

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

ACTION OF THE ZONING ADMINISTRATOR

On Tuesday, August 29, 1995, 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 Z95-063. 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 Limited Commercial (C-1) zone.

Location: 625 14th Street

Assessor's Parcel Number: 002-0165-021

Applicant: Yolla's Desserts (Yolla and Antoine Elassi) Property Lola Nasr
Juliana's Kitchen Owner: 1401 G Street
625 14th Street Sacramento, CA 95814
Sacramento, CA 95814

General Plan Designation: Community Neighborhood Commercial and Offices
Central City
Community Plan Designation: General Commercial
Existing Land Use of Site: Restaurant and apartments
Existing Zoning of Site: Limited Commercial, C-1

Surrounding Land Use and Zoning:
North: R-3A; Single Family Residence
South: C-2; Commercial
East: R-3A; Single Family Residence
West: R-3A; Multi-Family

Property Dimensions: 35 feet x 80 feet (Sidewalk)
Property Area: 0.06± acres
Parking Required: 0
Parking Provided: 0
Topography: Flat

Street Improvements: Existing
Utilities: Existing

Project Plans: See Exhibits A-C

Previous Files: P84-130

Background Information: On July 17, 1984, the City Council approved several entitlements including a Variance to waive nine required parking spaces for a 27 seat restaurant (P84-130).

Additional Information: The applicant proposes to locate three seats, one table, and a bench for a take out dessert restaurant (Yolla's Desserts) on the sidewalk adjacent to the street. The other tenant (Juliana's Kitchen) proposes to locate an additional nine seats with three tables on the sidewalk adjacent to the street. The outdoor seating will be located in the public right-of-way and requires a Special Permit. The building is on the northeast corner of G Street and 14th Street. Both restaurants will have chairs along 14th Street located in the bricked paved area adjacent to the street trees and between the sidewalk and the curb.

The site is located within the Central City Design Review area. The site is located within The Neighborhood neighborhood association area. The proposed plans have been submitted to the neighborhood association and they have submitted their letter of support (see Exhibit E). Additionally, the project has been noticed and staff has not received any calls.

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)}.

Agency Comments

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

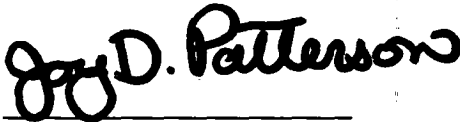
Conditions of Approval

1. The applicant shall submit a revised plan that shows the dimensions of the proposed bench.
2. The applicant shall include planters at the end of the bench. The proposed planters shall reviewed and approved by Design Review (Luis Sanchez, 264-5957).
3. All outdoor seating shall be for patrons of either restaurant only.

4. No lights or signs shall be attached to or hung from the trees located in the sidewalk area.
5. A clear path way a minimum of 48 inches (four feet) must be maintained at all times between the tables, chairs, and bench or building. The tables and chairs shall be kept out of the sidewalk area at all times. The applicant shall post a sign in each restaurant indicating the sidewalk is to remain unobstructed with chairs. The tables and chairs shall be kept a minimum of two feet from the curb.
6. No alcohol sales or service or consumption allowed at the outside tables, chairs, or bench.
7. No live music, amplified music or sound system shall be installed or be audible in the sidewalk area.
8. 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. Where windows are not appropriate for this purpose, closed circuit television shall be used.
9. Hours of operation of the sidewalk dining area shall be 7:00 a.m. to 10:00 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.
10. None of the furniture shall block any exit.
11. All illegal activities observed on or around the business shall be promptly reported to the police.
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. 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.
14. The applicant shall contact the Zoning Administrator's staff for a final inspection of the sidewalk cafe area to insure compliance with conditions of approval prior to operation of the sidewalk cafe area (contact Sandra Yope, 264-7158).

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.

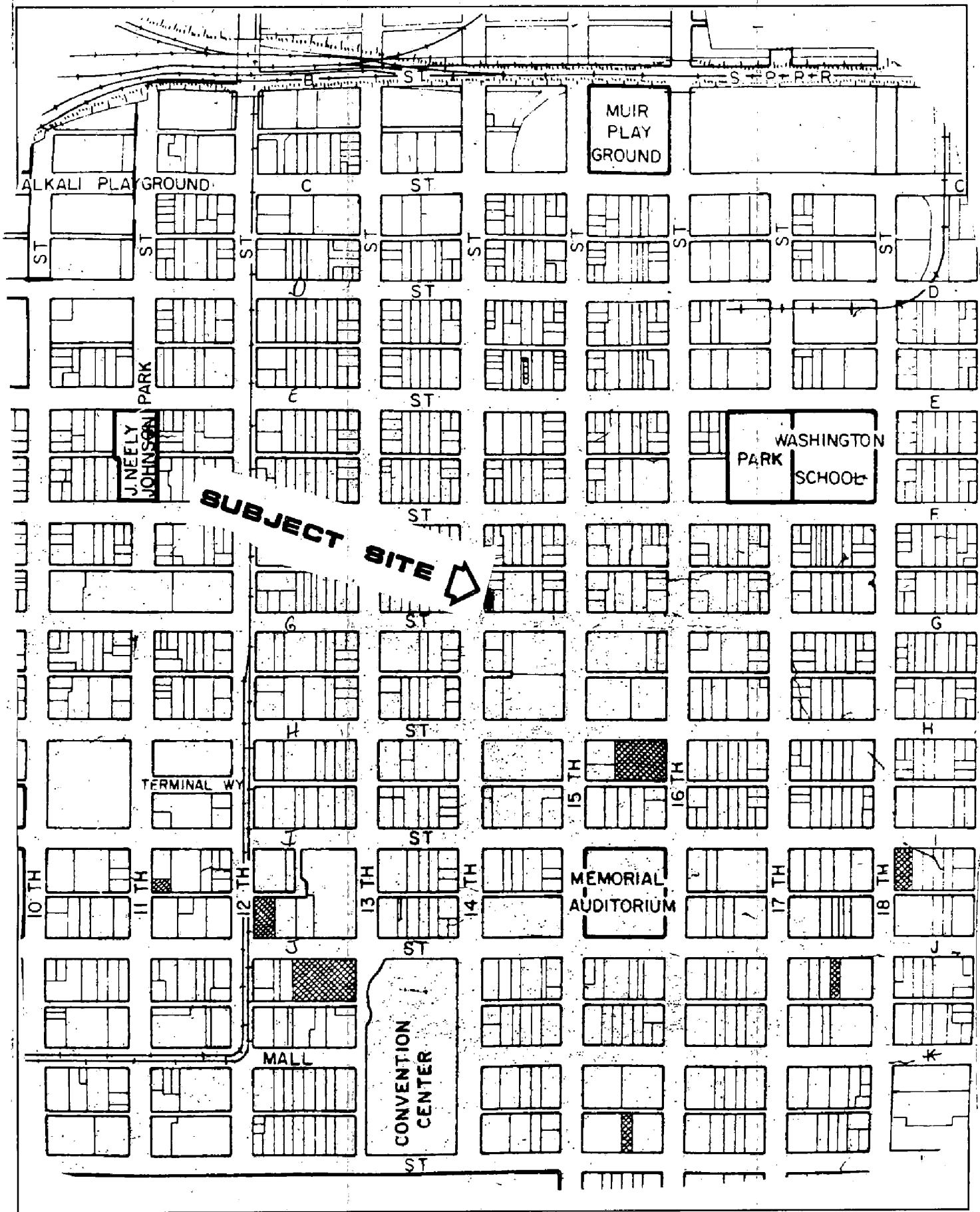


Joy D. Patterson
Zoning Administrator

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 ✓

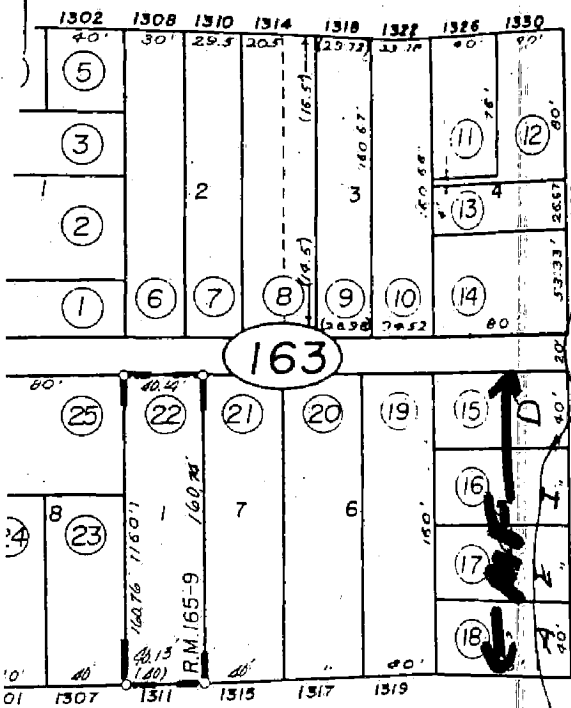


VICINITY MAP

OLD CITY

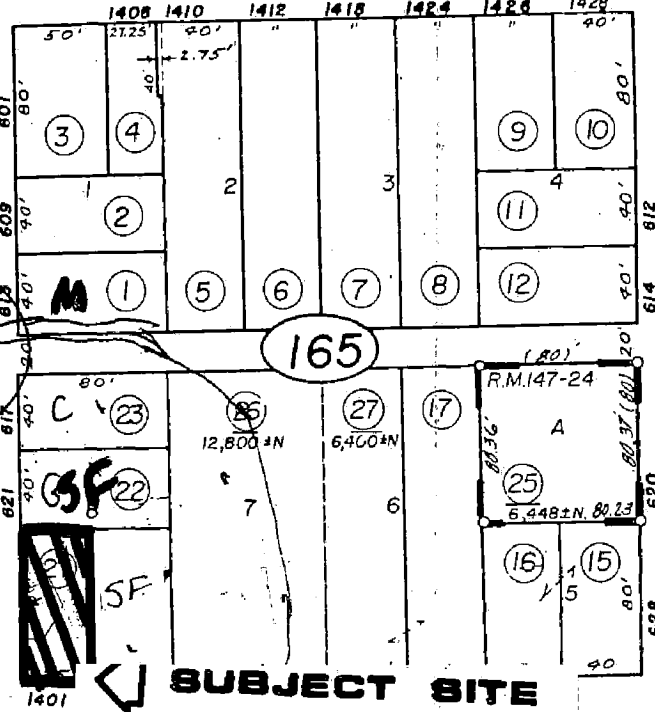
12

ST. 80'



163

ST. 80'



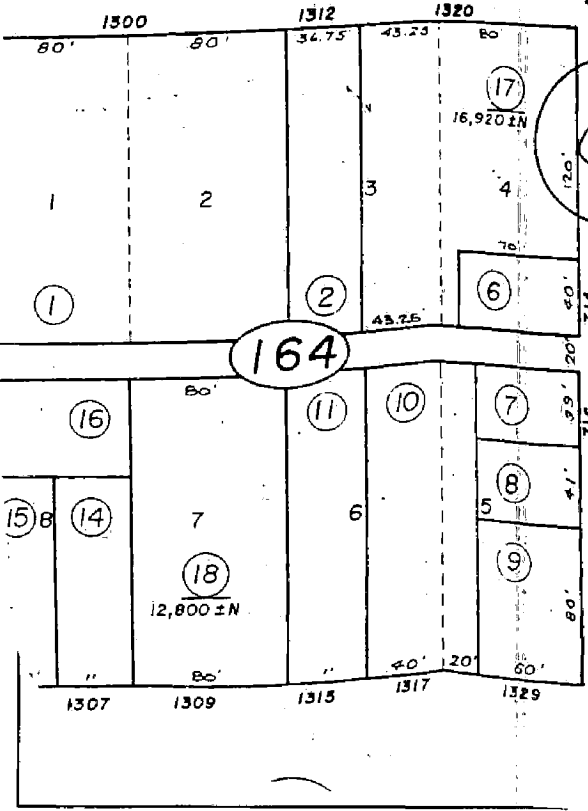
165

ST. 80'

SUBJECT SITE

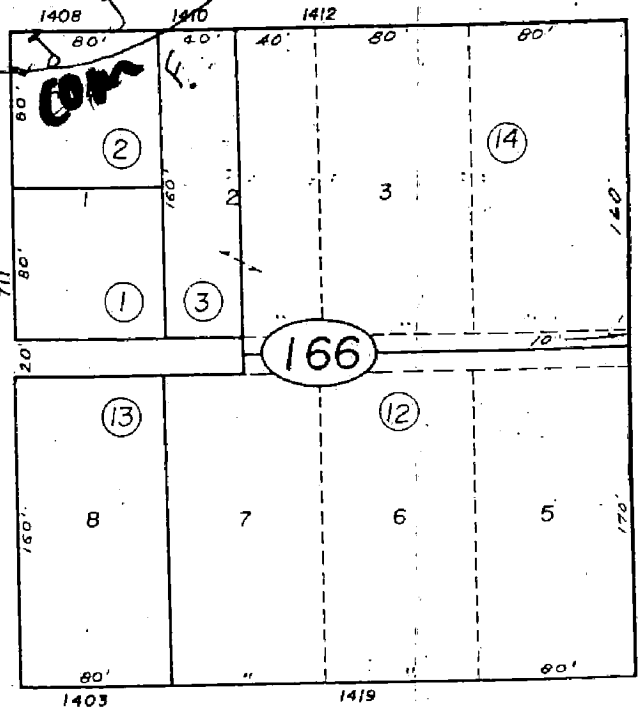
6

ST. 80'



164

C-2



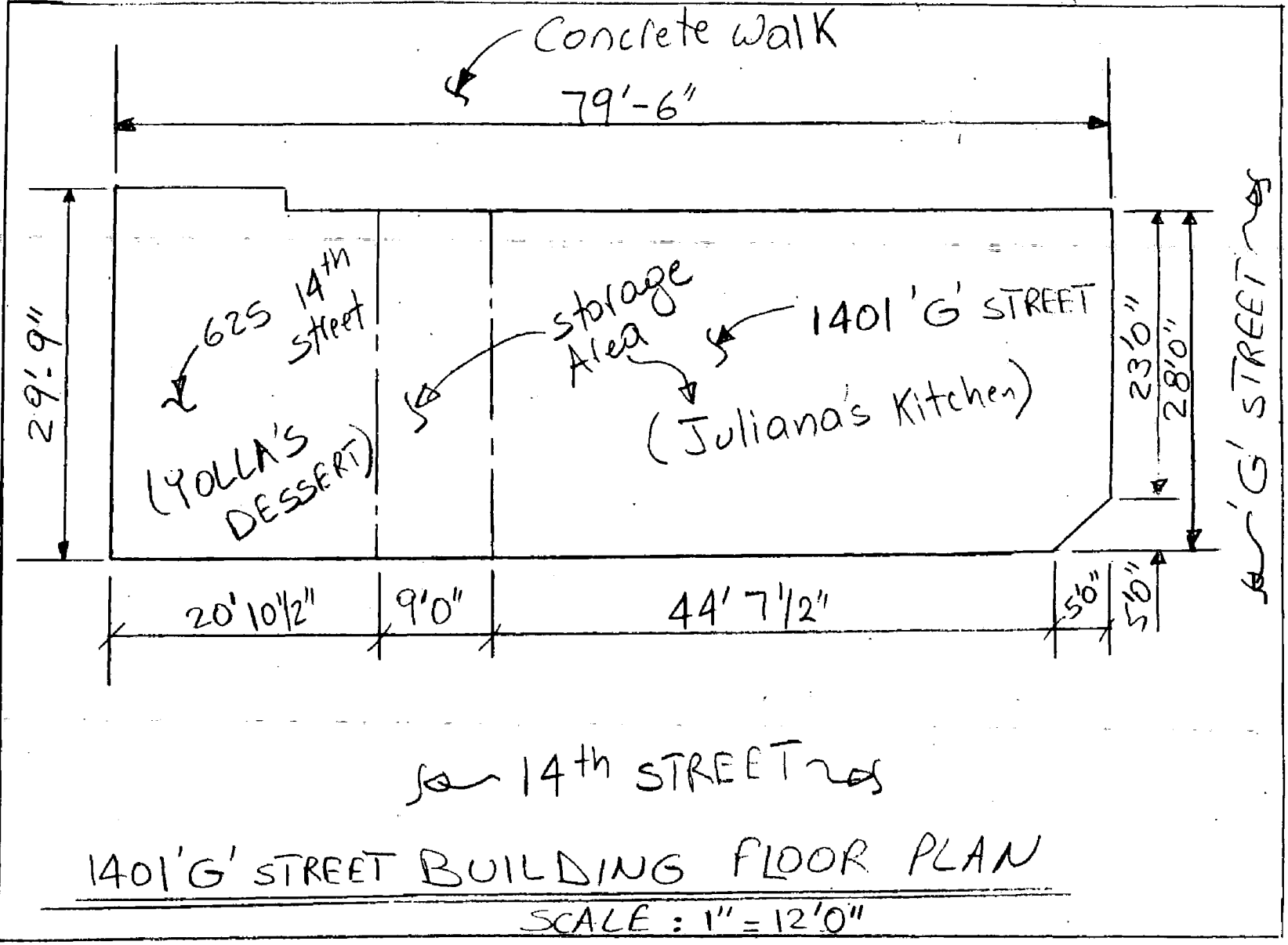
166

14th

15th

ST. 80' CITY OF SACRAMENTO

LAND USE & ZONING MAP



for 14th STREET

1401 'G' STREET BUILDING FLOOR PLAN

SCALE : 1" = 12'0"

Phone : 444-1883

TOLERANCES (EXCEPT AS NOTED)		REVISIONS		
NO	DATE	BY		
1				

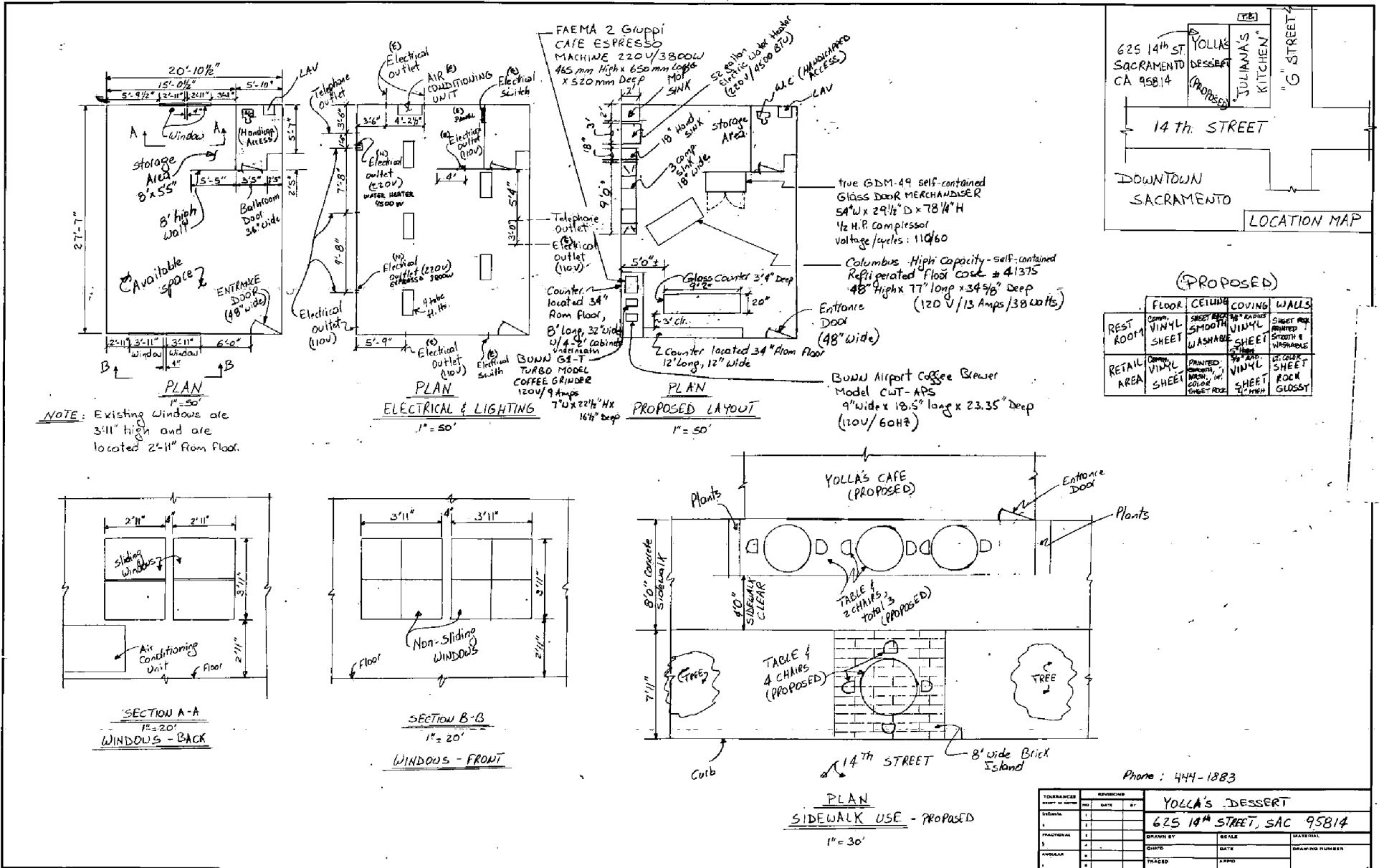
YOLLA'S DESSERT

175 14th STREET CAR 9501A

295-063

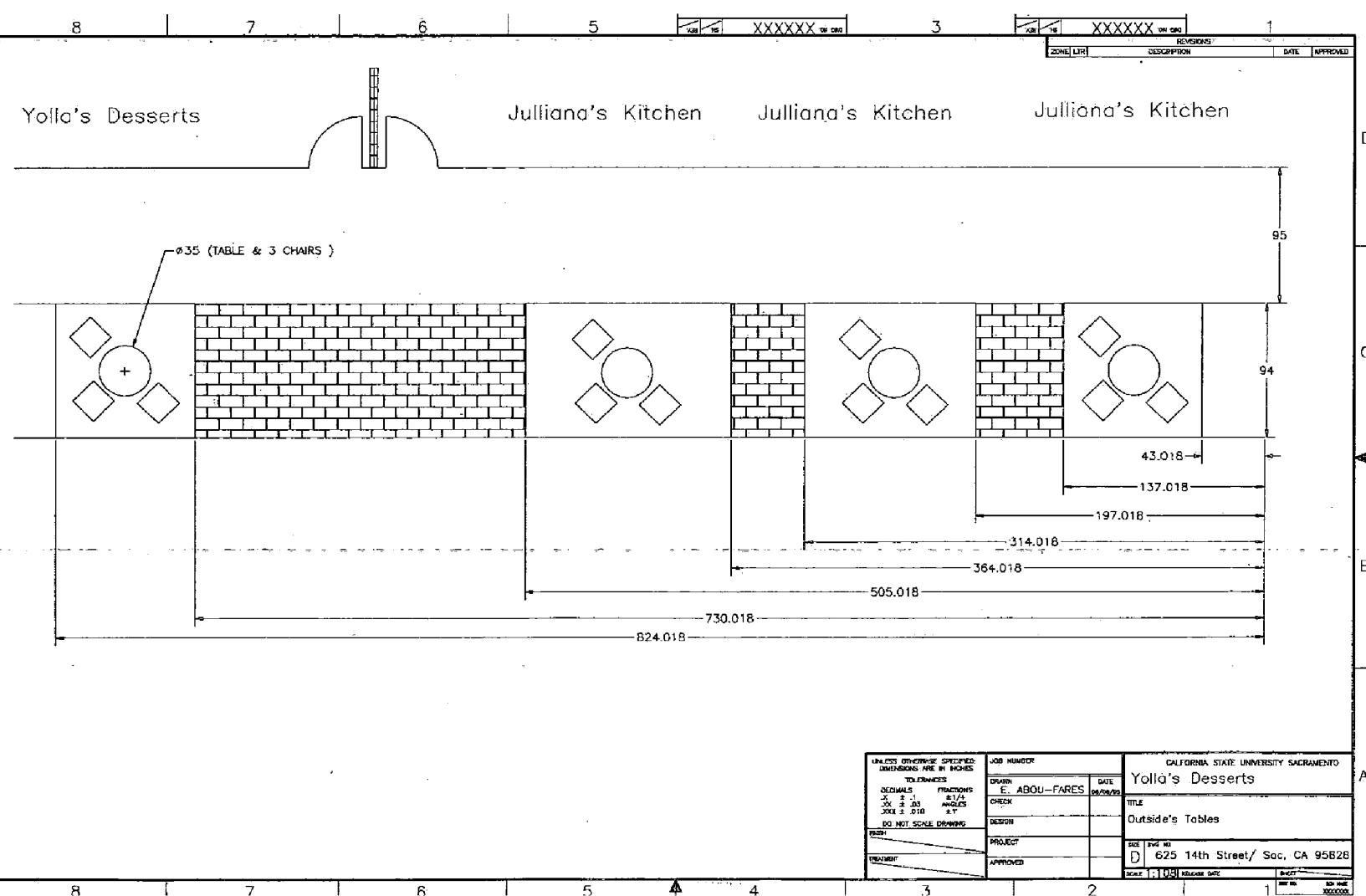
AUGUST 29, 1995

ITEM 1



CALIFORNIA - B

EXHIBIT C

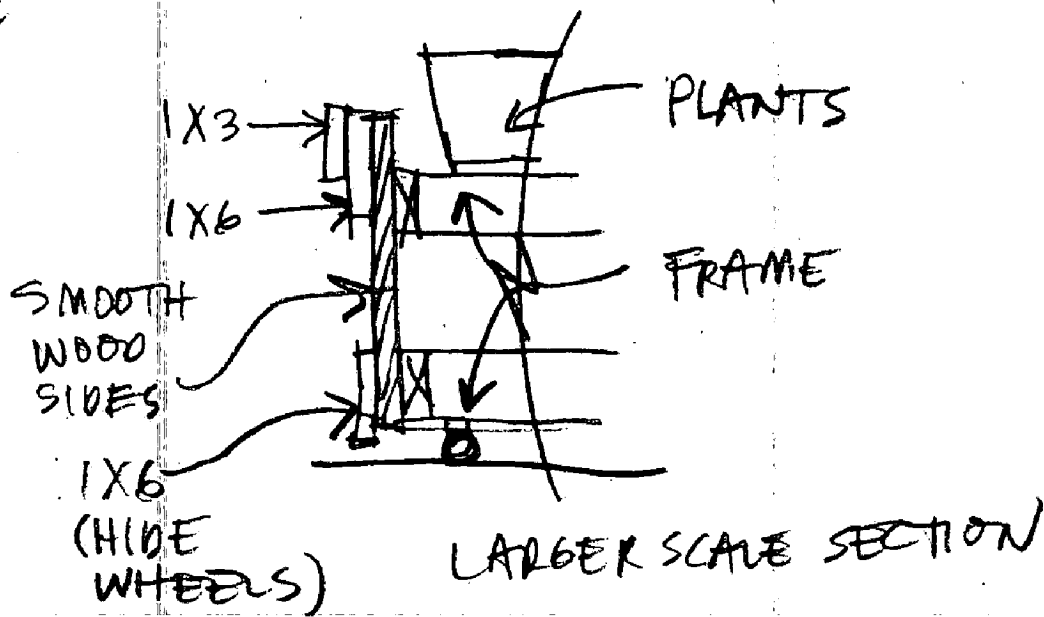
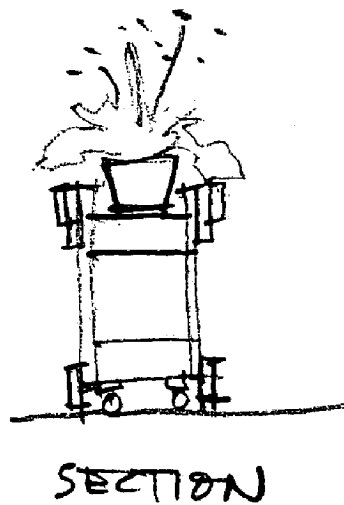
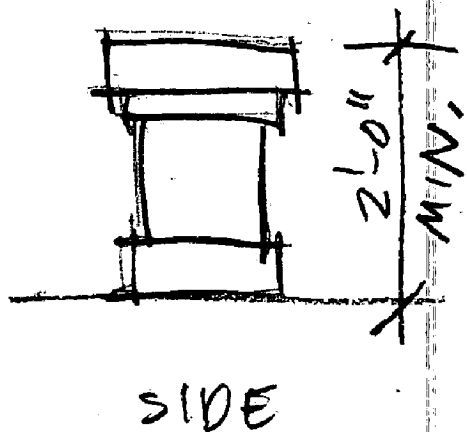
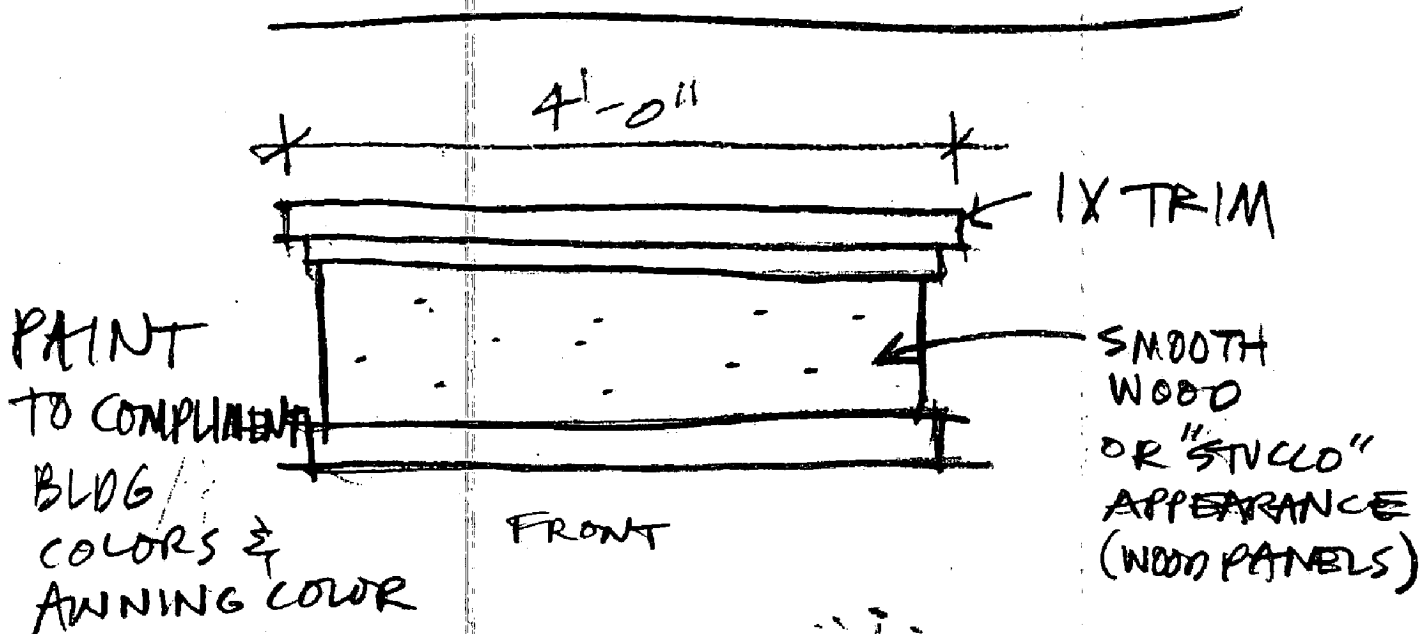


UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN INCHES		JOB NUMBER		CALIFORNIA STATE UNIVERSITY SACRAMENTO	
TOLERANCES		DESIGN	DATE	Yolla's Desserts	
DECIMALS	FRACTIONS	E. ABOU-FARES	06/26/20	TITLE	
± .1	± 1/16"	CHECK		Outside's Tables	
± .03	ANGLES	DESIGN		SITE AND NO	
± 0.01	± 1"	PROJECT		D 625 14th Street/ Sac, CA 95828	
DO NOT SCALE DRAWING	DO NOT SCALE DRAWING	APPROVED		SCALE: 1/8" = 1'-0" (PLEASE SEE)	
DATE		DATE		DATE	

EXHIBIT D

STAFF EXHIBIT

PLANTER DETAILS



CRIME FREE

EXHIBIT E

NO GANGS

NO DRUGS

"THE NEIGHBORHOOD"

P.O. BOX 191677, SACRAMENTO CA. 95819 (916) 441-7961

CITY OF SACRAMENTO
PERMIT ASSISTANCE

June 28, 1995

JUN 30 1995

City of Sacramento
Department of Planning & Development
Attn: Sandra Yope - Project Manager
1231 I Street, Suite 200
Sacramento, CA 95814

RECEIVED

Re: Project at 625 14th Street, Sacramento

Dear Ms. Yope,

We are very pleased to see that Mrs. Lola Nasr (Juliana's Kitchen) is finally able to provide us with a long needed sidewalk cafe.

Background: In summer of 94 residents, the Neighborhood Services Department, Police Department and Deputy City Manager David Martinez met with the owner due to tremendous public safety problems in the surrounding neighborhood. After a series of meetings, residents, as well as the Neighborhood Services Department encouraged the owner to utilize some of the existing space for a coffee house.

Not only would this business provide a long needed service to the residents, but also increase the areas ability to have eyes and ears, deterring illegal activities.

The owner of Juliana's Kitchen, Mrs. Nasr, has been more than just a good neighbor and provides services to our community far beyond her call of duty (meeting space, neighborhood watch program, etc.). It is therefore without question that we very much support this project. It will enhance the quality of life in the neighborhood and provide some long needed recreational service to the residents. Again, this project originally was recommended by the Neighborhood Services Department and supported by our Area Manager.

Sincerely

Hans Huber
Hans Huber
President
"The Neighborhood"

Walter F. Mueller
Walter F. Mueller
Vice President
"The Neighborhood"

cc: Mrs. Lola Nasr
Deputy City Manager David Martinez
Area Manager Mike Hanamura

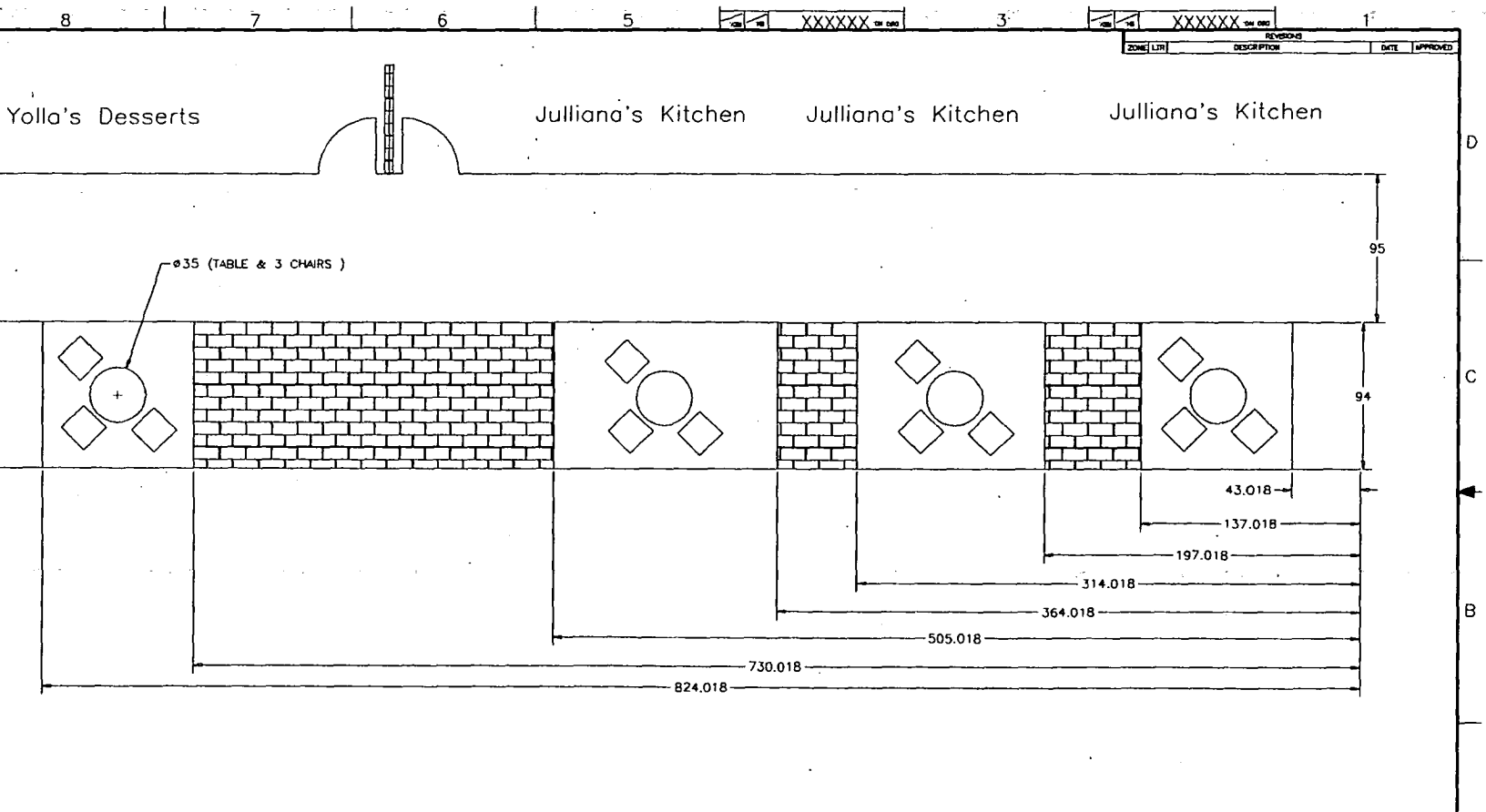


295-063

AUGUST 29, 1995

STG 1

EXHIBIT A



UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES		JOB NUMBER		CALIFORNIA STATE UNIVERSITY SACRAMENTO	
TOLERANCES		Drawn	DATE	Yollo's Desserts	
DECIMALS	FRACTIONS	E. ABU-FARES	08/26/93	TITLE	
1/16	3/16			Outside's Tables	
1/8	1/4			PROJECT	
1/4	1/2			D 625 14th Street/ Sac. CA 95828	
1/2	3/4			DATE PLOTTED	
3/4	1			SCALE	
1	1 1/4			DRAWN BY	
1 1/4	1 1/2			CHECKED BY	
1 1/2	1 3/4			DESIGNED BY	
1 3/4	2			PROJECT MANAGER	
2	2 1/4			APPROVED	
2 1/4	2 1/2			DATE	
2 1/2	2 3/4			SCALE	
2 3/4	3			JOB NUMBER	
3	3 1/4			DATE	
3 1/4	3 1/2			SCALE	
3 1/2	3 3/4			JOB NUMBER	
3 3/4	4			DATE	
4	4 1/4			SCALE	
4 1/4	4 1/2			JOB NUMBER	
4 1/2	4 3/4			DATE	
4 3/4	5			SCALE	
5	5 1/4			JOB NUMBER	
5 1/4	5 1/2			DATE	
5 1/2	5 3/4			SCALE	
5 3/4	6			JOB NUMBER	
6	6 1/4			DATE	
6 1/4	6 1/2			SCALE	
6 1/2	6 3/4			JOB NUMBER	
6 3/4	7			DATE	
7	7 1/4			SCALE	
7 1/4	7 1/2			JOB NUMBER	
7 1/2	7 3/4			DATE	
7 3/4	8			SCALE	