

SUPPLEMENTAL REPORT TO THE HEARING OFFICER

DATE ISSUED:	June 24, 2024	
HEARING DATE:	June 25, 2024	AGENDA ITEM: 6
PROJECT NUMBER:	PRJ2023-002042-(5)	
PERMIT NUMBER(S):	Conditional Use Permit ("CUP") RPPL2023002959	
SUPERVISORIAL DISTRICT:	5	
PROJECT LOCATION:	875 East Mariposa Street, Altadena	
OWNER:	Galloway Family Trust	
APPLICANT:	Galloway Family Trust	
CASE PLANNER:	Sean Donnelly, Senior Planner sdonnelly@planning.lacounty.gov	

Item 6 is a request to allow the sale of a full line of alcohol for on-site consumption in a new restaurant with a Type 47 Alcoholic Beverage Control License in the C-3 (General Commercial) Zone ("Project"). This Project is located at 875 East Mariposa Street in the Altadena community.

SITE PLAN

An outdated version of the proposed site plan was attached to the June 13, 2024 Hearing Report. This site plan dated May 2, 2023 proposes outdoor dining, which was removed from the scope of the Project. The correct Site Plan dated November 13, 2023 was submitted by the applicant. The changes include the removal of the outdoor dining, and minor alterations to the layout of the dining area. The correct site plan has been attached to this report.

PUBLIC COMMENT

On June 24, 2024, Staff received a letter from a constituent. The letter included a request for the alteration or addition of three conditions of approval. These include limiting the sale of alcohol to before 9:00 pm, prohibiting live music, and limiting outdoor dining to before 9:00 pm. The letter is attached to this Supplemental Report.

As discussed above, the previously proposed outdoor seating is no longer in the scope of the current Project, and as such this concern has been addressed.

Staff's recommended Conditions of Approval remains the same as it was updated in the June 20, 2024, Supplemental Report, as it finds the public convenience of allowing the patrons of the subject restaurant to partake of a full line of alcoholic beverages together with their regular meals at the restaurant outweighs potential adverse effects. However, the Hearing Officer

may consider limitations on the hours of the sale of alcohol in order to balance potential adverse effects of the easy availability of alcoholic beverages either too early or too late in the day, as discussed in the attached references and to acknowledge concerns raised in the letter. Limitations on the hours of alcohol sales could take the form modifying Condition 38 to read an earlier cut off time, or modifying the wording to the effect of, "Hours for the sale of a full line of alcohol for on-site consumption shall be limited from 11:00 a.m. to 11:00 p.m., Monday through Sunday, or a half hour before closing, whichever is earlier."

While live entertainment is not proposed to be prohibited in the draft Conditions of Approval, per County Code Section [22.140.330-\(Live Entertainment, Accessory\)](#), a separate entitlement would need to be applied for and approved to allow live entertainment. The current Project if approved, would not authorize accessory live entertainment. To clarify this, a Condition of Approval can be added stating, "No accessory live entertainment shall be permitted without obtaining all necessary approvals."

Report

Reviewed By:



Michele R. Bush, Supervising Regional Planner

Report

Approved By:



Susan M. Tae, AICP, Assistant Deputy Director

Attached: 1) Site Plan, dated November 13, 2023

2) Public Comment

3) References.

1. "Effectiveness of Policies Restricting Hours of Alcohol Sales in Preventing Excessive Alcohol Consumption and Related Harms". US National Library of Medicine National Institutes of Health. 2010. (<https://www.ncbi.nlm.nih.gov/pubmed/21084080>)
2. "International alcohol control study: pricing data and hours of purchase predict heavier drinking". US National Library of Medicine National Institutes of Health. (<https://www.ncbi.nlm.nih.gov/pubmed/24588859>)
3. "How To Use Local and Land Use Powers to Prevent Underage Drinking". Pacific Institute for Research and Evaluation, August 2013 (<https://www.ojp.gov/ncjrs/virtual-library/abstracts/how-use-local-regulatory-and-land-use-powers-prevent-underage>)

June 24, 2024

Los Angeles County Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

Attention Mr. Sean Donnelly

Dear Sirs:

PROJECT NUMBER: PRJ2023-002042-(5)

PROPOSED CUP RPPL 2023002959

We are writing in response to your Notice of Public Hearing related to the subject project, and proposed CUP.

REQUEST

We request that the conditions of approval include the following three items:

1. The sale and consumption of alcohol be limited to no later than 9:00 PM.
2. There be no live music on the premises.
3. There be no outdoor dining after 9:00 PM.

BACKGROUND

We have lived in Altadena for nearly 30 years, and lived in our current home, which is within 500-feet of the subject location, for more than 24-years. We love this community, and the quiet, peaceful atmosphere that Altadena is known for. We also enthusiastically support new businesses that are in keeping with this spirit. We welcome the addition of a new restaurant, including one that serves alcohol. However, based on experiences with existing businesses in the area, it is essential that new businesses be planned and implemented in a manner that maximizes the community benefit while avoiding harm to the community.

Because the proposed facility is not required to provide on-site parking, the patrons have no option but to park on nearby residential streets. This is not desirable given that other existing developments already have unmet parking demands that completely fill up our street on most days. However, this cannot be helped at this point.

That being said, the greatest impact to the community is the noise that is created by late night operations, and from patrons leaving the restaurant late in the evening, who have been drinking. To illustrate the point, the existing restaurant, El Patron Mexican Food located at 2555 Lake Avenue, has no on-site parking, and serves alcohol. However, they close at 9:00PM, and they have no impact on the community. In fact, they are an asset to the community. On the other hand, the Rancho Bar located at 2485 Lake Avenue, has approximately 3 on-site parking spaces, and their patrons park on our street. They have an outdoor patio that is open until 2:00 AM, and often the neighbors are awakened by the noise generated there. They have live music at times, even though

Department of Regional Planning
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it is not allowed. Their patrons walk down our street to their cars late at night, often inebriated, and frequently cause major disruptions.

Based on these real, and present examples, we believe that the imposition of these three conditions listed above will allow for the addition of a successful, new restaurant for the community, while largely mitigating the potential harm, and disruption to existing residents. We respectfully request your serious consideration of these issues.

Our understanding is that this is our only opportunity during this process to raise concerns. Therefore, we must add that we question the validity of a finding of Categorical Exemption for this project citing Class 1 (Existing Facilities). While this building is existing, this is a significant change of use. The building occupancy is changing, and creating new impacts. The fact that a CUP is required makes this clear.

Thank you for your consideration, and your on-going efforts to ensure thoughtful development while maintaining the quality of life.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D & C Howard', written in a cursive, flowing style.

David and Cynthia Howard
1016 East Mariposa Street
Altadena, CA 91001
(626) 437-5363

GENERAL AHJ NOTES

1.

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2.

AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158 AND 180,670) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3.

PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4.

PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1209.2.2, 2406.4.5, R307.2, R308.4)

5.

WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)

6.

SPECIFY ON PLANS: "SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION."

7.

A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122).

8.

CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.5, R315).

875 E. MARIPOSA ST.

5845 | 17

SCALE 1" = 50'

2002

LAKE AVE.

EAST MARIPOSA ST.

ST

EL MOLINO AVE.

MAP I ALTADENA

M.R. 16 - 45 - 46

FOR PREV. ASSMT. SEE 1798-17

CODE 7688

PROFESSIONAL MAP

COUNTY OF LOS ANGELES, CALIF.

N

VICINITY MAP

875 E. MARIPOSA ST.

E. ALTADENA DR.

E. MARIPOSA STREET

LAKE STREET

E. ALTADENA DR.

E. MARIPOSA ST.

MARCHETA ST.

BEVERLY WAY

E. MENDOCINO ST.

E. CALAVERAS ST.

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AGENCY SUBMITTALS

LA COUNTY DEPARTMENT OF PUBLIC HEALTH:
APPROVAL REQUIRED BEFORE BUILDING PERMIT ISSUANCE

LA COUNTY REGIONAL PLANNING DEPARTMENT:
APPROVAL REQUIRED BEFORE BUILDING PERMIT ISSUANCE

MECHANICAL: UNDER SEPARATE SUBMITTAL

ELECTRICAL: UNDER SEPARATE SUBMITTAL

PLUMBING: UNDER SEPARATE SUBMITTAL

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2023.03.10 HEALTH DEPT.

2023.11.13 PERMIT RESUBMITTAL

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G0.05 ABBREVIATIONS, DRAFTING CONVENTIONS & MATERIAL LEGENDS

G0.06 GEN. REQUIREMENTS AND NOTES

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G0.13 LIFE SAFETY PLANS & ANALYSIS

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GR0.02 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

GR0.03 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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D0.01 FIRST FLOOR DEMOLITION PLAN

05 - ARCHITECTURAL

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A6.51 FIRST FLOOR INTERIOR ELEVATIONS

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DESCRIPTION OF WORK

INTERIOR RESTAURANT TENANT IMPROVEMENT IN EXISTING 1 STORY PHOTOGRAPHY STUDIO (B OCCUPANCY). NO NEW SF. NO CHANGE OF USE. NO EXTERIOR WORK

DEMOLITION INTERIOR WALLS AND RESTROOM

NEW RESTROOMS, WALK IN COOLER, RESTAURANT KITCHEN EQUIPMENT

NEW LIGHT FIXTURES AND FINISHES

PROPERTY SUMMARY

ADDRESS: 875 E. MARIPOSA ST. ALTADENA, CA 91001

ASSESSOR PARCEL NUMBER: 5845-017-010

LOT AREA: .3 ACRES (13,068 SF)

LOT SIZE: 143' X 105' IRREGULAR

TOTAL BUILDING AREA: 8,584 SF

TENANT SUITE AREA: 1,378.1 SF (AREA OF WORK, NO NEW SF)

ZONING: C-3

OCCUPANCY: "B" (SEE "BUILDING USE AND OCCUPANCY")

USE: GENERAL COMMERCIAL / STORES

STORIES: 1

HEIGHT: +/- 25'-0"

SPRINKLERED: NO

F.A.R. ANALYSIS

LOT AREA: 13,068 SF (PER LA COUNTY ASSESSOR)

BUILDING AREA: 8,585 SF (PER LA COUNTY ASSESSOR)

AREA OF WORK: 1,378.1 SF

NO NEW SF, NO CHANGE TO EXISTING F.A.R.

BUILDING USE AND OCCUPANCY

EXISTING BUILDING:
GROUP B OCCUPANCY - PHOTOGRAPHY STUDIO

TENANT IMPROVEMENT WITHIN EXISTING BUILDING
**RESTAURANT WITH <50 OCCUPANTS =
B OCCUPANCY - RESTAURANT: NO CHANGE OF USE

**CBC 303.1.1 SMALL BUILDINGS AND TENANT SPACES
A BUILDING OR TENANT SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

OCCUPANT LOAD

EGRESS CONDITIONS
OCCUPANCY = B

OCCUPANT LOAD PER USE 1004 (CBC)
DINING ROOM: ASSEMBLY W/O FIXED SEATS
1 OCC / 15 NET SF 442 SF/15 = 30 OCCUPANTS

BOOTH SEATING
1 OCC / 24 INCHES 15 SEATS= 15 OCCUPANTS

ACCESSIBLE SEATING
1 OCC / FLOOR SPACE 1 SPACE= 1 OCCUPANT

SERVICE BAR: COMMERCIAL KITCHEN
1 OCC / 200 GROSS 191 SF/200= 1 OCCUPANT

BACK OF HOUSE: COMMERCIAL KITCHEN
1 OCC / 200 GROSS 197 SF/200= 1 OCCUPANT

STORAGE: WALK-IN COOLER / COMMERCIAL KITCHEN
1 OCC / 200 GROSS 114 SF/200= 1 OCCUPANT

TOTAL 49 OCCUPANTS

TYPE OF CONSTRUCTION

EXISTING (NO CHANGE): TYPE VB - COMMERCIAL BUILDING

PARKING SUMMARY

EXISTING BUILDING: NO PARKING PROVIDED

NO EXISTING DESIGNATED PARKING PROVIDED ON SITE

EXISTING BUILDING OCCUPIES ENTIRETY OF LOT MINUS EXISTING ALLEY AND PUBLIC SIDEWALKS

NO NEW SF, NOT POSSIBLE TO PROVIDE PARKING ON SITE

PLUMBING SUMMARY

B OCCUPANCY - RESTAURANT (PER TABLE , CPC CH 4 TABLE 422.1. GROUP B OCCUPANCY)

SERVED AREA = 1,093.49 SF: 48 OCCUPANTS
(24 MALE, 24 FEMALE)

**CPC 415.2.3 SEPARATE FACILITIES
IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

URINAL: 1-100 M = 1 REQ'D, **1 PROV.

WC: 1-50 MALE = 1 REQ'D, **1 TOTAL PROV.
16-30 FEMALE = 2 REQ'D,

LAV: 1-75 MALE = 1 REQ'D, **1 TOTAL PROV.
1-50 FEMALE = 1 REQ'D,

SERVICE SINK = 1 REQ'D, 0 PROV.

***CPC 415.2 DRINKING FOUNTAIN ALTERNATIVES
WHERE FOOD IS CONSUMED INDOORS, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS.

	MIN. REQ.	PROVIDED
URINAL	1	**1
WATER CLOSET	M: 1 F: 2	**1
LAVATORY	M: 1 F: 1	**1
SERVICE SINK	1	**1
DRINKING FOUNTAIN	1	**0

APPLICABLE CODES

2023 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26)

2023 COUNTY OF LOS ANGELES ELECTRICAL CODE (TITLE 27)

2023 COUNTY OF LOS ANGELES PLUMBING CODE (TITLE 28)

2023 COUNTY OF LOS ANGELES MECHANICAL CODE (TITLE 29)

2023 COUNTY OF LOS ANGELES RESIDENTIAL CODE (TITLE 30)

2023 COUNTY OF LOS ANGELES GREEN BUILDING STANDARDS CODE (TITLE 31)

2023 COUNTY OF LOS ANGELES EXISTING BUILDING CODE (TITLE 33)

CALIFORNIA RETAIL FOOD CODE

ALTADENA RESTAURANT

875 E. MARIPOSA ST.
ALTADENA, CA 91001

TENANT IMPROVEMENT

PROJECT # 23.009

PERMIT RESUBMITTAL

PERMIT #

REV DATE REMARK

2023.09.11 PERMIT SUBMITTAL

2023.11.13 PERMIT RESUBMITTAL

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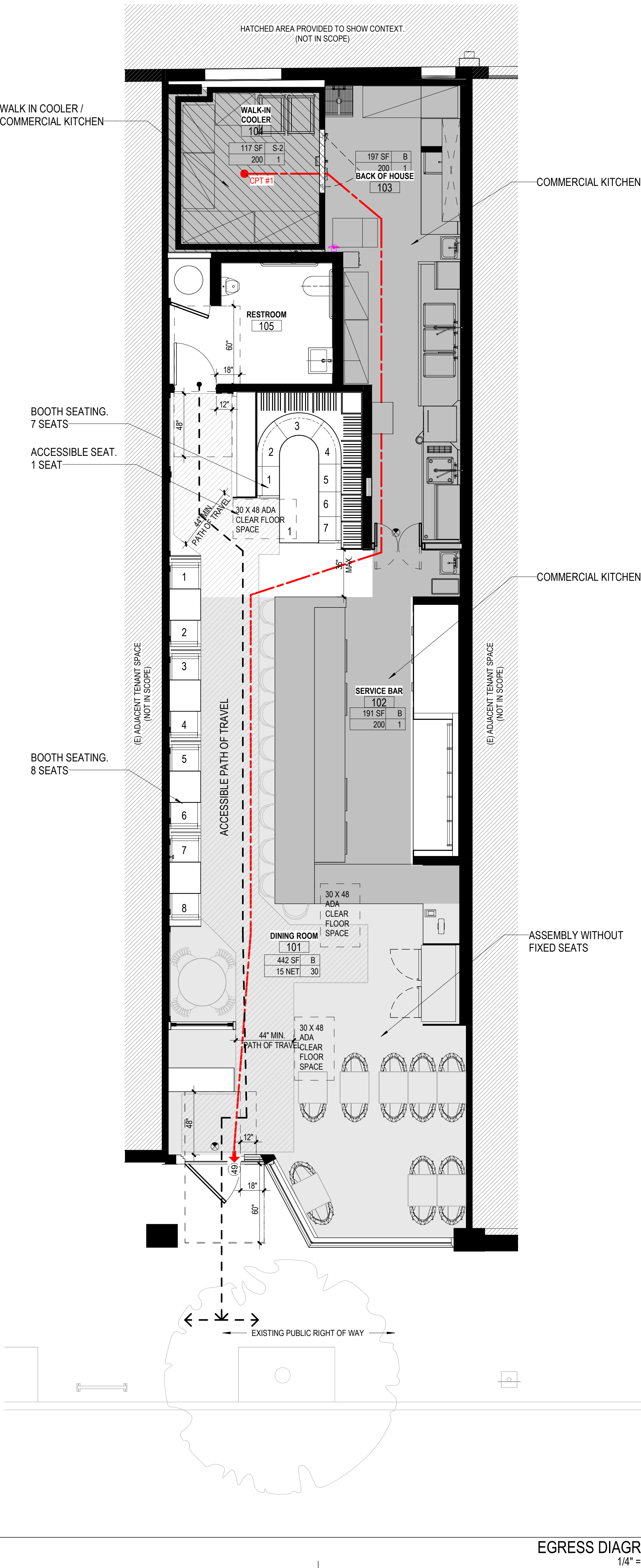
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G0.01

PROJECT INFORMATION

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EGRESS NOTES

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).
- INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. (1013.3)
- EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS (1013.6.3)
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1010.1.9 FOR EXCEPTIONS
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9-1010.1.9.12
- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

- A. AISLES AND UNENCLOSED EGRESS STRWAYS IN ROOMS AND SPACES THAT REQ. TWO OR MORE MEANS OF EGRESS
- B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BLDG. REQ. TO HAVE TWO OR MORE EXITS.
- C. EXT. EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BLDG. REQ. TO HAVE TWO OR MORE EXITS.
- D. INT. EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1023, IN BLDG. REQ. TO HAVE TWO OR MORE EXITS.
- E. EXT. LANDINGS, AS REQ. BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BLDG. REQ. TO HAVE TWO OR MORE EXITS.

- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702.
- EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

EGRESS CALCULATIONS

EGRESS - COMMON PATH OF TRAVEL (CPT)		
PATH ID	OVERALL LENGTH	MAX ALLOWED
CPT #1	75' - 0"	B > 30 OCC, NO SPRINKLER = 75'

EGRESS TRAVEL REQUIREMENTS

EGRESS CONDITIONS		
FIRE SPRINKLER =	NONE	
OCCUPANCY =	B OCCUPANCY	
OCCUPANT LOAD PER USE 1004 (CBC)		
DINING ROOM: ASSEMBLY W/ FIXED SEATS		
1 OCC / 15 NET SF	442 SF/15 =	30 OCCUPANTS
BOOTH SEATING		
1 OCC / 24 INCHES	15 SEATS=	15 OCCUPANTS
ACCESSIBLE SEATING		
1 OCC / FLOOR SPACE	1 SPACE=	1 OCCUPANT
SERVICE BAR: COMMERCIAL KITCHEN		
1 OCC / 200 GROSS	191 SF/200=	1 OCCUPANT
BACK OF HOUSE: COMMERCIAL KITCHEN		
1 OCC / 200 GROSS	197 SF/200=	1 OCCUPANT
STORAGE: WALK-IN COOLER / COMMERCIAL KITCHEN		
1 OCC / 200 GROSS	114 SF/200=	1 OCCUPANT
TOTAL	49 OCCUPANTS	

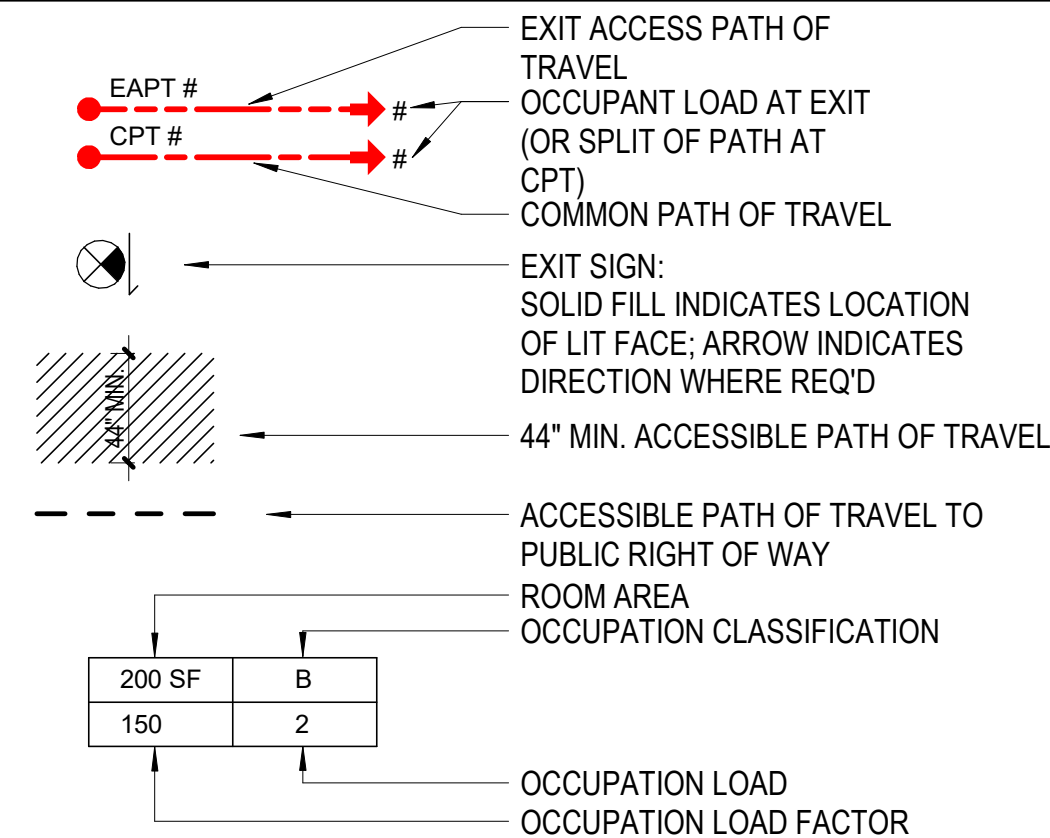
NUMBER OF EXITS (MIN) = 1
WIDTH OF EXITS (MIN) = 32"

NUMBER OF REQUIRED EXITS
1 EXIT REQUIRED
1006.2.1 (CBC) TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1. THE CUMULATIVE OCCUPANT LOAD FROM ADJACENT ROOM, AREA OR SPACES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1004.2.

COMMON PATH OF TRAVEL FROM TABLE 1006.2.1 (CBC)
75' ALLOWED
- OCCUPANCY B >30 OCCUPANTS, NON SPRINKLERED
100' ALLOWED
- OCCUPANCY S ≤ 30 OCCUPANTS, NON SPRINKLERED

EXIT ACCESS TRAVEL DISTANCE FROM TABLE 1017.2 (CBC)
200' ALLOWED
- OCCUPANCY B, NON SPRINKLERED
300' ALLOWED
- OCCUPANCY S-2, NON SPRINKLERED

EGRESS LEGEND



ALTADENA RESTAURANT

875 E. MARIPOSA ST.
ALTADENA, CA 91001
TENANT IMPROVEMENT

PROJECT # 23.009

PERMIT RESUBMITTAL

PERMIT #		
REV	DATE	REMARK
	2023.09.11	PERMIT SUBMITTAL
	2023.09.11	HEALTH DEPT. SUBMITTAL
	2023.11.13	PERMIT RESUBMITTAL

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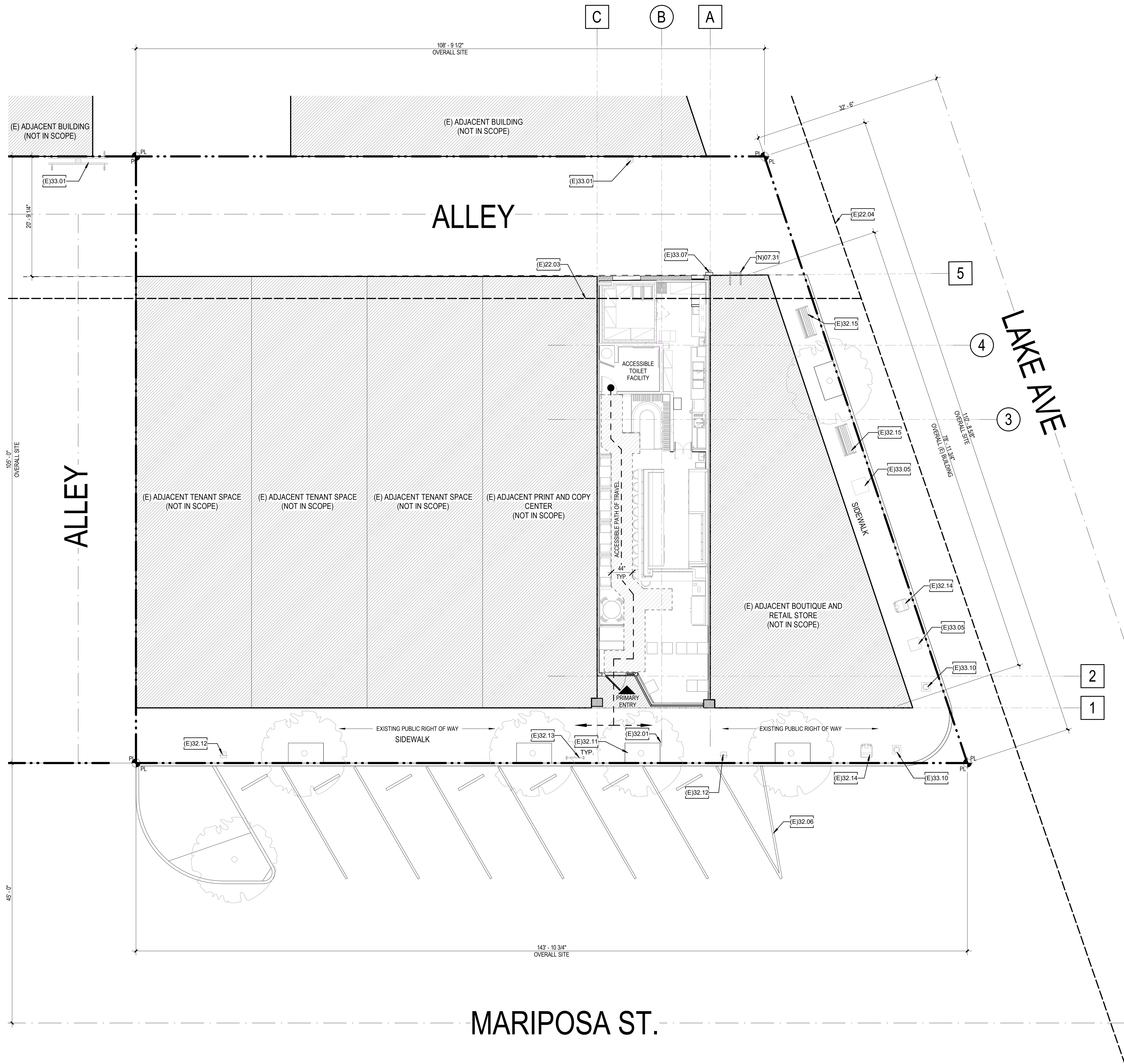
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LIFE SAFETY PLANS & ANALYSIS
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SITE PLAN NOTES

- GENERAL CONTRACTOR TO PROVIDE TEMPORARY FENCING AS NEEDED TO KEEP SITE SECURED UNTIL ENTIRE PROJECT IS COMPLETED.
- WALKWAYS AND SIDEWALKS ALONG THE ACCESSIBLE PATH OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE. THEY SHALL HAVE A MAXIMUM 1/2" CHANGES IN ELEVATION, OR PROVIDE CURB RAMPS COMPLYING WITH CBC 11B-406. THEY SHALL BE A MINIMUM OF 4'-8" IN WIDTH. WHERE CHANGES IN ELEVATION EXCEED 5% WALKWAYS AND SIDEWALKS SHALL HAVE PEDESTRIAN RAMPS COMPLYING WITH CBC 11B-405, CBC 11B-206.2.2, 11B-303.1, 11B-403.5, 11B-405 AND 11B-406.
- CONTRACTOR SHALL LOCATE & PROTECT ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL POTHOLE & FIELD VERIFY EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING SITE WORK.
- CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR COMMENCING WORK.
- GRADING AROUND THE BUILDING SHALL SLOPE 5% MINIMUM AWAY FROM THE BUILDING IN LANDSCAPE AREAS FOR A MINIMUM OF 10'-0" UNLESS OTHERWISE NOTED. IMPERMEABLE SURFACES SUCH AS CONCRETE OR ASPHALT SHALL SLOPE 2% MAXIMUM AWAY FROM BUILDING.
- REFER SITE DETAILS FOR SITE RELATED ACCESSIBILITY COMPLIANT CONSTRUCTION EQUIREMENTS.
- ALL PARKING STRIPING, DIRECTIONAL ARROWS, NO PARKING AREAS, & SITE SIGNAGE SHALL BE PROVIDED UNDER THIS CONTRACT. REFER CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL COORDINATE ALL SITE RELATED CONSTRUCTION W/ ELECTRICAL, & PLUMBING.
- ALL LANDSCAPE AREA SHALL BE 2" BELOW ADJACENT HARDSCAPE SURFACE UNLESS OTHERWISE NOTED

EXTERIOR PATH OF TRAVEL NOTES

- SLOPED AREAS USED ALONG THE EXTERIOR PATH OF TRAVEL ARE TO HAVE MAXIMUM SLOPE OF ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL (5 PERCENT SLOPE).
- RAMPS USED AS PART OF A MEANS OF EGRESS ALONG THE EXTERIOR PATH OF TRAVEL SHALL HAVE A RUNNING SLOPE NOT STEEPER THAN ONE UNIT VERTICAL TO 12 UNITS HORIZONTAL (8 PERCENT SLOPE). THE CROSS SLOPE (MEASURED PERPENDICULAR TO THE DIRECTION OF TRAVEL) SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL TO 48 UNITS HORIZONTAL (2 PERCENT SLOPE). (CBC 1010.3, CBC 1010.4)
- ALL PEDESTRIAN RAMPS NOT BEING USED AS PART OF EGRESS SHALL NOT BE STEEPER THAN ONE UNIT VERTICAL TO EIGHT UNITS HORIZONTAL (12.5 PERCENT SLOPE). (CBC 1010.3)
- OUTDOOR STAIRWAYS AND OUTDOOR APPROACHES TO STAIRWAYS SHALL BE CONSTRUCTED SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACES. (CBC 1009.9.2)
- CEILING HEIGHT CLEARANCE ALONG THE PATH OF TRAVEL TO BE MINIMUM 7'-6" EXCEPT WHERE ALLOWED BY CODE TO BE LESSER. (CBC 1003.2.)
- PROTRUDING OBJECTS ALONG THE PATH OF TRAVEL SHALL PROVIDE FOR A MINIMUM 80" HEADROOM CLEARANCE. NOT MORE THAN 50% OF THE CEILING AREA OF A MEANS OF EGRESS SHALL BE REDUCED IN HEIGHT BY PROTRUDING OBJECTS. (CBC 1003.3.1)
- HORIZONTAL PROJECTS SHALL NOT PROJECT FROM EITHER SIDE BY MORE THAN 4" OVER ANY WALKING SURFACE BETWEEN THE HEIGHTS OF 27" AND 80" ABOVE THE WALKING SURFACE. (CBC 1003.3.3)
- WALKING SURFACES SHALL HAVE A SLIP-RESISTANCE SURFACE AND BE SECURELY ATTACHED (CBC 1003.4).
- THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. EXTERIOR LIGHTING TO BE COORDINATED WITH SITE LIGHTING AND ELECTRICAL DRAWINGS.

KEYNOTE - (N)EW

- (N)07.31 NEW ROOF ACCESS LADDER MOUNTED TO EXTERIOR WALL. GC CHOICE WITH PARAPET TRANSITION PLATFORM AND LOCKABLE SECURITY DOOR. VERIFY LADDER WIDTH WITH MANUFACTURER BEFORE ORDERING TO COORDINATE FINAL LADDER LOCATION. MUST BE PLACED IN LOCATION WHERE BUILDING DOES NOT EXCEED 15 FT IN VERTICAL HEIGHT

KEYNOTE - (E)XISTING

- (E)22.03 EXISTING SEWER LINE RUNNING UNDER BUILDING
(E)22.04 EXISTING SEWER LINE RUNNING UNDER LAKE AVE
(E)32.01 CONCRETE SIDEWALK TO REMAIN.
(E)32.06 PARKING TO REMAIN. NOT IN SCOPE
(E)32.11 TREE TO REMAIN. GC TO PROTECT IN PLACE AS NECESSARY. TREE TO BE WATERED AND MAINTAINED DURING CONSTRUCTION AND IS TO BE EXCLUDED FROM CONSTRUCTION OR STAGING AREA. TREE TO BE REPLACED AT CONTRACTORS EXPENSE SHOULD IT BE DAMAGED IN ANY WAY.
(E)32.12 PARKING SIGN TO REMAIN
(E)32.13 (E) BIKE RACK TO REMAIN
(E)32.14 EXISTING TRASH CAN TO REMAIN
(E)32.15 EXISTING BENCH
(E)33.01 EXISTING POWER POLE
(E)33.05 EXISTING TRANSFORMER
(E)33.07 EXISTING ELECTRICAL METER TO REMAIN
(E)33.10 LIGHT POLE TO REMAIN.

SITE PLAN LEGEND

- (N) PLANTED AREA
ACC. PATH OF TRAVEL
44" WIDE ACCESSIBLE ROUTE
PUBLIC RIGHT OF WAY
EXISTING SEWER LINE
F.D.C. FIRE DEPARTMENT CONNECTION
(E) POWER POLE TO REMAIN
TRANSFORMER ACCESS HATCH
PRIMARY BUILDING ENTRY

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PROPOSED ARCHITECTURAL SITE PLAN

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