

REQUEST FOR Planning Commission Action



PLANNING COMMISSION MEETING DATE:

MARCH 25, 2019

TITLE:

**PUBLIC HEARING – CONDITIONAL USE
PERMIT NO. 2019-09 TO EXPAND THE SALE OF
ALCOHOLIC BEVERAGES FOR ON-PREMISE
CONSUMPTION AT CAFÉ CULTURA LOCATED
AT 324 WEST FOURTH STREET, UNITS A AND
B; SANTA ANA CONTEMPORARY MEXICAN
CAFETERIA CORPORATION, APPLICANT
{STRATEGIC PLAN NO. 3,2}**

Prepared by Pedro Gomez

Executive Director

PLANNING COMMISSION SECRETARY

APPROVED

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

DENIED

- ☐ Applicant's Request
- ☐ Staff Recommendation

CONTINUED TO _____

Planning Manager

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt a resolution approving Conditional Use Permit No. 2019-09 as conditioned.

Executive Summary

Sam Ruiz with Santa Ana Contemporary Mexican Cafeteria Corporation, representing Café Cultura, is requesting approval of Conditional Use Permit (CUP) No. 2019-09 to allow the expansion of the sale of alcoholic beverages for on-premise consumption (Type 41 – Beer and Wine) from a tenant suite located at 324 West Fourth Street, Unit A to an existing restaurant at an adjacent tenant suite located 324 West Fourth Street, Unit B. Pursuant to Section 41-196 of the Santa Ana Municipal Code (SAMC), establishments wishing to sell alcoholic beverages or expand floor area for on-premise consumption require approval of a CUP. Staff is recommending approval of the applicant's request due to the site being located away from sensitive uses and the property's history of compliance with City codes and regulations.

Table 1: Project and Location Information

Item	Information
Project Address	324 West Fourth Street, Units A and B
Nearest Intersection	Fourth and Birch Street
General Plan Designation	District Center (DC)
Zoning Designation	Transit Zoning Code (SD-84) with Downtown (DT) land use designation
Surrounding Land Uses	North Federal Building and U.S. Courthouse
	East Vacant Parcel
	South Commercial/Retail and Eating Establishments
	West Commercial/Retail and Eating Establishments
Property Size	The building is on a 0.10-acre site.

Item	Information	
Existing Site Development	The subject site is developed with an existing 9,200-square foot, multi-tenant two-story commercial building known as the West End Theater. Located within the Downtown National Register District, the West End Theater is individually listed on the Register of Historical Properties as "Landmark."	
Unit Size	Unit A – 1,502 square feet; Unit B – 814 square feet; Combined 2,316 square feet.	
Use Permissions	Allowed with a conditional use permit (CUP)	
Zoning Code Sections Affected	Uses	Section 41-2007 TZC, DT Zone Table 2A
	Operational Standards	Section 41-196(g) SAMC

Project Description

The applicant is currently occupying an 814-square foot tenant space (Unit B) in an existing multi-tenant commercial building and is operating as Café Cultura, formerly known as Café Calacas. The applicant proposes to expand their operations into the adjacent 1,502-square foot tenant space (Unit A), previously occupied by The Barrel Room restaurant. The applicant will effectively occupy both Units A and B and combine them into Unit A. In addition, the applicant proposes to modify an existing CUP (CUP 2013-50) previously granted for Unit A, in order to expand the sale of alcoholic beverages for on-premise consumption to the additional area within Unit B. Lastly, the applicant is proposing to provide a 609-square foot enclosed outdoor patio facing Fourth Street which will provide a maximum of 30 seats. The proposed patio area will be enclosed with a 42-inch high metal railing, in compliance with all applicable City and State Department of ABC's standards. The railing will not be attached to the façade of the building. Moreover, no exterior façade changes are proposed as part of the overall scope of work.

Tenant improvement plans have been submitted to the Building Division for the proposed expansion and an Outdoor Dining Application has been submitted to the Public Works Agency for the proposed enclosed outdoor patio area. The expansion will provide additional sit-down options to the restaurant's patrons, additional storage room, and a larger kitchen area. Once the tenant improvements are finalized, Café Cultura will be 2,316 square feet in size and accommodate approximately 80 patrons within its dining area, including the outdoor patio area. The restaurant will continue to operate Monday through Sunday from 7:00 a.m. to 4:00 p.m., Saturday from 9:00 a.m. to 4:00 p.m., and Sunday from 9:00 a.m. to 3:00 p.m. The sale, service, and consumption of alcoholic beverages is proposed between the hours of 8:00 a.m. and 4:00 p.m. (Monday – Saturday) and 8:00 a.m. and 3:00 p.m. on Sunday. All alcoholic beverages will be stored within the restaurant's cooler and service counter area which will be less than 40 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.

Lastly, the applicant is not proposing to use an approved CUP (CUP 2013-51), which was previously granted for Unit A (The Barrel Room) for after-hours operations (12:00 a.m. – 5:00 a.m.). Therefore, CUP 2013-51 will be considered suspended pursuant to Section 41-648 of the SAMC. In addition, the CUP will become null and void as of December 31, 2019, one year after The Barrel Room vacated the tenant space and after-hours operations ceased at this location.

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.	8:00 a.m. to 4:00 p.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 located within the historic West End Theater building, which was constructed in 1915 and designed by J. Flood Walker. This building was listed in the National Register of Historic Places in 1984 as a contributor to the Downtown Historic District. In addition, the building is individually listed on the Santa Ana Register of Historical Properties as “Landmark” due to its distinctive architecture and significance to the City’s history.

On January 13, 2014, the Planning Commission adopted a resolution approving Conditional Use Permit No. 2013-50 to allow a Type 41 (Beer and Wine) Alcoholic Beverage Control (ABC) license and Conditional Use Permit No. 2013-51 for after-hours operations at The Barrel Room restaurant located at 324 West Fourth Street, Unit A. The approval of these CUPs allowed for the sale and service of beer and wine in conjunction with food sales and extension of the hours of operation until 2:00 a.m. The Barrel Room was a full service, sit-down eating establishment that held approximately 59 seats within its dining room and 24 seats on an outdoor patio facing Fourth Street. The Barrel Room was in operation at this location until they vacated from the tenant space in late December of 2018. Subsequently, Santa Ana Contemporary Mexican Cafeteria Corporation entered into a lease agreement to acquire the vacant tenant space.

Both units of the West End Theater have historically been occupied by professional offices and bridal retail stores. In 2009, Calacas, a Latino cultural gift store relocated from Bristol Street to 324 West Fourth Street, Unit A. Subsequently, the business owners opened a café/restaurant in the adjacent tenant space (Unit B) called Café Calacas. In 2017, there was a change in business name and Café Calacas began operating as Café Cultura. Today, Café Cultura continues to operate as a casual sit-down restaurant offering a range of food and coffee. The applicant is proposing to modify a previously established CUP in order to continue to sell beer and wine with a Type 41 alcoholic beverage control license within the expanded area of Units A and B, 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 multi-family residences and approximately 850 feet 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 downtown 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 the 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. Café Cultura is located within the downtown district 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. 165; 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 Analysis and Criteria for Recommendation	
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.

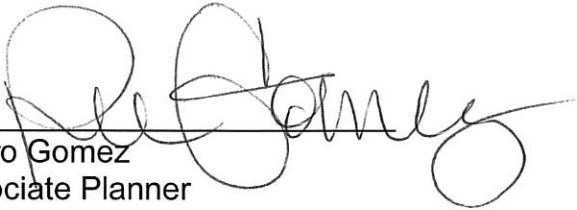
The Police Department then compares the number of such crimes in the reporting district as compared to the number of crimes in other reporting districts. In keeping with the standard used by the State Department of Alcoholic Beverage Control and Business and Professions Code, should the Police Department 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 15, 2019.
	Notification by mail was mailed to all property owners and occupants within 500 feet of the project site on March 15, 2019.
	Newspaper posting was published in the Orange County Reporter on March 15, 2019.
Additional Measures	The Downtown and Lacy 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. 2019-09 as conditioned.


Pedro Gomez
Associate Planner

PG:sb

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- 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. 2019-09 AS CONDITIONED TO EXPAND THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION AT CAFÉ CULTURA LOCATED AT 324 WEST FOURTH STREET, UNITS A AND B

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. Sam Ruiz with the Santa Ana Contemporary Mexican Cafeteria Corporation representing Café Cultura restaurant ("Applicant"), is requesting approval of Conditional Use Permit No. 2019-09 to allow the sale of alcoholic beverages for on-premises consumption (Type 41 – Beer and Wine) at an existing restaurant located at 324 West Fourth Street, Unit B, which will be expanding into the adjacent tenant space located at 324 West Fourth Street, Unit A.
- 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 January 13, 2014, the Planning Commission adopted Resolution No. 2014-03 by a vote of 6:0 (Alderete absent) approving Conditional Use Permit No. 2013-50 to allow the sale of alcoholic beverages for on-premises consumption (Type 41 – Beer and Wine) and Conditional Use Permit No. 2013-51 for after-hours operation for The Barrel Room restaurant located at 324 West Fourth Street, Unit A.
- D. On March 25, 2019, the Planning Commission held a duly noticed public hearing on Conditional Use Permit No. 2019-09.
- E. 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. 2019-09 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.

Café Cultura is an existing restaurant at 324 West Fourth Street, Unit B. The Barrel Room restaurant previously provided alcoholic beverages for on-premises consumption at 324 West Fourth Street, Unit A. The proposed physical expansion of the existing restaurant located at 324 West Fourth Street, Unit B into the adjacent tenant suite located at 324 West Fourth Street, Unit A will provide additional seating space for the restaurant's patrons. This will also facilitate the operations of the restaurant making the customer experience more pleasing by adding the sale of alcoholic beverages. 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 physical expansion of the restaurant and 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 multi-family residences and approximately 850 feet from the nearest single-family residences. Café Cultura has been operating as 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 Barrel Room restaurant was previously in operation for 4 years at 324 West Fourth Street, Unit A and included sales of beer and wine for on-premises consumption. In addition, Café Cultura (previously Café Calacas) has been in operation for 9 years at 324 West Fourth Street, Unit B. The proposed expansion 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 expansion into the adjacent tenant space and the sale of alcoholic beverages will allow Café Cultura to remain economically viable and competitive 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. Cafe Cultura 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. 2019-09 as conditioned for the alcoholic beverage control license for the sale of alcoholic beverages for on-premises consumption (Type 41 – Beer and Wine) for the project located at 324 West Fourth Street, Units A and B, as conditioned in Exhibit A, attached hereto and incorporated herein. This decision is based upon the evidence submitted at the above said 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. 2019-09

Conditional Use Permit No. 2019-09 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. Prior to the release of the Alcohol Beverage Control License, the Applicant shall obtain building permits pertaining to the expansion of the restaurant located at 324 West Fourth Street, Unit B, into the adjacent tenant space located at 324 West Fourth Street, Unit A.
2. Prior to the release of the Alcohol Beverage Control License, the Applicant shall obtain an Outdoor Dining Permit from the Public Works Agency, permitting the construction of an outdoor patio area.
3. 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).
4. The sales, service, and consumption of alcoholic beverages shall be limited from 8:00 a.m. and 12:00 a.m. (midnight), Monday through Sunday.
5. Conditional Use Permit No. 2013-51 for after-hours operation for 324 West Fourth Street, Unit A, approved on January 13, 2014, through Resolution No. 2014-03 will not be used by the Applicant and shall become null and void as of December 31, 2019 pursuant to SAMC 41-648.
6. Prior to issuance of the Alcohol Beverage Control License, a Property Maintenance Agreement shall be recorded against the property. 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. Developer (and the owner of the property upon which the authorized use and/or authorized improvements are located if different from the Applicant) shall execute a 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 maintenance agreement shall contain covenants, conditions and restrictions relating to the following:

(a) Compliance with operational conditions applicable during any period(s) of construction or major repair (e.g., proper screening and securing of the construction site; implementation of proper erosion control, dust control and noise mitigation measure; adherence to approved project phasing etc.);

(b) Compliance with ongoing operational conditions, requirements and restrictions, as applicable (including but not limited to hours of operation, security requirements, the proper storage and disposal of trash and debris, enforcement of the parking management plan, and/or restrictions on certain uses;

(c) Ongoing compliance with approved design and construction parameters, signage parameters and restrictions as well as landscape designs, as applicable;

(d) Ongoing maintenance, repair and upkeep of the property and all improvements located thereupon (including but not limited to controls on the proliferation of trash and debris about the property; the proper and timely removal of graffiti; the timely maintenance, repair and upkeep of damaged, vandalized and/or weathered buildings, structures and/or improvements; the timely maintenance, repair and upkeep of exterior paint, parking striping, lighting and irrigation fixtures, walls and fencing, publicly accessible bathrooms and bathroom fixtures, landscaping and related landscape improvements and the like, as applicable);

(e) If Applicant and the owner of the property are different (e.g., if the Applicant is a tenant or licensee of the property or any portion thereof), both the Applicant and the owner of the property shall be signatories to the maintenance agreement and both shall be jointly and severally liable for compliance with its terms.

(f) The maintenance agreement shall further provide that any party responsible for complying with its terms shall not assign its ownership interest in the property or any interest in any lease, sublease, license or sublicense, unless the prospective assignee agrees in writing to assume all of the duties, obligations and responsibilities set forth under the maintenance agreement.

(g) The maintenance agreement shall contain provisions relating to the enforcement of its conditions by the City and shall also contain provisions authorizing the City to recover costs and expenses which the City may incur arising out of any enforcement and/or remediation efforts which the City may undertake in order to cure any deficiency in maintenance, repair or upkeep or to enforce any restrictions or conditions upon the use of the property. The maintenance agreement shall further provide that any unreimbursed costs and/or expenses incurred by the City to cure a deficiency in maintenance or to enforce use restrictions shall become a lien upon the property in an amount equivalent to the actual costs and/or expense incurred by the City.

EXHIBIT 2

CUP 2019-09, Cafe Cultura
324 West Fourth Street Unit A and B

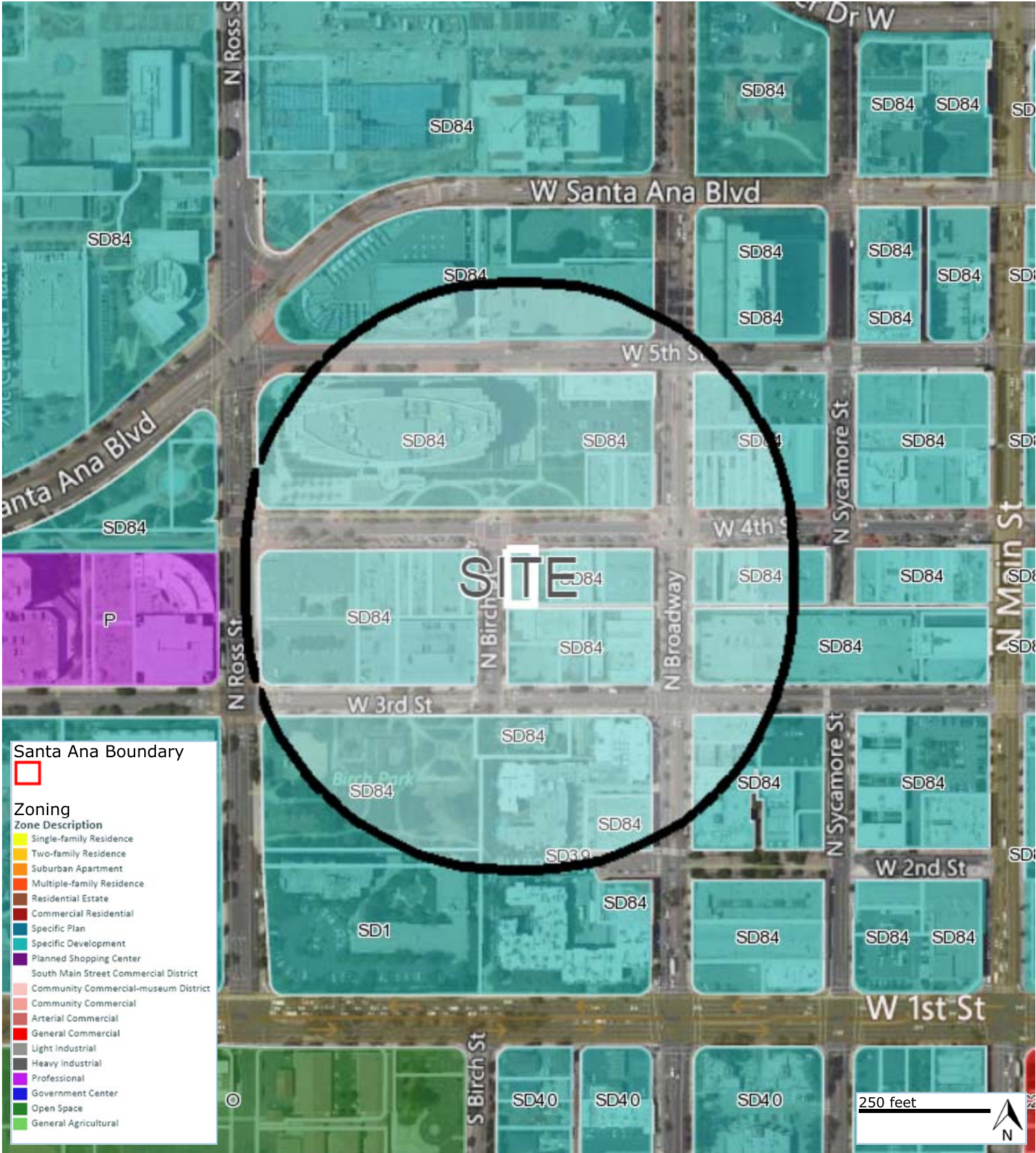


Exhibit 2 -Vicinity Zoning and Aerial View



EXHIBIT 3



CUP 2019-09
CAFÉ CULTURA
324 WEST FOURTH STREET, UNITS A AND B
SITE PHOTOS
EXHIBIT 3

EXHIBIT 4

SYM.	DESCRIPTION
	DETAIL NUMBER SHEET NUMBER
	SECTION NUMBER SHEET NUMBER
	ELEVATION NUMBER SHEET NUMBER
	WINDOW NUMBER
	REVISION NUMBER
	KEY NOTE NUMBER
STANDARD SYMBOLS	
SYM.	DESCRIPTION
	EXISTING CONSTRUCTION TO REMAIN
	DEMOLITION
	NEW STANDARD PARTITION
	NEW STANDARD PARTITION WITH INSULATION
	NEW SHEAR WALL PARTITION
PARTITION LEGEND	

CAFECITO CULTURA RESTAURANT EXPANSION

324 W. 4TH STREET SUITE A
SANTA ANA, CA. 92701

ARCHITECTURAL PLANS
A-0 TITLE SHEET
A-1 CONSTRUCTION PLANS
A-2 PATIO CONSTRUCTION PLANS

LushDesignStudio

WILLIAM LUSHBAUGH AIA ARCHITECT
17191 CITRON IRVINE CALIFORNIA 92612
949-584-2166 blushbaugh@aol.com

GENERAL NOTES

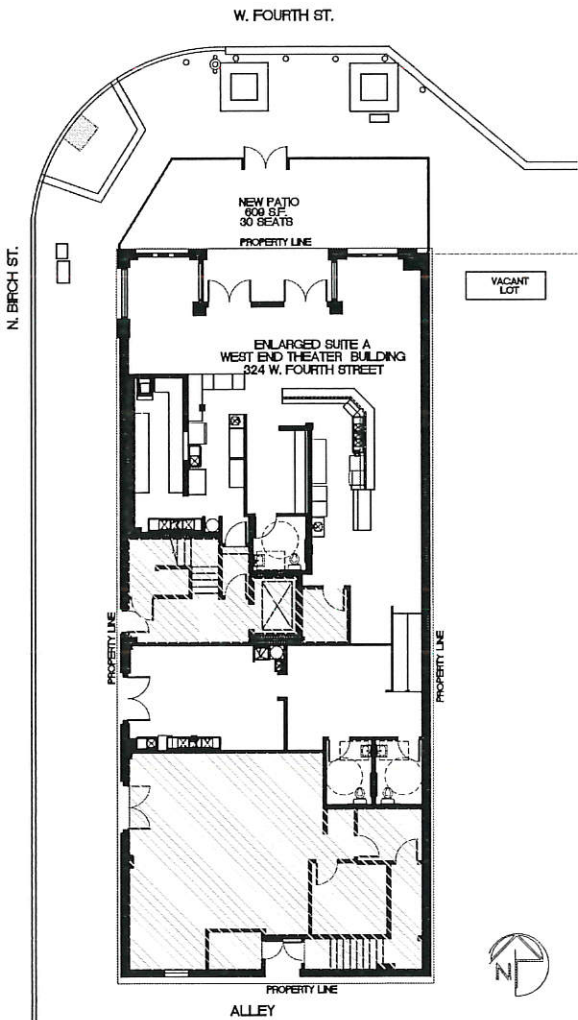
SHEET INDEX

MINIMUM PLUMBING FIXTURE CALCULATIONS ARE BASED UPON SECTION 422.0 OF THE CPC.
OCCUPANT LOAD DINING: (668 INTERIORS, 484 PATIO) 1152 S.F. / 15 = 76 OCCUPANTS.
OCCUPANT LOAD KITCHEN: 579 S.F. / 200 = 3 OCCUPANTS.
TOTAL OCCUPANTS: 80 40 MALE / 40 FEMALE

FIXTURES REQUIRED A-2 (RESTAURANT)									
TOILET FIXTURES				URINALS			LAVATORIES		
MALE	REQ.	FEMALE	REQ.	MALE	REQ.	MALE	REQ.	FEMALE	REQ.
1: 1-50	1	2: 26-50	2	N/A		N/A	1: 1-75	1	1: 1-50
FIXTURES PROVIDED:									
TOILET FIXTURES PROVIDED				URINALS PROVIDED			LAVATORIES PROVIDED		
ALL GENDER							ALL GENDER		
3 PROVIDED / 3 REQUIRED				N/A SEE BELOW			3 PROVIDED / 2 REQUIRED		

MINIMUM PLUMBING FIXTURE CALCULATIONS PER SECTIONS CPC TABLE 422.1. APPLY ONLY TO NEW BUILDINGS, ADDITIONS, CHANGES THAT RESULT IN INCREASED OCCUPANT LOAD

PLUMBING ANALYSIS



SITE PLAN

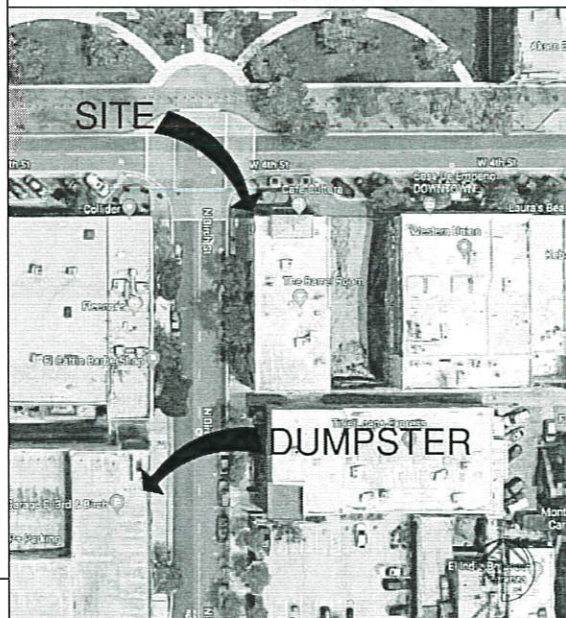
- 1.01 ALL WORK PERFORMED SHALL COMPLY WITH APPLICABLE LAWS INCLUDING, BUT NOT LIMITED TO, THE 2018 CALIFORNIA BUILDING CODE (CBC), PLUMBING CODE (CPC), MECHANICAL CODE (CMC), AND ELECTRICAL CODE (CEC), WITH LOCAL AMENDMENTS, 2018 TITLE 24 WITH ALL LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS. CODES, ORDINANCES AND REGULATIONS SHALL TAKE PRECEDENCE OVER THE DRAWINGS AND CONTRACTOR SHALL COMPLY WITH MOST RECENT EDITIONS.
- 1.02 THESE DRAWINGS ARE SUBJECT TO THE APPROVALS OF STATE AND LOCAL BUILDING AND FIRE DEPARTMENT APPROVALS.
- 1.03 EXAMINATION OF THE SITE AND PORTIONS THEREOF, WHICH WILL AFFECT THE WORK, SHALL BE MADE BY GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. CONFLICTS, OMISSIONS, ETC. SHALL BE REPORTED TO THE SPACE PLANNER BEFORE PROCEEDING WITH ANY WORK.
- 1.04 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO STARTING THE WORK. ANY DISCREPANCIES AND/OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE SPACE PLANNER PRIOR TO PROCEEDING WITH WORK.
- 1.05 MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED WITHIN FIVE (5) DAYS OF THE AWARD OF THE CONTRACTOR TO THE SPACE PLANNER FOR REVIEW OF EQUIVALENT QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT WRITTEN APPROVAL.
- 1.06 ALL WORK LISTED, SHOWN, OR IMPLIED, ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS, OR VENDORS, TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK SHALL BE DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- 1.07 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- 1.08 THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS OF ALL SUBCONTRACTORS AND TRADES DAILY AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE OF JOB SITE. CONTRACTOR IS RESPONSIBLE TO SCRAPE OUT, CLEANUP AND REMOVE ALL DEBRIS RELATED TO THE BUILD-OUT. ARCHITECT IS NOT RESPONSIBLE FOR DETECTION OR REMOVAL OF ANY HAZARDOUS MATERIALS.
- 1.09 THE CONTRACT DOCUMENTS AND COPIES THEREOF ARE LEGAL INSTRUMENTS OF SERVICE FOR THE USE OF THE OWNER AND AUTHORIZED REPRESENTATIVES. FOR THE DESIGNATED PROPERTY ONLY, THE CONTRACT DOCUMENTS AND COPIES THEREOF ARE PROPERTY OF KDC.
- 1.10 CONTRACTOR SHALL PATCH ANY EXISTING WALLS, COLUMNS AND/OR CEILINGS AS NEEDED TO REFURBISH THE WORK AREA AND REPAIR ALL DAMAGES.
- 1.11 PREPARE ALL FLOORS AND WALLS TO RECEIVE NEW FINISHES, U.N.O.
- 1.12 CONTRACTOR AND ARCHITECT TO REVIEW CHALK LINES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

- 1.13 ALL PENETRATIONS AT ONE OR TWO HOUR PARTITIONS SHALL BE PROTECTED BY FIRE DAMPERS.
- 1.14 CONTRACTOR SHALL PROTECT ALL EXISTING AREAS.
- 1.15 CONTRACTOR SHALL SUBMIT CONFIRMATION WITH DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDERS WHICH MAY AFFECT THE SCHEDULE.
- 1.16 PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STAND PIPES, SPRINKLER SYSTEMS AND FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO AND APPROVED BY THE FIRE DEPARTMENT OFFICIALS BEFORE EQUIPMENT IS INSTALLED.
- 1.17 INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- 1.18 CONTRACTOR FOR THE PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS.
- 1.19 ALL WORK NOTED "N.I.C." OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS AS REQUIRED PER REQUIREMENTS ESTABLISHED BY OWNER, TENANT, OR BOTH.
- 1.20 "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- 1.21 "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- 1.22 DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
- 1.23 COLUMN CENTERLINE (ALSO REFERRED TO AS GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.
- 1.24 ALL NEW INTERIOR DOORS & HARDWARE ARE TO MATCH EXISTING. HOWEVER, ALL DOORS MUST HAVE LEVER TYPE HARDWARE.
- 1.25 ALL VERTICAL DIMENSIONS SHOWN ARE TO FLOOR SLAB, UNLESS OTHERWISE NOTED.
- 1.26 DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. CONTACT ARCHITECT IMMEDIATELY WITH ANY/ALL DIMENSION DISCREPANCIES.
- 1.27 ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE EXISTING BUILDING STANDARDS.
- 1.28 THE STARTING OF ANY WORK BY ANY CONTRACTOR OR SUBCONTRACTOR SHALL BE CONSIDERED PRIMA FACIE EVIDENCE THAT HE HAS INSPECTED AND ACCEPTED ALL CONDITIONS INVOLVED IN HIS WORK AND FINOS THEM SATISFACTORY.
- 1.29 BARRICADES SHALL BE ERECTED PER LOCAL DEPARTMENT OF BUILDING AND SAFETY AND AS REQUIRED FOR SECURITY.

- 1.30 CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF EXISTING FIRE RATED WALLS (1+4) NO GAPS, HOLES, VOIDS, UNSEALED PENETRATIONS, ETC. BEYOND THAT WHICH CODE ALLOWS).
- 1.31 ALL CONTRACTORS AND/OR SUPPLIER REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING, ACCOMPANIED BY THE ALTERNATIVE PRODUCT INFORMATION, TO THE DESIGNER AND WILL BE CONSIDERED ONLY IF IT DOES NOT SACRIFICE QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE DESIGNER BE REQUIRED TO PROVIDE THAT A PRODUCT PROPOSED FOR SUBSTITUTE IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
- 1.32 INSTALLATION OF ALL SELECTED MATERIALS SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO FINAL ACCEPTANCE. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND GUARANTEES REQUIRED AT THE CONCLUSION OF WORK.
- 1.33 THE CONTRACTOR SHALL SUBMIT CUT SHEETS OF ALL FIXTURES, SHOP DRAWINGS AND SCHEDULES TO THE ARCHITECT FOR APPROVAL BEFORE ORDERS ARE PLACED AND RELATED WORK IS BEGUN. ANY FABRICATION DONE PRIOR TO THE APPROVAL OF SHOP DRAWINGS BY THE INTERIOR DESIGNER SHALL BE AT THE CONTRACTOR'S RISK.
- 1.34 ALL WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ANY ADJACENT AREAS, SCHEDULE AND COORDINATE ALL WORK AND TRASH REMOVAL THROUGH THE OWNER.
- 1.35 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY EXISTING CONSTRUCTION DEFECTS TO THE OWNER. THE GENERAL CONTRACTOR SHALL ALSO TAKE ON THE RESPONSIBILITY TO ENSURE THAT CORRECTIONS OF SUCH DEFECTS ARE PERFORMED PRIOR OR DURING CONSTRUCTION TO CORRECT THESE DEFICIENCIES.
- 1.36 "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
- 1.37 ALL DIMENSIONS ARE TO FACE OF FINISH, U.N.O. PLACE PARTITION CENTERLINE ON COLUMN OR MULLION CENTERLINE, U.N.O.
- 1.38 WORK NOT SPECIFICALLY DETAILED OR SPECIFIED SHALL BE PROVIDED IN ACCORDANCE WITH DETAILS OR SIZES COVERING SIMILAR WORK FOR EXISTING CONSTRUCTION.
- 1.39 THE CONTRACTOR SHALL UNDERCUT INTERIOR DOORS AS REQUIRED TO CLEAR FINISHED FLOORING BY "X". ALL RATED DOORS, IF ANY, SHALL BE ORDERED SO AS TO CLEAR FINISHED FLOOR BY "X", U.N.O.
- 1.40 DOOR OPENINGS IN GYPSUM BOARD PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED 4" FROM DOOR JAMBS TO ADJACENT WALL, U.N.O.
- 1.41 ACCESS PANELS SHALL BE PROVIDED FOR ELECTRICAL PLUMBING AND AIR CONDITIONING CONTROLS AND SYSTEMS. LOCATIONS SHALL BE REVIEWED WITH THE ARCHITECT.
- 1.42 CONTRACTOR(S) ON THE JOB SHALL FURNISH OWNERS WITH AS-BUILT DRAWINGS AT THE COMPLETION OF THE PROJECT.
- 1.43 THE CONTRACTOR SHALL PROVIDE ALL TOOLS, TRANSPORTATION, UTILITIES, LABOR, MATERIALS, EQUIPMENT AND OTHER SERVICES AND RELATED TAXES NECESSARY FOR PROPER EXECUTION OF THE NEW IMPROVEMENTS.
- 1.44 ANY AND ALL REVISIONS SHALL BE WRITTEN IN CHANGE ORDER FORM AND APPROVED AND AUTHORIZED BY THE OWNER BEFORE BEGINNING WORK.

- 1.45 BEFORE ACCEPTANCE BY THE OWNER, THE COMPLETED CONSTRUCTION SHALL BE CLEANED, LABELS REMOVED AND ALL OTHER TOUCH-UP COMPLETED.
- 1.46 WORK INCLUDES DEMOLITION, REMOVAL AND REINSTALLATION WHERE REQUIRED. REMOVE, REVISE, RELOCATE AND REINSTALL AS REQUIRED. ITEMS TO BE REMOVED SHALL BE STORED AS DIRECTED BY OWNER OR PROPERLY DISPOSED OF OFF-SITE. DEMOLITION MATERIALS SHALL BE DISPOSED OF OFF-SITE ON A DAILY BASIS.
- 1.47 THE CONTRACTOR SHALL PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO MATERIALS FOR CONSTRUCTION PREVIOUS TO AND DURING CONSTRUCTION AND AFTER INSTALLATION. ALSO EXISTING CONSTRUCTION WITH AND ADJACENT TO THE JOB SITE, WHERE DAMAGE OCCURS, REPAIR OR REPLACE AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST.
- 1.48 ANY REVISIONS OR ADDITIONAL WORK REQUIRED BY THE CLIENT FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING REGARDLESS OF COST, TIME OR MATERIAL INCREASE.
- 1.49 WALLS AND STRUCTURAL FRAMING SHALL BE ERECTED TRUE AND PLUMB IN ACCORDANCE WITH THE DESIGN. BRACING SHALL BE PLACED DURING ERECTION WHEREVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.
- 1.50 THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING HANGERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT, CABINETS, FURNISHINGS AND ALL OTHER ITEMS REQUIRED THE SAME. REFERENCE ARCHITECTURAL DRAWINGS.
- 1.51 THE CONTRACTOR SHALL PROVIDE THREE (3) SETS OF SHOP DRAWINGS TO THE ARCHITECT FOR DESIGN APPROVAL AFTER HE HAS REVIEWED THEM FOR CONSTRUCTION AND CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- 1.52 THE CONTRACTOR SHALL SUBMIT SAMPLES OF MATERIAL FINISHES TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. FAILURE TO DO SO WILL BE THE TOTAL RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR WHETHER SPECIFIED CORRECTLY OR INCORRECTLY ON THE CONTRACT DOCUMENTS. THIS REQUIREMENT IS FOR DOUBLE-CHECKING PURPOSES.
- 1.53 REMOVAL OF EXCESS MATERIALS, TOOLS AND EQUIPMENT RELATED TO EACH PORTION OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR INVOLVED, WHO SHALL REMOVE THEM FREQUENTLY DURING CONSTRUCTION AND UPON COMPLETION OF HIS WORK.
- 1.54 DAMAGE TO OTHER WORK BY A SUB-CONTRACTOR SHALL BE REPAIRED BY THE TRADE WHOSE WORK IS DAMAGED AND SHALL BE CHARGED TO THE SUB-CONTRACTOR.
- 1.55 VERIFY WITH MECHANICAL DRAWINGS FOR MECHANICAL OPENING SIZE AND LOCATIONS IN PARTITIONS. SEAL BETWEEN DUCTS AND PARTITIONS WHEREVER REQUIRED.
- 1.56 THE CONTRACTOR SHALL HOLD HARMLESS THE OWNER, ARCHITECT, AND THEIR REPRESENTATIVES OF ANY SUITS OR ANY LEGAL ACTION ARISING FROM THE CONTRACTOR'S WORK.
- 1.57 ALL LUMBER TO BE DOUGLAS FIR. MINIMUM GRADE OF FRAMING LUMBER TO BE STANDARD GRADE OR NO.2. ALL HORIZONTAL BEAM MEMBERS, JOISTS, RAFTERS, POSTS AND HEADERS TO BE NO.1 GRADE OR AS NOTED. ALL FRAMING LUMBER TO BE GRADE MARKED.
- 1.58 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY LESS THAN 8" FROM THE GROUND SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
- 1.59 ALL FRAMING ANCHORS, POST CAPS, COLUMN BASES, ETC. SHALL BE AS MANUFACTURED BY THE "SIMPSON COMPANY" OR EQUAL.
- 1.60 UNLESS OTHERWISE NOTED ALL NAILING SHALL CONFORM TO 2018 CBC.

VICINITY MAP



PROJECT TEAM

TENANT

CAFECITO CULTURA
324 W. 4TH STREET SUITE A
SANTA ANA, CA. 92701
951-490-8643
ATT:FRANK FARIAS

OWNER

324 W. 4TH STREET LLC
324 W. 4TH STREET
SANTA ANA, CA. 92701
ATT:DON BOB MICHAELIAN

ARCHITECT

WILLIAM LUSHBAUGH
17191 CITRON
IRVINE, CA 92612
949-584-2166
EMAIL: blushbaugh@aol.com

CODE REFERENCES

WHERE APPLICABLE ALL CONSTRUCTION SHALL COMPLY WITH:

- 2018 CALIFORNIA ADMINISTRATIVE CODE (PART 1 OF TITLE 24)
- 2018 CALIFORNIA BUILDING CODE (CBC) (PART 2 OF TITLE 24), BASED ON THE 2015 INTERNATIONAL BUILDING CODE (IBC).
- 2018 CALIFORNIA ELECTRICAL CODE (CEC) (PART 3 OF TITLE 24), BASED ON THE 2015 NATIONAL ELECTRICAL CODE (NEC).
- 2018 CALIFORNIA MECHANICAL CODE (CMC) (PART 4 OF TITLE 24), BASED ON THE 2015 UNIFORM MECHANICAL CODE (UMC).
- 2018 CALIFORNIA PLUMBING CODE (CPC) (PART 5 OF TITLE 24), BASED ON THE 2015 UNIFORM PLUMBING CODE (UPC).
- 2018 BUILDING ENERGY EFFICIENCY STANDARDS (BEES)
- 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2018 CALIFORNIA HISTORICAL BUILDING CODE (CHBC) (PART 8 OF TITLE 24)
- 2018 CALIFORNIA FIRE CODE (CFC) (PART 9 OF TITLE 24), BASED ON THE 2011 INTERNATIONAL FIRE CODE (IFC)
- 2018 CALIFORNIA EXISTING BUILDING CODE (CEBC) (PREVIOUSLY KNOWN AS THE CALIFORNIA CODE OF BUILDING CONSERVATION) (PART 10 OF TITLE 24), BASED ON THE 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC).

CITY NOTES

1. THERE IS NO PARKING ASSOCIATED WITH THIS SITE.
2. THE TRASH DUMPSTER SERVING THIS RESTAURANT IS LOCATED IN A ENCLOSED TRASH ROOM LOCATED AT 310 BIRCH STREET (CITY OWNED PARKING STRUCTURE).

BUILDING DATA

BUILDING CODE : 2018 C.B.C.
OCCUPANCY : DINING B (LESS THAN 50 OCCUPANTS) 668 S.F./15=44
OCCUPANT LOAD: KITCHEN B 579 S.F./ 200=3
47 TOTAL OCCUPANTS

NO. OF STORIES: 2 STORY
BUILDING TYPE : TYPE [308] NOT SPRINKLERED
PARCEL NUMBER: APN 398-591-01
AREA OF EXIST. SUITE B: 814 SQ.FT.
AREA OF SUITE A EXPANSION: 1502 SQ.FT.
TOTAL NEW AREA SUITE A: 2316 SQ.FT.

SCOPE OF WORK

- EXPAND EXISTING 814 S.F. RESTAURANT / COFFEE BAR INTO ADJACENT 1502 S.F. WINE BAR:
1. DEMO OPENING IN NON BEARING WALL TO CONNECT 2 SUITES.
 2. CREATE NEW PATIO DINING BY ENCLOSING PORTION OF FRONT CITY SIDEWALK AREA WITH NEW METAL RAILING.

STAMP



REVISIONS:

1	
2	
3	
4	
5	
6	
7	
8	

DATE: 1/22/19

JOB NO:

DRAWN BY: B. L.

CHECKED BY:

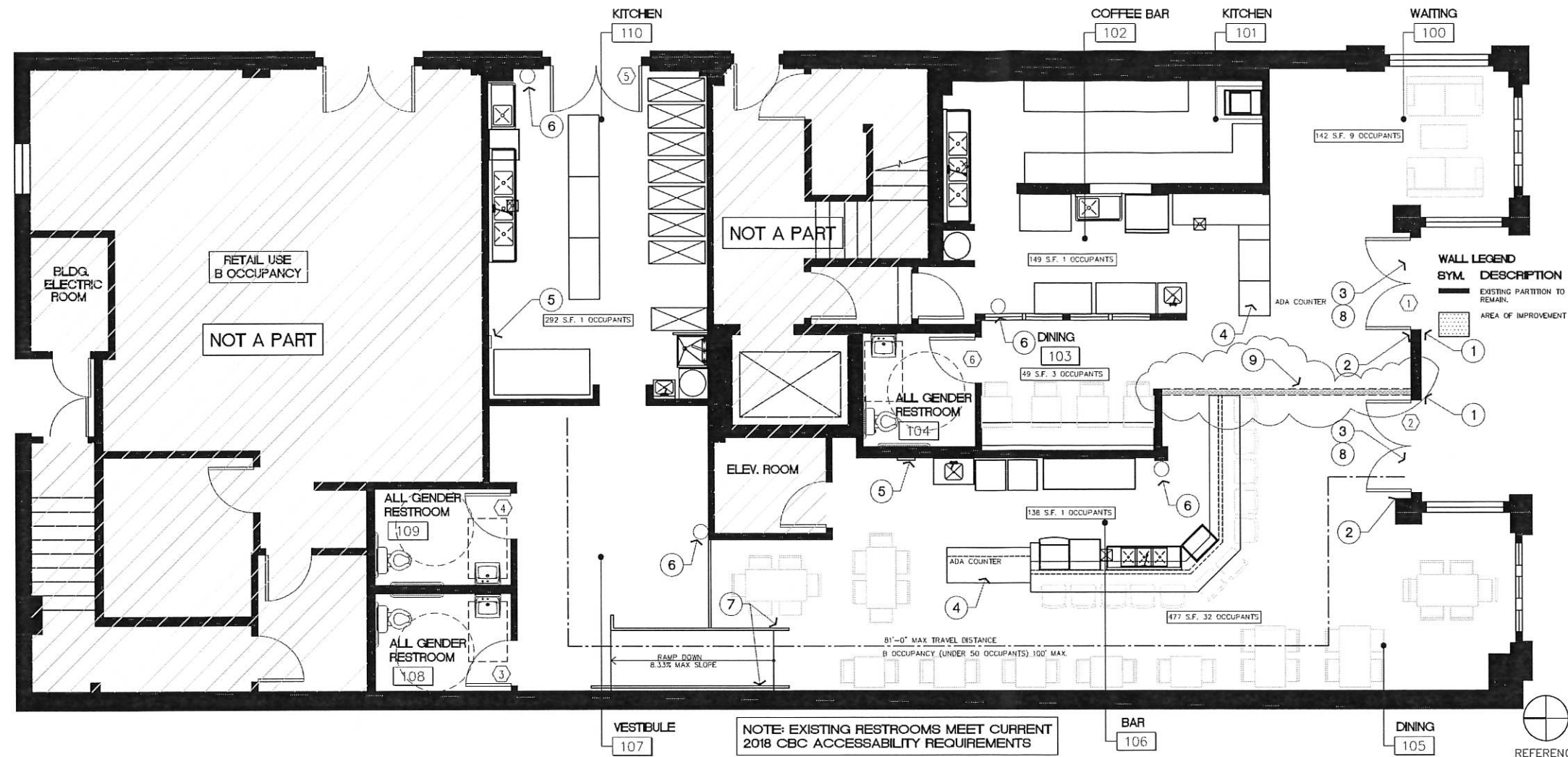
SCALE:

SHEET NO:

A-0

CUP 19-09

EXHIBIT 5



- CONSTRUCTION NOTES**
- LOCATION OF ACCESSIBLE ENTRANCE SIGNAGE.
 - LOCATION OF EXIT ROUTE SIGNAGE.
 - LOCATION OF EXIST. SIGNAGE: THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS.
 - LOCATION OF EXIST. MIN. 36" WIDE X 29" HIGH ADA COUNTER.
 - EXIST. ELECTRICAL PANEL.
 - FIRE EXTINGUISHER LOCATION. PROVIDE FIRE EXTINGUISHERS. MAXIMUM DISTANCE TO FIRE EXTINGUISHERS TO BE 75 FEET. MINIMUM ONE EXTINGUISHER PER SUITE.
 - EXIST. COMPLIANT RAMP HANDRAILS W/ EXTENSIONS.
 - LOCATION OF MAXIMUM OCCUPANCY SIGNAGE.
 - PATCH FLOORING AT AREA OF REMOVED WALL.

AS BUILT DOOR SCHEDULE

DOOR NO.	TYPE	DOOR			FRAME	HDLG.	NOTE #
		W	H	THK			
1	B	36"	84"	1 3/4"	STD.	STD.	1, 2
2	B	36"	84"	1 3/4"	STD.	STD.	1, 2
3	A	36"	84"	1 3/4"	STD.	STD.	3, 2.3
4	A	36"	84"	1 3/4"	STD.	STD.	3, 2.3
5	A	36"	84"	1 3/4"	STD.	STD.	1, 1
6	A	36"	84"	1 3/4"	STD.	STD.	3, 2.3

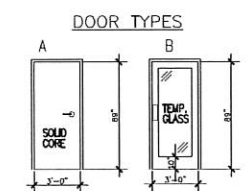
HARDWARE GROUPS

GROUP	TYPE
1	PUSH / PULL HANDLE (DRIST), 1 1/2" PNL. BUTT HINGES, DOOR STOP
2	DOORSTOP (PUSH) LOCKER (DRIST) TYPE, 1 1/2" PNL. BUTT HINGES, CLOSER, DOOR STOP
3	

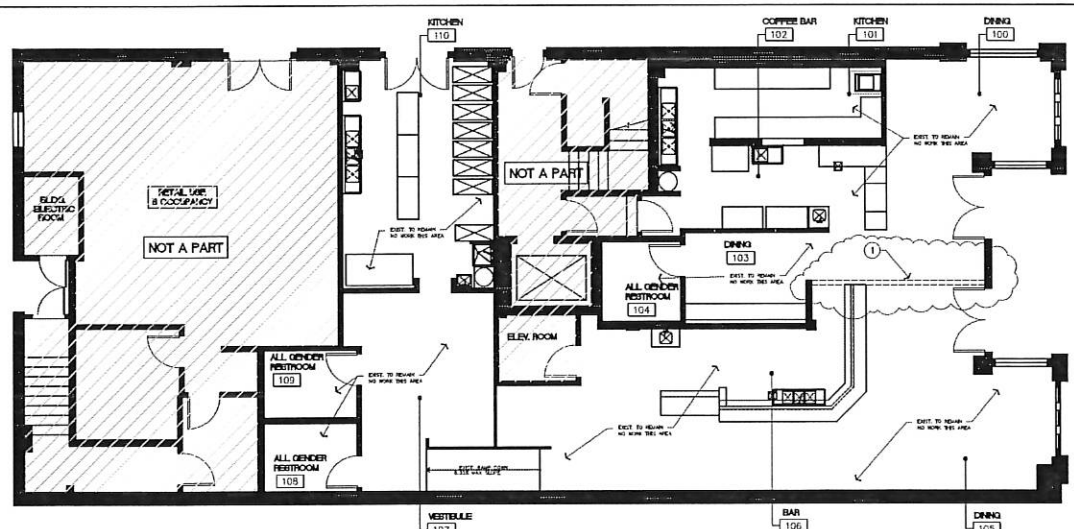
DOOR AND HARDWARE NOTES

- EXIST. EXTERIOR DOOR TO REMAIN.
- CLOSER AND ADA SIGNAGE FOR THIS DOOR.
- EXIST. SOLID CORE WOOD DOOR.

GENERAL HARDWARE NOTE: ALL HARDWARE TO BE ACCESSIBLE. HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS ON DOORS AND GATES IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRIPPING, FINGERING, OR TWISTING OF THE WHOLE OPERABLE PARTS OF SUCH HARDWARE SHALL BE 3/4" DIA. AND 44" MAX ABOVE FLOOR LEVEL.



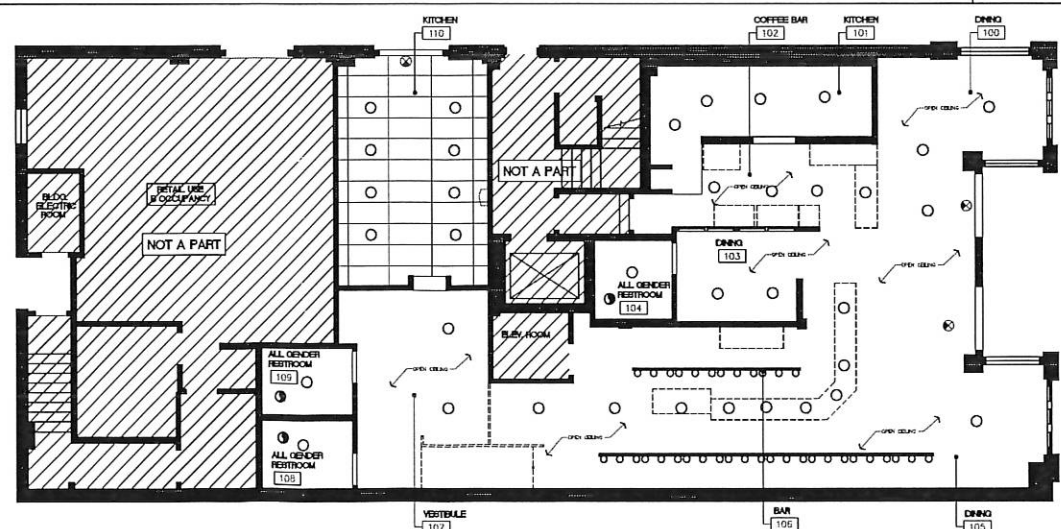
CONSTRUCTION PLAN



- SYMBOLS**
- | | |
|--|---------------------------------|
| | EXISTING CONSTRUCTION TO REMAIN |
| | DEMOLITION |
- DEMO NOTES**
- DEMO EXIST. FULL HT. NON BEARING METAL STUD WALL ENTIRELY FLOOR TO STRUCTURE ABOVE.

DEMOLITION / AS BUILT PLAN

SCALE:
1/8"=1'-0"



- SYMBOLS**
- | | |
|--|---|
| | EXISTING 2 X 4 SUSPENDED CEILING GRID & WASHABLE TILES. |
| | EXIST. DRYWALL CEILING |
| | EXIST. LOW VOLTAGE TRACK LIGHTING |
| | EXISTING LED DOWNLIGHT TO REMAIN. |
| | EXIST. ILLUMINATED LED EXIT SIGN - ON A SEPARATE POWER SOURCE & BATTERY BACKUP. |
| | EXIST. EMERGENCY LIGHT W/ BATTERY BACK-UP |

AS BUILT REFLECTED CEILING PLAN

SCALE:
1/8"=1'-0"

LushDesignStudio

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CAFE CULTURA

RESTAURANT EXPANSION

324 W. FOURTH ST. SUITE A

SANTA ANA, CA. 92701

STAMP

REVISIONS:

DATE: 1/22/19

JOB NO:

DRAWN BY: B. L.

CHECKED BY:

SCALE:

SHEET NO:

A-1