



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VI. 8

MEETING DATE: OCTOBER 10, 2011

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-11-23 FOR WINE LAB IN THE CAMP  
2937 BRISTOL STREET, SUITE A101B

DATE: SEPTEMBER 29, 2011

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER  
(714) 754-5611 ([mlee@ci.costa-mesa.ca.us](mailto:mlee@ci.costa-mesa.ca.us))

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### **PROJECT DESCRIPTION**

The proposed project is a Conditional Use Permit (CUP) to allow the following:

- a. A boutique beer and wine store with a tasting room and a wine and cheese bar at the CAMP.
- b. A finding of Public Convenience or Necessity (PC or N) for the following State Department of Alcoholic Beverage Control (ABC) licenses: (1) Type 20 license (Off-Sale Beer and Wine); and (2) a Type 42 License (On-Sale Beer and Wine, Public Premise).

### **APPLICANT**

The applicant is ChrisAnn Richards, representing the CAMP LLC, the property owner.

### **RECOMMENDATION**

Approve by adoption of Planning Commission resolution, subject to conditions of approval.

## **BACKGROUND**

### ***Project Site/Environs***

The CAMP is a multi-tenant specialty retail center that is located near the southwest corner of Baker Street and Bristol Street. The CAMP consists of three parcels, which includes and shares a parking lot with Mesa restaurant/bar at 725 Baker Street and the multi-tenant commercial property to the east at 2981 Bristol Street. The center promotes a bike and pedestrian friendly environment with an ecoterrain theme.

The project site is surrounded by commercial uses to the north (across Baker Street), east (across Bristol Street), south, and both commercial and light industrial uses to the west on Randolph Street. It is also located within the South Bristol Entertainment & Cultural Arts (SoBECA) Urban Plan area. However, because the application is not for new development, it does not activate the provisions of the urban plan.

On June 13, 2011, Planning Commission approved Planning Application PA-11-09 for valet parking for the different restaurants at the CAMP, including Mesa, Taco Asylum, and Old Vine.

## **ANALYSIS**

### ***Wine Lab***

The applicant is proposing to establish a boutique beer and wine store (Wine Lab) with a tasting room and a wine and cheese bar in an approximately 1,200 square foot space formerly occupied by a maternity clothing store ("Bundles and Bumps") in Suite A101B. According to the applicant, Wine Lab is a retail store selling artisan wine by local producers, beer, and cheeses, breads, salami and related gift items. An open tasting room with a wine and cheese bar for wine tastings and pairings will also be provided, however unlike a sit-down or take-out restaurant, no meals will be served, and the food served with the tastings and pairings will be pre-packaged and not prepared on-site. According to the applicant, the tasting room and wine and cheese bar will be incidental to the store use (70% of the business will consist of the retail store, 30% will consist of the wine tastings). The applicant's description and site photos of their Newport Beach location are attached to this report for reference.

### ***Conditional Use Permit***

For the retail store, a conditional use permit is required for establishments that provide alcoholic beverages for off-sale (Code Section 13-200.71). In addition to the Type 20 off-sale beer and wine license for the store, a Type 42 on-sale beer and wine license is also proposed for the tasting room and wine and cheese bar.

Hours of Operation

The applicant is proposing the following hours of operation: 11:00 am to 10:00 pm daily. Staff is recommending, as a condition of approval, that changes to the hours of operation that extend the closing time past 11:00 pm be submitted to the Planning Commission for review.

***Sale of Alcoholic Beverages and Finding of Public Convenience or Necessity (PC or N)***

As noted earlier, the applicant is requesting two State Alcoholic Beverage Control (ABC) Licenses: a Type 20 license (Off-Sale Beer and Wine); and a Type 42 License (On-Sale Beer and Wine, Public Premise).

According to ABC, the ratio of the number of off-sale and on-sale alcoholic beverage licenses to population within the Census Tract (639.08) exceeds the countywide ratio. With regard to off-sale licenses, 4 off-sale licenses are allowed and 10 off-sale licenses exist. With regard to on-sale licenses, 7 on-sale licenses are allowed and 34 on-sale licenses exist. A list of the active ABC licenses within this census tract is attached to this report for reference.

In accordance with City Council Policy 500-8, most recently revised and updated on November 17, 2009, Planning Commission may make a PC or N finding for the requested licenses.

***Staff Justifications for Approval***

Staff supports the above requests based on the following:

- The recommended conditions of approval will ensure the proposed use is compatible with the surrounding uses.

The use would be subject to applicable conditions of approval to ensure that no adverse impacts to adjacent uses and properties is created, including conditions of approval for the display of alcoholic beverage for sale, signage, and that all sales and service staff within 90 days of hire complete Responsible Beverage Service (RBS) training.

- Existing parking at The CAMP would accommodate the proposed use. Wine tastings would occur during normal business hours and this establishment is predominately retail in nature. As noted earlier, the use would not be parked like a sit-down restaurant since meals would not be served and the customer seating area for the tasting room/wine and cheese bar is approximately 248 square feet (see table below).

Floor Area Breakdown for Wine Lab	
Retail Sales	522 sq. ft.
Customer Seating Area for Wine and Cheese Bar	248 sq. ft.
Remaining Floor Area (Back of Bar, Storage, Employee Lockers, Etc.)	440 sq. ft.
Total	1,210 sq. ft.

Square footages are approximate.

Condition no. 1 requires that the use be limited to the type of operation as described in this staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the minor conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.

Condition no. 3 requires that any expansion of the customer seating area and/or wine tasting services shall be subject to approval to verify parking compliance.

- A PC or N finding can be made for this license because of the nature of the proposed use. i.e., a boutique beer and wine store with a tasting room.

The proposed establishment is a boutique beer and wine store with a tasting room and not a traditional liquor store, convenience store, or mini-market. Therefore, the Planning Commission may make a PC or N finding for the proposed ABC licenses in conjunction with the CUP approval. The specialty wines and daily wine tastings would complement the existing uses at the CAMP. Of the 10 active off-sale ABC licenses for this census tract, 8 are for liquor stores and/or convenience stores/mini-markets as shown below.

1. Sir Charles Liquor, 2981 Bristol Street;
2. G&M Oil, 2995 Bristol Street;
3. Plaza Chevron, 3048 Bristol Street;
4. 7 Eleven, 675 Paularino Avenue;
5. Sunshine Retailer, 751 Baker Street;
6. Kwik Korner, 612 Baker Street, Unit B;
7. Petrolink Bristol, 3067 Bristol Street; and
8. 7 Eleven, 3001 Bristol Street.

- The Police Department does not have any objections to the proposed use.

The Police Department has reviewed the proposed use and has no objections to the proposal. The Police Department does not anticipate elevated rates of alcohol-related crime (i.e., disturbing the peace, public intoxication, vandalism, graffiti, etc.) as a result of the use.

- The City may gain tangible economic benefits from the proposed use, including a net employment gain, and a unique new business venture. The proposed use is estimated to offer 4 full-time jobs and 10 part-time jobs, and will be a complementary use to a major destination center.

It is staff's opinion that the proposed use, with the recommended conditions of approval, will be consistent with the other uses in the immediate vicinity. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses.

**ENVIRONMENTAL DETERMINATION**

If approved, the project would be exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities. If the use is denied, they would be exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

**GENERAL PLAN CONFORMITY**

With the recommended conditions of approval, the use will be consistent with surrounding uses, as specified in Objective LU-1F.2 of the General Plan Land Use Element.

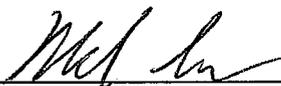
**ALTERNATIVES**

The Commission has the following alternatives:

1. Approve the use with the recommended conditions of approval to ensure any impacts to the adjacent properties and uses is minimized; or
2. Deny the use. If the project is denied, the use cannot be established, and the applicant could not submit substantially the same project for six months.

**CONCLUSION**

It is staff's opinion that the proposed use, with the recommended conditions of approval, will be consistent with the City's Zoning Code, and General Plan. The proposed project conditions will minimize any adverse impacts to surrounding properties. Therefore, staff supports the applicant's request.

  
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 MEL LEE, AICP  
 Senior Planner

  
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 CLAIRE FLYNN, AICP  
 Acting Asst. Development Services Director

- Attachments:
1. Draft Planning Commission Resolution
  2. List of Active ABC Licenses Within Census Tract 639.08
  3. Applicant's Description of the Use
  4. Location Map
  5. Plans

cc:

- Interim Development Services Director
- Deputy City Attorney
- City Engineer
- Transportation Svs. Manager
- Fire Protection Analyst
- Staff (4)
- File (2)

ChrisAnn Richards  
206 Geneva Avenue  
Huntington Beach, CA 92648

The Camp Project, LLC  
709 Randolph Avenue  
Costa Mesa, CA 92626

File: 101011PA1123	Date: 092911	Time: 2:30 a.m.
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## RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-11-23 AND MAKING A FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR A TYPE 20 AND A TYPE 42 ABC LICENSE.**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by ChrisAnn Richards, authorized agent for the CAMP LLC, requesting approval of Planning Application PA-11-23 located at 2937 Bristol Street, Suite A101B, in a C1 zone to include the following:

- A boutique beer and wine store with a tasting room and a wine and cheese bar at the CAMP.
- A finding of Public Convenience or Necessity (PC or N) for the following State Department of Alcoholic Beverage Control (ABC) licenses: (1) Type 20 license (Off-Sale Beer and Wine); and (2) a Type 42 License (On-Sale Beer and Wine, Public Premise).

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2011, with all persons having the opportunity to speak for and against the proposed project.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** PA-11-23 with respect to the property described above **AND MAKES A FINDING OF PUBLIC CONVENIENCE OR NECESSITY** for the Type 20 and Type 42 ABC Licenses.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-11-23 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B" as well as with compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 10th day of October, 2011.**

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Colin McCarthy, Chair  
Costa Mesa Planning Commission



## EXHIBIT "A"

**FINDINGS**

A. The proposal complies with Costa Mesa Municipal Code Section 13-29(e) because:

1. Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.
2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.
3. Compliance with any performance standards as prescribed elsewhere in this Zoning Code.
4. Consistency with the general plan and any applicable specific plan.
5. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
6. The cumulative effect of all the planning applications has been considered.

B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

- a. The proposed use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.
- b. Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
- c. Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation for the property.

Specifically, the proposed establishment is a boutique beer and wine store with a tasting room and not a traditional liquor store, convenience store, or mini-market. The specialty wines and daily wine tastings would complement the existing uses at the CAMP. The use would be subject to applicable conditions of approval to ensure that no adverse impacts to adjacent uses and properties are created. Existing parking at The CAMP would accommodate the proposed use. Wine tastings would occur during normal business hours and this establishment is predominately retail in nature.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15301 for Existing Facilities.

D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

- E. The finding of Public Convenience or Necessity for the Type 20 and Type 42 ABC Licenses is based on the following:
- The proposed establishment is a boutique beer and wine store with a tasting room and not a traditional liquor store, convenience store, or mini-market.
  - The Police Department does not anticipate elevated rates of alcohol-related crime (i.e., disturbing the peace, public intoxication, vandalism, graffiti, etc.).
  - The City may gain tangible economic benefits from the proposed use, including a net employment gain, unique new business, and a complementary use to a major destination center.

**EXHIBIT "B"****CONDITIONS OF APPROVAL**

- Plng. 1. The use shall be limited to the type of operation as described in the staff report. Any change in the operational characteristics including, but not limited to, the hours of operation and additional services provided, shall require review by the Planning Division and may require an amendment to the minor conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.
  3. Any expansion of the customer seating area or wine tasting services shall be subject to the approval of the Development Services Director to verify parking compliance.
  4. Alcoholic beverage sales shall be limited to only beer and wine.
  5. No wine shall be sold with an alcoholic content of greater than 15% by volume except for "dinner wines" which have been aged 2 years or more and maintained in corked bottles.
  6. Wine, beer and other distilled spirit shall be sold in the factory manufactured packages for retail sales. Factory multiple-packed bottles or cans shall not be unpackaged to be sold individually. This restriction is not intended to prohibit the sale of beverages in a single container packaged by the manufacturer for individual sale.
  7. Beer or wine shall not be displayed or sold from an ice tub or any other type of portable refrigerated unit.
  8. Applicant shall post signs inside and outside the premises in compliance with the City of Costa Mesa Municipal Code notifying the public with regard to the prohibition of open containers of alcohol beverages.
  9. Exterior advertising, including temporary window signage, shall comply with all the City's sign regulations. Exterior signage indicating the availability of alcoholic beverages is limited to the name of the business, e.g., South Coast Liquor Store. Additional exterior advertisements promoting or indicating the availability of alcoholic beverages are prohibited.
  10. The maximum occupancy, as determined by provisions of the Uniform Building Code or other applicable codes, shall be posted in public view within the premises, and it shall be the responsibility of the management to ensure that this limit is not exceeded at any time.
  11. The business shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The applicant and/or operator

shall institute whatever security and operational measures are necessary to comply with this requirement.

12. Operator shall secure the premises with appropriate security lighting and employee scrutiny of adjacent areas over which operator control, to prevent trash, graffiti, and loitering. Operator shall further provide adequate lighting above the entrances to the premises sufficient in intensity to make visible the identity and actions of all persons entering or leaving the premises.
13. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to occupancy. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
14. All sales and service staff (within 90 days of hire) shall complete Responsible Beverage Service (RBS) training with a provider approved by the California Department of Alcoholic Beverage Control. A copy of the training certificates shall be kept on premises and presented to any authorized City official upon request.
15. Tenant signage shall comply with the City's Sign Code and the approved Planned Sign Program.
16. The use shall be limited to the following hours of operation: 11:00 am to 10:00 pm daily. Changes to the hours of operation that extend the closing time past 11:00 pm shall be submitted to the Planning Commission for review.

ATTACHMENT 2



California Department of Alcoholic Beverage Control  
 For the County of ORANGE - (Retail Licenses)  
 and Census Tract = 639.08

Report as of 9/20/2011

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	232566	ACTIVE	41	5/26/1989	6/30/2012	KOBAYASHI, KAZUNARI 735 BAKER ST COSTA MESA, CA 92626  Census Tract: 0639.08	IKKO JAPANESE CUISINE		3004
2)	233352	ACTIVE	21	6/29/1989	2/29/2012	MITSUWA CORPORATION 665 PAULARINO AVE COSTA MESA, CA 92626  Census Tract: 0639.08	MITSUWA MARKETPLACE	1815 W 213TH ST, STE 235 TORRANCE, CA 90501	3004
3)	233352	ACTIVE	41	6/29/1989	2/29/2012	MITSUWA CORPORATION 665 PAULARINO AVE COSTA MESA, CA 92626  Census Tract: 0639.08	MITSUWA MARKETPLACE	1815 W 213TH ST, STE 235 TORRANCE, CA 90501	3004
4)	238046	ACTIVE	47	6/25/1991	6/30/2012	HANOUR CORPORATION 841 BAKER ST COSTA MESA, CA 92626-4315  Census Tract: 0639.08	SHARK CLUB		3004
5)	248282	ACTIVE	47	11/5/1990	2/29/2012	KAWAMOTO & SUGAWARA CORPORATION 688 BAKER ST 9 & 10 COSTA MESA, CA 92626  Census Tract: 0639.08	BRISTOL RESTAURANT & BAR		3004
6)	268698	ACTIVE	47	4/8/1992	6/30/2012	BAGHERITARI, MARZIEH			3004

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						3033 BRISTOL ST, STE D COSTA MESA, CA 92626  Census Tract: 0639.08			
7)	268919	ACTIVE	41	3/9/1992	9/30/2011	LAMKONE RESTAURANTS INC 3000 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	WAHOOS FISH TACO	2855 PULLMAN ST SANTA ANA, CA 92705-5713	3004
8)	273700	ACTIVE	41	7/20/1992	10/31/2011	KAUR, DAVINDER JIT 688 BAKER ST, STE 8 COSTA MESA, CA 92626  Census Tract: 0639.08	MOTHER INDIA RESTAURANT		3004
9)	302534	ACTIVE	47	8/23/1995	12/31/2011	BRISTOL EQUITY PARTNERS L-PSHIP 2930 BRISTOL ST, STE A110 COSTA MESA, CA 92626  Census Tract: 0639.08	HABANA RESTAURANT		3004
10)	329520	ACTIVE	47	9/30/1997	4/30/2012	GARFS SPORTS LOUNGE INC 3046 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	GARFS SPORTS LOUNGE		3004
11)	356421	ACTIVE	47	12/10/1999	11/30/2011	HANFORD HOTELS LLC 3131 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08		4 CORPORATE PLAZA, STE 102 NEWPORT BEACH, CA 92660	3004
12)	371987	ACTIVE	21	3/9/2001	2/29/2012	MANNEH, LINDA MARIE 2981 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	SIR CHARLES LIQUOR	17351 VILLAGE DR TUSTIN, CA 92780	3004
13)	37429	ACTIVE	48	10/1/2003	9/30/2011	RANDOLPH	HUDDLE THE		3004

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						BAKER INC 741 BAKER ST COSTA MESA, CA 92626  Census Tract: 0639.08			
14)	380318	ACTIVE	41	11/14/2001	10/31/2011	OISHI, SHIZUNO 3001 BRISTOL ST, STE D COSTA MESA, CA 92626  Census Tract: 0639.08	SUSHI BOX	19101 STINGRAY LN HUNTINGTON BEACH, CA 92646	3004
15)	384501	ACTIVE	20	3/27/2002	2/29/2012	G & M OIL CO LLC 2995 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	G & M OIL CO 21	16868 A ST HUNTINGTON BEACH, CA 92647-4831	3004
16)	394979	ACTIVE	41	1/27/2003	12/31/2011	KIKUHISA CORPORATION 3033 BRISTOL ST, STE N COSTA MESA, CA 92626  Census Tract: 0639.08	ANJIN		3004
17)	396805	ACTIVE	20	2/18/2003	11/30/2011	MENDEZ AUTOMOTIVE SERVICES 3048 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	PLAZA CHEVRON SERVICE CENTER		3004
18)	401454	ACTIVE	41	7/18/2003	6/30/2012	PARTYLAND USA INC 688 BAKER ST, STE 7 COSTA MESA, CA 92626  Census Tract: 0639.08	MENTATSU		3004
19)	402197	ACTIVE	47	8/18/2003	7/31/2011	HILTON HOTELS CORPORATION 3050 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	HILTON COSTA MESA	7930 JONES BRANCH DR MCLEAN, VA 22102-3388	3004
20)	404489	ACTIVE	20	11/10/2003	6/30/2012	7 ELEVEN INC 675 PAULARINO	7 ELEVEN STORE 2174	PO BOX 219088	3004

						AVE COSTA MESA, CA 92626  Census Tract: 0639.08	18226C	DALLAS, TX 75221-9088	
21)	<u>413391</u>	ACTIVE	41	8/30/2004	7/31/2012	TK BURGERS III INC 2966 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	TK BURGERS		3004
22)	<u>414357</u>	ACTIVE	21	7/13/2004	12/31/2011	CAL COAST INC 751 BAKER ST COSTA MESA, CA 92626  Census Tract: 0639.08	SUNSHINE RETAILER		3004
23)	<u>422034</u>	ACTIVE	48	4/4/2005	3/31/2012	725 BAKER LLC 725 BAKER ST COSTA MESA, CA 92626  Census Tract: 0639.08	MESA		3004
24)	<u>424803</u>	ACTIVE	48	6/1/2005	5/31/2012	SOUND & VISION LLC 752 ST CLAIR COSTA MESA, CA 92626  Census Tract: 0639.08	TIN LIZZIE SALOON THE	702 RANDOLPH ST B COSTA MESA, CA 92626	3004
25)	<u>430101</u>	ACTIVE	47	11/18/2005	10/31/2011	MEMPHIS GROUP CORP 2920 BRISTOL ST COSTA MESA, CA 92626  Census Tract: 0639.08	MEMPHIS CAFE		3004
26)	<u>442691</u>	ACTIVE	21	9/18/2006	8/31/2012	ALHOSRY, GEORGE ISSA 612 BAKER ST, UNIT B COSTA MESA, CA 92626-4431  Census Tract: 0639.08	KWIK KORNER #57		3004
27)	<u>444111</u>	ACTIVE	41	10/12/2006	9/30/2011	JDL MANAGEMENT GROUP INC 3033 BRISTOL ST, STE M COSTA MESA, CA 92626-3001	HASHIGO TOFU	2275 HAWTHORNE PL TUSTIN, CA 92782-8364	3004

						Census Tract: 0639.08			
28)	448035	ACTIVE	41	1/18/2007	12/31/2011	MOD SQUAD LLC 750 SAINT CLAIR ST COSTA MESA, CA 92626-4314  Census Tract: 0639.08	ROOSTER CAFE		3004
29)	448087	ACTIVE	41	2/22/2007	1/31/2012	CREATIVE BLEND INC 2981 BRISTOL ST, STE B5 COSTA MESA, CA 92626-5915  Census Tract: 0639.08	118 DEGREES		3004
30)	450643	ACTIVE	41	5/29/2007	4/30/2012	OLD VINE CAFE LLC 2937 BRISTOL ST, STE A102 COSTA MESA, CA 92626-7993  Census Tract: 0639.08	OLD VINE CAFE	3991 MACARTHUR BLVD # 340, C/O MICHAEL CHO NEWPORT BEACH, CA 92660-3056	3004
31)	455588	ACTIVE	20	8/14/2007	7/31/2012	SAKAYAUSA INC 660 BAKER ST, STE 405F COSTA MESA, CA 92626-4428  Census Tract: 0639.08	SAKAYAUSA INC	4242 MILBURN DR LOS ANGELES, CA 90063	3004
32)	458865	SUREND	21	3/7/2008	2/29/2012	SILVA, GALBOKKE H 3033 S BRISTOL ST, STE G COSTA MESA, CA 92626-3001  Census Tract: 0639.08	BRISTOL DELI AND MARKET	96 STEAMWOOD IRVINE, CA 92620	3004
33)	461284	ACTIVE	41	12/19/2007	11/30/2011	ENDO, HISAFUMI 675 PAULARINO AVE, STE 5 COSTA MESA, CA 92626-3039  Census Tract: 0639.08	ANGO TEI		3004
34)	468971	ACTIVE	41	4/2/2009	3/31/2012	CALIFORNIA SHABU SHABU SOUTH COAST LLC 801 BAKER ST, STE A	CALIFORNIA SHABU SHABU		3004

						COSTA MESA, CA 92626-4347  Census Tract: 0639.08			
35)	474840	ACTIVE	47	2/25/2009	1/31/2012	ECCO RESTAURANT LLC 2937 BRISTOL ST, BLDG A2 COSTA MESA, CA 92626-5982  Census Tract: 0639.08	ECCO RESTAURANT	2937 BRISTOL ST, STE A103 COSTA MESA, CA 92626-5982	3004
36)	475821	ACTIVE	41	5/4/2009	4/30/2012	NATIVE FOODS CALIFORNIA LLC 2937 BRISTOL ST, STE E100 COSTA MESA, CA 92626-7997  Census Tract: 0639.08	NATIVE FOODS	44489 TOWN CENTER WAY, STE 114 PALM DESERT, CA 92260-2723	3004
37)	479019	ACTIVE	41	9/28/2009	8/31/2011	LUCSIS LLC 2981 BRISTOL ST, STE B2 COSTA MESA, CA 92626-5915  Census Tract: 0639.08	VALHALLA TABLE	111 CARAVAN IRVINE, CA 92606-1917	3004
38)	479118	ACTIVE	20	7/14/2009	6/30/2012	PETROLINK BRISTOL INC 3067 BRISTOL ST COSTA MESA, CA 92626-3041  Census Tract: 0639.08	PETROLINK BRISTOL INC	30343 CANWOOD ST, STE 200 AGOURA HILLS, CA 91301	3004
39)	484262	ACTIVE	20	12/29/2009	6/30/2012	7 ELEVEN INC 3001 BRISTOL ST, STE A COSTA MESA, CA 92626-7342  Census Tract: 0639.08	7 ELEVEN STORE 2172 27621	PO BOX 219088 DALLAS, TX 75221-9088	3004
40)	486676	ACTIVE	41	3/25/2010	2/29/2012	345 OKIDOKI DINING CORPORATION 3033 BRISTOL ST, STE O COSTA MESA, CA 92626-3001  Census Tract: 0639.08	345 OKIDOKI DINING CORPORATION		3004
41)	486768	ACTIVE	41	6/9/2010 8:57:28	5/31/2012	HARMAN ENTERTAINMENT	CHAYA JAPANESE	34 SPICEWOOD	3004

				AM		CO 3030 BRISTOL ST COSTA MESA, CA 92626-3036  Census Tract: 0639.08	GRILL	WAY IRVINE, CA 92612	
42)	503472	ACTIVE	41	12/30/2010 11:30:31 AM	11/30/2011	TACO ASYLUM LLC 2937 BRISTOL ST, STE B102 COSTA MESA, CA 92626-5982  Census Tract: 0639.08	TACO ASYLUM	2930 S BRISTOL ST COSTA MESA, CA 92626	3004
43)	505392	ACTIVE	41	3/4/2011 1:37:57 PM	2/29/2012	TRUTH AND ALCHEMY INC 2930 BRISTOL ST, STE B102 COSTA MESA, CA 92626-7927  Census Tract: 0639.08	GYPSY DEN		3004
44)	506914	ACTIVE	48	3/14/2011 1:55:31 PM	2/29/2012	BLESSED BLACK WINGS LLC 2930 BRISTOL ST, STE A101 COSTA MESA, CA 92626-5934  Census Tract: 0639.08	COMMISSARY LOUNGE	2950 RANDOLPH AVE, STE A COSTA MESA, CA 92626-4312	3004
45)	510517	ACTIVE	47	6/13/2011 2:04:18 PM	1/31/2012	ZIPANGU ENTERTAINMENT CORPORATION 2930 BRISTOL ST, STE C106 COSTA MESA, CA 92626-7927  Census Tract: 0639.08	ZIPANGU	575 ANTON BLVD, STE 630 COSTA MESA, CA 92626-1948	3004

--- End of Report ---

For a definition of codes, view our [glossary](#).

September 19, 2011

**CUP APPLICANT LETTER**

Property Location: The Camp, 2937 Bristol St., #101B, Costa Mesa, CA 92626

**Project Description**

Wine Lab is a boutique wine and cheese shop and tasting room. Modeled after its current location in Newport Beach (in operation for 4 years), the Wine Lab at The Camp will feature artisan wines and cheeses, breads, salami and wine related gift items for purchase to go or on site. The product selection will feature local and small production producers. Wine tasting flights will be offered. Ongoing wine education will positively impact local culture. We desire to move our business to Costa Mesa because the majority of our customers are from the city and we believe The Camp is a good cultural match to our business.

We are applying for a **Conditional Use Permit**.

We, and The Camp's developer Lab Holding, believe Wine Lab will be a unique and appropriate addition to the center and the SoBeCa district concept. With our focus on artisan food and wine, we seek to educate and enrich our customer's understanding of wine. We are environmentally conscious and will emphasize organic, biodynamic, and natural wines produced by local and sustainable producers. The Camp features high quality boutique merchandise for discriminating customers and emphasizes conscientious selections that support artisan producers and green practices. Wine Lab has always promoted local and artisan producers with sustainable practices. There are few fine wine shops in a 4 mile radius of the SoBeCa district. Wine Lab will meet the needs of discriminating wine lovers who cannot find quality, small production wines from typical mass marketers or convenience stores in the area. The Camp and SoBeCa district has developed a following of upscale, educated, and curious shoppers and diners. The Wine Lab mission is to provide a premium wine experience that meets this upscale customer's needs.

Respectfully Submitted,



Roger Richards, President



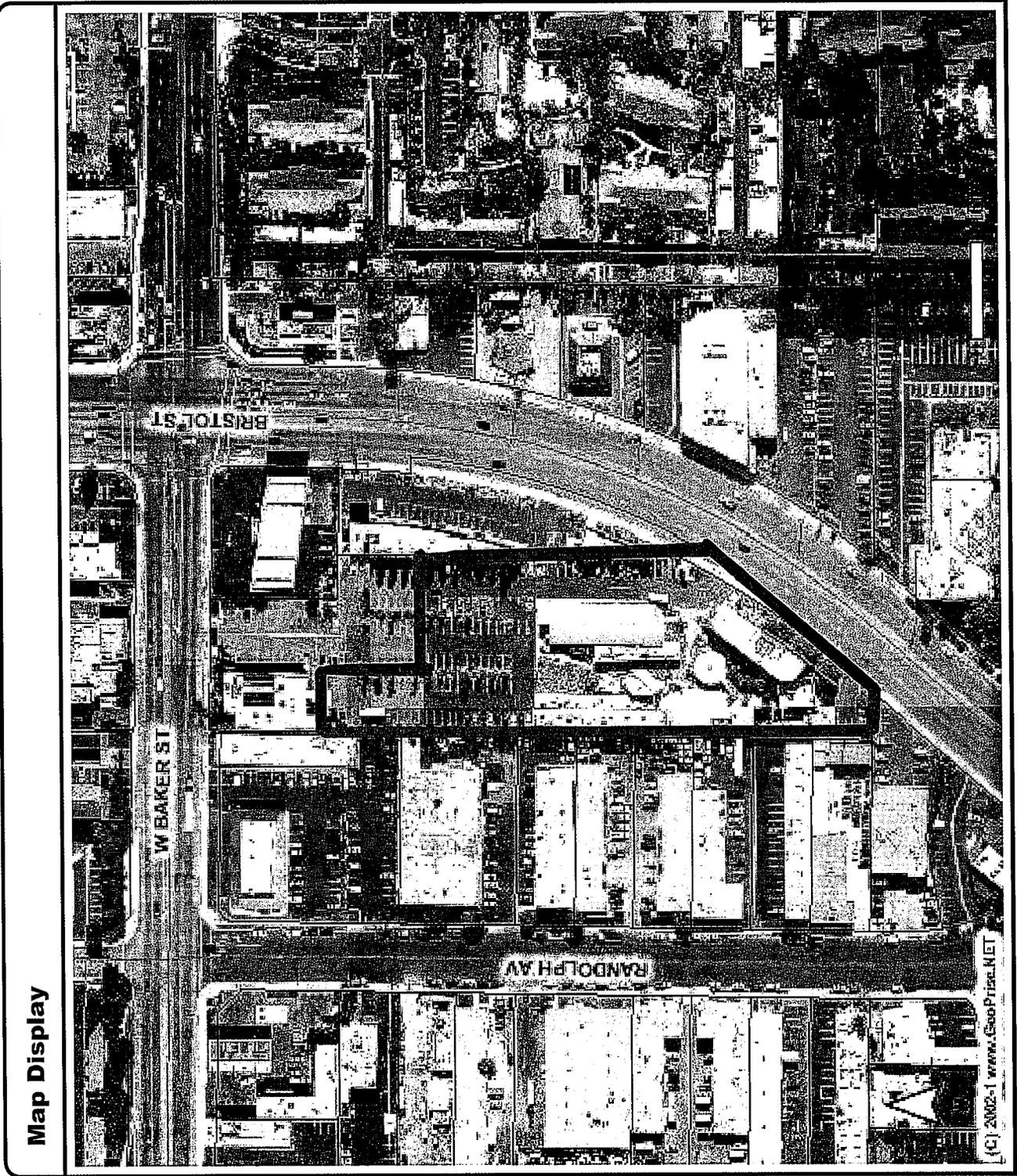
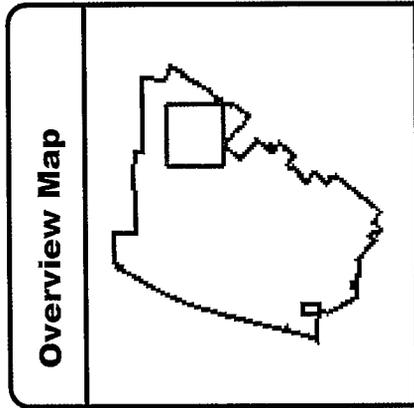
ChrisAnn Richards, VP & Treasurer

Wine Friends, INC.  
dba Wine Lab Newport  
206 Geneva Ave.  
Huntington Beach, CA 92648  
[info@winelab.biz](mailto:info@winelab.biz)  
714-969-4975

Wine Lab Newport  
2901 W. Coast Hwy. Suite 100  
Newport Beach, CA 92663







**Legend**

	Hydrology Channel-5		City Boundary
	Street Names		Water Ways
	Street Centerlines		Ortho 2008 Level 2
	Parcel Lines		Ortho 2006 Level 2
			Parcels



# SHELL SPACE IMPROVEMENT FOR:

# THE CAMP

## 2937 BRISTOL STREET

### BUILDING

### COSTA MESA, CALIFORNIA

ATTACHMENT 5



PROJECT NO.	
DATE	

PROJECT TITLE: SHELL SPACE IMPROVEMENT FOR THE CAMP  
 2937 BRISTOL STREET  
 COSTA MESA, CALIFORNIA

DATE: 4/18/09  
 DRAWN BY: AS NOTED  
 SCALE: AS NOTED  
 TITLE SHEET AND SITE KEY PLAN  
 PROJECT NO. 41809

### SHEET INDEX

A-01 TITLE SHEET AND SHEET PLAN

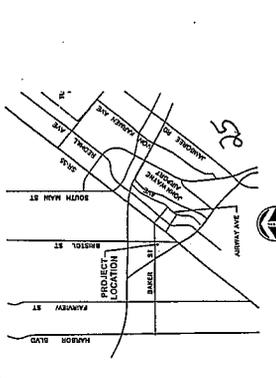
### PROJECT DATA

PROJECT OWNER: SHELL OIL COMPANY  
 PROJECT ADDRESS: 2937 BRISTOL STREET, COSTA MESA, CA  
 ARCHITECT: THE CAMP ARCHITECTS  
 CONTRACTOR: THE CAMP ARCHITECTS  
 DATE: 4/18/09  
 SHEET NO.: A-01

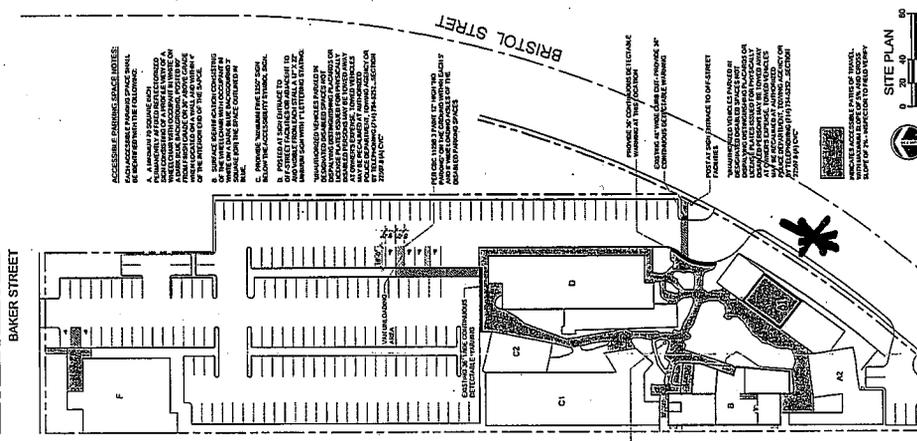
### PROJECT TEAM

OWNER: SHELL OIL COMPANY  
 ARCHITECT: THE CAMP ARCHITECTS  
 CONTRACTOR: THE CAMP ARCHITECTS

### VICINITY MAP



### SITE PLAN



### GENERAL NOTES

1. THE ARCHITECT SHALL VERIFY THE EXISTING BUILDING AND ALL UTILITIES AND EQUIPMENT SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COSTA MESA.
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### ABBREVIATIONS

ADJ.	ADJACENT	ADJ.	ADJACENT
AL.	ALIGNED	AL.	ALIGNED
AN.	ANNEX	AN.	ANNEX
AP.	APPROXIMATE	AP.	APPROXIMATE
AS.	AS SHOWN	AS.	AS SHOWN
B.	BUILDING	B.	BUILDING
B.C.	BUILDING CODE	B.C.	BUILDING CODE
C.	CORNER	C.	CORNER
C.C.	CORNER CURB	C.C.	CORNER CURB
C.D.	CORNER DRIVE	C.D.	CORNER DRIVE
C.F.	CORNER FACE	C.F.	CORNER FACE
C.G.	CORNER GROUND	C.G.	CORNER GROUND
C.H.	CORNER HATCH	C.H.	CORNER HATCH
C.I.	CORNER INTERIOR	C.I.	CORNER INTERIOR
C.L.	CORNER LINE	C.L.	CORNER LINE
C.M.	CORNER MARK	C.M.	CORNER MARK
C.N.	CORNER NOTE	C.N.	CORNER NOTE
C.O.	CORNER OFFSET	C.O.	CORNER OFFSET
C.P.	CORNER POINT	C.P.	CORNER POINT
C.R.	CORNER RADIUS	C.R.	CORNER RADIUS
C.S.	CORNER SETBACK	C.S.	CORNER SETBACK
C.T.	CORNER TYPING	C.T.	CORNER TYPING
C.U.	CORNER UNDER	C.U.	CORNER UNDER
C.V.	CORNER VERTICAL	C.V.	CORNER VERTICAL
C.W.	CORNER WIDTH	C.W.	CORNER WIDTH
C.X.	CORNER X	C.X.	CORNER X
C.Y.	CORNER Y	C.Y.	CORNER Y
C.Z.	CORNER Z	C.Z.	CORNER Z
D.	DOOR	D.	DOOR
D.C.	DOOR CASE	D.C.	DOOR CASE
D.F.	DOOR FINISH	D.F.	DOOR FINISH
D.H.	DOOR HANDLE	D.H.	DOOR HANDLE
D.L.	DOOR LOCK	D.L.	DOOR LOCK
D.M.	DOOR MARK	D.M.	DOOR MARK
D.N.	DOOR NOTE	D.N.	DOOR NOTE
D.O.	DOOR OFFSET	D.O.	DOOR OFFSET
D.P.	DOOR POINT	D.P.	DOOR POINT
D.R.	DOOR RADIUS	D.R.	DOOR RADIUS
D.S.	DOOR SETBACK	D.S.	DOOR SETBACK
D.T.	DOOR TYPING	D.T.	DOOR TYPING
D.U.	DOOR UNDER	D.U.	DOOR UNDER
D.V.	DOOR VERTICAL	D.V.	DOOR VERTICAL
D.W.	DOOR WIDTH	D.W.	DOOR WIDTH
D.X.	DOOR X	D.X.	DOOR X
D.Y.	DOOR Y	D.Y.	DOOR Y
D.Z.	DOOR Z	D.Z.	DOOR Z
E.	ELEVATION	E.	ELEVATION
E.C.	ELEVATION CASE	E.C.	ELEVATION CASE
E.F.	ELEVATION FINISH	E.F.	ELEVATION FINISH
E.H.	ELEVATION HANDLE	E.H.	ELEVATION HANDLE
E.L.	ELEVATION LOCK	E.L.	ELEVATION LOCK
E.M.	ELEVATION MARK	E.M.	ELEVATION MARK
E.N.	ELEVATION NOTE	E.N.	ELEVATION NOTE
E.O.	ELEVATION OFFSET	E.O.	ELEVATION OFFSET
E.P.	ELEVATION POINT	E.P.	ELEVATION POINT
E.R.	ELEVATION RADIUS	E.R.	ELEVATION RADIUS
E.S.	ELEVATION SETBACK	E.S.	ELEVATION SETBACK
E.T.	ELEVATION TYPING	E.T.	ELEVATION TYPING
E.U.	ELEVATION UNDER	E.U.	ELEVATION UNDER
E.V.	ELEVATION VERTICAL	E.V.	ELEVATION VERTICAL
E.W.	ELEVATION WIDTH	E.W.	ELEVATION WIDTH
E.X.	ELEVATION X	E.X.	ELEVATION X
E.Y.	ELEVATION Y	E.Y.	ELEVATION Y
E.Z.	ELEVATION Z	E.Z.	ELEVATION Z
F.	FLOOR	F.	FLOOR
F.C.	FLOOR CASE	F.C.	FLOOR CASE
F.F.	FLOOR FINISH	F.F.	FLOOR FINISH
F.H.	FLOOR HANDLE	F.H.	FLOOR HANDLE
F.L.	FLOOR LOCK	F.L.	FLOOR LOCK
F.M.	FLOOR MARK	F.M.	FLOOR MARK
F.N.	FLOOR NOTE	F.N.	FLOOR NOTE
F.O.	FLOOR OFFSET	F.O.	FLOOR OFFSET
F.P.	FLOOR POINT	F.P.	FLOOR POINT
F.R.	FLOOR RADIUS	F.R.	FLOOR RADIUS
F.S.	FLOOR SETBACK	F.S.	FLOOR SETBACK
F.T.	FLOOR TYPING	F.T.	FLOOR TYPING
F.U.	FLOOR UNDER	F.U.	FLOOR UNDER
F.V.	FLOOR VERTICAL	F.V.	FLOOR VERTICAL
F.W.	FLOOR WIDTH	F.W.	FLOOR WIDTH
F.X.	FLOOR X	F.X.	FLOOR X
F.Y.	FLOOR Y	F.Y.	FLOOR Y
F.Z.	FLOOR Z	F.Z.	FLOOR Z
G.	GROUND	G.	GROUND
G.C.	GROUND CASE	G.C.	GROUND CASE
G.F.	GROUND FINISH	G.F.	GROUND FINISH
G.H.	GROUND HANDLE	G.H.	GROUND HANDLE
G.L.	GROUND LOCK	G.L.	GROUND LOCK
G.M.	GROUND MARK	G.M.	GROUND MARK
G.N.	GROUND NOTE	G.N.	GROUND NOTE
G.O.	GROUND OFFSET	G.O.	GROUND OFFSET
G.P.	GROUND POINT	G.P.	GROUND POINT
G.R.	GROUND RADIUS	G.R.	GROUND RADIUS
G.S.	GROUND SETBACK	G.S.	GROUND SETBACK
G.T.	GROUND TYPING	G.T.	GROUND TYPING
G.U.	GROUND UNDER	G.U.	GROUND UNDER
G.V.	GROUND VERTICAL	G.V.	GROUND VERTICAL
G.W.	GROUND WIDTH	G.W.	GROUND WIDTH
G.X.	GROUND X	G.X.	GROUND X
G.Y.	GROUND Y	G.Y.	GROUND Y
G.Z.	GROUND Z	G.Z.	GROUND Z
H.	HATCH	H.	HATCH
H.C.	HATCH CASE	H.C.	HATCH CASE
H.F.	HATCH FINISH	H.F.	HATCH FINISH
H.H.	HATCH HANDLE	H.H.	HATCH HANDLE
H.L.	HATCH LOCK	H.L.	HATCH LOCK
H.M.	HATCH MARK	H.M.	HATCH MARK
H.N.	HATCH NOTE	H.N.	HATCH NOTE
H.O.	HATCH OFFSET	H.O.	HATCH OFFSET
H.P.	HATCH POINT	H.P.	HATCH POINT
H.R.	HATCH RADIUS	H.R.	HATCH RADIUS
H.S.	HATCH SETBACK	H.S.	HATCH SETBACK
H.T.	HATCH TYPING	H.T.	HATCH TYPING
H.U.	HATCH UNDER	H.U.	HATCH UNDER
H.V.	HATCH VERTICAL	H.V.	HATCH VERTICAL
H.W.	HATCH WIDTH	H.W.	HATCH WIDTH
H.X.	HATCH X	H.X.	HATCH X
H.Y.	HATCH Y	H.Y.	HATCH Y
H.Z.	HATCH Z	H.Z.	HATCH Z
I.	INTERIOR	I.	INTERIOR
I.C.	INTERIOR CASE	I.C.	INTERIOR CASE
I.F.	INTERIOR FINISH	I.F.	INTERIOR FINISH
I.H.	INTERIOR HANDLE	I.H.	INTERIOR HANDLE
I.L.	INTERIOR LOCK	I.L.	INTERIOR LOCK
I.M.	INTERIOR MARK	I.M.	INTERIOR MARK
I.N.	INTERIOR NOTE	I.N.	INTERIOR NOTE
I.O.	INTERIOR OFFSET	I.O.	INTERIOR OFFSET
I.P.	INTERIOR POINT	I.P.	INTERIOR POINT
I.R.	INTERIOR RADIUS	I.R.	INTERIOR RADIUS
I.S.	INTERIOR SETBACK	I.S.	INTERIOR SETBACK
I.T.	INTERIOR TYPING	I.T.	INTERIOR TYPING
I.U.	INTERIOR UNDER	I.U.	INTERIOR UNDER
I.V.	INTERIOR VERTICAL	I.V.	INTERIOR VERTICAL
I.W.	INTERIOR WIDTH	I.W.	INTERIOR WIDTH
I.X.	INTERIOR X	I.X.	INTERIOR X
I.Y.	INTERIOR Y	I.Y.	INTERIOR Y
I.Z.	INTERIOR Z	I.Z.	INTERIOR Z
J.	JUNCTION	J.	JUNCTION
J.C.	JUNCTION CASE	J.C.	JUNCTION CASE
J.F.	JUNCTION FINISH	J.F.	JUNCTION FINISH
J.H.	JUNCTION HANDLE	J.H.	JUNCTION HANDLE
J.L.	JUNCTION LOCK	J.L.	JUNCTION LOCK
J.M.	JUNCTION MARK	J.M.	JUNCTION MARK
J.N.	JUNCTION NOTE	J.N.	JUNCTION NOTE
J.O.	JUNCTION OFFSET	J.O.	JUNCTION OFFSET
J.P.	JUNCTION POINT	J.P.	JUNCTION POINT
J.R.	JUNCTION RADIUS	J.R.	JUNCTION RADIUS
J.S.	JUNCTION SETBACK	J.S.	JUNCTION SETBACK
J.T.	JUNCTION TYPING	J.T.	JUNCTION TYPING
J.U.	JUNCTION UNDER	J.U.	JUNCTION UNDER
J.V.	JUNCTION VERTICAL	J.V.	JUNCTION VERTICAL
J.W.	JUNCTION WIDTH	J.W.	JUNCTION WIDTH
J.X.	JUNCTION X	J.X.	JUNCTION X
J.Y.	JUNCTION Y	J.Y.	JUNCTION Y
J.Z.	JUNCTION Z	J.Z.	JUNCTION Z
K.	KITCHEN	K.	KITCHEN
K.C.	KITCHEN CASE	K.C.	KITCHEN CASE
K.F.	KITCHEN FINISH	K.F.	KITCHEN FINISH
K.H.	KITCHEN HANDLE	K.H.	KITCHEN HANDLE
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K.Y.	KITCHEN Y	K.Y.	KITCHEN Y
K.Z.	KITCHEN Z	K.Z.	KITCHEN Z
L.	LIVING	L.	LIVING
L.C.	LIVING CASE	L.C.	LIVING CASE
L.F.	LIVING FINISH	L.F.	LIVING FINISH
L.H.	LIVING HANDLE	L.H.	LIVING HANDLE
L.L.	LIVING LOCK	L.L.	LIVING LOCK
L.M.	LIVING MARK	L.M.	LIVING MARK
L.N.	LIVING NOTE	L.N.	LIVING NOTE
L.O.	LIVING OFFSET	L.O.	LIVING OFFSET
L.P.	LIVING POINT	L.P.	LIVING POINT
L.R.	LIVING RADIUS	L.R.	LIVING RADIUS
L.S.	LIVING SETBACK	L.S.	LIVING SETBACK
L.T.	LIVING TYPING	L.T.	LIVING TYPING
L.U.	LIVING UNDER	L.U.	LIVING UNDER
L.V.	LIVING VERTICAL	L.V.	LIVING VERTICAL
L.W.	LIVING WIDTH	L.W.	LIVING WIDTH
L.X.	LIVING X	L.X.	LIVING X
L.Y.	LIVING Y	L.Y.	LIVING Y
L.Z.	LIVING Z	L.Z.	LIVING Z

### SYMBOLS

