

Cafe Space: Discussion Design Guidelinds (Draft 01 Dec)								
Design review: Cafe space elements subject to administrative CoA (Minor Historic Review). Appeals or special approvals require BAR review.								
Element	Current (2012) Guidelines	Draft Revisions (10-15-25). Green indicated text from current guidelines. Blue indicates Council revisions.						
		Allow	Material	Color	Dimensions	Design	Note	If existing in a leased cafe space in 2024 (See clarification in BAR staff report and Council memo.)
ABC enclosures: railings, bollards, chains, and planters	Wrought iron or black painted metal. Kept well-maintained. Chain-links min 2". Bollard diameter min 3".	Y	Wrought iron or metal. (See Planters.)	Black	Height: 36" maximum. Meet ADA and ABC requirements. Chains: 2" minimum link length. Bollard/Post (width): No minimum; 6" maximum	No solid panels between top and bottom rails, including where dining counters are located at the railing. [See Citizen Burger photo below, do we care about limiting that?]	Enclosures must avoid contact with trees.	Inconsistent, but allowed: All existing metal railings, provided they meet ADA requirements.
Dining Furniture (tables and chairs; dining counters; bar-height counters and chairs)	Wrought iron or black painted metal or silver tone metal. BAR approval for other materials or colors.	Y	Wrought iron or metal, only-preferred. Other material requires BAR approval.	Black or silver tone preferred. Other colors require BAR approval.	Furniture should be standard heights: Tables and dining counters (28" to 30"); chairs (16" to 18"); bar counters (41" to 43"); and bar chairs/stools (30"). Maximum table or counter length: 8-ft	Shapes, colors, and designs should be generally compatible.	No solid panels below dining furniture. Bar-height counters should not be located at the railings so as to create a visual barrier.	Inconsistent, but allowed: All. (Requires documentation by staff.)
Service Furniture and Equipment (shelves; cabinets; serving counters; host stands)		Y	Metal frame and shelves. Other material requires BAR approval.	Black or silver tone. Other colors require BAR approval. Serving counters: muted colors.	Max height: Shelves 6-ft; cabinets and serving counters 3-ft. Max length: 4-ft. [What constitutes a serving counter?]	Shelves are open (framed; no solid sides or back). Cabinets: No doors or closed storage.	No permanent, enclosed storage cabinets. Rolling carts permitted, but not higher than 36", color is black; must be removed when cafe is closed.	Inconsistent, but allowed: Existing metal and painted wood service stands. Inconsistent, not allowed: Unfinished wood, anywhere.
Tablecloths, seat cushions [see meeting 10.15.24]	Cloth tablecloths and seat cushions permitted. BAR approval for color, and other material.	Y	Cloth is preferred.			Compatible with other elements of the café.		
Planters (on railing or freestanding, including use as ABC enclosure)	Compatible in design, scale, and color with other elements. Shall be terra-cotta or concrete. BAR approval for other materials.	Y	Quality, durable material. Wood, if painted or with opaque stained . No plastic. No feed troughs/bunks. No wood barrels.	Avoid bright colors.	Maximum dimensions: 36" height; 30" width or diameter (Question: Should this be 24"?). If elevated, top of planter cannot exceed 36" above Mall floor	Compatible with other elements of the café.	If mounted on railings, top of planter cannot extend above railing. Empty planters may be permitted for decorative purpose, with approval. No lighting in planters. Metal feed troughs or other large/heavy elements must be on wheels in case City needs to access area.	Inconsistent, not allowed: Metal feed troughs used as planters.
Plants (in planters)		Y	Live only. Recommend non-invasives		Preferably not taller than 5-ft above Mall floor; however, plants cannot be used to create a hedge [Do we care about hedging ?]. [use images to illustrate]		No artificial plants.	Inconsistent elements must be removed.
Umbrellas (shade cloths are not permitted)	One color: dark or neutral solid, compatible with the furniture. Size in scale with the table. Oversize umbrellas permitted, must be entirely within café space. No text or signage.	Y	Umbrellas: Cloth. Stands: metal. Poles: wood or metal.	Prefer solid colors. Variation requires BAR approval. Stands and weights must be black.		Contained entirely within the café space. No designs, signage, or text allowed on umbrella. Weights must be appropriate for the use.		Inconsistent elements must be removed.
Trash Containers	Black metal preferred. Located in the café space.	Y	Metal	Black				
All elements, generally.	Same color, materials, and design character. Black or silver tone metal preferred.	Y	Furniture will be of same material and design character.	Black is preferred, but additional colors must be compatible. No bare galvanized metal. [Do we care about galvanized metal?]		Well made, quality material. Kept well-maintained; easily removed, will not stain or damage Mall floor. No elements may be anchored, permanently or temporarily, to the Mall floor or City property.	Entirely within leased cafe enclosure/space (per City Code). No logos, text, or branding, except as allowed by Sign Ordinance. Coverings on the Mall floor--rugs, mats, faux turf, etc.--are not permitted. No electrical wires or cords on the Mall floor.	Inconsistent elements must be removed, except as noted.
Wood elements generally.	No treated lumber or unfinished wood	Y	No unfinished wood.	Painted or opaque stained.			No wood barrels.	Inconsistent, but allowed: Full barrels. Inconsistent, not allowed: Half-whiskey-or-wine-wood-barrel-planters. PTP work tables.
Lighting								
Catenary lights (overhead, on poles)		Y	Per draft policy		Max height 9-ft. (Review pole height re: available products)			Inconsistent elements must be removed.
Table-top		Y	Free standing, removable. Solar or battery, Candles, if allowed by CFD.				Removed when cafe is closed.	
In planters		N Y						
On railings		N Y						Inconsistent elements must be removed.
Uplighting		N						Inconsistent elements must be removed.
Undercounter (accent)		N Y						Inconsistent elements must be removed.
Temporary decorations (non-tabletop). Seasonal, special events, (Incl. flags, banners, pennants, etc.)"		Y				(See All Elements)	Not permanent, temporary for holidays and special events.	Inconsistent elements must be removed.

Heaters*		Y	Metal	Black or silver tone	Pole mounted only or pyramid with contained flame. Max height 88" 90". Max width 24" 30"	Removed from cafe space when not in use, including propane tanks. Comply with CFD and City requirements re: spacing from trees and umbrellas.	No open flames permitted. Firepits and fire tables are not permitted.	
Attachments to railings (straps, wires, etc. used to attach items to poles and rails, etc.)		Y	Preferably metal. Zip-ties, if black. No tape, string, or rope.	Black		Neatly installed, no sharp edges, zip-ties trimmed, etc.	No hanging planters.	Inconsistent elements must be removed.
Art pieces, statuary, etc.*		Y					May be permitted for decorative purpose, with approval. No columns or posts. No inflatable objects.	
Small decorative items.		Y	On table tops only. Not permitted: suspended from poles, umbrellas, or railing.				Removed when cafe is closed.	
Signs		Only as permitted by sign ordinance						Inconsistent elements must be removed.
Trees in Boasques		No tables or service furnishings permitted within 2 feet of a tree trunk. Nothing may be attached to or wrapped around (contacting) the trees						
Screening: Trellis, Lattice		N						
Outdoor, upholstaered or oversized furniture		N						
*If permitted by City Code								







