



Design Review Subcommittee (DRSC)

Meeting Date: June 10, 2020

PLANNER: David Carrillo, Assistant Planner

SUBJECT: **Conditional Use Permit Amendment 19-405 and Minor Cultural Heritage Permit 19-411, La Galette CUP Amendment and Exterior Improvements**, a request to amend La Galette's CUP to expand the alcohol service area onto adjacent vacant suites, and to allow exterior improvements, including additional seating on the sidewalk, on the first-level of commercial suites located at 612 Avenida Victoria A-E.

BACKGROUND:

Site Data

The project site is a through lot between Avenida Victoria and Coronado Lane located at 612 Avenida Victoria. The site is within the Pier Bowl Specific Plan which is in the Coastal Zone and governed by the City's Local Coastal Program (LCP). Per the LCP, the site is in the Visitor-Serving Commercial District (VSCD), known as the Pedestrian Overlay in Pier Bowl Specific Plan. The site's zoning classification in the Pier Bowl Specific Plan is Mixed Use 4 within the Architectural and Pedestrian Overlay Districts (MU4-A-P). See Attachment 1 for a location map and Attachment 4 for photographs of existing conditions. The site is developed with a three-story commercial building consisting of three vacant retail suites and one restaurant (La Galette) on the Victoria street level. Four hotel rooms (Villa Del Mar Inn) are located on the second and third level, accessible from Coronado Lane. The site has an upward grade difference of approximately 18 feet from west to east (from Avenida Victoria to Coronado Lane). Due to the grade difference, the existing building is three stories high as viewed from Avenida Victoria, and one-story high as viewed from Coronado Lane.

The subject restaurant, La Galette, currently holds a Conditional Use Permit for indoor alcohol service and consumption only, and a Minor Conditional Use Permit for eight outdoor seats and four tables on the sidewalk adjoining the restaurant, without alcohol service and consumption. Additionally, a Minor Cultural Heritage (MCHP) was approved by the Zoning Administrator in 2004 allowing awnings over each opening located on the ground level along Avenida Victoria, as seen in Image 1 below. The MCHP staff report and resolution is in Attachment 2.

Image 1 – Existing Conditions



Project Description

The applicant proposes to expand La Galette's seating and alcohol service area into adjacent suites to the north of La Galette, to occupy the entire ground-level space. Currently, the restaurant is approved for 14 indoor seats and eight outdoor seats and four tables. The expansion would result in a total of 32 indoor seats and 16 outdoor seats, which is a net increase of two parking spaces considering the parking required for the previous retail use in the vacant suites. To address parking requirements, the applicant is requesting two parking waivers. In conjunction, the applicant intends to work with the Public Works Department to create two on-street parking spaces within the Pier Bowl, where feasible.

The focus of the DRSC's review involves two exterior changes: door changeouts and new outdoor seating. The applicant proposes to replace six existing three-panel French doors and transom windows above each French door with dark brown aluminum roll-up doors consisting of horizontal and vertical mullions. Each French door and transom window assembly would be replaced with one larger, uninterrupted opening that accommodates the roll-up doors. The new openings would maintain the existing width, and would be no higher than the top of existing transom windows. The French door and transom window at the far left of the west elevation would be replaced with an aluminum security roll-up door, matching the frame of all other roll-up doors, to create a covered patio for outdoor service and consumption of alcohol. The roll-up doors are proposed to provide additional ventilation, an open-feel ambiance, and ocean views. The new patio's opening would remain open during business hours, and secured with the aluminum roll-up door when

the restaurant is closed. However, the patio's roll-up door will consist of a metal mesh within panels, instead of glass like the other roll-up doors (See Attachment 3 for an example of the roll-up door with the metal mesh). Image 2 below shows a rendering of the proposed west elevation drawings and the proposed patio within the yellow circle.

Additionally, the applicant proposes to increase outdoor seating on the sidewalk by eight seats and four tables, for a total of 16 outdoor seats and eight tables. The restaurant intends to provide all outdoor seating on the sidewalk during morning hours. After morning hours, the restaurant would remove all seating from the sidewalk and provide all outdoor seating in the new patio. The restaurant's proposed use of each outdoor area at one time is due to seating limitations based parking requirements. Sheet A3.1 of plans in Attachment 5 show the outdoor seating in relation to the building and street curb. No changes to the existing awnings or the rest of the building are proposed.

Image 2 – Rendering of Proposed West Elevation



Why is DRSC Review Required?

The proposed exterior improvements require a Minor Cultural Heritage Permit (MCHP) due to the project site's location in the Architectural Overlay District. Per Zoning Ordinance Section 17.12.025, the City Planner may refer MCHP projects to the Design Review Subcommittee if it is deemed necessary. Since the project is in a highly visible and prominent location within the Pier Bowl, the City Planner requires review by the Design Review Subcommittee (DRSC). The DRSC reviews architectural design issues, such as architectural quality and style, massing, scale, proportions, landscaping, materials, design features, and visual impacts on aesthetic resources.

ANALYSIS:

The exterior changes, door changeouts and new outdoor seating, are reviewed against the Coastal Land Use Plan (LUP), General Plan, updated Pier Bowl Specific Plan (approved on December 17, 2019 by the City Council), Bicycle and Pedestrian Master Plan, and the Zoning Ordinance.

Collectively, the regulatory policy documents and the Zoning Ordinance encourage the following:

- Scale and massing shall be compatible with surrounding buildings
- High-quality architecture is required in tourist and visitor-serving areas
- Incrementally move buildings closer to the Spanish Colonial Revival architectural style where practical
- Human scaled building components should be incorporated
- Restaurants are encouraged to not fully enclose dining areas in order stimulate activity on the street
- Outdoor dining that does not impede pedestrian use of sidewalks is encouraged
- A pedestrian zone width (sidewalk) of six feet is recommended in mixed use areas
- The City supports certain commercial uses on public sidewalks in the Pedestrian Overlay District when those uses benefit the overall pedestrian environment

New Aluminum Roll-Up Doors

The existing design of the three-panel French doors is in line with the architectural vision and goals for the Pier Bowl, which call for designs that are consistent with Spanish Colonial Revival architecture. The three-panel French doors are appropriately sized at human scale with transom windows above each opening and compatible-sized glass panels that help break up the overall height. The proposed aluminum material and open-feel ambiance that the roll-up doors would provide are consistent with design guidelines, pedestrian-oriented goals, and other restaurants in Downtown (Nick's and Brussels Bistro). Additionally, the use of the aluminum roll-up door frame with the metal mesh to secure the new patio, is a compatible and decorative alternative to a standard metal security gate typically used to secure outdoor spaces. However, the design and height of the proposed roll-up doors present an industrial-like appearance incompatible with the current human scale provided by the existing French doors and transom windows. Therefore, staff recommends that the applicant explore ways to break up the height of the proposed openings, and incorporate smaller glass panels, closer to the existing design of

the French doors and transom windows. Staff recommends using the top of the central main entry door as a horizontal reference line across the façade to guide a breaking point and achieve an appropriate scale, as shown on Image 3 below.

Image 3 – Horizontal Reference Line



Outdoor Seating

As previously stated, La Galette currently has approval for eight seats and four tables on the sidewalk adjoining the building. The new eight seats and four tables are proposed to match the configuration as the approved outdoor seating, as shown on Sheet A3.1 of conceptual plans (Attachment 4). LUP and General Plan Policies, and Pedestrian Overlay District Goals support visitor-serving uses and outdoor dining in this area. The current outdoor seating was approved to use a five-foot wide section from the building, leaving five feet of sidewalk. The Bicycle and Pedestrian Master Plan recommends six feet of sidewalk in mixed use areas. However, staff supports the new outdoor seating contingent on clearance by the Building and Engineering Division which ensure a sufficient width is provided. Currently, the applicant must provide revised plans to the Building Division, prior to scheduling the project for a hearing, which show a handicapped outdoor seat, a path of travel from inside the restaurant to the accessible outdoor seat, an adequate maneuvering area for a wheelchair, and width dimensions on the sidewalk. Additionally, the Engineering Division advised the applicant that a condition of approval may be added, which requires that all outdoor seating remain south of the main entrance, due to the handrail and path behind the ADA ramps. Staff recommends that the applicant address all Building Division comments prior to scheduling the project for a public hearing.

RECOMMENDATIONS:

Overall, the project would improve the pedestrian ambiance encouraged in the Visitor-Serving Commercial District and Pier Bowl with the roll-up door concept and increased outdoor seating. Staff welcomes feedback from the DRSC on the roll-up doors and

outdoor seating, and supports the project, with design modifications and recommendations as follows:

1. Explore ways to break up the height of the proposed openings, and incorporate smaller glass panels, closer to the existing design of the French doors and transom windows.
2. Address all Building Division comments prior to scheduling the project for a public hearing.

Attachments:


1. Location Map
2. MCHP Staff Report and Resolution
3. Renderings of Proposed Elevations
4. Photos of Existing Conditions
5. Plans



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ADDRESS: 612 AVENIDA VICTORIA SUITES A-ELA
 GALETTE CUP AMENDMENT AND EXTERIOR
 IMPROVEMENTS

 Historic Structure

RESOLUTION NO. ZA 04-027

**A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF
SAN CLEMENTE, CALIFORNIA, APPROVING MINOR CULTURAL
HERITAGE PERMIT 04-084, VILLA DEL MAR INN, A REQUEST TO ALLOW
REPLACEMENT OF AWNINGS AND GATES AT AN EXISTING
COMMERCIAL BUILDING LOCATED WITHIN AN ARCHITECTURAL
OVERLAY DISTRICT AT 612 AVENIDA VICTORIA**

WHEREAS, on June 28, 2004, an application was submitted, and on June 28, 2004 completed, by John McKinley of the Villa Del Mar Inn, 612 Avenida Victoria, San Clemente, CA 92672 for a Minor Cultural Heritage Permit (MCHP) to allow replacement of awnings and gates at an existing commercial building located within an Architectural Overlay District, the legal description being Lots 4 and 5, Block 12 of Tract 785; and

WHEREAS, the Planning Division completed an initial environmental assessment of the above matter in accordance with California Environmental Quality Act (CEQA) and recommends that the Zoning Administrator determine this project categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301(a) because the project consists of exterior alterations to an existing structure; and

WHEREAS, on July 13, 2004, the Zoning Administrator held a duly noticed public hearing on the subject application and considered evidence presented by the City staff, the applicant, and other interested parties.

NOW, THEREFORE, the Zoning Administrator of the City of San Clemente hereby resolves as follows:

Section 1: This project is categorically exempt from CEQA as a Class 1 exemption pursuant to CEQA Guidelines Section 15301(a) in that the project consists of exterior alterations to an existing structure.

Section 2: The architectural treatment of the project complies with the San Clemente General Plan, in that it helps to maintain a distinctive visual and physical environment for the Pier Bowl's public streetscape in accordance with the Urban Design Element.

Section 3: The architectural treatment of the project complies with the Zoning Ordinance in areas including, but not limited to, height, setbacks, color, etc., in that the proposed awnings and gates neither expand the footprint nor increase the height of the existing building.

Section 4: The architectural treatment of the project complies with the architectural guidelines in the City Design Guidelines, in that the project maintains existing street-facing pedestrian entrances to the building.

Section 5: The general appearance of the proposal is in keeping with the character of the neighborhood, in that awnings are a common architectural feature in the Pier Bowl Core area.

Section 6: The proposal is not detrimental to the orderly and harmonious development of the City, in that it does not intensify existing uses on the subject property.

Section 7: The proposed project preserves and strengthens the pedestrian orientation of the surrounding area in that it accommodates retail uses likely to generate a high level of pedestrian activity.

Section 8: The proposed project is a minor remodel and it is not practical or desirable, in this particular case, to attempt conversion to Spanish Colonial Revival style. The proposed changes, however, improve the quality and architectural integrity of the proposed project, in that:

- A. The proposed materials, finishes and design are compatible with the existing building.
- B. The proposed improvements add architectural interest to the front elevation of the existing building.

Section 9: The proposed project complies with the purpose and intent of the Architectural Overlay District, as established in Zoning Ordinance Section 17.56.020, in that the design and materials are compatible with the Spanish Colonial Revival style.

Section 10: The Zoning Administrator of the City of San Clemente hereby approves MCHP 04-084, Villa Del Mar Awnings and Gates, a request to allow replacement of awnings and gates at an existing commercial building located within an Architectural Overlay District, subject to the above Findings and the Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of San Clemente on July 13, 2004.

SAN CLEMENTE ZONING ADMINISTRATOR



James S. Holloway, Community Development Director

EXHIBIT 1

**CONDITIONS OF APPROVAL*
MINOR CULTURAL HERITAGE PERMIT 04-084**

- 1. The owner or designee shall develop the approved project in conformance with the site plan, floor plans, elevations, sections and any other applicable submittals approved by the Zoning Administrator on July 13, 2004.

Any deviation from the approved site plan, floor plans, elevation, sections or other approved submittal materials shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator.

(Plng.) _____

- 2. Minor Cultural Heritage Permit (MCHP) 04-084 shall become null and void if the use is not commenced within one (1) year from the date of the approval thereof. Pursuant to Section 17.12.150(B) of the Zoning Ordinance of the City of San Clemente, since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development.

Pursuant to Section 17.12.150(C) of the Zoning Ordinance, a use shall be deemed to have lapsed, and MCHP 04-084 shall be deemed to have expired, when a building permit has been issued, construction has not been completed and the building permit has expired in accordance with applicable sections of the Uniform Building Code, as amended.

Pursuant to Section 17.12.160, the owner or designee shall have the right to request an extension of MCHP 04-084 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval by the Zoning Administrator.

(Plng.) _____

- 3. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, the Uniform Fire Code, Security Ordinance, Title 24 of the California Administrative Code, and the Uniform Codes as adopted by the City. ■ (Plng.) _____ (Bldg.) _____

- 5. Within 30 days of approval of this application, the applicant shall submit a revised plan to the Planning Division. The revised plan shall indicate a solid colored awning over the primary entrance to the building. The solid color shall be either the blue or teal color represented in the patterned awnings. ■■ (Plng.) _____

6. Prior to issuance of building permits, the owner or designee shall submit written consent to all of these imposed conditions to the Community Development Director or designee. The owner or designee understands that the resolution will be of no force or effect, nor shall permits be issued, unless such written consent is submitted to the City. (Plng.)_____

* All Conditions of Approval are standard, unless indicated as follows:

- Denotes modified standard Condition of Approval
- ■ Denotes a project specific Condition of Approval

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TO: ZONING ADMINISTRATOR

FROM: Russ Cunningham, Assistant Planner

APPLICATION: **Minor Cultural Heritage Permit 04-084, Villa Del Mar Awnings and Gates**, a request to allow replacement of awnings and gates at an existing mixed-use building located within an Architectural Overlay District.

LOCATION: 602 Avenida Victoria

ZONING: Pier Bowl Specific Plan Area/Pier Bowl Core – Mixed-Use (MU4.1)

BACKGROUND:

- Villa Del Mar is an existing commercial building located near the base of the San Clemente Municipal Pier in the Pier Bowl Specific Plan Area (Pier Bowl). The Pier Bowl is a designated Architectural Overlay District.
- The three-story building accommodates retail uses at the ground level with vacation rental units on the second and third floors.
- The building features multiple plane breaks and a highly-articulated façade. While the first-floor building line is situated at the front property line, enclosed space on the second and third levels is significantly stepped back from the street, allowing for expansive open deck areas. These open deck areas are rimmed by a contemporary metal railing system painted white to match the exterior wall surfaces of the building.
- The building is currently adorned with a canvas umbrella awning over the primary entrance with two triangular canvas awnings on either side. The triangular awnings, which extend the full length of the building, include scalloped valances.
- The existing solid maroon awnings are now somewhat faded and water-stained.
- The applicant proposes to replace the existing awnings with a series of smaller awnings in a striped pattern of blue, teal and white. The proposed awnings would include exposed tubular steel return arms.
- Zoning Ordinance Section 17.16.100(C)(3) requires discretionary review of all non-residential development within an Architectural Overlay District.
- In light of the highly-articulated façade on which they will be mounted, it is staff's position that the proposed awnings should be of a solid color. However, the Design Review Subcommittee (DRSC) expressed support for the proposed patterned awning during its review of the project on June 16, 2004. The DRSC commented that only the central awning over the primary entrance should be of a solid color. Staff's recommendation reflects the DRSC position.

- The applicant also proposes to replace two existing metal gates situated at the front of the subject property adjacent to the north and south ends of the building. The existing gates are approximately five feet tall.
- The proposed gates would measure no more than six feet in height. The applicant seeks to install arched gates on the north and south ends of the building and a single rectangular gate across the primary entrance at the center of the front elevation. While it is staff's position that the arched gate style is not in keeping with the angular form of the existing building, the applicant has expressed an intention to utilize these arched gates in the eventual redevelopment of the site with a new building in the Spanish Colonial Revival style. For this reason, staff is supportive of the arched gates as a temporary installation.
- Given that the building embodies a contemporary design, it would be neither practical nor desirable to require that the proposed improvements reflect Spanish Colonial Revival design.
- The proposed project meets all of the required findings for the Minor Cultural Heritage Permit, in that it complies with the purpose and intent of the Architectural Overlay District as expressed in Section 17.56.020 of the Zoning Ordinance.
- Staff has received no input from the public regarding the subject request.

RECOMMENDATION

STAFF RECOMMENDS THAT the Zoning Administrator approve Minor Cultural Heritage Permit 04-084, Villa Del Mar Awnings and Gates, subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution 04-027
- B. Vicinity Map
- C. Photographs
Plans and Renderings

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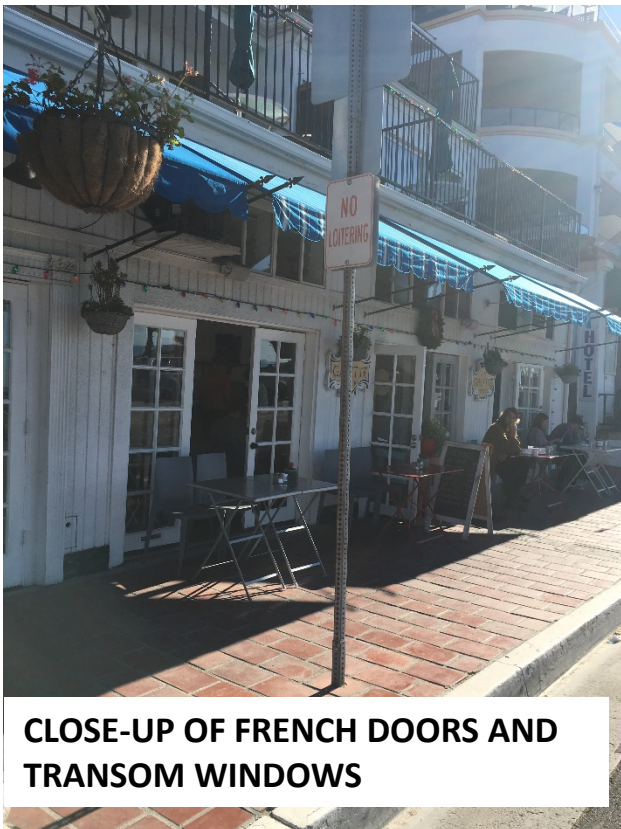
Renderings of Proposed West Elevations



Photos of Existing Conditions



FRONT VIEW OF BUILDING



**CLOSE-UP OF FRENCH DOORS AND
TRANSOM WINDOWS**



**SIDE VIEW OF SIDEWALK WIDTH AND
EXISTING OUTDOOR SEATING**

PROJECT DESCRIPTION AND NARRATIVE

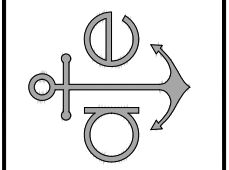
La Galette Creperie (612 Avenida Victoria) currently operates with 14 indoor seats and 8 outdoor seats. La Galette has authorization to sell alcohol daily from 6:00 a.m. to 11:00 p.m. (indoors only) pursuant to a CUP issued in 2018. La Galette currently utilizes half of the ground floor space in the building. The second half consists of retail suites that are currently vacant.

The proposed project involves remodeling the entire ground floor, excepting only the existing kitchen area (which will remain unchanged), and operating the entire ground floor as a single restaurant space. The remodel includes: reducing interior square footage by converting the northernmost portion of the ground floor into a covered patio, with a side entrance into the interior; the re-configuration of interior space to accommodate 32 interior seats and a second bathroom; and façade improvements, including “roll-up” doors that—weather permitting—will bring the outside in. While the owners initiated this remodel application well before the Covid-19 pandemic, the ability to open the interior restaurant space to outdoor air circulation has additional importance now as a measure to reduce novel coronavirus exposure risk.

In addition to the proposed increase from 14 to 32 interior seats, the applicant seeks an increase in outdoor seating, from 8 to 16. During morning/lunchtime hours, and weather permitting, outdoor seating would be in the same general area it is currently (namely, the portion of the sidewalk nearest the building). The outdoor seating lines up with the Pierside restaurant’s raised dining patio, which the City permitted to encroach onto the public sidewalk as part of the Tropicana Bed & Breakfast project.

The newly created covered/enclosed patio at 612 Avenida Victoria would be available as an area for La Galette patrons to sit while waiting for a table (a bench or two would be placed in the patio for that purpose). In the late afternoon/evening hours (and during inclement weather), outdoor seating would be moved to the covered/enclosed patio area. At that time, the benches for waiting patrons would be moved to the sidewalk alongside the building. The application includes a request to allow the sale of alcohol to patrons using outdoor seating on the covered/enclosed patio.

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GENERAL SITE PLAN NOTES

1. CONSTRUCTION SHALL CONFORM TO CHAPTER 33, SECTION 3306 OF THE 2016 C.B.C REGARDING PROTECTION OF PEDESTRIANS DURING DEMOLITION OR CONSTRUCTION.
2. THE PROJECT SHALL CONFORM TO THE STATE OF CALIFORNIA TITLE 24 ENERGY CODES. SEE PLANS AND/OR SUPPORTING DOCUMENTS ATTACHED TO CONSTRUCTION DOCUMENTS AS APPLIES.
3. CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICITY AND WATER FOR THE EXPRESS PURPOSE OF THE CONSTRUCTION.
4. ALL WORK SHALL BE DONE IN A PROFESSIONAL WORKMANLIKE MANNER AND BE SAFE FOR ALL WORKMEN.
5. THIS SITE PLAN IS NOT A LEGAL SURVEY, IT IS INTENDED FOR GENERAL LOCATION ONLY.
6. DOCUMENTATION SHALL BE PROVIDED TO THE CITY BUILDING INSPECTOR VERIFYING THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. THIS APPLIES TO ADHESIVES, SEALANTS, CAULKS, PAINTS, STAINS, CARPET, RESILIENT FLOOR COVERINGS, ETC. (CGB5C 5.5504.2.4 and 5.504.3)

BUILDING DATA

1. OCCUPANCY B COMMERCIAL, F-1
2. TYPE OF CONSTRUCTION V-B
3. SPRINKLERS YES

DESIGN SHALL COMPLY w/ 2016 CALIFORNIA CODES (CBC, CMC, CEC, CPE, 2016 ENERGY, AND GREEN CODE) AND CITY OF SAN CLEMENTE MUNICIPAL CODES.

SHEET INDEX

- A1.1 PROPOSED SITE PLAN
- A1.2 CITY FORMS
- A2.1 EXISTING FLOOR PLAN
- A3.1 PROPOSED FLOOR PLANS
- A4.1 ELEVATIONS
- A5.1 OCCUPANCY PLAN
- AD.1 ARCH'L DETAILS

SITE PLAN LEGEND

- PROPERTY LINE
- AREA OF PROPOSED FIRST FLOOR REMODEL

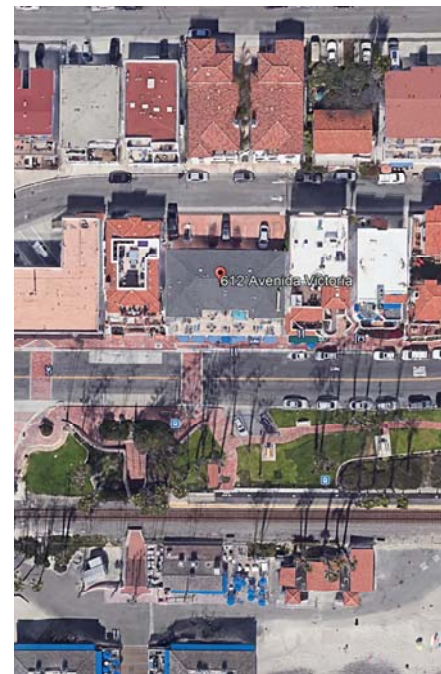
DESCRIPTION OF WORK

1. TENANT IMPROVEMENT IN AN EXISTING 285 SF RESTAURANT WITH AN EXISTING 332 SF KITCHEN TO REMAIN AS IS.
2. EXPANSION INTO (3) SEPARATE ENCLOSED ROOMS IN EXISTING COMMERCIAL RETAIL SPACE OF APPROXIMATELY 767 SF TO INCLUDE THE REMOVAL OF AN EXISTING INTERIOR STAIRCASE.
3. NEW PATIO SPACE OF APPROXIMATELY 217 SF IN (1) OF THE EXISTING COMMERCIAL RETAIL SPACES

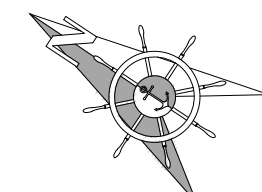
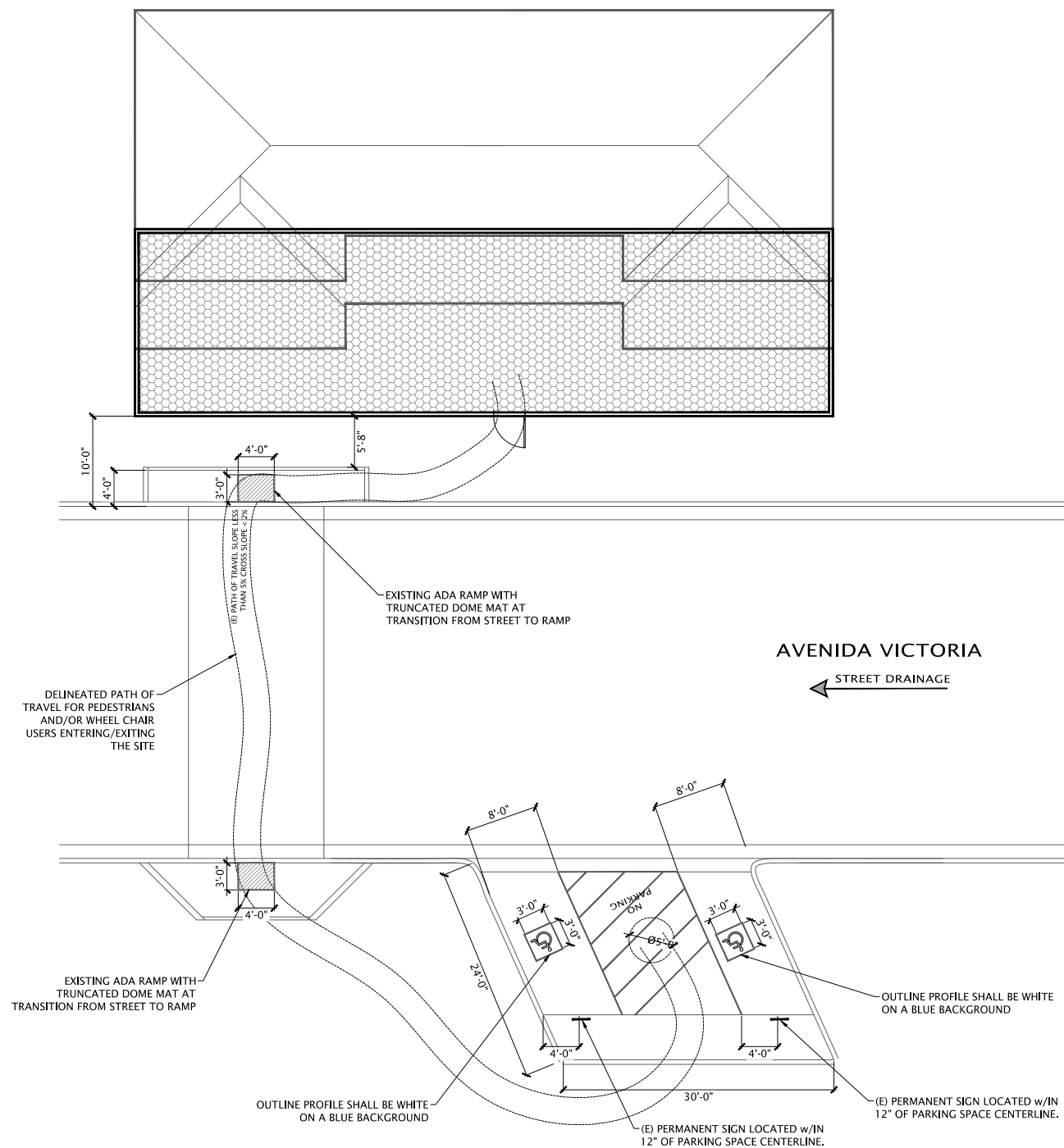
OCCUPANCY LOAD:
ASSEMBLY GROUP A-2
RESTAURANT: 11 SF/PERSON => LOAD = 675 SF / 11 SFPP = 62 PEOPLE.
KITCHEN: 200 SF/PERSON =>
LOAD = 335 SF / 200 SFPP = 2 PEOPLE.
TOTAL OCCUPANCY LOAD = 64 PEOPLE.

TOTAL EXITS REQUIRED 2 for 0-99 OCCUPANTS.

DOOR: 64 PEOPLE x 0.2 = 12.8' / 2 = 6.4' < 32' => OK



VICINITY MAP
SCALE: NTS



LA GALETTE
612 AVENIDA VICTORIA
SAN CLEMENTE
CALIFORNIA, 92672

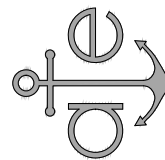
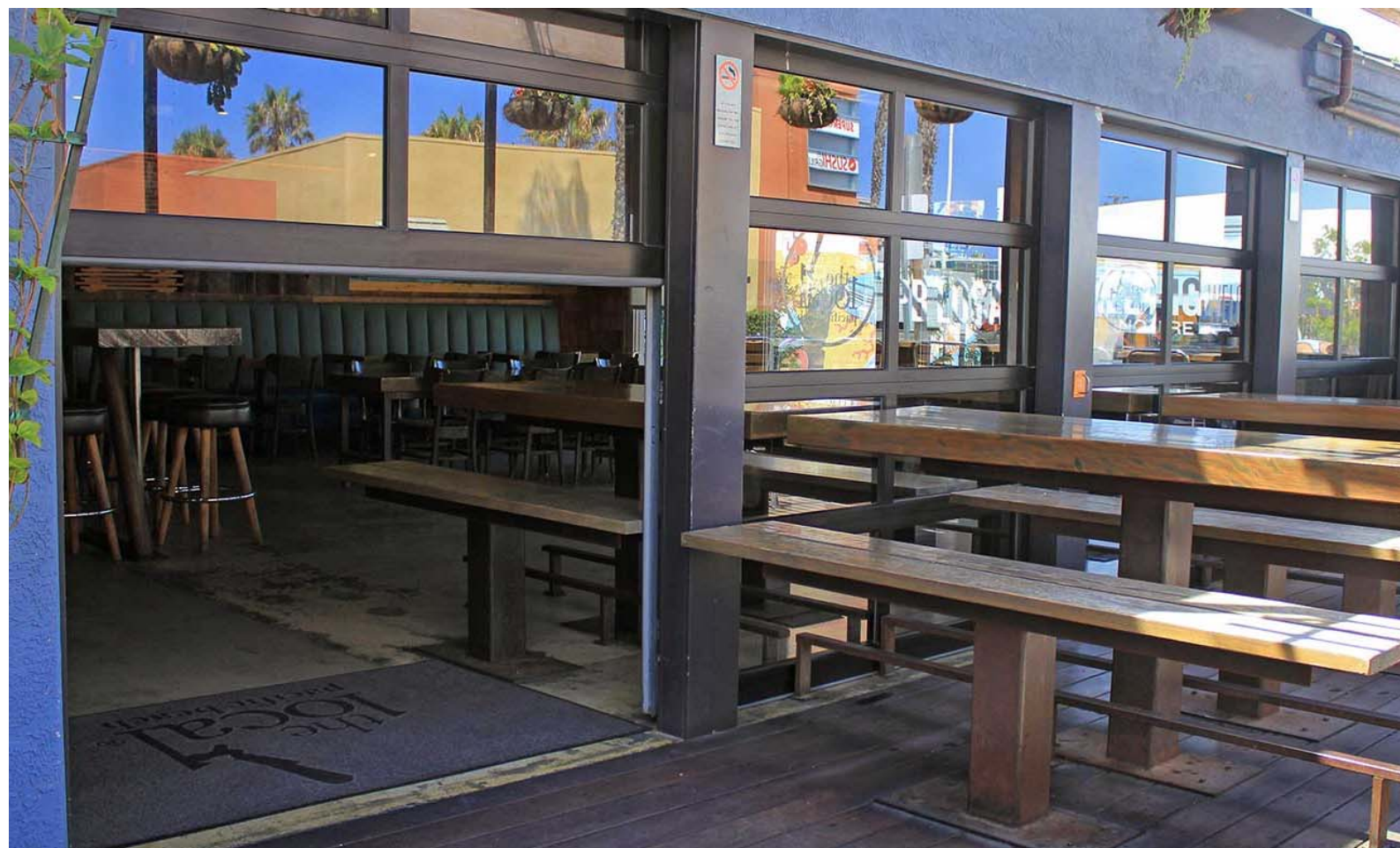
ISSUE DATES:

DELTA	DATE	DESCRIPTION

PROPOSED SITE PLAN

PROJECT NUMBER	18-1058
DATE	11-1-2018
DRAWN	CWS
CHECK	ASB

A1.1



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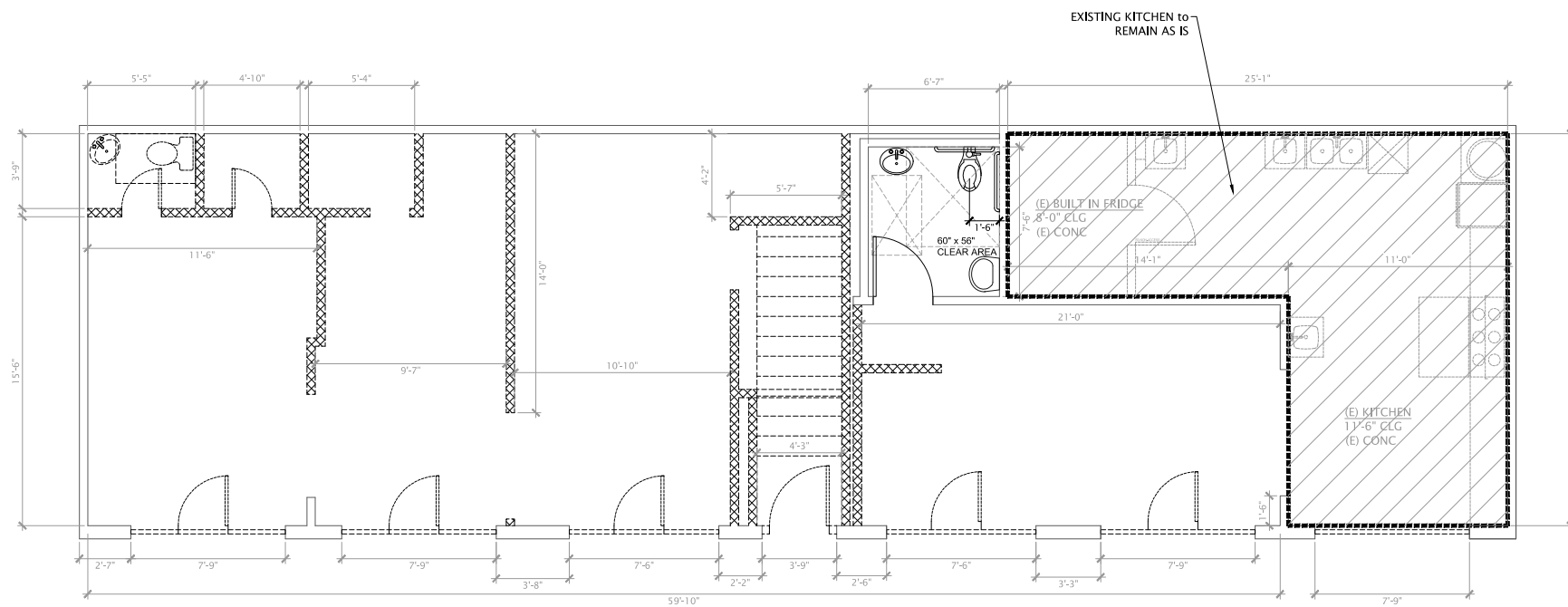
LA GALETTE
612 AVENIDA VICTORIA
SAN CLEMENTE
CALIFORNIA, 92672

ISSUE DATES:

DELTA	DATE	DESCRIPTION

FORMS

PROJECT NUMBER	18-1058
DATE	11-1-2018
DRAWN	CWS
CHECK	ASB



EXISTING/DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE				
MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
A	7'-6" x 10'-0"	ALUMINUM/GLASS	ROLL UP	TEMPERED GLASS ROLL UP DOOR
B	7'-9" x 10'-0"	ALUMINUM/GLASS	ROLL UP	TEMPERED GLASS ROLL UP DOOR
C	3'-6" x 7'-0"	WOOD/GLASS	DUTCH	ENTRY DOOR
D	3'-0" x 6'-8"	WOOD	HINGE	(E) ADA COMPLIANT RESTROOM ACCESS DOOR

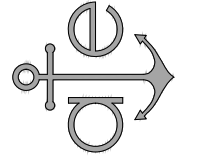
- GENERAL WINDOW NOTES:**
- PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC, AS DELINEATED BY THE TEMPERED INDICATION IN THE DESCRIPTION.
 - ALL PANEL GLASS SHALL HAVE A U-FACTOR OF 0.32
 - ALL ALL PANEL GLASS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.25 OR LESS.
- DOOR NOTES:**
- HADWARE - OPERATING DEVICES SHALL BE INSTALLED 34" MIN TO 48" MAX ABOVE FINISH FLOOR. (CBC 1010.1.9.2)
 - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE 5 POUNDS MAX. (CBC 11B-404.2.10)

PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV
- WALL ABV
- NOT IN CONTRACT (NIC)

KEYNOTES	
1	ADA REQUIREMENTS FOR (E) RESTROOM ACCESSORIES AND SIGNAGE SHOWN ON SHEET
2	PROVIDE ARC-FLASH WARNING LABELS FOR ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS AND PANEL BOARDS AS REQUIRED PER CEC 11.16
3	FLUORESCENT LIGHTING FIXTURES SHALL BE ORACLE 4-OB4DI 4' LINEAR FLUORESCENT DIRECT/INDIRECT LUMINARIES or EQUIVALENT (3) TOTAL, 1 LAMP 28W.
4	PROVIDE NEW VENTILATION FAN w/ 75 CFM CAPACITY or GREATER
5	WROUGHT IRON RAILING TO PREVENT THE ACCESS OF PATRONS FROM LEAVING PREMISES WITH ALCOHOLIC BEVERAGES IN HAND.
6	(N) BAR SINK TO TIE INTO EXISTING PLUMBING LINES.
7	(N) EXTERIOR DOORS SHALL HAVE CAST IRON FINISHES, INCLUDING HANDLES AND FINISHES, AND THE FRAMES SHALL HAVE A NATURAL WOOD COLOR FINISHES TO ABIDE BY ARCHITECTURAL REQUIREMENTS PER THE PIER BOWL PROTOCOL.
8	(N) EXTERIOR SURFACE FINISHES SHALL MATCH EXISTING AND SHALL ABIDE BY ARCHITECTURAL REQUIREMENTS PER THE PIER BOWL PROTOCOL.

PARKING REQUIREMENTS:
THE PROPOSED EXPANSION OF THE EXISTING RESTAURANT WILL ABIDE BY CITY PARKING REQUIREMENTS.



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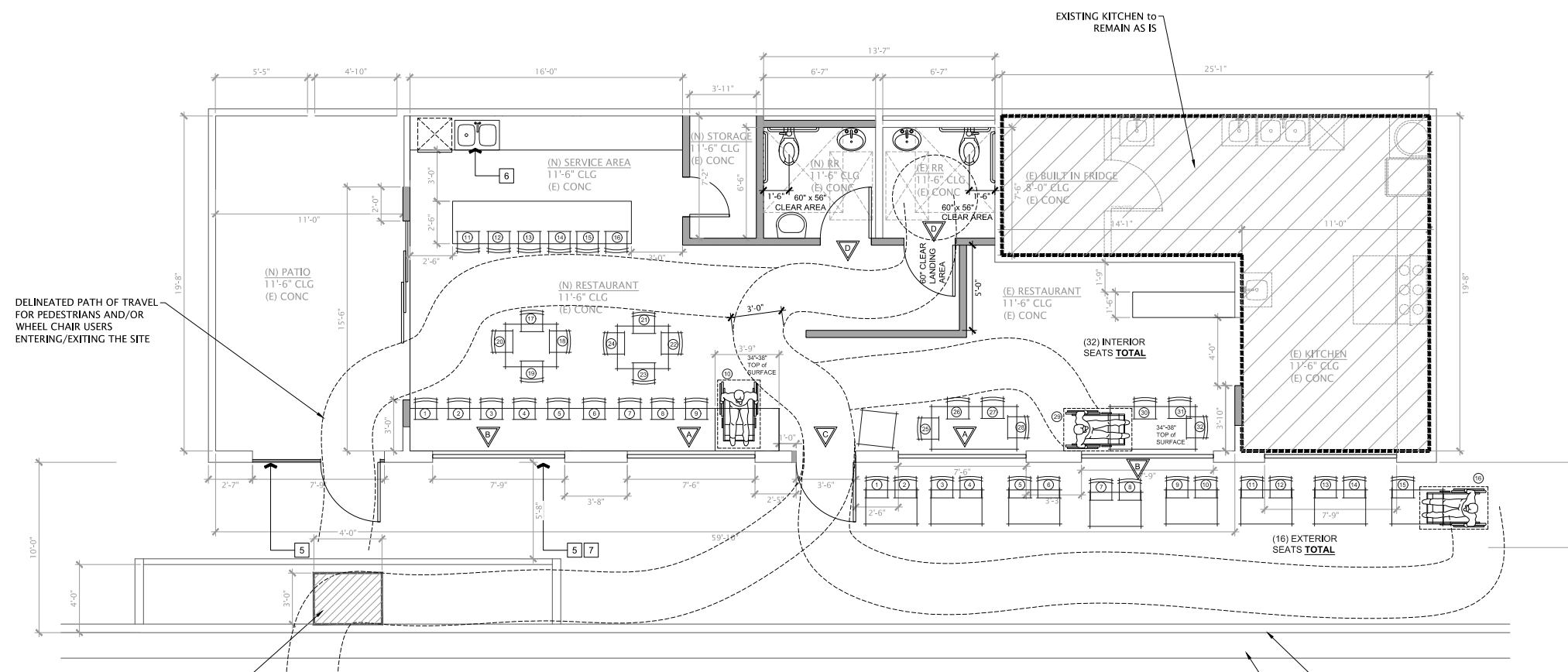
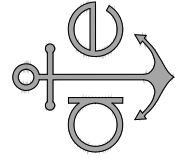
LA GALETTE
612 AVENIDA VICTORIA
SAN CLEMENTE
CALIFORNIA, 92672

ISSUE DATES:		
DELTA	DATE	DESCRIPTION

EXISTING/DEMO FLOOR PLAN

PROJECT NUMBER	18-1058
DATE	11-1-2018
DRAWN	CWS
CHECK	ASB

A2.01



PROPOSED FLOOR PLAN - MORNING HRS.
SCALE: 1/4" = 1'-0"

MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
A	7'-6" x 10'-0"	ALUMINUM/GLASS	ROLL UP	TEMPERED GLASS ROLL UP DOOR
B	7'-9" x 10'-0"	ALUMINUM/GLASS	ROLL UP	TEMPERED GLASS ROLL UP DOOR
C	3'-6" x 7'-0"	WOOD/GLASS	DUTCH	ENTRY DOOR
D	3'-0" x 6'-8"	WOOD	HINGE	(E) ADA COMPLIANT RESTROOM ACCESS DOOR

- GENERAL WINDOW NOTES:**
- PROVIDE SAFETY GLAZING IN ALL AREAS SUBJECT TO HUMAN IMPACT AS PRESCRIBED BY THE IRC, AS DELINEATED BY THE TEMPERED INDICATION IN THE DESCRIPTION.
 - ALL PANEL GLASS SHALL HAVE A U-FACTOR OF 0.32
 - ALL ALL PANEL GLASS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.25 OR LESS.
- DOOR NOTES:**
- HADWARE - OPERATING DEVICES SHALL BE INSTALLED 34" MIN TO 48" MAX ABOVE FINISH FLOOR. (CBC 1010.1.9.2)
 - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE 5 POUNDS MAX. (CBC 11B-404.2.10)

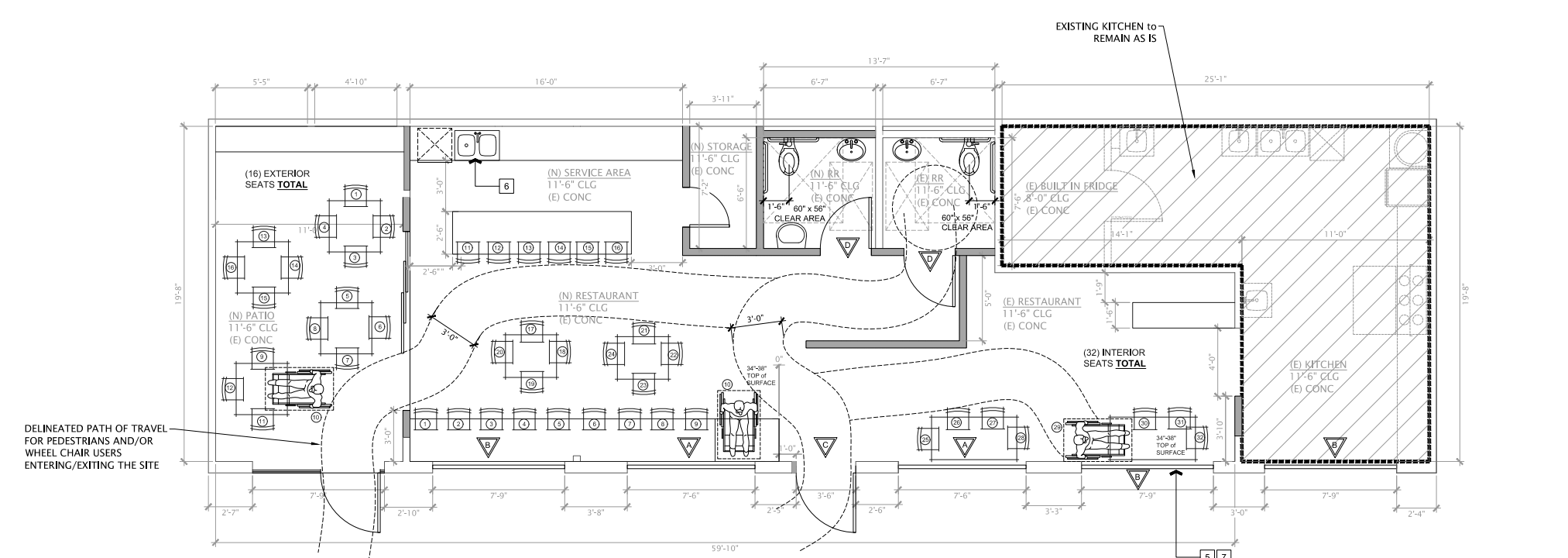
PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV
- WALL ABV
- NOT IN CONTRACT (NIC)

KEYNOTES

- ADA REQUIREMENTS FOR (E) RESTROOM ACCESSORIES AND SIGNAGE SHOWN ON SHEET
- PROVIDE ARC-FLASH WARNING LABELS FOR ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS AND PANEL BOARDS AS REQUIRED PER CEC 11.16
- FLUORESCENT LIGHTING FIXTURES SHALL BE ORACLE 4-OB4DI 4' LINEAR FLUORESCENT DIRECT/INDIRECT LUMINARIES or EQUIVALENT (3) TOTAL, 1 LAMP 28W.
- PROVIDE NEW VENTILATION FAN w/ 75 CFM CAPACITY or GREATER
- WROUGHT IRON RAILING TO PREVENT THE ACCESS OF PATRONS FROM LEAVING PREMISES WITH ALCOHOLIC BEVERAGES IN HAND.
- (N) BAR SINK TO TIE INTO EXISTING PLUMBING LINES.
- (N) EXTERIOR DOORS SHALL HAVE CAST IRON FINISHES, INCLUDING HANDLES AND FINISHES, AND THE FRAMES SHALL HAVE A NATURAL WOOD COLOR FINISHES TO ABIDE BY ARCHITECTURAL REQUIREMENTS PER THE PIER BOWL PROTOCOL.
- (N) EXTERIOR SURFACE FINISHES SHALL MATCH EXISTING AND SHALL ABIDE BY ARCHITECTURAL REQUIREMENTS PER THE PIER BOWL PROTOCOL.

PARKING REQUIREMENTS:
THE PROPOSED EXPANSION OF THE EXISTING RESTAURANT WILL ABIDE BY CITY PARKING REQUIREMENTS.



PROPOSED FLOOR PLAN - EVENING HRS.
SCALE: 1/4" = 1'-0"

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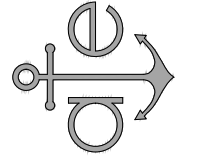
ISSUE DATES:

DELTA	DATE	DESCRIPTION

PROPOSED FLOOR PLAN

PROJECT NUMBER	18-1058
DATE	11-1-2018
DRAWN	CWS
CHECK	ASB

A3.1



ISSUE DATES:

DELTA	DATE	DESCRIPTION

ELEVATIONS

PROJECT NUMBER	18-1058
DATE	11-1-2018
DRAWN	CWS
CHECK	ASB



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING GUARD RAILING
to REMAIN AS IS

EXISTING GUARD RAILING
to REMAIN AS IS

MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
A	7'-6" x 10'-0"	ALUMINUM/GLASS	ROLL UP	TEMPERED GLASS ROLL UP DOOR
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C	3'-6" x 7'-0"	WOOD/GLASS	DUTCH	ENTRY DOOR
D	3'-0" x 6'-8"	WOOD	HINGE	(E) ADA COMPLIANT RESTROOM ACCESS DOOR

- GENERAL WINDOW NOTES:**
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 - ALL PANEL GLASS SHALL HAVE A U-FACTOR OF 0.32
 - ALL ALL PANEL GLASS SHALL HAVE A SOLAR HEAT GAIN COEFFICIENT (SHGC) OF 0.25 OR LESS.
- DOOR NOTES:**
- HARDWARE - OPERATING DEVICES SHALL BE INSTALLED 34" MIN to 48" MAX ABOVE FINISH FLOOR. (CBC 1010.1.9.2)
 - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE 5 POUNDS MAX. (CBC 11B-404.2.10)

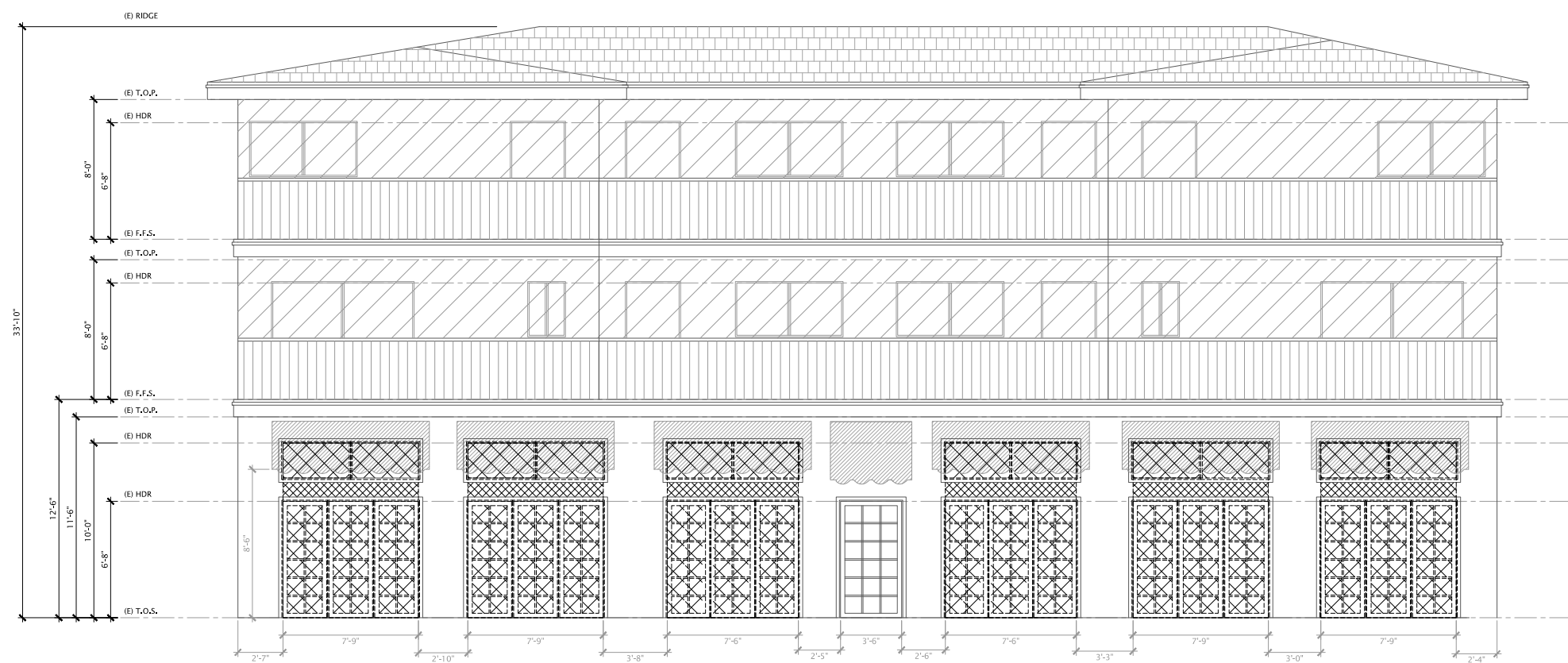
PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV
- WALL ABV
- NOT IN CONTRACT (NIC)

KEYNOTES

- ADA REQUIREMENTS FOR (E) RESTROOM ACCESSORIES AND SIGNAGE SHOWN ON SHEET
- PROVIDE ARC-FLASH WARNING LABELS FOR ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS AND PANEL BOARDS AS REQUIRED PER CEC 11.16
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- PROVIDE NEW VENTILATION FAN w/ 75 CFM CAPACITY or GREATER
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PARKING REQUIREMENTS:
THE PROPOSED EXPANSION OF THE EXISTING RESTAURANT WILL ABIDE BY CITY PARKING REQUIREMENTS.



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION - MORNING HRS.
SCALE: 1/4" = 1'-0"



DOOR SCHEDULE				
MARK	SIZE	MATERIAL	TYPE	DESCRIPTION
A	7'-6" x 10'-0"	ALUMINUM/GLASS	ROLL UP	TEMPERED GLASS ROLL UP DOOR
B	7'-9" x 10'-0"	ALUMINUM/GLASS	ROLL UP	TEMPERED GLASS ROLL UP DOOR
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D	3'-0" x 6'-8"	WOOD	HINGE	(E) ADA COMPLIANT RESTROOM ACCESS DOOR

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 2. ALL PANEL GLASS SHALL HAVE A U-FACTOR OF 0.32
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- DOOR NOTES:**
- a. HARDWARE - OPERATING DEVICES SHALL BE INSTALLED 34" MIN to 48" MAX ABOVE FINISH FLOOR. (CBC 1010.1.9.2)
 - b. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE OTHER THAN FIRE DOORS SHALL BE 5 POUNDS MAX. (CBC 11B-404.2.10)

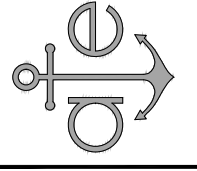
PLAN LEGEND

- EXISTING
- DEMO
- PROPOSED
- SOFFIT ABV
- WALL ABV
- NOT IN CONTRACT (NIC)

KEYNOTES	
1	ADA REQUIREMENTS FOR (E) RESTROOM ACCESSORIES AND SIGNAGE SHOWN ON SHEET
2	PROVIDE ARC-FLASH WARNING LABELS FOR ELECTRICAL EQUIPMENT SUCH AS SWITCHBOARDS AND PANEL BOARDS AS REQUIRED PER CEC 11.16
3	FLUORESCENT LIGHTING FIXTURES SHALL BE ORACLE 4-OB4DI 4' LINEAR FLUORESCENT DIRECT/INDIRECT LUMINARIES or EQUIVALENT (3) TOTAL, 1 LAMP 28W.
4	PROVIDE NEW VENTILATION FAN w/ 75 CFM CAPACITY or GREATER
5	WROUGHT IRON RAILING TO PREVENT THE ACCESS OF PATRONS FROM LEAVING PREMISES WITH ALCOHOLIC BEVERAGES IN HAND.
6	(N) BAR SINK TO TIE INTO EXISTING PLUMBING LINES.
7	(N) EXTERIOR DOORS SHALL HAVE CAST IRON FINISHES, INCLUDING HANDLES AND FINISHES, AND THE FRAMES SHALL HAVE A NATURAL WOOD COLOR FINISHES TO ABIDE BY ARCHITECTURAL REQUIREMENTS PER THE PIER BOWL PROTOCOL.
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PARKING REQUIREMENTS:
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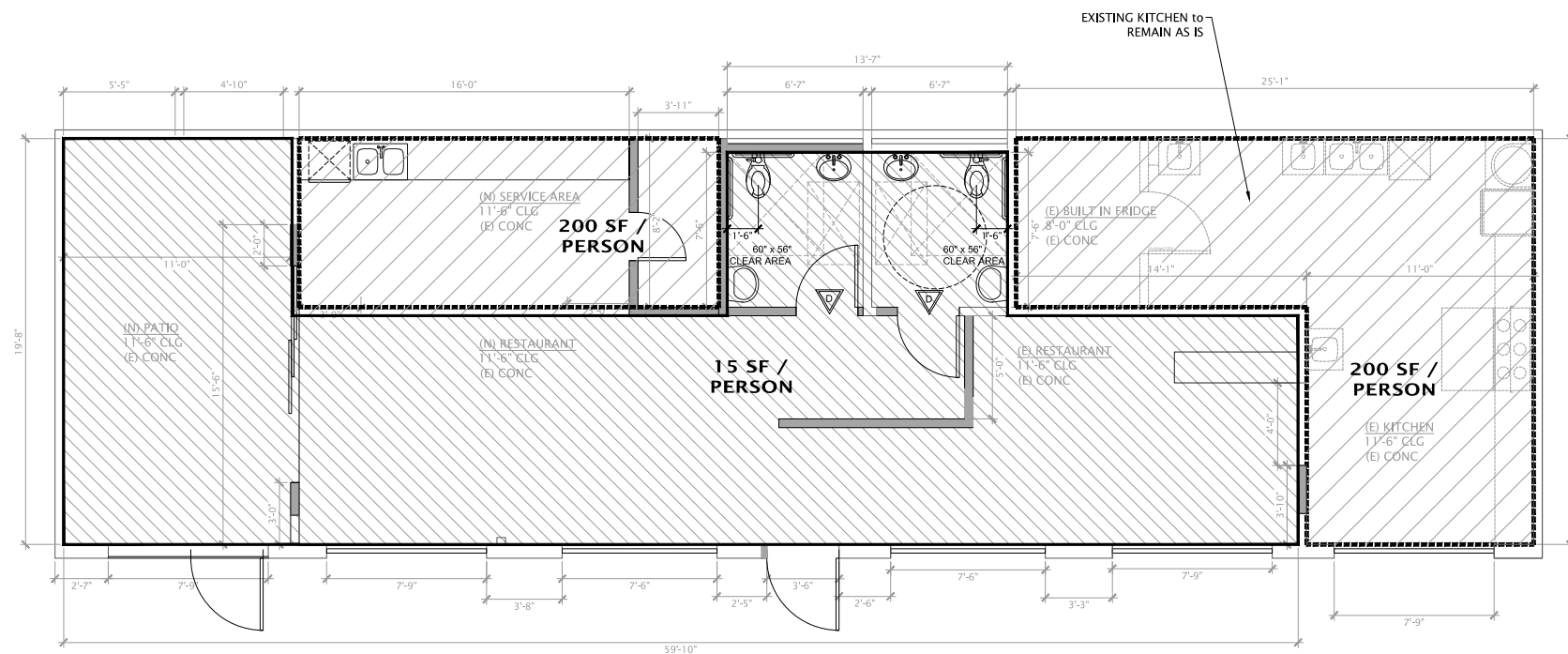
ISSUE DATES:		
DELTA	DATE	DESCRIPTION

ELEVATIONS

PROJECT NUMBER	18-1058
DATE	11-1-2018
DRAWN	CWS
CHECK	ASB

A4.23

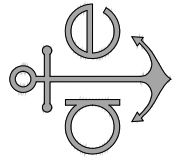
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OCCUPANT LOAD PLAN

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

OCCUPANCY LOAD:
 ASSEMBLY GROUP A-2
 RESTAURANT / PATIO; 15 SF/PERSON => LOAD = 865 SF / 15 SFPP = 58 PEOPLE.
 KITCHEN / SERVICE AREA; 200 SF/PERSON => LOAD = 498 SF / 200 SFPP = 3 PEOPLE.
 TOTAL OCCUPANCY LOAD = 61 PEOPLE.
 TOTAL EXITS REQUIRED 2 for 0-99 OCCUPANTS.
 DOOR; 64 PEOPLE x 0.2 = 12.8"/2 = 6.4" < 32" => OK



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ISSUE DATES:		
DELTA	DATE	DESCRIPTION

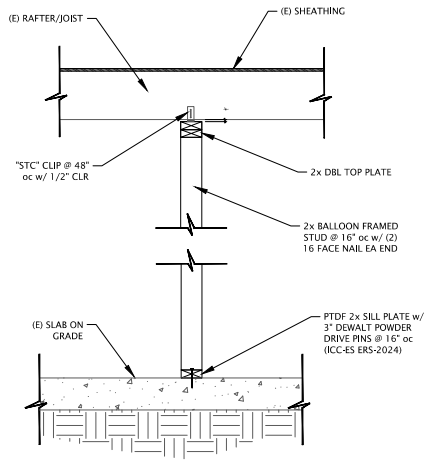
OCCUPANT LOAD PLAN

PROJECT NUMBER	18-1058
DATE	11-1-2018
DRAWN	CWS
CHECK	ASB

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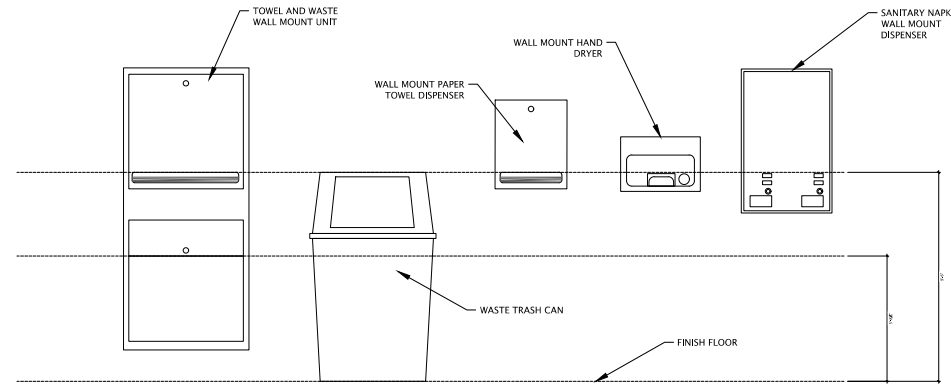
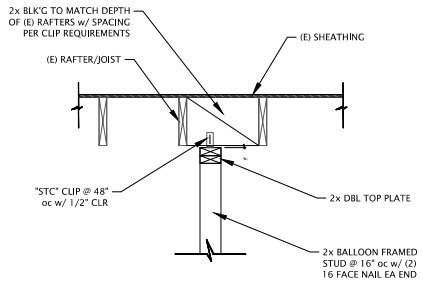
ARCHITECTURAL DETAIL
SCALE: NTS

17



INTERIOR WALL AT ROOF RAFTER
SCALE: NTS

9



TOILET ELEVATION ACCESSORIES
SCALE: NTS

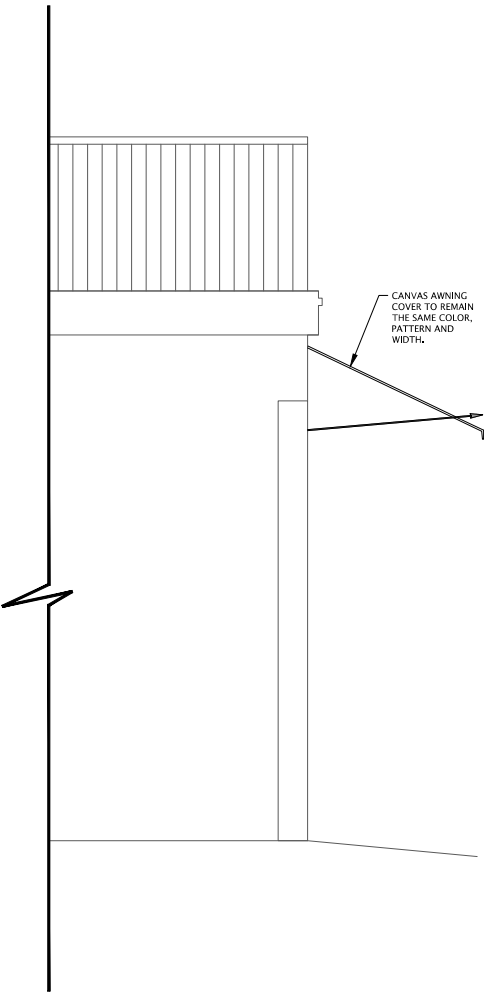
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ARCHITECTURAL DETAIL
SCALE: NTS

18

ARCHITECTURAL DETAIL
SCALE: NTS

14



ARCHITECTURAL DETAIL
SCALE: NTS

19

ARCHITECTURAL DETAIL
SCALE: NTS

15

ARCHITECTURAL DETAIL
SCALE: NTS

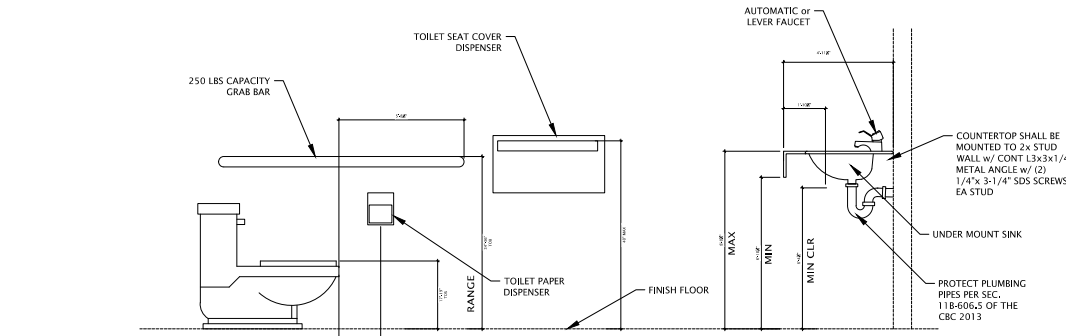
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ARCHITECTURAL DETAIL
SCALE: NTS

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ARCHITECTURAL DETAIL
SCALE: NTS

12

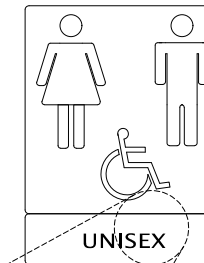
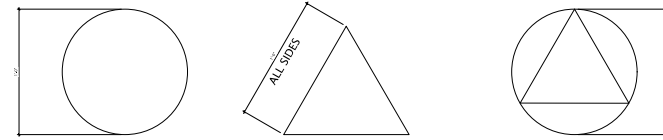


- NOTES**
- SINK SHALL BE AN AMERICAN STANDARDS OVALYN UNDERCOUNTER 0495-221 - w/ GRID DRAIN AND INSULATING JACKETS AT DRAIN AND ALL SUPPLY PIPES PLUMBREX HANDY-SHIELD 2003 BLACK or EQUIVALENT
 - WATER CLOSET SHALL BE AN AMERICAN STANDARD FLOOR MOUNTED MADERA 285-4128 FLOWISE 16-1/2" HIGH 1.28 GPF FLUSHMETER MANUAL FLUSH VALVE.
 - SOAP DISPENSER SHALL BE MOUNTED AT 40"

TOILET ELEVATION
SCALE: NTS

2

GEOMETRIC RESTROOM SYMBOLS PER SEC. 11B-703.7.2.6



WALL MOUNTED SIGNAGE TO BE LOCATED ON LATCH SIDE OF DOOR SWING AT 60" TO CENTERLINE OF SIGN FROM FLOOR

SANS-SERIF UPPERCASE CHARACTER HEIGHT OF LETTERING 5/8" MIN TO 2" MAX, LETTERING RAISED 1/32" MIN AND SPACED AT 1/8" BETWEEN LETTERS

UNISEX

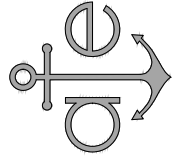
CORRESPONDING GRADE II BRAILLE

- NOTES**
- BRILLE PER 11B-703.3
 - SIGNS WITH TACTILE CHARACTERS SHALL COMPLY WITH SEC. 11B-703.4
 - MOUNTING PER SEC. 11B-703.4.1 THROUGH SEC. 11B-703.4.2, ALSO SEE FIG. 11B-703.4.2

RESTROOM SIGNAGE
SCALE: NTS

4

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ISSUE DATES:

DELTA	DATE	DESCRIPTION

EXISTING/DEMO FLOOR PLAN

PROJECT NUMBER	19-1011
DATE	11-1-2018
DRAWN	CWS
CHECK	ASB

AD.25.1