

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Modification to the Terms and Conditions of a Conditional Use Permit for the project known as **Z26-054 (Legend Has It Modification)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Modification to the Terms and Conditions of a Conditional Use Permit** for a bar approved under record no. P15-009 within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD)

PROJECT INFORMATION

Location: 410 L Street

Parcel Number: 006-0143-040-0000

Council District: 4

Applicant: Jose Medina, Legend Has It
410 L Street
Sacramento, CA 95814

Property Owner: Jennifer Champoux, Monterey & Great Pacific Corporation
455 Capitol Mall
Sacramento, CA 95814

Project Planner: Kelly Nee, Assistant Planner

Hearing Date: October 1, 2026

Land Use Information

General Plan: Residential Mixed Use (RMU)

Community Plan Area: Central Area

Housing Element Site: No

Specific Plan: Central City

Zoning: Central Business District (C-3-SPD)

Special Planning District: Central City

Planned Unit Development: n/a

Design Review Area: Central Core

Parking District: Central Business District
 Historic Landmark: n/a
 Historic District: n/a

Surrounding Land Use and Zoning

North:	C-3-SPD	Retail and structured parking
South:	C-3-SPD	Office and restaurants
East:	C-3-SPD	Office and surface parking lot
West:	C-3-SPD	Vacant lot

Site Characteristics

Existing Property Area: ±41,280 square feet / ±0.95 acres
 Topography: Flat
 Street Improvements: Existing
 Utilities: Existing
 Existing Land Use: Commercial

Other Information

Concurrent Files: None
 Previous Files: P15-009

ATTACHMENTS

Attachment A: Record of Decision – Record No. P15-009

PROPOSED PROJECT AND ANALYSIS

SITE CONTEXT

The project site is located on the south side of L Street between 4th and 5th Streets within the Central Business District (C-3-SPD) zone and the Central City Special Planning District (SPD). The site is developed with a 152,648 square foot building which includes offices, a parking garage, a restaurant, and the existing ground-floor 1,180 square foot bar, Legend Has It. Surrounding land uses include retail and parking to the north, offices and a surface parking lot to the east, offices and restaurants to the south, and a vacant lot to the west. The site is served by existing public infrastructure including streets, sidewalks, and wet and dry utilities.

PROJECT DETAILS

Legend Has It bar has been at this location since 2024 and is operating the business consistent with a conditional use permit (CUP) granted in 2015 to Whired Wines (Record No. P15-009). The bar also provides entertainment for patrons with live DJs. The business is authorized to sell beer and wine through a California Department of Alcoholic Beverage Control (ABC) Type-42 license (On-Sale Beer & Wine – Public Premise) which will be replaced with an ABC Type-48 license (On-Sale General – Public Premises), for the sale of beer, wine, and distilled spirits. As such, the applicant is requesting to remove Condition of Approval No. B20 of the CUP (P15-009) which states: “[n]o distilled spirits shall be sold.” The removal of the condition of approval requires Zoning Administrator review of a Modification to the Terms and Conditions of a Conditional Use Permit pursuant to Sacramento City Code (SCC) section 17.808.440.

SCC chapter 17.108 defines bar or nightclub use as any establishment designed, maintained, operated, used, or intended to be used for the selling or serving of alcoholic beverages to the public for consumption on the premises which does not qualify as, or is not part of, a bona fide public eating place. This definition does not differentiate between the types of alcohol that can be sold at a bar. In the past, staff imposed conditions of approval limiting the type of alcohol sold based on the ABC license type the applicant was seeking. Given that only ABC can regulate the type of alcohol served, staff no longer imposes conditions of approval for items under the purview of ABC.

In addition to the required findings for CUPs, SCC section 17.228.108.A.2 establishes considerations for alcoholic beverage sale. Staff supports the CUP modification as the serving of distilled spirits through an ABC Type-48 license will not be significantly detrimentally to nearby residentially zoned areas, or churches, schools, hospitals, public parks and playgrounds, childcare centers, social services and other similar uses because the existing bar already provides alcohol for consumption on-site. Additionally, the above-noted condition of approval was imposed by the Police Department. The Police Department does not oppose the removal of the condition of approval.

POLICY CONSIDERATIONS

2040 General Plan

The 2040 General Plan designation for this project site is Residential Mixed Use (RMU). The General Plan recognizes that RMU designation is intended to foster vibrant, walkable areas 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 RMU designation applies principally in the Central City and the corridors. The RMU designation is comprised of a full range of residential, retail, employment, entertainment, cultural, hotels and motels, offices, medical, and assembly facilities. The existing bar with existing alcohol sales (beer and wine) and the proposed additional sale of alcohol (distilled spirits) is consistent with the RMU designation as it provides for the expansion of sales in an existing business.

In addition to the project's consistency with the RMU 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-2.3 Diverse Centers and Corridors. The City shall encourage the development of centers and corridors that address diverse community needs, support local market opportunities, are well-served by transit, and are well-integrated with the surrounding neighborhoods.

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

Policy LUP-5.6 A Local Business Preservation. The City shall strive to prevent the conversion of existing neighborhood retail uses and local businesses through business retention and anti-displacement strategies.

Central City Community Plan: Central City Community Policies

Policy CC-LUP-1. Central Business District. The City shall strengthen the role of the Central City as the regional center of the greater Sacramento area for living, commerce, culture, and government.

Staff Response. The use is consistent with the General Plan goals and policies above in that the RMU designation is intended to foster vibrant, walkable areas with a high-intensity mix of uses in the Central City. The Central City is a destination for tourists, rich with cultural and recreational attractions, and is the regional hub for economic and government institutions. Within the immediate neighborhood context is the Golden 1 Center and DOCO, which is a regional entertainment and business area that draws patrons from the larger Sacramento region and tourism. This new proposed ABC license type will allow an existing business to expand their offerings and help to preserve the vibrancy of the surrounding area. Additionally, the sale of alcohol at this location has been ongoing since January 2016, and the Police Department provided protest conditions at that time to the Department of Alcoholic Beverage Control to be placed on the bar'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 Downtown Commons (DoCo) District of the Central City Specific Plan which includes the Golden 1 Center and DOCO. 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 expansion of entertainment areas.

3.4 Community Amenities: 3.4.4 Central City Entertainment and Culture

Policy CA.4.1 Entertainment and Cultural Growth. Identify locations for growth in the entertainment and cultural realm to allow for compatible entertainment and cultural venues.

Policy CA.4.4 Live Entertainment. Encourage live entertainment venues if they include features that reduce/mitigate noise and other impacts on surrounding neighborhoods.

Staff Response. Staff finds that the project is consistent with the specific plan policies for Downtown Commons District in that the business will contribute to the preservation of an existing bar and small-scale entertainment venue with live DJ music in an existing commercial building. Modifying the CUP to allow for distilled spirits in addition to beer and wine sales helps the business diversify their offerings and maintain an existing business near a vibrant entertainment area.

ENVIRONMENTAL CONSIDERATIONS

The proposed development is a "project" as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval. Environmental Planning Services of the Community Development Department has reviewed this project and determined that this is eligible to be exempt from the provisions of the CEQA pursuant to CEQA Guidelines section 15301 (Existing

Facilities—Class 1). 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 these exemptions because it involves the operation of a business within an existing building.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

The project was routed to Capitol Area R Street Neighborhood Association and Friends of Fremont Park, and Downtown Sacramento Partnership (PBID). All property owners, residents, and neighborhood associations within 500 feet of the subject site were mailed a public hearing notice and a notice was posted at the project site. To date, staff has received no public comments on the project, and there is no known opposition.

FINDINGS OF FACT

ENVIRONMENTAL

1. The Zoning Administrator finds the Project is exempt from the CEQA pursuant to CEQA Guidelines section 15301 (Existing Facilities—Class 1). 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 of a commercial business within an existing commercial building with no new construction or expansion of uses.

CONDITIONAL USE PERMIT

2. The proposed use and its operating characteristics are consistent with the general plan and Central City Specific Plan, as the existing bar aids in creating a balanced and connected community, supports in creating an attractive thriving commercial center, and will promote business retention by diversifying the offerings of the existing business. The proposed use helps meet the goal of strengthening the Central City as the regional center of the greater Sacramento area for living, commerce, and culture.
3. The proposed use and its operating characteristics are consistent, as conditioned, with the applicable standards, requirements and regulations of the Central Business District (C-3-SPD) zone, the Central City Special Planning District (SPD), and the Planning and Development Code given that the purpose of the C-3-SPD zone is to provide for the most intense residential, retail, commercial, and office developments in the city. The project would expand the offerings at an existing bar and support the intent of the zoning designation by allowing a local business to evolve, while also adding to the City's tax base and sustaining the commercial viability of this commercial area. Further, the proposed use is allowed within the C-3-SPD zone, subject to the approval of a conditional use permit, and is conditioned appropriately to deter nuisance activities.
4. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and is adequately served by public services and utilities, as the project site is located within an intensive commercial district within the Central City with improved roadways and sidewalks providing multiple points of access to the site for customers, employees, and emergency response. Further, the project is not proposing any modifications to the building, the site, or ingress/egress to the site, and the building has existing utility services that will continue to adequately serve the use.

5. 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 the business 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. For example, the proposed use is conditioned to install a video assessment and surveillance system (VASS) as well as a holdup alarm system with comprehensive coverage.
6. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood as evidenced by the consistency of the existing bar use in this building since 2016. The proposed use is located in a commercial building and is compatible with the variety of uses within the surrounding area.
7. The proposed alcoholic beverage sales will not result in an undue concentration of establishments dispensing alcoholic beverages, as the proposed alcohol sales will be served within an existing bar.
8. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area as the use is existing and consistent since 2016, the project is located in an established commercial corridor, and the sale of alcohol will be supervised. The use is conditioned appropriately by the Police Department to deter nuisance activities, as The Police Department has required the applicant to install a Video Assessment and Surveillance System, and that management will be able to respond to any activation of the security system within two hours.
9. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation, as there are no active redevelopment programs or neighborhood conservation in the immediate vicinity. This proposed removal of a condition does not substantially alter the existing use of the site, as this project would authorize the serving of distilled spirits within an existing bar currently authorized by the California Department of Alcoholic Beverage Control (ABC) to serve beer and wine.

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT

- A1. Conditional Use Permit conditions of approval nos. B1 through B33 and advisory note no. B32 of Record No. P15-009 are no longer valid or applicable, and are superseded by conditions of approval and advisory notes imposed under this permit (Record No. Z26-054).
- A2. 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.

A3. Alcohol sales shall only occur during the business's hours of operations, which are Monday through Sunday from 11:00 a.m. to 02:00 a.m.

Police

A4. 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 681-2025 (Standard for Installation and Classification of Burglar and Holdup Alarm).
- b. Video Assessment and Surveillance System (VASS).

A5. Holdup alarm system shall be employed near the:

- a. All points of sale; and
- b. Safe(s) – if applicable.

A6. Install a Video Assessment and Surveillance System (VASS)

- 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.

A7. 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.

A8. 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.

A9. 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.

A10. VASS shall provide comprehensive coverage:

- a. All points of sale;
- b. Manager's office;
- c. Areas of ingress and egress;
- d. Rear parking lot if applicable; and
- e. Main entrance to the business.

Sacramento Area Sewer District

- A11. 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.A1. **Planning.** An entertainment permit may be required for live music, DJ, karaoke, dancing, or similar activities pursuant to Sacramento City Code (SCC) chapter 5.108.
- ADV.A2. **Building.** If a building permit is required, the plans shall comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).
- ADV.A3. **Police.** The applicant may consider installing an Axon FususCore device on their camera system to provide law enforcement, fire personnel, and other public safety professionals with real-time access to camera feeds during criminal incidents and emergency situations. This technology can improve emergency response capabilities and assist investigators in efficiently collecting video evidence following an incident. <https://connectsacramento.org/>)
- ADV.A4. **Police.** City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

ADV.A5. **Sacramento Area Sewer District.** 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:



Kelly Nee
Assistant Planner

Recommendation Approved:



Sierra Peterson
Associate Planner

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

Note: The applicable time period is either three years from the effective date of approval of the discretionary permit, or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

Attachment A

Record of Decision – Record No. P15-009



CITY OF SACRAMENTO PLANNING AND DESIGN COMMISSION
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811

Project Name: **Whired Wine Bar**
Project Number: **P15-009**
Project Location: **410 L Street, Sacramento, 95811**
Assessor's Parcel No.: **006-0143-040-0000**
Applicant: **John Kennedy R. Marco, Whired Wine**
Action Status: **Approved with Conditions** Action Date: **5/14/15**

REQUESTED ENTITLEMENT(S): A. Environmental Exemption (Per CEQA Guidelines Section 15301, Existing Facilities); and
B. Conditional Use Permit to establish a 1,606 square foot bar in an existing building on a .95± acre site in the Central Business District (C-3-SPD) zone.

ACTIONS TAKEN: On 5/14/15, the Planning and Design Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:
Approved entitlements (A) to (B) above with conditions.

Action certified by: Stacia Cosgrove
Stacia Cosgrove, Principal Planner

Sent to Applicant: 5/15/15

By: Teresa Haenggi
Teresa Haenggi, Associate Planner

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other

exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC 18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC 18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Planning and Design Commission decision of this item to the City Council must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before Monday, May 25, 2015. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Findings Of Fact

- A. Environmental Determination:** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning and Design Commission finds that the Project is exempt from review under **Section 15301 (Existing Facilities)** of the California Environmental Quality Act, because the approval of the operation of a bar in an existing private structure, and would involve no substantial increase in use.
- B. The Conditional Use Permit** to allow a bar in an existing building on a .29 acre parcel in the Central Business District (C-3) zone is **approved** subject to the following Findings of Fact:
1. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood in that the proposed use is consistent with the Central Business District's offering of a variety of uses.
 2. The proposed use will not result in undue concentration of establishments dispensing alcoholic beverages in that in that the Police Department has reviewed the project and conducted a site visit, and determined they do not oppose the project.
 3. The proposed use will not enlarge or encourage the development of a skid row or blighted area in that the business will occupy a vacant tenant space and will have limited hours of operation.
 4. The proposed use will not be contrary to the General Plan which designates the site as the Central Business District designation allows retail, service, and office uses.

Conditions Of Approval

- B. The Conditional Use Permit** to allow the operation of a bar in the Central Business District (C-3-SPD) zone is approved subject to the following conditions of approval:

Planning

- B1.** Any exterior modifications to the building shall be reviewed and approved by Planning and Design Staff.

- B2. The hours of operation shall be 11:00 am to 2:00 a.m., Monday through Sunday (7 days a week). Any requests to modify these hours shall require additional planning review and approval.
- B3. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the building storefront as a Good Neighbor Policy measure.
- B4. The applicant shall obtain a sign permit before the fabrication or installation of any signage for the project.
- B5. The applicant shall obtain an encroachment permit for a sidewalk café if it encroaches into public right of way.
- B6. Any modification to the attached plans shall be subject to review and approval by Planning Department staff prior to the issuance of building permits.

Utilities

- B7. 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 Combined Sewer System fee at time of building permit is estimated to be \$129.77 plus any increases to the fee due to inflation. The fee will be used for improvements to the CSS.

Building

- B8. All work requires a building permit and must comply with the applicable requirements of the 2013 California Code of Regulations Title 24, Part 2 (California Building Code), Part 3 (California Electrical Code), Part 4 (California Mechanical Code), Part 5 (California Plumbing Code), Part 6 (California Energy Code), Part 9 (California Fire Code), and Part 11 (California Green Code).

Police

- B9. Exterior lighting shall be white light through LED using cutoff or full cutoff fixtures to limit glare and light trespass. Exterior lighting shall be maintained and operational and shall meet IESNA standards. Existing exterior fixtures will need to be replaced or altered.
- B10. All solid core exterior doors shall be equipped with a 180 degree viewing device to screen persons before allowing entry, and shall remain locked at all times except for emergencies and deliveries.
- B11. Recorded Video Assessment and Surveillance System (VASS) shall be employed.
- B12. Cameras and VASS storage shall be digital high definition or better.

- B13. VASS storage shall be kept off-site or in a secured area accessible only to management.
- B14. VASS shall support standard MPEG formats.
- B15. VASS shall be capable of storing no less than 30 days worth of activity.
- B16. Manager with access to VASS storage shall be able to respond within 30 minutes during business hours.
- B17. Manager shall have the ability to transfer recorded data to another medium (e.g. DVD, thumb drive, etc.).
- B18. Cameras shall be equipped with low light capability, auto iris and auto focus.
- B19. VASS shall provide comprehensive coverage of:
- all points of sale
 - front and back doors
 - alcohol placement/storage areas
 - parking lot
 - areas not clearly visible from public streets
 - coverage of the north, east, and south exterior sides of the property
 - L Street and sidewalk
- B20. No distilled spirits shall be sold.
- B21. Electronic “point of sale” age verification which requires the scanning of customer’s identification and automatic verification of birth date to ensure age requirements are met shall be required for all alcohol sales.
- B22. The name of the store shall be printed on any receipts.
- B23. No public pay phones/telephones shall be allowed on the premises.
- B24. No coin operated games or video machines shall be allowed on the premises.
- B25. The applicant is responsible for reasonably controlling the conduct of persons on the site and shall immediately disperse loiterers.
- B26. All dumpsters shall be kept locked.
- B27. 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 within 72 hours of being applied.
- B28. The applicant shall be responsible for the daily removal of all litter from the site and adjacent rights of way.

SMUD

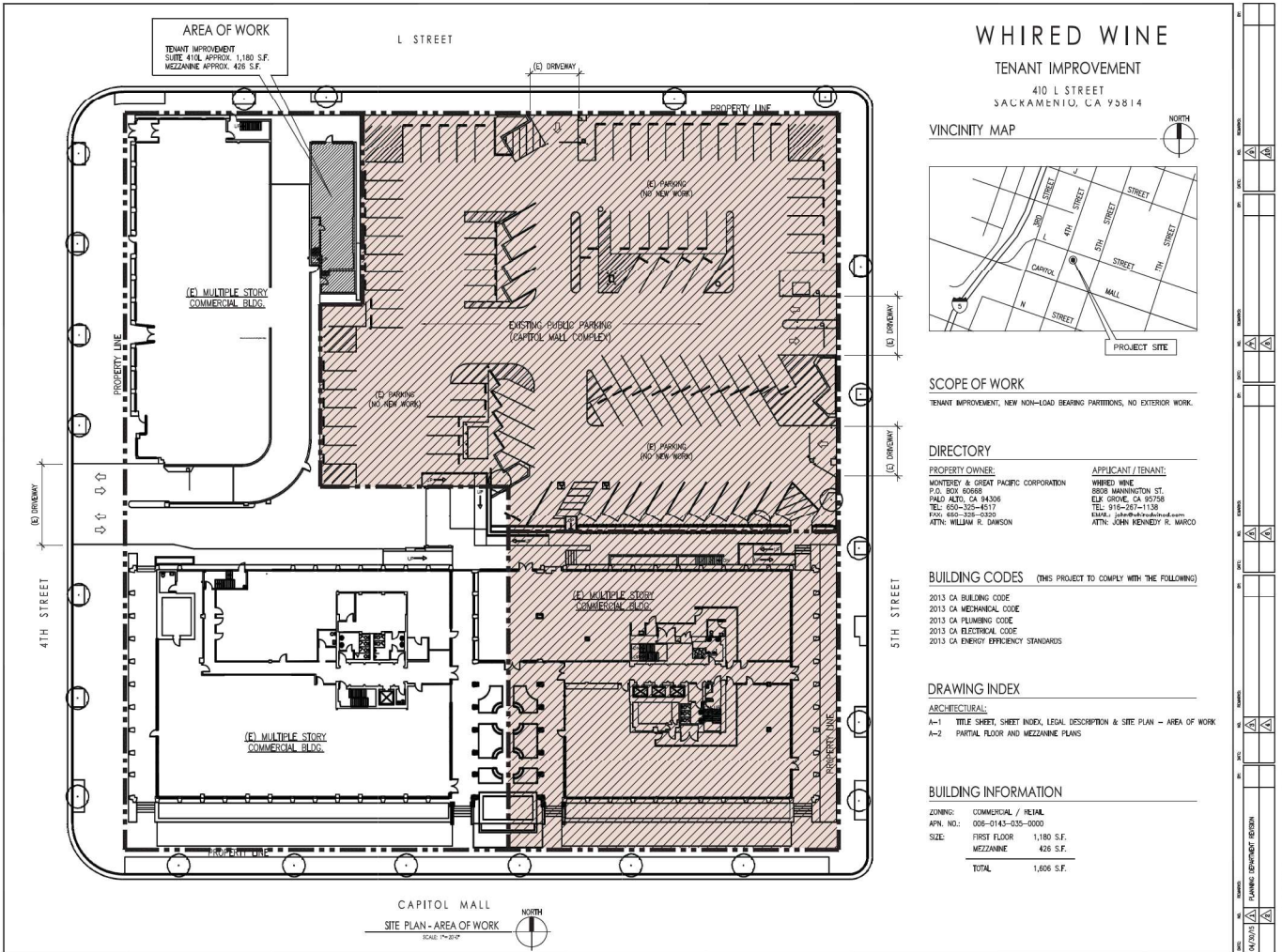
- B29. Existing electric utility infrastructure to remain.
- B30. Customer to contact SMUD (new services) 1-888-742-SMUD (7683) to verify that the SMUD's requirements for service are maintained. Customers are required to notify SMUD of any changes to the service; i.e. panel relocation/upgrade or structure changes in the vicinity of the panel or service conductors.

Sacramento Regional County Sanitation District

- B31. Developing this property will require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

Advisory

- B32. The proposed project is located in a Zone Shaded X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.



APPLICANT / TENANT:
JOHN KENNEDY R. MARCO
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WHIRED WINE
TENANT IMPROVEMENT
410 L STREET
SACRAMENTO, CA 95814

TITLE:
GENERAL / TITLE / COVER
SITE PLAN - AREA OF WORK

SCALE: A-1
DATE: 03-13-15
DRAWN BY: JT
CHECKED BY: JW
SHEET NUMBER:

A-1

