VASS shall be installed at the site and maintained by a property management company, security company, or designee.
13. Manager with access to VASS storage shall be able to respond to any activation within two hours.
14. 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.
15. 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.
16. VASS shall be capable of storing no less than 30 days' worth of activity.
17. VASS shall provide comprehensive coverage of:
 - a. Areas of ingress and egress;
 - b. Parking lots (if applicable to the rear);
 - c. Coverage of all four (4) exterior sides of the property;
 - d. Adjacent public rights of way;
 - e. Main entrance to the business;
 - f. All points of sale; and
 - g. Manager's office.

Sacramento Area Sewer District

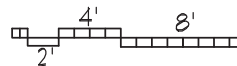
18. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before building permits are issued.

Advisory Notes

- ADV 1. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems. (Police)
- ADV 2. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12). (Building)
- ADV 3. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.



- Beer & Wine Sales
- Healthy Foods Summary



M.I.S

Sacramento, Ca 95815
916.214.3733 phone
AJMUNOZ2012@GMAIL.COM



FLOOR PLAN

date:
04-20-26

sheet number
1 of 1

scale:
1/8" = 1'-0"

NORCAL BOTTLE
SHOP & MARKET
2820 E STREET SACRAMENTO, CA.

KATHERINE LESTER
Chief of Police

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

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

February 10, 2026
Ref: Metro 01-07

Joshua Cinquini
Department of Alcohol Beverage Control
2400 Del Paso Road, Suite 155
Sacramento, Ca 95834

SUBJECT: AMENDED PROTEST WITH CONDITIONS, NORCAL BOTTLE SHOPS, INC. (NORCAL BOTTLE SHOP), 2820 E ST, FILE NUMBER: 672879

Mr. Cinquini

The City of Sacramento Police Department would like to protest the issuance of ABC type 21 Off- Sale General– Norcal Bottle Shop, located at 2820 E St. Upon further review, it is recommended by area Lieutenant Robert Young badge #4114 the following conditions are imposed.

1. No Distilled Spirits shall be sold in bottles or containers of less than 200 ML.
2. No wine shall be sold with an alcohol content of greater than 15% by volume.
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.

The Sacramento Police Department believes that imposing these conditions will mitigate potential problems in the area. The department is willing to withdraw the protest if the above conditions are imposed. If you have any questions, please contact me at (916)808-2458 or at bperez@pd.cityofsacramento.org

Sincerely,

Brenda Perez

Brenda Perez
Administrative Analyst
Metro Division – Licensing & Permits