

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

ACTION OF THE ZONING ADMINISTRATOR

On April 20, 2004, the Zoning Administrator withdrew, a Special Permit for the project known as Z04-054 because the project was determined to not require any planning entitlements. Please see IR#04-138 for the parking analysis.

Project Information

Location: 2728 J Street

Assessor's Parcel Number: 007-0111-020

Applicant: Richard Mendoza
900 4th Avenue
Sacramento, CA 95818



Joy D. Patterson
Zoning Administrator

cc: File
ZA Binder



PLANNING AND BUILDING
DEPARTMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET, ROOM 200
SACRAMENTO, CA
95814-2998

PLANNING DIVISION

PLANNING
Phone: 916-808-5656
FAX: 916-264-5543

INVESTIGATION & REPORT

Applicant:	<u>Richard H. Mendoza</u>	Date:	<u>April 20, 2004</u>
Mailing Address:	<u>900 4th Avenue</u>	Phone:	<u>916-599.2323</u>
	<u>Sacramento, CA</u>	Fax:	<u></u>
Assessor's Parcel #:	<u>007-0111-020</u>	Existing Zoning:	<u>C-2-MC-SPD</u>
Property Address:	<u>2728 J Street</u>	Land Use:	<u>Restaurant</u>

Information Desired:

The applicant is requesting to convert 675 square feet of existing retail into a coffee house with eleven seats. The site includes two buildings on one parcel. Building A contains a billiard hall with a bar and a restaurant. Building B contains office on the second floor and retail on the ground floor. The applicant is requesting to convert 675 square feet of retail space into a restaurant use and is requesting a parking determination.


Findings and Comments:

Building A contains a 3,064 square foot billiard hall and a restaurant. The billiard hall contains nine pool tables and a bar with 19 fixed seats at dining tables and a bar. The restaurant contains 48 fixed seats. Building B contains 5,158 square feet of office space and 5,158 square feet of retail space. The applicant is requesting to convert 675 square feet of the existing retail space into an 11-seat restaurant. The parking for this site is as follows:

Building A: Billiard Hall / 32 spaces required
Restaurant / 16 spaces required
48 spaces required
-7 parking credits
-22 Previous Variances approved (P92-284 and P93-096)
19 Spaces Required

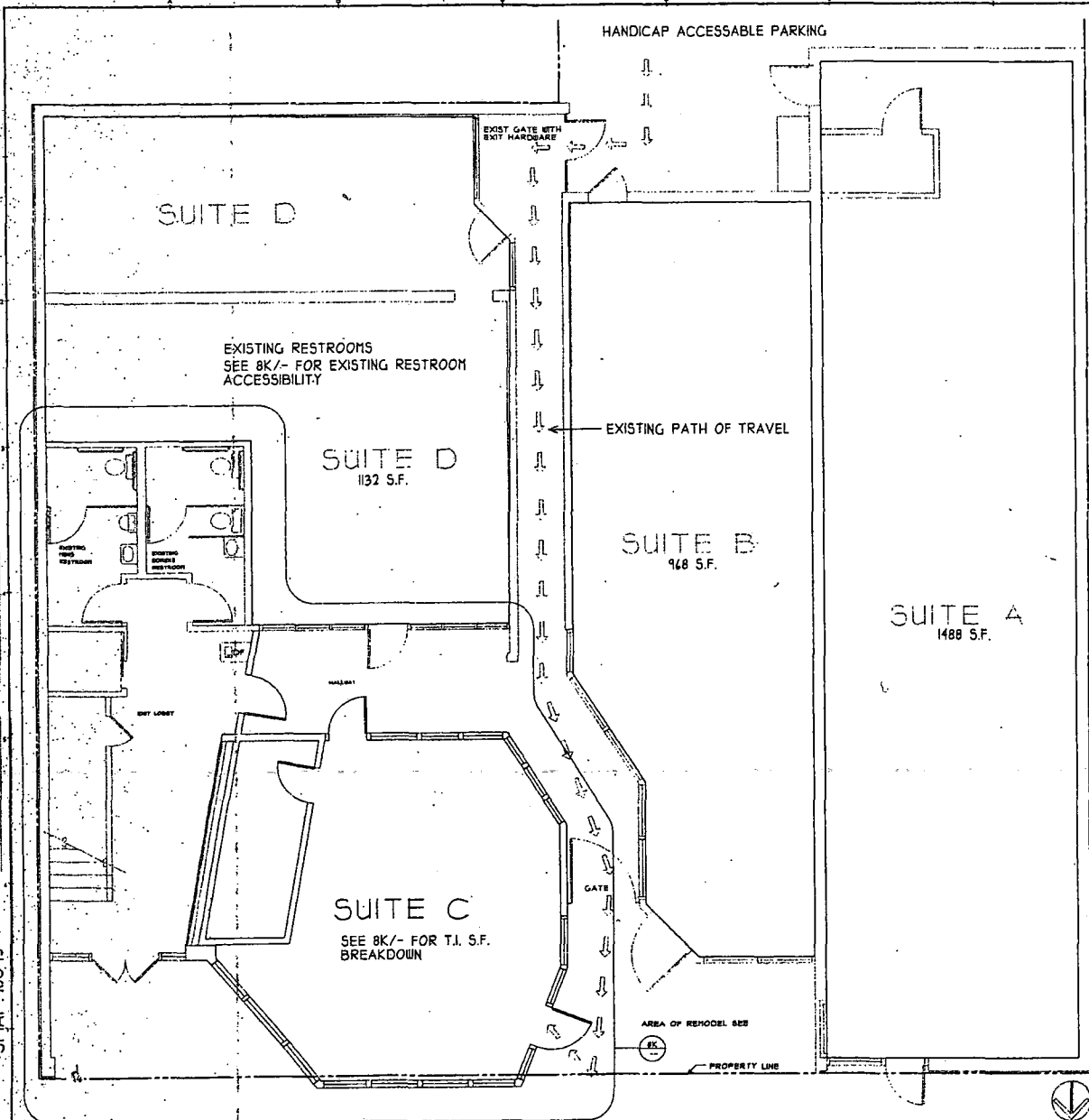
Building B: Office / 12 spaces required
Retail / 18 spaces required
Proposed Coffee House / 4 spaces required
34 spaces required
-26 parking credits
8 spaces required

Total Parking Required = 27
Total Parking Provided = 27

Investigated By:	Lindsey Alagozian 	Date:	April 20, 2004
Reviewed By:	Lindsey Alagozian	Date:	April 20, 2004

I&R #04-138

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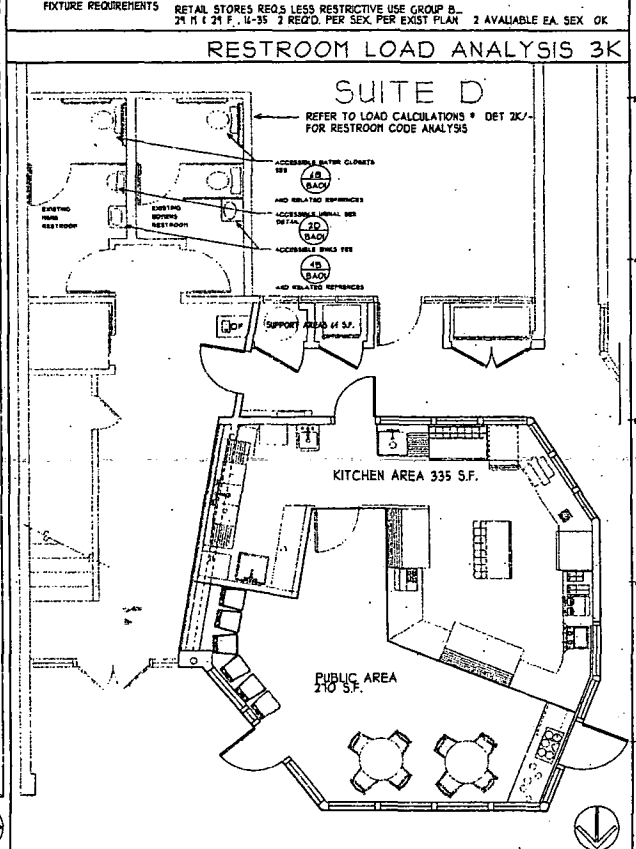


EXISTING BUILDING PLAN
& DEMOLITION PLAN

RESTROOM LOAD ANALYSIS

AREA	SQUARE FOOTAGE	OCCUPANCY FACTOR	OCCUPANCY
SUITE A	1488 S.F.	1/100 S.F.	15
SUITE B	968 S.F.	1/100 S.F.	10
SUITE C PUBLIC AREA	710 S.F.	1/15 S.F.	18
SUITE C KITCHEN AREA	335 S.F.	1/200 S.F.	2
SUITE D	832 S.F.	1/100 S.F.	12
TOTAL			57

FIXTURE REQUIREMENTS RETAIL STORES REQ. LESS RESTRICTIVE USE GROUP B.
 21 M x 21 F., U-35 2 REQ. PER SEX. PER EXIST PLAN 2 AVAILABLE EA. SEX. OK



SUITE C
AREA ANALYSIS PLAN

CORNER
 300 WEST LORAIN ROAD AVE.
 SUITE 202
 FORT COCKERILL 9588
 PALMDALE, CA 92377-2889
 PHONE (818) 770-0800
 FAX (818) 742-7888

1200 H. ESMALA DRIVE
 FIRST OFFICE BLDG. 604
 TUNICE BLDG. CA 92271-0411
 PHONE (1158) 821-8211
 FAX (1158) 821-8211

ARCHITECTURE
 STRUCTURAL
 ENGINEERING
 INTERIOR
 DESIGN.

MEMBER
 AMERICAN INSTITUTE
 OF ARCHITECTS

L. CRAIG HOERNER
 AIA
 PROJECT ARCHITECT 01-002



CONSULTANTS

APPROVALS

REVISIONS

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T.I. REMODEL FOR
 THE DAILY GRIND ON J STREET
 FOR
 RICHARD HERRONZITA
 2121 J STREET SACRAMENTO CA

DATE 01-24-2004
 JOB NO. 20021
 DRAWN JCH
 PLOT NO.
 DSA NO.
 CIPIC

SHEET NUMBER
 88/88