



# STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: November 3, 2022

- PLANNER:** Laura Coury, Assistant Planner
- SUBJECT:** **Minor Conditional Use Permit (MCUP) 22-197, Primo Food Beer and Wine**, a request to allow beer and wine sales for off-site consumption only at an existing grocery/food store.
- LOCATION:** 2801 S. El Camino Real
- ZONING/GENERAL PLAN:** Mixed-Use (MU 5.0), Affordable Housing Overlay District (AH)

**PROJECT SUMMARY**

- **Site Information:** The project site is located within the Mixed-Use 5.0 Zone and the Affordable Housing Overlay. The existing grocery/food store, Primo Foods, occupies a single tenant building. The site is on the corner of South El Camino Real and Avenida San Luis Rey. The site’s frontage is on South El Camino Real, and the rear of the property abuts an alley with multi-family residential directly across. The project site abuts a single family detached dwelling with an accessory dwelling unit to the south, and on the north and northeast side multi-family homes. **Figure 1** below shows an aerial view of the site. To the

**Figure 1 – Aerial View**



- **Proposed Project:** The applicant, Sam Assi, requests approval of a Minor Conditional Use Permit (MCUP) to sell beer and wine for off-site consumption in conjunction with the existing grocery/food store operations. No sale for on-site consumption is requested. The grocery/food store current hours of operations occur between 8:00

AM and 8:00 PM daily (**Attachment 2**). The grocery/food store has an approved business license for retail grocery sales, which is reflected on the floor plan (**Attachment 3**). No additional parking is required.

- Approval Authority: Zoning Administrator approval is required for MCUPs (Zoning Ordinance Section 17.16.070).
- Project Findings: Staff supports the proposed use, subject to recommended conditions of approval, because it meets the required findings in the attached Resolution (**Attachment 1**) for MCUP approval for the following reasons:
  - Beer and wine service at a grocery/food store is a conditionally permitted use in the Mixed-Use 5.0 Zone and is consistent with the General Plan; and
  - The project maintains the primary use of the site as a grocery/food store; and
  - The project site is suitable for the type and intensity of the proposed use in that the sale of beer and wine is contained entirely within the building and the proposed business operating hours cease no later than 8:00 PM on any given day of the week; and
  - No additional parking is required, as the proposed project does not modify or expand the stores footprint; and does not change the use of the business to include on-site consumption with seating restaurant style; and
  - The Development Management Team (DMT), including the Orange County Sheriff's Department (OCSD) and the City's Code Compliance Division, reviewed the project and do not have concerns with the request; and
  - The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties and improvements in the vicinity in that the proposed use must comply with conditions of approval and code requirements, such as Fire Code, California Building Code, Alcohol Beverage Control licensing requirements, and the Municipal Code, including limits on hours of operation, amplified sound, and a requirement that employees receive alcohol service training.
- CEQA: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the proposed project involves the permitting, operation, and minor alteration of existing structures and facilities involving negligible expansion of the use.
- Public Comment: The project was publicly noticed in accordance with the San Clemente Zoning Ordinance and, as of the date this report was submitted for publishing, Staff has received no public comment on this item.

## **RECOMMENDATION**

Staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and

2. Adopt Resolution ZA 22-020, approving Minor Conditional Use Permit 22-197, Primo Foods, subject to Conditions of Approval.

***Attachments:***

1. Resolution ZA 22-020  
Exhibit A – Conditions of Approval
2. Project Narrative
3. Floor Plan

# ATTACHMENT 1

## RESOLUTION NO. ZA 22-020

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING, MINOR CONDITIONAL USE PERMIT 22-197, PRIMO FOOD BEER AND WINE, A REQUEST TO ALLOW BEER AND WINE SALES FOR OFF-SITE CONSUMPTION OFF-SITE CONSUMPTION LOCATED AT 2801 EL CAMINO REAL

WHEREAS, on June 14, 2022, an application was submitted, and completed on September 27, 2022, by Sam Assi, 2801 South El Camino Real, San Clemente, CA, 92672; for Minor Conditional Use Permit (MCUP) 22-197, a request to allow beer and wine sales for off-site consumption at a grocery/food store. The site is located in the Mixed-Use 5.0 Zone within the Affordable Housing Overlay at 2801 South El Camino Real. The site's legal description is Lot 1 of Block 1 of Tract 900 and Assessor's Parcel Number 060-071-10; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Zoning Administrator determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). This is recommended because the project consists of permitting and licensing alcohol sales at an existing grocery/food store involving no expansion of the use; and

WHEREAS, the Development Management Team (DMT) reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, the City Planner advertised and noticed the Zoning Administrator public hearing for this item at least ten days in advance of the hearing by both publication in a newspaper of general circulation in the City of San Clemente and by mailing a notice of the time, place, and purpose of such hearing to required recipients, including property owners within 300 feet of the subject parcel; and

WHEREAS, on November 3, 2022, the Zoning Administrator of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Zoning Administrator of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Zoning Administrator hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Zoning Administrator as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities). The Class 1 exemption specifically exempts from further CEQA review the operation, permitting, licensing, or minor alteration of existing facilities with negligible or no expansions of the existing use. Since the project consists only of the permitting and licensing of the existing approved business for beer and wine sales, the project qualifies for the Class 1 exemption.

Furthermore, none of the exceptions to the use of the Class 1 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project is not in a scenic corridor, will not alter or impact historic resources, and does not include any hazardous waste sites. The project consists of no physical modifications to the structure or the environment and involves only modifying the types of alcohol permitted to be served. Thus, the Class 1 exemption applies, and no further environmental review is required.

Section 3. Minor Conditional Use Permit Findings

With respect to Minor Conditional Use Permit (MCUP) 22-197 for the proposed sale of beer and wine at a grocery/food store for off-site consumption, the Zoning Administrator finds as follows:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a Minor Conditional Use Permit and complies with all the applicable provisions of the Zoning Ordinance, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed, in that:
1. Beer and wine sale at a grocery/food store is a conditionally permitted use in the Mixed-Use 5.0 Zone; and
  2. The proposed alcohol sale (for off-site consumption) is ancillary to the permitted grocery/food store use; and
  3. The purpose and intent of the Mixed-Use 5.0 Zone is to accommodate a mix of neighborhood serving commercial and community serving

commercial uses. Grocery/food stores are a typical use in this zone and are a type of general commercial use; and

4. The provisions of the Affordable Housing Overlay District do not apply to the project because there is no proposed residential development to the site; and
  5. The General Plan Land Use Element establishes the following goal for the Commercial Land Uses in the City: *“Achieve and maintain a healthy employment base with diverse retail, office, and service uses that: 1) meet citizens’ needs; 2) help generate municipal revenues that improve quality of life; 3) are compatible with adjacent residential neighborhoods; and 4) support the goals and policies of the Economic Development Element of the General Plan.”* The project is consistent with this goal in that it allows for sale of beer and wine at a grocery/food store which could meet the needs of citizens to have a variety of commercial retail.
- B. The site is suitable for the type and intensity of use that is proposed, in that:
1. The proposed beer and wine sale (for off-site consumption) is ancillary to a permitted restaurant use;
  2. No modifications are proposed to the tenant space or the existing commercial retail operations other than to allow sales of beer and wine to be consumed off-site; and
  3. The City’s Code Compliance Division and the Orange County Sheriff’s Department reviewed the proposed alcohol service and concluded alcohol can be sold and consumed off-site without compatibility issues, provided that operations comply with licensing requirements, conditions of approval, and with other applicable regulations.
- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity, in that:
1. The proposed use must comply with conditions of approval and code requirements to maintain the public health, safety, and welfare of the area, such as the Fire Code, California Building Code, Alcohol Beverage Control licensing requirements, and the Municipal Code. This includes but is not limited to requiring employees to receive alcohol service training to avoid the sale of alcoholic beverages to minors for consumption, limits on hours of operation, and requirements that limit amplified sound;
  2. Should there be a compatibility issue, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require noise abating measures if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area; and

3. Code Compliance Staff and the Orange County Sheriff's Department reviewed the proposed alcohol sales and concluded alcohol can be sold and consumed off-site without compatibility issues, provided that operations comply with licensing requirements, conditions of approval, and with other applicable regulations.
- D. The proposed use will not negatively impact surrounding land uses, in that:
1. The proposed use must comply with conditions of approval and code requirements to maintain the public health, safety, and welfare of the area, such as the Fire Code, California Building Code, Alcohol Beverage Control licensing requirements, and the Municipal Code. This includes but is not limited to requiring employees to receive alcohol service training to avoid the sale of alcoholic beverages to minors for consumption, limits on hours of operation, and requirements that limit amplified sound;
  2. Should there be a compatibility issue, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require noise abating measures, if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area;
  3. Code Compliance Staff and the Orange County Sheriff's Department reviewed the proposed alcohol service and concluded alcohol can be sold and consumed off-site without compatibility issues, provided that operations comply with licensing requirements, conditions of approval, and with other applicable regulations; and
  4. The City has no record of code compliance complaints related to noise issues or other impacts from the business's regular operations due to the proximity to residences in the area.

Section 4. Zoning Administrator Approval.

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Minor Conditional Use Permit (MCUP) 22-197, Primo Food Beer and Wine, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on November 3, 2022.

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Cecilia Gallardo-Daly, Zoning Administrator

CONDITIONS OF APPROVAL  
MCUP 22-197, PRIMO FOOD BEER AND WINE

**1.0 GENERAL CONDITIONS OF APPROVAL**

- |     |   |                    |
|-----|---|--------------------|
| 1.1 | Within 30 days of approval of this application, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City. Failure to submit this acknowledgement may be grounds to revoke this approval.   | Planning           |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning           |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval.  | Planning           |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws.  | All                |
| 1.5 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations.   | Code<br>Comp       |
| 1.6 | No signage is approved through this permit. All signs, including permanent, window, and temporary signage shall comply with Zoning Ordinance, including issuance of any applicable required permits.  | Code<br>Comp<br>** |



**7.0 OPERATIONAL CONDITIONS OF APPROVAL**

- 7.3 The sale of alcoholic beverages (beer and wine only) is for off-site consumption only, and shall be limited to the hours of 8:00 AM to 8:00 PM daily. No on-site consumption shall be allowed. Planning
- 7.4 All employees shall receive Responsible Alcoholic Beverage Service training as offered through programs established by the Orange County Health Care Agency and Alcoholic Beverage Control of the State of California. Training shall be provided as soon as practical following the hire date of each employee. Evidence of such training shall be maintained on-site during business hours, and made available for inspection by any city official upon request. (SCMC Section 17.16.070) Code Comp
- 7.5 A manager shall be on the premises at all times, and available to respond to issues raised by representative from the Orange County Sheriff's Department, Orange County Fire Authority, or City of San Clemente Code Compliance, during the hours of operation when alcohol sales are occurring. Code Comp
- 7.7 These conditions of approval shall be posted in a conspicuous location clearly visible to employees to ensure they are informed of and adhere to requirements and policies for all operations of the business, including but not limited to alcohol sales. Code Comp
- 7.8 The use of amplified sound (including the electronically amplified sound of live music, human voice, or other sound within a business, restaurant, bar, or other commercial establishment) shall not be permitted. This prohibition does not include the indoor use of televisions, radios, or reasonable background or ambient music. Code Comp\*
- 7.17 The Applicant shall post a sign or notice at the premises that states, "WARNING: DRINKING WINE, BEER AND OTHER ALCOHOLIC BEVERAGES DURING PREGNANCY CAN CAUSE BIRTH DEFECTS. FOR INFORMATION AND MATERIALS RELATING TO FETAL ALCOHOL SYNDROME, CONTACT YOUR LOCAL MARCH OF DIMES." The notice or sign shall be posted or displayed at the premises in the manner provided for in San Clemente Municipal Code, Title 8 – Health and Safety. [Citation - Section 8.08.010 of the SCMC] Code Comp\*\*
- 7.18 Discharge of wash water and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any wash water used during cleanup from entering the storm drain system. Code Comp WQ\*\*

- 7.19 The Applicant shall use her/his best judgment and best management practices to ensure commercial activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The business owner/property owner shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property owners and managers, and their designees) hereby understands that noncompliance with regulations and conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, "It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval," and any subsequent revision of this section of the code. [Citation - Section 8.52.030(Y) of the SCMC] Code Comp\*\*
- 7.20 The Applicant shall use his/her best judgment and best management practices to ensure activities on the premises will be conducted in a manner that will not be disruptive to other commercial or residential neighbors and result in police services, which cost the City of San Clemente expense. Code Comp OCSD\*\*
- 7.21 The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that no noise-generating activities on the subject property are conducted between the hours of ten (10:00) p.m. and seven (7:00) a.m. Such prohibited activities include, but are not limited to, dumping trash into outside trash bins, the use of parking lot sweepers, the use of high-pressure washers, or other maintenance or delivery activities which generate noise having the potential of disturbing neighboring properties. [Citation - Section 8.48.070(P) of the SCMC] Code Comp\*\*
- 7.22 The Applicant understands and acknowledges sound amplification devices located outside any business's primary building are not permitted, unless specifically identified and approved in this permit or subsequent permits approved by the City. [Citation - Section 8.48.080 of the SCMC] Code Comp\*\*
- 7.23 The Applicant (including any property owners and managers, and their designees) shall abide by all applicable laws, including Orange County Health Department and the California Department of Alcoholic Beverage Control (ABC) laws. Code Comp OCHCA ABC\*\*

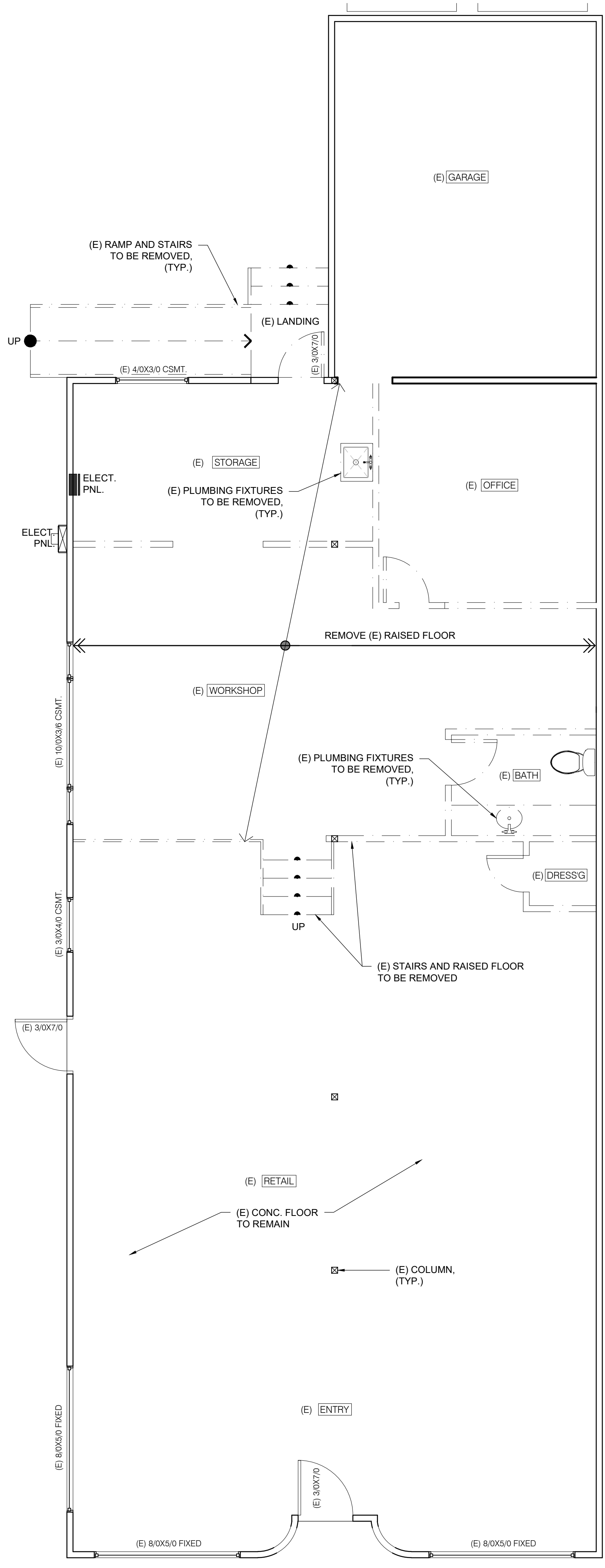
- \* Denotes a modified Standard Condition of Approval
- \*\* Denotes a project specific Condition of Approval

Primo foods San Clemente

2801 S. El Camino Real 92672 storage square footage is 2250 ft.<sup>2</sup> we are applying for a minor conditional use permit for a off sale beer and wine license our hours of operation are Monday through Sunday 8 AM to 8 PM project number MCUP 22-197

Application for a minor conditional use permit

to whom it may concern we are asking for a minor conditional use permit for application of off sale beer and wine license our store is 2250 ft is located at 2801 S. El Camino Real there will be no consumption of alcohol on site Primo food is a neighborhood Deli/Butcher shop with truly some of the best meat you could find we offer certified Angus beef which we have been certified to sell for many years and other variety of homemade food that we make in house and our fresh local produce and our homemade Guacamole salsas dips salads tamales and lots of other authentic Mexican and traditional American food we've been around since 1996 and we take a lots of pride in what we do San Clemente location would be our first owned location this location will have a meats deli and hot food counter beer and Wine some grocery items fresh local Produce and fresh cut f lowers most of our food and product is to go we look forward to making a beautiful impression on a our new community and we look forward to comply and do anything you ask of us to make this happen I truly thank you for all your help in advance we are a local small business really small and time does affect us during these hard times We truly need your help in this matter to expedite The process thank you again  
Sincerely Sam Assi



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

### DOOR SCHEDULE

NO.	EXISTING / NEW	DOOR PANEL			HARDWARE GROUP	CLOSER	REMARKS
		WIDTH	HEIGHT	TYPE			
D-1	EXISTING	3'-0"	7'-0"	HINGED	7	YES	PROVIDE A SIGN : "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" PROVIDE SELF-CLOSING DEVICE.
D-2	EXISTING	3'-0"	7'-0"	HINGED	7	YES	PROVIDE SELF-CLOSING DEVICE.
D-3	NEW	3'-0"	7'-0"	HINGED	3	YES	PROVIDE SELF-CLOSING DEVICE.

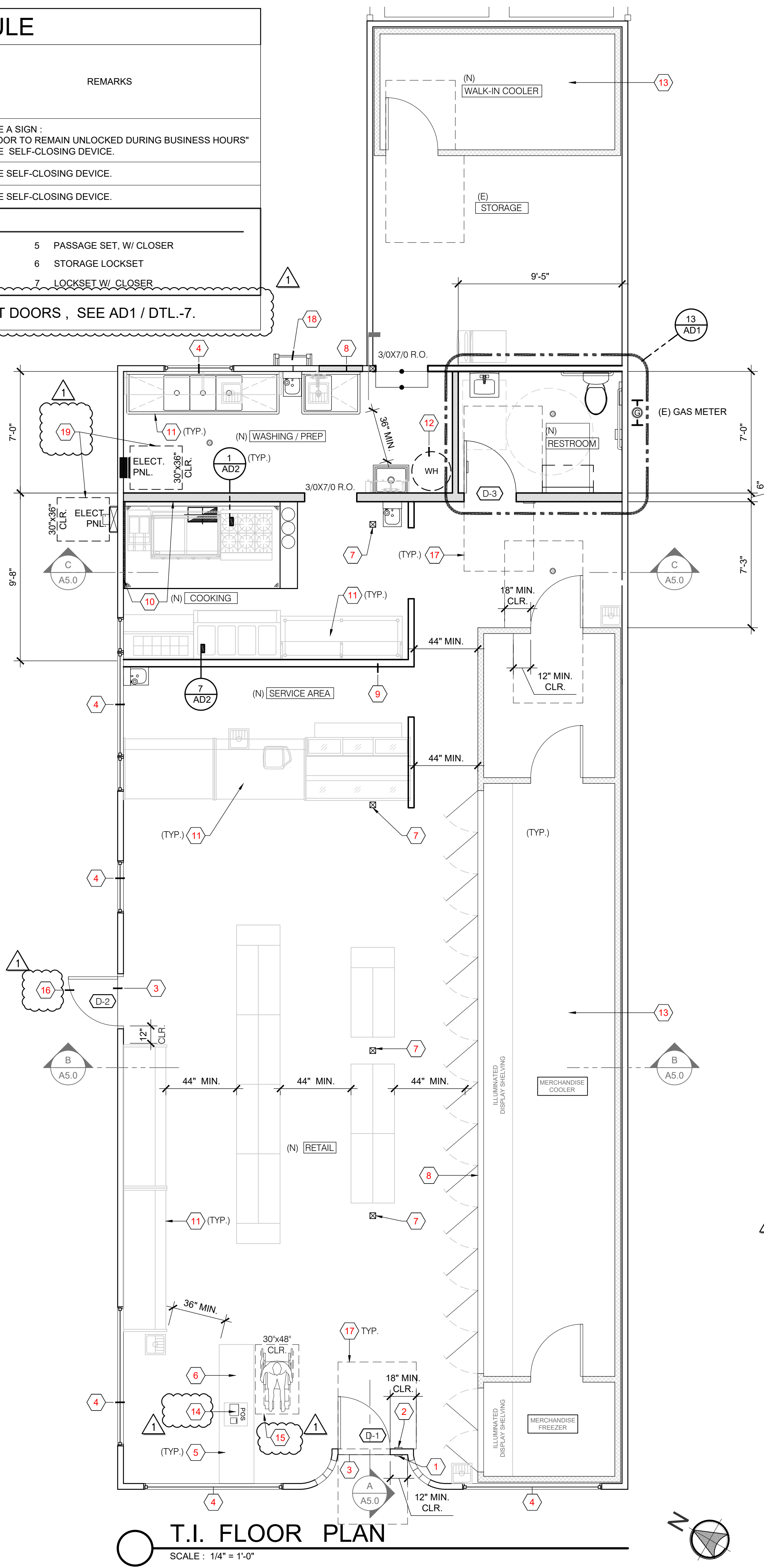
HARDWARE GROUP		
1 DEADBOLT	3 PRIVACY LOCKSET, CLOSER	5 PASSAGE SET, W/ CLOSER
2 OFFICE TYPE LOCKSET	4 PASSAGE SET	6 STORAGE LOCKSET
		7 LOCKSET W/ CLOSER

**NOTE : FOR MINIMUM MANEUVERING CLEARANCES AT DOORS , SEE AD1 / DTL.-7.**

### WALL SYMBOL AND LEGEND

	EXISTING WALL TO BE REMOVED
	NEW WALL, METAL STUDS @ 16" O.C. TYP..
	NEW WALK-IN COOLER WALL, BY VENDOR.

- ### DEMOLITION NOTES
- CONTRACTOR SHALL DEMOLISH EXISTING CONSTRUCTION AS NECESSARY TO INSTALL NEW WORK AND REMOVE ALL EXCESS DEBRIS AND MATERIALS NOT REQUIRED BY CONSTRUCTION OR REQUESTED BY OWNER.
  - CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES, WATERPROOFING AND DUST-PROOF PARTITIONS, AS NEEDED FOR PROTECTION AGAINST ACCIDENTS, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING BECAUSE OF CONSTRUCTION PROCESS OR EXPOSURE TO WEATHER.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING IN GOOD CONDITION ANY PARTITIONS OF THE EXISTING BUILDING AND SITE TO REMAIN AND SHALL REPLACE OR REPAIR AT HIS EXPENSE ANY PORTIONS DAMAGED AS A RESULT OF THE WORK, CONSTRUCTION PROCESS OR EXPOSURE TO WEATHER.
  - CONTRACTOR SHALL REMOVE ALL EXCAVATED OR EXCESS SOIL, DEBRIS AND MATERIALS NOT REQUIRED BY CONSTRUCTION. CONFIRM ANY ITEMS TO REMAIN OR BE SALVAGED WITH ARCHITECT AND OWNER PRIOR TO START OF CONSTRUCTION.



**T.I. FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

### DOOR NOTES

- DOOR OPENINGS** SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOOR SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES.
- OPERABLE PARTS** (11B-309.4) THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS :
  - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
  - SLIDING OR FOLDING DOORS SHALL NOT EXCEED 5 POUNDS MAX.
  - REQUIRED FIRE DOORS SHALL NOT EXCEED 15 POUNDS.
- HANDLES, PULLS, LATCHES, LOCKS** AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. 11B-404.2.7.
- SWINGING DOOR AND GATE SURFACES** WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. 11B-404.2.10
- THRESHOLDS**, (11B-404.2.5) IF PROVIDED AT DOORWAYS, SHALL BE 1/2 INCH HIGH MAXIMUM. RAISED THRESHOLDS AND CHANGES IN LEVEL AT DOORWAYS SHALL COMPLY WITH 11B-302 AND 11B-303.
- PROVIDE A **LEVEL LANDING** ON EACH SIDE OF A DOOR EXTENDING 60" ON DIRECTION OF DOOR SWING AND 48" IN OPPOSITE DIRECTION OF DOOR SWING, MEASURED WITH DOOR CLOSED. CBC 11B-404.2.4.1
- MANEUVERING CLEARANCE** AT SWING DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4.1 AND TABLE 11B-404.2.4.1 MANEUVERING CLEARANCE AT SLIDING DOORS, FOLDING DOORS AND DOORWAYS WITHOUT DOORS SHALL COMPLY WITH SECTION 11B-404.2.4.2 RECESSED DOORS AND GATES SHALL COMPLY WITH SECTION 11B-404.2.4.3.
- LOCKS AND LATCHES** IN A3, B, F, M AND S OCCUPANCIES. KEY-LOCKING HARDWARE MAY BE USED AT THE MAIN ENTRY / EXIT DOOR(S) PROVIDED:
  - A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING:
 

**"THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"**

 THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND. (CBC 1010.1.9.3).

### FLOOR PLAN KEYNOTES

- INTERNATIONAL SYMBOL OF ACCESSIBILITY, SEE AD1 / DTL.-1&4
- ACCESSIBLE TACTILE "EXIT" SIGN, SEE AD1 / DTL.-2&4
- (E) THRESHOLD, FOR COMPLIANCE SEE SHEET AD1 / DTL. 5
- EXISTING WOOD FRAMED FIXED WINDOWS.
- (N) COUNTERTOP AND CASEWORK TO BE SELECTED. PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- (N) POINT OF SALE ACCESSIBLE COUNTER, SECTION OF ACCESSIBLE COUNTER SHALL BE MINIMUM 36" WIDE AND TO BE INSTALLED 28" TO 34" MAX. ABOVE FINISHED FLOOR, SEE AD1 / DTL.-16.
- EXISTING COLUMN TO BE MODIFIED, SEE STRUCTURAL PLANS.
- INFILL WALL EXISTING OPENING.
- (N) 42" HT. PONY WALL.
- (N) STAINLESS STEEL BACK SPLASH UNDER EXHAUST HOOD UP TO 80" MIN. ABOVE FINISHED FLOOR BY VENDOR.
- (N) EQUIPMENT SHOWN FOR REFERENCE ONLY, FOR DETAILS - SEE EQUIPMENT PLAN AND SCHEDULES. (TYP.)
- (N) WATER HEATER, SEE EQUIPMENT SCHEDULE.
- (N) WALK-IN COOLERS & FREEZERS BY VENDOR, SEE EQUIP. PLAN & SCHEDULE.
- CASH REGISTER / POINT-OF-SALE DEVICE SHALL COMPLY WITH (11B-707.9) ELECTRONIC PAYMENT SYSTEMS (CREDIT CARDS PROCESSING DEVICE) SHALL ENABLE VISUALLY IMPAIRED PERSON TO ENTER HIS OR HER OWN PERSONAL INFORMATION NECESSARY TO PROCESS THE TRANSACTION IN A MANNER THAT PROVIDES THE OPPORTUNITY FOR THE SAME DEGREE OF PRIVACY INPUT AND OUTPUT AVAILABLE TO ALL INDIVIDUALS (11B-707.9.1.1).
- PROVIDE 30"x48" CLEAR FLOOR SPACE FOR WHEELCHAIR PARALLEL APPROACH IN FRONT OF POINT-OF-SALE COUNTER. (11B-305)
- EXISTING DOOR - NOT AN ACCESSIBLE ENTRANCE / EXIT.
- DASH LINE INDICATES MINIMUM MANEUVERING CLEARANCE AT DOOR, FOR DETAILS, SEE AD1 / DTL.-7.
- EXTERIOR ROOF ACCESS LADDER, SEE BLDG. ELEVATIONS.
- PROVIDE 30" MIN. WIDE AND 36" MIN. DEEP WORKING SPACE IN FRONT OF ELECTRICAL PANEL. THE HEIGHT OF WORKING SPACE SHALL BE NO LESS THAN 78" ABOVE FIN. FLOOR OR GRADE. (CEC 110.26)

### SYMBOL AND LEGEND

- REQUIRED 30" X 48" CLEAR FLOOR SPACE (11B-305.3)
- REQUIRED 30" X 36" CLEAR FLOOR SPACE WITH 78" MIN. HEADROOM ABOVE FINISH FLOOR OR GRADE. (CEC 110.26)
- FLOOR SINK, SEE PLUMBING PLANS
- FLOOR DRAIN, SEE PLUMBING PLANS

No.	Revision/Issue
1	03-01-2021
2	06-01-2021

**Valley Design**

280 W AVENIDA VALENCIA, SAN CLEMENTE, CA 92672  
(949)576-8869

**EXISTING/DEMO FLOOR PLAN**  
**T.I. FLOOR PLAN**

**PRIMO FOODS**  
2801 S. EL CAMINO REAL  
SAN CLEMENTE, CA 92672

CLIENT	PRIMO FOODS
SCALE:	AS NOTED
DATE:	08-10-2020
DRAWN BY:	TEAM
PROJECT NO:	2032
SHEET NO:	A2.0 OF X