

**CITY OF SACRAMENTO
DEPARTMENT OF PLANNING & DEVELOPMENT
ZONING ADMINISTRATOR**

1231 I Street, Sacramento, CA 95814

ACTION OF THE ZONING ADMINISTRATOR

On Thursday, October 3, 2002, the Zoning Administrator approved with conditions an encroachment permit to operate a sidewalk café in the public right-of-way for the project known as Z02-169. Findings of Fact and conditions of approval for the project are listed on pages 2-3.

Project Information

Request: **Zoning Administrator Encroachment Permit** for a sidewalk café in the Central Business District (C-3) zone.

Location: 1117 11th Street (D1, Area 1)

Assessor's Parcel Number: 006-0106-001

Applicant: Geoffrey Flynn
1117 11th Street
Sacramento, CA 95814

Property Owner: Judd Landis
1123 11th Street
Sacramento, CA 95814

Project Planner: Lindsey Alagozian

Project Reviewed By: The Public Works Department, Building Division, Police Department, Fire Department, Preservation Department, and Utilities Department have reviewed the proposed project. Any recommended comments or conditions have been made conditions of approval.

BE IT RESOLVED BY THE ZONING ADMINISTRATOR OF THE CITY OF SACRAMENTO:
that a Revocable Encroachment Permit for the purpose of installing outdoor restaurant seating on a public sidewalk is hereby granted to Chops; whose address is as follows: 1117 11th Street, Sacramento, CA; 95814

This encroachment permit for the east side of 11th Street, approximately 120 feet from the southeast corner of 11th Street and L Streets, is described as follows:

An area 27' wide by approximately 70' long adjacent to the building along 11th Street (Exhibit A).

This permit is granted subject to the "General Provision-Revocable Encroachment Permit" regulations, which were adopted by the City Council in Resolution No. 81-845 dated November 17, 1981. A valid Certificate of Insurance, as required by the General Provisions, is on file with Risk Management and Insurance Division of the City of Sacramento. This Certificate of Insurance must be current at all times the sidewalk is used as a sidewalk cafe.

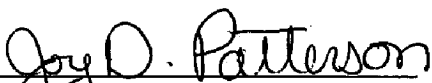
Conditions

1. The applicant shall provide a large clear path outside the fenced area (28 feet from the fence westward) as indicated on revised plans submitted to Planning staff. The sidewalk café shall be operated only in the area designated on approved revised plans.
2. The encroachment of the sidewalk café shall not extend beyond the previous sidewalk café encroachment of 27 feet west of the east right of way line of 11th Street. (Utilities)
3. The applicant shall remove the existing bricks around the tree wells and install 54-inch decorative tree grates around the tree wells. (Parks)
4. The applicant shall obtain any necessary Building Permits as required by the Building Division. (Building)
5. The seating area shall provide seating areas for the handicap. (Building)
6. The landing at the main entry shall comply with handicap accessibility requirements per UBC Chapter 11B. (Building)
7. No public pay telephones shall be maintained on the exterior of the premises. (Police)
8. Project lighting shall be provided as follows: .25 footcandles of minimum maintained illumination per square foot of surface on any walkway, alcove, passageway, etc., from one-half hour before dusk to one-half hour after dawn. All light fixtures shall be vandal-resistant. (Police)
9. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets. (Police)
10. The applicant shall agree to a "good neighbor policy". The good neighbor policy shall require that if any significant problems arise and the City receives complaints about the use, the City can commence with revocation hearings at the cost of the property owner. (Police)
11. Restaurant windows shall be left unobstructed to all viewing of the interior of the business by patrolling police and so that the outdoor seating area is visible for monitoring from inside the restaurant. (Police)
12. The furniture shall not block any exit. (Police)
13. Decorative plantings shall be maintained so as not to obstruct or diminish lighting levels throughout the project. (Police)

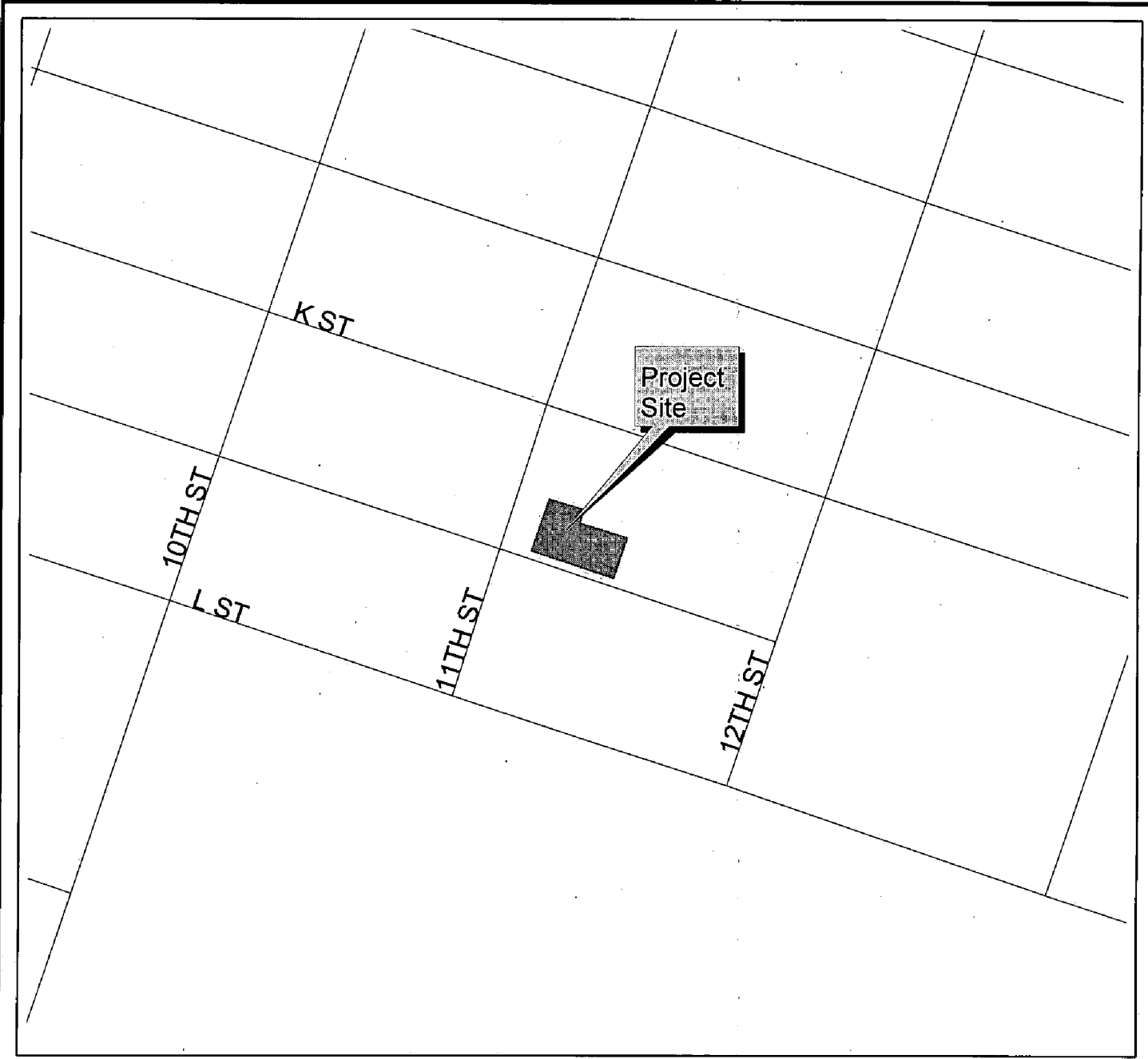

14. All illegal activities observed on or around the business shall be promptly reported to the police. (Police)
15. An area 36 inches minimum in length and the width of the gate shall be delineated with either color strips or color paving to indicate an area not be obstructed. (Police)
16. No lights or signs shall be attached to or hung from the public street or trees located in the sidewalk area. (Police)
17. Hours of operation of the sidewalk dining area shall be 10 A.M. to 11 P.M. When the sidewalk area is not in use for seating and service, all removable fixtures (i.e., chairs, planters, etc.) shall be stored on the restaurant property. (Police)
18. Signs shall be clearly posted and maintained on the premises prohibiting consumption of alcoholic beverages in the non-permitted sidewalk area or adjacent public area. The signs shall be worded as follows:

**UNLAWFUL TO ENTER, BE OR REMAIN ON ADJACENT PUBLIC SIDEWALK
WITH AN OPEN ALCOHOLIC BEVERAGE CONTAINER. C.P.C. 647E(A);
S.C.C.26.24(c)**

19. The applicant shall contact the Zoning Administrator's staff for a final inspection of the sidewalk café area to insure compliance with conditions of approval prior to operation of the sidewalk café area (contact Lindsey Alagozian, 264-2659).


Joy D. Patterson
Zoning Administrator

cc: File
Applicant
ZA Log Book

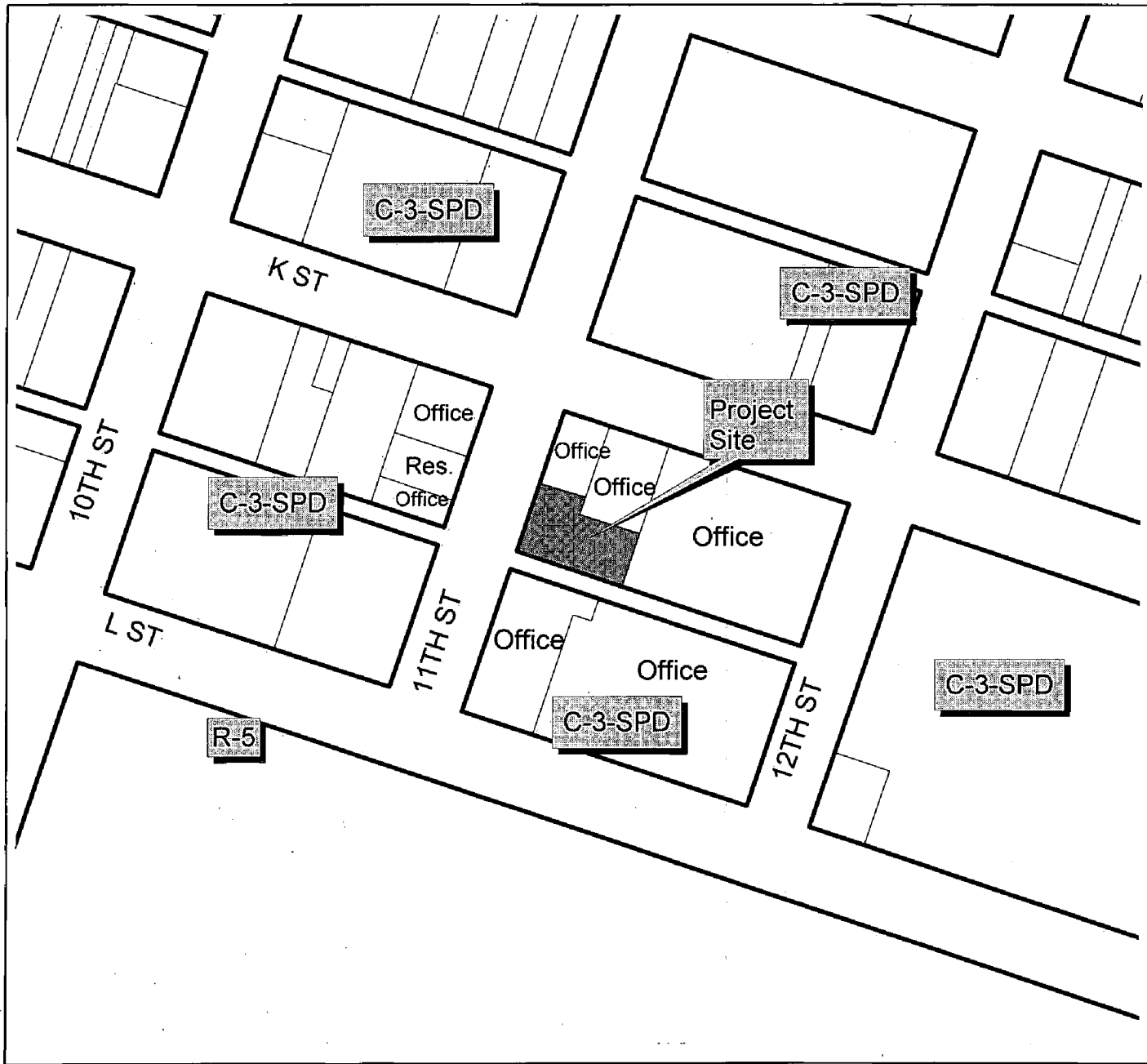



Planning And Building
Department

Geographic
Information
System

VICINITY MAP





Planning And Building
Department

Geographic
Information
System

LAND USE AND ZONING

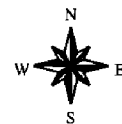
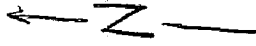


EXHIBIT A

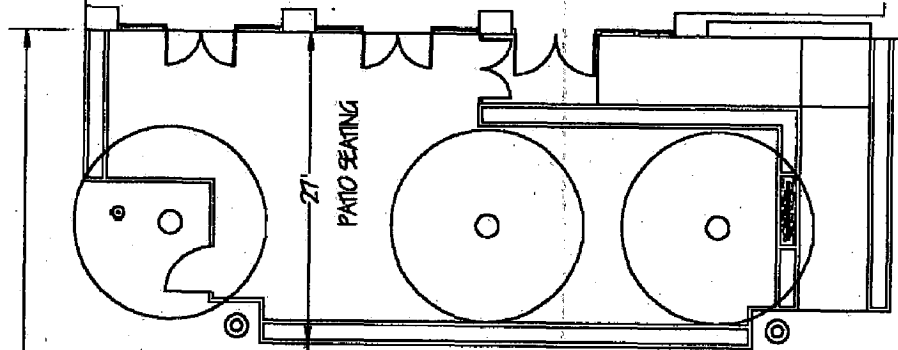
ALLEY



SCALE: 1" = 20'

1117 11TH STREET

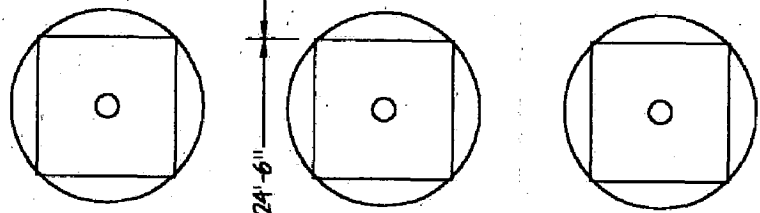
20'



80'

28'-6"

11TH STREET

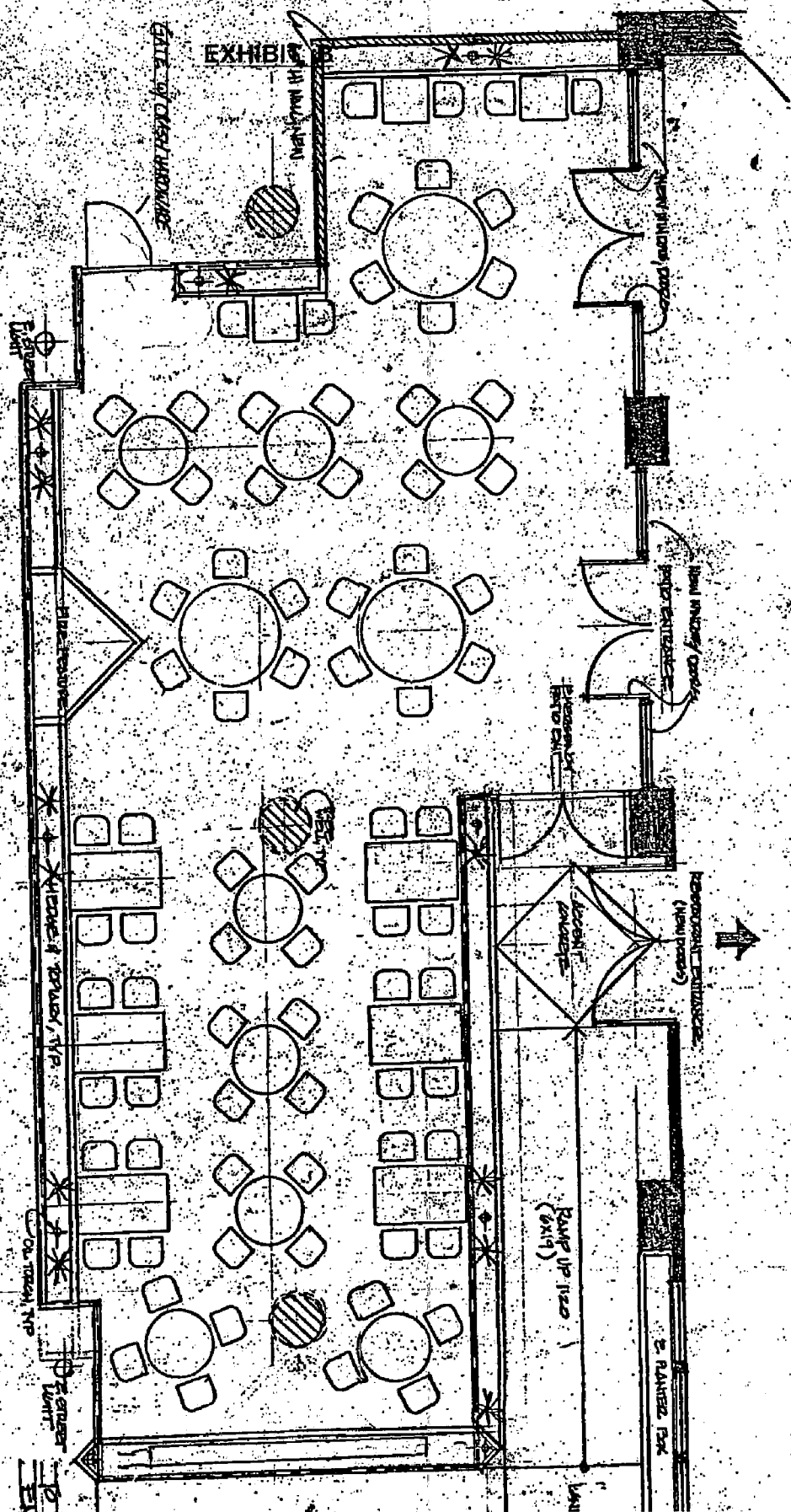


24'-6"

1122 11TH STREET

ALLEY

SCHEMATIC PART PLAN - SEATS OR ARRANGEMENT



CITY OF SACRAMENTO
DEPARTMENT OF PLANNING AND BUILDING

RECEIPT NUMBER: R0210906
 TRANSACTION DATE: 08/13/2002
 TRANSACTION AMOUNT: 230.00
 NOTATION: Chops, Limited Liability Company

APD #: Z020169
 SITE ADDRESS: 1115 11TH ST SAC
 PARCEL: 006-0106-001
 TYPE: Plng Zoning Administratr
 SUB-TYPE: CMX
 STATUS: IN PROG

TRANSACTION LIST

Type	Method	Description	Pymt Amount
Payment	Check	1004	230.00

RECEIPT ACCOUNT ITEM LIST

Class #	Description	Item #	Total Fee	Prev Pymt	Current Pymt
231	Plng Entitlement/Env Fee	31	230.00	.00	230.00

PLANNING ENTITLEMENTS

SP					\$230.00
Environmental Review:	\$0.00	Hearing Fees:			\$0.00
Utilities:	\$0.00	Notices:			\$0.00
Water Test:	\$0.00	Appeal Fees:			\$0.00
Public Works:	\$0.00	TOTAL:			\$230.00

PAID
CITY OF SACRAMENTO
 AUG 13 2002
**NEIGHBORHOODS PLANNING
 AND DEVELOPMENT SERVICE**

I understand that additional fees may be required if the cost to process the application is greater than the minimum fee and/or if this application involves an existing violation of the Zoning Ordinance. Also on some applications additional processing charges may be required after the requested entitlements are approved.

Received From: Geoffrey Flynn (Print) Signature: [Signature] (Sign)

(Not valid unless stamped)

Z02-169