



**CITY OF SACRAMENTO PLANNING COMMISSION  
RECORD OF DECISION  
New City Hall, 915 I Street, 3rd Floor, Sacramento, CA 95814**

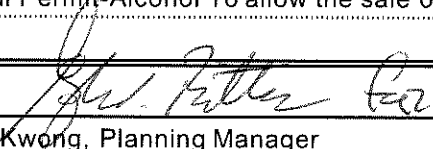
Project Name: REVOLUTION WINES, LLC  
Project Number: P07-058  
Project Location: 2116 P ST Between 21st & 22nd Streets.  
Assessor's Parcel No.: 007-0321-018-0000  
Applicant: Joe Genshlea 5040 Del Rio Rd, Sacramento, Ca 95822

**PROJECT DESCRIPTION:** A request to establish wine tasting and wine sales within a portion of an existing building on 6,400+/- square feet in the General Commercial Neighborhood Overlay (C-2-NC) zone.

**ACTION TAKEN:** On June 14, 2007, the Planning Commission took the following actions based on the attached findings of fact and subject to the attached conditions of approval:

Requested Entitlement(s)	Action
Environmental Exemption per CEQA Section 15301	Approved
Special Permit-Alcohol To allow the sale of alcohol.	Adopted

**Action certified by:**

  
David Kwong, Planning Manager

Sent to Applicant: **06/18/2007**

By:

  
Staff Signature

**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 exaction imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exceptions 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 (SCC 18.44.140).

### **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.

**SPECIAL PERMIT:** A use for which a Special Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Special 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.

**PLAN REVIEW:** Any plan review shall expire at the end of three years unless a building permit is obtained within the plan 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 Commission decision of this item must be filed at 915 I Street, New City Hall, 3rd Floor, within 10 calendar days of this meeting, on or before **06/25/2007**. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

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**Proposed Findings of Fact and Conditions of Approval  
Revolution Wines (P07-058)  
2116 P Street**

**Findings Of Fact**

**A. Environmental Determination: Exemption**

1. The Planning Commission of the City of Sacramento finds as follows:

**Revolution Wines (P07-058)** and has determined the Project is exempt from review under the California Environmental Quality Act as follows:

a. The Project is exempt under the following provisions of the California Environmental Quality Act and/or Guidelines: **CEQA Guidelines Section 15301, Existing Facilities**

b. The factual basis for the finding of exemption is as follows:

**The proposed project consists of the operation of a winery in an existing public or private facility or structure involving negligible or no expansion of use.**

2. The Planning Commission has reviewed and considered the Environmental Planning Services determination of exemption and the comments received at the hearing on the Project and has determined that the Project is exempt from review under the California Environmental Quality Act for the reasons stated above.

**B. The Special Permit to allow alcohol sales in conjunction with wine tasting is approved subject to the following Findings of Fact and Conditions of Approval:**

1. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood in that the proposed use will have limited hours of operation and the sale of alcohol will occur in conjunction with a wine tasting room and wine production facility.
2. The proposed use will not result in undue concentration of establishments dispensing alcohol beverages in that the a total of three bars and restaurant serving alcohol exist within a 500 foot radius and none exclusively sell wine or conduct wine tasting.

3. The proposed use will not enlarge or encourage the development of a skid row or blighted area in that the applicant will be making improvements to the subject site to bring the ADA accessibility of the site up to code and the Police Department has determined that a Letter of Public Convenience is necessary for the proposed project.

**Conditions of Approval**

- B.** The **Special Permit** to allow alcohol sales in conjunction with wine tasting is approved subject to the following Conditions of Approval:

**GENERAL**

- B1. Applicant shall obtain all necessary building and/or encroachment permits prior to commencing construction.
- B2. Any modification to the project shall be subject to review and approval by Planning staff prior to the issuance of building permits.
- B3. Hours of operation for wine sales or tasting shall only occur between the hours of 11am and 7pm, Thursday through Saturday during the months of September to April and 11am to 7pm, Tuesday through Thursday, 11am to 9pm Fridays and Saturdays during the months of May to August. Hours may extend to 11pm for *Second Saturday* events.
- B4. The proposed use shall comply with any regulations of the Type 02 license granted by the Alcohol Beverage Control (ABC) Board.
- B5. Any proposed signage is subject to review and approval by Design Review staff prior to issuance of permits.
- B6. Illumination
  - a. The address number of the commercial building shall be illuminated during the hours of darkness so that it shall be easily visible from the street. The numerals in these numbers shall be no less than eight inches in height and of a color contrasting with the background.
  - b. While closed for business after dark, the site must be sufficiently lit by use of interior night lights.
  - c. Aisles, passageways, recesses, and grounds contiguous to buildings shall be provided lighting with sufficient wattage to

provide adequate illumination for the safety and security of pedestrians using the site during the hours of darkness or diminished lighting. Such lighting shall be equipped with vandal-resistant covers/lenses.

- d. All exterior doors shall be adequately illuminated at all hours with their own light source.

**DEVELOPMENT ENGINEERING**

- B7. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property along P Street per City standards and to the satisfaction of the Development Engineering Division;
- B8. The applicant shall repair/reconstruct any deteriorated portions of the existing alley from the parcel's boundary per City standards (in concrete) and to the satisfaction of the Development Engineering Division;

**ADVISORY NOTES:**

**UTILITIES**

- 1. Any existing domestic or irrigation service taps without a meter and backflow preventor shall have them installed.

**BUILDING**

- 2. Verification of the construction type, occupancy type, and building code building analysis shall be provided.
- 3. Doors and windows that are less than 5 feet from the property line shall be removed since they are not allowed per CBC Table 5-A. A request by a California licensed architect for review by the City appeals board or an Alternate Means and Method to allow the opening can be submitted.
- 4. Due to the retail additional toilet fixture might be required.
- 5. Due to the retail mechanical system might be required for ventilation.
- 6. Handicap accessible upgrades shall be provided.
- 7. This project shall require street lighting. There is an existing street lighting

system around this project area. Improvements of right-of-way may require modification to the existing system. Electrical equipment shall be protected and remain functional during construction.

## **POLICE**

8. All handicapped, compact loading/unloading, and delivery parking spaces shall be clearly marked with pavement markings and appropriate signs.
9. All entrances to the parking areas shall be posted with appropriate signs per 22658(a) CVC, to assist in removing vehicles at the property owner's / manager's request.
10. All alarm plans shall be approved by The Sacramento Police Department's Alarm Unit.
11. Misc. Security Measures
  - a. Access into miscellaneous storage areas should be strictly controlled.
  - b. As much care as possible shall be taken not to impair the view of the passing patrol units outside the business. Use of such restrictors, as potted plants, draperies, reflective window treatments, etc. should be closely monitored.
12. Building and Room Security Requirements
  - a. Windows shall be constructed so that when the window is locked it cannot be lifted from the frame (sliding).
  - b. The sliding portion of a sliding glass window shall be on the inside track.
  - c. Window locking devices shall be capable of withstanding a force of 200 pounds in any direction.
  - d. Secondary locking devices are required on ground floor windows.
13. Doors
  - a. The jamb on all aluminum frame swinging doors shall be so constructed or protected to withstand 1600 pounds of pressure in both a vertical distance of three inches and a horizontal distance of one inch each side of the strike.
  - b. Glass doors shall be secured with a deadbolt lock with a minimum throw of one inch. The outside ring should be free-moving and case hardened.
  - c. Doors with glass panels and doors with glass panels adjacent to

- the door frame shall be secured with burglary-resistant glazing or the equivalent, if double-cylinder deadbolt locks are not installed.
- d. On pairs of doors, the active leaf shall be secured with the type of lock required for single doors in this section. The inactive leaf shall be equipped with automatic flush extension bolts protected by hardened material with a minimum throw of three-fourths inch at head and foot and shall have no door knob or surface-mounted hardware. Multiple point locks, cylinder activated from the active leaf and satisfying the requirements, may be used in lieu of flushbolts.
  - e. Any single or pair of doors requiring locking at the bottom or top rail shall have locks with a minimum of one throw bolt at both the top and bottom rails.
  - f. Doors with panic bars will have vertical rod panic hardware with top and bottom latch bolts.
  - g. Employee/pedestrian doors shall be of solid core wood or hollow sheet metal with a minimum thickness 1-3/4 inches and shall be secured by a deadbolt lock with a minimum throw of one inch.
  - h. Outside hinges on all exterior doors shall be provided with nonremovable pins when pin type hinges are used or shall be provided with hinge studs, to prevent removal of the door.
  - i. Any rear door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.
  - j. Any office which contains a safe or will be used to count receipts shall be equipped with a 180 degree viewing device.

#### 14. Special Security Measures

- a. Commercial establishments having one thousand dollars or more in cash on the premises after closing hours shall lock such money in an approved type money safe with a minimum rating of TL-15 or class "C". The cash on hand in the registers shall be limited, and frequent drops into the safe should be made. The safe should be equipped with duress alarm capability.
- b. The cash register area shall be covered by a CCTV system with a recorder. Cameras should be color and the recording device should be a digital video recorder (DVR) capable of storing 30 days worth of activity. The DVR must be kept in a secured area.

