

REQUEST FOR Planning Commission Action



PLANNING COMMISSION MEETING DATE:

MARCH 25, 2019

TITLE:

**CONTINUED PUBLIC HEARING –CONDITIONAL
USE PERMIT NO. 2019-05 TO ALLOW THE SALE
OF ALCOHOLIC BEVERAGES FOR ON-
PREMISE CONSUMPTION AT WINGSTOP
LOCATED AT 1302 EAST SEVENTEENTH
STREET, UNIT D; FAR WEST RESTAURANT
GROUP LLC, APPLICANT {STRATEGIC PLAN
NO. 3,2}**

Prepared by Pedro Gomez

PLANNING COMMISSION SECRETARY

APPROVED

- ☐ As Recommended
- ☐ As Amended
- ☐ Set Public Hearing For _____

DENIED

- ☐ Applicant's Request
- ☐ Staff Recommendation

CONTINUED TO _____

A blue ink signature of the Executive Director, consisting of a stylized, flowing script.

Executive Director

A blue ink signature of the Planning Manager, consisting of a stylized, flowing script.

Planning Manager

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt a resolution approving Conditional Use Permit No. 2019-05, as conditioned.

Executive Summary

On March 11, 2019, the Planning Commission held a public hearing on Conditional Use Permit (CUP) No. 2019-05 to allow the sale of alcoholic beverages for on-premises consumption (Type 41 – Beer and Wine) at a new Wingstop restaurant to be located at 1302 East Seventeenth Street, Unit D. At the public hearing, Sheryl Brady, representing Far West Restaurant Group LLC (applicant), expressed concerns regarding Condition No. 3 of the proposed Conditions of Approval for the CUP. Specifically, Ms. Brady expressed concerns regarding the required Property Maintenance Agreement to be recorded against the property, citing a lack of nexus between the proposed CUP and the condition and the lack of authority from the tenant (Wingstop) to enter into the maintenance agreement with the City as the tenant is not the legal property owner.

At the conclusion of the public hearing, the Planning Commission continued the item to the March 25, 2019, Planning Commission meeting in order for staff to revise Condition No. 3. After reviewing the proposed condition, and discussing the proposed language with the applicant, staff has provided the revised condition of approval for Planning Commission's review and consideration (Exhibit 1). Specifically, the condition was revised to reflect that the property owner shall execute a Property Maintenance Agreement with the City which shall be recorded against the property, in a form reasonably satisfactory to the City Attorney. Based on the revised language for Condition No. 3, staff recommends that the Planning Commission approve Conditional Use Permit No. 2019-05, as conditioned.

Table 1: Project and Location Information

Item	Information	
Project Address	1302 East Seventeenth Street, Unit D	
Nearest Intersection	Grand Avenue and Seventeenth Street	
General Plan Designation	General Commercial (GC)	
Zoning Designation	Planned Shopping Center (C4)	
Surrounding Land Uses	North	Commercial and Single-Family Residential
	East	Commercial and Single-Family Residential
	South	Single-Family Residential
	West	Commercial
Property Size	The building is on a 0.70-acre site and is part of a 9.8-acre integrated shopping center.	
Existing Site Development	The subject site is within an existing integrated commercial shopping center that is anchored by a Target store.	
Unit Size	1,450 square feet	
Use Permissions	Allowed with a conditional use permit (CUP)	
Zoning Code Sections Affected	Uses	Section 41-412 SAMC
	Operational Standards	Section 41-196(g) SAMC

Project Description

The tenant is proposing to occupy a 1,450-square foot tenant space in a newly constructed 5,450 square foot multi-tenant commercial building. The subject unit is currently undergoing interior tenant improvements, including a new kitchen facility, storage room, and dining area. The restaurant will accommodate approximately 32 patrons within its dining area and operate Monday through Sunday from 10:30 a.m. to 12:00 a.m. All alcoholic beverages will be stored within the restaurant's cooler and service counter area which will be less than 30 square feet in size. Both the storage and display areas will make up less than five percent of the total restaurant's floor area as required by the SAMC.

Table 2: Operational Standards

Standards	Required by SAMC	Provided
Eating Establishment Type	Bona-Fide	Bona-Fide
Hours of Operation for ABC Sales	8:00 am to 12:00 a.m.	10:30 a.m. to 12:00 a.m.
Window Display	25% of Window Coverage	Complies
Alcohol Storage and Display	5% of G.F.A	2 % of G.F.A
Exterior Telephone	Prohibited	None

Project Background

The subject site is an existing integrated shopping center comprised of two lots and currently contains two building pads, including a 108,400-square foot Target store and the newly constructed 5,450-square foot multi-tenant commercial building. In November 2015, CUP No. 2015-18 was approved to allow a drive-through window service as part this multi-tenant building. The subject tenant space is proposed to be one of four tenants in the new building which will include additional retail and restaurant uses. At the beginning of this year, Wingstop submitted

the appropriate applications to permit the proposed interior improvements for the establishment within the subject tenant space.

Since its first opening in 1994 in Garland, Texas, Wingstop has offered fast-casual dining experience. Today there are more than 1,000 Wingstop restaurants open across the United States, two of which operate in Santa Ana. The applicant is proposing to sell beer and wine with a Type 41 alcoholic beverage control license, which is consistent with their operations in other jurisdictions and in Santa Ana. No entertainment is proposed at this time. Should the applicant seek to provide onsite entertainment, approval of a separate entertainment permit will be required.

Project Analysis

CUP requests are governed by Section 41-638 of the SAMC. CUPs may be granted when it can be shown that the proposed project will not adversely impact the community. If these findings can be made, then it is appropriate to grant the CUP. Conversely, the inability to make these findings would result in a denial.

The purpose of regulating establishments that sell alcoholic beverages is to set forth operating practices and procedures and to minimize impacts to surrounding areas. Staff has reviewed the applicant's request to sell beer and wine and has determined that the proposed CUP will not be detrimental to the health, safety, and welfare of the community.

The subject site is not located within immediate proximity to parks, playgrounds, schools, or religious institutions. In addition, the building is located approximately 300 feet away from the nearest single-family residences. As a result, the granting of the CUP will not negatively impact any sensitive land uses that may be nearby. The sale of alcoholic beverages for on-premise consumption will allow the restaurant to be competitive with similar establishments and economically viable. In addition, the on-site sale of alcohol to customers is intended to provide a service ancillary to the primary restaurant use.

Finally, the CUP will be consistent with several goals and policies of the General Plan. Policy 2.2 of the Land Use Element encourages land uses that accommodate the City's needs for goods and services. Providing a variety of full-service restaurants that offer alcoholic beverages as part of their menu offers additional dining options for Santa Ana residents and visitors. Furthermore, Policy 2.9 of the Land Use Element supports developments that create a business environment that is safe and attractive. Operational standards for Wingstop proposed Alcohol Beverage Control (ABC) license will maintain a safe and attractive environment in the neighborhood. Finally, Policy 5.5 of the Land Use Element encourages development that is compatible with and supporting of surrounding land uses. Wingstop is located within a commercial center and its operations will be compatible with the surrounding commercial businesses.

Police Department Analysis

The Police Department reviews CUP applications for the sale and service of alcoholic beverages in order to ensure that the potential crime and nuisance behaviors associated with alcohol consumption are mitigated to the greatest extent possible. For on-sale licenses, the Police Department analyzes the crime rate in the area using the standards and definitions contained in the Business and Professions Code Section 23948.4(c)(2), which are also utilized by the State Department of Alcoholic Beverage Control. This section defines "reported crimes" as criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny theft, and motor vehicle theft, combined with all arrests for other crimes, both felonies and misdemeanors, except traffic citations.

Table 3: Police Department Analysis and Criteria for Recommendation

Police Department Analysis and Criteria for Recommendation	
Police Grid No. and Rank	Police Grid No. 224; ranked 62 out of 102 Police Reporting Grids (60 th percentile)
Threshold for High Crime	This reporting district is below the 20 percent threshold established by the State for high crime
Police Department Recommendation	The Police Department contends that the operational standards applicable to on-premise ABC licenses will mitigate any potential impacts to the surrounding community and therefore does not oppose the granting of a CUP.

The Police Department then compares the number of such crimes in the reporting district as compared to the number of crimes in other reporting districts. In keeping with the standard used by the State Department of Alcoholic Beverage Control and Business and Professions Code, should the Police Department determine that the reporting district has a 20 percent greater number of reported crimes than the average number found in all reporting districts, the Police Department will consider this information in making its recommendation. As part of the application process, the application was reviewed by the Police Department. Based on its review, the Police Department has no issues of concern regarding this application.

Table 4: CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach

CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach	
CEQA	
CEQA Type	General Rule [Section 15061 (b) (3)]
Reason(s) Exempt or Analysis	This exemption applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project proposes to allow the operation of an alcoholic beverage control license to sell beer and wine at a bona-fide restaurant.
Strategic Plan Alignment	
Goal(s) and Policy(s)	Approval of this item supports the City's efforts to meet Goal No.3 (Economic Development) Objective No. 2 of creating new opportunities for business/job growth and encourage private development through new General Plan and Zoning Ordinance policies.
Public Notification & Community Outreach	
Required Measures	A public notice was posted on the project site on March 1, 2019.
	Notification by mail was mailed to all property owners and occupants within 500 feet of the

CEQA, Strategic Plan Alignment, and Public Notification & Community Outreach	
	project site on March 1, 2019.
	Newspaper posting was published in the Orange County Reporter on March 1, 2019.
Additional Measures	The Fairhaven, Portola Park, Grand Sunrise, and Mabury Park Neighborhood Association representatives were contacted to identify any areas of concern due to the proposed ABC license. At the time this report was printed, no issues of concern were raised regarding the proposed ABC license.

Conclusion

Based on the analysis provide within this report, staff recommends that the Planning Commission approve Conditional Use Permit No. 2019-05, as conditioned.


Pedro Gomez
Associate Planner

PG:sb

S:\Planning Commission\2019\3-25-19\CUP19-05

- Exhibits:
1. Resolution
 2. Vicinity Zoning and Aerial View
 3. Site Photo
 4. Site Plan
 5. Floor Plan

EXHIBIT 1

RESOLUTION NO. 2019-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA APPROVING CONDITIONAL USE PERMIT NO. 2019-05 AS CONDITIONED TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION AT WINGSTOP RESTAURANT LOCATED AT 1302 EAST SEVENTEENTH STREET, UNIT D

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Planning Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Daniel Sonenshine with Far West Restaurant Group, LLC ("Applicant") representing Wingstop restaurant, is requesting approval of Conditional Use Permit No. 2019-05 to allow the sale of alcoholic beverages for on-premises consumption (Type 41 – Beer and Wine) for the property located at 1302 East Seventeenth Street, Unit D.
- B. Santa Ana Municipal Code Section 41-196 requires approval of a conditional use permit for establishments wishing to sell alcohol for on-premises consumption.
- C. On March 11, 2019, the Planning Commission held a duly noticed public hearing on Conditional Use Permit No. 2019-05.
- D. After holding the public hearing, the Planning Commission continued the item to the March 25, 2019, Planning Commission meeting.
- E. On March 25, 2019, the Planning Commission held another public hearing on Conditional Use Permit No. 2019-05.
- F. The Planning Commission determines that the following findings, which must be established in order to grant this Conditional Use Permit pursuant to Santa Ana Municipal Code ("SAMC") Section 41-638, have been established for Conditional Use Permit No. 2019-05 to allow the sale of alcoholic beverages for on-premises consumption:
 - 1. That the proposed use will provide a service or facility which will contribute to the general well being of the neighborhood or community.

The proposed sale of alcoholic beverages for on-premises consumption at this location will provide an ancillary service to

the restaurant's customers by allowing them the ability to purchase beer and wine with their meal. This will thereby benefit the community by providing a restaurant with an additional and complementary food related amenity. Operational standards applicable to the alcoholic beverage control license will mitigate any potential impacts created by the use and ensure that the use will not negatively affect the surrounding community.

2. That the proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity.

The proposed sale of alcoholic beverages for on-premises consumption at this location will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity because the operational standards applicable to the alcoholic beverage control license will address any potential negative or adverse impacts created by the use. In addition, the subject site is not located within immediate proximity to parks, playgrounds, schools, or religious institutions and the building is located approximately 300 feet away from the nearest single-family residences. Wingstop will be a bona-fide restaurant and the addition of alcohol will be ancillary to the main use. All of the operational standards identified in SAMC Sec. 41-196 will apply to this establishment. Finally, the sale of alcohol in the restaurant is intended to be incidental to the primary use as an eating establishment and will occur within the premises.

3. That the proposed use will not adversely affect the present economic stability or future economic development of properties surrounding the area.

The proposed use will not adversely affect the economic stability of the area, but will instead allow the restaurant to compete with other nearby restaurants that offer a full selection of alcoholic beverages for sale to their customers. Moreover, the offering of alcoholic beverages will allow Wingstop to remain economically viable and compete with nearby full-service restaurants in the local vicinity and contribute to the overall success of the City of Santa Ana.

4. That the proposed use will comply with the regulations and conditions specified in Chapter 41 for such use.

The proposed conditional use permit will be in compliance with all applicable regulations and operational standards imposed on a restaurant selling alcoholic beverages for on-

premises consumption pursuant to Chapter 41 of the SAMC. The facility will be maintained as a full-service, bona-fide eating establishment, having suitable kitchen facilities and supplying an assortment of foods. Additionally, the restaurant will utilize less than five (5) percent of the gross floor area for display and storage of alcoholic beverages, which is the maximum threshold established by the Santa Ana Municipal Code. Operational standards will ensure the project remains in compliance with all applicable codes and regulations related to alcohol sales to ensure that the use does not impact neighboring properties or create an attractive nuisance.

5. That the proposed use will not adversely affect the General Plan of the city or any specific plan applicable to the area of the proposed use.

The proposed sale of alcoholic beverages for on-premises consumption at this location will not adversely affect the General Plan or any specific plan. The granting of this conditional use permit supports several policies contained in the General Plan. Policy 2.2 of the Land Use Element encourages land uses that accommodate the City's needs for goods and services. Providing a variety of full-service restaurants that provide alcoholic beverages as part of their menu offers additional dining options for Santa Ana residents and visitors. Furthermore, Policy 2.9 of the Land Use Element supports developments that create a business environment that is safe and attractive. Operational standards for the proposed ABC license will maintain a safe and attractive environment in the neighborhood. Policy 5.5 of the Land Use Element encourages development that is compatible with and supporting of surrounding land uses. Wingstop is located within a commercial center and its operation is compatible with the surrounding commercial businesses.

Section 2. In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the recommended action is exempt from CEQA per Section 15061(b) (3). This exemption applies to projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The project proposes to allow the on-premises sale of alcoholic beverages at a full-service restaurant and minor interior tenant improvements. There is no reasonable possibility that the project will have a significant effect on the environment due to the facility having the necessary infrastructure to operate the proposed use and no new expansion of the existing building is proposed.

Section 3. The Applicant agrees to indemnify, hold harmless, and defend the City of Santa Ana, its officials, officers, agents, and employees, from any and all liability, claims, actions or proceedings that may be brought arising out of its approval of this project, and any approvals associated with the project, including, without limitation, any environmental review or approval, except to the extent caused by the sole negligence of the City of Santa Ana.

Section 4. The Planning Commission of the City of Santa Ana after conducting the public hearing hereby approves Conditional Use Permit No. 2019-05 for the alcoholic beverage control license for the sale of alcohol for on-premises consumption for the project located at 1302 East Seventeenth Street, Unit D, as conditioned in Exhibit A, attached hereto and incorporated herein. This decision is based upon the evidence submitted at the abovesaid hearing, which includes, but is not limited to: the Request for Planning Commission Action dated March 25, 2019, and exhibits attached thereto; and the public testimony, written and oral, all of which are incorporated herein by this reference.

ADOPTED this 25th day of March, 2019.

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTENTIONS: Commissioners:

Mark McLoughlin
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: _____
Lisa Storck
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2019-xx to be the original resolution adopted by the Planning Commission of the City of Santa Ana on March 25, 2019.

Date: _____

Commission Secretary
City of Santa Ana

EXHIBIT A

Conditions of Approval for Conditional Use Permit No. 2019-05

Conditional Use Permit No. 2019-05 for on-premises consumption of alcoholic beverages is approved subject to compliance, to the reasonable satisfaction of the Planning Manager, with all applicable sections of the Santa Ana Municipal Code, the California Building Standards Code and all other applicable regulations.

The Applicant must comply in full with each and every condition listed below prior to exercising the rights conferred by this conditional use permit.

The Applicant must remain in compliance with all conditions listed below throughout the life of the conditional use permit. Failure to comply with each and every condition may result in the revocation of the conditional use permit.

1. The sales, service, and consumption of alcoholic beverages shall be permitted in accordance with the operational standards for on-sale establishments pursuant to Section 41-196(g) of the SAMC and in accordance with the provisions of a Type-41 alcohol license by the State Alcohol Beverage Control Board (ABC).
2. The sales, service, sales, service, and consumption of alcoholic beverages shall be limited from 10:30 a.m. to 12:00 a.m. Monday through Sunday.
3. Prior to issuance of a Certificate of Occupancy, the Property Owner shall execute a Property Maintenance Agreement with the City of Santa Ana which shall be recorded against the property and which shall be in a form reasonably satisfactory to the City Attorney. The agreement will be subject to review and applicability by the Planning and Building Agency, the Community Development Agency, the Public Works Agency, and the City Attorney to ensure that the property and all improvements located thereupon are properly maintained.

EXHIBIT 2

CUP 2019-05, Wingstop Restaurant
1302 East Seventeenth Street, Unit D

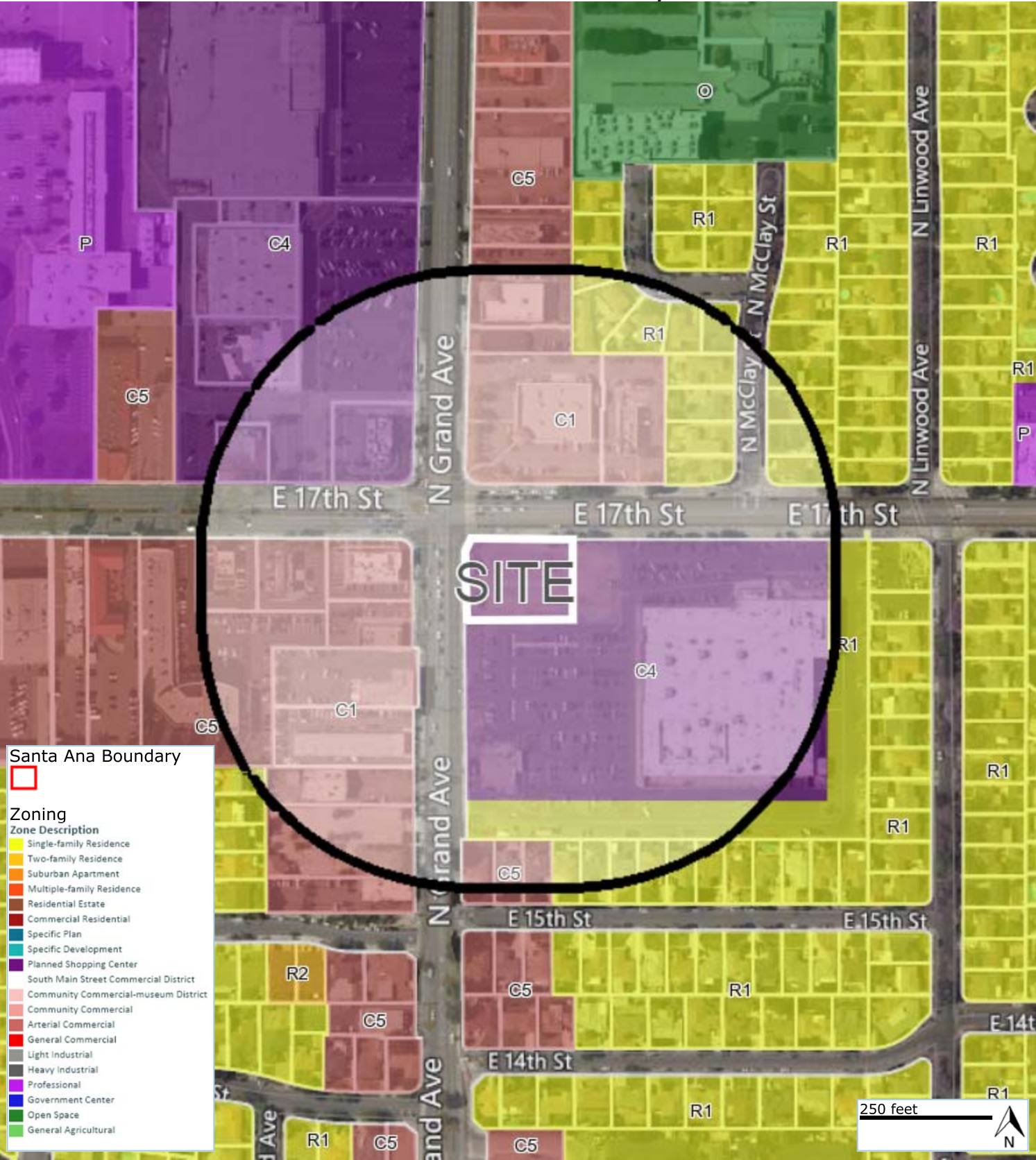


Exhibit 2 – Vicinity Zoning and Aerial View”



EXHIBIT 3

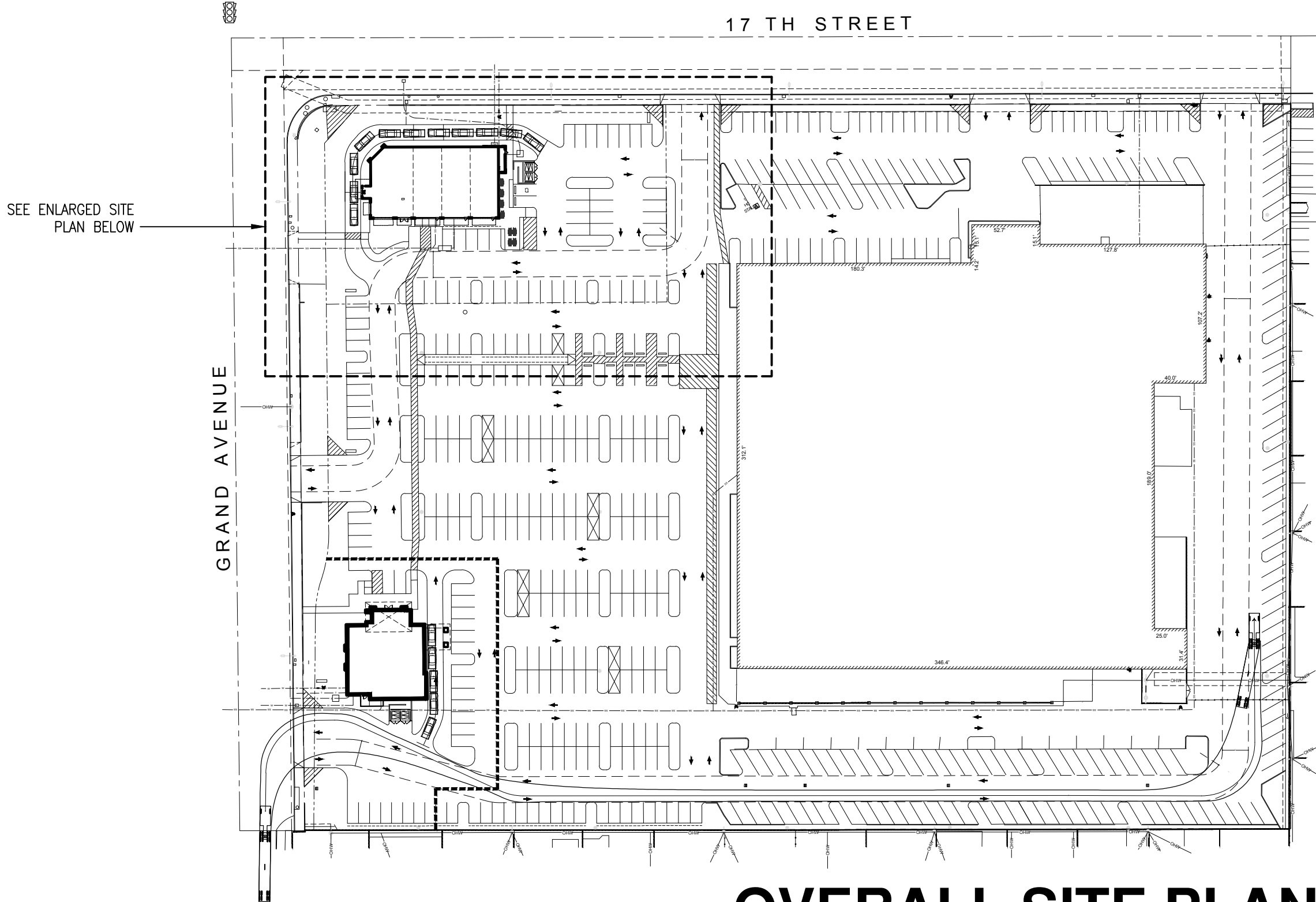


CUP 2019-05
WINGSTOP
1302 EAST SEVENTEENTH STREET, UNIT D
SITE PHOTOS
EXHIBIT 3

EXHIBIT 4

GRAND AVENUE

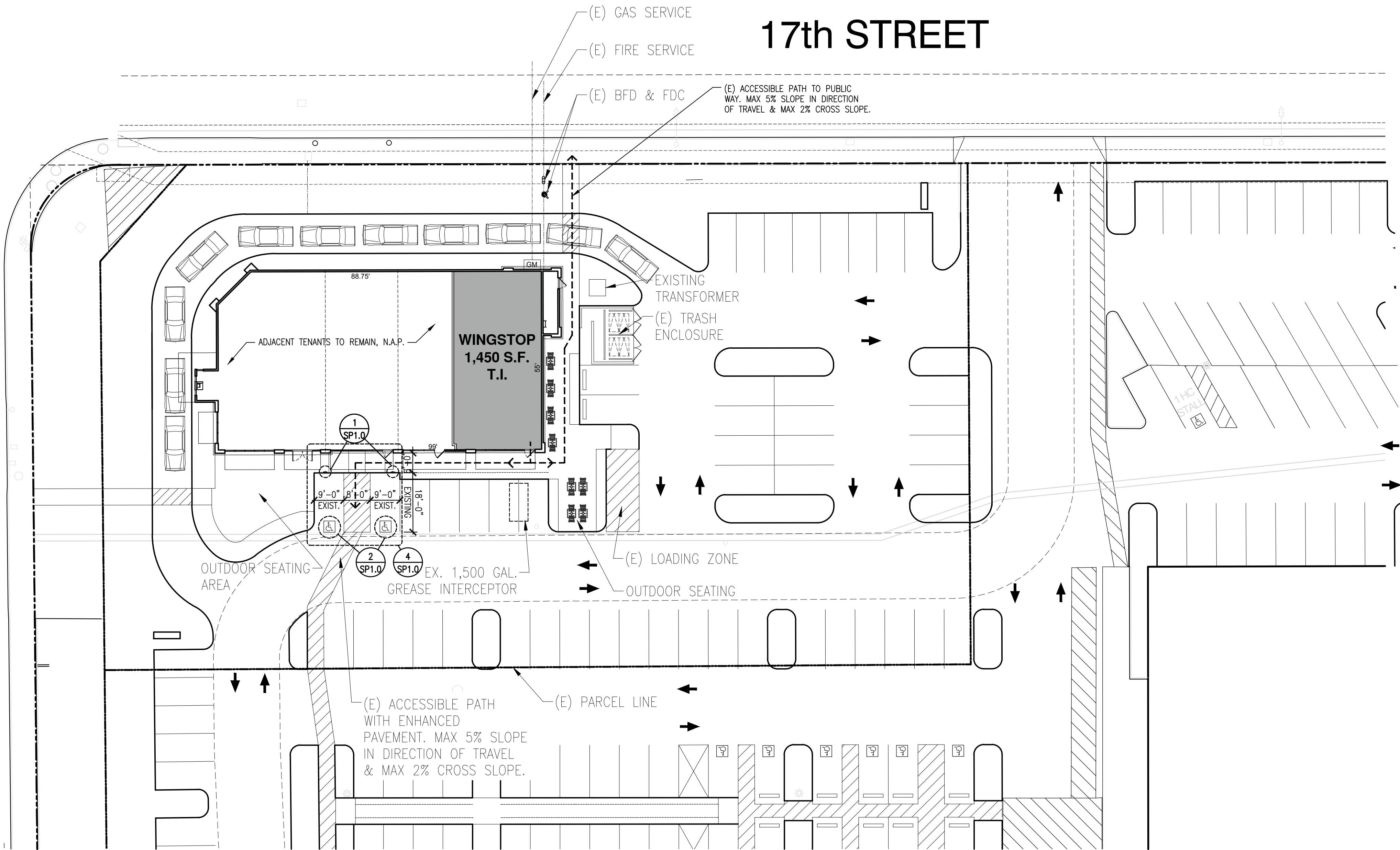
- NOTE:
1. NO SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES, AND OPERABLE WINDOWS AND WITHIN THE BUILDING.
 2. ALL SITE WORK IS EXISTING. PARKING SHOWN FOR REFERENCE ONLY.



OVERALL SITE PLAN

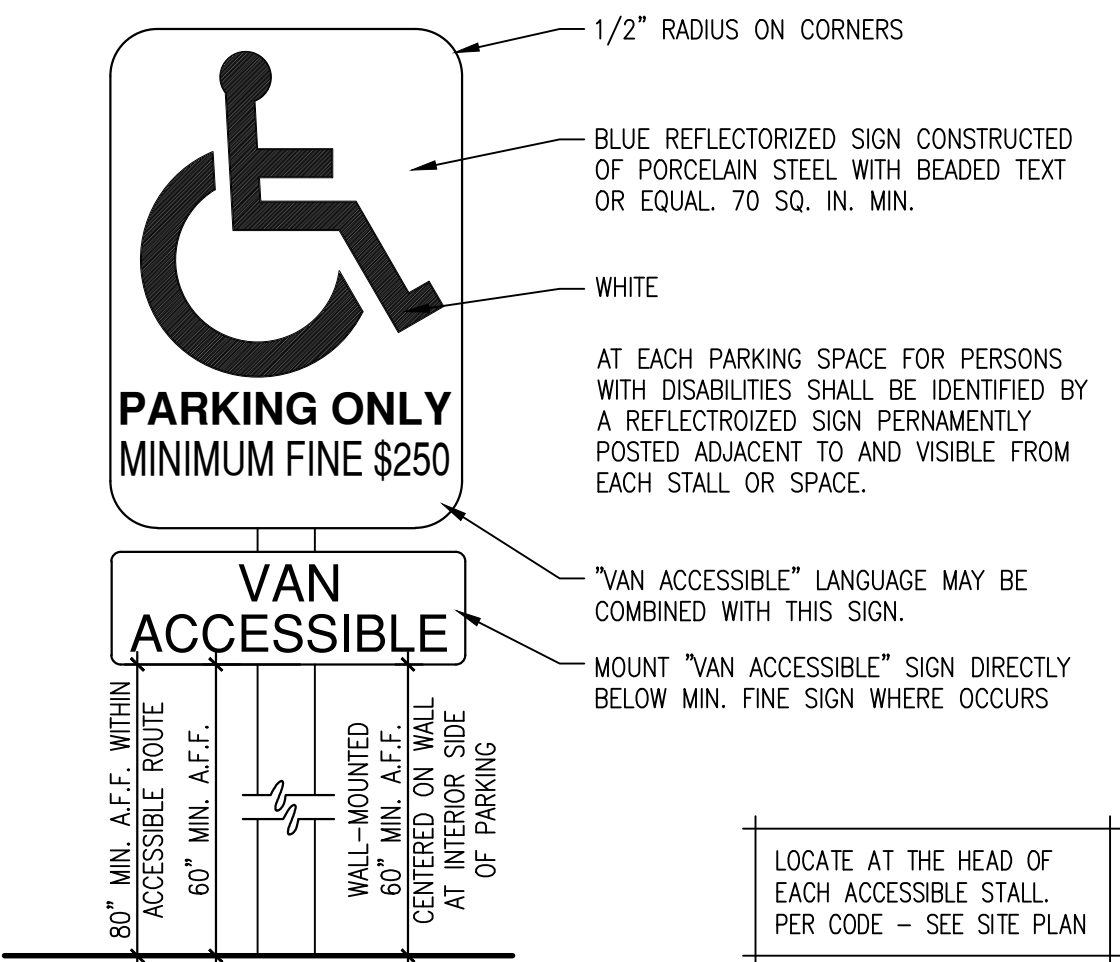
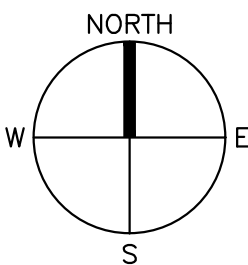
SCALE: N.T.S.

17th STREET



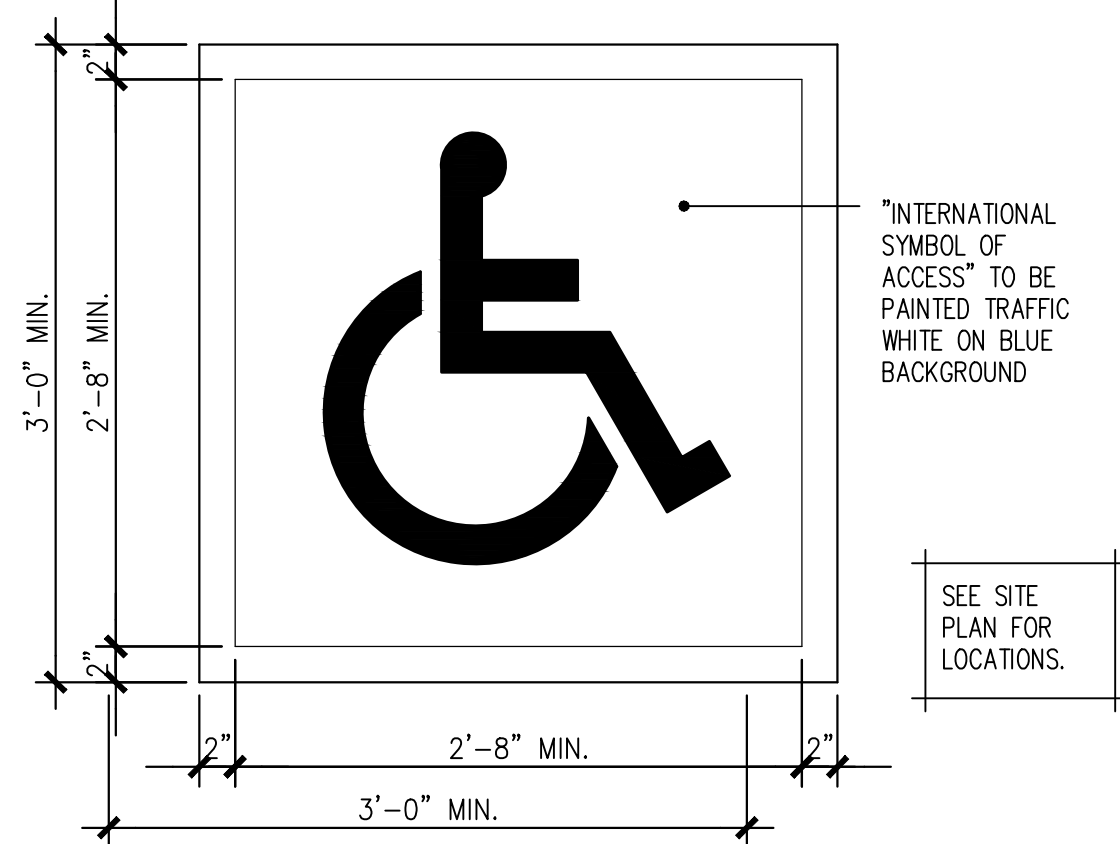
SITE PLAN

SCALE: 1" = 20'-0"



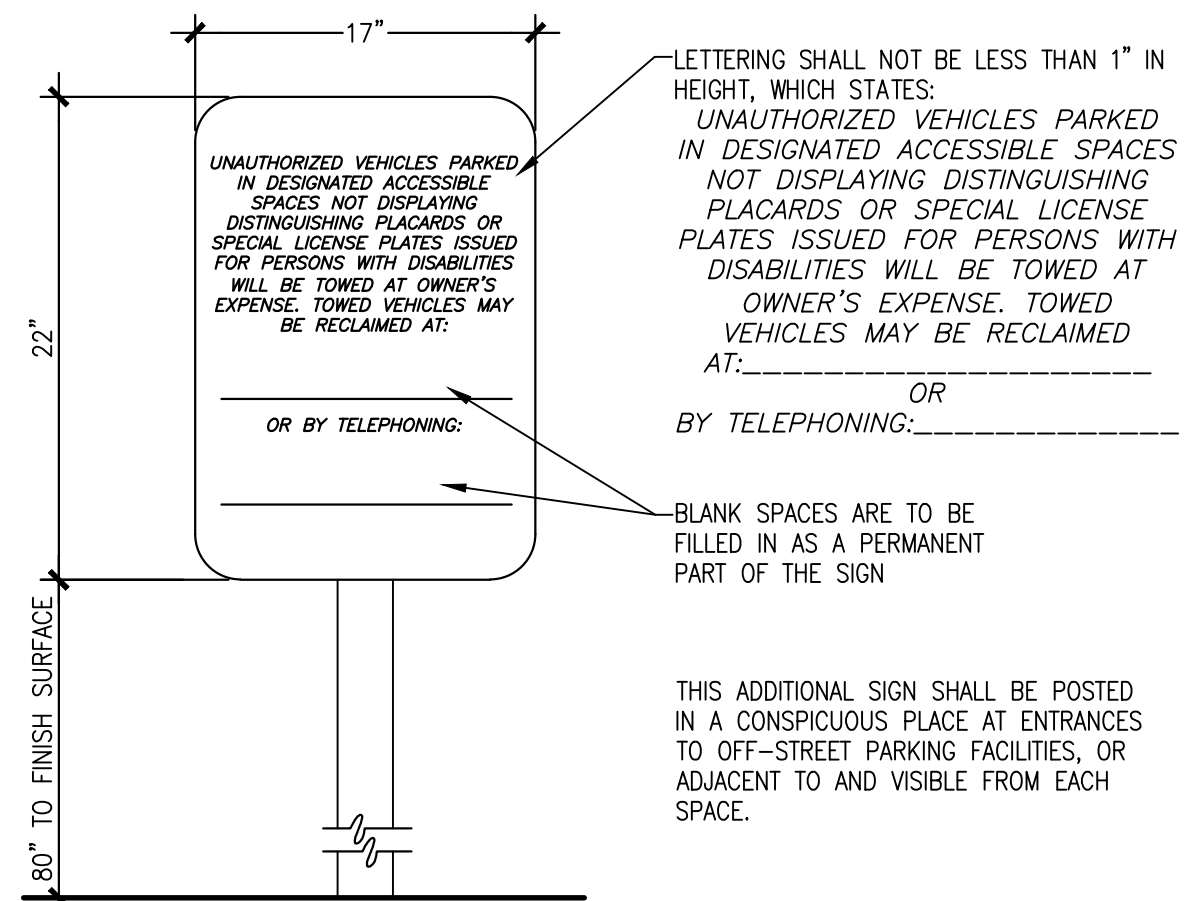
1 ACCESSIBLE PARKING SIGN

SCALE: N.T.S.



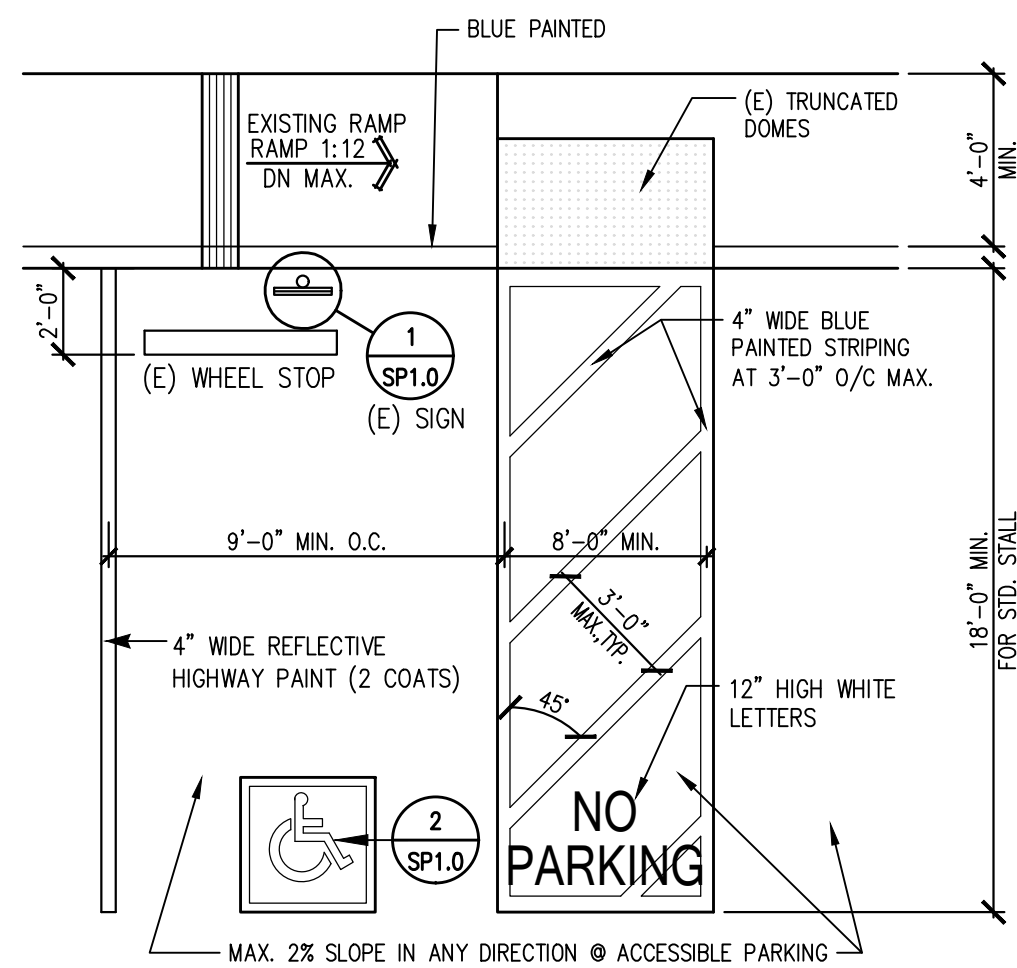
2 INTERNATIONAL SYMBOL OF ACCESSIBILITY

SCALE: N.T.S.



3 UNAUTHORIZED PARKING SIGNAGE

SCALE: N.T.S.



4 (E) ACCESSIBLE PARKING STALL

SCALE: N.T.S.

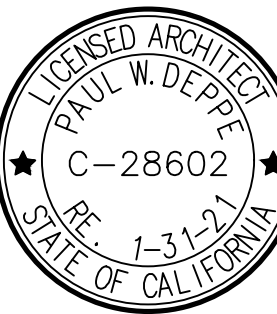


ARMÉT DAVIS NEWLOVE &
ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV. DATE DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



LOCATION
WINGSTOP
GL# S248
1302 E. SEVENTEENTH ST. STE D
SANTA ANA, CA. 92705

DATE
01/07/19
JOB NO.

DRAWN BY
VA
CHECKED BY
KD

SITE PLAN

SP1.0

EXHIBIT 5

EQUIP. LEGEND & AREA OF RESPONSIBILITY

ITEM	DESCRIPTION	MODEL	NSF	SUPPLIER	INSTALLATION	COORD./SUPERVISED	REMARKS
01	GLASS DOOR MECHANISER	LV38-1-B	X	X	-	-	115 VOLTS, 9.2 AMPS / WITH CASTORS / NOTE 09
02	PASS-THRU COUNTER	CUSTOM	X	X	-	X	-
03	SANDWICH/SALAD UNIT	SPE48-08	X	X	-	X	115 VOLTS, 8.6 AMPS / WITH INTEGRAL SHELVING #38 / NOTE 09
04	1-DR. REACH-IN REFRIGERATOR	HR1	X	X	-	X	115 VOLTS, 5.8 AMPS / WITH CASTORS / NOTE 09
05	48" WOODEN BENCH	CUSTOM	N/A	X	-	X	-
06	HOOD FIRE ANSUL SUPPRESSION SYSTEM	CUSTOM	N/A	X	-	X	REF. TO HOOD DRAWINGS FIRE SUPPRESSION PERMITTED/ INSTALLED BY CAPTIVE AIRE
07	S.S. 3-COMPARTMENT SINK, 96"L.	CUSTOM	X	X	-	X	WITH (2) 18" DRAIN BOARDS, (2) 8" SIDE SPLASHES. VERIFY W/ LOCAL JURISDICTIONS FOR DRAIN BOARD & BOWL SIZE.
08	MOP SERVICE BASIN	MSB-2424	X	-	X	-	WITH BUILT-IN ANTI-SYPHON DEVICE
09	S.S. WORK TABLE 30"D. x 36"L.	CUSTOM	X	X	-	X	WITH DRAWER / WITH INTEGRAL SHELVING #38 / WITH CASTORS
10	S.S. WORK TABLE 30"D. x 96"L.	CUSTOM	X	X	-	X	WITH UNDERSHELF / WITH INTEGRAL SHELVING #38
11	S.S. WORK TABLE 30"D. x 18"L.	CUSTOM	X	X	-	X	24" TALL
12	HAND SINK W/ SIDE SPLASH (R & L)	7-PS-66	X	X	-	X	WITH (2) 8" HIGH SIDE SPLASHES
13	POTATO SLICER	300 SERIES	X	X	-	X	WITH SHOVEL LEVER
14	ICE MACH. W/ STORAGE BIN	KM615MAH	X	X	-	X	110 VOLTS, 15 AMPS / S.B. MODEL: B-300 / WITH 6" HIGH LEGS
14A	ICE MACH. FILTER	CUSTOM	X	X	-	X	SUPPLIED BY EQUIPMENT VENDOR
15	TANKLESS WATERHEATER	1991-DV	X	-	X	-	REFER TO PLUMBING PLANS FOR SPECIFICATIONS
16	S.S. CUP HOLDER	C2410C/C2410SM	X	X	-	X	-
17	HOT FOOD WELL	700-RW	X	X	-	X	240 VOLTS, 1.9 AMPS
18	SOLSTICE SUPREME GAS FRYER	SSH75	X	X	-	X	105,000 BTU, 75 LBS (OIL CAPACITY) / WITH 6" CASTORS
19	SOLSTICE SUPREME GAS FRYER	SSH69	X	X	-	X	80,000 BTU, 40-50 LBS (OIL CAPACITY) / WITH 6" CASTORS
20	COOKING & HOLDING TIMER	U1600XB7503	X	X	-	X	-
21	SOLSTICE SUPREME FILTER	SFSH75	X	X	-	X	120 VOLTS, 6.2 AMPS / ITEM IS AN INTEGRAL PART OF THE FRYERS
22	STEAM TABLE PAN RACK & COVER	1509/PRC 12	X	X	-	X	QUANTITY: 02 / NOT INDICATED ON PLAN
23	60" ROUND TABLE & BASE	CUSTOM	X	X	-	X	-
24	36" x 36" TABLE & BASE	CUSTOM	N/A	X	-	X	WITH 1600 SERIES METAL BASE
25	24" x 30" TABLE & BASE	CUSTOM	N/A	X	-	X	-
26A	30" x 42" TABLE & BASE	CUSTOM	N/A	X	-	X	-
26B	ACCESSIBLE 30" x 42" TABLE & BASE	CUSTOM	N/A	X	-	X	-
27	WOOD CHAIR	8305P	N/A	X	-	X	-
28	TEA DISPENSER	VARIETY MODEL	X	X	-	X	120 VOLTS, 60HZ, 25-125 PSI
29	SLIM-JIM TRASH RECEPTACLE	8323G4	X	X	-	X	-
30	SANITARY NAPKIN RECEPTACLE	1102	X	X	-	X	-
31	TRASH RECEPTACLE	MODEL VARIES	X	X	-	X	PROVIDED OWNER AND INSTALLED BY CONTRACTOR
32	BEVERAGE / CONDIMENTS COUNTER	CUSTOM	N/A	X	-	X	ITEM NUMBER NOT INDICATED ON EQUIPMENT PLAN
33	SHORTENING SHUTTLE	SS-811-T	X	X	-	X	115 VOLTS, 20 AMPS / GROUNDED DUPLEX OUTLET
34	FREESTYLE DISPENSER	COCA COLA	X	X	-	X	PROVIDED BY COCA COLA
34A	FREESTYLE DISPENSER FILTER	COCA COLA	X	X	-	X	SUPPLIED BY COCA COLA PRODUCTS
35	CARBONATOR	N/A	N/A	X	-	X	WITH 6" HIGH LEGS
36	BIB FLEX RACK SYSTEM	44239	X	X	-	X	-
37	CO2 SYSTEM	CARBON-MIZER 450	N/A	X	-	X	2 ROWS INTERGAL W/ #03 & 10. REFER TO EQ 2 FOR HEIGHT
38	SOLID SHELVES	CUSTOM	X	X	-	X	REFER TO EQUIPMENT PLAN FOR SIZES AND NUMBER OF TIERS
39	DRY STORAGE SHELVING	EG01.00	X	X	-	X	-
40	DUNNAGE RACK (PRODUCE STAND)	DR362012	X	X	-	X	2 ROWS OF 18" x 48" (TOP); 2 ROWS OF 18" x 36" (BOTTOM)
41	SCULLERY SHELVING (2 ROWS)	EG01.00	X	X	-	X	NOTES 05, 06, 07 - VERIFY TYPE, SIZE & SERIES AGAINST HOOD DRAWINGS
42	14'-0" TYPE 1 EXHAUST HOOD	ND SERIES	X	X	-	X	-
43	S.S. WORK TABLE 48" (FRY TABLE)	CUSTOM	X	X	-	X	-
44	BROOM & MOP RACK	40731	X	X	-	X	-
45	FIRE EXTINGUISHER	REFER NOTE 03	N/A	X	-	X	CLASS: K (AT HOOD), CLASS: 2A10BC (STANDARD)
46	POINT-OF-SALE SYSTEM	RZ-X750	N/A	X	-	X	-
47	SMARTTRACK 9U WALL-MOUNT RACK	SRW9U	X	X	-	X	NOTE 11
48	POINT-OF-SALE EQUIPMENT	N/A	X	X	-	X	WALL MOUNTED MANAGER STATION
49	SAFE & STAND	P060413-03	N/A	X	-	X	MOUNTED ON BASE AS REQUIRED / COORDINATE TYPE WITH OWNER
50	STEREO (AMP) / RECEIVER	MODEL VARIES	N/A	X	-	X	PROVIDED AND INSTALLED BY OWNER
51	SATELLITE RECEIVER	MODEL VARIES	N/A	X	-	X	PROVIDED AND INSTALLED BY OWNER
52	MENU BOARD	CUSTOM	N/A	X	-	X	PROVIDED BY SIGN VENDOR AND INSTALLED BY THE CONTRACTOR
53	1/2 PAN X 4"	#5124	N/A	X	-	X	-
54	POS COUNTER	CUSTOM	N/A	X	-	X	PROVIDED OWNER AND INSTALLED BY CONTRACTOR
55	LED SIGNAGE "WING EXPERTS"	CUSTOM	N/A	X	-	X	PROVIDED AND INSTALLED BY THE SIGN VENDOR.
56	STAINLESS STEEL FLEX HOSE	CUSTOM	X	X	-	X	-
57	EXTERIOR BUILDING SIGNAGE "WINGSTOP"	CUSTOM	N/A	X	-	X	PROVIDED AND INSTALLED BY THE SIGN VENDOR.
58	T.V. WALL BRACKET & STAND	MODEL VARIES	N/A	X	-	X	-
59A	HAND SOAP DISPENSER	S4025	N/A	X	-	X	-
59B	HAND SANITIZER DISPENSER	S4025	N/A	X	-	X	-
60	PAPER TOWEL DISPENSER	T1290WS	N/A	X	-	X	-
61	S.S. FRAMED MIRROR	B-165-2436	N/A	-	X	-	SIZE: 24" x 36", WITH S.S. CHANNEL FRAME
62	36" x 1 1/2" GRAB BAR	B-8106	N/A	-	X	-	-
63	42" x 1 1/2" GRAB BAR	B-8106	N/A	-	X	-	-
64	TOILET PAPER DISPENSER	8735020	N/A	X	-	X	-
65	GREASE INTERCEPTOR	MODEL VARIES	N/A	-	X	-	REFER PLUMBING DRAWINGS FOR SPECIFICATIONS
66	TO-GO SHELF	CUSTOM	N/A	X	-	X	PROVIDED OWNER AND INSTALLED BY CONTRACTOR
67	WALL MOUNTED MIXING FAUCET	CUSTOM	X	X	-	X	-
68	60" x 18" WIRE WALL SHELVING	METRO	X	X	-	X	2 ROWS, REFER SHEET EQ 2 FOR HEIGHT
69	COOLER DUNNAGE RACK	DR362012	X	X	-	X	REFER TO EQUIPMENT PLAN FOR SIZES & MOUNTING HEIGHTS
70	COOLER SHELVING	EG01.00	X	X	-	X	REFER TO EQUIPMENT PLAN FOR SIZES
71	WALK-IN COOLER	CUSTOM	X	X	-	X	NOTE 09 / WSPROTO-1 / WSPROTO-2 / WSPROTO-3
72	STOREFRONT VINYL GRAPHICS	CUSTOM	N/A	X	-	X	-
73	KNIFE HOLDER	2918P	X	X	-	X	-
74	"ORDER AHEAD" SIGN	CUSTOM	N/A	X	-	X	NOTE 2
75	TICKET RAIL	X	X	-	X	-	-
76	HIGH CHAIR	HC-100W-KD-1	N/A	X	-	X	ITEM NOT INDICATED ON EQUIPMENT PLAN
77	S.S. 2-COMPARTMENT SINK, 60"L.	CUSTOM	X	X	-	X	WITH (1) 18" DRAIN BOARDS, (2) 8" SIDE SPLASHES WITH OPTIONAL LID COVERS. VERIFY W/ LOCAL JURISDICTIONS FOR DRAIN BOARD & BOWL SIZE.
78	DRY STORAGE WIRE SHELVING	EG01.00	X	X	-	X	REFER TO EQUIPMENT PLAN FOR SIZES
79	COMMERCIAL MOP BUCKET	7580-88	N/A	X	-	X	ITEM NOT INDICATED ON EQUIPMENT PLAN
80A	24" OFFICE BAR STOOL	4202P	N/A	X	-	X	-
80B	30" BAR STOOL	5305P	N/A	X	-	X	-
81	CONDIMENT DISPENSER	CUSTOM	X	X	-	X	-
82	PAPER TOWEL HOLDER	CUSTOM	X	X	-	X	1" DIA. X 10" LONG PRETHREADED GALV. METAL PIPE, W/ 1" CAP AND 1" FLANGE
83	BABY CHANGING STATION	KB200	-	-	-	-	-
84	REACH-IN FREEZER	HFI	X	X	-	X	-
85	S.S. WORK TABLE 30"W. x 26"D X 30" H	CUSTOM	X	X	-	X	WITH UNDERSHELF
86	S.S. STAND	SK2731U	X	X	-	X	OVEN STAND WITH WHEELS
87	CONVECTION OVEN	E31DA	X	X	-	X	208V, 14 AMPS / NEMA 6-18P CORDSET FITTED / NOTE 10
88	EMPLOYEE LOCKERS	KM46L6	N/A	X	-	X	12" W X 12" H X 18" D / 6-TIERS / WITH 6" A.F.F.
89	TOILET PARTITIONS	CUSTOM	X	X	-	X	BRADLEY 900 SERIES FLOOR MOUNTED PLASTIC LAMINATE (OR EQ 1) WILSON ART. 0331-60 SAND W/ MATT FINISH
90	FLY FAN / AIR CURTAIN	STD236-1UA-OB	N/A	X	-	X	WITH DOOR ACTIVATED MICROSWITCH
91	VERTICAL GRAB BAR	B-8106	N/A	-	X	-	-
92	MANAGER'S DESK	CUSTOM	X	X	X	-	COORDINATE WITH EQUIPMENT MANUFACTURER
93	ROUND DROP-IN HOT FOOD WELL	SM-50-7 UL	X	X	-	X	120 VOLTS, 6.7 AMPS / USED FOR DRY TYPE FOOD ONLY
94	NOT USED	-	-	-	-	-	-
95	S.S. WORK TABLE 18"D. x 30"L.	CUSTOM	X	X	-	X	24" HIGH WITH 30" HIGH LEFT SIDE SPLASH / WITH 6" HIGH LEGS
96	1 KEG DIRECT DRAW DISPENSER	DD50	X	X	-	X	115 VOLTS, 4 AMPS / 1 1/2" DRAIN LINE / WITH 6" CASTORS
97	NACHO CHEESE DISPENSER	GEHLS	N/A	X	-	X	PROVIDED BY CHEESE DISPENSER COMPANY
98	STAINLESS STEEL CORNER GUARD	N/A	-	X	-	X	-
99	STAINLESS STEEL END CAP	N/A	-	X	-	X	-
100	FREEZER SHELVING	EG01.00	X	X	-	X	FF1836G 4 TIERS HIGH, FG063G POSTS

EQUIPMENT LEGEND NOTES:	
1. FLAT PANEL TV DISPLAY WALL MOUNTING BRACKET & MONITOR BRAND SELECTION TO BE DETERMINED BY OWNER. CONTRACTOR TO COORDINATE ITEM #58 WITH OWNER FOR INSTALLATION.	7. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE DELIVERY OF ALL KITCHEN EQUIPMENT WITH THE EQUIPMENT VENDOR.
2. THE OWNER SHALL PROVIDE WALL MOUNTED DECOR ITEMS. THESE ITEMS ARE TO BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE DELIVERY AND INSTALLATION OF ALL DECOR ITEMS WITH THE OWNER. REFER TO A3.1	8. THE CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS REQUIRED FOR THE OWNER PROVIDED SIGNAGE.
3. THE CONTRACTOR SHALL VERIFY WITH ALL LOCAL AGENCIES QUANTITY AND LOCATION OF ALL FIRE EXTINGUISHERS.	9. ALL SPECIFIED REFRIGERATION UNITS SHALL BE SELF-CONTAINED AND SELF-EVAPORATING.
4. ALL KITCHEN EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE NATIONAL SANITATION FOUNDATION (NSF).	10. NO GREASE LADEN FOODS SHALL BE PREPARED IN THE CONVECTION OVEN (ITEM #87). IT IS USED FOR BAKING ROLLS ONLY.
5. THE EXHAUST HOOD, EXHAUST FAN, EXHAUST DUCT, EXHAUST DUCT FIRE WRAP AND MAKE-UP AIR FAN SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. THE MAKE-UP AIR DUCT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.	11. CONTACT SMARTTRACK 9U WALL-MOUNT RACK SUPPLIER FOR ADDITIONAL INFORMATION: CHRIS IANNUZZI OF IT SAVVY (630) 396-6315
6. THE EXHAUST HOOD FIRE SUPPRESSION SYSTEM SHALL BE SUPPLIED AND INSTALLED BY THE OWNER. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE EMERGENCY GAS SHUT-OFF VALVE FOR THE EXHAUST HOOD FIRE SUPPRESSION SYSTEM.	

WALK-IN COOLER / FREEZER SPECIFICATIONS

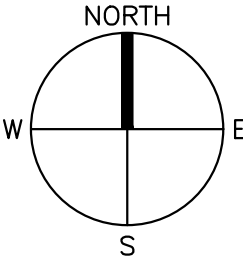
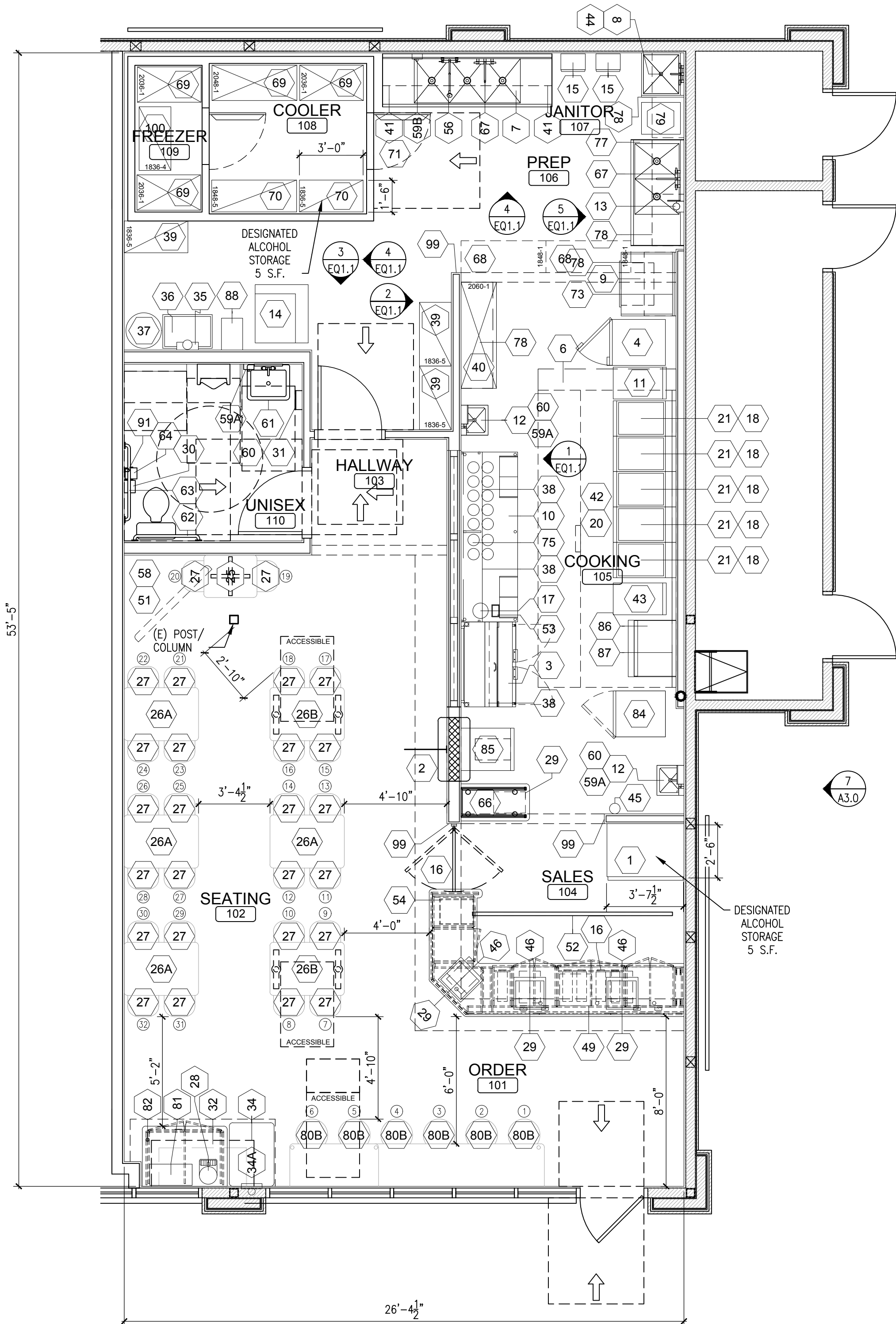
COMPONENT	DESCRIPTION
INSULATION FLOOR	FOAMED IN-PLACE U.L. LISTED, CLASS 1 URETHANE FOAM INSULATION WITH A FLAME SPREAD RATING OF LESS THAN 25, AND SMOKE DENSITY OF LESS THAN 350 - WCEB TESTED IN ACCORDANCE TO A.S.T.M. E84 (U.L. 723)
FINISH	FLOOR, WALL, AND CEILING PANELS: 4" THICK HIGH DENSITY PRE-FABRICATED FRAME - N.S.F. COVED, STEP-UP @ FREEZER FLOOR ONLY.
DOORS	INTERIOR: 26 GA. STUCCO EMBOSSED GALVALUM FLOOR FINISH: #10 SMOOTH ALUMINUM EXTERIOR: 26 GA. STUCCO EMBOSSED GALVALUM (1) 34" X 78" FLUSH-IN FITTING COOLER DOOR (1) 30" X 78" FLUSH-IN FITTING FREEZER DOOR
1. INSULATION INSTRUCTIONS FOR THE WALK-IN COOLER / FREEZER SHALL BE ON THE JOBSITE FOR THE LOCAL BUILDING OFFICIAL.	
2. PROVIDE CP 25WB + FIRE BARRIER SEALANT CAULK OR FB-3000 W/T FIRE BARRIER SEALANT FOR ANY PENETRATIONS INTO THE INSULATED WALLS.	
3. SEE SHEET EQ2 FOR CURRENT EVALUATION REPORT SHEETS	

EQUIPMENT PLAN NOTES

- ALL SWITCHES, COVER PLATES, AND PLUGS SHALL BE "WHITE".
 - TELEPHONE SERVICE SHALL BE (3) THREE LINES OF SERVICE AS FOLLOWS:
 - LINE 1 SHALL BE PRIMARY TELEPHONE LINE
 - LINE 2 SHALL BE FOR ROLL-OVER TELEPHONE LINE AND FAX LINE
 - LINE 3 SHALL BE FOR FAX AND DATA LINE
 - THE GENERAL CONTRACTOR SHALL PROVIDE THE MOUNTING OF TRANSFORMERS AND FINAL ELECTRICAL CONNECTION OF THE OWNER PROVIDED AND INSTALLED INTERIOR AND EXTERIOR BUILDING SIGNAGE. ALL SIGNS SHALL BE ON INDIVIDUAL CIRCUITS WITH DEDICATED GROUNDS.
 - THE FLOOR SINK UNDER THE 3 COMPARTMENT SINK IS USED FOR THE PLUMBING HOSE BIB.
 - COOKING AREA PROTECTION SYSTEM SHALL BY SUBMITTED FOR REVIEW UNDER A SEPARATE PLAN CHECK AND PERMIT.
- NOTE: EXTERIOR SIGNAGE SHALL BE SUBMITTED UNDER A SEPARATE PLAN CHECK REVIEW AND PERMIT PROCESS.

EQUIPMENT PLAN LEGEND

- PROVIDE DEDICATED CIRCUIT AND GROUND 12'-0" A.F.F. ABOVE SOFFIT FOR LED SIGNS - TYPICAL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE DEDICATED CIRCUIT AND GROUND WITH CIRCUIT TIMER FOR EXTERIOR BUILDING SIGN - TYP. VERIFY LOCATION WITH SIGN VENDOR - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PHONE STATION 4'-0" A.F.F. - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- GAS SERVICE CONNECTION. - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6" P.V.C. BEVERAGE CONDUIT RUN IN CEILING WITH 6" 90'S AND 6" P.V.C. IN PARTITIONS. REFER TO DETAIL 8/EQ1.1



EQUIPMENT PLAN

SCALE: 1/4" = 1'-0"

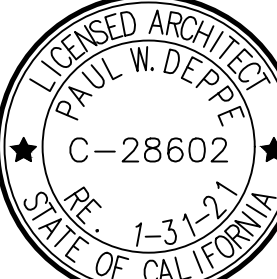


ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV. DATE DESCRIPTION

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS.



LOCATION
WINGSTOP
GL# S248
1302 E. SEVENTEENTH ST. STE D
SANTA ANA, CA. 92705

DATE
01/07/19
JOB NO.

DRAWN BY VA CHECKED BY KD

EQUIPMENT PLAN AND SCHEDULE

EQ1.0