

**CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & DEVELOPMENT  
ZONING ADMINISTRATOR  
1231 I Street, Sacramento, CA 95814**

**ACTION OF THE ZONING ADMINISTRATOR**

On Tuesday June 7, 1994, the Zoning Administrator approved with conditions a special permit to operate a sidewalk cafe in the public right-of-way for the project known as Z94-051. Findings of Fact and conditions of approval for the project are listed on pages 2-4.

**Project Information**

Request: Zoning Administrator Special Permit for a sidewalk cafe in the General Commercial (C-2) zone.

Location: 2330 J Street

Assessor's Parcel Number: 007-0095-009

Applicant:	Cornerstone Restaurant- Danny Leung 2330 J Street Sacramento, CA 95816	Property Owner:	River City Property Management 2306 J Street Sacramento, CA 95816
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General Plan Designation: Community Neighborhood Commercial and Offices  
Central City

Community Plan Designation: General Commercial

Existing Land Use of Site: Restaurant

Existing Zoning of Site: General Commercial (C-2)

Surrounding Land Use and Zoning:

North: C-2; Commercial

South: C-2; Commercial

East: C-2; Commercial

West: C-2; Restaurant

Property Dimensions: 40 feet x 80 feet (Sidewalk)

Property Area: 0.07± acres

Parking Required: 0

Parking Provided: 0

Topography: Flat

Street Improvements: Existing

Z94-051

JUNE 7, 1994

ITEM 4

Utilities: Existing

Project Plans: See Exhibits A-I

Additional Information:

The applicant proposes to locate 28 seats for a restaurant on the sidewalk adjacent to the building. The outdoor seating will be located in the public right-of-way and requires a Special Permit. There will be six tables with four seats and two tables with two seats. The building is on the corner and the proposed seating will be located on both streets (24th Street and J Street). There are no parking requirements for outdoor seating in the public right-of-way. The applicant did not submit the proposed colors for the tables and chairs, or information regarding the colors or materials of the planter boxes.

The site is located within the Boulevard Park neighborhood organization area. The proposed plans have been submitted to the neighborhood association and no comments were received.

Agency Comments

The proposed project has been reviewed by the various City Departments. Their comments have been included as conditions of approval.

Environmental Determination:

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to State EIR Guidelines {California Environmental Quality Act, Section 15305(b)}.

Conditions of Approval

1. The applicant shall submit proposed planter box design, materials, and colors to the Design Review staff for review and approval. The planters shall have flowering plants and/or flowering shrubs (contact Luis Sanchez, 264-5957).
2. The applicant shall submit proposed furniture colors to the Design Review staff for review and approval prior to locating any furniture outside. The furniture should all match.
3. Tables and planter boxes or other barriers shall be positioned a minimum of two feet from the curb to allow access to parking meters, and for motorist exiting vehicles on the curb side. This is also a requirement on streets without parking meters. Future operations may require the placement of additional parking meters where none currently exist. Final positioning and number of planter boxes shall be subject to review and approval of the Zoning Administrator's staff.

4. No amplified music or sound system shall be installed or be audible in the sidewalk area.
5. No alcohol is permitted outside. If the applicant/owner obtains an ABC license in the future, the applicant shall post a visible sign within the store near the exit that clearly states "service and/or consumption of alcoholic beverages prohibited on/at sidewalk tables".
6. None of the furniture or planters shall block any exit.
7. Hours of operation shall be from 6:00 AM to 9:30 P.M. (service outside ends at 9:30 P.M.)
8. No lights or signs shall be attached to or hung from the trees located in the sidewalk area.
9. The applicant shall provide a four feet between the tables in the right-of-way and private property to provide a clear zone for pedestrian traffic. Stripes or a similar type of delineation shall be painted on the sidewalk in order to indicate the four foot clear zone.
10. All furniture and planters shall be removed from the public right-of-way and stored within the building during the hours the restaurant is not operating.
11. Size and location of the tables shall conform to the plans submitted.
12. The sidewalk area within 100 feet of the restaurant and sidewalk cafe shall be monitored for trash that may be produced by this establishment. The employees and owners of the establishment shall be responsible for keeping this area clean of trash generated by the restaurant/sidewalk cafe use.
13. The applicant shall contact the Zoning Administrator's staff for a final inspection of the sidewalk cafe area to insure compliance with the conditions of approval prior to operation of the sidewalk cafe area (contact Sandra Yope, 264-7158).
14. A Certificate of Insurance shall be submitted to the Zoning Administrator for the review and approval of the Zoning Administrator and City Department of Risk Management prior to issuance of the Encroachment Permit for the sidewalk cafe. **The public right-of-way cannot be used for a sidewalk cafe until the Encroachment Permit resolution is issued.**

Findings of Fact:

1. The proposed project, as conditioned, is based upon sound principles of land use in that sidewalk cafes allow for more people and activity on the streets.
2. The project will not be detrimental to the public health, safety, or welfare nor result in a nuisance in that:
  - a. adequate sidewalk area will be provided for pedestrians; and

- b. the surrounding area will be monitored for trash and kept clean.
3. The project is consistent with the General Plan and Central City Community Plan which designate the subject site as Community Neighborhood Commercial and Offices and General Commercial respectively.

*Joy D. Patterson*

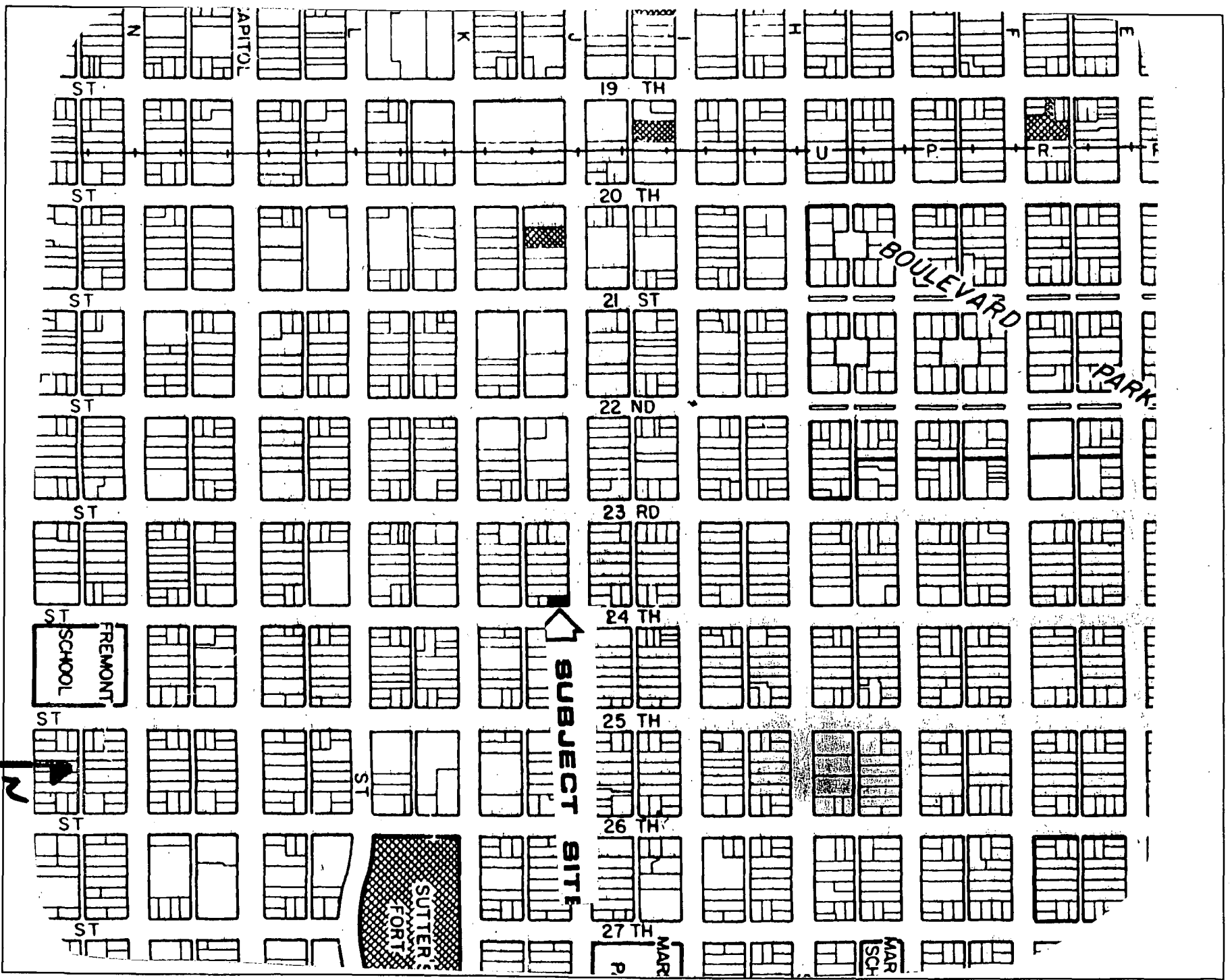
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Joy D. Patterson  
Zoning Administrator

A use for which a Special Permit is granted must be established within two years after such permit is approved. If such use is not so established the Special Permit shall be deemed to have expired and shall be null and void. A Special Permit use which requires a Building Permit shall be deemed established when such Building Permit is secured and construction thereunder physically commenced. If no building permit is required, the use shall be deemed established when the activity permitted has been commenced.

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.

cc: File  
Applicant  
ZA Log Book  
Sidewalk Cafe Log  
Police Department- Lynne Ohlson (Mail Code 2121)

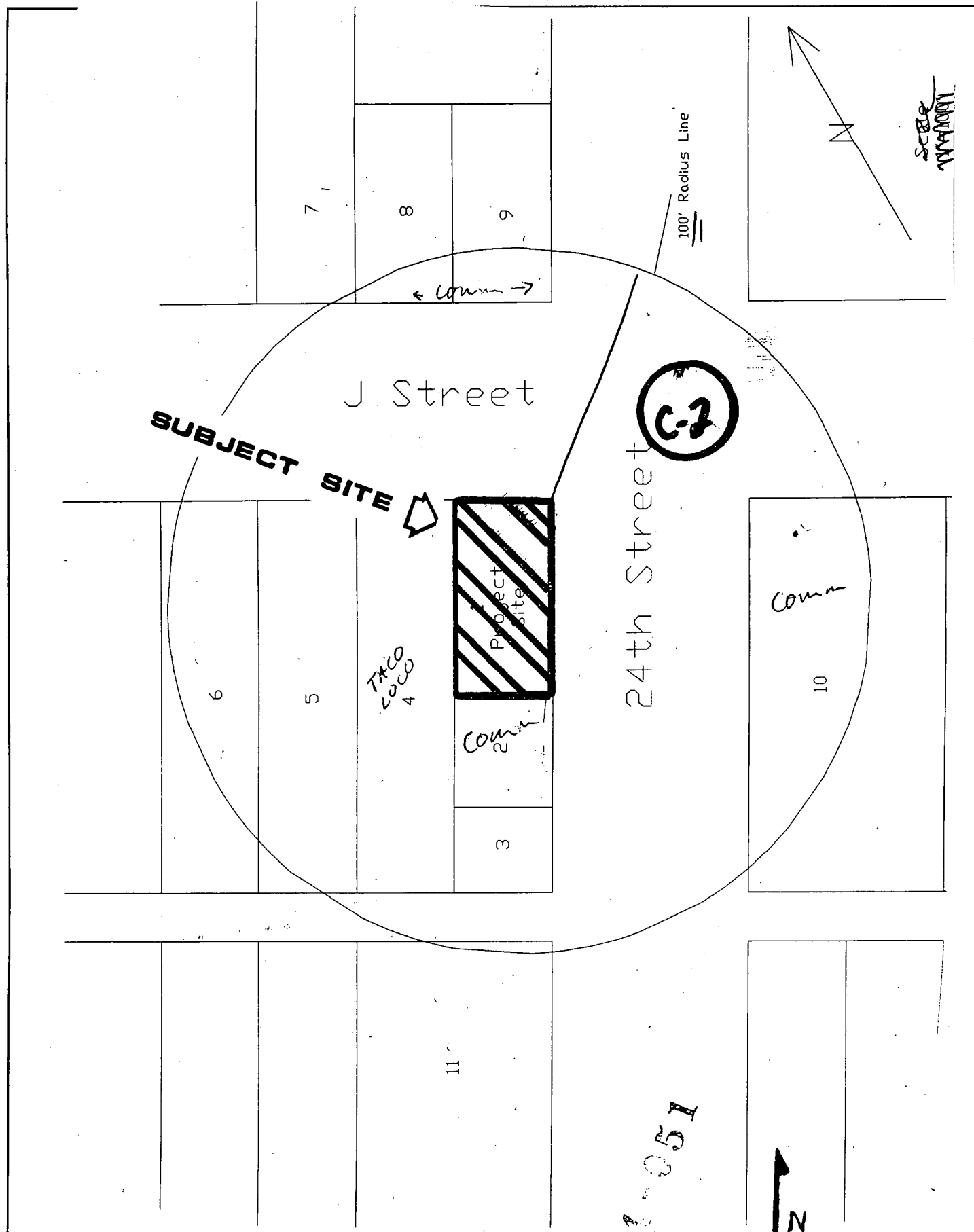


VICINITY MAP

Z94-051

June 1, 1994

ITEM NO. 4



**LAND USE & ZONING MAP**

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

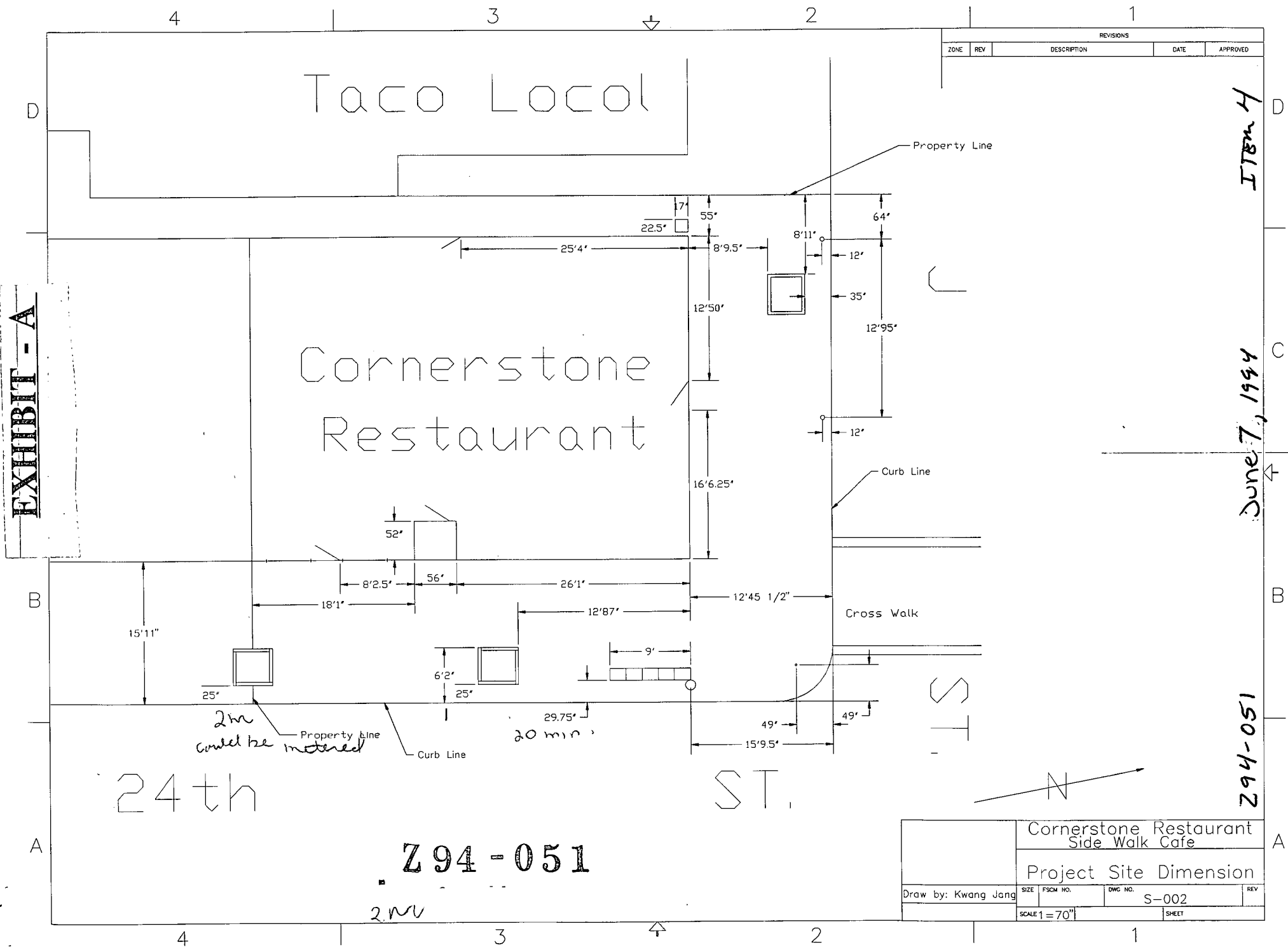


EXHIBIT - A

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24th

ST.

Z94-051

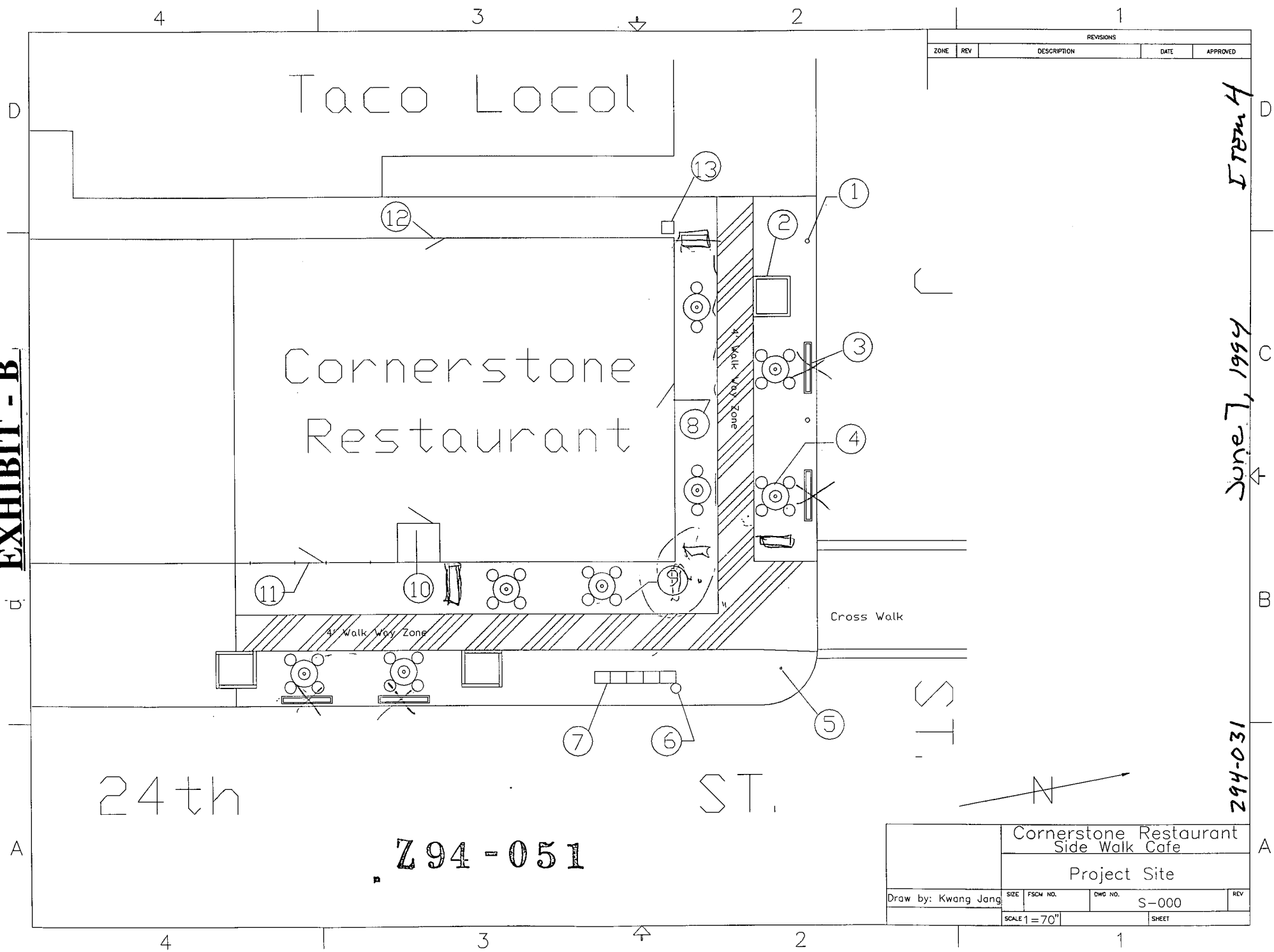
Cornerstone Restaurant			
Side Walk Cafe			
Project Site Dimension			
Draw by: Kwang Jang	SIZE	FSCM NO.	DWG NO. S-002
SCALE 1" = 70'			SHEET

2m  
could be metered

20 min

2m

**EXHIBIT - B**





Corner Stone Restaurant  
Side Walk Cafe

Bill Of Materials			
NO.	Description	REQD	Material
1	Parking Meter	2	Standard
2	Tree Wells 54"x49"x10"	3	Cement
3	Planter Blocks 6"x5'8"x20"	4	Wood
4	Round Resin Table 36"x28"	8	Plastic Resin
5	J Street One Way Sign 2 1/2"x9'	1	Standard
6	Electricity Cable Pole	1	Standard
7	News Paper Stand 21"x16"x36"	5	Steel
8	Main Entrance 39 3/4"x80"	1	
9	Chairs 16"x16"	28	Plastic Resin
10	Second Floor Apartment Entrance 39"x80"	1	
11	Side Entrance on 24th Street 36"x80"	1	
12	Back Entrance 36"x80"	1	
13	Pay Phone Booth 17 5/8"x14 5/8"x5'3"	1	Standard

EXHIBIT - C

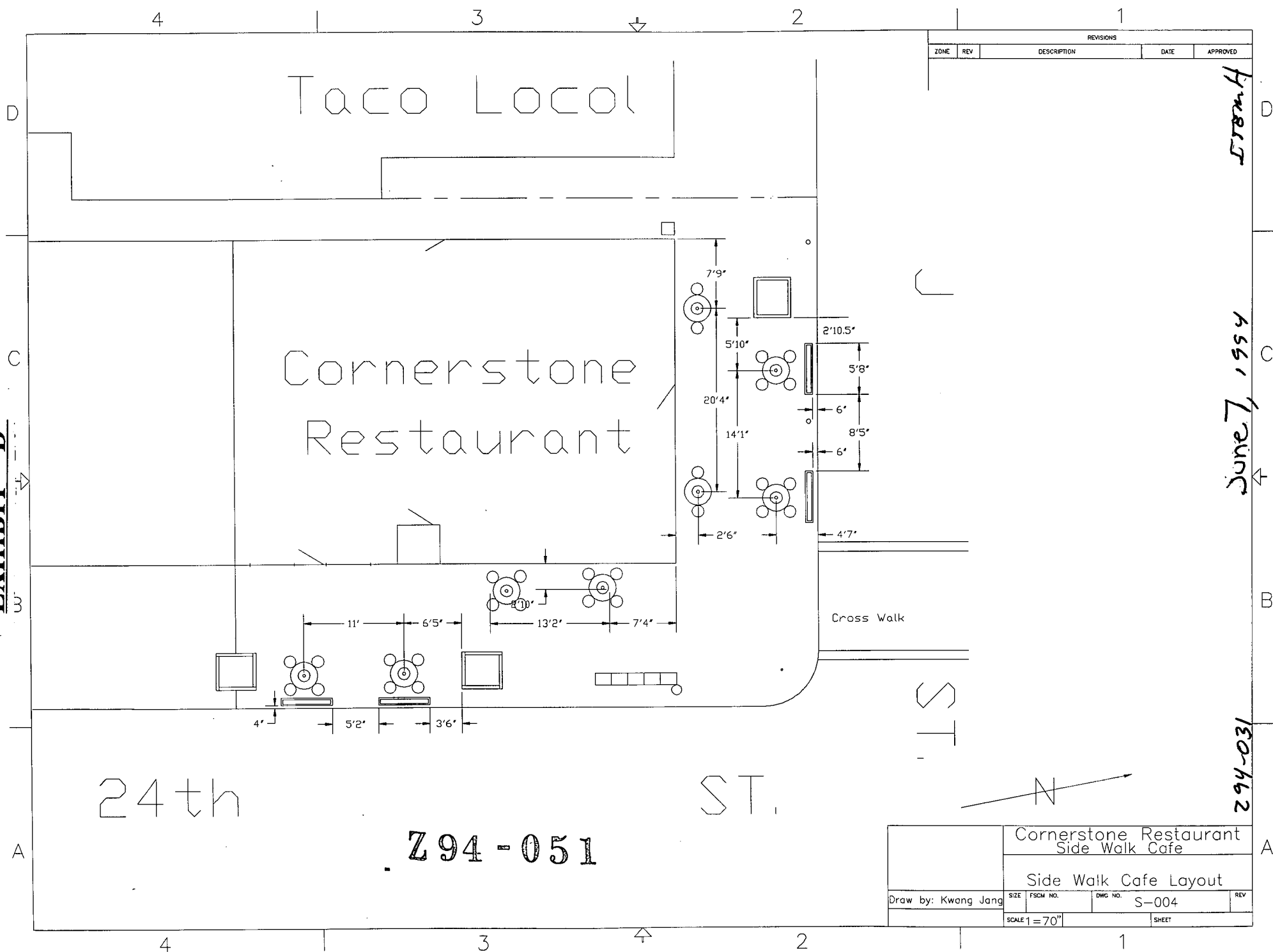
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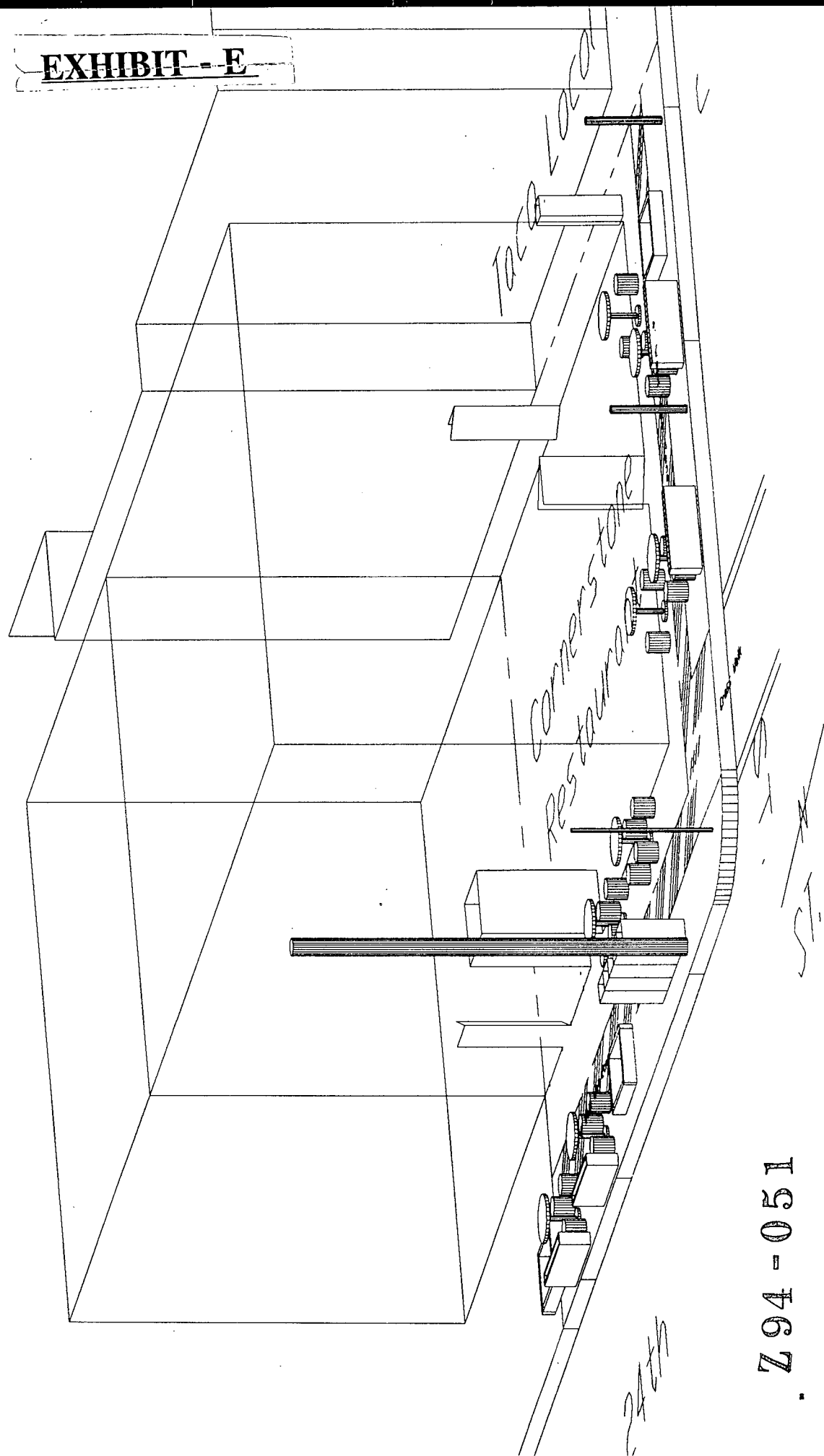
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EXHIBIT - D



**EXHIBIT - E**



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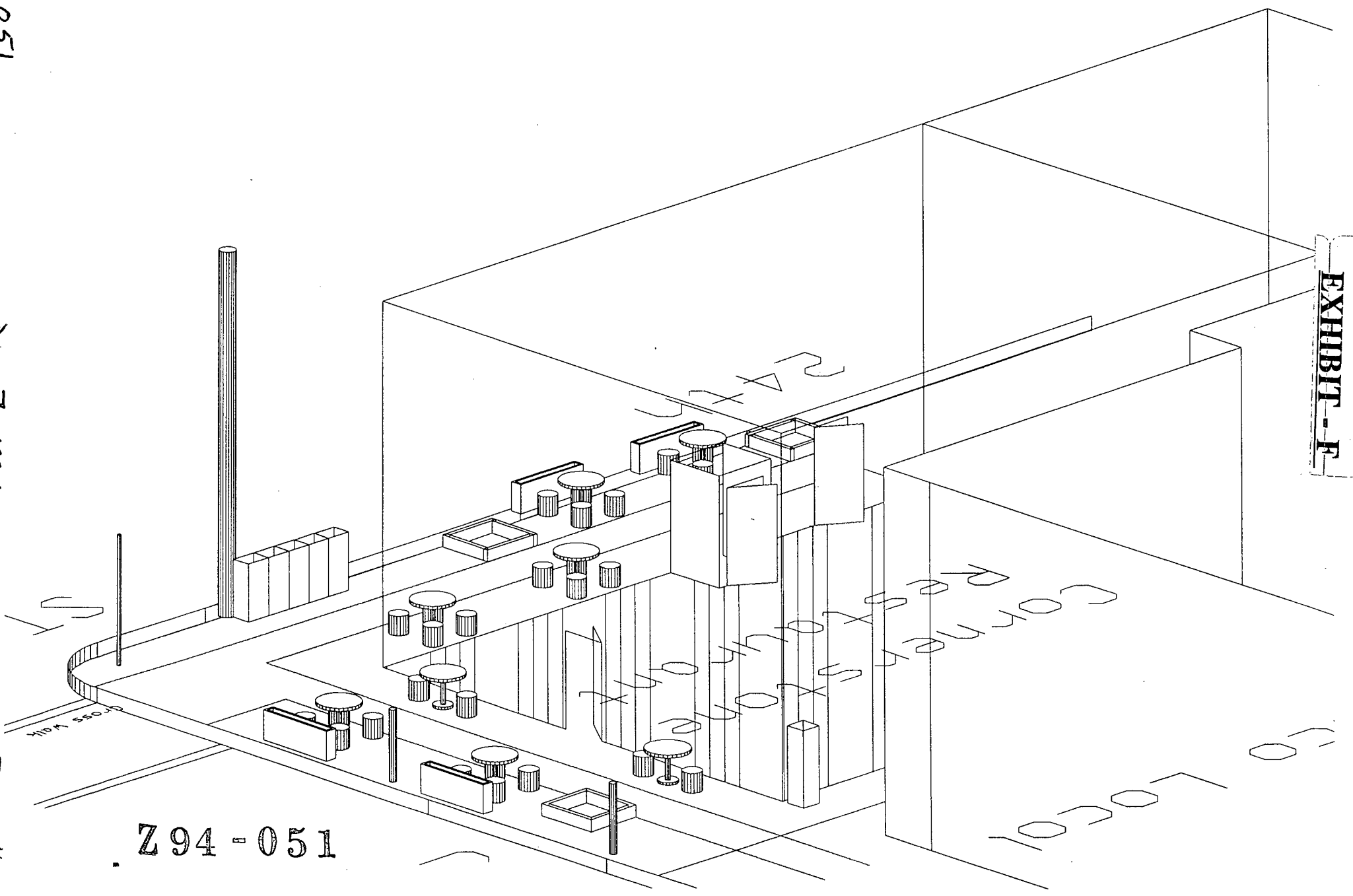
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IRMA H

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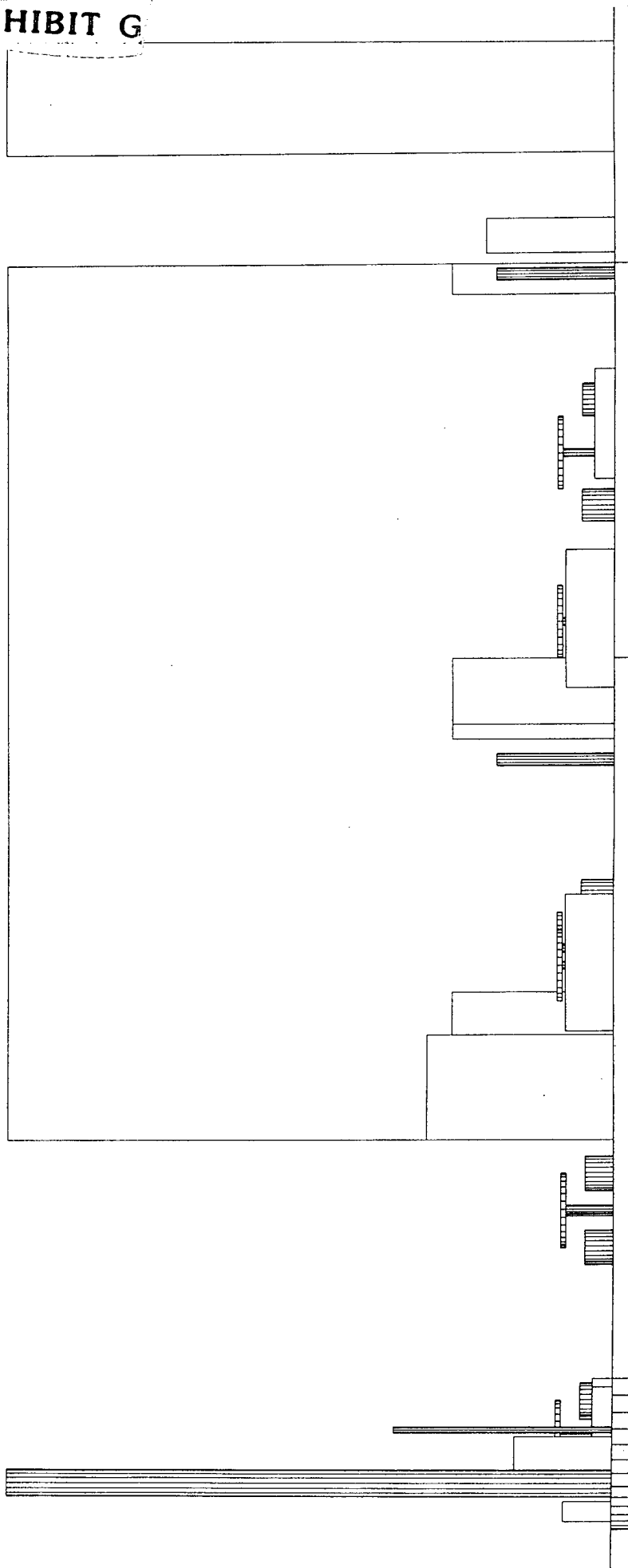
EXHIBIT - F



1st. VIEW

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EXHIBIT G



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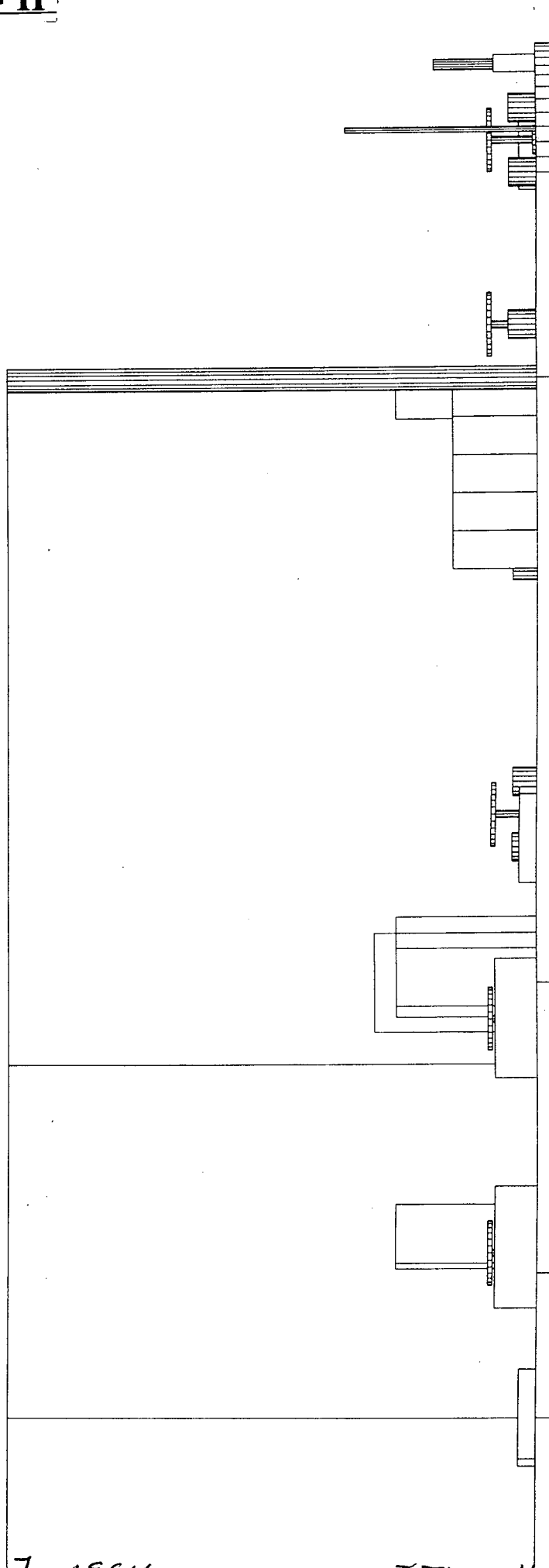
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**EXHIBIT - H**

24<sup>th</sup> St. View

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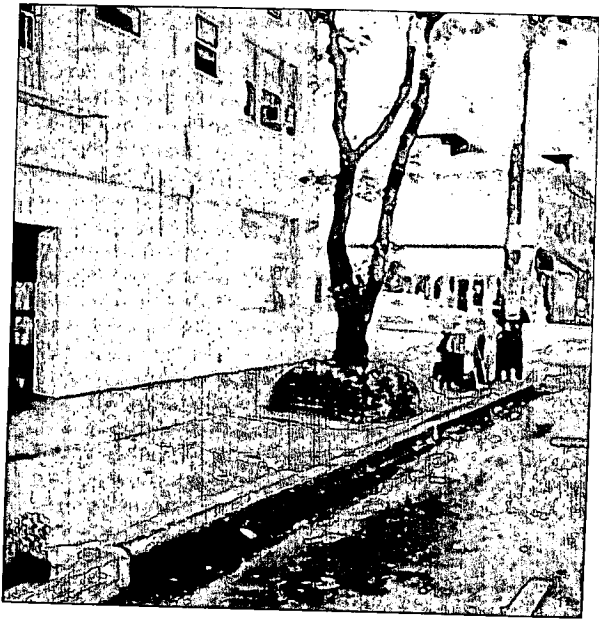


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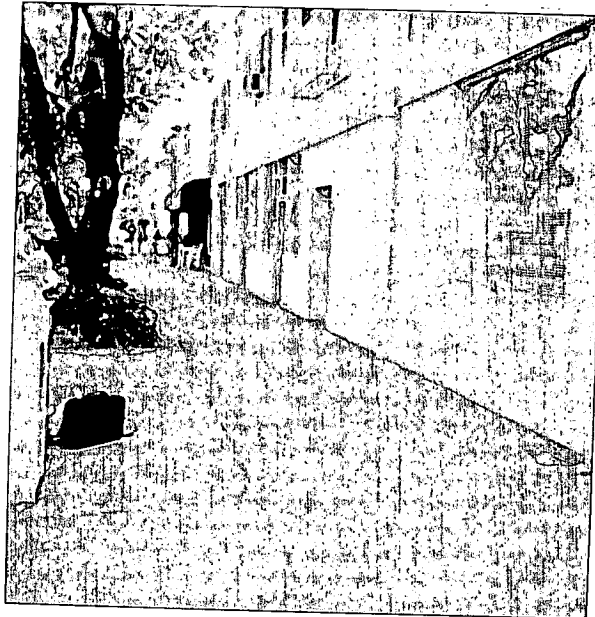
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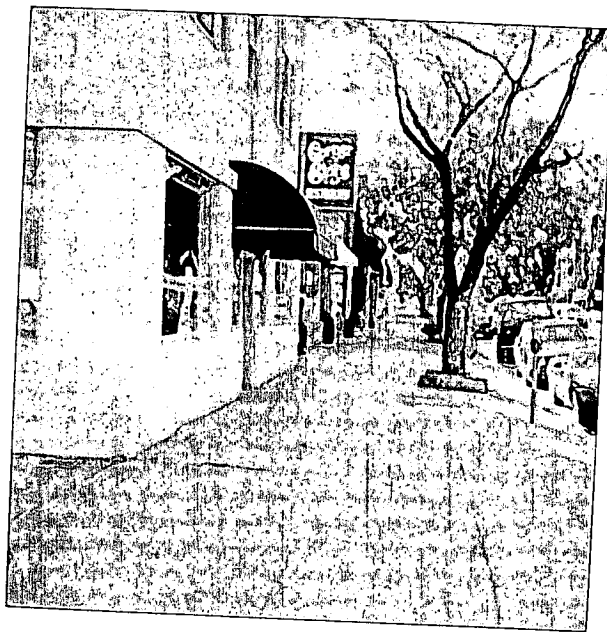
EXHIBIT I



side walk on 24th street



side walk on 24th street



side walk on J street

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