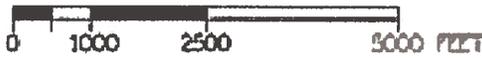
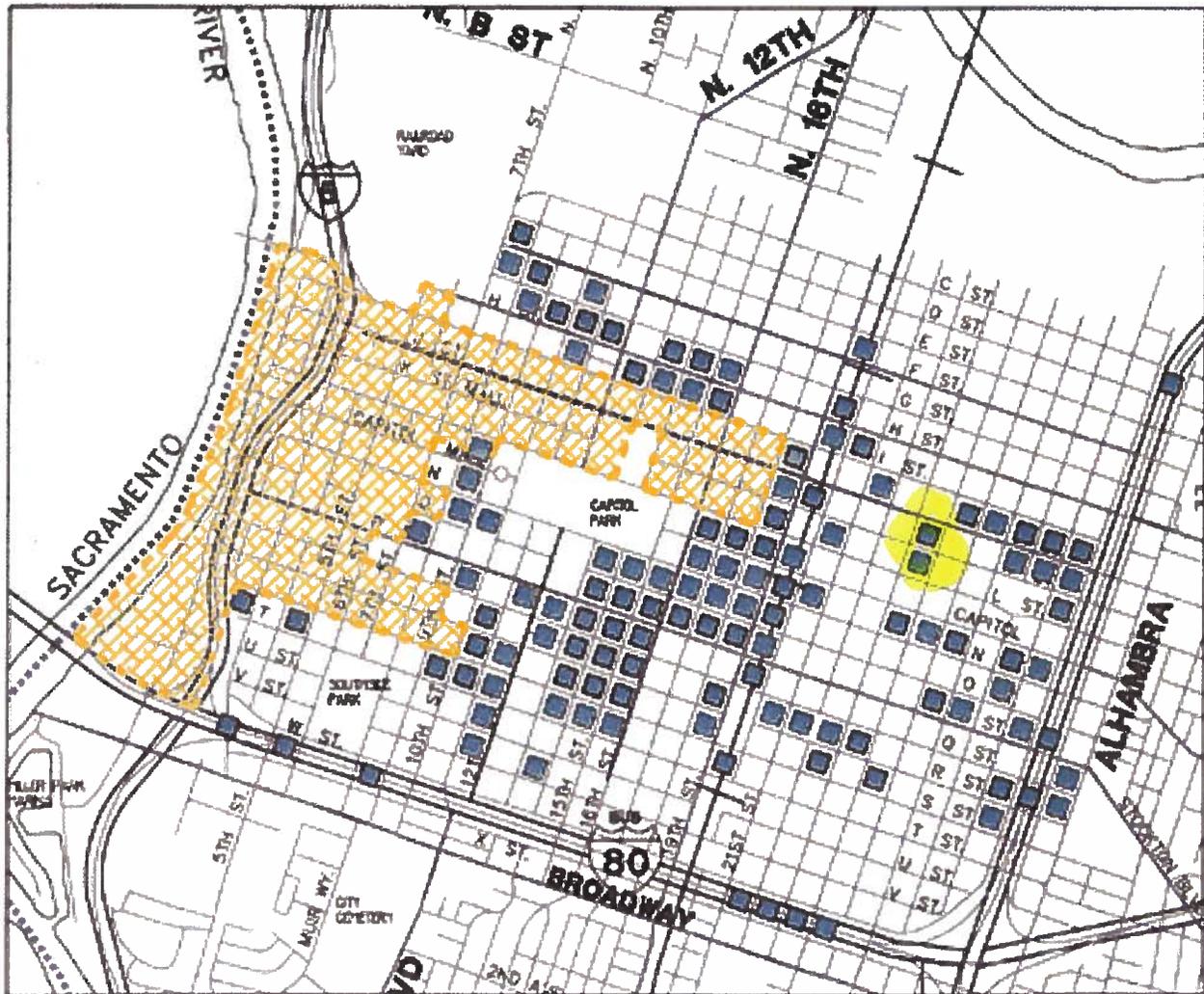


PARKING HOT SPOTS OUTSIDE DOWNTOWN REDEVELOPMENT PROJECT AREA LIMITS



LOCATION MAP

LEGEND	
DOWNTOWN REDEVELOPMENT LIMITS	Yellow hatched area
PARKING HOT SPOT AREA	Blue square

MAP CONTACT: D. CAMERON
DATE: 3/21/06

2301 K Street - Proposed Cornerstone Restaurant Parking Available Waived Missing Spaces Project No.

Address	Seats	Seats* in Right of Way	Parking Needed	using city codes			Missing Spaces	Project No.
				Available	Waived	??		
J-K, 23-24								
New Cornerstone	61	22	20	0	10	10	Z10-53	
Sugar Plum	72		24	4	7	13	Z06-36	
Hina's Tea (replacement)	30		10	3	unknown	7	per owner	
Ricks Dessert Diner	41	23	14	4		10		
Golden Bear	46		15	0	15	0	Z10-050	
Future (already approved and entitled) Restaurant on vacant lot next to Golden Bear	51		17	0	21	0	Z09-009	
Former Cornerstone (already entitled for restaurant/existing waiver)	120	12	40	5	unknown	35		
Tex Mex - opened in late Sept 2010	121		40					
Total for Two Blocks								
J-K, 24-25								
Tres Hermanas	138		46	4	unknown	42		
Beach Hut Deli	70		23	15	8	0	Z10-080	
Chicago Fire	207		69	18	25	26	Z06-150	
Thai Basil	76		25	unknown	unknown	??		
Total for Two Blocks								

344 53 86 143

62 unaccounted for
205 short

* doesn't include seat in outdoor right of way which does not require parking.

* city codes says one space per 3 seats

Missing spaces do not include waived spaces, it's the number of spaces never accounted for

**Sacramento Planning Commission
10/28/2010**

**Supporting Materials for Z10-053:
*“Appeal of Cornerstone Restaurant
Parking Waiver”***

Speaker: Todd Wilson



Image #1 – Existing Dumpster Farm

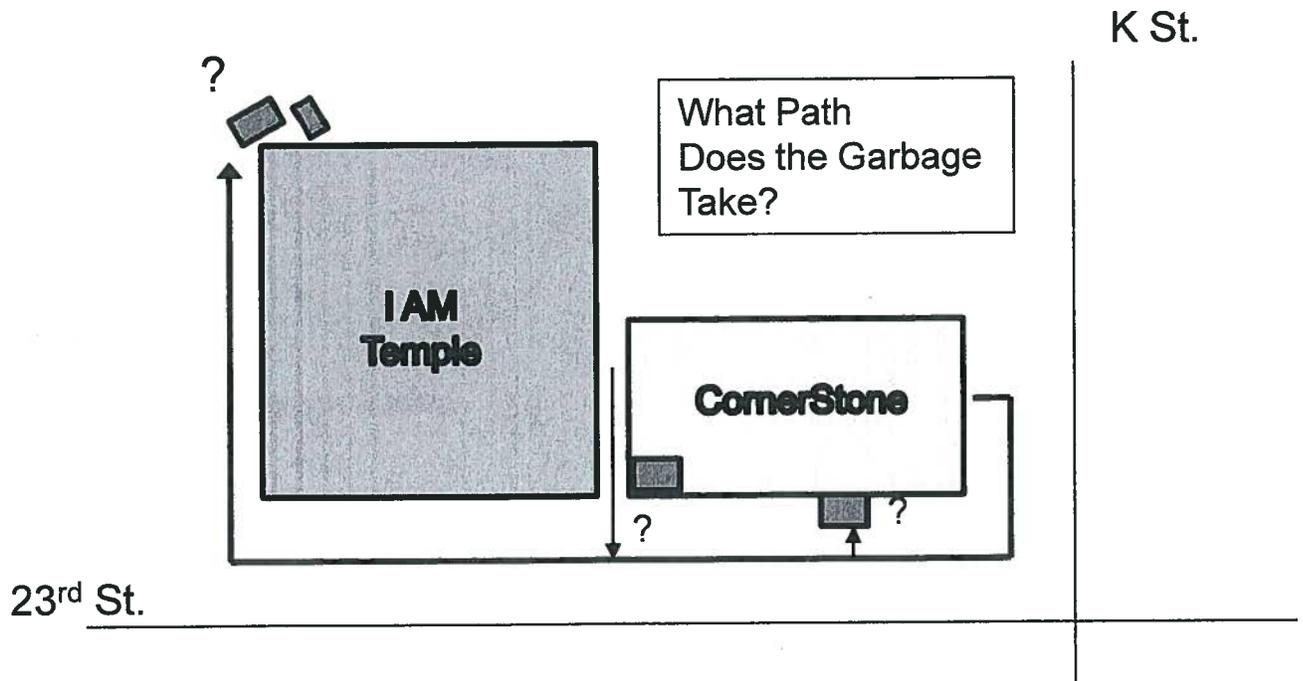


Diagram #1 – Garbage Paths



Image #2 – Alley behind Cornerstone



Image #3 – I AM Temple Fire Exit

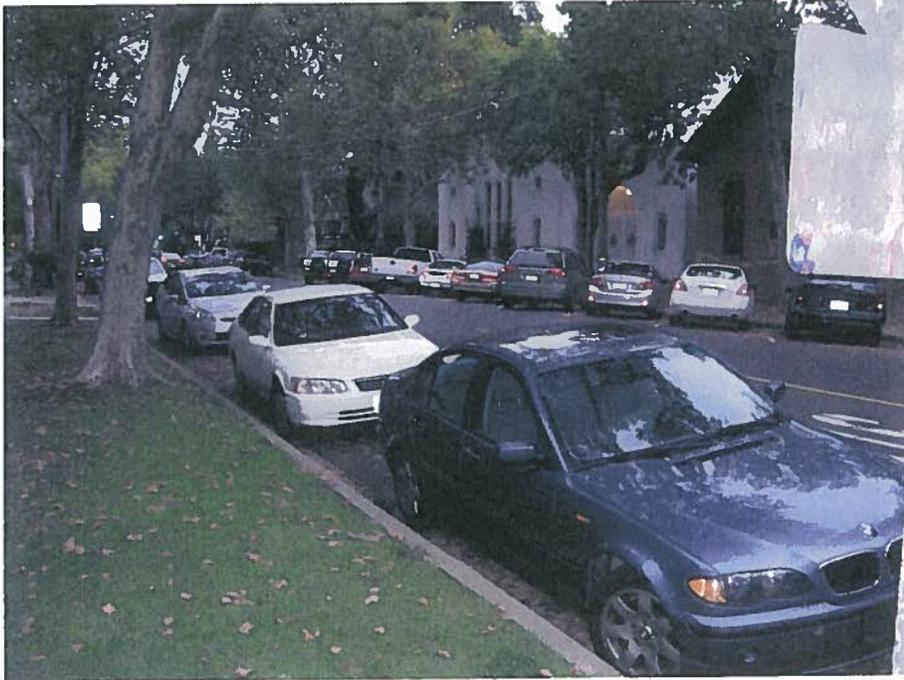


Image #4 – Typical 6:00PM on 23rd and K St.

Requested Conditions of Parking Waiver

- 1) Resolution of final Garbage Plan
- 2) Resolution of final Delivery Truck Plan
- 3) Cornerstone to construct and maintain 6' obscuring fence on property line common with I AM Temple
- 4) 30% of parking on 23rd ST between J & K street permit parking for residences/churches

Robert Williams

From: Gary Orr [REDACTED]
Sent: Thursday, October 28, 2010 1:25 PM
To: Robert Williams
Cc: rwilliams@cityofsacramento.org
Subject: Cornerstone Cafe Application

Hello Mr. Williams

I will be unable to attend the hearing regarding the Corner Stone Café today. I would like to present my considerations for submittal to you. I am located within the 300 feet radius of the project and operate a business in this location.

As previously mentioned in a past letter to you, I support the project and overall upgrades to the building exterior and wish for success in this project. I do NOT have any issues with delivery's to the business, trash pick-up times or serving of controlled beverages.

My concerns relate to the following:

1. Design of fencing, tables, chairs, umbrellas and all outdoor fixed improvements.
2. Appropriate landscaping and maintenance of the landscaping.
3. Signage design
4. Bike Racks
5. Location of the trash enclosure within an alcove in the side of the building that will be odor controlled.
6. Business Hours- I do not support any operation past 10:00 PM any night of the week and have no issue with early morning opening hours.
7. Parking- Require all staff and owner parking to be off-site in a private lot and not allow to park on street. This may require some sort of evidence that the applicant has acquired offsite parking and some sort of citation if employees are found to abuse this and park on the street spaces. Clearly, we want the street spaces to be for the visitors and not for staff use.

Please feel free to contact my if you need any additional clarifications of my support (with limits) for the project.

Thank You

Gary Orr
Owner, 2319 K Street

ORR Design Office
Design for specialized interiors, buildings and landscapes
Bay Area - Sacramento - Sierra

Gary Orr, Principal and Director of Design

[REDACTED]

CLA #02621

E-mails on dumpster
Dumpster

Franc Blackbird

From: Enrique Hernandez [REDACTED]
Sent: Friday, September 17, 2010 3:10 PM
To: Robert Williams
Subject: Re: Z10-053 - 2301 K Street - Alley dumpster

He can have new service in the alley with permission from one of the landlords but this would be on him to write a agreement this would not be a city issue!

From: Robert Williams
To: Enrique Hernandez
Sent: Fri Sep 17 14:43:31 2010
Subject: RE: Z10-053 - 2301 K Street - Alley dumpster

So he cannot have a new service in the alley?

Robert W. Williams
Associate Planner
916-808-7686
RWWilliams@cityofsacramento.org

From: Enrique Hernandez
Sent: Friday, September 17, 2010 7:36 AM
To: Robert Williams
Cc: Enrique Hernandez
Subject: RE: Z10-053 - 2301 K Street - Alley dumpster

Robert, sorry for taking so long to respond! But this location is going to have a problem with a bin location, we walked all around the building and as you said there is no room in the back access walk way or to the east side of the place, the only place that could be possible is on the west side of the building there is a small dirt area that maybe could be remodel for a very small bin (1 yarder trash 1 recycle 1 used oil bin) enclosure the only other option would be that the owner acquire permission from owners for alley placement of the bins then you could use larger bins and get by. Most restaurants we service have 4 yard bins are dumped 3 times a week at 429.00 a week (city rate) plus recycle, so trash and recycle service could get very expensive as much as 1,800 a month or more for this new location depending how much they generate, I will send you a commercial rate chart just FYI.

From: Robert Williams
Sent: Tuesday, September 14, 2010 9:00 AM
To: Enrique Hernandez
Subject: RE: Z10-053 - 2301 K Street - Alley dumpster

Enrique,

I think the code I listed is the requirement only for the recyclables. Do you have any rough idea how much waste a restaurant would generate?

Robert W. Williams
Associate Planner
916-808-7686
RWWilliams@cityofsacramento.org

10/17/2010

From: Enrique Hernandez
Sent: Monday, September 13, 2010 4:36 PM
To: Robert Williams
Subject: RE: Z10-053 - 2301 K Street - Alley dumpster

That's correct it could get very costly for him!

From: Robert Williams
Sent: Monday, September 13, 2010 4:31 PM
To: Enrique Hernandez
Subject: RE: Z10-053 - 2301 K Street - Alley dumpster

Enrique,

That might work per the Zoning Code requirements since 17.72.030 states that he needs 1 cubic yard per 5000 square feet, and his floor area is less than 3000 square feet.

http://www.qcode.us/codes/sacramento/view.php?topic=17-iii-17_72-17_72_030&frames=on

But he may need more frequent pickups if he generates more trash.

Robert W. Williams
Associate Planner
916-808-7686
RWWilliams@cityofsacramento.org

From: Enrique Hernandez
Sent: Monday, September 13, 2010 3:30 PM
To: Robert Williams
Subject: RE: Z10-053 - 2301 K Street - Alley dumpster

Robert, we may have a problem when it comes to a dumpster for this location! Myself and Mike Hill, commercial supervisor will meet there about 10:00 am on Tuesday to see if there is any place the owner could pour a small slab of cement for a dumpster. The way it looks right now there may only be enough room for a 2 yarder (on the west side of building) could be a problem! I will let you know asap on Tuesday!

From: Robert Williams
Sent: Monday, September 13, 2010 3:05 PM
To: Enrique Hernandez
Subject: Z10-053 - 2301 K Street - Alley dumpster

Enrique,

Did you have any information on the location for a dumpster.

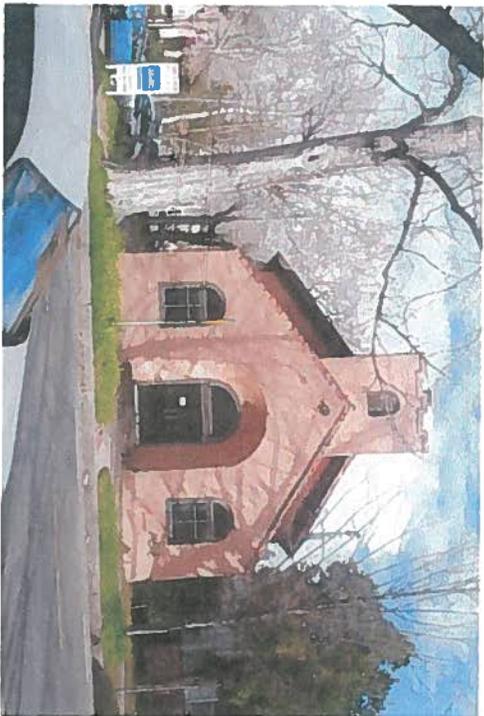
Also, what size did you say it should be? (4 yards?).

Robert W. Williams
Associate Planner
916-808-7686
RWWilliams@cityofsacramento.org

10/17/2010

MARS + Photo's

Showing density
and
proximity



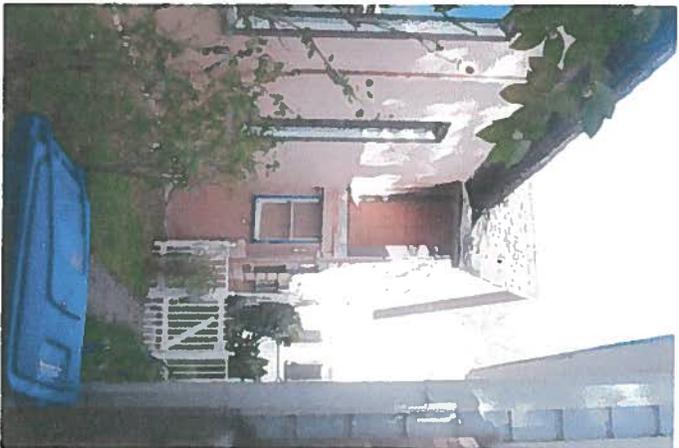
FRONT(SOUTH)



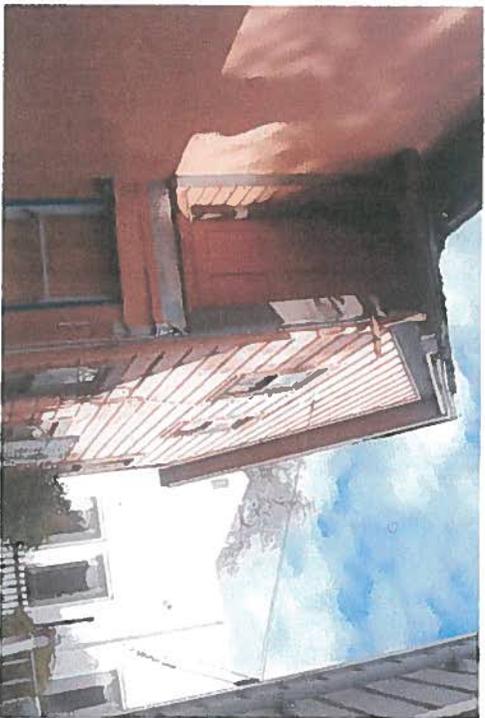
FRONT(SOUTH)AND ADJACENT BUILDING



FRONT(SOUTH) AND ADJACENT BUILDING



RIGHT SIDE(EAST)



RIGHT SIDE (EAST)

CORNERSTONE RESTAURANT

2301 K-STREET
SACRAMENTO, CA. 95819



LEFT SIDE(WEST)



LEFT SIDE(WEST)AND REAR(NORTH)



LEFT SIDE(WEST) AND ADJACENT BUILDING

CORNERSTONE RESTAURANT

2301 K-STREET
SACRAMENTO, CA. 95819



BUILDING ON THE SOUTH



BUILDING ON THE WEST

CORNERSTONE RESTAURANT

2301 K-STREET
SACRAMENTO, CA. 95819



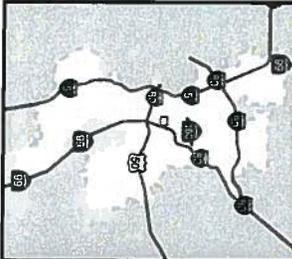
City Of Sacramento
 Community Development
 Department
 Current Planning
 Division

Z10-082

2408 & 2412 J Street
007-0101-002-0000 &
007-0101-003-0000
C-2-MC zone
Special Permit: Parking Waiver
Special Permit: Offsite Parking
Historic Landmark



Aerial Photo from March 2009



100 50 0 100 Feet



LETTERS of CONCERN
regarding this project



Midtown Neighborhood Association

Formerly the Winn Park/Capitol Avenue

Neighborhood Association

P.O. Box 162555

Sacramento, CA 95816-2555

www.sacmidtown.org

Sept. 15, 2010

Matt Piner

Chair

Bruce Holmes

Vice Chair

Margaret Piner

Treasurer

Bill Burg

Secretary

Vivian Gerlach

Marion Millin

Barbara Steinberg

Members-at-Large

Karen Jacques

Member Emeritus

Dear Danny Leung and to Whom it concerns –

Midtown Neighborhood Association's Position on Cornerstone:

We understand this issue as a matter of transferring an established business location and its current impacts, but not creating new ones.

- 1) Protect parking for residents - do not grant waivers without all cooperative use parking possibilities exhausted - at minimum, the owners must provide sufficient off street parking for employees.
- 2) No street trees removed, damaged or endangered with paving, etc.
- 3) No new liquor licenses. (and hours of operation need to consider proximity to nearby neighbors) . We do not support being open in the evenings, and definitely not until 2AM.
- 4) Service vehicles (deliveries, garbage, etc.) must be accommodated without loss of parking. Trash and deliveries must be worked out without impacting parking and increasing noise and trucks must not block current parking or street access. We understand this site does not have alley access. Trash pick up and deliveries must be considered and mitigated to not impact residents.
- 5) Residential on site – we do not support unless parking is provided or other mitigation such as long term transit passes and bicycle parking provided.

We are not opposed to this or any other business in our mixed-use neighborhood. These owners did speak to our board and asked for support -- we have maintained consistency in our asking businesses to be good neighbors. We are consistent in our opposition to parking waivers, protection of trees, resistance to more establishments serving alcohol, especially at night and mitigating nuisances including trash and noise to ensure the liveability of our neighborhood. At the time the owners came to our board, they did not know if they would expand to dinner hours.

Thank you,

Matthew Piner, Board Chair, on behalf of MNA

September 4, 2010

**Robert Williams
Community Development Department
City of Sacramento
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811**

**Project: Z10-053
 Cornerstone Restaurant
 2301 K Street
 007-0095-021-0000**

Subject: Proposed Special permit to waive parking

Dear Robert:

I am a long standing customer and neighbor of Cornerstone Restaurant and own the property at 2320 J Street. In addition, I am an architect and am familiar with the City of Sacramento zoning and design review requirements. For that reason I would like to share my concerns about the proposed project at 2301 K Street.

PARKING

Why should this project not comply with the City's parking requirements? I just don't see the compelling reason why this project is special, especially with the already existing parking credit of 13 spaces? The other restaurants in the neighborhood had to comply, why not Cornerstone? When I moved my business to this location, I had to comply with the regulations. All of the projects that I have processed through the City have had to comply with all of the zoning requirements. Why not this one? It seems to me that all projects should be treated the same and if the rules are too strict, then the City should change the rules, not allow "special permits" on a sporadic basis instead.

Even though the restaurant is only moving around the block, the parking impact to the neighborhood residents will be much greater than the current situation, simply because there are more residents located near the new corner. I agree with encouraging the mixture of residential and commercial functions in Midtown, but believe that we should be especially sensitive to the needs of the residents, since they spend more time here than those of us who work here.

TRASH

The proposed design has no accommodation for a dumpster for the restaurant or trash receptacles for the two apartments, nor a trash enclosure. Again, this is a zoning requirement that should be met. I would like to share my personal experience with Cornerstone's trash history. Over the years, the walkway between the current restaurant and the former Taco Loco has been an area of loose trash, eggshells, spilled liquids, etc. to the point that it is too disgusting to walk through. I believe that the majority if not all of the debris is from the Cornerstone restaurant.

In the past, the two restaurants shared a 3 yard dumpster located next to my (zoning compliant) trash enclosure. The dumpster was emptied once per day. However, it was continuously overflowing, smelly, rodent attracting and an eyesore to the alley. It was so often overfilled that when it was emptied, more trash would fall in the alley and get spread throughout the neighborhood. More recently Taco Loco closed and Cornerstone now has it's own 3 yard dumpster which has moved closer to the restaurant. This has been a great improvement to the alley.

However, it is clear that there MUST be an enclosed space established for at least a 3 yard dumpster for the restaurant or the unattractive, unhealthy, smelly, rodent attracting condition will now be on the street sidewalk instead of just the alley.

FENCING

I would recommend that this project provide security fencing at the exit stair and the rear walkway so that overnighters won't move in. The walkway in particular has been a chronic location for messy and unsanitary campers in the past years.

HOURS

The hours noted in the application say 6 am to 2 am. The late hour is much different than the current Cornerstone schedule and implies that not only will dinner be served but very likely alcohol. I believe that permitting a bar at this location should be processed in a much different way.

SUMMARY

The neighborhood will benefit from converting the vacant and deteriorating church building into a viable function. However, the City's zoning requirements regarding parking, trash enclosures and safety should be followed by the new tenant.

Sincerely,

Franc Blackbird, AIA

Application

- 1) NO INTERACTION WITH NEIGHBORS
- 2) Hours of operation

Franc Blackbird

From: Elizabeth Emerson [REDACTED]
Sent: Tuesday, September 14, 2010 3:01 PM
To: Robert Williams
Subject: Cornerstone Restaurant application -final comment

Dear Mr. Williams,

Thank you once again for your prompt response in helping me understand the commercial zoning of the applicant. This was initially confusing because that area appears to be a residential neighborhood with a few churches and very few businesses. In my public health work in Northern California (I work state-wide on public health policies with city councils), I realize that cities vary in how they address and prevent problems in neighborhoods where there is a mixture of residences, places of worship, and restaurant/bar combinations.

The Saint Germain Sanctuary holds services several times a week, and finding a parking place has historically been problematic. Since restaurants require additional parking for management, employees, vendor trucks dropping off deliveries and patrons, (up to 61 patrons in this case) I don't think it will work to have the restaurant at the proposed location, because there is not enough parking to accommodate all the uses on that block.

Please forward this follow up response (my final comment) to your Zoning Administrator.

Thank you for your efforts to clarify the situation, I really appreciate it.

Elizabeth Emerson, M.A.
Public Health Policy Analyst
Public Health Institute
[REDACTED]

10/17/2010

Franc Blackbird

From: Paul Burton [REDACTED]
Sent: Monday, August 30, 2010 5:21 PM
To: [REDACTED]
Subject: Parking at 23rd and K

Dear Councilman Cohen, Robert Williams, and Sacramento Midtown Neighborhood Association,

It has come to my attention that the Cornerstone restaurant will be moving to 2301 K street. This property has 13 allotted parking spaces and they are petitioning for more. Since these 13 spaces were first given for a church on Sunday only, I think that this number should be DECREASED instead of increased.

If this restaurant is allowed to open at this location, there is a problem with the original parking spaces. Since it will be a restaurant, you will need parking for delivery service, garbage pickup, and green waste pickup that is allowed in the street, in addition to customer and staff parking.

Besides the above problems, this restaurant creates more problems within the neighborhood when the restaurant decides to serve dinner and liquor. Did you know that at the owners' previous restaurant at 21st and L street, they were fined for serving liquor to a minor? This neighborhood does not need another bar. Besides the inside seating, they are proposing to have outdoor seating. This outdoor seating would take place by cementing over the greenbelt on both the 23rd street and K Street sides. This would definitely take away from the residential ambiance of the neighborhood. Instead of a mixed use neighborhood establishment, it will look like a cemented corner in the suburbs. Midtown is noted for their trees and greenbelts along the sidewalks. People enjoy strolling down these streets instead of having to walk between cafe tables, or being forced to walk in the street (which poses a logical safety problem).

This area has been noted for numerous car accidents and cars coming onto the sidewalks. Check your reports, this building has been struck my cars...the damage is still bulging out of the side of the building. I do appreciate that the city wants to do infill, but a boutique, coffee house, or other shopping store would much better fit this location than an all-day restaurant serving breakfast, lunch, dinner, and possibly a bar.

I'm looking to your support with regards to this property, not only with parking, but the future problems that will arise from bringing this restaurant into our neighborhood.

Also, I am emailing Kevin Johnson's office in regards to this issue. Thank you very much and I look forward to hearing from you.

Lynda

Franc Blackbird

From: Karas, Kelly [REDACTED]
Sent: Thursday, September 02, 2010 10:03 AM
To: rwilliams@cityofsacramento.org
Subject: Midtown Parking - Cornerstone Restaurant - 23rd & K Street

Dear Mr. Williams,

Hello. The purpose of this email is to express my concern regarding the parking situation in the Midtown Sacramento area, and the impact that the Cornerstone Restaurant may have on residents in the neighborhood.

As you may recall, I spoke with you last week explaining that the current parking situation in the immediate corridor is very challenged. I cannot begin to tell you how many times I have had to park blocks away due to the fact that I cannot locate a parking space near my own residence. As you can imagine, it is not only frustrating, but rather dangerous - especially after hours.

I would like Comerstone Restaurant and other businesses to succeed, however, I do not feel that the residents and other property owners in the immediate area should have to suffer, in order to accommodate the relocation and waiver requests of businesses.

As you know, during the sale of a property, there is an inspection period for buyers. During this time, buyers have the opportunity to have any & all inspections, in order to determine if they would like to proceed with the purchase of a particular property. This includes obtaining information regarding the parking situation.

Please understand the concerns of the neighborhood, and know that we are already in a rather difficult situation.

Thank you for your time.
Kelly Karas
Resident

Franc Blackbird

From: Joel [REDACTED]
Sent: Tuesday, August 31, 2010 9:49 AM
To: rwilliams@cityofsacramento.org
Subject: Cornerstone Restaurant Parking

Mr Williams,

I called you office today and left a message regarding the issue of Cornerstone Restaurant's request for 20 parking spots on the block of K street between 23rd and 24th streets. I would like to follow my call up with this email to let you know that I strongly oppose this proposal due to several reasons.

There are only approximately seven parking spots on our street where residents can park for more than two hours with their residential parking permit, which is not enough as it is. There are two restaurants and a very popular bar on our street, and their customers take up most of those spots as it is, so taking away even more of our places to park will only make it less convenient for the residents. My wife and I share one car, and we often have trouble finding parking on our street, which is relatively safe, but the neighboring streets have had quite a few incidents of break-ins, theft, and even spray paint on cars from time to time.

Please consider my request to not allow Cornerstone Restaurant to obtain customer only spots in our neighborhood. Thank you for your time and understanding, and please feel free to call or return my email if you have any further questions.

[REDACTED]

Franc Blackbird

From: kelly tricarico [REDACTED]
Sent: Thursday, September 02, 2010 10:19 AM
To: rwilliams@cityofsacramento.org
Subject: Cornerstone's Request for 23rd St Parking

Dear Robert,

My name is Kelly Tricarico and I live at 1008 23rd Street, between J and K streets. I have lived in the same house for the last seven years. I was recently informed that Cornerstone is requesting parking spaces for their new place of business located at the corner of K and 23rd streets. I am unable to attend today's meeting, so I am writing to express my concern.

I am strongly opposed to Cornerstone having any designated street parking. I frequent most of the restaurants in this area and never noticed that they have their own designated parking areas. Although I love to eat at Cornerstone's present location, I also realized that there does not seem to be any current designated parking for where they are now, on J and 24th. I park my truck on 23rd as close to my house as possible. I do this mainly for ease of access and so I can keep an eye on my truck, but I also do this for safety reasons. I do not wish to park in an area around the corner, on J or K streets or in an alley, especially at night. Nor do I wish to get up at 6am to move my vehicle to avoid a ticket or tow, so that someone can eat at Cornerstone. All the residents around this area already have to contend with moving and parking their vehicles due to garbage days on Wednesdays and Thursdays.

This block is more residential than business. There is only one business type building between J and K on 23rd (excluding J's Beauty Supply and the new salon on the coners of J and 23rd). There are approximately 10-15 residents, if not more, living just within this block. We all depend on the parking being close to our homes. I know for a fact that my neighbor has been attacked and she is not going to want to park further than she thinks it is safe to walk to her home.

If Cornerstone is allowed to take up street parking spaces designated ONLY for their patrons, it will greatly inconvenience the residents that live on 23rd street. My suggestions are as follows: there is plenty of paid parking in the allies, one is located between 22nd and 23rd and J and K, there is also a large lot over in the alley between 22nd and 23rd and between K and L streets, or the alley between 23rd and 24th and J and K.

Please accept my **strong disapproval** of designated parking for Cornerstone. I love their food, but will not continue to go there if they get this request fulfilled. Please feel free to call me at 916-397-0691 if you have any questions.

Thank you for taking the time and consideration to read this email. I hope I am not too late.

Sincerely,
Kelly J. Tricarico
Long time [REDACTED]

10/17/2010

City of Sacramento
Community Development Dept.
300 Richards Blvd.
Sacramento, CA 95811

September 2, 2010

Re: Project # Z10-053 (Testimony at 9/2/10 hearing)

To Whom It May Concern:

My wife and I have owned the four-unit apartment building at 2225 K Street for 35 years. Our building is located one lot (40') away from the corner of 23rd and K Streets. We bought it in rundown condition and have spent decades upgrading it to a quality structure that has been home to doctors, interior designers, lobbyists, authors, radio personalities and, even a Pulitzer Prize winning newspaper reporter.

During our decades of ownership, our limited resources required us to provide virtually all of the thousands of hours of labor to upgrade and maintain the property. In recent years it has come to provide a significant income stream upon which I (a retired school district employee) and my family rely for retirement income.

In the early years, renting the units was effortless because of the location, the size and quality of the units, and the availability of on-street parking in the immediate area (our small 40'x80' corner lot has no alley access and no open area available for parking behind the structure). Over the years, however, providing even minimal parking has been an ever-increasing challenge.

In the past 15 years or so there has been a determined effort on the part of the city to restrict or eliminate access of tenants (ours and others) to parking within a safe and practical distance of their homes. At present, we are on the verge of no longer being able to assure prospective tenants that parking will be available should they rent in our building. At present, we are still able to rent units because tenants can still find a parking space or two on 23rd Street provided they apply for and obtain the required "K" permit. (The length of K Street in front of our building is now "off-limits" to tenants. It is signed "One-Hour Parking" with no permits in spite of the fact that five of the six structures located there are multiple-residential)

Should the Cornerstone Restaurant move into the structure at the corner of 23rd and K Streets, it appears painfully obvious to me that the few remaining parking spaces currently available to my tenants would cease to exist making my units virtually unrentable and forcing my lifelong family business . . . out of business. The city has been quick to point out that there are no alternative uses for my existing building in spite of the area's commercial zoning. The loss of our retirement income would be devastating. In addition, our fully-renovated, fully-rented apartment building would quickly become a "deserted" (chronically and completely vacant) structure and, therefore, a very attractive target for undesirables. It was already nearly burned to the ground by a serial arsonist . . . while it was occupied! I should add that the four-unit residential structure between us and the corner of 23rd and K is in the identical situation. This move could potentially dispossess almost one resident for every one parking space being requested by the Cornerstone Restaurant.

I am keenly aware of the many efforts (in-fill, high density, condos, etc.) being undertaken to provide desperately needed housing for Sacramento's residents. We have worked tirelessly for over 30 years to help meet that need and to ensure that we would be able to "fund" our retirement without imposing on others. Please help us to continue to live our dream.

Sincerely,

Larry R. Crabbe
Larry R. Crabbe

PROPOSAL

- Cornerstone Restaurant proposes converting the vacant church building at 2301 K Street into a restaurant with seating for 83 (61 on property and 22 in public sidewalk)
- There is no space for parking on the building site. Zoning Code requires 1 parking space per 3 restaurant seats ON PROPERTY, in this case 20 parking spaces
- The City offers a credit of 10 parking spaces for the existing building, resulting in a need for 10 additional parking spaces
- Cornerstone proposes a waiver of all 10 parking spaces
- Proposed hours of operation: 6:00 a.m. – 2:00 a.m. with liquor license to be renewed
- There is also no room for trash storage on site. Cornerstone proposes to locate a dumpster on the alley for their trash needs
- The project also proposes 2 studio apartments upstairs.

OUR OBJECTIONS

- Available street parking is already very limited in this area
- This block on K Street is especially heavily impacted by restaurants that already have parking waivers
- Additional waivers of parking will negatively impact small businesses, churches and residents on this block
- Delivery trucks should be limited to parking on the alley to reduce safety hazards and parking impacts
- The proposed trash solution will create a health and safety hazard for businesses on the alley. Trash should be held wholly inside the building.
- The operating hours are unreasonable for the nearby residents
- The addition of another bar on this block will impact the safety and overall quality of life of the neighborhood for businesses, churches and residents.

PLEASE SHARE YOUR OPINION!

I, KIM NGUYEN, live and/or work at Potter Hair Salon
(name) (circle one) (business, church, house, apartment)

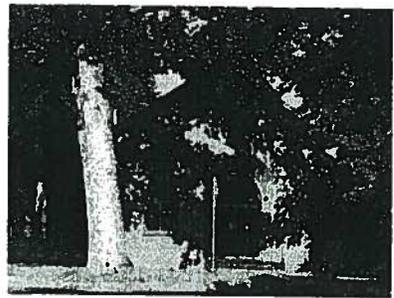
Which is located at 2230 J St. Sac 95816
(address)

Phone: 916-214-2978 Email: 

I agree or don't agree with the objections listed above. My comments are:

(circle one)
There wouldn't be enough parking for the existing businesses and residents around this area.

If you would like to participate in this appeal process, please give us your phone number or email address and we will tell you the hearing date. You are also encouraged to send a letter to the Planning Commission at City of Sacramento, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811.



PROPOSAL

- **Building:** Cornerstone Restaurant proposes converting the vacant church building at 2301 K Street into a restaurant with seating for 83 (61 on property and 22 in public sidewalk)
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- **Hours:** The proposed hours of operation: 6:00 a.m. – 2:00 A.M. with liquor license to be renewed.
- **Trash:** There is also no room for trash storage on site. Cornerstone proposes to locate a dumpster on the alley for their trash storage needs.
- The project also proposes 2 studio apartments upstairs from the restaurant.

* NEIGHBORHOOD RECOMMENDATIONS

- **Building:** This charming historic building should be restored and re-commissioned to a compatible use appropriate for the neighborhood.
- **Parking:** As in the rest of midtown, available street parking is already very limited near this site. This block on K Street is especially heavily impacted by restaurants that already have been awarded parking waivers by the City. Additional waivers of parking will negatively impact small businesses, churches and residents on this block and neighborhood.
- **Hours:** The operating hours of Cornerstone at their previous location at 24th & J (6:00 a.m. to 2:30 P.M.) are more appropriate for this predominately residential corner.
- **Trash:** Just like everywhere else in Sacramento, trash storage should be held wholly inside the building or on one's own property.
- **Deliveries:** Delivery trucks should be limited to parking on the alley to reduce safety hazards and parking impacts.
- **Liquor:** The addition of another bar on this block will impact the safety and overall quality of life of the neighborhood for businesses, churches and residents.

PLEASE SHARE YOUR OPINION!

I, KELLY KARAS (name) (live) and/or work at _____ (circle one) _____ (business, church, house, apartment)

Which is located at 23RD ST (BETWEEN J & K) - ACTUAL ADDRESS GIVEN BY PERMIT. (address)

* W/ NEIGHBORHOOD RECOMMENDATIONS
I agree or don't agree with the recommendations listed above. My comments are: "SIGNIFICANT DETRIMENT" TO RESIDENTS & PROPERTY OWNERS - MY FAMILY HAS LOST TENANTS DUE TO LACK OF PARKING.
THE NEIGHBORHOOD IS "EXTREMELY" LIMITED RE: PARKING. CURRENTLY, MANY RESIDENTS

MUST PARK BLOCKS AWAY DUE TO THE LACK OF PARKING - SAFETY IS A "HUGE" ISSUE, ESPECIALLY FOR WOMEN! HAVING A RESTAURANT OPEN FOR BUSINESS UNTIL 2:00 AM - UNACCEPTABLE.

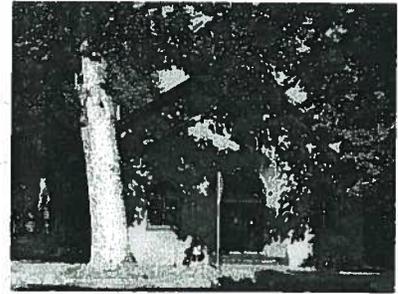
If you would like to participate in this appeal process, please give us your contact info and we will tell you when the hearing date is scheduled (tentatively 10/28/10). Questions and completed forms should go to M. Shaffer at 916-448-5160 and 2305 K Street.

Phone: 916 730 1402 Email: _____

You are also encouraged to send a letter to the Planning Commission at City of Sacramento, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811.

THE CURRENT OWNERS OF THE CHURCH BUILDING HAD AN INSPECTION PERIOD DURING THE SALE OF THE PROPERTY. THIS IS THE "TIME PERIOD" WHICH SHOULD HAVE BEEN USED TO DETERMINE WHETHER BUILDING IS SUITABLE FOR THEIR BUSINESS. CLEARLY, IT IS NOT.

Information/Petition for the Proposed Project at 2301 K Street



PROPOSAL

- **Building:** Cornerstone Restaurant proposes converting the vacant church building at 2301 K Street into a restaurant with seating for 83 (61 on property and 22 in public sidewalk)
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- The project also proposes 2 studio apartments upstairs from the restaurant.

NEIGHBORHOOD RECOMMENDATIONS

- **Building:** This charming historic building should be restored and re-commissioned to a compatible use appropriate for the neighborhood.
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- **Hours:** The operating hours of Cornerstone at their previous location at 24th & J (6:00 a.m. to 2:30 P.M.) are more appropriate for this predominately residential corner. - please consider this!
- **Trash:** Just like everywhere else in Sacramento, trash storage should be held wholly inside the building or on one's own property.
- **Deliveries:** Delivery trucks should be limited to parking on the alley to reduce safety hazards and parking impacts.
- **Liquor:** The addition of another bar on this block will impact the safety and overall quality of life of the neighborhood for businesses, churches and residents.

PLEASE SHARE YOUR OPINION!

I, Jamie Lee (name) live and/or work at converted Victorian (apt.) (circle one) (business, church, house, apartment)

Which is located at



!!!
(I agree) or don't agree with the recommendations listed above. My comments are:
(circle one)

PLEASE! do not waive the parking requirements!
As a resident I am just simply asking that I be able to park at my own home when I come back after a long work day. I already can spend up to 15-20 min circling the block before a spot opens up. Please do not make the task of city parking impossible for those who live here.
If you would like to participate in this appeal process, please give us your contact info and we will tell you when the hearing date is scheduled (tentatively 10/28/10). Questions and completed forms should go to M. Shaffer at 916-448-5160 and 2301 K Street. 5:30pm City Hall 915 I Street

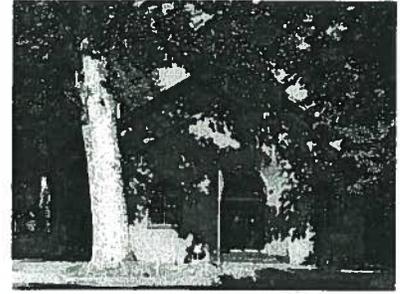
Phone: [redacted] Email: [redacted]

(over ->)

You are also encouraged to send a letter to the Planning Commission at City of Sacramento, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811.

-I have not been able to excuse myself from work to attend any of the previous meetings -

Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, Cordova, live and/or work at Hair Salon
 (name) (circle one) (business, church, house, apartment)

Which is located at 1015 2311 St
 (address)

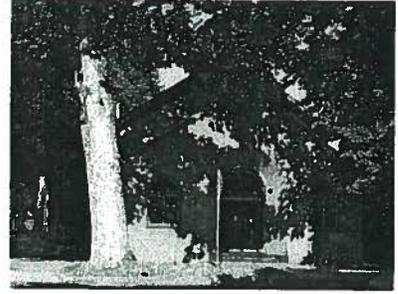
I agree or don't agree with the recommendations listed above. My comments are:
 (circle one)

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Phone: 447-2901 Email: AA

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

Apartment

I, Michael Dettmer, live and/or work at [redacted] (name) (circle one) (business, church, house, apartment)

Which is located at [redacted]

I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

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Phone: [redacted] Email: _____

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, Brandy Brizuela, live and/or work at United State
(name) (circle one) (business, church, house, apartment)

Which is located at [REDACTED]
(address)

I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

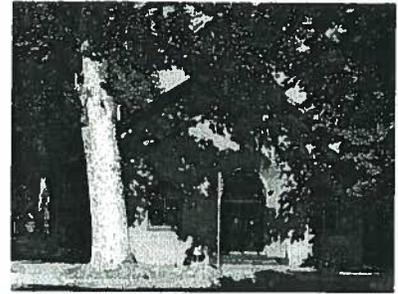
The issues in the past have been: parking, cleanliness, rodents, and poor food prep. I feel these are likely to continue. We don't need any more ABX permits either.

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Phone [REDACTED] Email [REDACTED]

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, Rick Updegrave, live and/or work at Cyber Electronics
(name) (circle one) (business, church, house, apartment)

Which is located at 1014 24th Street
(address)

I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

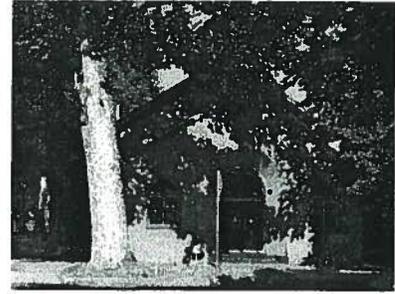
Trash, noise, hours

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Phone: [REDACTED] Email: _____

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, VICKI MALKINOSKI, live and/or work at PROPERTY OWNER - APARTMENTS
(name) (circle one) (business, church, house, apartment)

Which is located at 1010 + 1008 - 23rd STREET
(address)

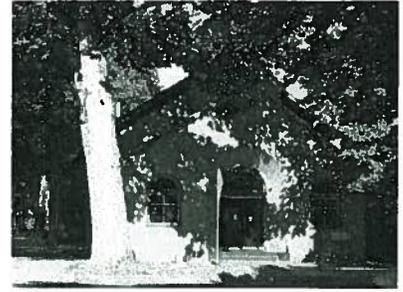
I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

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Phone: 916/442-1512 Email: VICKI.MALKINOSKI@YAHOO.COM

You are also encouraged to send a letter to the Planning Commission at City of Sacramento, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811.

Information/Petition for the Proposed Project at 2301 K Street



PROPOSAL

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PLEASE SHARE YOUR OPINION!

I, Todd Wilson, live and/or work at worship at I Am Temple
(name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd ST. Sacramento CA
(address)

I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

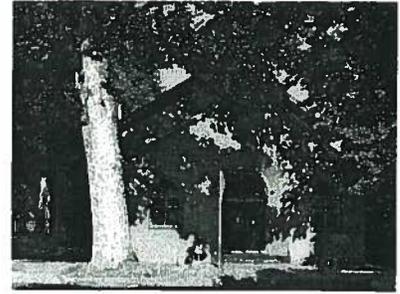
Parking is my biggest concern. Where will employees and proposed apartment residences park? Must be resolved before this project proceeds.

If you would like to participate in this appeal process, please give us your contact info and we will keep you updated. The Planning Commission hearing is scheduled for 10/28/10 at 5:30 at 915 I Street. Questions and completed forms should go to M. Shaffer at 916-448-5160 and 2305 K Street.

Phone: _____ Email: _____

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, Carol Baughman, live and/or work at home
(name) (circle one) (business, church, house, apartment)

Which is located at [redacted] (A) Sac, CA 95816

I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

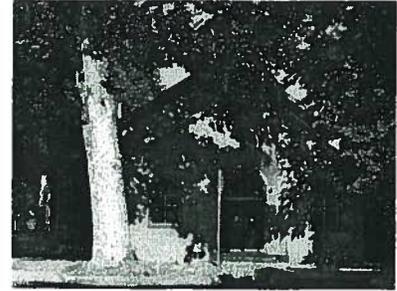
Not enough parking now! Tired of
congestion on corner of K & 24th Streets
when I need to shop or use Hwy's 99/80.

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Phone [redacted] Email: _____

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, Dr. Sonya S. Muñoz, D.C., live and/or work at Optimized Living Chiropractic
(name) (circle one) (business, church, house, apartment)

Which is located at [REDACTED], CA 95691 95812
(address)

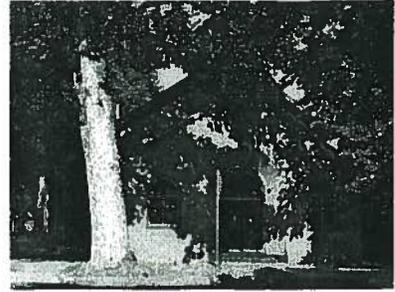
I agree or don't agree with the recommendations listed above. My comments are:
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Phone: (916) 443 5304 Email: [REDACTED]

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Information/Petition for the Proposed Project at 2301 K Street



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- The project also proposes 2 studio apartments upstairs from the restaurant.

NEIGHBORHOOD RECOMMENDATIONS

- **Building:** This charming historic building should be restored and re-commissioned to a compatible use appropriate for the neighborhood.
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- **Trash:** Just like everywhere else in Sacramento, trash storage should be held wholly inside the building or on one's own property.
- **Deliveries:** Delivery trucks should be limited to parking on the alley to reduce safety hazards and parking impacts.
- **Liquor:** The addition of another bar on this block will impact the safety and overall quality of life of the neighborhood for businesses, churches and residents.

PLEASE SHARE YOUR OPINION!

I, Adrian Lopez, live and/or work at _____
 (name) (circle one) (business, church, house, apartment)

Which is located at _____
 (address)

I agree or don't agree with the recommendations listed above. My comments are:
 (circle one)

Deliveries to Block STREET & OR Alley & employee
Parking Areas for Nearby Business - Deliveries between
7:30am to 10am only. 4 Restaurants on One Block is TOO

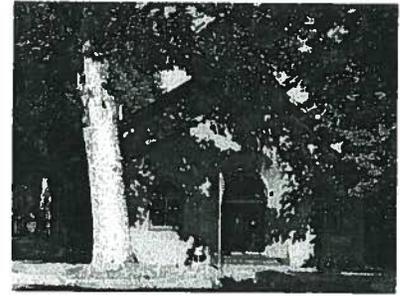
If you would like to participate in this appeal process, please give us your contact info and we will tell you when the hearing date is scheduled (tentatively 10/28/10). Questions and completed forms should go to M. Shaffer at 916-448-5160 and 2301 K Street.

Phone: _____ Email: N/A -

many -
Parking -
None -
Trash -

You are also encouraged to send a letter to the Planning Commission at City of Sacramento, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811.

Information/Petition for the Proposed Project at 2301 K Street



PROPOSAL

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PLEASE SHARE YOUR OPINION!

I, Elizabeth Emerson, live and/or work at I AM Temple
(name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd Street
(address)

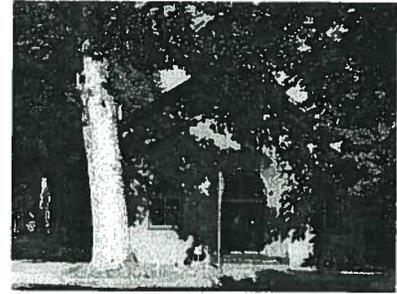
I agree or don't agree with the recommendations listed above. My comments are:
(circle one)
There is insufficient parking (with broken glass in existing parking spaces), and there is already an over-saturation of alcohol outlets in this area.

If you would like to participate in this appeal process, please give us your contact info and we will tell you when the hearing date is scheduled (tentatively 10/28/10). Questions and completed forms should go to M. Shaffer at 916-448-5160 and 2301 K Street.

Phone: _____ Email: [REDACTED]

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Information/Petition for the Proposed Project at 2301 K Street



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- **Liquor:** The addition of another bar on this block will impact the safety and overall quality of life of the neighborhood for businesses, churches and residents.

PLEASE SHARE YOUR OPINION!

I, Theodore Tsoukalis, live and/or work at I AM TEMPLE
(name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd Street
(address)

I agree or ~~don't agree~~ with the recommendations listed above. My comments are:
(circle one)

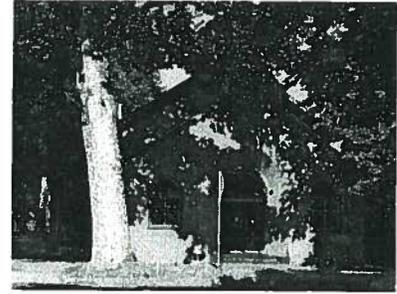
I agree with the neighborhood recommendations
There's too much alcohol & not enough parking and
broken glass.

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PLEASE SHARE YOUR OPINION!

I, Noel Cornelia, live and/or work at I Am Temple 9251 DeLance Cir. home
(name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd Street
(address)

I agree ~~or don't agree~~ with the recommendations listed above. My comments are:
(circle one)

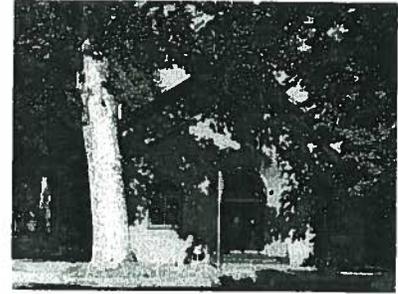
No room for parking. Too much disruption to church services & the neighborhood

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Phone: [REDACTED] Email: [REDACTED]

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, John Edward Perry, live and/or work at I AM TEMPLE
(name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd Street
(address)

I agree ~~or don't agree~~ with the recommendations listed above. My comments are:
(circle one)

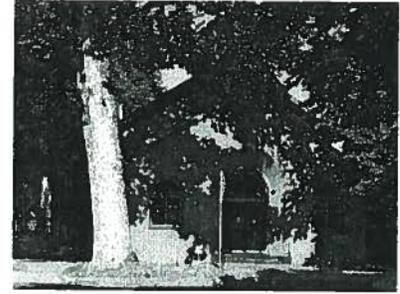
There is no space for parking in this area.
I do not feel that this proposal will help in
any way.

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Phone: _____ Email: _____

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PLEASE SHARE YOUR OPINION!

I, Ann Bardy, live and/or work at "I AM" Temple
 (name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd St.
 (address)

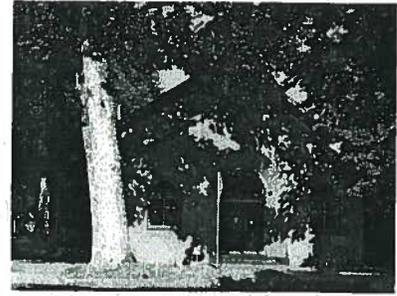
I agree ~~or don't agree~~ with the recommendations listed above. My comments are:
 (circle one)

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Phone: L Email: _____

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, Ryle Parker (name) (live) and/or work at mid-town (circle one) (business, church, house, apartment)

Which is located at [redacted] (address)

I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

ENOUGH W/ THE BARS ALREADY! THEY ARE RUINING MY NEIGHBORHOOD! THERE'S WAY TOO MUCH DRINKING. TOO MUCH NOISE. TOO MUCH TRASH, & ALREADY LIMITED PARKING!

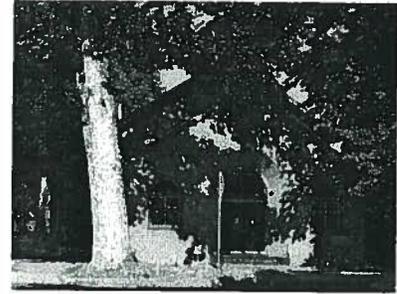
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Phone: [redacted] Email: _____

(SEE OTHER SIDE) ↓

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, Marilyn M. Shaffer (name) live and/or work at  (circle one) (business, church, house, apartment)

Which is located at _____ (address)

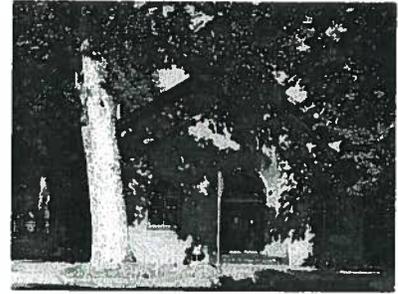
I agree or don't agree with the recommendations listed above. My comments are:
 (circle one) TOO MANY EATERIES!

If you would like to participate in this appeal process, please give us your contact info and we will tell you when the hearing date is scheduled (tentatively 10/28/10). Questions and completed forms should go to M. Shaffer at 916-448-5160 and 2301 K Street. 5:30pm City Hall 9/15

Phone: _____ Email: _____

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PLEASE SHARE YOUR OPINION!

I, Randy Ruiz, live and/or work at Church
(name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd St, SAC
(address)

I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

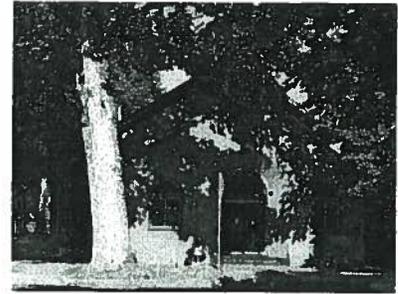
The restaurant at this location would severely impact the functioning of our church!

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Phone: [REDACTED] Email: [REDACTED]

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Information/Petition for the Proposed Project at 2301 K Street



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PLEASE SHARE YOUR OPINION!

I, Portia Zraggen, live and/or work at Church
(name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd Street
(address)

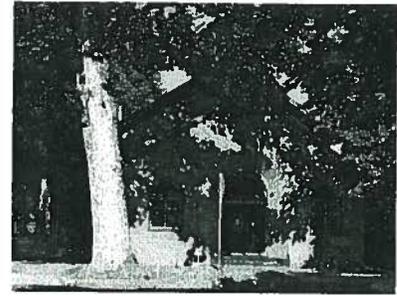
I agree or don't agree with the recommendations listed above. My comments are:
(circle one)
Overuse of location - not suited for
so large an operation. Negative impact
on our church and also neighborhood

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Phone: [REDACTED] Email: _____

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- **Trash:** Just like everywhere else in Sacramento, trash storage should be held wholly inside the building or on one's own property.
- **Deliveries:** Delivery trucks should be limited to parking on the alley to reduce safety hazards and parking impacts.
- **Liquor:** The addition of another bar on this block will impact the safety and overall quality of life of the neighborhood for businesses, churches and residents.

PLEASE SHARE YOUR OPINION!

I, Lynn Whigham, live and/or work at 1017 23rd Street
(name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd Street, Sacramento, CA 95816
(address)

I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

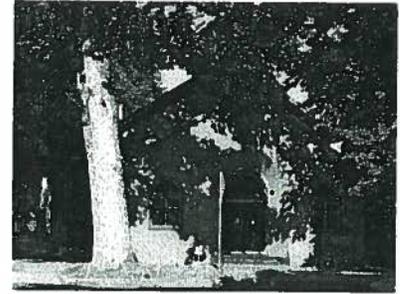
Keep doing what we are doing!
garbage, liquor, parking, would severely impact our
church and surroundings.

If you would like to participate in this appeal process, please give us your contact info and we will tell you when the hearing date is scheduled (tentatively 10/28/10). Questions and completed forms should go to M. Shaffer at 916-448-5160 and 2301 K Street.

Phone: [REDACTED] Email: [REDACTED]

You are also encouraged to send a letter to the Planning Commission at City of Sacramento, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811.

Information/Petition for the Proposed Project at 2301 K Street



PROPOSAL

- **Building:** Cornerstone Restaurant proposes converting the vacant church building at 2301 K Street into a restaurant with seating for 83 (61 on property and 22 in public sidewalk)
- **Parking:** There is no space for parking on the property. The City Zoning Code requires 1 parking space per 3 restaurant seats ON PROPERTY, in this case 20 parking spaces. The City offers a credit of 10 parking spaces for the existing building, resulting in a need for 10 additional parking spaces. Cornerstone proposes a waiver of all 10 parking spaces.
- **Hours:** The proposed hours of operation: 6:00 a.m. – 2:00 A.M. with liquor license to be renewed.
- **Trash:** There is also no room for trash storage on site. Cornerstone proposes to locate a dumpster on the alley for their trash storage needs.
- The project also proposes 2 studio apartments upstairs from the restaurant.

NEIGHBORHOOD RECOMMENDATIONS

- **Building:** This charming historic building should be restored and re-commissioned to a compatible use appropriate for the neighborhood.
- **Parking:** As in the rest of midtown, available street parking is already very limited near this site. This block on K Street is especially heavily impacted by restaurants that already have been awarded parking waivers by the City. Additional waivers of parking will negatively impact small businesses, churches and residents on this block and neighborhood.
- **Hours:** The operating hours of Cornerstone at their previous location at 24th & J (6:00 a.m. to 2:30 P.M.) are more appropriate for this predominately residential corner.
- **Trash:** Just like everywhere else in Sacramento, trash storage should be held wholly inside the building or on one's own property.
- **Deliveries:** Delivery trucks should be limited to parking on the alley to reduce safety hazards and parking impacts.
- **Liquor:** The addition of another bar on this block will impact the safety and overall quality of life of the neighborhood for businesses, churches and residents.

PLEASE SHARE YOUR OPINION!

I, James Fox, live and/or work at church
(name) (circle one) (business, church, house, apartment)

Which is located at 1017 23rd ST.
(address)

I agree or don't agree with the recommendations listed above. My comments are:
(circle one)

Loss of parking spaces, liquor consumption, noise and activities could severely impact our church activities and environment in very negative and detrimental ways.

If you would like to participate in this appeal process, please give us your contact info and we will tell you when the hearing date is scheduled (tentatively 10/28/10). Questions and completed forms should go to M. Shaffer at 916-448-5160 and 2301 K Street.

Phone: [REDACTED] Email: _____

You are also encouraged to send a letter to the Planning Commission at City of Sacramento, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811.



August 26th, 2010

City of Sacramento, Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811-0

**Proposal for Cornerstone Café Relocation
#007-0095-021-0000**

Dear Mr. Williams:

It was a pleasure to hear that the relocation of the Cornerstone Café is progressing. I am a long-time nearby K Street commercial property owner and business owner in the neighborhood and have watched this section of K Street develop for over 20 years. I am hopeful that the new location can be an upgrade from the current location. I support the Cornerstone's new location but have a few very important issues that I would strongly request that the City require the owner's to conduct their business differently than in their current location. These are similar conditions that the City placed on the relocation of the former Truelove Coffee House to K Street. These concerns are the following:

1. Mandate professional regular cleaning of all visible sidewalks where outdoor table service is planned to remove grease and other stains on a regular basis.
2. Prohibit white/green plastic or molded resin (Walmart/Target) low-cost seating and tables and require upgraded seating of powder coated metal to convey a more historic and tailored streetscape image.
3. Require that any sidewalk fencing for outdoor seating be architecturally designed to accent, support and enhance the style and character of the old church's historic architecture.
4. Require that any exterior planters, pots, bike racks or containers for trash, plants or newspaper racks be organized, designed and of such a character to accent, support and enhance the style and character of the old church's historic architecture.
5. Require that the planter strip in front and adjacent to the building and streets be maintained, planted/irrigated and/or covered in a material such as decomposed gravel.
6. Require any window awnings, interior window blinds and/or other covers to be appropriate to accent, support and enhance the style and character of the old church's historic architecture.
7. Prohibit umbrellas that advertise food and beverage manufacturers and require color coordinated fabrics that accent, support and enhance the style and character of the old church's historic architecture.
8. Require a 12-bike rack to be installed as a basic trade for no parking supplied on-site. The design and placement of the rack should accent, support and enhance the style and character of the old church's historic architecture.

SINCE 1980
AWARD-WINNING
CONTEMPORARY
DESIGN FOR
BUSINESS AND
PRIVATE CLIENTS
THROUGHOUT
THE WEST

ORR DESIGN OFFICE, INC.

MAIN OFFICE

2319 K STREET, 2ND FLOOR
SACRAMENTO, CA 95816
TEL 916.441.4500 FAX 916.438.1553

BAY AREA

TEL 925.587.4200 / 408.371.4200 / 415.482.0300

E-MAIL

design@orrdesign.com

ONLINE

www.ORRdesign.com

www.ORRdreamhouse.com

I feel that the above eight suggestions are a reasonable measure considering that they operators have no expenses related to on-site parking. These measures will support an enhanced image of the K Street 23rd, 24th block and corridor.

Please keep me informed. I will be unable to attend the meeting but would request that the Zoning Administrator address these comments at the meeting.

Thank You

A handwritten signature in black ink, appearing to read "Gary Orr". The signature is fluid and cursive, with a large initial "G" and "O".

Gary Orr, Principal and Director of Design

Owner- ORR Design Office
2319 K Street, Suite 200
Sacramento, CA 95816

Marilyn Shaffer

Robert Williams
Community Development
City of Sacramento

August 30, 2010

Project Z10-053
2301 K Street

Dear Mr Williams

We spoke on the phone last week and you suggested I put all my concerns regarding Z10-053 in writing

PARKING

Under optimum conditions there are 23 parking spaces on the 2300 block of K Street. We are rarely at optimum

- 1) tuesday 8am 12pm garbage + street cleaning
- 2) "Green waste" piles
- 3) on rainy days 2301 and 2305 K street is flooded. The sewer drains back up. There is flooding of waste water. The city has been aware of this problem for more than a decade

4) delivery trucks

5) special events, second saturday, car show
block parties etc

Parking now is strained. 2301 K Street has been vacant for several years and prior to that it was used for Sunday morning church services

We have a second vacant lot on this block that has been approved for a restaurant.

We have a low income apt building with 89 units. Many residents own cars and use street parking. They have friends and family that visit or assist with grocery shopping and
Dr apt's 4, 40x80' Lots = 89 apartments.

On a personal note I have a garage and driveway and my driveway is blocked by a car about 20% of the time. I have had to use a taxi to make critical appt's if I could not cancel the appt. I have children that visit and need to park. It is risky for me to drive home from the grocery store with perishables thinking I would have to carry my groceries only a few feet and then having to haul them a block.

Business Impact

many of our businesses are dependent on available street parking. They will suffer. These businesses in my opinion are the heart and soul of midtown. They exist only in this type of area. Examples: Ricks Desert Diner, Mixed Bag, Vinyl Record Store, hair salon, chiropractic office etc.

2 churches would be impacted that are on our block.

I believe property values and rental income would greatly decrease.

InEquity

Broken down into 40'x80' units
Cornerstone is $\frac{1}{32}$ of the block and they will use 100% plus spaces on K Street.
I have enclosed a drawing of "off street" spaces available. 2301 provides no off street parking. The existing 13 spaces is extremely generous and I am sure it represented church style use.

Dumpster.

This issue is like the joke about the elephant in the room. 2301 K Street does not have space for a garbage can. Surely the city would not allow a dumpster on the street of 23rd or K? If this were allowed then it would take even more parking spaces for access for a dump truck.

Hours of Operation

The application is for the hours 6am - 2am. I recognize that we are zoned mix use but this corner is predominantly residential. 89 appt units are directly across the street. On 23rd Street a four plex and a house (both over 100 years old) face 2301. On the E side of 2301 is yet another residence. I would assume that deliveries and "clean up" would happen from 2am - 6am.

? liquor?

Closing at 2am screams liquor. The owners have had liquor licenses in the past. Four feet is the space, shared, by the IAM Temple and 2301 K Street. This church has been at that location over 50 years. They abstain from alcohol. We already have a bar on the

Block Golden Bear. Please review police records. For more than a decade we as neighbors have had problems with a "BAR"

Green Space

I have added a diagram showing green space now and the proposal. Is there not a limit on the use of concrete on a 40' x 80' lot. This is not the "walkability" rating for midtown this is a strip mall in Rancho Cordova. The area will be filthy. Where will the rain water go? The plan does not show gutters or drains

Outside Seating

The corner of 23rd & K has more than its share of accidents. Many studies have been done. Red lights were placed on 23rd & L and 23rd & J streets. Within the last year or year and a half a car spun out of control and hit the front of 2301. A chunk of stair was removed and the actual building was crushed. No repairs have been done. The damage is there for all to see.

Another accident, I recall well, was a car being hit, spun up on the lawn of a 4 plex on the corner of 23rd + K. The car was stopped by gas meters. The immediate neighbors were evacuated and no door bells could be used for fear of a spark would blow us all up.

And yet another accident occurred at the 20 income building where a car drove into the sidewalk and took out a Bee Box and a stop sign.

There surely could be more than 3 incidences where cars have gone up into the sidewalk and beyond.

I do not know why this intersection is accident prone but we have at least 2 accidents a month on 23rd + K.

Historical Building

The original building was built in the 1880's to 1890's. In about 1920 they remodeled the building.

If this is historical please treat it so.

If not, be sensitive to the age of the building and the history it has to so

many people over the years.

Upstairs - Second Floor

None of this makes any sense to me.
all I can do is ask questions.

- 1) easement for stairway
- 2) Stairway along a window
- 3) it is 1/2 story and never been used before
- 4) height requirements
- 5) 3 Kitchens in such a small space, fire wall requirement?
- 6) back door, 43" useable walkway

Conclusion

I have been told by a developer, an architect and a contractor that it will take at least \$500,000 to repair the building.

The previous owner tried to reduce costs by by-passing the city. On a labor day weekend the building was "gutted." The walls & ceiling were removed. All vegetation was removed. The building was repainted. We have been left with the "mess" ever since. A "worker" died in the building using a

power tool. It was a serious mistake.
The building sits vacant. We have graffiti,
homeless, broken windows, dead grass, leaves
not raked for years, trespassing and more.

No-one wants this situation fixed more than
I do.

I do not want anything to do with this
proposal and this is the first time I
have ever opposed anything in my
neighborhood.

It is too much to put onto such a
small lot. too many hours of use per
day. too much need for parking. too
much concrete. too much noise for so
many residences. too many people not
counted for parking spaces (2 apartments,
one office, 20 seats on the "grass strip
and employees) too many bars for one block.
there is too much to lose.

Once the door is opened we can't
turn back. We have a mess on this block
with Golden Bear and Second Saturday
and Homeless. We have graffiti. We don't

really want to know the problems are awaiting us. Bars have music. Bars and restaurants generate a lot of cans & bottles that dumpster divers live for.

There is NO space for a hose, broom, rake, power washer that should be used daily to maintain 12 outdoor tables.

There are too many accidents on 23rd + K. Accidents where cars are into the sidewalk and beyond.

The city planners did not intend for 2301 K street to be used in this fashion. It was a church and the neighborhood grew on that basis. It would be unfair to the I Am Temple, the 89 units across the street, the immediate neighbors, all of the street.

This is ALL wrong. Before the owners must please limit the use & scope of 2301 K while respecting its historical value.

Shirley Staller

ZERO	10	4	10	3	14
I AM TEMPLE					
ZERO	2				
2301					

K Street +



2500

2400

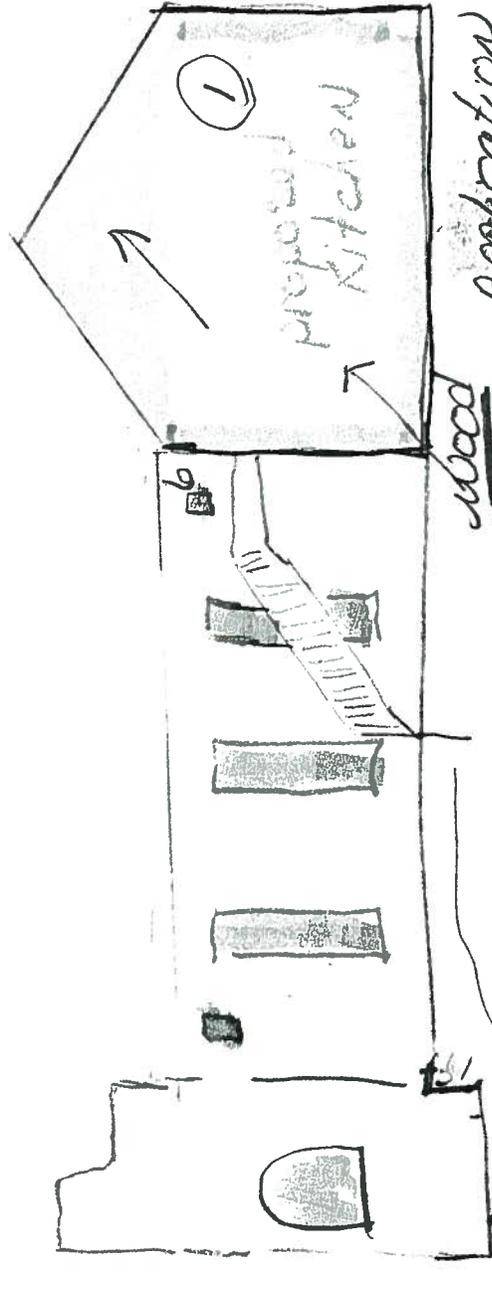
13 +	6 visitor	10	9	4	8	8
------	-----------	----	---	---	---	---

~~OFF STREET PARKING DIAGRAM~~

hi-lighted is denincau private spaces



Z10-053



2301 K St

Side view East side

Application states All stucco

This is all wood now. This drawing does NOT show this but if 1800-1890's does not require a fire wall

1)

2)

3) in the photo is 2 apts and one office + head room?

fire safety. This space has only been used as storage in the past

4) stairs adjacent to a window? Maybe 2 windows?

5) window removed.

Source light is that adequate for stairs

1 AM Church

Property Line

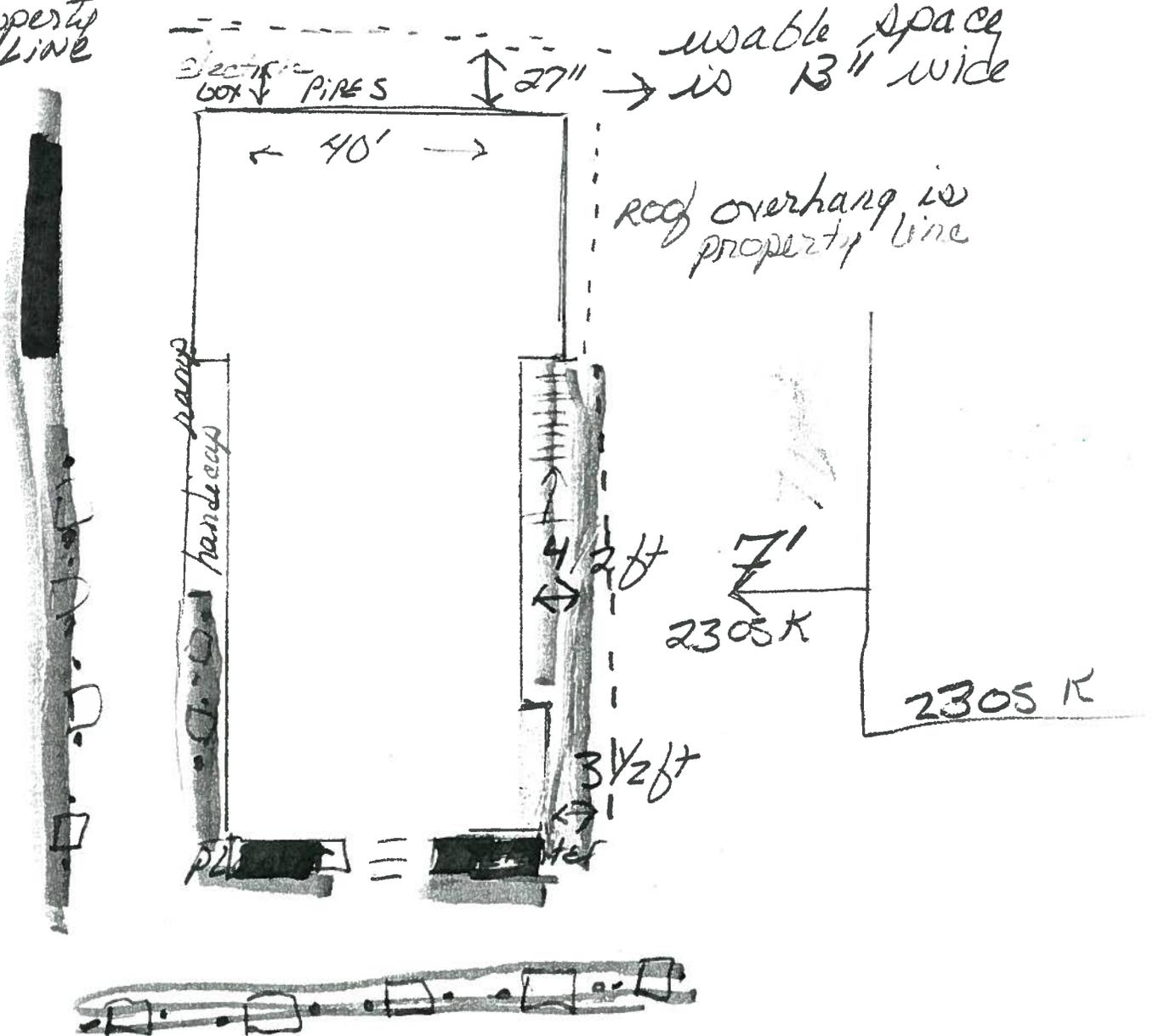


Diagram shows only green space on plan - all else is concrete
NOT TO SCALE but measurements are accurate

— current green space, what happens to RUN water?

A copy from pg 3 of site plan
upper right corner



The plans that were submitted are full of flaws. I was shocked and will note just a few on the above rendition of Upper right Page 3 of site plan

far left there is NO crosswalk + handicap walkway
one car only will fit in front of the building

there is a giant elm with a huge root/trunk that uses $\frac{1}{2}$ of front of lot.
No table is possible
second tree is missing about 2' from 2305 K property line

Marilyn Shaffers
original letter
from August

Missing from files

- 1) distance between buildings
- 2) Alley drawing
- 3) there is no second floor
- 4) Auto accidents on 23rd + K

Statement of Intent

Your Statement of Intent will provide Planning staff with a clear vision of what you are proposing to do. Answer in complete sentences in the space below or on a separate attachment. The description of your project should include ALL the entitlements being requested for your project (i.e., Rezone, Tentative Map, Special Permit, Variance, Design Review, Preservation, etc.). Provide as much detail as possible regarding all the characteristics of your project. Explain the reasons why you are applying for this project.

INSTALL A RESTAURANT & APARTMENTS IN AN EXISTING CHURCH

Request to waive parking for new restaurant

Residential Projects: Part 2

Structure Size

Size of all existing structures (Identify separately):

Residence	Gross square footage:	_____
Garage	Gross square footage:	_____
Other	Gross square footage:	_____
Size of new structure(s) or building addition(s):	Gross square footage:	_____
	Total square footage:	_____

Building Height

Existing building height (Measured from ground to highest point): _____ ft. _____ # of floors
 Proposed building height (Measured from ground to highest point): _____ ft. _____ # of floors

Lot Coverage

Building Coverage Area* (sq. ft.): _____ Project Site Lot Area (sq. ft.): _____
 Total lot coverage percentage: _____ %

Example: building area (2000')/ lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Residential Projects: Part 3

Exterior Materials

Existing Exterior Building Materials: _____
 Existing Roof Materials: _____
 Proposed Exterior Building Materials: _____
 Proposed Roof Materials: _____
 Existing Exterior Building Colors: _____
 Proposed Exterior building Colors: _____

Parking Requirements

Total number of on-site parking spaces: Required _____ Proposed _____
 Total number of off-site parking: _____
 (Include a signed lease agreement or letter of agency)

Signage

Does this proposal include signs? YES NO

Non-Residential Projects: Part 1

Fill in the next three sections if your project has non-residential use components. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Type of use(s) proposed: RESTAURANT & APARTMENTS

Previous use(s) in the building: CHURCH

Hours of operation of the proposed use: 6 AM TO 2 AM

If your project includes fixed seats, how many are there? 33 61 Seats on parcel

Gross Square Footage of:

Warehouse Area: _____	Sales Area: _____
Office Area: _____	Medical Office Area: _____
Storage Area: _____	Church Area: _____
Restaurant/ Bar Area: _____	Theater Area: _____
Other Area:* _____	Other Area:* _____

*Describe use type of "other" areas

Non-Residential Projects: Part 2

Structure Size

Size of all existing structures (Identify separately):

Commercial	Gross square footage: <u>3577</u>
Other	Gross square footage: _____
Other	Gross square footage: _____
Size of new structure(s) or building addition(s):	Gross square footage: _____
	Total square footage: _____

Building Height

Existing building height (Measured from ground to highest point): 32 ft. _____ # of floors
 Proposed building height (Measured from ground to highest point): _____ ft. _____ # of floors

Lot Coverage

Building Coverage Area* (sq. ft.): 2664 Project Site Lot Area (sq. ft.): 3200
 Total lot coverage percentage: 83 %

Example: building area (2000') / lot area (5000') = 40% total lot coverage

*Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects: Part 3

Exterior Materials

Existing Exterior Building Materials: STUCCO
 Existing Roof Materials: TILE & COMPOSITION
 Proposed Exterior Building Materials: NO CHANGE
 Proposed Roof Materials: NO CHANGE
 Existing Exterior Building Colors: SEE ATTACH. PHOTOS
 Proposed Exterior building Colors: SEE ATTACH.

Parking Requirements

Total number of on-site parking spaces: Required _____ Proposed _____
 Total number of off-site parking: _____

(Include a signed lease agreement or letter of agency)

Signage

Does this proposal include signs? Yes No

Handwritten calculations:
 3400
 - 240
 - 40

 3200
 2664

 3200

City of Sacramento Letter of Agency

If the applicant is not the owner of record of the subject site, a Letter of Agency from the owner or the owner's authorized representative must be submitted which grants the applicant permission to submit an application for the requested entitlement(s).

Date: 5/10/2010

To: City of Sacramento
Development Services Department
300 Richards Boulevard
Third Floor
Sacramento, CA 95811

Development Services Department:

I, the undersigned legal owner of record, hereby grant permission to:

Applicant: Kevin Fong, Danny Leung Phone: [Redacted]

Applicant's Address: [Redacted]

to apply for the following entitlement(s):

- | | | |
|---|---|---|
| <input type="checkbox"/> Special Permit | <input type="checkbox"/> Rezone | <input type="checkbox"/> Community Plan Amendment |
| <input type="checkbox"/> Major Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Parcel Merger | <input type="checkbox"/> Schematic Plan Amendment |
| <input type="checkbox"/> Plan Review | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Guidelines Amendment |
| <input type="checkbox"/> Major Modification | (file #) _____ | <input type="checkbox"/> Design Review Staff |
| <input type="checkbox"/> Minor Modification | <input type="checkbox"/> Special Permit | <input type="checkbox"/> Design Director |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Plan Review | <input type="checkbox"/> Design Commission |
| <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Variance | <input type="checkbox"/> Preservation Staff |
| <input type="checkbox"/> Preliminary Review | <input type="checkbox"/> Tentative Map | <input type="checkbox"/> Preservation Director |
| <input type="checkbox"/> Subdivision Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Preservation Commission |

The subject property located at: 2301 K Street Sacramento, CA 95816

Assessor's Parcel Number: 007 0095 021 0000

Printed Name of Owner of Record: Winnie Leung Rebecca Sy

Address of Owner of Record: [Redacted] Phone: [Redacted]

Signature of Owner of Record: [Signature]
(must be original signature)

Please note that once this application is submitted to the City of Sacramento, your information may be subject to public record. However, please note that the City will not sell your data or information for any purposes.

