City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
planning@cityofsacramento.org

# DIRECTOR REPORT

**STAFF RECOMMENDATION**

Staff recommends the Zoning Administrator **approve** a Major Modification to a Conditional Use Permit for Off-Site Consumption of Alcohol, for the project known as **Z26-049**. Draft Findings of Fact for the project are included below.

## REQUESTED ENTITLEMENTS

1. **Conditional Use Permit – Major Modification** to change an existing Conditional Use Permit (CUP) for the sale of off-site alcoholic beverage consumption from a Type 20 License (Beer/Wine) to a Type 21 License (General – Beer, Wine, Spirits) for an existing grocery store in the General Commercial (C-2-EA-4) zone and Executive Airport Overlay (EA-4) zone.

## PROJECT INFORMATION

| | |
|---|---|
| Location: | 4990 Freeport Boulevard |
| Parcel Number: | 017-0211-009-0000<br>017-0211-012-0000 |
| Council District: | 7 – Rick Jennings II |
| Applicant: | Pete Tobin, Tobin Consulting<br>7309 Marblethorpe Drive<br>Roseville, CA 95747 |
| Property Owner: | Cheryl Inouye, Oto's Japan Food Inc.<br>4990 Freeport Bouelvard<br>Sacramento, CA 95823 |
| Project Planner: | Michael Crampton, Assistant Planner, (916) 808-8951 |
| Hearing Date: | December 3, 2026 |

Land Use Information

| | |
|---|---|
| General Plan Designation: | Residential Mixed-Use (RMU) |
| Community Plan Area: | Land Park |
| Specific Plan: | N/A |
| Zoning: | C-2-EA-4 (General Commercial) |
| Overlay Zone: | Executive Airport (EA-4) |
| Special Planning District: | N/A |
| Planned Unit Development: | N/A |
| Design Review Area: | Citywide |
| Parking District: | Urban |
| Historic District: | N/A |
| Existing Land Use of Site: | Grocery Store |

Surrounding Zoning and Land Uses

| | | |
|---|---|---|
| North: | C-2-EA-4 | Shopping Center |
| South: | C-2-EA-4 | Shopping Center |
| East: | C-2-EA-4, R-1-EA-4 | Auto Service; Single-unit dwelling |
| West: | R-1-EA-4 | Single-unit dwellings |

Site Characteristics

| | |
|---|---|
| Existing Property Area: | 28,015 square feet / 0.65 acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |

Other Information

| | |
|---|---|
| Previous Files: | P03-033 |

## ATTACHMENTS

Attachment 1: Project Plans
Attachment 2: Vicinity Map
Attachment 3: ABC License Details – License #20-453873

## BACKGROUND

The subject site is developed with a 9,847-square-foot grocery store in the South Land Park neighborhood in South Sacramento.. The site is located at the northwest corner of Freeport Boulevard and Harian Way. The project site is surrounded by a wide variety of uses including shopping centers to the north and south, single-unit dwellings to the west, and single-unit dwellings and a commercial auto service center to the east.

On November 13, 2003, the Planning Commission approved entitlements to rezone the project site from R-1-EA-4 zone to C-2-EA-4, a Special Permit to allow the sale of alcoholic beverages for off-site consumption, a Special Permit to reduce the required number of parking spaces by one (1) parking space, and a review for the abandonment of a 20' public utility easement.

This location has an active CA Department of Alcoholic Beverage Control (ABC) Type 20 license for off-premises consumption of beer and wine products. The applicant is now requesting a major modification to the existing Conditional Use Permit (CUP) (formerly known as Special Permit) to sell distilled spirits (liquor) in addition to beer and wine, which requires an ABC Type 21 license and constitutes a change in nature of the use, consistent with City Code Section 17.808.440(2)(b).

## PROPOSED PROJECT AND ANALYSIS

The subject site is located in the General Commercial (C-2-EA-4) zone and Executive Airport Overlay (EA-4) zone. The applicant is requesting a major modification to the existing Conditional Use Permit (CUP) to allow for the sale of spirits, in addition to beer and wine. This request requires a public hearing before the Zoning Administrator.

*Modification Request*

Currently, Oto's Marketplace sells groceries, specializing in a large selection of Japanese and Asian food, produce, beer, wine, and household supplies. The store operates from 9am to 7pm Monday through Saturday, and 10am through 6pm on Sunday. The special permit approved under P03-033 imposes an aggregate limit of 10% of the store's retail floor, shelf, and cooler space to be dedicated to

the display of beer and wine products for sale.

Alcoholic beverage sales for off-site consumption land use is conditionally permitted in the C-2 zone and permitted in the Executive Airport Overlay (EA-4) zone. Pursuant to Sacramento City Code Section 17.228.108(C)(1), a Conditional Use Permit is required for alcohol sales for off-site consumption for stores less than 15,000 gross square feet or stores that dedicate more than 10% of the shelf area to alcoholic beverages. This provision typically exempts most grocery stores from needing a CUP to sell alcohol, however a CUP is required for this neighborhood grocery store as the use does not exceed the area requirement to be exempt (9,847 square feet).

Approximately 70 square feet of the retail floor area is currently allocated to wine and beer sales. The operator is proposing to sell soju (distilled alcohol, typically served chilled), Japanese whiskey, and hard liquor. No increase in the store's retail space for alcoholic beverages is proposed for the sale of soju, as the operator is proposing to utilize existing alcoholic beverages retail space in the refrigerated section with soju product.

Per the provided plans, the operator intends to add locked alcohol cabinets on the sales floor next to the cashiers for Japanese whiskey and hard liquor. The operator proposes approximately 4.5 square feet of floor area (27 square feet of shelf space) for whiskey and hard liquor. Less than 1% of the store's floor area will be dedicated for the sale of alcoholic beverages for off-site consumption. The request is consistent with the condition in the original CUP limiting 10% of the retail sales floor to the sales of alcoholic beverages.

*Staff Analysis*

The CUP process is designed to evaluate a project's potential impact on a site and the surrounding area.

City Code section 17.228.108(A)(2)(a) requires the decision-maker to consider whether alcoholic beverage sales for off-site consumption will detrimentally affect nearby residentially zoned areas by considering the distance of the proposed use from residential buildings, faith congregations, schools, hospitals, parks and playgrounds, childcare center, social services, and other similar uses. General Plan Policy EJ-2.20 encourages the City to use best available data tools, including but not limited to Healthy Places Index, the Centers for Disease Control (CDC) Social Vulnerability Index, and CalEnviroScreen, when evaluating health impacts from proposed projects. Table 3 identifies the number of sensitive uses and census tract vulnerability indicators using best available data.

| **Table 3: Vulnerability Indicators & Nearby Sensitive Uses (Census Tract 70.21)** | |
|---|---|
| **Healthy Places Index** | 87.5[1] |
| **CalEnvrioScreen** | 47[2] |
| **Proximity to other ABC Type 20/21 Licenses (1/2-mile buffer)** | 3 Licenses (3 Type 21) |
| **Proximity to Sensitive Uses (1/2-mile buffer)** | |
| • Residential | Single-unit and multi-unit dwellings |
| • Schools | 4 schools (2 elementary, 2 K-8) |
| • Childcare Centers | 0 |
| • Parks | 1 (William Land Regional Park, Centennial United Methodist Church, St. Robert's Church) |
| • Faith Congregations (church) | 1 (True Jesus Church in Sacramento) |

| | |
|---|---|
| • Social Services/Hospital | 0 |

[1] *A Healthy Place Index (HPI) score of 87.5 indicates that the census tract this property is located in has healthier community conditions than 87.5% of all census tracts in the State of California. Considerations within the Index include economics, education, social, transportation, neighborhood, housing, clean environment, and healthcare access. https://www.healthyplacesindex.org/*

[2] *This census tract received a CalEnviroScreen score of 47. The overall CalEnviroScreen score is calculated by multiplying the Pollution Burden and Population Characteristics scores with a minimum possible score of 0 and maximum possible score of 100, with a score of 100 being best. Key indicators in CalEnvrioScreen's data include exposure to different types of pollution, environmental effects from nearby toxic chemicals, percentage of populations health and age sensitivity, and socioeconomic factors. The 2040 General Plan does not recognize this census tract as a Disadvantaged Community (DAC). A DAC is defined as an area scoring in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured (SB 535). https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-50*

In summary, staff found that the proposed project is complimentary with the surrounding area and would not have a detrimental impact on nearby sensitive uses. In addition, the proposed project is consistent with the goals and policies of the 2040 General Plan as follows.

*2040 General Plan*

**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 grocery store contributes positively to the fabric of the neighborhood by fostering economic development and providing specialty Japanese and Asian items for over 65 years, and offering a full range of amenities necessary to support a neighborhood.*

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

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

*The 2040 General Plan and the California Environmental Protection Agency's (CalEPA) CalEnviroScreen does not identify this Census Tract as a Disadvantaged Community (DAC). A DAC is defined as an area scoring in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured (SB 535). The business already offers a variety of produce and healthy foods are already offered, encouraging healthy uses. While there is an increase in the floor area dedicated to alcohol sales, the restrictions imposed on the original CUP will remain, limiting the amount of shelf space devoted to alcohol.*

*Conditional Use Permit Findings*

With consideration to the variables outlined in City Code section 17.228.108(A)(2)(a) and described above, to approve a major modification (City Code 17.808.440(C)) for an alcohol license for off-premises consumption, the decision-maker must make the four required findings of all Conditional Use Permits as prescribed in City Code Section 17.808.200(C)(1):

1. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village 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;

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;

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.

In addition to the four standard CUP findings above, the decision-maker must also make four additional findings for off-site consumption as prescribed in City Code Section 17.228.108(A)(1):

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

6. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;

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

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

The modification to alcohol sales for off-site consumption would not be detrimental to nearby residences, churches, schools, hospitals, public parks and playgrounds, childcare centers social services and other similar uses because the existing grocery store and is conditioned to retain a limit on the retail floor area for alcoholic beverages.

*Staff Recommendation*

Upon evaluating the proposed project, findings of fact, 2040 General Plan, and best available information, staff is recommending the Zoning Administrator approve the major modification for the following reasons:

- The site is located along a commercial corridor that contains a variety of similar retail and commercial services, including a bakery, bank, restaurant, and retail stores.
- The census tract the convenience store is located within is not part of a disadvantaged community per SB535 and scored moderately in both the Healthy Places Index and CalEnviroScreen.
- Nearby sensitive receptors are not directly adjacent to the convenience store.
- The CUP retains the maximum alcohol shelf space requirement for alcohol approved in 2003 of 10%, inclusive of the additional distilled spirits.
- The census track is not overconcentrated and the modification of the Type 20 to Type 21, i.e,, change of license type, will not result in an intensification of ABC's off-site licenses.

**PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle

Advocates, Region Builders, South Land Park Neighborhood Association, Sacramento Riverfront Association, and Land Park Community Association. All property owners and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a notice of public hearing prior to the hearing. The site was posted with project information after submittal and prior to the Public Hearing. At the time of writing this report, staff has not received any public comment letters.

## ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project, and the Zoning Administrator 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 applies to 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.

## FLOOD HAZARD ZONE

State Law (SB 5 as amended by SB 639) and the Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2030. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2026 Adequate Progress Annual Report accepted by City Council Resolution No. 2026-0296 on November 10, 2026.

## DRAFT FINDINGS OF FACT

### Environmental Determination

1. The Zoning Administrator has 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, Existing Facilities, applies to 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 in that the subject site currently sells alcohol. The nature of the use is not changing and only includes the expansion of the type of alcohol that can be sold at the existing convenience store.

### Conditional Use Permit

**Conditional Use Permit – Major Modification** to change an existing Conditional Use Permit (CUP) for the sale of off-site alcoholic beverage consumption from a Type 20 License (Beer/Wine) to a Type 21 License (General – Beer, Wine, Spirits) for an existing grocery store in the General Commercial

(C-2-EA-4) and Executive Airport Overlay (EA-4) zone **is approved** based on the following Findings of Fact:

1. The proposed use and its operating characteristics are consistent with the General Plan and any applicable specific plan or transit village plan, in that the existing grocery store use is consistent with the General Plan designation of Residential Mixed Use, which provides for vibrant, walkable areas along corridors with a high intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit. The subject site is located along a commercial corridor (Freeport Boulevard). The site is not within a disadvantaged community as defined by the 2040 General Plan.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the C-2-EA-4, and of all other provisions of the code, in that the use is allowed with a major modification to the existing Conditional Use Permit (CUP). No new development is proposed.

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 will have no change in vehicular access which is currently provided from Freeport Boulevard. The site is developed and is served by existing utilities, and roadways, and no modifications are proposed. The approval of expanded alcohol sales will not change the nature site access and services.

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, in that the alcohol sales will be within an existing grocery store with continued limits on overall display area and shelf space that were established with the original condition use permit, granted in 2003

5. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhoods, in that the sale of alcohol at this location is existing, having been approved for beer and wine sales in 2003. Additional conditions are added to the use permit to address the expansion of alcohol sales to include spirits and limiting the expansion to 4.5 square feet of floor area (27 square feet of shelf space).

6. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages, in that staff confirmed with the Department of Alcoholic Beverage Control (ABC) that the subject census tract is under concentrated with off-site licenses.

7. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area, in that the sale of alcohol will be supervised by ABC and is required to comply with conditions on the ABC license as well as the CUP. The establishment is already conditioned to limit loitering and littering so as to be compatible with adjacent uses. Acceptance and compliance with CUP operating conditions will assist in discouraging and preventing associated negative impacts which can contribute to the development of blighted areas.

8. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation, in that there are no redevelopment programs in the area and the granting of this permit will not disrupt development efforts around Freeport Boulevard because this is an existing business that has had alcohol sales in place since 2003.

**200-Year Flood Protection**

9. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA *Urban Level of Flood Protection Plan and Adequate Progress Baseline Report* and the SAFCA *Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report*, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2026 *Adequate Progress Annual Report* accepted by the City Council on November 10, 2026 (Resolution No. 2026-0296).

## CONDITIONS OF APPROVAL

**Planning**

B1. With the exception of Condition of Approval C1(a) [alcohol display area] and C1(h) [beer and wine sales only] of Record No. P03-033, all conditions of approval established in the record of decision No. P03-033 are valid and applicable to the business for which the Conditional Use Permit is granted.

B2. Condition C1(h) of Record No. P03-033 is hereby struck from the record and is no longer valid or applicable to the business for which the Conditional Use Permit is granted. The Conditional No.25 as follow is struck from the conditions of approval as follows:

~~The sale of alcohol shall be limited to beer and wine only, no hard liquor sales allowed;~~

B3. Condition C1(a) of Record No. P03-033 shall be revised as follows:

No more than the aggregate total of ten (10) percent of the store's retail floor, shelf and cooler space shall be dedicated to the display of beer, wine, and distilled spirit products for sale. *Distilled Spirits shall not exceed 27 square feet of new shelf space.*

B4. Alcohol cabinets shall be located behind the point of sale and locked.

B5. The applicant shall obtain any necessary permits from the California Department of Alcoholic Beverage Control, prior to commencing revised operations.

B6. Any modifications to the permit, including expansion of alcohol shelf space, shall require additional planning review and may result in the need for additional planning entitlements.

B7. Alterations to the interior of the building are permitted to accommodate the approved use (subject to approval of any requisite building permits).

B8. This approval is valid for three years from approval date, subject to SCC 17.828.160.

**Police Department**

B9. Business shall be equipped with and maintain a security system with:

a. An alarm system with a valid UL Certificate in accordance with UL 681(ED.15-2014) (Standard for Installation and Classification of Burglar and Holdup Alarm)
b. Video Assessment and Surveillance System (VASS)

B10. Holdup alarm system shall be employed near the:

a. all points of sale
b. safe(s)
c. Install a Video Assessment and Surveillance System (VASS)

B11. System Installation and Management

a. A VASS shall be installed at the site and maintained by a property management company, security company, or designee.
b. A manager with access to VASS storage shall be able to respond to any system activation within two hours.

B12. Camera Quality and Capabilities

a. All cameras must be high-quality HD or 4K.
b. Cameras must be day/night capable and equipped with low-light, auto-iris, and auto-focus capabilities.
c. Minimum resolution: 8 megapixels.
d. Minimum frame rate: 20–30 frames per second.
e. Driveway entrances and building entrances must be covered by cameras providing 100 pixels per foot or higher.

B13. Video Storage and Retention

a. Video recordings must use efficient compression standards (e.g., H.264, H.265) to maintain quality while conserving storage.
b. Video must be stored off-site or accessible only by management.
c. Each recording must be retained for at least 30 days.
d. Video must be accessible within 30 minutes, 365 days a year.

B14. Footage Accessibility and Export

a. VASS must be capable of exporting footage to common media (e.g., USB drive, DVD) in a standard viewing format, without requiring proprietary software for third-party viewing.

B15. 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. adjacent public rights of way
h. trash enclosure(s)
i. areas not clearly visible from public streets
j. coverage of all four (4) exterior sides of the building(s)
k. at least one camera shall be positioned to get a front face shot (e.g. height strip camera)

B16. Height markers are required on the interior doorway.

B17. An electronic "point of sale" age verification system is required, including:

a. scans and authenticates ID
b. identifies fake IDs
c. records dates and times of entry

B18. 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.

B19. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.

B20. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B21. 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.

B22. Property management shall be responsible for the daily removal of all litter from the site.

**Advisory Notes:**

*The following advisory notes are information in nature and not a requirement of this Conditional Use Permit Major Modification:*

**Building**

ADV A1. 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).

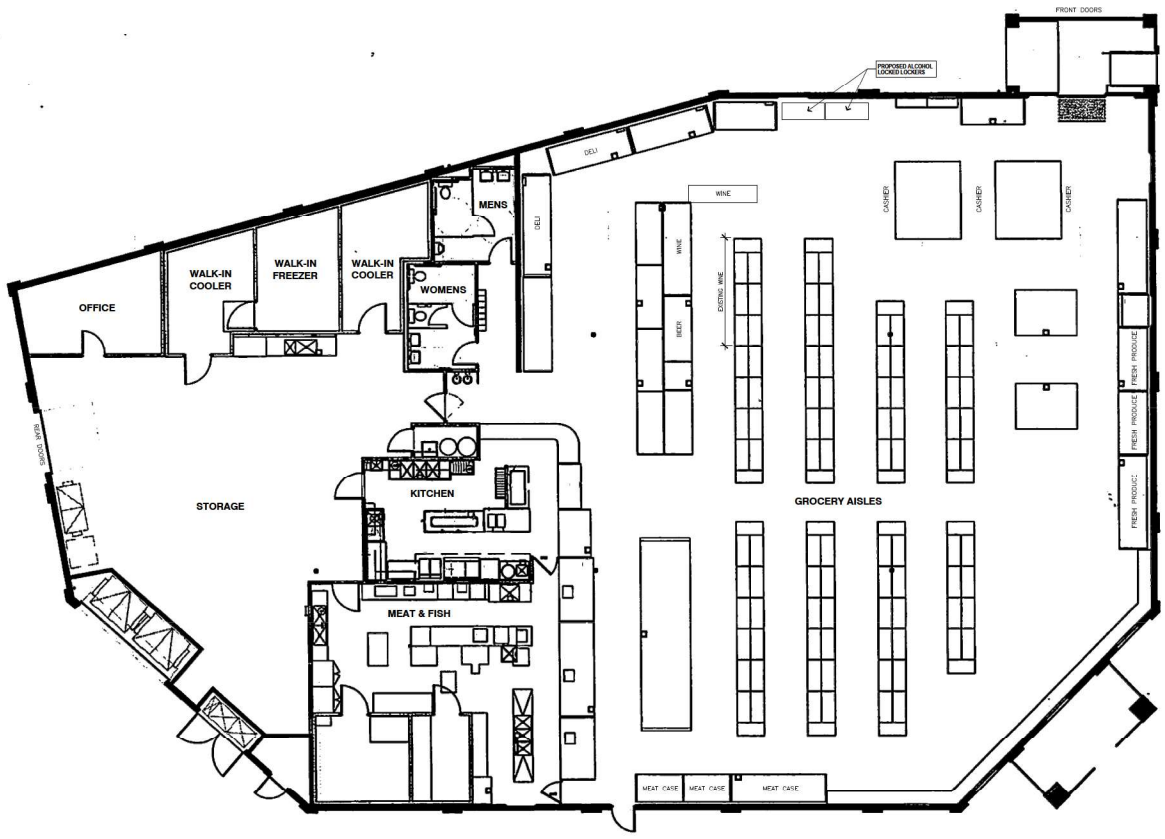
**Sacramento Area Sewer District**

ADV A2. *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.*

Respectfully Submitted: _____
Michael Crampton
Assistant Planner

Reviewed By: Marcus Adams (Nov 25, 2026 13:05:30 PST)
Marcus Adams
Senior Planner

The decision of the Zoning Administrator may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator is final.




01 FLOOR PLAN
SCALE: 3/16"=1'-0" 11,400 S.F. GROSS FLOOR AREA

TOBIN CONSULTING

PETE TOBIN
ROSEVILLE, CALIFORNIA
925-768-0306
ptobin2000@outlook.com

CONSULTANT SEAL:

PROJECT:

OTO'S MARKETPLACE
4990 FREEPORT BLVD.
SACRAMENTO, CA

CLIENT:

REVISIONS

PROFESSIONAL SEAL:

PROJECT NUMBER: 26-002

PROJECT DATE: 06/21/2026

SHEET CONTENTS:

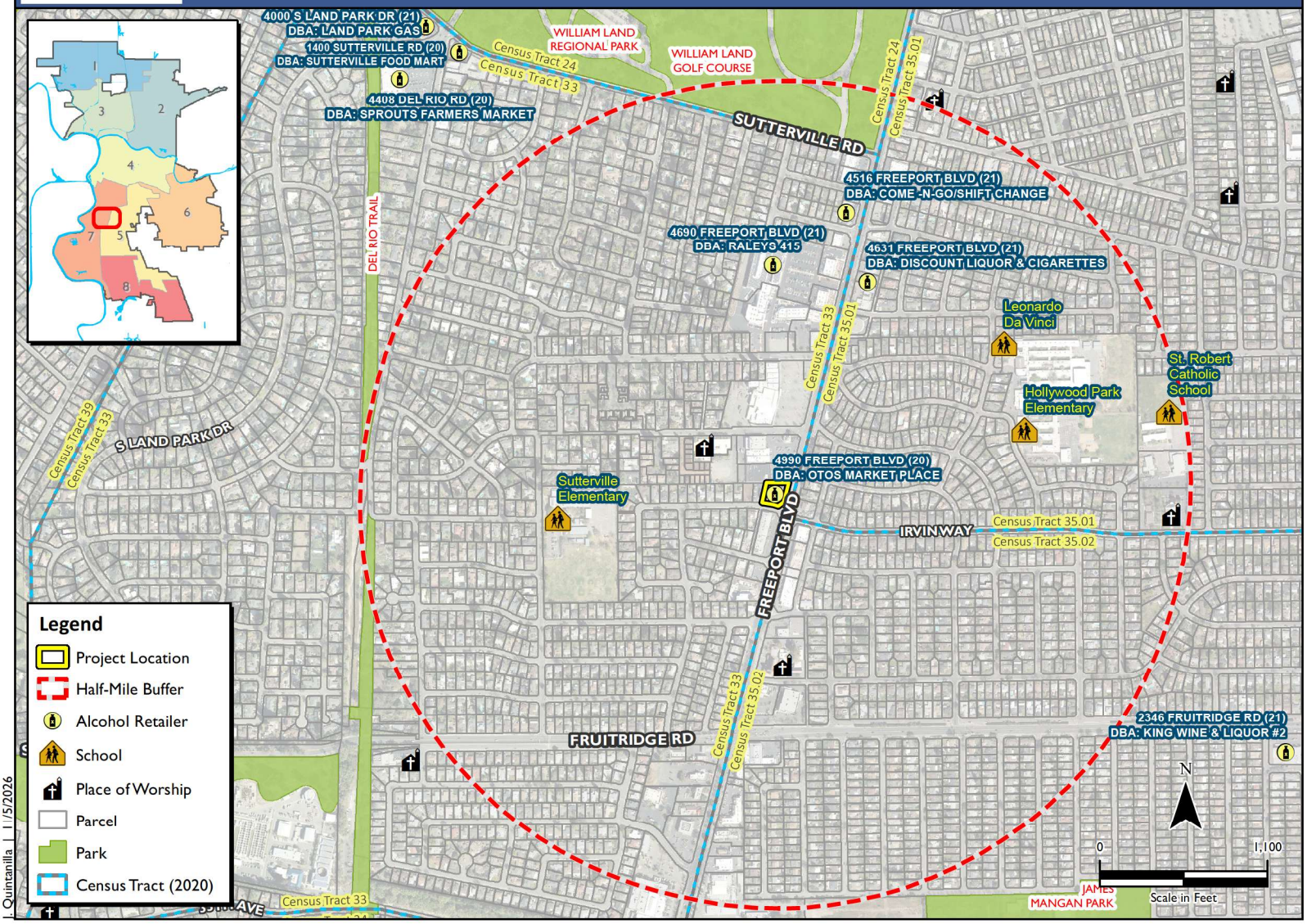
EXISTING FLOOR PLAN

SHEET NUMBER:

A-1

City of SACRAMENTO
Community Development

# Z26-049: 4990 Freeport Blvd. Type 21 CUP




J. Quintanilla | 1/5/2026

CALIFORNIA DEPARTMENT OF

# Alcoholic Beverage Control

**Report Date:** Wednesday, November 25, 2026

## LICENSE INFORMATION

**License Number:** 453873 **Primary Owner:** OTOS JAPAN FOOD INC **Office of Application:**

23 - SACRAMENTO

## BUSINESS NAME

OTOS MARKET PLACE

## BUSINESS ADDRESS

4990 FREEPORT BLVD , SACRAMENTO, CA, 95822

**County:** SACRAMENTO **Census Tract:** 0033.00

## LICENSEE INFORMATION

**Licensee:** OTOS JAPAN FOOD INC

**Company Information**

OFFICER: INOUYE, CHERYL ANN (SECRETARY/ASST SEC)

OFFICER: INOUYE, CHERYL ANN (CHIEF FINANCIAL OFFICER)

OFFICER: OTO, MICHAEL WAYNE (DIRECTOR/GENERAL MANAGER)

OFFICER: OTO-WONG, FLORENCE SHIZUKO (DIRECTOR/GENERAL MANAGER)

OFFICER: OTO, RUSSELL (PRESIDENT)

OFFICER: OTO, MOLLIE (SECRETARY/ASST SEC)

STOCKHOLDER: OTO, MASASHI T

STOCKHOLDER: INOUYE, CHERYL ANN

STOCKHOLDER: OTO, MICHAEL WAYNE

STOCKHOLDER: OTO, RUSSELL

STOCKHOLDER: OTO-WONG, FLORENCE SHIZUKO

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## LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

### 20 - OFF-SALE BEER AND WINE

**License Type Status:** ACTIVE **Status Date:** 20-JUL-2007 **Term:** 12 Month(s)

**Original Issue Date:** 20-JUL-2007 **Expiration Date*:** 30-JUN-2027 **Master:** Y **Duplicate:** 0

From License Number: 20-163546

**Fee Code:** P40 **Transfers:** Transferred On: 20-JUL-2007

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## OPERATING RESTRICTIONS:

No Operating Restrictions found

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## DISCIPLINARY ACTION:

No Active Disciplinary Action found

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## DISCIPLINARY HISTORY:

No Disciplinary History found.

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## HOLDS:

No Active Holds found

## ESCROWS:

No Escrow found

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## NOTIFICATIONS:

No notifications found