

REPORT AMENDED BY STAFF 12-14-89  
CITY PLANNING COMMISSION  
1231 "I" STREET, SUITE 200, SACRAMENTO, CA. 95814

APPLICANT	Jon D. Smock - 1107 9th Street, Penthouse, Sacramento, CA 95814				
OWNER	Ralph T. and Rita Behling - 650 Parrott Drive, San Mateo, CA 94402				
PLANS BY	Jon D. Smock - 1107 9th Street, Penthouse, Sacramento, CA 95814				
FILING DATE	9-29-89	ENVIR.DET	Sec. 15303c	REPORT BY	PW:sg
ASSESSOR'S PCL. NO.	006-0105-009				

**APPLICATION:** Special Permit to allow the operation of a 2,000+ square foot bar in the C-3 zone.

**LOCATION:** 1131 K Street

**PROPOSAL:** The applicant is requesting the necessary entitlements to operate a 2,000+ square foot bar.

**PROJECT INFORMATION:**

General Plan Designation:	Commercial/Office
Central City Community	
Plan Designation:	General Commercial
Existing Zoning of Site:	C-3
Existing Land Use of Site:	Office, restaurant use

**Surrounding Land Use and Zoning:**

North:	Commercial office/retail; C-3
South:	Commercial office/retail; C-3
East:	Commercial office/retail; C-3
West:	Commercial office/retail

Square Footage of Building:	2,000+ sq. ft. of interior space
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Hours of Operation:	8:00 a.m. - 2:00 a.m. daily
Number of Employees:	2-3 per shift

**PROJECT EVALUATION:** Staff has the following comments:

- A. The subject site is located at the northwest corner of 12th and K Streets in the recently remodeled Trust Building. The corner space is across from the nearly completed 1215 K Building, the historic Weinstock's Building (Bank of America) and the Hyatt Hotel Complex.

APPLC. NO. P89-367

MEETING DATE 12-14-89  
November 16, 1989

ITEM NO. 14  
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The applicant is requesting a special permit to allow for the establishment of a bar at 1131 K Street. The bar comprises approximately 2,000+ square feet with proposed hours of operation to be 8:00 a.m. to 2:00 a.m. daily. The applicant proposes no off-site distributing of alcohol and, at this time, no food as well. The establishment proposed is an upscale cocktail lounge that will appeal to a downtown professional clientele.

- B. Planning staff has no objections to the requested special permit. The proposed bar with its ideal location is consistent with the goal of the Downtown Cultural and Entertainment District Master Plan. The Plan's goal is to create a concentrated mix of cultural and entertainment facilities and programs that will be capable of contributing to downtown's night and weekend activity. Staff finds that a well conceived and properly run bar can strongly contribute to reaching the goal. The site at 12th and K is located adjacent to the Hyatt, a block from both the Convention Center and the Capitol and along the light rail tracks. The location appears ideally suited for the applicant's stated operation.

The request has been reviewed by the City Police Department and the Sacramento Downtown Association. Both have offered no objections to the request. The Downtown Association have indicated strong support for the proposal and a letter of support is forthcoming.

RECOMMENDATION: Planning staff recommends the Commission approve the special permit to operate a bar, subject to conditions and based upon findings of fact which follow.

Conditions

1. The sale of alcohol shall be for on-sale only.
2. No outside seating shall be allowed unless establishment is a bonafide restaurant.
3. The applicant shall submit detailed plans for signage to Planning staff for review and approval prior to issuance of final building permits.
4. The corner open space at the entrance shall have security lighting.
5. *The establishment shall not be open for regular business earlier than 10:00 a.m. Monday through Saturday; and 12:00 noon on Sundays. (staff added)*
6. *The applicant shall notify the Catholic Diocese seven days prior to applying for a license or permit which would alter the approved use. (staff added)*

Findings of Fact

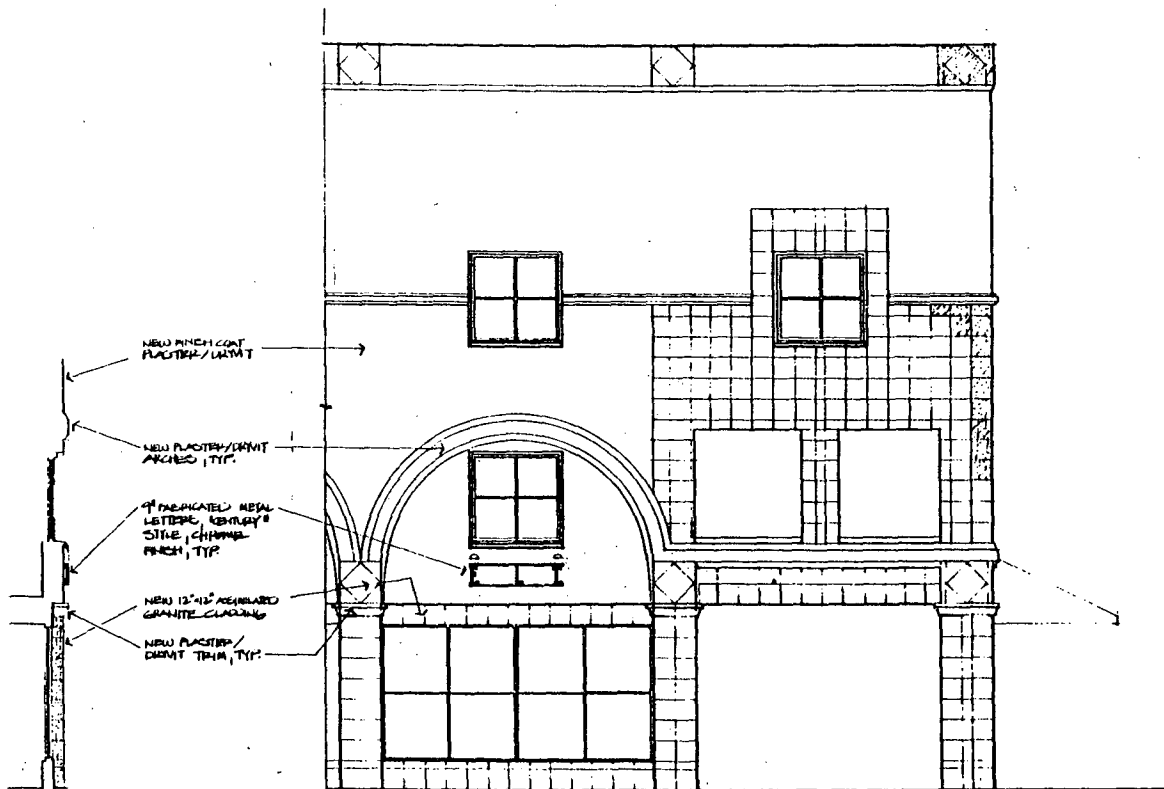
1. The proposed use will not adversely affect the peace or general welfare of the surrounding neighborhood in that the proposed site at 12th and K Streets is within the Central Business District comprised of commercial office and retail uses.
2. The proposed use will not result in undue concentration of establishments dispensing alcoholic beverages in that, other than the Hyatt Hotel, no other similar establishments exist in the immediate vicinity.
3. The proposed use will not enlarge or encourage the development of a skid row or blighted area in that the location is ideally suited for the applicant's stated clientele which is the downtown working professionals from adjacent and nearby offices.
4. The proposed use is consistent with the goals and policies of both the Downtown Urban Design Plan and Downtown Cultural and Entertainment District Master plan that encourage uses that will be capable of contributing to downtown's night and weekend activity.



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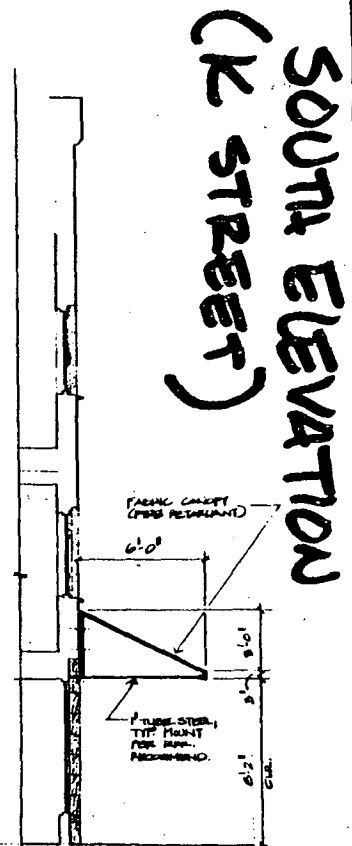
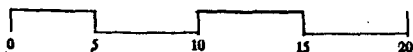
12-14-89  
4/16/89

14  
1/23



SECTION AT TYP. BLDG. SIGNAGE

PARTIAL ENLARGED SOUTH ELEVATION



SECTION AT CANVAS AWNING

SOUTH ELEVATION  
(K STREET)

CHINN - RUSCONI  
ARCHITECTS

1101 22nd Street  
Sacramento, CA 95816  
916-448-9321

Revisions By Date

1020  
12TH  
STREET

12TH & K  
OFFICE  
BUILDING

SACRAMENTO,  
CALIFORNIA

Date MAY 1, 1988

Drawn By RUSCONI

Checked By

Project No. 8718

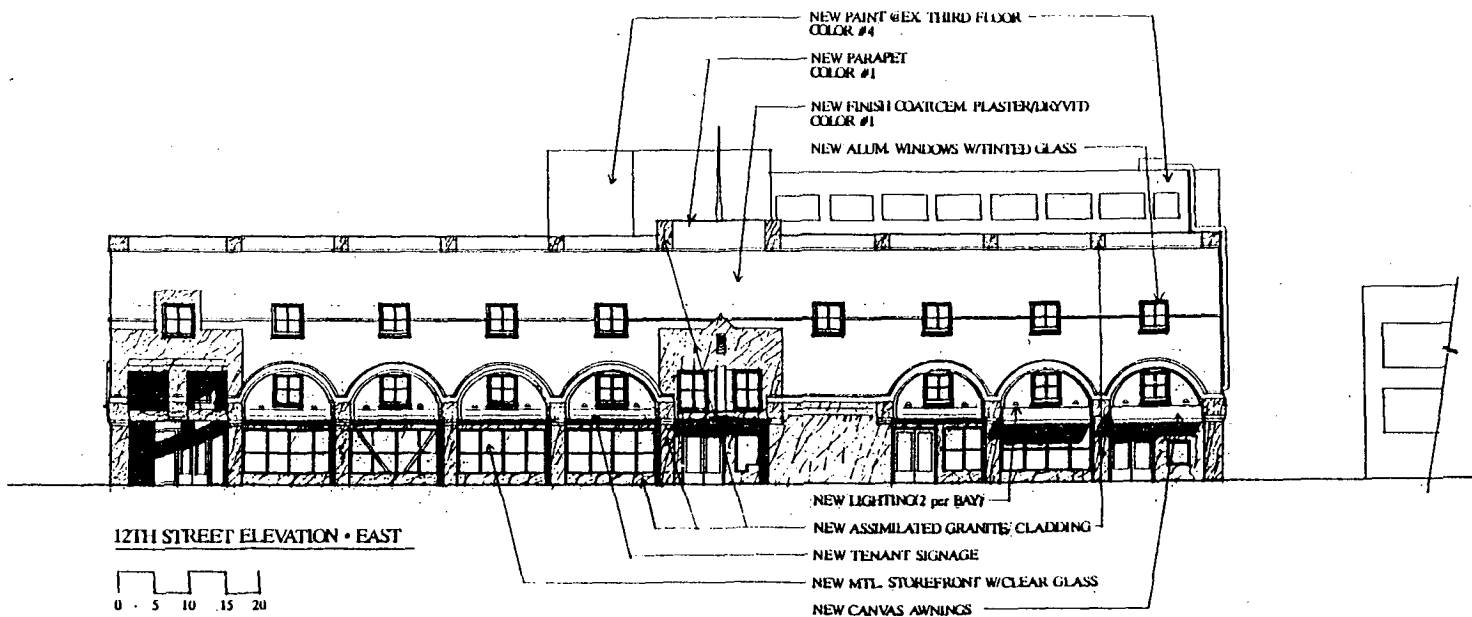
DETAIL-5

10

1084-367

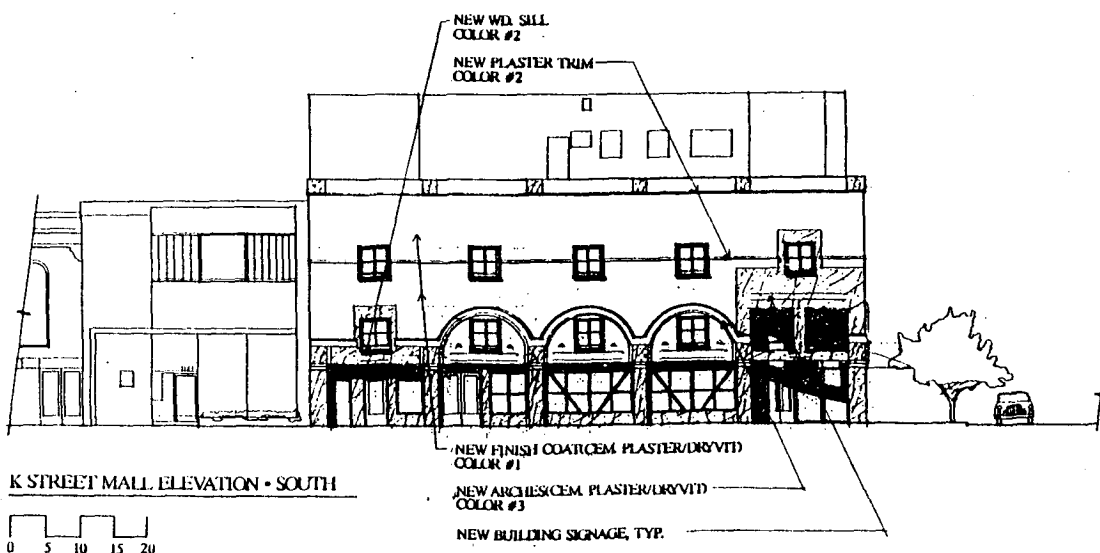
12-14-89  
11/16/84

1/17  
2/23



12TH STREET ELEVATION - EAST

0 5 10 15 20



K STREET MALL ELEVATION - SOUTH

0 5 10 15 20

CHINN - BUSCONI  
ARCHITECTS

1101 22nd Street  
Sacramento, CA 95818  
916-448-9326

Revisions By Date

1020  
12TH  
STREET

12TH & K  
OFFICE  
BUILDING

SACRAMENTO,  
CALIFORNIA

Date May 1, 1984

Drawn By PULCONI

Checked By

Project No 8718

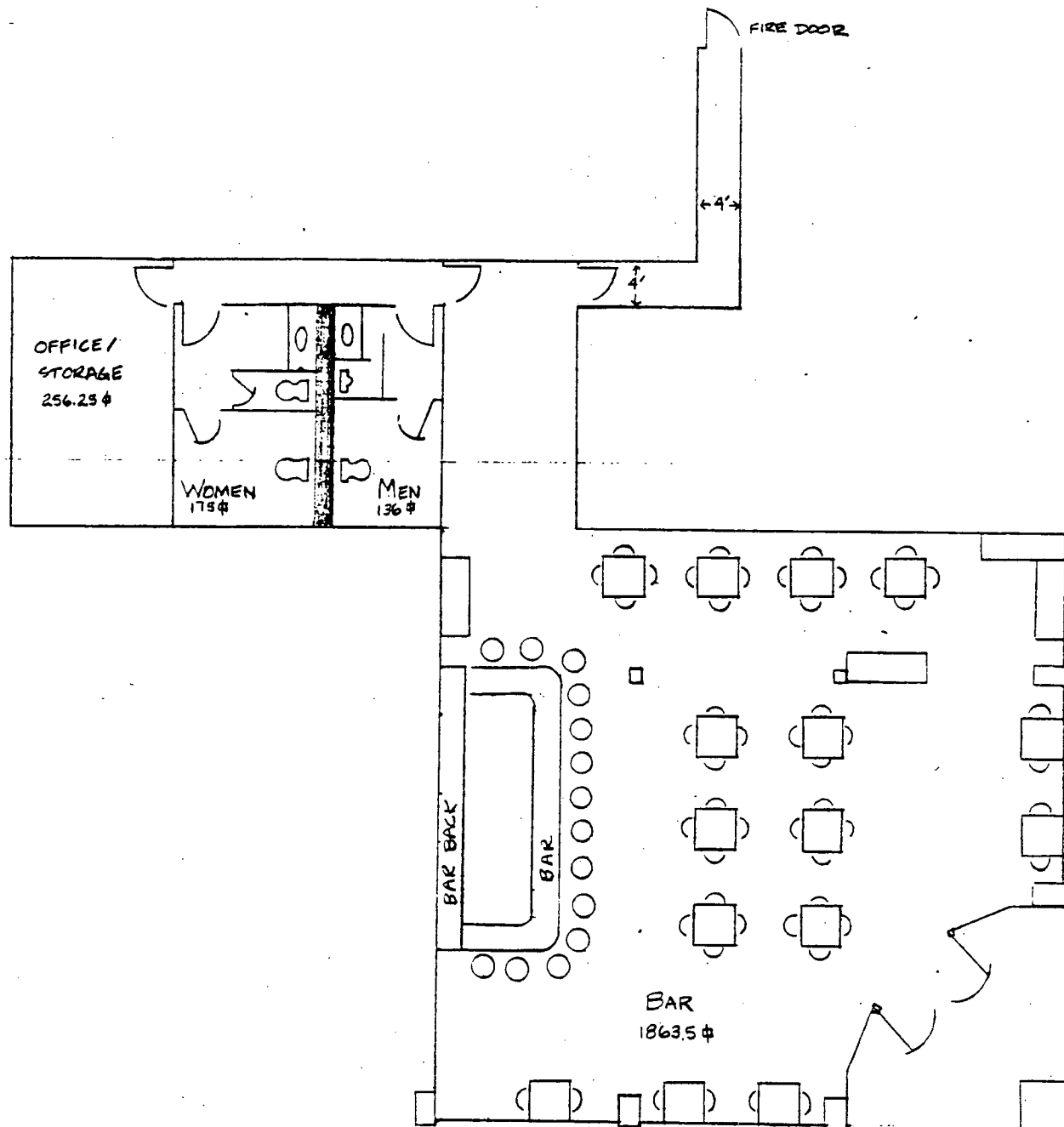
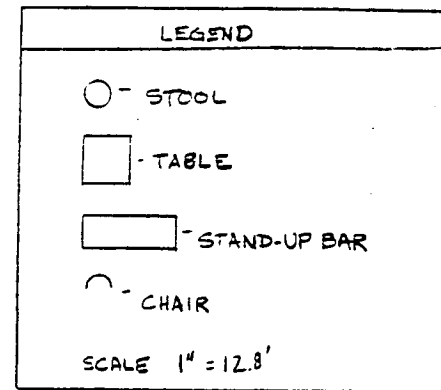
ELEVATIONS

NEW

9

12TH / K STREET ELEVATIONS

# FLOOR PLAN



89-367

12-14-89  
4/16/89

item 14  
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