

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

File ID: 2026-00842

4/23/2026

Backstage Café and Bar (P25-019) [Noticed 04/10/2026; Published 04/10/2026]

File ID: 2026-00842

Location: 1812 D Street, APN 003-0121-005-0000, District 4

Recommendation: Conduct a public hearing and upon conclusion pass a **Motion** to approve: 1) Environmental Exemption pursuant to CEQA Guidelines sections 15301, (Existing Facilities), 15303 (New Construction or Conversion of Small Structures), and 15332 (In-Fill Development); 2) Conditional Use Permit to establish a bar use within an approximately 2,600 square foot building within the Heavy Commercial (C-4-SPD) zone and Central City Special Planning District (SPD); and 3) Site Plan and Design Review for exterior patio improvements.

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Presenter: Michael Crampton, Assistant Planner, (916) 808-8951, mcrampton@cityofsacramento.org, Community Development Department

Applicant: Backstage Brewing Co., Dave Herrera, 1420 E Roseville Pkwy Suite 140-267, Roseville, CA 95661, (916) 821-9866, westcoastpromo@hotmail.com

Property Owner: Backstage Brewing Co., Dave Herrera, 1420 E Roseville Pkwy Suite 140-267, Roseville, CA 95661, (916) 821-9866, westcoastpromo@hotmail.com

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Findings of Fact and Conditions of Approval
- 4-Exhibit A: Plans
- 5-Public Comments

Description/Analysis

Issue Detail: The applicant is requesting to establish a taproom/café (bar) within a 2,600 square foot recording studio on the south-side of D Street between 18th and 19th Streets within the Heavy

Commercial (C-4-SPD) zone and Central City Special Planning District (SPD). The project includes minor exterior building modifications and patio improvements for outdoor seating. The taproom/café is proposed to operate Monday through Sunday from 07:30 a.m. to 9:30 p.m., and will offer coffee, pastries, and light snacks. The business proposes the sale and consumption of alcoholic beverages through a California Department of Alcoholic Beverage Control (ABC) Type-48 license (on-sale general - public premises) which, if granted, allows for the sale of beer, wine, and distilled spirits. Because the business is not serving a full menu of food options, a use permit to sell alcohol is required.

The project requires Planning and Design Commission review of: 1) a Conditional Use Permit to authorize a “bar” use; and 2) Site Plan and Design Review for exterior patio improvements.

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, Washington Park Neighborhood Association, Marshall-New Era Neighborhood Association, and Boulevard Park Neighborhood Association. 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 April 23, 2026 Planning and Design Commission meeting. Staff received two public comment letters expressing concerns related to proximity to sensitive uses, perceived parking impacts, noise, and overall safety issues. The letters are included in this report as Attachment 5. No other comments have been received as of the publication of this report.

Policy Considerations:

General Plan

The project site is located within the Employment Mixed Use (EMU) General Plan designation which is intended to buffer residential uses from more intense industrial and service commercial activities and to provide compatible employment uses near higher-density and mixed-use housing. This designation provides for a range of light industrial and high technology uses. The proposed project is consistent with the EMU designation as a taproom/café use will provide services to the surrounding employees and neighborhood residents and also serves as a buffer between the surrounding neighborhood and the more intense industrial and service commercial activities to the north. Furthermore, the conversion of the front parking lot into a patio activates the pedestrian realm by providing a new establishment for residents to socialize that is walking distance to the surrounding neighborhood.

In addition to the project’s consistency with the EMU designation, the project is also consistent with the following goals and policies from the 2040 General Plan:

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.

The project is consistent with the goals and policies above in that the new business contributes to the continued resurgence of the Central City by establishing a neighborhood-serving taproom/café with alcohol sales available to patrons. The project, as conditioned, will increase commercial services in the Central City while also ensuring the business conducts itself as a responsible neighbor to the surrounding community.

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.

The project is consistent with the goal and policy above in that the project provides for the expansion of neighborhood commercial services that will cater to the daily needs of the surrounding neighborhood. The business will be located on an existing commercial site, converting a parking area adjacent to the street to a seating area for patrons, enhancing the livability and walkability of the area. Through the implementation of the conditions of approval and recommendations by the Police Department to ABC for the license, the taproom/café can contribute positively to the cultural fabric of the neighborhood by fostering economic development and a full range of amenities necessary to support a neighborhood.

Central City Specific Plan

The subject property is located within 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. The new business supports Specific Plan goals to maintain a mix of uses that sustain a vital urban environment, support investment in existing buildings and sites, and the provision of services that contribute to the social infrastructure of Central City neighborhoods.

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 sections 15301 (Existing Facilities - Class 1), 15303 (New Construction or Conversion or Small Structures - Class 3),

and 15332 (In-Fill Development - Class 32). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible expansion of existing or former use. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, including accessory structures like fences, lights, etc. Class 32 consists of projects consistent with applicable GP LU designation and zoning regulations, on parcels within city limits on no more than five acres, where the site has no value as habitat for rare, threatened, or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air, or water quality. The project qualifies for these exemptions because it involves the operation of a business within an existing building and involves only minor site improvements for new fencing and landscaping.

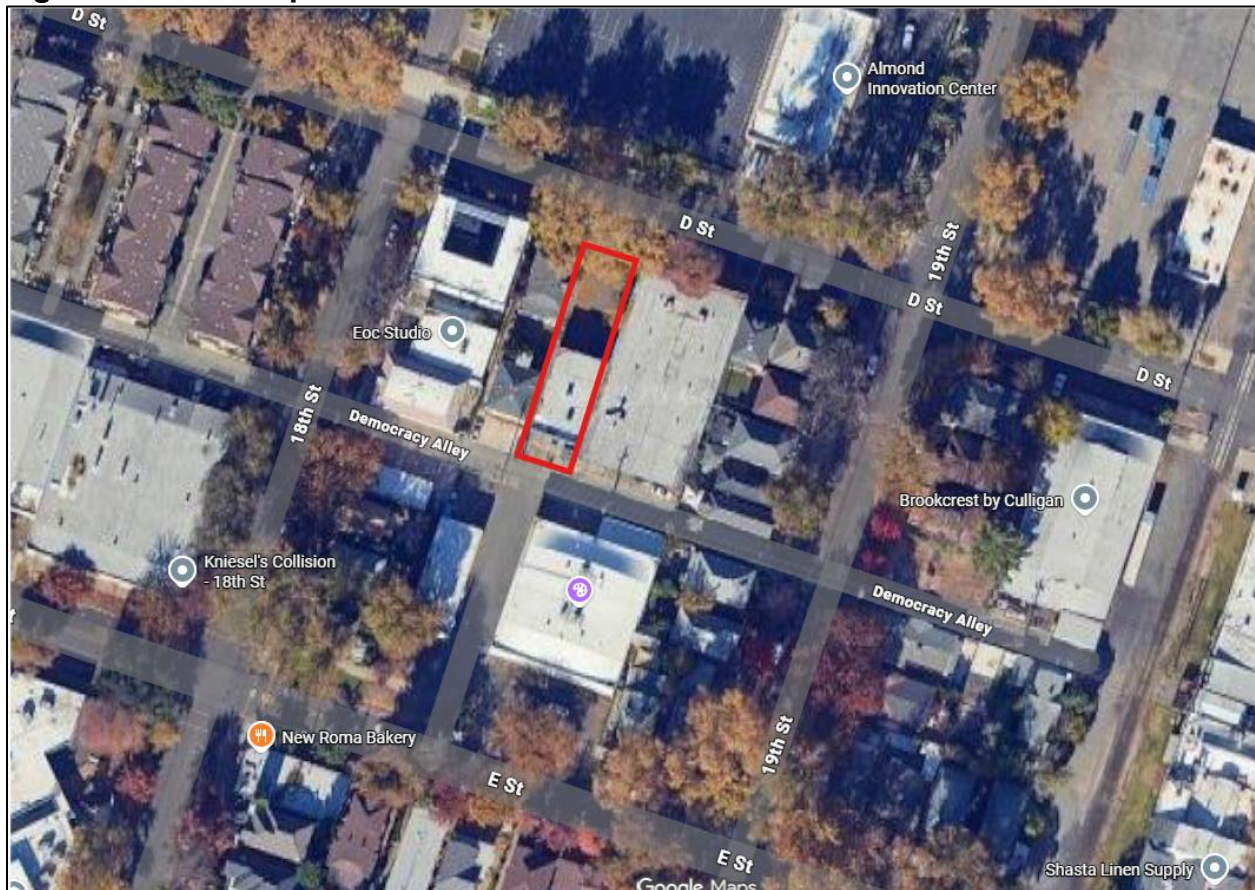
Rationale for Recommendation: Staff recommends approval of the project subject to the draft findings of fact and conditions of approval listed in Attachment 3. Staff's recommendation is based on findings that the project: a) is consistent with the established goals and implementing policies within the EMU designation, the Central City Specific Plan, the C-4-SPD zone, and the Central City SPD; b) is appropriate for the site characteristics and is compatible with surrounding uses in the neighborhood; c) will not negatively impact surrounding properties as conditioned; and d) expands the commercial offerings in a mixed-use neighborhood and pedestrian-oriented area of the City.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): No goods or services are being purchased under this report.

Background

Figure 1: Aerial Map



The ±0.47-acre project site is located along D Street between 18th and 19th Streets within the Heavy Commercial (C-4-SPD) zone and Central City Special Planning District (SPD). The site is developed with a ±2,600 square foot building that is currently being utilized as a recording studio and lounge. Land uses immediately adjacent to the project site include warehouses to the east and south, residences to the west, and the Blue Diamond Growers plant to the north.

Table 1: Project Information	
General Plan Designation:	Employment Mixed Use (EMU)
Community Plan:	Central City
Specific Plan:	Central City
Zoning:	Heavy Commercial (C-4-SPD)
Special Planning District:	Central City
Historic District	N/A

Tenant Area:	2,600 square feet
Existing Use:	Recording Studio
Proposed Use:	Recording studio and taproom/café with onsite outdoor seating

Figure 2: Existing Conditions – D Street



Figure 3: Proposed Outdoor Patio



Entitlement Review

The applicant is requesting to establish a taproom/café within the existing recording studio building and to construct minor improvements to the building entrance. The parking area at the front of the building on D Street will be converted into a patio space with seating and vegetation. To accommodate the request, the proposed project requires two entitlements: 1) Conditional Use Permit (CUP) to authorize a “bar” use within the C-4-SPD zone; and 2) Site Plan and Design Review (SPDR) to review the modifications to the building and the proposed outdoor patio.

Conditional Use Permit

The CUP process is designed to evaluate a use’s potential impact on a site and the surrounding area. Pursuant to Sacramento City Code (SCC) chapter 17.108, the proposed sale of alcohol is classified as a “bar” in the City’s Planning and Development Code because it does not also include the sale of a full range of meal options as a restaurant would have. In the C-4-SPD zone, a bar is a conditional land use subject to approval of a CUP by the Planning and Design Commission.

Business Operations

The existing building has been operating as a recording studio for over 20 years and is closed to the general public. The proposed café and bar will be open to the general public from Monday to Sunday from 7:30 a.m. to 9:30 p.m. The recording studio will continue to operate when the café and bar are closed.

The proposed taproom/café would be accessed via a main entrance off D Street. The 2,600 square foot tenant space would consist of a recording studio, lounge, service counter and patron seating, and restrooms. The applicant has indicated that they will be serving inside the tenant space and the patio at the front of the site will be available for patrons to use.

The applicant has applied to ABC for a Type-48 (on-sale general – public premises) license which authorizes the sale of beer, wine, and distilled spirits for consumption on the premises where sold and also authorizes the sale of beer and wine for consumption off the premises where sold. The Type-48 license is typically issued to bars and nightclubs and food service is not required for this type of license. Minors are not allowed to enter the business. ABC will not issue the license to the applicant until CUP approval has been obtained.

Sound Generation

SCC chapter 8.68 establishes regulations related to noise (or sound) generation. Generally, nonresidential uses cannot generate sound exceeding 55 dBA between 7:00 a.m. and 10:00 p.m.; and 50 dBA from 10:00 p.m. to 7:00 a.m.

The applicant commissioned an acoustical analysis of the outdoor patio. The analysis concluded: 1) noise levels of 55 dBA currently exist at the residential property to the west; and 2) noise levels of 55 dBA, equivalent to existing conditions, are predicted with the use of the patio. As such, the operations on the patio are within the established regulations.

The applicant intends to curate music playlists to play over a speaker system on-site. However, no live music including bands or live DJs are intended to occur. To be sensitive about the noise generated in the outdoor patio area, the outdoor sound system proposes multiple small speakers rather than one or two large speakers with volumes preset to not exceed 50 dBA consistent with established regulations. The speakers are also proposed to be strategically placed downward facing in planter beds behind bench seating, where plants help block sound from escaping upward while keeping the volume low and localized to ensure balanced coverage without excessive noise.

Alcoholic Beverage Sale Considerations

SCC sections 17.808.200 and 17.228.108.A.1 set forth the findings required to issue an alcohol CUP, which are provided in Attachment 3. In addition, SCC section

17.228.108.A.2 establishes review criteria for alcoholic beverage sale uses, including bars. 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 property is located within the Central City along D Street which contains a mix of uses of varying intensities—from low-rise residential to heavy commercial and industrial uses, such as the Blue Diamond Growers plant. The nearest park is Grant Park approximately one quarter-mile northeast of the site at the corner of 21st and C Streets. The nearest church is approximately one half-mile west of the site along C Street between 12th and 13th Streets. The nearest school is Washinton Elementary School approximately 300 feet from the site at the southwest corner of 18th and E Streets. The nearest residential buildings are two 4-plexes west of the project site (1808 D Street).

While the C-4-SPD zone does not specify limitations on hours of operation, the applicant has identified that the business will open from 7:30 a.m. until 9:30 p.m. These hours of operation have been included as a recommended condition of approval. Given the proximity of nearby residential uses, staff supports this condition of approval limiting the hours of operation for alcohol sales in order to reduce potential noise, including limits to the volume of the amplified sound system.

With the implementation of these conditions of approval, staff believes the proposed bar would not be detrimental to the overall condition of the neighborhood or nearby sensitive uses. Further, the proposed patio area is contained by a warehouse to the east and an existing CMU wall to the west separating the patio area from the residential building, mitigating noise beyond the project site.

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.

A recommended condition of approval has been included limiting the hours of serving alcohol to 9:30 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. For instance, the Police Department has required the applicant to install a video assessment and surveillance system, as well as a requirement that management would be able to respond to any activation of the security system within two hours.

The Police Department has also requested the California Department of Alcoholic Beverage Control (ABC) impose conditions on the requested ABC Type-48 license to ensure that the business will not negatively impact the surrounding area, such as requiring the that any on-site entertainment is not audible beyond the business, and maintaining the site to be free of littering and loitering.

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-48 license (Metro Reference No. 02-01). There are two active ABC licenses in the census tract: Sampino's Towne Foods (1607 F Street and La Costa Café (701 19th Street). Sampino's Towne Foods and La Costa Café operate Type 41 (on-sale beer & wine – eating place) licenses. 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. The 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 HPI excludes census tracts with fewer than 1,500 people or where fewer than 50% of the residents live in institutional settings. Since the US Census Bureau recorded fewer than 1,500 residents (1,433) in the census tract that the project site is located within (5.02), the HPI does not have any data regarding the health outcomes and community conditions for the census tract.

Staff does not think that the addition of a taproom/café in this location will be detrimental to the overall condition of the neighborhood. The proposed taproom will be located in an existing commercial building in the immediate vicinity of neighboring commercial, employment, and residential uses.

The project, as conditioned, will complement and add to the neighborhood-serving uses in the area in a manner that is compatible with the surrounding neighborhood. The proposed project would not oversaturate the area with alcohol sales, as there are only two alcohol sales licenses in the census tract and those licenses are associated with a restaurant use.

Site Plan and Design Review

The purpose and intent of the SPDR entitlement is to ensure the project proposal complies with the relevant development standards of the proposed zone, the C-4-SPD zone, in addition to making sure the proposed exterior patio improvements are compatible and complementary to surrounding development and consistent with applicable design guidelines. The applicable design guidelines for the project site are the Central City Neighborhood Design Guidelines.

The project scope includes the renovation of the building interior and minor site improvements, including new fencing and landscaping for the outdoor patio area. Based on staff’s review, the existing building on-site is consistent with the C-4-SPD zone development standards, including setbacks, height, and lot coverage, and no deviations would be required.

Outdoor Patio Improvements

The building’s front parking lot will be improved with seating, lighting, and vegetation. Vegetation is proposed primarily around the perimeter of the patio area—with above

ground planters located along the CMU wall to the west, along the industrial building wall to the east, and the middle of the patio area, as well as the vegetation in the existing planters in the parking lot. Bench seating and lighting will be placed in the patio.

Staff has reviewed the proposed landscaping and finds it consistent with the development standards of the C-4-SPD zone. The proposed improvements meet the purpose and intent of the Central City Neighborhood Design Guidelines as they enhance the public realm by responding to the materiality and composition of the existing building and reinforce the building design and street wall.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL
Backstage Bar and Café (P25-019)
1812 D Street, Sacramento CA 95811
(APN: 003-0121-005-0000)

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 Sections 15301 (Existing Facilities – Class 1), 15303 (New Construction or Conversion of Small Structures – Class 3), and 15332 (Infill Development – Class 32) of the CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Class 3 consists of the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures, including accessory structures like fences, lights, etc. Class 32 consists of projects consistent with applicable general plan land use designation and zoning regulations, on parcels within city limits on no more than five acres, where the site has no value as habitat for rare, threatened or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality.
- B. The Conditional Use Permit** to establish a bar within an existing 2,600 square foot music studio within the Heavy Commercial (C-4-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 Central City Specific Plan, in that the bar use is consistent with General Plan Policy LUP-2.1 (Overall Balance of Uses) and Policy LUP-6.1 (Neighborhoods as a Basic Unit), providing services that will cater to the daily needs of the surrounding neighborhood residents and employees. The proposed use supports the goal of developing complete neighborhoods with a mix of residential and community supportive uses and fosters economic development.
 2. The proposed use and its operating characteristics are consistent, as conditioned, with the applicable standards, requirements, and regulations of the C-4-SPD zone, in that the purpose of the C-4-SPD zone to provide for warehousing, distribution activities, and commercial uses that have minimal undesirable impact upon nearby residential areas, and the proposed project supports and implements this vision by establishing a commercial use that will

contribute to a vibrant mix of uses to serve the employees and residents in the immediate area. The proposed use is allowed within the C-4-SPD zone subject to the 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, in that the project site is located within a commercial building with improved roadways and sidewalks for customers, employees, and emergency response. The building is appropriately sized to accommodate the proposed alcohol sales and the building has existing utility services that will adequately serve the use.
4. 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. The project, as conditioned, will operate in a manner that is compatible with the surrounding neighborhood. The project is conditioned to cease the sale of alcohol at 9:30 p.m. every night and limit sound within the patio area. The Police Department requires the applicant maintain clear and unobstructed view of the interior of the premises from the exterior public sidewalk, and install a video assessment and surveillance system (VASS) as well as a holdup alarm system with comprehensive coverage.
5. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood in that the proposed use is located at an existing commercial building and is compatible with the variety of uses within the surrounding area. The proposed use is conditioned to close by 09:30 p.m. and limits amplified sound systems to comply with city sound regulations. Further, the Police Department has requested the California Department of Alcoholic Beverage Control (ABC) impose conditions on the requested ABC Type-48 (On-Sale General – Public Premises) license to ensure that the business will not negatively impact the surrounding area, such as requiring the business to actively monitor the area under their control, and ensuring entertainment is not audible beyond the business.
6. 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-48 license and it will not result in the overconcentration of establishments dispensing alcohol. The proposed taproom/café is in an area of the Central City with a mix of employment, residential, and service uses, making additional businesses that serve the daily needs of surrounding residents and employees desirable uses.

7. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area as the project is located in an established neighborhood and the sale of alcohol will be supervised. The use is conditioned appropriately to deter nuisance activities in that the Police Department had required the applicant to install a VASS, as well as, a requirement that management would be able to respond to any activation of the security system within two hours. Further, the project is conditioned such that alcohol sales must cease by 9:30 p.m. and amplified sound systems are limited to comply with city noise regulations.
8. 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 or neighborhood conservation in the immediate vicinity.

C. The **Site Plan and Design Review** for improvements to the front patio and front building elevation within the C-4-SPD zone and Central City 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 Central City Specific Plan, the bar use is consistent with General Plan Policy LUP-2.1 (Overall Balance of Uses) and Policy LUP-6.1 (Neighborhoods as a Basic Unit), providing services that will cater to the daily needs of the surrounding neighborhood residents and employees. The proposed use supports the goal of developing complete neighborhoods with a mix of residential and community supportive uses and fosters economic development.
- 2 The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards. The building is existing and no building footprint expansion is proposed. Minor alterations to the building exterior are proposed (i.e., window, door, lighting upgrades) to accommodate the new outdoor patio to support the new bar use on-site. The proposed project is consistent with all development standards and no deviations are requested. Further, the proposed improvements meet the purpose and intent of the Design Guidelines by responding to the materiality and composition of the existing building and reinforcing the existing building design and street wall.
- 3 All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that the project has adequate street access and utility infrastructure.

- 4 The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood which consists of a wide variety of uses, including residential neighborhoods, low-rise residential, office, industrial, commercial, uses. The existing design of the building is a one-story, recording studio, and minor changes are proposed to the physical appearance of the existing building and site area adjacent to D Street that will be compatible with the existing neighborhood.
- 5 The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged, in that the project proposes to reuse an existing structure for a new use, which would not result in any changes to the design or layout of the existing development.
- 6 The design, layout, and physical characteristics of the proposed development 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 in that there are minor changes proposed to the site. The proposed improvements would not result in changes to the building layout or exterior that would cause or lead to a new physical change to the surrounding area.

CONDITIONS OF APPROVAL

- B.** The **Conditional Use Permit** to establish a bar within an existing 2,600 square foot music studio within the C-4-SPD zone and Central City SPD is **approved** subject to the following Conditions of Approval:

Planning

- B.1. 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;
 - b. Establishing a clear process for neighboring businesses and residents to communicate directly with a business representative should there be any issues; and
 - c. Actively monitoring the area under the control of the applicant in an effort to reduce nuisances and prevent loitering.
- B.2. Alcohol sales shall be limited to Monday through Sunday, 07:30 a.m. to 9:30 p.m.
- B.3. Additional Planning Division review and approval may be required for:
- a. Modifications to the attached plans.

- b. Expansion in size of the space occupied by the subject use.
 - c. Exterior modifications to the building of modifications to the site.
- B.4. Any amplified sound system within the exterior patio area shall be downward-facing, shall not be oriented towards the existing residences to the west, and shall not result in sound generation exceeding 50 dBA consistent with the City's sound regulations established in SCC chapter 8.68.
- B.5. The landscaping within and adjacent to the outdoor patio is an integral feature to the overall design and also assists with the reduction of sound generated by guests. All landscaping shall be properly maintained in a clean and hygienic manner. Any plantings that die or are improperly maintained shall be replaced with healthy landscaping.
- B.6. An entertainment permit may be required for any future live music, DJ, karaoke, dancing, or similar activities. All entertainment functions shall occur within the enclosed building and comply with all city code sound regulations.
- B.7. The business operator shall obtain a sign permit before the fabrication or installation of any signage for the project.

Police

- B.8. 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 0.95 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.
- B.9. Light poles, if applicable, shall be no higher than 16 feet.
- B.10. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.
- B.11. 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.
- B.12. 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.

- B.13. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.
- B.14. 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.
- B.15. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.
- B.16. 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.
- B.17. 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.
- B.18. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of six feet in height.
- B.19. Business shall be equipped with and maintain a security system with 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 14.
- B.20. Holdup alarm system shall be employed near the:
 - a. All points of sale
 - b. Safe(s)
- B.21. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.
- B.22. Manager with access to VASS storage shall be able to respond to any activation within two hours.
- B.23. 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.
- B.24. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.

- B.25. 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.
- B.26. VASS shall be capable of storing no less than 30 days' worth of activity.
- B.27. 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
- B.28. Height markers area required on the interior doorway.
- B.29. Electronic "point of sale" age verification system is required, including:
- a. Scans and authenticates ID
 - b. Identifies fake IDs
 - c. Records date and times of entry
 - d. Has the ability to create a "banned patron" list
- B.30. 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 five years.
- B.31. The name of the business shall be printed on all receipts. 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.
- B.32. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.
- B.33. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

- B.34. 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.
- B.35. Property management shall be responsible for the daily removal of all litter from the site.
- B.36. The sales register area shall be situated to face the main entrance to allow employees better visual surveillance of the entrance and fueling area.
- B.37. Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.
- B.38. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253.
- B.39. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control as depicted on the most recently certified ABC-257 and ABC-253.
- B.40. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.
- B.41. Said patio/terrace/other area shall be fully enclosed with a fixed barrier and shall have (one) entrance/exit point(s).
- B.42. A sign shall be posted in a conspicuous space at the entrance/exit point of said patio/terrace/other area, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said sign shall measure no less than seven inches by eleven inches (7" x 11"), and contain lettering no less than one (1) inch height.

Fire

- B.43. Any Modification to the facility must be made under permit by way of plan review for compliance to the Fire and Building Codes.
- B.44. Obtain a Fire Clearance by requesting a fire and life safety inspection from the Sacramento City Fire Prevention Division. Contact (916) 808-1300.
- B.45. Obtain any required operational permit from the Sacramento City Fire Prevention Division. Contact (916) 808-1300.

- C. The **Site Plan and Design Review** for improvements to the front patio and front building elevation within the C-4-SPD zone and Central City SPD is **approved** subject to the following Conditions of Approval:

Planning

- C.1. The project approval allows for the exterior patio improvements including landscaping and window and door changes as shown on the final approved plans.
- C.2. Landscaping along the western property line between the building and D Street shall be within raised planters as shown on the final approved plans. The planters shall have plantings installed prior to commencement of operations.
- C.3. The landscaping within and adjacent to the outdoor patio is an integral feature to the overall design and also assists with the reduction of sound generated by guests. All landscaping shall be properly maintained in a clean and hygienic manner. Any plantings that die or are improperly maintained shall be replaced with healthy landscaping.
- C.4. Any amplified sound system within the exterior patio area shall be downward-facing, shall not be oriented towards the existing residences to the west, and shall not result in sound generation exceeding 50 dBA consistent with the City's sound regulations established in SCC chapter 8.68. (Sacramento City Code chapter 8.68).
- C.5. Any changes, additions, or modifications to the approved plans with respect to design, layout, materials, setback, etc. shall require additional review and approval from Planning staff.
- C.6. This approval is valid for three years subject to SCC section 17.808.400.

Public Works

- C.7. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
- C.8. The applicant shall remove the existing site driveway along D Street and reconstruct the vertical curb and sidewalk in its place per City standard to the satisfaction of the Department of Public Works.
- C.9. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
- C.10. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25-foot sight triangle). Walls shall be set back three feet behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5 feet in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Solid Waste

- C.11. The property must contract for commercial waste services through a franchised commercial waste hauler for trash, recycling, and organic waste. The list of waste haulers franchised in the city can be found here: <https://www.cityofsacramento.gov/public-works/recycling-solid-waste/Commercialwasteservices/commercial-collection-services>. Service level minimums for recycling and organics can be found in Ch. 13.24.600. Trash and organics must be collected at least weekly. Recycling must be collected at least monthly.
- C.12. Solid Waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
- C.13. This project may be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at

<https://www.cityofsacramento.gov/public-works/recycling-solid-waste/Commercialwasteservices/construction---demolition-recycling>.

Utilities

- C.14. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.
- C.15. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

SacSewer

- C.16. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid before the issuance of building permits.

Advisory Notes

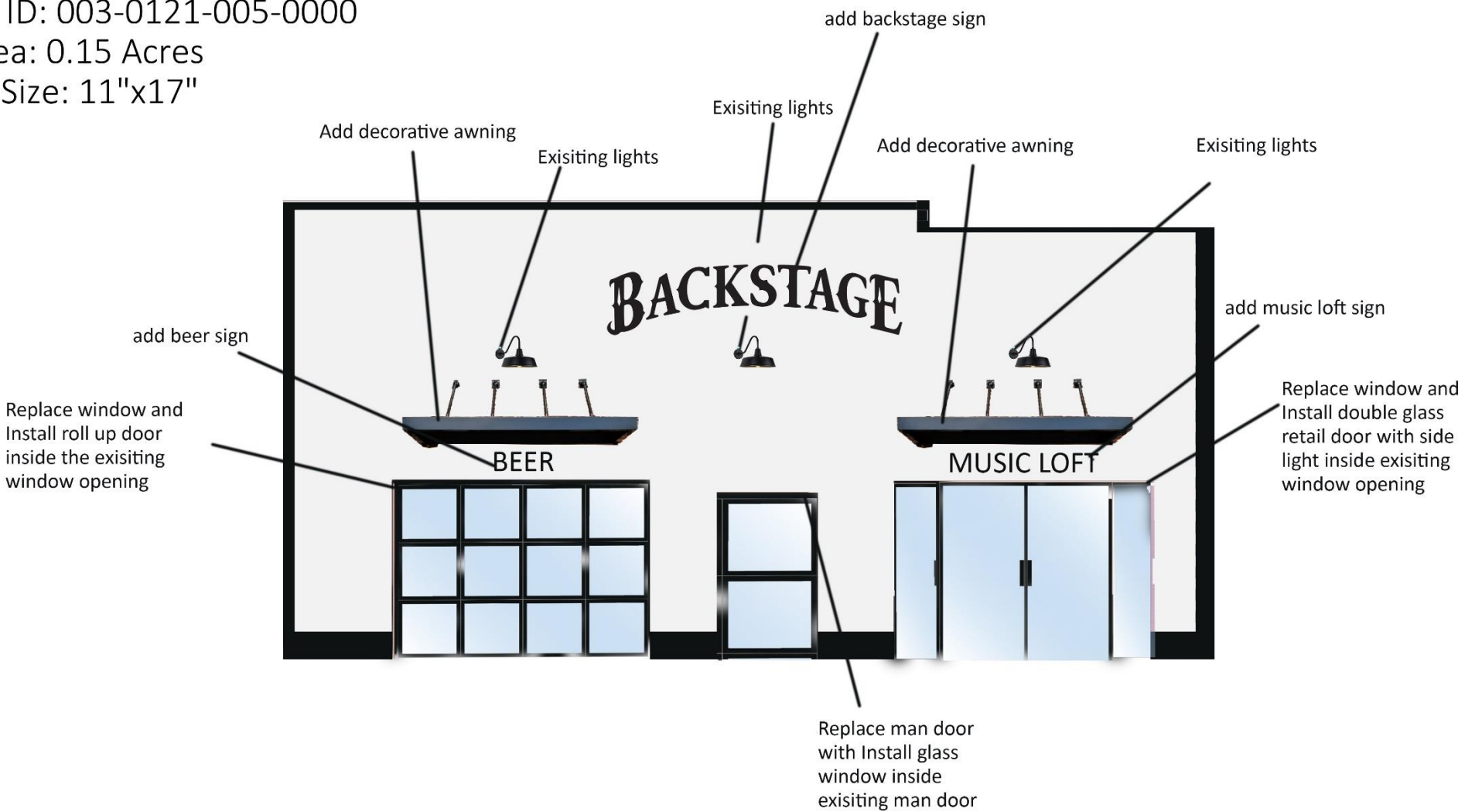
- ADV.C.1. Building. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).
- ADV.C.2. Police. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems
- ADV.C.3. SacSewer. 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.
- ADV.C.4. Sac Metro Air District. Due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. Sac Metro Air District staff is available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org, or calling 279-207-1122.

TABLE OF CONTENTS

Exhibit A: Project Plans

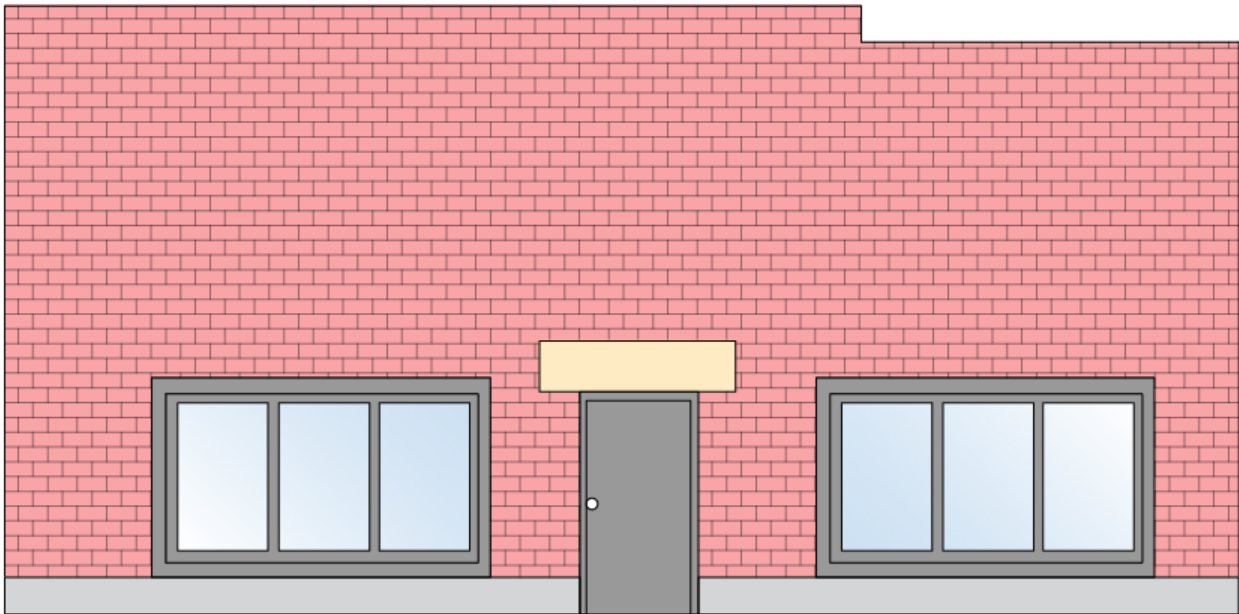
ELEVATION - NORTH VIEW - PROPOSED

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Lot area: 0.15 Acres
Paper Size: 11"x17"



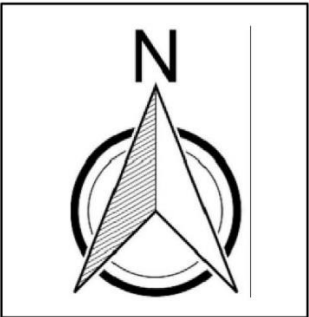
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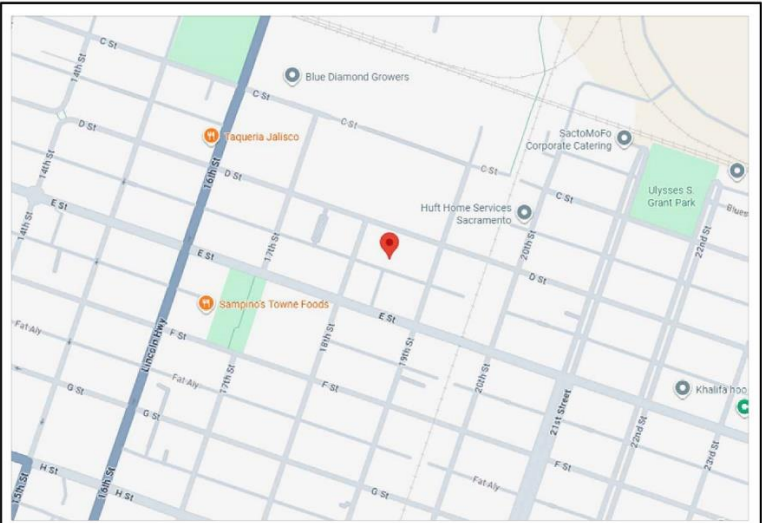
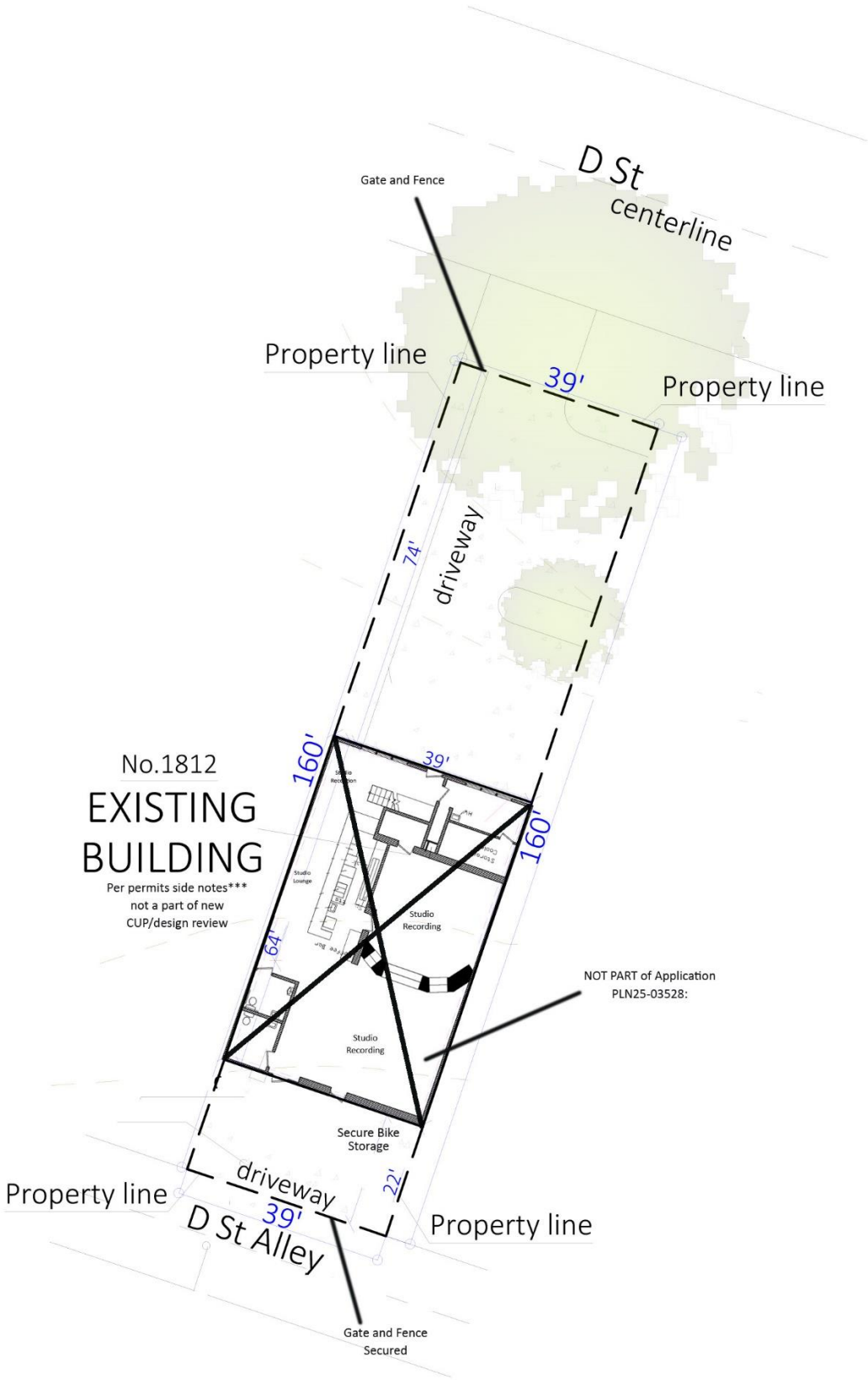
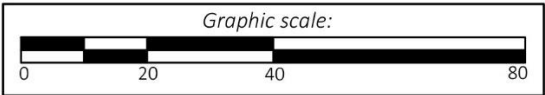


EXISTING FLOOR PLAN

1812 D St
Sacramento, CA 95811
Parcel ID: 003-0121-005-0000
Lot area: 0.15 Acres
Paper Size: 11"x17"



scale 1"=30'



VICINITY MAP

Building Plan Permits***	
0/15/2018	COM-1820097
Finaled	
03/16/2006	0603580
H030028476--To inspect work completed but not finaled from permit #0403785 - all previous approvals and conditions apply - Interior	Finaled
03/15/2004	0403785
H-030028476--INTERIOR REMODEL OF 2340 S.F. COMM BLDG	Expired
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Finaled	
03/03/1982	I11678
Finaled	

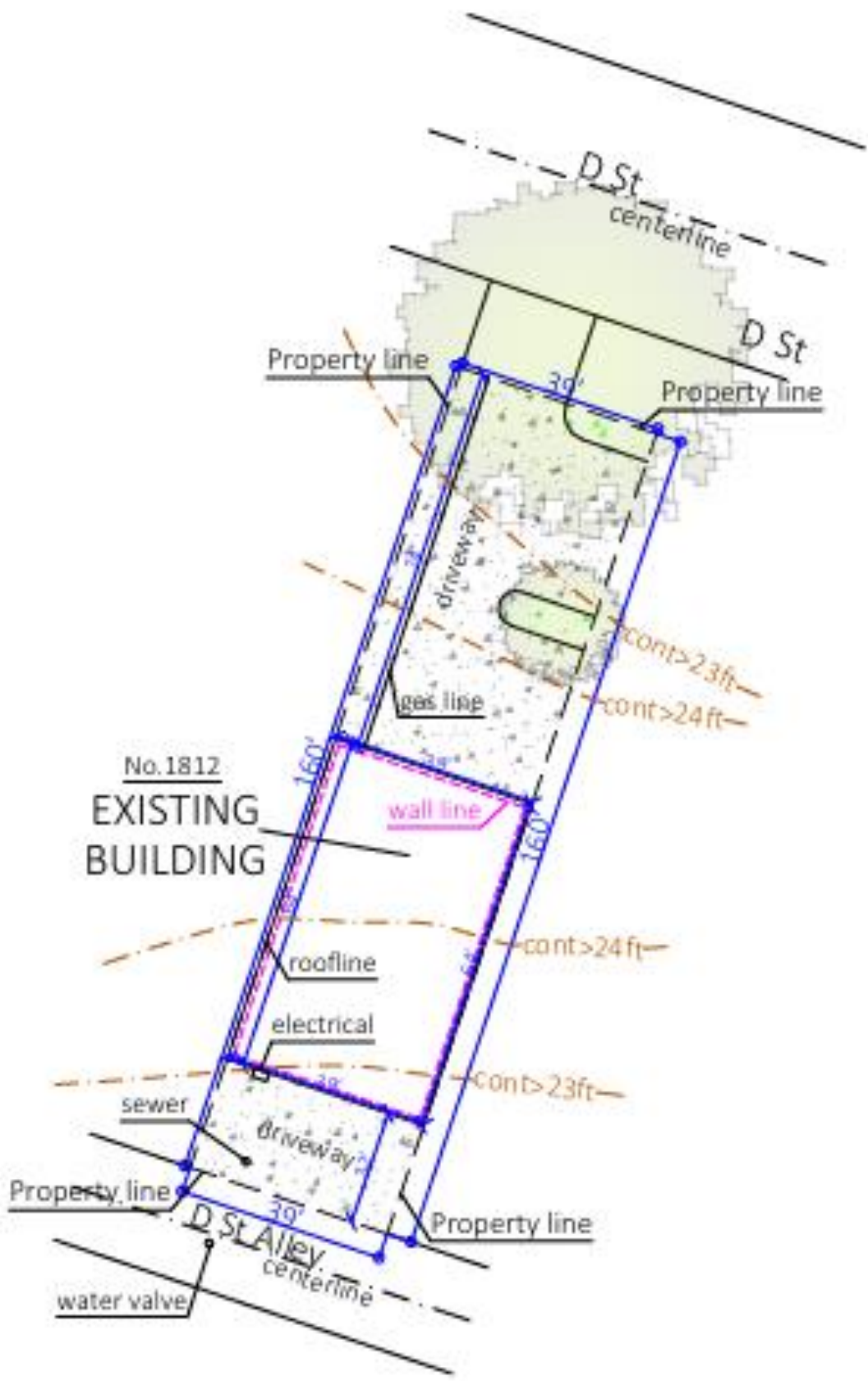
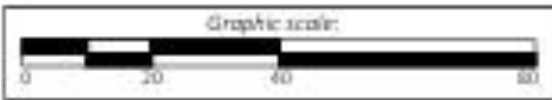
Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

SITE PLAN
1812 D St
Sacramento, CA 95811
Parcel ID: 003-0121-005-0000
Lot area: 0.15 Acres
Paper Size: 11"x17"



scale 1"=30'



VICINITY MAP

Disclaimer

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ROOF P L A N

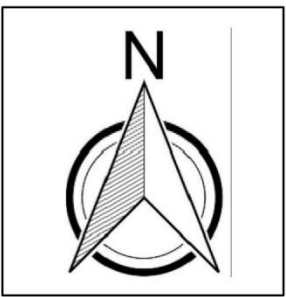
1812 D St

Sacramento, CA 95811

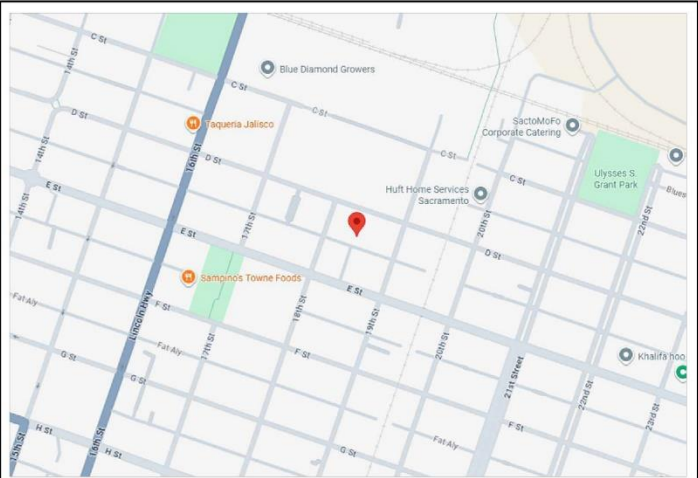
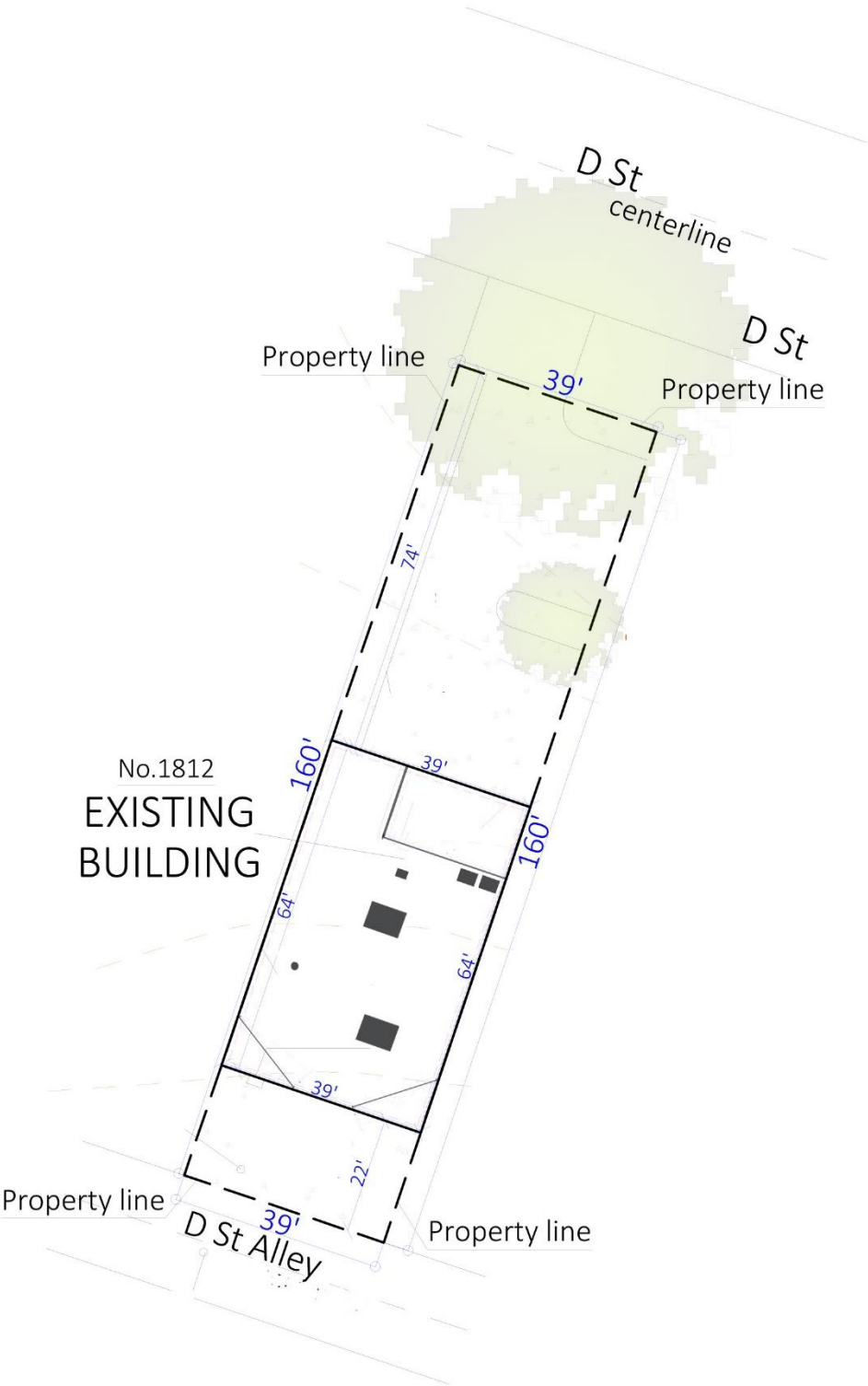
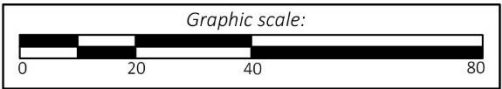
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S I T E P L A N W I T H P R O P O S E D G A R D E N

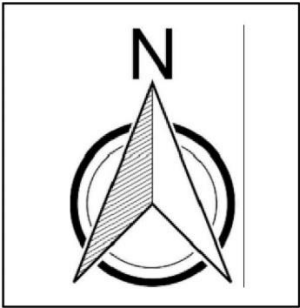
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Sacramento, CA 95811

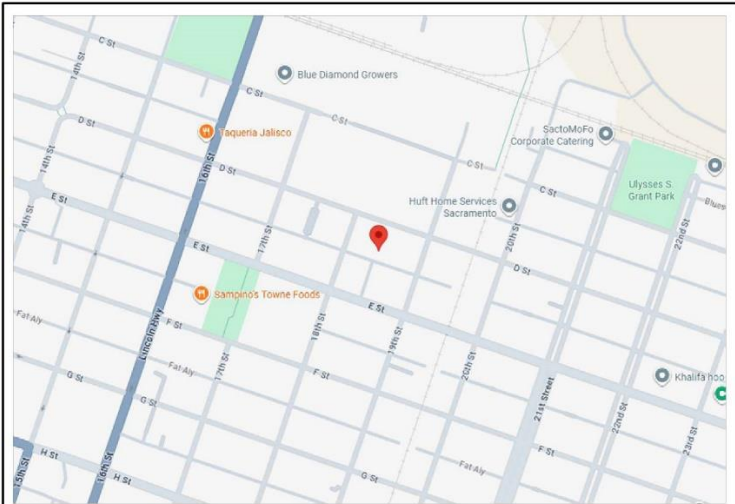
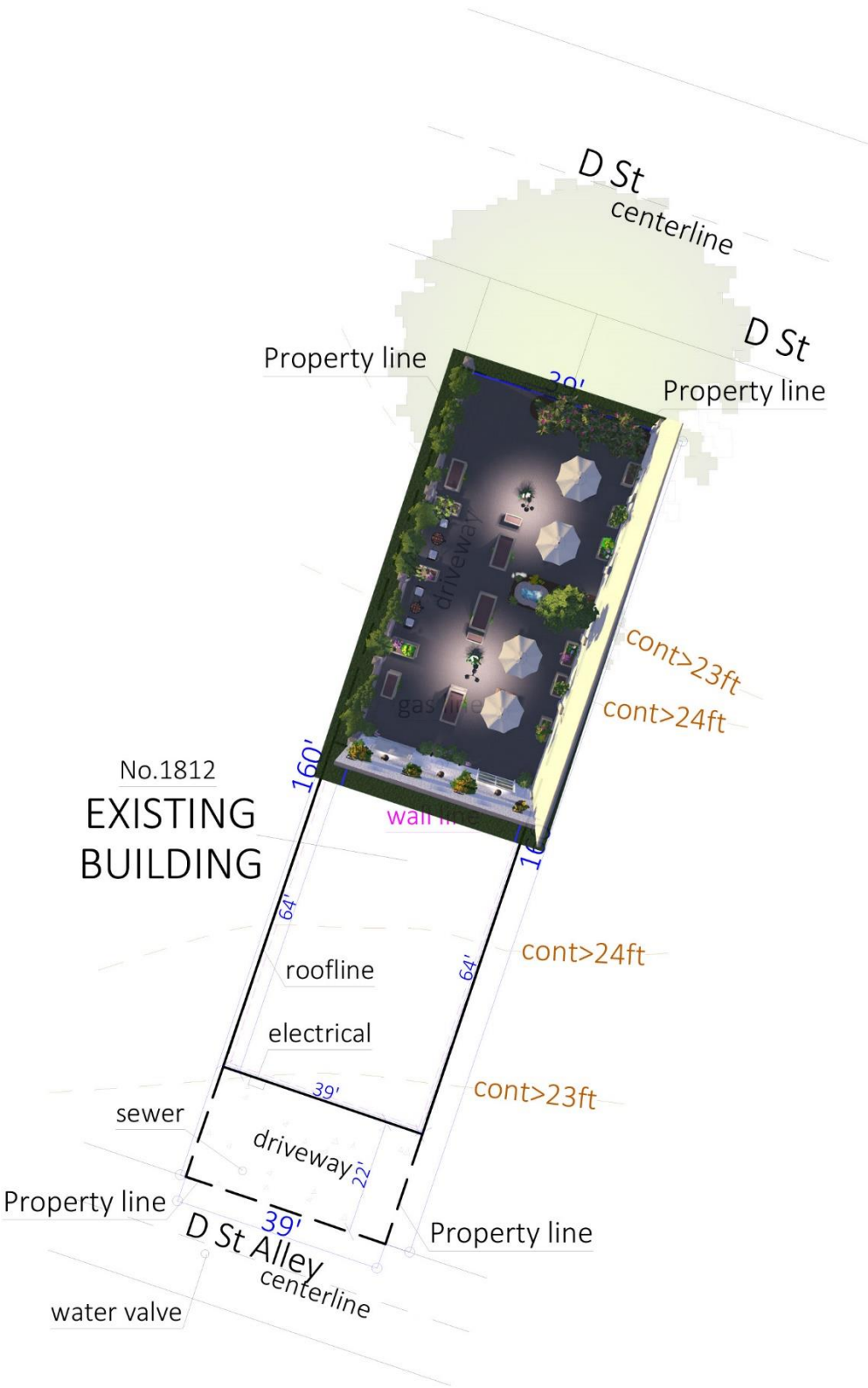
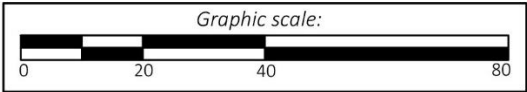
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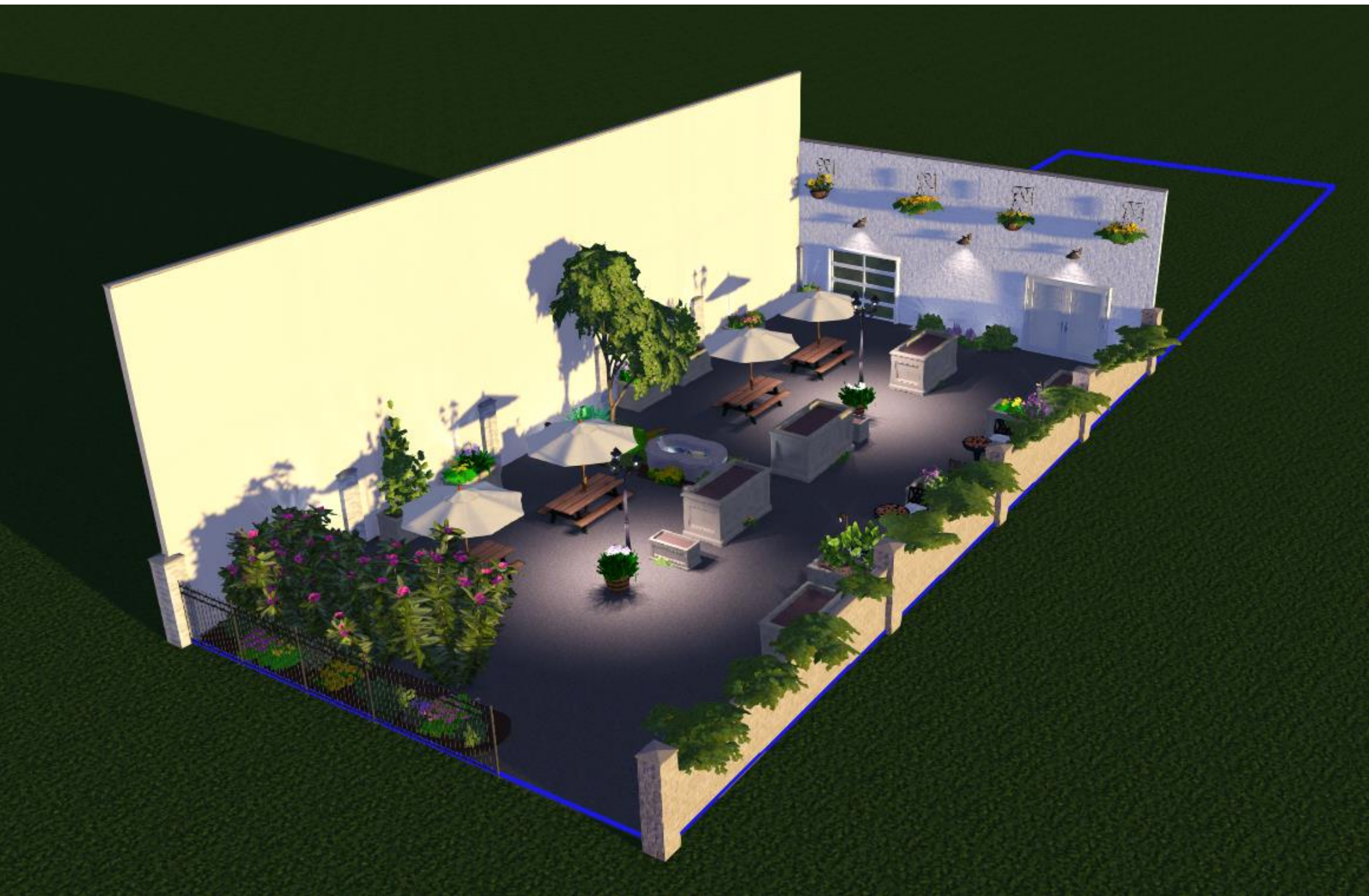
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From: kurtsoakman@gmail.com
To: [Sierra Peterson](#)
Subject: 1812 D Street - Conditional Use Permit Request
Date: Tuesday, October 21, 2025 6:33:21 PM

Hi Sierra,

It's a pleasure to meet you.

The Marshall New Era Park Neighborhood Association made us aware of a permit request for 1812 D Street to open a bar/café. We have concerns regarding this change to what is otherwise a quiet, residential neighborhood. Some concerns include:

- Proximity to Washington Elementary (one block / <2 minutes walking). We feel it's irresponsible to put a bar so nearby.
- Increased noise from outdoor music, events, and people. The latest permit we've seen suggests 12-8 PM business hours every day, but this does not preclude them from requesting an extension of hours later.
- Increased vehicular traffic. This is particularly made an issue by the proximity to Washington Elementary and the potential for those who have been drinking to then drive past the school. Similarly, it is across the street from the exit of the American River Bike Trail, so in addition to pedestrians there are many bikers.
- Patron use of already limited parking for residents.
- Vagrancy, general rowdiness, and other concerns related to alcohol consumption reducing the residential character of the neighborhood.

There are many other locations throughout the city that cater effectively to, and are designed for, entertainment in a way that New Era Park is not. As residents of the New Washington District within New Era Park, we are held to a high standard for the aesthetics of our home to maintain the essence of the neighborhood, including the requirement for wood windows, the style, material, and color of fencing, the maximum height of the home, and more. A bar would not uphold these standards and would actively inhibit the effort the residents make.

Will there be hearings or other public discussions related to this permit request? Is there a way we may be updated regarding these discussions and deadlines for their application? In the past, we received notices when a nearby business submitted for a permit but did not receive one in this case.

Thank you for your help.

Regards,

Kurt S. Oakman
1901 E Street
Sacramento, CA 95811

kurtsoakman@gmail.com
(207) 251-2807

From: [Mallory Petterelli](#)
To: [Sierra Peterson](#)
Subject: 1812 D Street Proposal- Conditional Use Permit Request
Date: Wednesday, October 22, 2025 10:11:37 AM

Good morning, Sierra,

I am writing in regard to the new bar/cafe proposal for 1812 D Street, Sacramento, CA 95811, that I was made aware of by the Marshall New Era Neighborhood Association. I do not feel like this residential neighborhood is appropriate for this type of establishment; some concerns I have are:

- **Distance from an elementary school-** Washington Elementary is only approximately a block away. Children and families are walking to and from school 5 days a week during the bar/cafe's operating hours.
- **Parking-** Patron's parking will limit residents' access to parking spots. Currently on the weekend there is no time limit to park and there is no proposed lot for the establishment for parking. Many residents do not have driveways and street park.
- **Noise-** concerns of increased noise from those visiting the bar, music, and other events. There are not similar establishments nearby in this neighborhood because it is more residential rather than entertainment based. This would gravely alter the character of the community. As residents, we are held to a very high standard when it comes to living in a historic neighborhood (i.e., permitting requirements to maintain property character), that does not associate with a bar.
- **Overall safety concerns-** There are already ongoing issues with unhoused individuals and vandalism in this area. Adding an establishment with alcohol, more foot traffic, and vehicle traffic would inflate these concerns.

Please let me know if there are further opportunities for comment or if I can provide additional information. I appreciate the opportunity to provide comments and to advocate for the New Era Park neighborhood.

Thank you,
Mallory Petterelli