



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: JANUARY 25, 2016

ITEM NUMBER: PH-2

SUBJECT: PLANNING APPLICATION PA-15-51 FOR A CONDITIONAL USE PERMIT TO PROVIDE LIVE ENTERTAINMENT IN CONJUNCTION WITH AN EXISTING RESTAURANT (AL FORNO CAFFE) AT 1525 MESA VERDE EAST DRIVE, SUITE 124/125

DATE: JANUARY 14, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: RYAN LOOMIS, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: RYAN LOOMIS (714) 754-5608
ryan.loomis@costamesaca.gov

DESCRIPTION

A conditional use permit for a request for live entertainment at Al Forno Caffe Italian Restaurant, a 2,400 square-foot restaurant located at 1525 Mesa Verde East, Suite 124/125. The restaurant is located within 200 feet of residentially zoned properties. The live entertainment will consist of one to three live entertainers who will play light background music for restaurant guests. Hours of live entertainment are proposed between 6PM to 11PM, daily.

APPLICANT OR AUTHORIZED AGENT

Majid Kayhan-Mahd, business owner of the Al Forno Caffe, is the authorized agent for the property owner, Mark Les, of Mesa Verde Plaza LP.

RECOMMENDATION

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

BACKGROUND

Al Forno Caffè is a local Italian restaurant that opened April 3, 2014. The restaurant is located at 1525 Mesa Verde East, suite 124/125, within the Mesa Verde Plaza near the intersection of Harbor Boulevard and Mesa Verde East. The existing restaurant occupies a 2,400 square foot space in a C1 (Local Business District) zone. Zones abutting the property include C1 (Local Business District) to the east and south, PDC (Planned Development Commercial) to the north (across Mesa Verde Drive East), and R3 (Multiple-Family Residential District) to the south and west.

The existing restaurant is a legal, conforming use, open daily from 11 AM to 11 PM. The restaurant replaced the previous use, Q-club Café, which closed in 2013, and was permitted under Conditional Use Permit PA-93-74, PA-93-74A, and PA-93-74A2.

In 2015, a code enforcement complaint occurred related to performance of live music (accordion player) at the restaurant. The code complaint was closed, and no additional complaints have been received. As a result of the code enforcement complaint, the restaurant owner, Majid Kayhan-Mahd, is applying for a conditional use permit to allow live background music for the restaurant guests.

ANALYSIS

The applicant is requesting live entertainment for the restaurant in the form one to three entertainers (musicians) who will play background music for restaurant guests. Typical music played will include an accordion, piano and/or guitar. As background music, it will be ancillary to the restaurant use. Because the property is within 200 feet of residentially zoned properties (multi-family residential to the west and south), approval of a conditional use permit is required. Uses immediately adjacent to the restaurant are a retail use (Dry Clean USA) on the north side, and fitness use (Club Pilates Costa Mesa) to the south. The majority of these adjacent uses conduct business during the day and early evening hours. The proposed live entertainment is proposed between 6PM and 11PM, daily.

Parking

City Code requires that restaurants be parked at a rate of 10 spaces per 1,000 square feet. With 2,400 square feet of gross floor area, the restaurant requires 24 spaces; the retail center includes approximately 180 parking spaces. The Al Forno Café is an existing restaurant since April 3, 2014, and replaced the originally approved Q-club Café, which had the same parking requirements. No floor area will be added to accommodate the live music. Because the proposed use is ancillary to the restaurant; it will not increase the floor area nor the intensity of the use. Additional parking, therefore, is not required.

Noise

Although the property is within 200 feet of residentially zoned properties, noise impacts as a result of the live entertainment are not anticipated. The live entertainment will be conducted entirely within the existing building with closed doors, and will occur at the front of the restaurant along a wall closest to the parking lot. Additionally, buildings exist both to the south and west of this building and parking lot. Consequently, the music should be buffered by both these improvements. There will be no dance floor permitted in

conjunction with the live entertainment, further ensuring that the music remains an ancillary use. Staff has contacted the Police Department and Code Enforcement to confirm if any concerns exist related to the proposed use. Based on feedback from Police and Code Enforcement, there are no concerns related to the proposed use.

Because the proposed use does not expand the floor area, or otherwise intensify the use, there will be no effect on the safety and compatibility of the design of parking areas, landscaping, luminaries, and other site features. With the recommended conditions of approval, the proposed live entertainment should not have any negative effect on surrounding properties.

Staff Justifications for Approval

Staff supports the above requests based on the following:

The proposed use, as conditioned, is compatible with the uses in the surrounding area. Compliance with the conditions of approval will allow this use to operate with minimal impact on surrounding properties and uses. The property is within 200 feet from the residentially-zoned property; however these uses are located behind the two commercial buildings. The proposed use, as conditioned, will not generate adverse noise, traffic, or parking impacts that are unusual for commercially-zoned properties. Surrounding uses include dry cleaners, pilates gym, liquor store, and restaurant and retail uses. Conditions of approval require noise sources be confined indoors.

CONDITION #7: Music shall not be audible beyond the area under control of the licensee.

CONDITION #8: 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 business owner shall institute whatever security and operational measures are necessary to comply with this requirement.

CONDITION #9: The live entertainment shall at all times be conducted within the building and shall not utilize any outdoor patio space. While live entertainment is underway, the doors of the business are to remain closed..

The Police Department does not have any objection to the use. The Police Department has reviewed the proposed use and has no objections to the approval of the application. As of the date of this report, the City has not received any complaints from the public regarding the proposed use.

No adverse parking impacts are anticipated. The Al Forno Café is an existing restaurant since April 3, 2014. The restaurant replaced the originally approved Q-club Café, which had the same parking requirements. Because the proposed project does not increase the floor area or intensity of the use, additional parking is not required.

GENERAL PLAN CONFORMANCE

The proposed live entertainment is permitted in the C1 zone subject to approval of a conditional use permit. Subject to conditions, the proposed use is in conformance with the

2000 General Plan. Specifically the project complies with Land Use Objective LU-1F.1, "Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks) from the encroachment of incompatible or potentially disruptive land uses and/or activities." In that there should be no noise impacts to the surrounding neighborhood, the project will protect existing residential neighborhoods.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301, for Existing Facilities.

LEGAL REVIEW

The draft resolutions have been reviewed and approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of January 15, 2016, no communications have been received regarding this proposal.

ALTERNATIVES

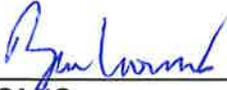
Resolution of approval or denial are attached. The denial of the request for live entertainment shall include denial findings by the Planning Commission, as expressed at the public hearing.

CONCLUSION

Approval of the conditional use permit will allow live entertainment as an ancillary use to take place at the existing Al Forno Caffè. The project satisfies the required findings for the requested conditional use permit and is consistent with the intent of the General Plan and Zoning Code.

CONCLUSION

Approval of the conditional use permit will allow live entertainment as an ancillary use to take place at the existing Al Forno Caffe. The project satisfies the required findings for the requested conditional use permit and is consistent with the intent of the General Plan and Zoning Code.



RYAN LOOMIS
Associate Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

- Attachments:
1. Location Map, Zoning Map, and Radius Map
 2. Site Photos
 3. Authorized Agent's Project Description
 4. Draft Planning Commission Resolutions
 5. Plans

cc: Director of Economic & Development / Deputy CEO
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

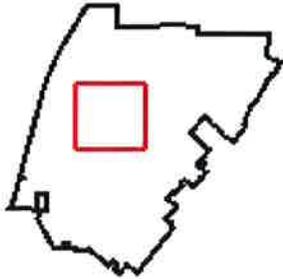
Majid Kayhan-Mahd
3065 Yukon Ave
Costa Mesa, CA 92626

Mesa Verde Plaza
c/o Mark Les
1525 Mesa Verde Drive East, Suite 209
Costa Mesa, CA 92626

City of Costa Mesa

VICINITY MAP:1525 MESA VERDE DRIVE EAST, SUITE 124,125 - [Created: 1/14/2016 10:55:34 AM] [Scale: 369.89] [Page: 8.5 x 11]

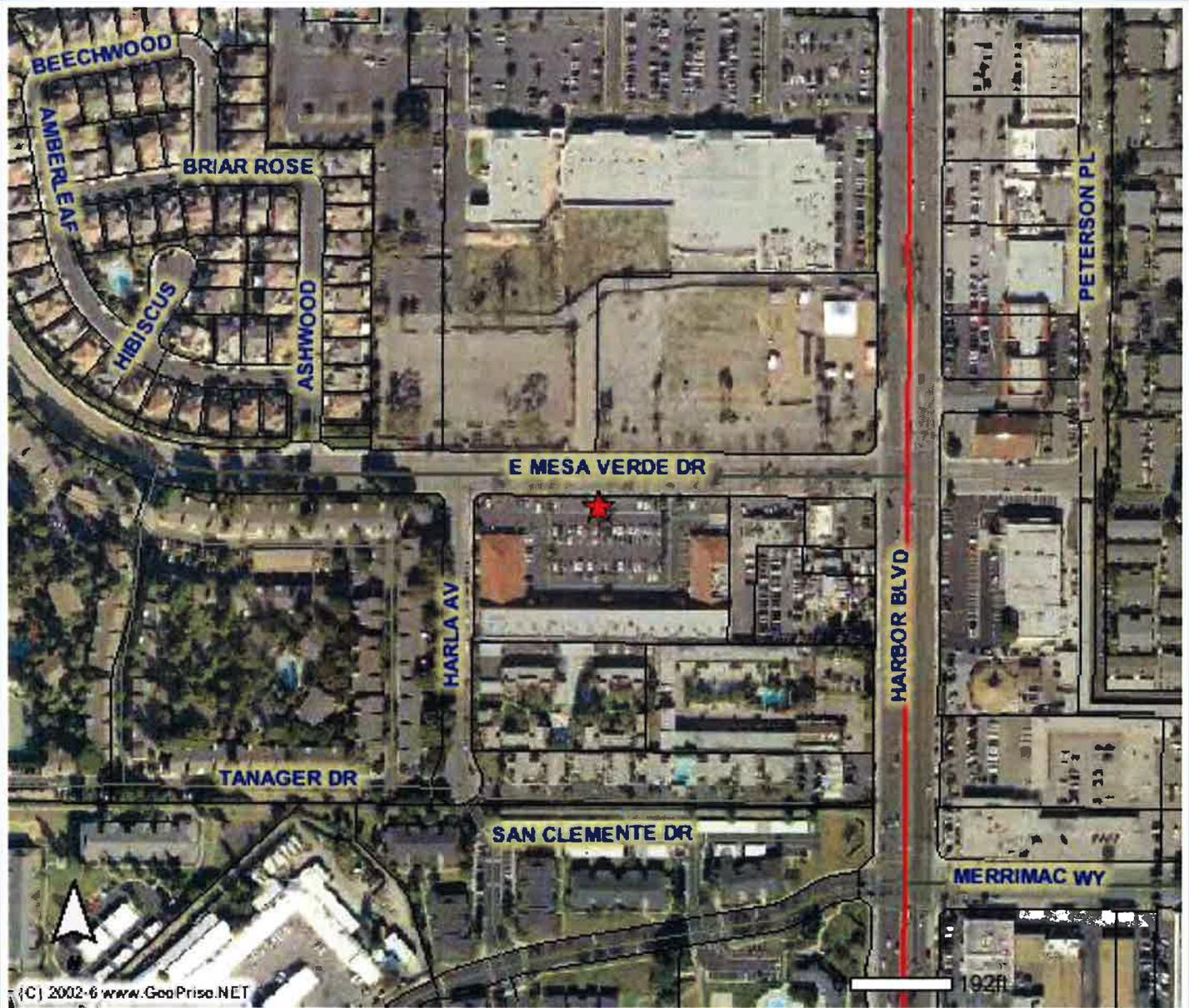
Overview Map



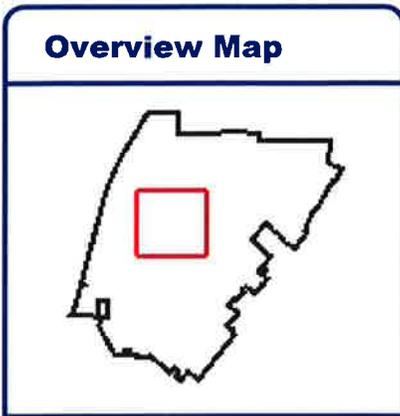
Legend

- | | | | |
|----------------|--------------------------|--------------------|------------------------------|
| Address Points | Roads | Major Newport BLVD | SECONDARY Hydrology Channels |
| Freeway | Collector Freeway (cont) | Primary (cont) | |

Map Display

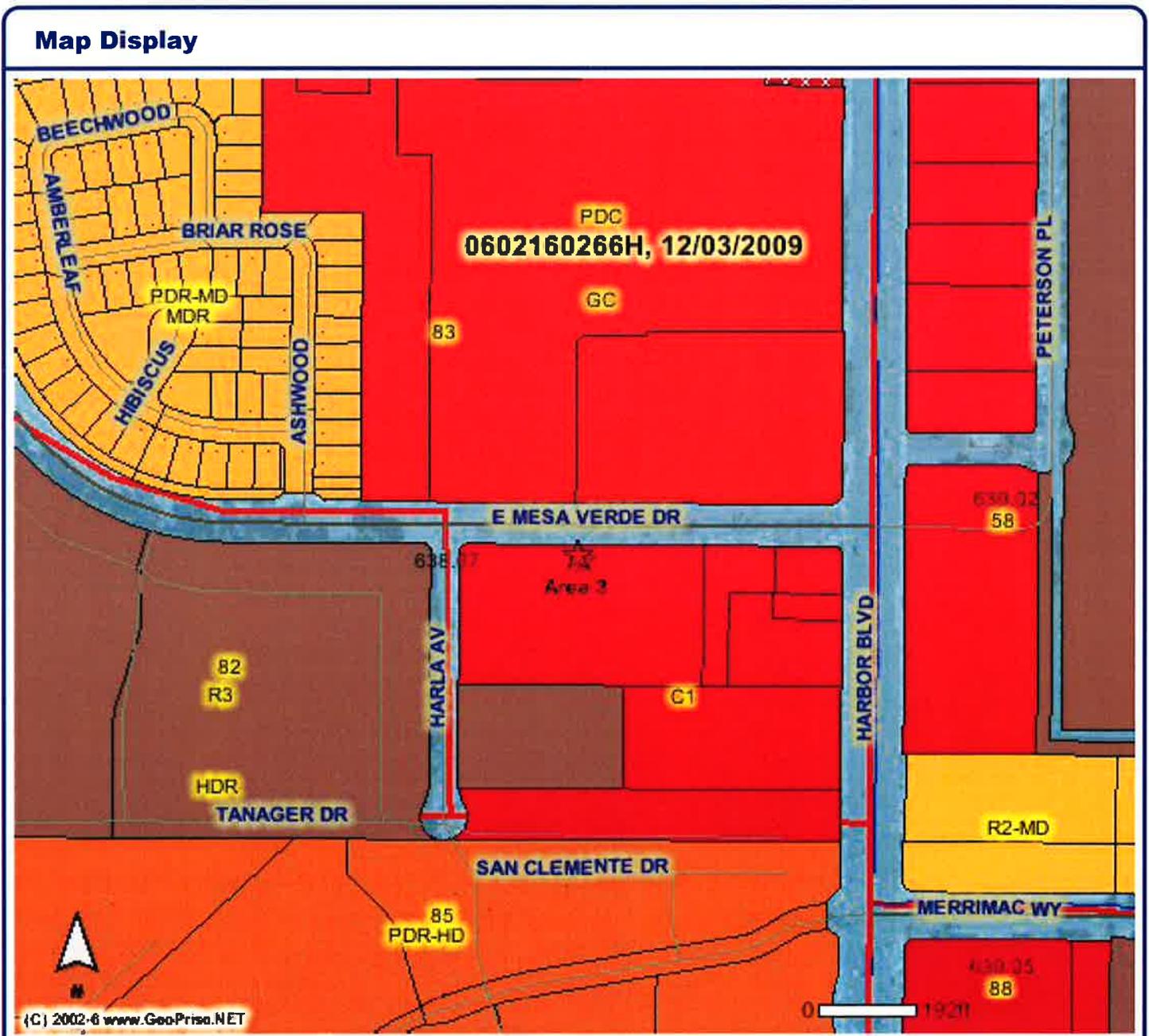


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Legend

	Address Points		Newport BLVD		Parcel Lines		C1-S
	Freeway		Primary		City Boundary		C2
	Roads		SECONDARY		Water Ways		CL
	Collector Freeway		Hydrology Channels		Zoning		I&R
	Major (cont)		Street Names		AP		I&R-S
			Street Centerlines		C1 (cont)		MG
					P		MP
					PDC (cont)		PDC (cont)





Advanced Listing Services Inc

Ownership Listings & Radius Maps

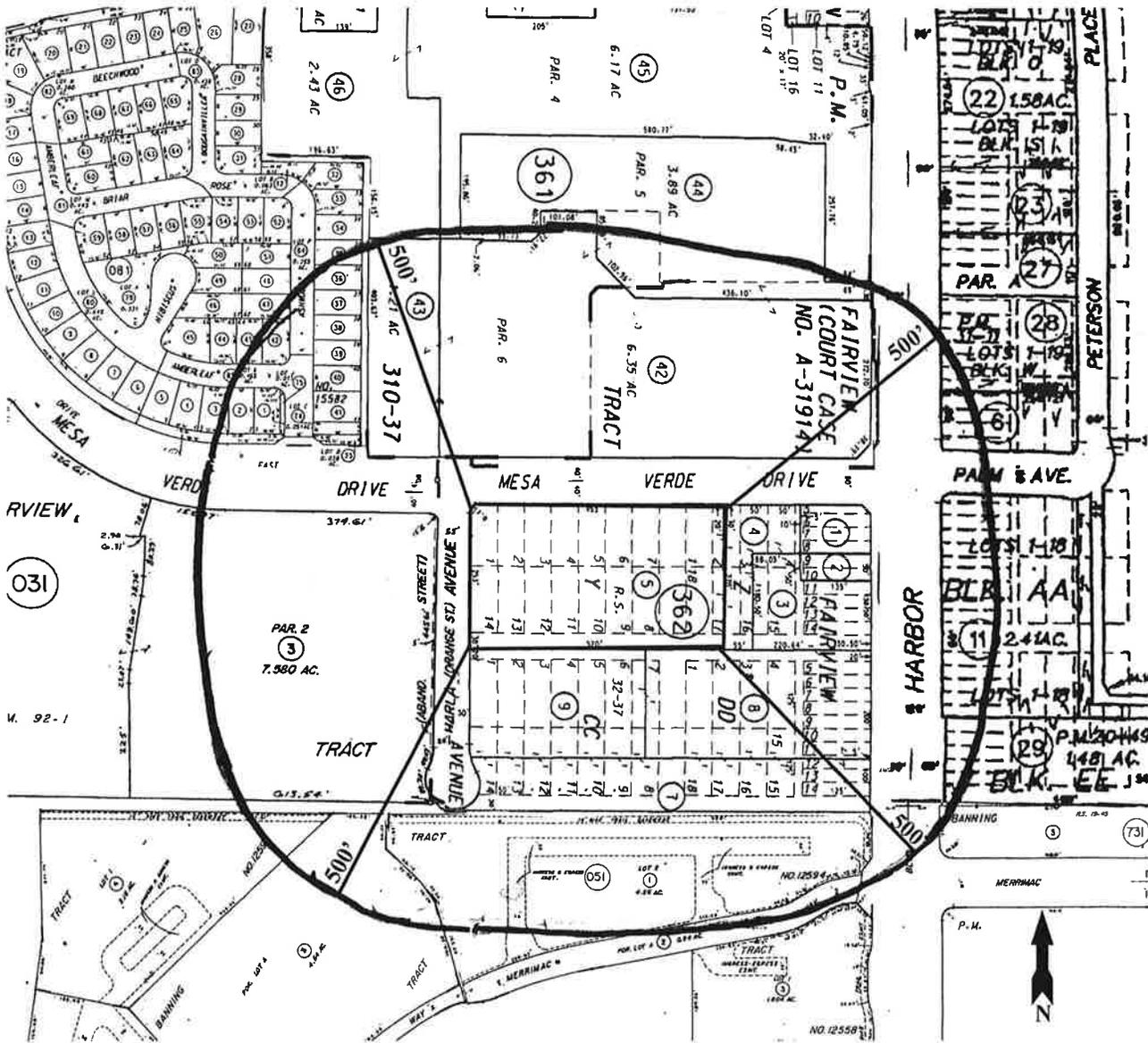
P.O. Box 2593 • Dana Point, CA • 92624

Office: (949) 361-3921 • Cell: (949) 310-6869

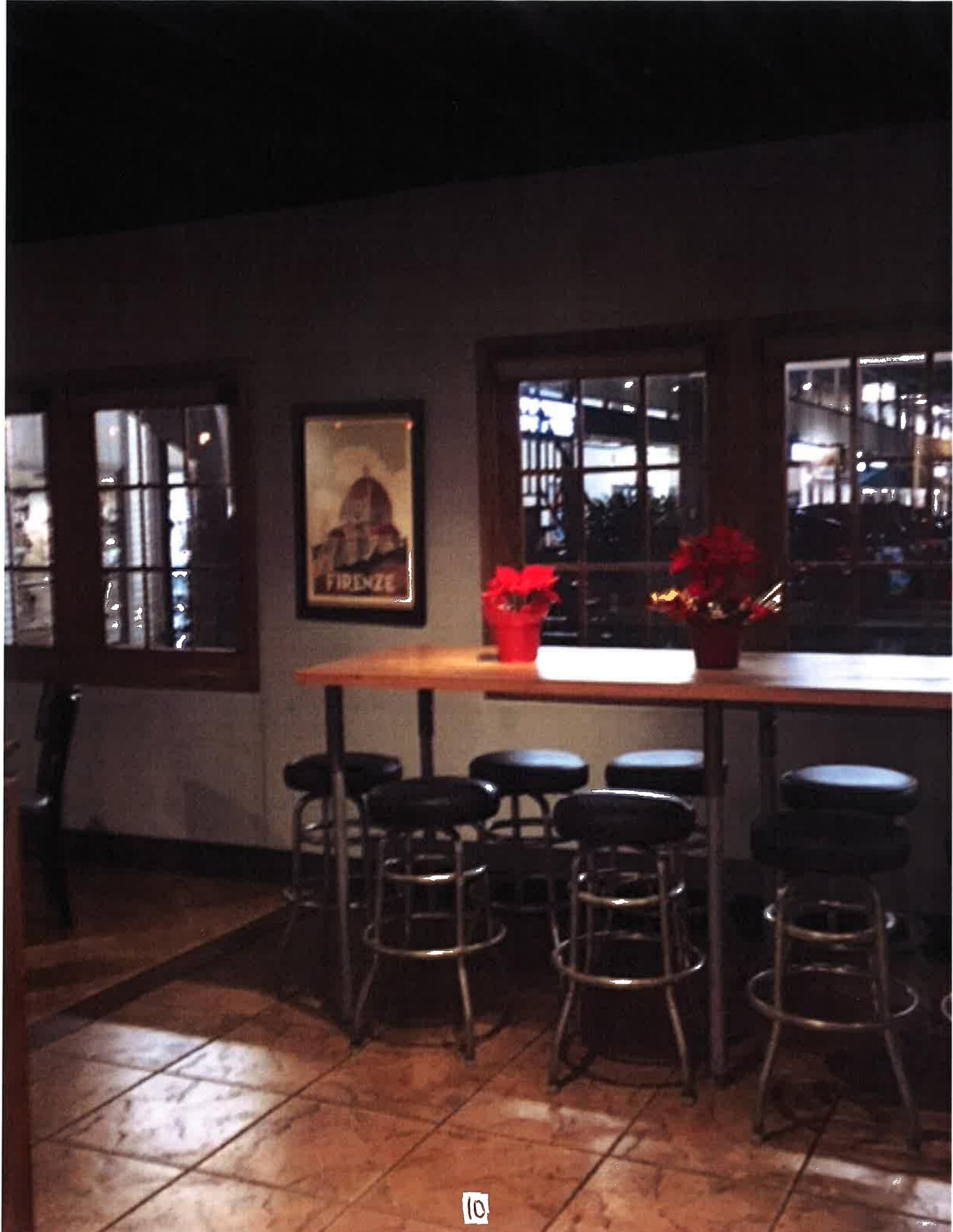
www.Advancedlisting.com denise@advancedlisting.com

Subject APN: 139-362-05
500' Radius

Address: 1525 MESA VERDE DR E STE 124 & 125
COSTA MESA CA 92626









To: Costa Mesa City Planning Division

From: MajidKayhan (Al Forno Caffè)

Subject: Request for a CPU for live entertainment

Date: November 05, 2015

I am the owner of Al Forno Caffè Italian Restaurant located at 1525 Mesa Verde Drive East. I am requesting a permit to allow live entertainment.

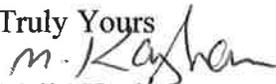
Al Forno Caffè opened on April 3, 2014 and has become a nice relaxing place for our local residents as well as those from the neighboring cities. There have been numerous requests from our customers to have some sort of entertainment in addition to the good food and service. As a result, I am requesting a Conditional Use Permit to allow the entertainment.

Our request is for entertainment between 6pm to 11pm with one to three entertainers. The entertainer(s) will be seated in the center of the Restaurant against the North wall towards the parking lot.

The entertainment is intended as background music and by no means will be loud or unpleasant to the audience or the adjacent businesses. Al Forno Caffè is located in a strip mall with one neighbor operating a dry cleaners and the other a pilates studio. The majority of their business is conducted during the day and early evening hours.

Thank you in advance for your consideration. I look forward to a favorable decision in allowing us to proceed with this plan.

Truly Yours


Majid Kayhan

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-51 LOCATED AT 1525 MESA VERDE EAST, SUITE 124/125

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

WHEREAS, an application was filed by Majid Kayhan-Mahd, business owner of Al Forno Caffe Italian Restaurant, and as the authorized agent on behalf of the property owner, Mark Les, requesting approval of a conditional use permit to allow live entertainment in the form of one to three musicians for an existing restaurant (Al Forno Caffe Italian Restaurant) between the hours of 6PM to 11PM, daily, within 200 feet of a residential zone; and

WHEREAS, a duly noticed public hearing held by the Planning Commission on January 25, 2016 with all persons having the opportunity to speak for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-15-51 with respect to the property described above.

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 Planning Application PA-15-51 and upon applicant's compliance with each and all of the conditions in Exhibit "B", and 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 25th day of January, 2016.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

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

Finding: The proposed use is compatible and harmonious with uses on surrounding properties.

Facts in Support of Findings: As proposed and conditioned, there should be no noise to the surrounding neighborhood and uses.

Finding: Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

Facts in Support of Findings: The proposed use will not have any effect on the safety and compatibility of design at the subject site. The proposed live entertainment will take place indoors and will be ancillary to the existing restaurant, so no increase in the intensity of the use is anticipated.

Finding: The project, as conditioned, is consistent with the General Plan.

Facts in Support of Findings: The proposed use is permitted in the C1 zone, subject to approval of a conditional use permit and is therefore consistent with the General Plan and Zoning Code. Specifically, the proposed use is consistent with Land Use Objective LU-1F.1 – to protect existing neighborhoods, in that there should be no noise impacts to the nearby residential neighborhoods.

Finding: The planning application is for a project-specific case and does not establish a precedent for future development.

Facts in Support of Findings: Approval will apply to this project-specific location. Conditions have been included that are specific to the proposed project.

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

Finding: 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.

Facts in Support of Findings: The use, as conditioned, is not anticipated to have any negative effects on the surrounding properties. Specifically, noise effects to the surrounding properties will be avoided by keeping all live entertainment indoors and ancillary to the restaurant use.

Finding: 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.

Facts in Support of Findings: Potential noise impacts have been considered and the project will not have a negative impact on the surrounding neighborhood because the live entertainment will be conducted within the building and will be ancillary to the restaurant use.

Finding: Granting the conditional use permit will not allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

Facts in Support of Findings: The proposed project does not include any change in density or intensity at the subject property. There is no specific plan applicable to this property.

- C. The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.
- D. The project is exempt from Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The use shall be limited to the type of operation described in this staff report: live entertainment in the form of one to three musicians. Any change in the operational characteristics including, but not limited to, hours of operation or provision of entertainment will require approval of an amendment to the conditional use permit, subject to Planning Commission approval.
 2. The licensee shall not employ or use the services of any full- or part-time active or reserve peace officer currently employed by the City of Costa Mesa or any contiguous agency for security purposes.
 3. 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 management to ensure that this limit is not exceeded at any time. Occupant loads for the open patio area and the enclosed building area shall be calculated and posted separately.
 4. There shall be no room or designated area reserved for the exclusive use of designated persons or "private club members."
 5. The parking lot shall be posted with signs directing customers and employees to use consideration when entering their cars and leaving the parking lot.
 6. Hours of operation for the live entertainment shall limited to 6PM to 11PM.
 7. Music shall not be audible beyond the area under control of the licensee.
 8. 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 business owner shall institute whatever security and operational measures are necessary to comply with this requirement.
 9. The live entertainment shall at all times be conducted within the building and shall not utilize any outdoor patio space. While live entertainment is underway, the doors of the business are to remain closed.
 10. There shall be no dance floor provided at the business.
 11. Developer shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
 12. 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.

13. On-site security shall be provided in conjunction with any live entertainment.
14. Live entertainment may only be permitted subject to City issuance of a "Public Entertainment Permit". Please contact Code Enforcement at 714-754-5623 for application information.

CODE REQUIREMENTS (PA-15-51)

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Bldg.
1. Comply with the requirements of the 2013 California Building Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Energy Code (or the applicable adopted, California Building Code, California Electrical Code, California Mechanical Code, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Areas of alteration and additions shall comply with the 2013 California Green Building Standards Code section 5.303.2.

RESOLUTION NO. PC-16__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING CONDITIONAL USE PERMIT PA-15-51 LOCATED AT 1525 HARBOR BOULEVARD, SUITE 124/125

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

WHEREAS, an application was filed by Majid Kayhan-Mahd, business owner of Al Forno Caffe Italian Restaurant, and as the authorized agent on behalf of the property owner, Mark Les, requesting approval of a conditional use permit to allow live entertainment in the form of one to three musicians for an existing restaurant (Al Forno Caffe Italian Restaurant) between the hours of 6PM to 11PM, daily, within 200 feet of a residential zone; and

WHEREAS, a duly noticed public hearing held by the Planning Commission on January 25, 2016 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 25, 2016, 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 **DENIES** PA-15-51 with respect to the property described above.

PASSED AND ADOPTED this 25th day of January, 2016.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 - 2. The proposed use is not consistent with the General Plan or Redevelopment Plan.

- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) with regard to the conditional use permit amendment in that the proposed use is not compatible with developments in the same general area. Granting the request will be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to properties or improvements within the immediate neighborhood.

- C. The Costa Mesa Planning Commission has denied Planning Application PA-08-12 A1. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

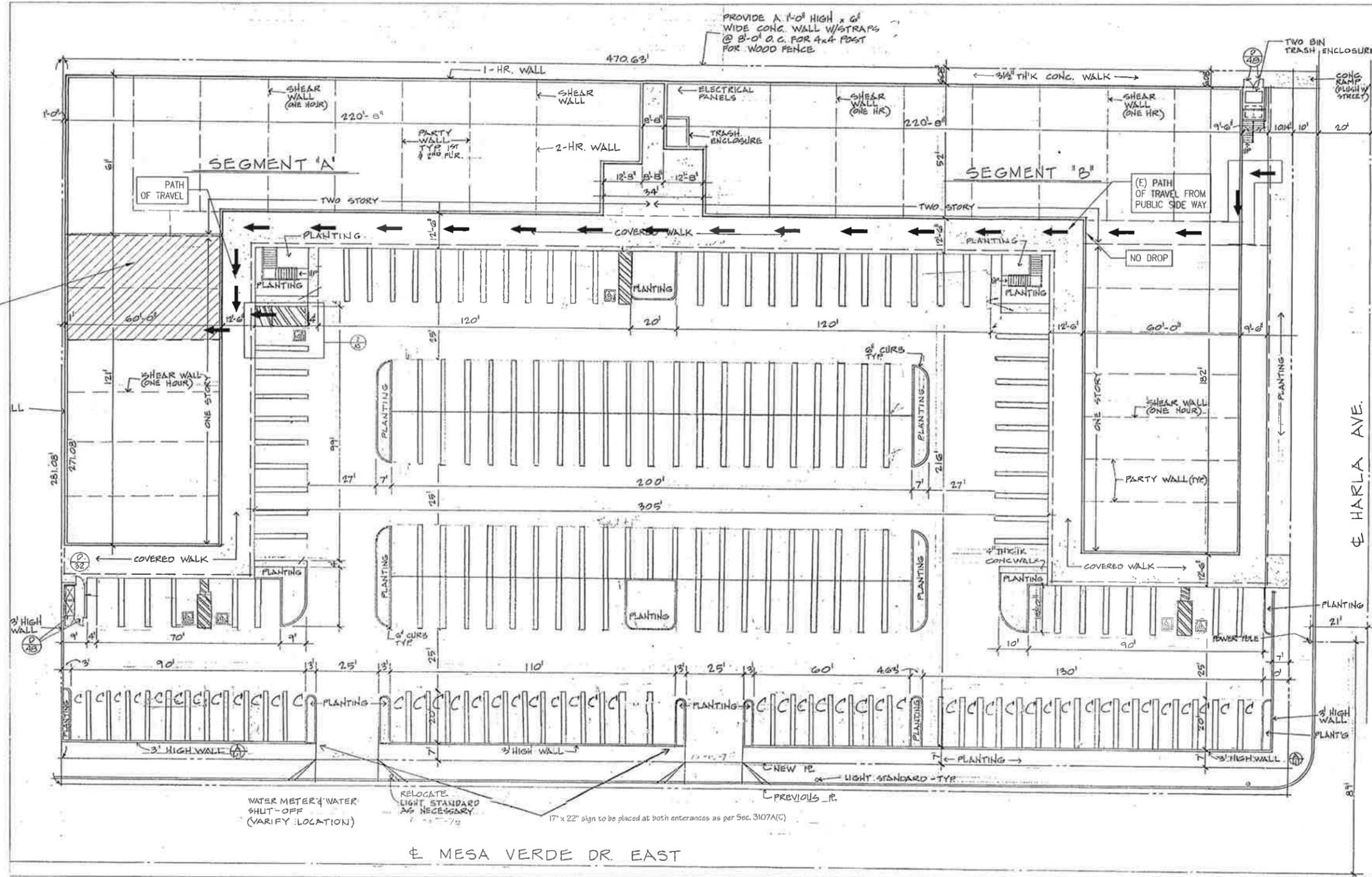
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

BLDG AREA:
 LOWER LEVEL= 37,800
 UPPER LEVEL= 24,600
 TOTAL = 62,400
 PARKING SHOWN=180

EXISTING SITE FULLY COMPLY WITH T-24 AND SUBJECT TO FIELD VERIFICATION.

HANDICAP ACCESSIBILITY:
 1. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY (INSPECTOR TO VERIFY)
 2. THE BORDER OF THE ACCESS AISLE SHALL BE PAINTED BLUE.

PROJECT LOCATION ON FIRST FLOOR UNIT# 124&125



EXISTING SITE PLAN FOR REFERENCE ONLY

SCALE: 1"=20'

Structural & Civil Engineers
 Building, Design, Construction
 Consulting & Engineering
 5175 Chicago Dr.
 Riverside, CA 92507
 951-781-1708
 www.abzengineering.com

ABZ
ENGINEERING
 Hossein Zand Ph.D., P.E.
 Kourosh A. Sharifabadi, P.E.

Issue:
 Nov. 19, 2013
 12/29/2013 PLAN CHECK

Handwritten signature/initials

AL FORNO CAFE (COMMERCIAL TI)
 1525 MESA VERDE DRIVE EAST, SUITE #124&125,
 COSTA MESA, CA 92626

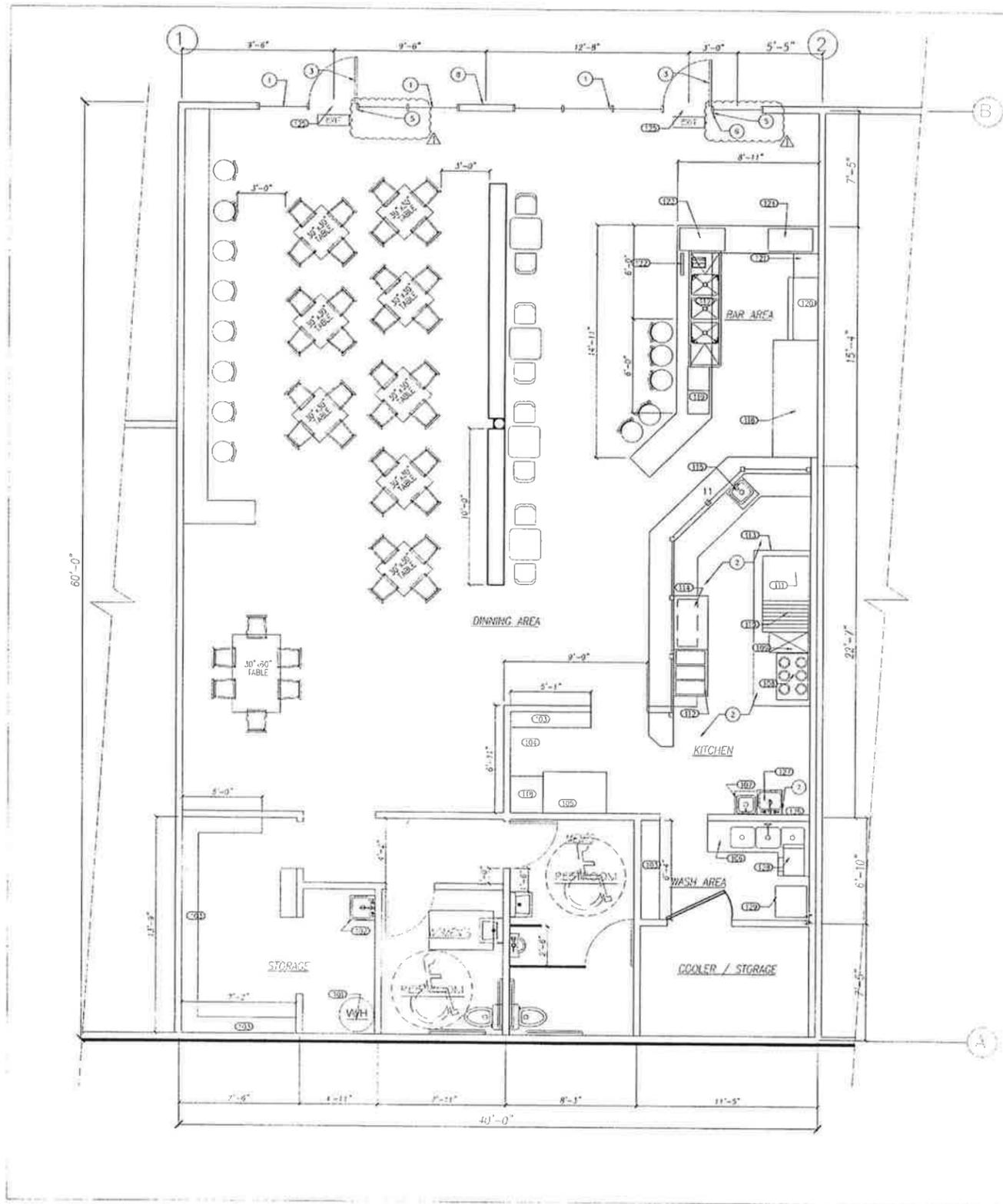
PROJECT #13-101

DESCRIPTION
 SITE PLAN

SHEET

A2.0

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF ABZ ENGINEERING, AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF ABZ ENGINEERING © 2013 ABZ ENGINEERING ALL RIGHTS RESERVED



FLOOR PLAN
SCALE: 1/4"=1'

EXISTING EQUIPMENT SCHEDULE

NO	ITEM	MANUFACTURER	MODEL #	HP	GAS	AMPS	HOT WATER	COLD WATER	DIRECT WASTE	RE-DIRECT WASTE	COMMENTS
100	120 GAL GAS WATER HEATER	UE	6675106ARF03					3/4"			
101	WOP SINK	METAL MASTER	F-1916	X			1/2"	1/2"	3"		
102	3 COMP. REFRIGERATOR	INTERMEDIO	SRP2-EDC2TA								
103	REFRIGERATOR	MC CALL	2038			9.2A					
104	FREEZER	EVEREST	ESF1			10A					
105	3 COMP. POT SINK	METAL MASTER		X			1/2"	1/2"	2"		
106	EMPLOYEE HAND SINK	ADVANCE TOBAC		X			1/2"	1/2"	2"		
107	RANGE	WOLF RANGE CO.	CRS-1-79 P.T.H.			3/4"					152,500 BTU.
108	FRYER	FITCO FRIALATOR	14R55			3/4"					122,000 BTU.
109	CHAR BROILER	IMPERIAL	IRB-36			1/2"					30,000 BTU.
110	PIZZA OVEN	BAKERS PRIDE				1/2"					30,000 BTU.
111	SACRED/SANITIZING SINK	SILVER KING	SKUSSO-9A			6.0A					
112	EXHAUST HOOD	DELFIELD	LDH0	X		1.6A					
113	30" HOT FOOD TABLE	JUCE	303	X		10.8A					
114	30" HOT FOOD TABLE	'MERCANT'	E-303	X		10.8A					
115	HAND SINK	METAL MASTER					1/2"	1/2"		X	
116	DRAFF						1/2"	1/2"		X	DRAIN TO FLOOR SINK SEE NOTES BELOW
117	3-COMP SINK	TURBO-AIR	ISA-3-N	X			1/2"	1/2"			
118	3-COMP SINK	SCOTSMAN	SC300ACTA	X						X	DRAIN TO FLOOR SINK SEE NOTES BELOW
119	DISHWASHER	LAINGER	BD4500-22	X		3A		1/2"		X	DRAIN TO FLOOR SINK SEE NOTES BELOW
120	COFFEE MAKER					30A					
121	3-COMP SINK	BEVERAGE-AIR	IBH48G			6A					
122	CASH REGISTER										
123	PASTRY CASE	WILE	TCGD-36								
124	REFRIGERATOR	WILE	TCGR-36SS			8.8A					
125	REFRIGERATOR	WILE	TCGR-159	X		6.1A					AN CURTAIN TO BE DOOR ACTIVATED UL 300 LISTED
126	PREP SINK	TURBO-AIR	ISA-4-N	X			1/2"	1/2"	2"		DRAIN TO FLOOR SINK SEE NOTES BELOW
127	3-COMP SINK	COOL-VI	GD540	X		9A					UL LISTED
128	PREP SINK	TMA	LT-X	X		18A	1/2"		1"		UL LISTED

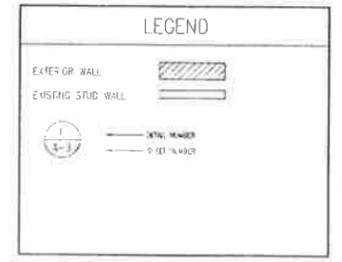
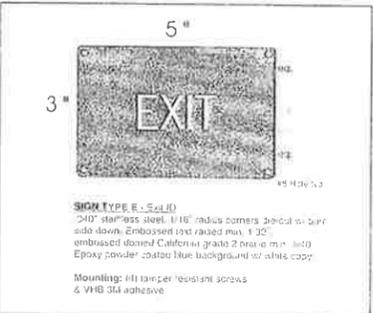
- NOTE:
- ANY EQUIPMENT COULD BE CHANGED FOR ANOTHER BRAND AND MODEL BUT MUST COMPLY WITH THE EXACT REQUIREMENTS LISTED ABOVE (NO EXCEPTIONS)
 - ALL FLOOR SINKS WITH A MINIMUM 1-1/2" AIR GAP ABOVE THE OVERFLOW SINK
 - ALL FLOOR SINKS SHOULD BE INSTALLED FLOOR WITH THE FLOOR SURFACE AND BE LOCATED SO AS TO BE READILY ACCESSIBLE FOR CLEANING AND REPAIR
 - PROVIDE A PROTECTIVE ENCLOSURE AROUND THE BACK SIDE OF HALF-EXPOSED FLOOR SINK TO PREVENT ANY WASTE BACKFLOW UNDER EQUIPMENT
 - FLOOR SINKS MUST BE LOCATED WITHIN 15 FEET OF DRAIN OPENING OF THE EQUIPMENT SERVED
 - WASTE LINES MAY NOT CROSS ANY CORNER, TRAFFIC AREA OR DOOR OPENING
 - NOT USED
 - BRINE SINK AND PREPARATION SINK, BY METAL "SPLOSH" EXTENDING UP THE WALL AT LEAST 6" SHALL BE FORMED AS AN HISTORICAL PART OF THE SINKS, PREP SINKS AND WORK TABLES AND SEALED TO THE WALL
 - SINKS/INSTALLATIONS MUST NOT HAVE EXPOSED JOINTS OR SEALS
 - USE A WATER PROOF SEAL BETWEEN SINKS, PREP SINKS, WORK TABLES AND WALL BY (FDA APPROVED FOOD-GRADE SILICONE)
 - FLOOR SINKS MUST BE CAPABLE OF RECEIVING EACH SINK COMPARTMENT'S DRAINAGE AND NOT BE INSTALLED IN LIEU OF A FAUCET
 - PROVIDE SCHEDULING TESTING EQUIPMENT AND MATERIALS TO ADEQUATELY MEASURE THE APPLICABLE CHEMICAL SANITIZER AT TRIPLE SINK FOR SANITIZER TESTING
 - THE MANUFACTURERS DATA PLATE MUST BE AFFIXED TO THE DISH WASHING MACHINE AND THE MACHINE MUST BE OPERATED IN ACCORDANCE WITH THAT DATA PLATE
 - NOT USED
 - HAND SINKS SHALL BE EQUIPPED TO PROVIDE WARM WATER (AT LEAST 100°F.) UNDER PRESSURE FOR A MIN. OF 15 SECONDS THROUGH A HAND WASH OR COMBINATION FAUCET
 - SEAL AND SANITARY TOOLS SHALL BE PROVIDED, PERMANENTLY INSTALLED OUTDOORS AT OR ADJACENT TO THE HAND SINKS
 - PROVIDE 6-INCH HIGH METAL SPLASH GUARDS TO SEPARATE HAND SINK FROM OTHER EQUIPMENT
 - ANTIBACTERIAL AREA SHALL BE EQUIPPED W/ A WOP AND BROOM RACK AND A SHELF OR CABINET FOR STORAGE OF CLEANING EQUIPMENT AND SUPPLIES
 - AT LEAST 32 INCH FEET SHELVING UNITS SHALL BE A MIN. OF 18" IN DEPTH AND AT LEAST 3 FEET HIGH. THE BOTTOM SHELF MUST BE AT LEAST 3" ABOVE THE FLOOR. "WOOD SHELVING IS NOT ACCEPTABLE"
 - WRAPPING COOLER SHELVING AT LEAST 6-INCH OFF THE FLOOR WITH A SMOOTH, ROUND, METAL LEGS, OR CONTAINED FROM THE WALL FOR EASY CLEANING. SMALL EASY REMOVAL CASTERS DRAINS MAY BE USED IN PLACE OF A LOWER SHELF UNDER A 44X44 REFRIGERATION UNIT (WOODEN SHELVES, ROUGH SURFACED METAL SHELVING OR SHELVING THAT IS NOT APPROVED)
 - ALL TRAYS SHALL BE PROVIDED WITH HOT AND COLD RUNNING WATER FROM A WASHING FAUCET

KEYNOTES

- THE WINDOW TYPES TO BE CHANGED TO THE OWNER'S CHOICE AND SAFETY GLAZING PER 2403B.C.
- ALL KITCHEN EQUIPMENT ARE EXISTING WITH NO CHANGES
- BOTH DOORS TO BE EQUIPPED WITH PANIC HARDWARE.
- PROVIDE CLASS III FIRE EXTINGUISHERS
- INSTALL (NO FACILE "EXIT" SIGN) WHICH SHALL BE MOUNTED AT SINKS SIDE OR ADJACENT TO TENANT ONE DOORS AT 45" MIN. HEIGHT TO MAXIMUM OF 66" AND 36" MAX HEIGHT TO BASELINE OF RAISED CHARACTERS, WITH 3" MAX CLEAR WIDTH FROM CORNERS CHARACTERS ON SIGN TO BE RAISED 1/32" SIGN SET UP UPPER CASE & SHALL CONTRAST WITH EVERY BACKGROUND (LET ON DARK OR DARK OR LIGHT)
- WHERE SIGN OCCUPANTS READ SIGN, THE SIGN SHALL HAVE LETTERS AT LEAST ONE SIGN HIGH IN CONTRAST WITH THE BACKGROUND COLOR. THE SIGN SHALL BE PLACED NEAR THE MAIN ENTRANCE DOOR

MAXIMUM OCCUPANT CAPACITY
91 PERSONS
85 DINING

- USE A 100 LB LISTED CLEANING EXTINGUISHER SYSTEM CONTRACTOR TO VERIFY THE EXACT LOCATION
- PROVIDE A 100 LB LISTED CLEANING EXTINGUISHER SYSTEM CONTRACTOR TO VERIFY THE EXACT LOCATION



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AL FORNO CAFE (COMMERCIAL TI)
1525 MESA VERDE DRIVE EAST, SUITE #124&125,
COSTA MESA, CA 92626

PROJECT #13-101

DESCRIPTION
FLOOR PLAN

SHEET

A3.0