



City of Santa Clara

Meeting Agenda

Planning Commission

Wednesday, April 24, 2019

6:00 PM

City Hall Council Chambers

6:00 PM REGULAR MEETING

Call to Order

Pledge of Allegiance and Statement of Values

Roll Call

DECLARATION OF COMMISSION PROCEDURES

CONTINUANCES/EXCEPTIONS

CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

- 1.A 19-473** [Revised Planning Commission Meeting Minutes of March 13, 2019](#)

Recommendation: Approve the Revised Planning Commission Minutes of the March 13, 2019 Meeting.

1.B 19-253 [Meeting Minutes of the April 10, 2019 Meeting](#)

Recommendation: Approve the Planning Commission Minutes of the April 10, 2019 Meeting.

1.C 19-348 [Consent: Action on Use Permit for ABC License Type 47 for AC Marriott Hotel located at 2950 Lakeside Drive](#)

Recommendation: Adopt a Resolution approving a Use Permit for sales and consumption of beer, wine and distilled spirits (ABC License Type 47) in a new restaurant within the previously approved AC Marriott Hotel, subject to conditions of approval.

1.D 19-361 [Consent: Action on Use Permit for ABC License Type 41 for Chipotle Mexican Grill located at 3249 Coronado Place](#)

Recommendation: Adopt a Resolution approving a Use Permit for the sale and service of beer and wine (ABC License Type 41) in a new restaurant (Chipotle Mexican Grill), subject to conditions.

PUBLIC PRESENTATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

PUBLIC HEARING

Items listed above under Items for Council Action will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

2. 19-475 [Action on Commissioner Absence at March 13, 2019 Planning Commission Meeting](#)

Recommendation: There is no staff recommendation.

3. 19-421 [Action on an Amendment to Zoning Code Section 18.102.010 - Commercial Marijuana Activity Prohibited](#)

Recommendation: Alternative 1: Recommend the Council adopts the Ordinance amending Section 18.102.010 (“Commercial Marijuana Activity Prohibited”) of Chapter 18.102 (“Regulation of Marijuana”) of Title 18 (“Zoning”) of “The Code of the City of Santa Clara, California” to temporarily prohibit all commercial cannabis activity until June 30, 2020.

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items
2. Discussion on Commissioner Responsibilities
3. Board or Committee Assignments
4. Architectural Committee
5. Commissioner Travel and Training Reports, Requests to attend Trainings

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Updates
2. Upcoming Agenda Items
3. City Council Actions
4. Follow up Items from April 10, 2019 Planning Commission Meeting
 - El Camino Real Specific Plan
 - Live Entertainment

ADJOURNMENT:

The next regular scheduled meeting is on May 8 at 6:00 PM in the City Hall Council Chambers.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

19-473

Agenda Date: 4/24/2019

SUBJECT

Revised Planning Commission Meeting Minutes of March 13, 2019

RECOMMENDATION

Approve the Revised Planning Commission Minutes of the March 13, 2019 Meeting.



City of Santa Clara REVISED

Draft

Meeting Minutes Planning Commission

03/13/2019

6:00 PM

City Hall Council Chambers

6:00 PM REGULAR MEETING

Call to Order

Chair Jain called the meeting to order at 6:00 p.m.

Pledge of Allegiance and Statement of Values

Roll Call

Present 4 - Commissioner Yuki Ikezi, Chair Sudhanshu Jain, Commissioner Lance Saleme, and Commissioner Anthony Becker

Absent 1 - Commissioner Steve Kelly

Commissioner Kelly joined the meeting at 6:04 p.m.

Commissioner Williams name was not called during roll call. He was absent.

DECLARATION OF COMMISSION PROCEDURES

Chair Jain read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

1.A [19-256](#) Planning Commission Meeting Minutes of February 27, 2019.

Recommendation: Approve the Planning Commission Minutes of the February 27, 2019 Meeting.

A motion was made by Commissioner Ikezi, seconded by Commissioner Becker, that this item be approved. Chair Jain requested that minor modifications be made.

Aye: 4 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, and Commissioner Becker

Abstained: 1 - Commissioner Saleme

PUBLIC PRESENTATIONS

None

PUBLIC HEARING

2. [19-208](#) Public Hearing: Request to Initiate Rezoning of 908 Fremont Street

Recommendation: Adopt a resolution of intention to rezone the property at 908 Fremont Street from the Downtown Commercial (CD) zoning district to the Single-Family (R1-6L) zoning district.

The Commissioners discussed potential alternate options for rezoning the property, including adding a historic combining district (HT) zoning, or zoning the property for both commercial and residential uses. Staff clarified that the current owners intended to continue using the property as a single-family residence, and potentially intended to apply for a historic preservation (“Mills Act”) agreement in the future to maintain the property with its current residential use.

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, to close public hearing.

Aye: 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, that this item be Approved.

Aye: 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

3. [19-286](#) Public Hearing: Action on a Conditional Use Permit for BMI Fitness to allow a gym at 1678 Coleman Avenue. Continuance from February 27, 2019 Planning Commission Meeting.

Recommendation: Adopt a Resolution to Approve a Use Permit to allow a gym located at 1678 Coleman Avenue, subject to conditions of approval.

Public Speaker: Applicant

A motion was made by Commissioner Kelly, seconded by Commissioner Ikezi, to close public hearing.

Aye: 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, that this item be Approved with the following additional condition C5 added to the Conditions of Approval: Based on 16 available parking spaces, group fitness class size shall be limited to 12 attendees between 8:00 a.m. and 5:00 p.m. Additional attendees may be permitted contingent upon approved use of the remainder of the on-site parking after 5:00 p.m. by the property owner.

Aye: 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

4. [19-290](#) Public Hearing: Action on a Variance from the parking requirement for the single family residence at 648 Robin Drive. Continuance from February 27, 2019 Planning Commission Meeting.

Recommendation: Alternative 1: Adopt a resolution denying the variance to allow an 891 square feet rear addition, resulting in a 4 bedroom and 3 bathroom one-story single family residence with an existing 292 square feet one car garage to remain.

Public Speakers: Sean and Jessica Randoph (Applicant)

A motion was made by Commissioner Ikezi, seconded by Commissioner Kelly, to close public hearing.

Aye: 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

A motion was made by Commissioner Ikezi, seconded by Commissioner Becker to Adopt a Resolution approving the variance to allow an 891 square foot rear addition. Commissioner Kelly made an amendment to the Conditions of Approval that the garage shall be kept free at all times for vehicle parking and that the applicant shall add additional storage racks in the garage to facilitate storage.

Aye: 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Development Review Officer/Staff Liaison Gloria Sciara provided updates and noted the March 27, 2019 Planning Commission meeting was canceled due to the Council Chambers not being available for the meeting.

2. Board or Committee Assignments

3. Architectural Committee

4. Commissioner Travel and Training Reports, Requests to attend Trainings

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Updates

2. Upcoming Agenda Items

Planning Manager Reena Brilliot and Development Review Officer/Staff Liaison Gloria Sciara provided updates.

3. City Council Actions

Development Review Officer/Staff Liaison Gloria Sciara provided updates.

ADJOURNMENT:

The meeting adjourned at 7:14 p.m. The next regular scheduled meeting is on April 10, 2019 at 6:00 p.m. in the City Hall Council Chambers.



City of Santa Clara

1500 Warburton Avenue
Santa Clara, CA 95050
santaclaraca.gov
@SantaClaraCity

Agenda Report

19-253

Agenda Date: 4/24/2019

SUBJECT

Planning Commission Meeting Minutes of April 10, 2019

RECOMMENDATION

Approve the Planning Commission Minutes of the April 10, 2019 Meeting.



City of Santa Clara

Meeting Minutes

Planning Commission

04/10/2019

6:00 PM

City Hall Council Chambers

6:00 PM REGULAR MEETING

Chair Jain called the meeting to order at 6:01 p.m.

Call to Order

Pledge of Allegiance and Statement of Values

Roll Call

- Present** 6 - Commissioner Steve Kelly, Commissioner Yuki Ikezi, Chair Sudhanshu Jain, Commissioner Lance Saleme, Commissioner Anthony Becker, and Commissioner Nancy A. Biagini
- Absent** 1 - Commissioner Shawn Williams

Commissioner Becker joined the meeting at 6:07 p.m.

A motion was made by Planning Commissioner Ikezi, seconded by Chair Jain, to not excuse Planning Commissioner Williams's absence.

Aye: 5 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, and Commissioner Becker

Nay: 1 - Commissioner Biagini

Absent: 1 - Commissioner Williams

DECLARATION OF COMMISSION PROCEDURES

Chair Jain read the Declaration of Commission Procedures.

CONTINUANCES/EXCEPTIONS

None.

CONSENT CALENDAR

Chair Jain pulled Items 1.A, 1.B, and 1.C.

1.A [19-360](#) Planning Commission Meeting Minutes of March 13, 2019

Recommendation: Approve the Planning Commission Minutes of the March 13, 2019 Meeting.

No vote was taken. Minutes are to be revised and presented at the April 24, 2019 Planning Commission meeting.

1.B [19-219](#) Consent: Action on Use Permit for ABC License Type 47 for Del Frisco's Located at 2855 Stevens Creek Boulevard, suite 1860

Recommendation: Adopt a resolution approving a Use Permit for the sale and consumption of beer, wine and distilled spirits (ABC License Type 47) and authorizing an outdoor dining area for a new Del Frisco's with outdoor seating located at 2855 Stevens Creek Boulevard, suite 1860, subject to conditions of approval.

Applicant spoke.

A motion was made by Commissioner Ikezi, seconded by Commissioner Biagini, that this item be Approved with the following condition: remove Item C10 from Conditions of Approval.

Item C10 in the Conditions of Approval was included in post meeting materials and was duplicative of Item C8.

Based on post meeting materials requesting extended hours of operation, Item C5 in the Conditions of Approval was amended to reflect the following hours: 11:30 a.m. to 11:00 p.m. Monday - Thursday; 11:30 a.m. to 12:00 a.m. Friday - Saturday and 11:30 a.m. to 10:00 p.m. on Sunday.

Aye: 6 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Biagini

Absent: 1 - Commissioner Williams

1.C [19-220](#) Consent: Action on Use Permit for ABC License Type 23 for Barebottle Microbrewery Located at 2520 Augustine Drive

Recommendation: Adopt a resolution approving a Use Permit for the sale and consumption of beer and wine (ABC License Type 23) and authorizing an outdoor dining area for a new Barebottle microbrewery with outdoor seating located at 2520 Augustine Drive, subject to conditions of approval.

A motion was made by Commissioner Becker, seconded by Commissioner Kelly, that this item be Approved with the following condition: remove Item C7 from Conditions of Approval.

Aye: 6 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Biagini

Absent: 1 - Commissioner Williams

PUBLIC PRESENTATIONS

None.

PUBLIC HEARING

2. [19-343](#) Study Session: El Camino Real Specific Plan

Steve Le, Assistant Planner I, presented the item.

A motion was made by Commissioner Ikezi, seconded by Commissioner Biagini, to close Public Hearing.

Aye: 6 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Biagini

Absent: 1 - Commissioner Williams

Public Speakers:

Vivian Shults
Howard Myers

REPORTS OF COMMISSION/BOARD LIAISON AND COMMITTEE:

1. Announcements/Other Items

Chair Jain noted he is attending the APA Conference the coming weekend and is unable to attend on Saturday but will attend the other days. **Commissioner Biagini** will attend in his place on Saturday.

Chair Jain commented that Prospect Silicon Valley Innovation and Impact Symposium Conference will take place on June 19, 2019.

2. Board or Committee Assignments

3. Architectural Committee

4. Commissioner Travel and Training Reports, Requests to attend Trainings

A motion was made by Commissioner Becker, seconded by Commissioner Kelly to allocate funds for three Commissioners to attend Prospect Silicon Valley Innovation and Impact Symposium Conference on June 19, 2019.

Aye: 6 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Biagini

Absent: 1 - Commissioner Williams

DIRECTOR OF COMMUNITY DEVELOPMENT REPORTS:

1. Planning Commission Budget Updates

Planning Manager Reena Brilliot provided updates including the budget request for increased funds for next Fiscal Year.

2. Upcoming Agenda Items

Planning Manager Reena Brilliot provided updates. **Assistant City Attorney Alexandar Abbe** noted that Attorney staff is not available to attend the May 8 meeting due to a Conference staff will be attending. May 8 meeting may possibly be canceled.

3. Planning Commissioner Onboarding

Planning Manager Reena Brilliot provided an outline of items that are provided to Planning Commissioners once they are appointed. **Assistant City Attorney Alexander Abbe** noted there is now a video on the Brown Act available to Commissioners. **Commissioner Saleme** requested that a document be included with the Planning Commission application outlining expectations of a Commissioner.

4. City Council Actions

A motion was made by Commissioner Ikezi, seconded by Commissioner Becker, to expend the balance of Planning Commission funds after APA Conference and Prospect Silicon Valley Innovation and Impact Symposium Conference costs are accounted for, for the costs for studies to support the analysis for the economic cost of different types of construction and commercial businesses along the El Camino Real.

Aye: 6 - Commissioner Kelly, Commissioner Ikezi, Chair Jain, Commissioner Saleme, Commissioner Becker, and Commissioner Biagini

Absent: 1 - Commissioner Williams

Planning Manager Reena Brilliot provided updates.

ADJOURNMENT:

Meeting adjourned at 8:02 PM. The next regular scheduled meeting is on April 24, 2019 at 6:00 PM in the City Hall Council Chambers.



Agenda Report

19-348

Agenda Date: 4/24/2019

REPORT TO PLANNING COMMISSION

SUBJECT

Consent: Action on Use Permit for ABC License Type 47 for AC Marriott Hotel located at 2950 Lakeside Drive

REPORT IN BRIEF

Project: Use Permit to allow on-site sale and consumption of alcoholic beverages (ABC Type 47 License)

Applicant: Vince Cuce, AHRST Concessions, LLC

General Plan: Low-Intensity Office/Research and Development (R&D)

Zoning: Light Industrial (ML)

Site Area: 3,500 square foot area of the ground-floor of the AC Marriott Hotel

Existing Site Conditions: Existing square-footage within the AC Marriott Hotel

Surrounding Land Uses

North: US 101 Highway

South: Industrial Uses

East: Commercial Park

West: Industrial Uses

Issues: Consistency with the City's General Plan and Zoning Ordinance

Staff Recommendation: Adopt the resolution approving the Use Permit, subject to conditions of approval

BACKGROUND

The applicant is requesting a Use Permit to allow on-site sale and consumption of alcoholic beverages (ABC License Type 47) in a new restaurant, located within the AC Marriott Hotel. The restaurant will occupy 3,500 square feet of the ground floor of the hotel. The proposed restaurant hours of operation, along with alcohol sales, are 6:30 a.m.-10 a.m. for breakfast and 5 p.m.-12 a.m. for dinner. Alcohol consumption will also be permitted in the meeting rooms, patio area and pool area.

The hotel was approved through a Use Permit in 2015 (PLN2015-11204). The Use Permit includes the development of a seven story hotel with 188 rooms. The hotel is currently under construction.

DISCUSSION

The primary issues for the project are consistency with the City's General Plan and Zoning Code.

Consistency with the General Plan:

The subject property has a General Plan designation of Low-Intensity Office/Research and Development (R&D). This classification is intended for campus like office development that includes office and R&D, as well as medical facilities and free-standing data centers. Restaurants providing full service dining and alcohol service are supported in the General Plan and are consistent with the following Office and Industrial Land Use Policy:

- 5.3.5-P8 Encourage the provision of services and amenities as part of larger developments in employment areas that cater to lunchtime and service needs, such as dry cleaners, to reduce vehicle miles traveled.

The proposal would allow a full-service restaurant serving alcoholic beverage in close proximity to the City's industrial employment center.

Zoning Conformance:

The zoning designation is Light Industrial (ML). Pursuant to Santa Clara City Code (SCCC), restaurants that serve alcoholic beverages are subject to Planning Commission review and approval of a Use Permit. SCCC Section 18.110.040 specifies the findings required in order for the Planning Commission to grant a use permit. Included in the Conditions of Approval (C8) is a requirement for the Planning Commission to review the Use Permit within 12 months from the date the applicant obtains an ABC Type 47 License. After six months from obtaining the ABC license, the City shall conduct an administrative review of ABC violations and police service calls and shall report any significant occurrences to the Planning Commission.

Conclusion:

The proposal is consistent with the General Plan and Zoning designations. The proposed on-site sale and consumption of beer, wine and distilled spirits is an ancillary use which would provide convenience to hotel guests that would further enhance a quality commercial use.

ENVIRONMENTAL REVIEW

The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class I Existing Facilities, in that the activity consists of the permitting of a proposed use that will occur inside an existing building involving negligible or no expansion of use.

FISCAL IMPACT

There is no cost to the City for processing the requested application other than administrative staff time and expense typically covered by processing fees paid by the applicant.

COORDINATION

This report was coordinated with the City Attorney's Office.

PUBLIC CONTACT

On April 12, 2019, a notice of public hearing of this item was posted in three conspicuous locations within 300 feet of the project site and mailed to property owners within 300 feet of the project site.

Planning staff has not received public comments on this application.

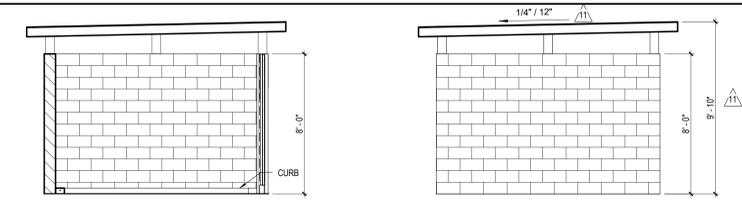
RECOMMENDATION

Adopt a Resolution approving a Use Permit for sales and consumption of beer, wine and distilled spirits (ABC License Type 47) in a new restaurant within the previously approved AC Marriott Hotel, subject to conditions of approval.

Prepared by: Tiffany Vien, Assistant Planner
Reviewed by: Diana Fazely, Deputy City Attorney
Approved by: Reena Brilliot, Planning Manager

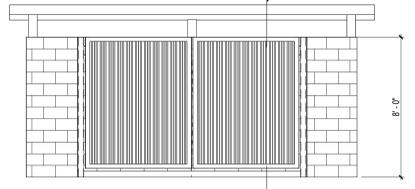
ATTACHMENTS

1. Development Plans
2. Resolution Approving a Use Permit
3. Conditions of Approval

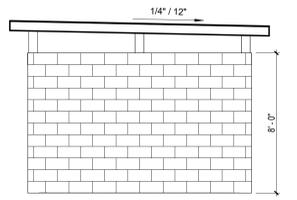


8 TRASH ENCLOSURE TYP. SECTION
SCALE: 1/4" = 1'-0"

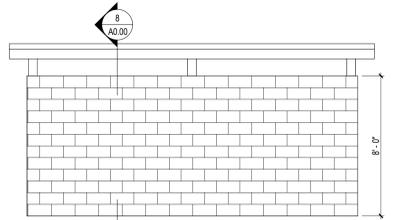
7 TRASH ENCLOSURE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



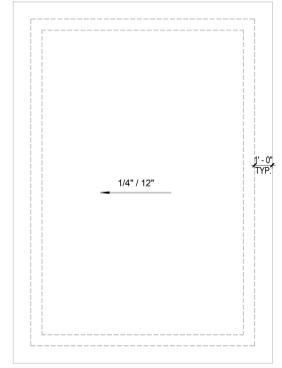
6 TRASH ENCLOSURE EAST ELEVATION
SCALE: 1/4" = 1'-0"



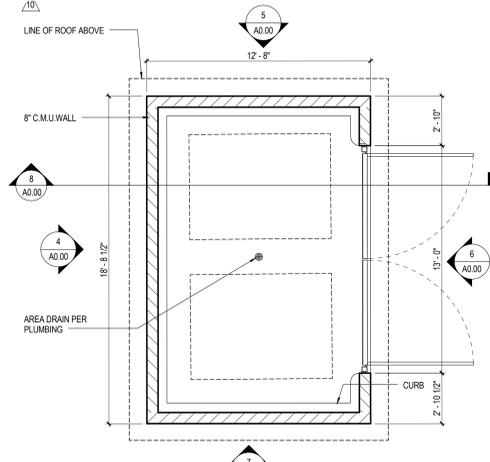
5 TRASH ENCLOSURE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



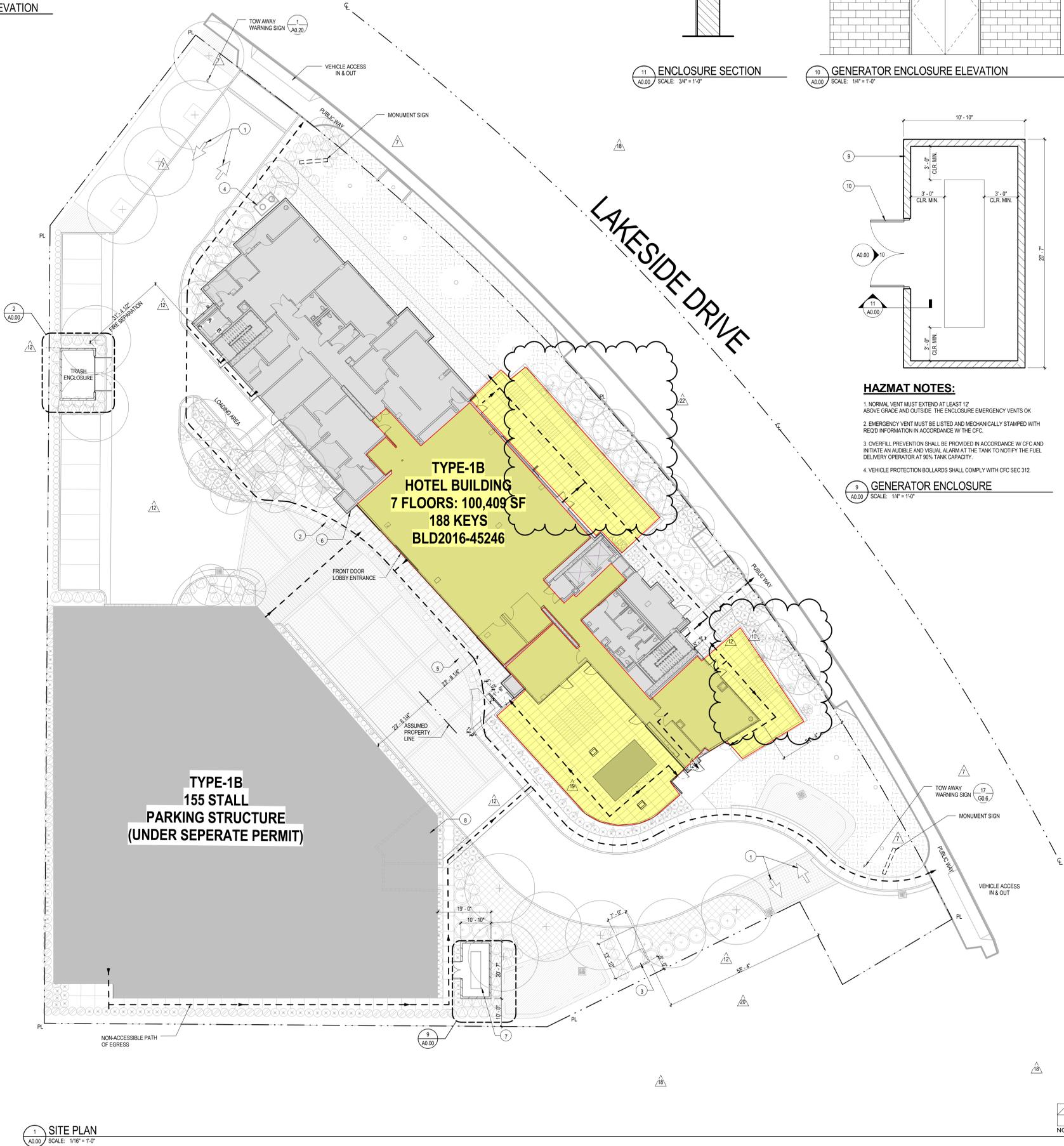
4 TRASH ENCLOSURE WEST ELEVATION
SCALE: 1/4" = 1'-0"



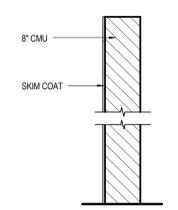
3 TRASH ENCLOSURE ROOF PLAN
SCALE: 1/4" = 1'-0"



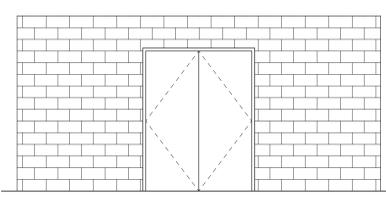
2 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



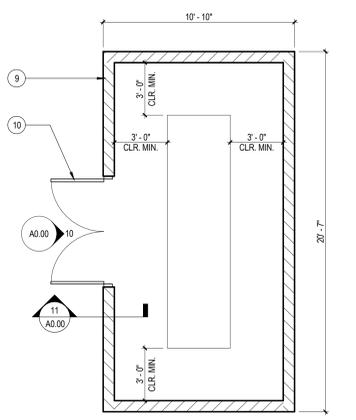
1 SITE PLAN
SCALE: 1/16" = 1'-0"



11 ENCLOSURE SECTION
SCALE: 3/4" = 1'-0"



10 GENERATOR ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



9 GENERATOR ENCLOSURE
SCALE: 1/4" = 1'-0"

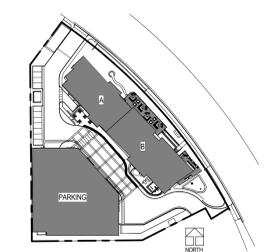
- HAZMAT NOTES:**
1. NORMAL VENT MUST EXTEND AT LEAST 12' ABOVE GRADE AND OUTSIDE THE ENCLOSURE EMERGENCY VENTS OK
 2. EMERGENCY VENT MUST BE LISTED AND MECHANICALLY STAMPED WITH REED INFORMATION IN ACCORDANCE W THE CFC
 3. OVERFILL PREVENTION SHALL BE PROVIDED IN ACCORDANCE W CFC AND INITIATE AN AUDIBLE AND VISUAL ALARM AT THE TANK TO NOTIFY THE FUEL DELIVERY OPERATOR AT 90% TANK CAPACITY.
 4. VEHICLE PROTECTION BOLLARDS SHALL COMPLY WITH CFC SEC 312

SITE PLAN GENERAL NOTES

1. FOR LANDSCAPE SYMBOLS LEGEND REFER TO LANDSCAPING PLANS
2. SEE ELECTRICAL AND LIGHTING DRAWINGS FOR PARKING LIGHTING

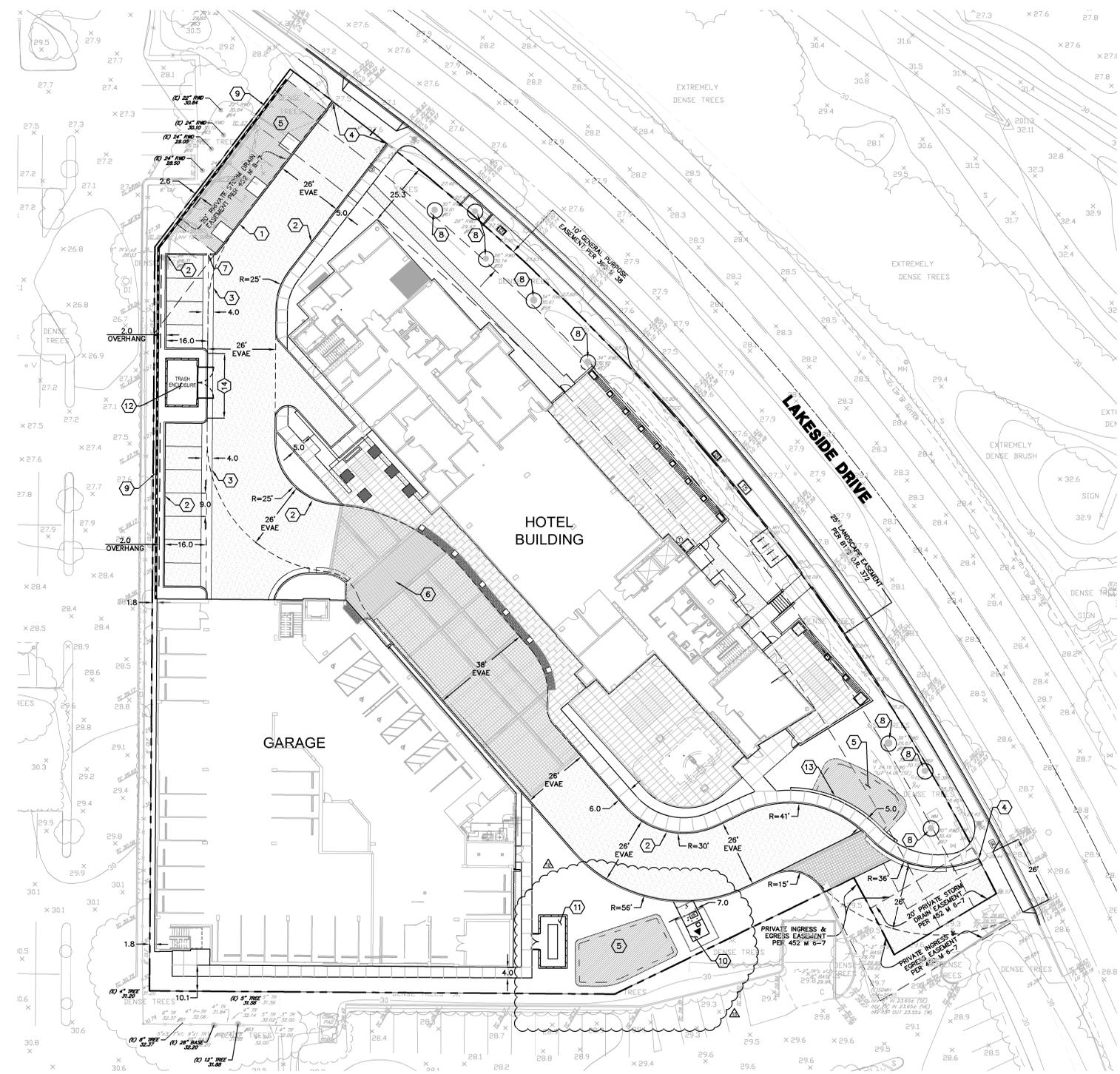
SITE PLAN NOTES

1. PAINTED DRIVE AISLE ENTRY AND EXIT ARROWS
2. PROVIDED TRUNCATED DOME FLOOR STRIPING AT PEDESTRIAN TRANSITIONS TO DRIVEWAYS OR DRIVE AISLES
3. ELECTRICAL TRANSFORMER WITH LANDSCAPING TO BLOCK FROM VIEW
4. UNDERGROUND GREASE INTERCEPTOR
5. BOLLARD, PER LANDSCAPE
6. KNOX BOX
7. EMERGENCY DIESEL GENERATOR ON CONCRETE PAD
8. POOL EQUIPMENT ROOM
9. 10'-0" HIGH 8" CMU ENCLOSURE WITH SKIM COAT, SEE 11.5.02 SIM
10. HOLLOW METAL DOORS



75-15746-00	07/26/2017	Revisions
7	HOTEL ONLY SUBMITTAL	07/26/2017
10	HOTEL ONLY RESUBMITTAL	10/03/2017
11	HOTEL ONLY RESUBMITTAL	11/30/2017
12	HOTEL ONLY RESUBMITTAL	01/23/2018
15	HEALTH POOL PLAN CHECK	03/16/2018
18	BULLETIN #8 OWNER	03/23/2018
19	HEALTH POOL PLAN CHECK	03/23/2018
20	BULLETIN #7 - SITE LIGHTING/GROUND FLOOR HIGH FISSURE ROOM HYDRATION STATION ON LEVEL 2'S	06/02/2018
22	BULLETIN #8 - PATIO WALLS AND DRAINAGE REVISION	08/06/2018

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8/15/2018 9:11:35 AM



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PERIMETER WALL
- 6" VERTICAL CURB
- CONCRETE VALLEY GUTTER
- VERTICAL CURB AND GUTTER
- STORM WATER TREATMENT BASIN
- AC PAVEMENT

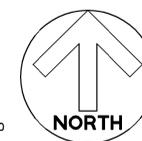
SITE PLAN GENERAL NOTES

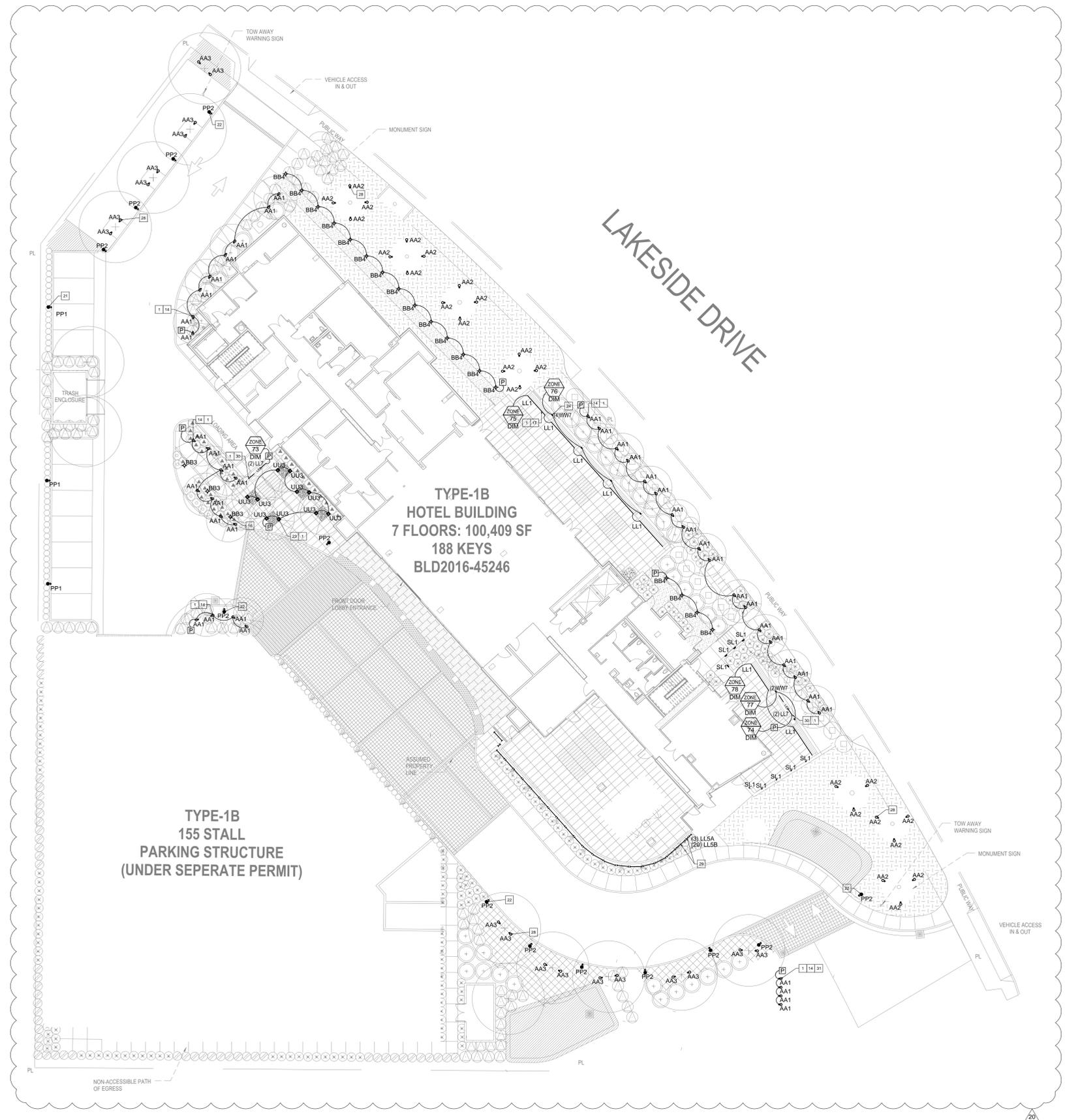
1. SEE LANDSCAPE PLANS FOR SCORING OF DRIVEWAYS, ENTRIES AND WALKWAYS.
2. EXPANSION JOINTS, CONTROL JOINTS AND SCORE MARKS SHALL CONFORM TO THE CITY OF SANTA CLARA STANDARDS AND PROJECT'S GEOTECHNICAL INVESTIGATION REPORT.
3. DIMENSIONS SHOWN FOR BUILDING LOCATIONS ARE TO FACE OF BUILDING
4. ANY EXISTING TRAFFIC STRIPPING, PAVEMENT MARKINGS, PAVEMENT SURFACE, ETC. (NOT IDENTIFIED TO BE REPLACED) DAMAGED OR DESTROYED BY CONTRACTOR'S WORK SHALL BE REPLACED BY CONTRACTOR TO THE SATISFACTION OF THE CITY AT THE CONTRACTOR'S SOLE EXPENSE.
5. PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR MATERIALS ON SITE, PROVIDE FIRE ACCESS DRIVES AND OPERATIONAL ON-SITE FIRE PROTECTION SYSTEMS (FIRE HYDRANTS).
6. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE ASPHALT, CONCRETE OR ANOTHER APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 POUNDS.

SITE PLAN CONSTRUCTION KEY NOTES

- ① CONSTRUCT PRIVATE CURB AND GUTTER PER DETAIL 1, SHEET C9.0.
- ② CONSTRUCT VERTICAL CURB PER DETAIL 2, SHEET C9.0.
- ③ CONSTRUCT VALLEY GUTTER PER DETAIL 3, SHEET C9.0.
- ④ CONSTRUCT 18" TAPER CURB PER DETAIL 4, SHEET C9.0.
- ⑤ CONSTRUCT BIORETENTION BASIN PER DETAIL 8, SHEET C9.0.
- ⑥ ACCESSIBLE PATH. (SEE LANDSCAPE PLANS).
- ⑦ CONSTRUCT CURB CUT PER DETAIL 5, SHEET C9.0.
- ⑧ EXISTING TREE TO BE PROTECTED. (SEE LANDSCAPE PLANS).
- ⑨ CONSTRUCT PERIMETER WALL. (SEE LANDSCAPE PLANS).
- ⑩ CONSTRUCT CONCRETE PAD FOR TRANSFORMER. (SEE JOINT TRENCH PLANS).
- ⑪ CONSTRUCT CONCRETE PAD FOR GENERATOR. (SEE ELECTRICAL PLANS).
- ⑫ INSTALL TRASH ENCLOSURE. (SEE ARCHITECTURAL PLANS).
- ⑬ CONSTRUCT RETAINING WALL. (SEE LANDSCAPE PLANS).
- ⑭ CONSTRUCT FLUSH CURB PER DETAIL 10, SHEET C9.0.

THESE PLANS DO NOT AUTHORIZE ANY
WORK IN THE PUBLIC RIGHT OF WAY





GENERAL SHEET NOTES

1. VERIFY MOUNTING LOCATIONS AND HEIGHTS OF ALL DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.
2. ALL FIXTURE AND CONTROL LOCATIONS MUST BE VERIFIED BY THE LIGHTING CONSULTANT AT THE JOBSITE PRIOR TO ROUGH-IN.
3. LOOPING INDICATES CONTROL ZONE DESIGN INTENT ONLY. REFER TO ELECTRICAL DRAWINGS FOR DIMMING, SWITCHING AND CIRCUITRY INFORMATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND EQUIPMENT THAT IS NECESSARY FOR THE FOCUS AIMING OF ADJUSTABLE LIGHTING FIXTURES AND THE PROGRAMMING OF LIGHTING PRESETS OR EFFECTS PER THE DIRECTION OF THE LIGHTING DESIGN CONSULTANT.
5. ELECTRICAL CONTRACTOR, FIXTURE SUPPLIER, AND LAMP SUPPLIER MUST VERIFY THAT ALL LED LAMPS ARE COMPATIBLE WITH FIXTURE TRIM HOUSINGS, LAMP SOCKETS, LOW VOLTAGE TRANSFORMERS, AND ELECTRICAL DIMMING SYSTEMS PRIOR TO PLACING ANY LIGHTING EQUIPMENT ORDERS AFTER FIXTURE SHOP DRAWING SUBMITTALS ARE APPROVED. LAMPS SHOULD BE OPERABLE AT FULL OR DIMMED INTENSITY WITH NO VISUALLY PERCEIVED FLICKERING WHEN ALL LAMPS ON THE CIRCUIT ARE ENERGIZED.

KEY NOTES

1. LOW VOLTAGE REMOTE POWER SUPPLY [P] TO BE MOUNTED IN A CONCEALED, DRY, WELL VENTILATED, LOCATION WITHIN MANUFACTURER RECOMMENDED DISTANCES AND WITHIN CODE REQUIRED NEUA RATED ENCLOSURE. CONTRACTOR TO ENSURE PROPER WIRE GAUGE AND DISTANCE USED TO SUPPLY 12V OR 24V AT EACH FIXTURE (REFER TO FIXTURE SCHEDULE FOR VOLTAGE REQUIREMENTS FOR EACH FIXTURE). TRANSFORMER LOCATION TO BE VERIFIED AND COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
2. TYPE L1 - MARKET, SURFACE MOUNTED LOW VOLTAGE LINEAR LED DOWN LIGHT IN MILLWORK RECESS AT FRONT OF SHELVES. REFER TO DETAILS 1-4LT10.01.
3. TYPE L1 - BACK BAR DISPLAY, SURFACE MOUNTED LOW VOLTAGE LINEAR LED UP LIGHT INSIDE CASE AT THE FRONT AND BACK, AND DOWN LIGHT AT FRONT OF UPPER CABINET. REFER TO DETAILS 7-12LT10.01.
4. TYPE L1 - MEETING ROOM SHELF, SURFACE MOUNTED LOW VOLTAGE LINEAR LED DOWN LIGHT IN MILLWORK RECESS AT FRONT OF SHELF. REFER TO DETAILS 1-3LT10.02.
5. TYPE L4 - TYPICAL LOW VOLTAGE COVE, SURFACE MOUNTED LOW VOLTAGE LINEAR LED COVE LIGHT, REFER TO DETAIL 3LT10.04.
6. TYPE L5 - RECEPTION TOTE KICK, SURFACE MOUNT LOW VOLTAGE LINEAR LED LIGHT AIMED TOWARD TOTE KICK IN BASE OF MILLWORK. REFER TO DETAILS 4-6LT10.02.
7. TYPE L5 - BUFFET BAR, SURFACE MOUNT LOW VOLTAGE LINEAR LED DOWN LIGHT IN MILLWORK RECESS AT FRONT OF SHELVES AND UNDER COUNTER SURFACE TO LIGHT THE BAR DIE BELOW. REMOVABLE PANEL TO HIDE REMOTE POWER SUPPLIES. REFER TO DETAILS 1-4LT10.03.
8. TYPE L5 - BAR DIE, SURFACE MOUNT LOW VOLTAGE LINEAR LED LIGHT IN MILLWORK RECESS, TO GRAZE FRONT OF BAR DIE SURFACE. REFER TO DETAILS 5-8LT10.03.
9. TYPE L6 - CORRIDOR HYDRATION STATIONS, RECESSED LOW VOLTAGE LINEAR LED DOWN LIGHT AT FRONT OF SHELF IN MILLWORK. DETAIL 1LT10.04.
10. TYPE L1 - BUFFET BAR SHELVES, SURFACE MOUNT LINEAR LED DOWN LIGHT IN MILLWORK RECESS. REFER TO DETAILS 9-10LT10.03.
11. TYPE L9 - TYPICAL DRAPERY COVE, SURFACE MOUNTED LINE VOLTAGE LED FIXTURE IN SIDE MOUNTED COVE, REFER TO DETAIL 5LT10.04.
12. TYPE L9 - TOP OF WALL COVE, SURFACE MOUNTED LOW VOLTAGE LINEAR LED LIGHT AIMED UP TO THE CEILING IN WALL HALO MILLWORK. REFER TO DETAIL 2LT10.04.
13. TYPE L9 - TYPICAL COVE LINE VOLTAGE FIXTURE, SURFACE MOUNTED LINEAR LED IN SIDE MOUNTED COVE, REFER TO DETAIL 4LT10.04.
14. TYPE AA1 - STEAK MOUNT, LOW VOLTAGE LED UPLIGHTS WITH ADDITIONAL WIRE FOR FUTURE REVISIONS. REFER TO DETAILS 182LT10.11.
15. TYPES AA4 - CK FACADE WASH, WALL MOUNTED FACADE UP LIGHT. REFER TO ELEVATIONS FOR MOUNTING HEIGHTS. PROVIDE NECESSARY DATA ENABLER MOUNTED IN AN ACCESSIBLE CONCEALED, DRY, AND WELL VENTILATED LOCATION WITHIN MANUFACTURER RECOMMENDED DISTANCES AND WITH CODE REQUIRED ENCLOSURE. PROVIDE DMX SIGNAL/CONTROL WIRING. REFER TO DETAIL 3LT10.11.
16. TYPE BB1 - LED BOLLARD CONCRETE BASE MOUNTING TO BE FLUSH WITH THE ADJACENT SIDE WALK OR GROUND SURFACE. REFER TO DETAIL 4LT10.11. **BB1** NOT USED
17. TYPE LL1 - UNDER BENCH, SURFACE MOUNTED LINEAR LED DOWN LIGHT MOUNTED UNDER BENCH TO LIGHT THE GROUND. REFER TO DETAIL 5LT10.11.
18. TYPE LL1 - EXTERIOR BAR DIE, SURFACE MOUNTED LINEAR LED DOWN LIGHT AT THE BAR DIE. REFER TO DETAILS 182LT10.12.
19. TYPE LL2 - FACADE EYEBROW UPLIGHT, WALL MOUNTED LINEAR UP LIGHT. FIXTURE TO BE ORIENTED UP. SEE ELEVATIONS FOR MOUNTING HEIGHT, REFER TO DETAIL 5LT10.12.
20. TYPE LL4 - PRUDENTIAL WALL GRAZER FIXTURE RECESSED INTO CEILING OR SOFFIT. FIXTURE INSTALLED TO THE NEAREST FOOT LENGTH (ROUND DOWN), ENTIRE LENGTH TO BE CENTERED ON THE WALL. REFER TO FIXTURE CUTSHEETS AND INSTALLATION INSTRUCTIONS.
21. TYPE PP1 - DRIVE / PARKING POLE, MOUNTED LED POLE LIGHT MOUNTED TO CONCRETE BASE. REFER TO DETAIL 3LT10.12.
22. TYPE PP2 - DECORATIVE POLE AT DRIVE ENTRIES, LED POLE LIGHT MOUNTED TO CONCRETE BASE. DETAIL 3LT10.12.
23. TYPE UJ3 - INGRADE TREE UPLIGHT, LOW VOLTAGE LED GROUND RECESSED UPLIGHT TO BE MOUNTED FLUSH WITH THE FINISHED GROUND, WITH PROPER DRAINAGE BELOW THE FIXTURE. REFER TO DETAIL 4LT10.12.
24. TYPE WW1, WW2, WW3, WW7 & WW8 - LED WALL MOUNT FIXTURE, SEE ELEVATIONS FOR MOUNTING HEIGHT, REFER TO DETAIL 5LT10.12. **WW4** NOT USED
25. TYPE LL6 - LOW VOLTAGE LINEAR LED FIXTURE IN FROSTED CORNER MOUNT CHANNEL, TO BE MOUNTED IN PORTE COCHERE CANOPY COVE ORIENTED OUT. SEE ARCHITECTURAL DETAILS FOR COVE CONSTRUCTION.
26. TYPE GR-219 - LINEAR LINE VOLTAGE LED FIXTURE TO ILLUMINATE DRAPERY, TO BE POWERED BY WALL RECEPTACLE, SEE ID SET FOR DETAIL & FIXTURE SPECIFICATION.
27. TYPE WW8 TO BE ON EMERGENCY CIRCUIT ONLY.
28. TYPE AA2 & AA3 TO UPLIGHT SPECIALTY TREES, FIXTURES TO BE SURFACE MOUNTED TO INDIVIDUAL CONCRETE PADS WITH RECESSED J-BOXES. REFER TO DETAIL 3LT10.13.
29. TYPES LL5A & LL5B - SURFACE MOUNTED TO EXTERIOR RATED J-BOXES IN SOLI. J-BOXES REQUIRED PER FIXTURE. FIXTURES TO BE SET BACK FROM GREEN WALL 10". REFER TO DETAIL 2LT10.13.
30. TYPE LL7 - LOW VOLTAGE LED TAPE IN FROSTED CORNER MOUNT CHANNEL TO ILLUMINATE FIREPLACE TILE. FIXTURE TO BE MOUNTED IN SLOT AT TOP AND BOTTOM OF TILED WALL. REFER TO LANDSCAPE SET FOR DETAILS. REMOTE POWER SUPPLY TO BE CONCEALED IN PLANTING BEHIND FIREPLACE IN A CODE COMPLIANT WEATHER PROOF ENCLOSURE.
31. VERIFY LOCATION OF EXISTING TREES TO UPLIGHT.

HOTEL ONLY
SUBMITTAL

AC MARRIOTT HOTEL
2870 LAKESIDE DRIVE
SANTA CLARA, CALIFORNIA

OVERALL SITE LIGHTING PLAN

DLR Group
Architecture Engineering Planning Interiors
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75-15746-00
07/26/2017
Revisions

20 BULLETIN #7
SITE LIGHTING/ GROUND
FLOOR RCP/ FITNESS ROOM/
HYDRATION STATIONS ON
LEVELS 2-7 REVISIONS

08/10/2018

THE
RUZKA
COMPANY
Lighting Designers + Theatre Consultants

2 Executive Circle, Suite 200
Irvine, California 92614
(949) 253-3479
(949) 250-0181 fax
info@ruzka.com
www.ruzka.com

THIS DRAWING RELATES TO LIGHTING DESIGN INTENT ONLY. THE RUZKA COMPANY DOES NOT ASSUME RESPONSIBILITY FOR STRUCTURAL INTEGRITY, BUILDING, RIGGING, CONSTRUCTION, FABRICATION, MATERIAL, OR EQUIPMENT.

THE RUZKA COMPANY WILL NOT BE HELD RESPONSIBLE FOR THE INABILITY OF CONTRACTORS OR BUILDERS TO EXECUTE THE DESIGN PLANS.

ALL ELECTRICAL INFORMATION AND LOCAL ENERGY CODE COMPLIANCE FORMS TO BE PROVIDED BY A LICENSED ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

ALL EQUIPMENT ATTACHMENT DETAILS AND STRUCTURAL LOAD CALCULATIONS MUST BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

FOR LIGHTING DESIGN INFORMATION ONLY

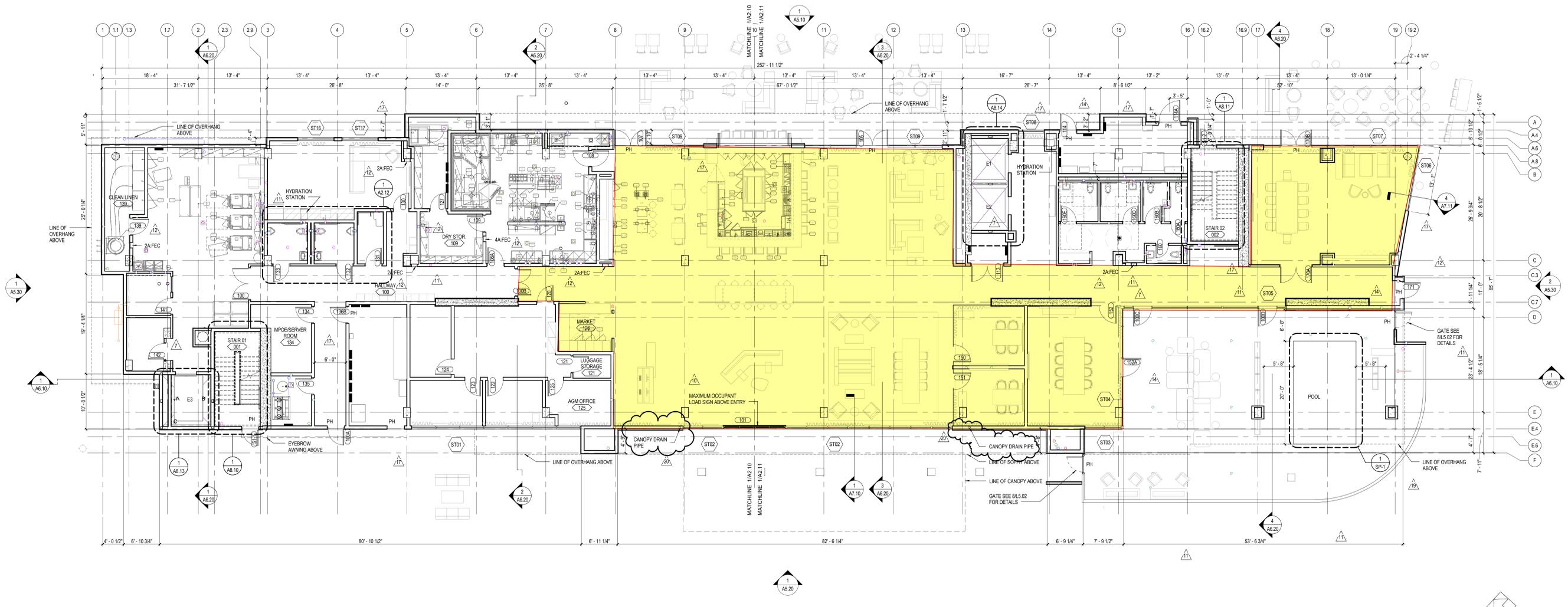
1 OVERALL SITE LIGHTING PLAN
LT.100 1/16" = 1'-0"
BAR IS 3" LONG WHEN PRINTED AT FULL SCALE

LT1.00

BULLETIN 7



75-15746-00	07/26/2017	Revisions
4	PERMIT RESPONSE #3	05/11/2017
7	HOTEL ONLY SUBMITTAL	07/26/2017
10	HOTEL ONLY RESUBMITTAL	09/03/2017
11	HOTEL ONLY RESUBMITTAL	11/03/2017
12	HOTEL ONLY RESUBMITTAL	01/23/2018
14	BULLETIN #6 - DOOR AND INTERIOR REVISIONS	03/29/2018
15	HEALTH POOL PLAN CHECK	03/29/2018
17	BULLETIN #7 - REVISIONS 8 - DOOR HARDWARE	04/23/2018
19	HEALTH POOL PLAN CHECK	05/23/2018
20	BULLETIN #7 - SITE LIGHTING/GROUND FLOOR RCP FITNESS ROOM HYDRATION STATION ON LEVELS 2-7	06/15/2018



1 1ST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERALL BUILDING NOTES

- A. GENERAL NOTES APPLY TO ALL SHEETS.
- B. ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- C. G. C. TO PROVIDE 2HR FIRE RESISTANCE RATED SUPPLY BOX @ ALL SHOWER VALVE LOCATIONS.
- D. WALL TYPES SHALL BE DESIGNATED ON FLOOR PLANS. SEE SHEET A10.00 FOR PARTITION ASSEMBLIES.
- E. INTERIOR STUD WALLS SHALL EXTEND TO UNDERSIDE OF RATED FLOOR/CEILING ASSEMBLIES, OR RATED ROOF/CEILING ASSEMBLIES, UNLESS NOTED OTHERWISE. SEE REFLECTED CEILING PLAN NOTES.
- F. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR 1-INCH VERTICAL MOVEMENT OF BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE SAFING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATING OF RESPECTIVE WALLS.
- G. SEE STRUCTURAL DRAWINGS FOR BRACING OF NON-LOAD BEARING METAL WALLS ON GROUND FLOOR. SEE SHEET A10.00.
- H. FURNISH AND INSTALL METAL BLOCKING IN METAL STUD PARTITIONS FOR PROPER ANCHORAGE OF WALL ATTACHED ITEMS, I.E. TOILET ACCESSORIES, TOILET PARTITIONS, CASEWORK, MILLWORK, WALL-MOUNTED FIXTURES, MARKERBOARDS, TACKBOARDS, DOOR STOPS, AUDIO VISUAL BRACKETS, ETC.
- I. GYPSUM BOARD AND PLASTER SURFACES SHALL BE ISOLATED WITH CONTROL JOINTS WHERE INDICATED ON DRAWINGS AND/OR AS DESCRIBED IN THE SPECIFICATIONS.
- J. PROVIDE 5/8" TYPE-X MOISTURE RESISTANT GYP. BD. @ BATHROOM WALLS AND CEILINGS.
- K. REFER TO PROJECT MANUAL, SECTION 01 11 00, FOR ITEMS THAT ARE: 1. OWNER-FURNISHED / OWNER-INSTALLED 2. OWNER-FURNISHED / CONTRACTOR-INSTALLED
- L. REFER TO PROJECT MANUAL, SECTION 01 11 00, FOR ITEMS THAT ARE: 1. OWNER-FURNISHED / OWNER-INSTALLED 2. OWNER-FURNISHED / CONTRACTOR-INSTALLED
- M. ARCHITECTURAL GROUND FLOOR ELEVATION OF -0'-0" EQUALS FLOOR ELEVATION OF 179.00 FEET, PER CIVIL PLANS.
- N. SCRIBE GYPSUM BOARD OF WALL AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND PENETRATIONS.

- O. PROVIDE SEISMIC BRACING FOR SUSPENDED CEILINGS OR AS INDICATED ON DRAWINGS.
- P. DOORS TO BE OPENABLE FROM INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE.
- Q. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SILL OR BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGSC SECTION 4.408.1.
- R. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT. MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. CGSC SECTION 4.508.
- S. FOR MILLWORK PLANS SEE INTERIOR DESIGN PLANS.
- T. G. C. TO PROVIDE MINERAL FIBER FIREBLOCKING AT PENETRATIONS CONNECTING NOT MORE THAN TWO STORIES.
- U. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS TO BE FLUSH TO FLOOR/WALLS. CLEAN-OUTS ARE NOT PERMITTED IN GUEST ROOMS.

- V. ALL WATER CLOSET WASTE LINES TO BE LOCATED WITHIN INTERIOR WALL CHASE.
- W. DESIGNATED ACCESSIBLE GUESTROOMS ARE IDENTIFIED BY THE INTERNATIONAL ACCESSIBILITY SYMBOL ON EACH BUILDING FLOOR PLAN.
- X. PROVIDE MAXIMUM OCCUPANT SIGN IN ALL ASSEMBLY AREAS.
- Y. PURSUANT TO SECTION 703.7 OF THE CALIFORNIA BUILDING CODE, ALL MARKING AND IDENTIFICATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING AND SHALL MEET THE THREE FOLLOWING REQUIREMENTS: 1) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES; 2) BE LOCATED WITHIN 15 FEET (4572 mm) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM); 3) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND 3) INCLUDE LETTERING NOT LESS THAN 3/16 INCHES (76 mm) IN HEIGHT WITH A MINIMUM 3/8" (9.5 mm) STROKE IN A CONTRASTING COLOR OR INCORPORATE THE SUGGESTED WORDING "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," OR OTHER WORDING. EXCEPTION: WALLS IN GROUP R-2 OCCUPANCIES THAT DO NOT HAVE A REMOVABLE DECORATIVE CEILING ALLOWING ACCESS TO THE CONCEALED SPACE.

- Z. FIRE EXTINGUISHER SIZES:
 - 4A:90B C RATING SIZE FOR HIGH HAZARD AREAS
 - 2A:90B C RATING SIZE FOR MODERATE HAZARD AREAS
- AA. INTERIOR STAIRWAY MEANS OF EGRESS DORRS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT (CBC 1008.1.5.1).

LEGEND

	DOOR TAG (SEE A8.20 FOR MORE INFORMATION)
	STOREFRONT TAG (SEE SHEETS A8.10 & A9.11 FOR MORE INFORMATION)
	ROOM NAME ROOM NUMBER
	ACCESSIBLE GUESTROOM W/ MOBILITY FEATURES - TT (TRANSFER TUB) RS (ROLL-IN SHOWER)
	GUESTROOM W/ COMMUNICATION FEATURE ASSISTED LISTENING DEVICE

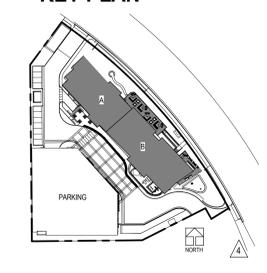
LEGEND NOTES

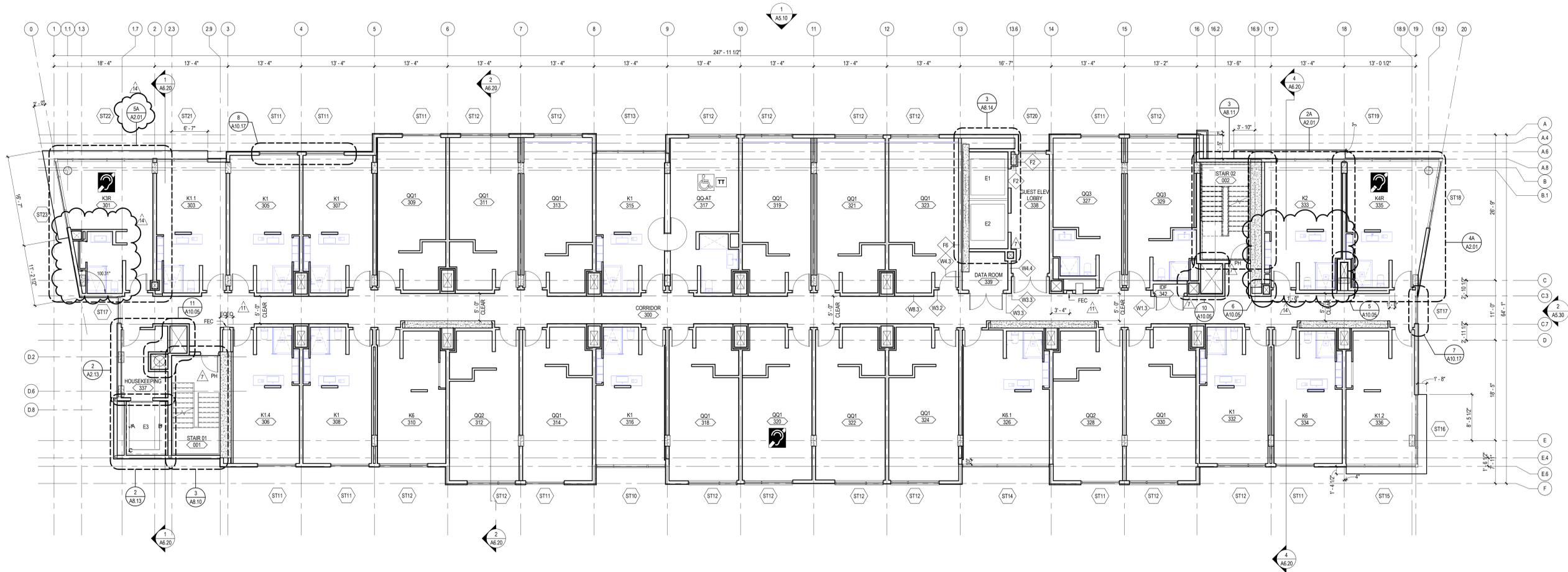
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KEY PLAN





1 3RD LEVEL FLOOR PLAN
A1.30 SCALE: 1/8" = 1'-0"

REFER TO SHEET A1.20 2ND LEVEL FLOORPLAN FOR ADDITIONAL SIMILAR BUILDING EXTERIOR DIMENSIONS

OVERALL BUILDING NOTES

- A. GENERAL NOTES APPLY TO ALL SHEETS.
- B. ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- C. G. C. TO PROVIDE 2 HR FIRE RESISTANCE RATED SUPPLY BOX @ ALL SHOWER VALVE LOCATIONS.
- D. WALL TYPES SHALL BE DESIGNATED ON FLOOR PLANS. SEE SHEET A10.00 FOR PARTITION ASSEMBLIES.
- E. INTERIOR STUD WALLS SHALL EXTEND TO UNDERSIDE OF RATED FLOOR/CEILING ASSEMBLIES, OR RATED ROOF/CEILING ASSEMBLIES, UNLESS NOTED OTHERWISE. SEE REFLECTED CEILING PLAN NOTES.
- F. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR 1/4" VERTICAL MOVEMENT OF BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE SAFING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATINGS OF RESPECTIVE WALLS.
- G. SEE STRUCTURAL DRAWINGS FOR BRACING OF NON-LOAD BEARING METAL WALLS ON GROUND FLOOR. SEE SHEET A10.00.
- H. FURNISH AND INSTALL METAL BLOCKING IN METAL STUD PARTITIONS FOR PROPER ANCHORAGE OF WALL ATTACHED ITEMS, I.E. TOILET ACCESSORIES, TOILET PARTITIONS, CASEWORK, MILLWORK, WALL MOUNTED FIXTURES, MARKERBOARDS, TACKBOARDS, DOOR STOPS, AUDIO VISUAL BRACKETS, ETC.
- I. GYPSUM BOARD AND PLASTER SURFACES SHALL BE ISOLATED WITH CONTROL JOINTS WHERE INDICATED ON DRAWINGS AND/OR AS DESCRIBED IN THE SPECIFICATIONS.
- J. PROVIDE 5/8" TYPE-X MOISTURE RESISTANT GYP. BD. @ BATHROOM WALLS AND CEILINGS.
- K. REFER TO PROJECT MANUAL, SECTION 01 11 00, FOR ITEMS THAT ARE: 1. OWNER-FURNISHED / OWNER-INSTALLED 2. OWNER-FURNISHED / CONTRACTOR-INSTALLED
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- N. SCRIBE GYPSUM BOARD OF WALL AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND PENETRATIONS.

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- R. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT. MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTATE WHICH SHALL BE READILY ACCESSIBLE. CGSBC SECTION 4.5.6
- S. FOR MILLWORK PLANS SEE INTERIOR DESIGN PLANS
- T. G. C. TO PROVIDE MINERAL FIBER FIREBLOCKING AT PENETRATIONS CONNECTING NOT MORE THAN TWO STORIES
- U. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS TO BE FLUSH TO FLOOR/WALLS. CLEAN-OUTS ARE NOT PERMITTED IN GUEST ROOMS

- V. ALL WATER CLOSET WASTE LINES TO BE LOCATED WITHIN INTERIOR WALL CHASE
- W. DESIGNATED ACCESSIBLE GUESTROOMS ARE IDENTIFIED BY THE INTERNATIONAL ACCESSIBILITY SYMBOL ON EACH BUILDING FLOOR PLAN
- X. PROVIDE MAXIMUM OCCUPANT SIGN IN ALL ASSEMBLY AREAS
- Y. PURSUANT TO SECTION 703.7 OF THE CALIFORNIA BUILDING CODE, ALL MARKING AND IDENTIFICATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING AND SHALL MEET THE THREE FOLLOWING REQUIREMENTS: 1) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES; 2) BE LOCATED WITHIN 15 FEET (4572 mm) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND 3) INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 mm) IN HEIGHT WITH A MINIMUM 3/8" (9.5 mm) STROKE IN A CONTRASTING COLOR OR INCORPORATE THE SUGGESTED WORDING "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," OR OTHER WORDING. EXCEPTION: WALLS IN GROUP R-2 OCCUPANCIES THAT DO NOT HAVE A REMOVABLE DECORATIVE CEILING ALLOWING ACCESS TO THE CONCEALED SPACE.

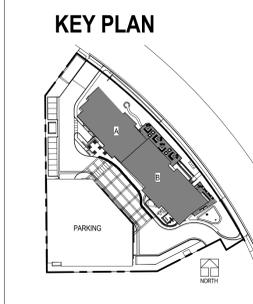
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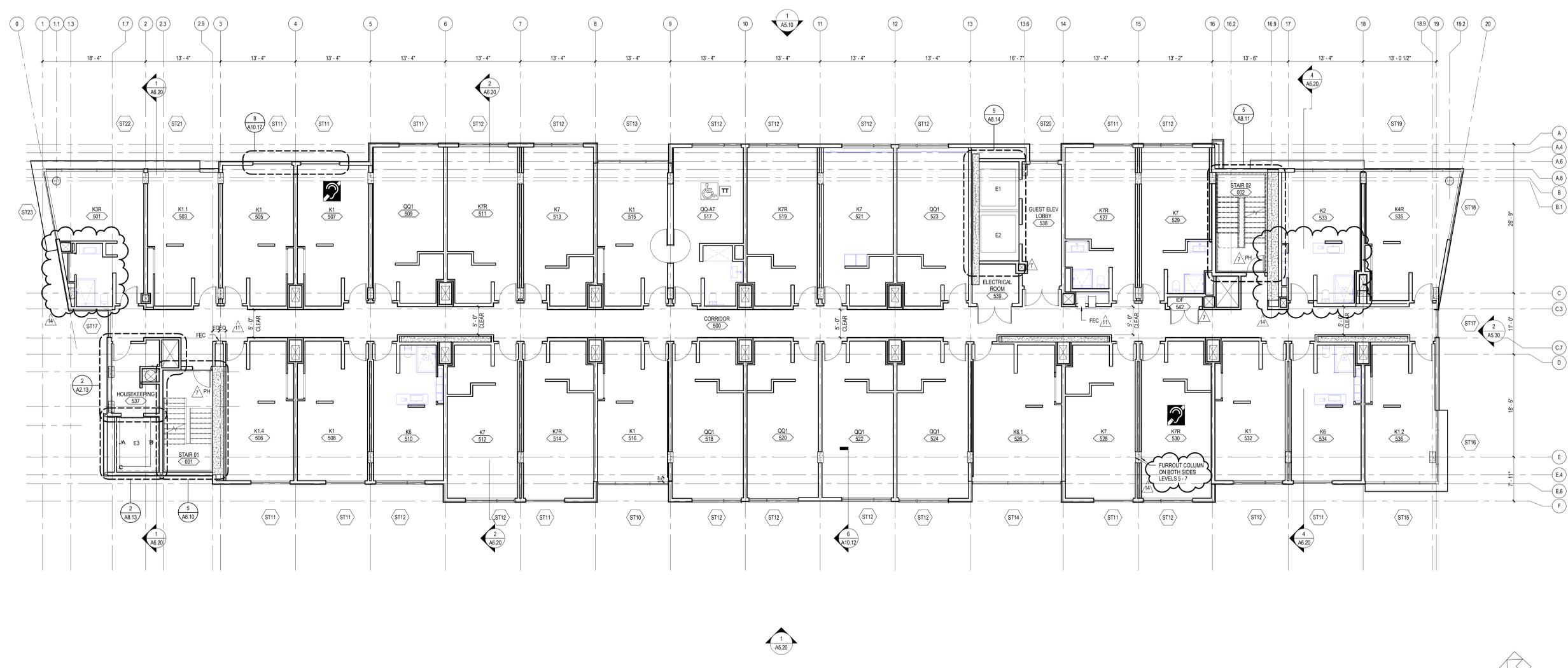
LEGEND

	DOOR TAG (SEE A9.20 FOR MORE INFORMATION)
	STOREFRONT TAG (SEE SHEETS A8.10 & A9.11 FOR MORE INFORMATION)
	ROOM NAME ROOM NUMBER
	ACCESSIBLE GUESTROOM W/ MOBILITY FEATURES - TT (TRANSFER TUB) RS (ROLL-IN SHOWER)
	GUESTROOM W/ COMMUNICATION FEATURE ASSISTED LISTENING DEVICE

LEGEND NOTES

1. LEGEND NOTES ARE COMMON TO ALL SHEETS. SOME NOTES MAY NOT APPLY TO THIS SHEET.
2. SEE DWG. A2.00 SERIES FOR GUESTROOM CEILING





1 5TH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

REFER TO SHEET A1.20 2ND LEVEL FLOORPLAN FOR
ADDITIONAL SIMILAR BUILDING EXTERIOR DIMENSIONS

OVERALL BUILDING NOTES

- A. GENERAL NOTES APPLY TO ALL SHEETS.
- B. ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- C. G. C. TO PROVIDE 2 HR FIRE RESISTANCE RATED SUPPLY BOX @ ALL SHOWER VALVE LOCATIONS.
- D. WALL TYPES SHALL BE DESIGNATED ON FLOOR PLANS. SEE SHEET A10.00 FOR PARTITION ASSEMBLIES.
- E. INTERIOR STUD WALLS SHALL EXTEND TO UNDERSIDE OF RATED FLOOR/CEILING ASSEMBLIES, OR RATED ROOF/CEILING ASSEMBLIES, UNLESS NOTED OTHERWISE. SEE REFLECTED CEILING PLAN NOTES.
- F. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR 1/4" VERTICAL MOVEMENT OF BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE SAFING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATINGS OF RESPECTIVE WALLS.
- G. SEE STRUCTURAL DRAWINGS FOR BRACING OF NON-LOAD BEARING METAL WALLS ON GROUND FLOOR. SEE SHEET A10.00.
- H. FURNISH AND INSTALL METAL BLOCKING IN METAL STUD PARTITIONS FOR PROPER ANCHORAGE OF WALL ATTACHED ITEMS, I.E. TOILET ACCESSORIES, TOILET PARTITIONS, CASEWORK, MILLWORK, WALL-MOUNTED FIXTURES, MARKERBOARDS, TACKBOARDS, DOOR STOPS, AUDIO VISUAL BRACKETS, ETC.
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- J. PROVIDE 5/8" TYPE-X MOISTURE RESISTANT GYP. BD. @ BATHROOM WALLS AND CEILINGS.
- K. REFER TO PROJECT MANUAL, SECTION 01 11 00, FOR ITEMS THAT ARE: 1. OWNER-FURNISHED / OWNER-INSTALLED 2. OWNER-FURNISHED / CONTRACTOR-INSTALLED
- L. REFER TO PROJECT MANUAL, SECTION 01 11 00, FOR ITEMS THAT ARE: 1. OWNER-FURNISHED / OWNER-INSTALLED 2. OWNER-FURNISHED / CONTRACTOR-INSTALLED
- M. ARCHITECTURAL GROUND FLOOR ELEVATION OF -0'-0" EQUALS FLOOR ELEVATION OF -179.00' FEET, PER CIVIL PLANS.
- N. SCRIBE GYPSUM BOARD OF WALL AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND PENETRATIONS.

- O. PROVIDE SEISMIC BRACING FOR SUSPENDED CEILINGS OR AS INDICATED ON DRAWINGS.
- P. DOORS TO BE OPENABLE FROM INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE.
- Q. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SILL OR BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGSC SECTION 4.408.1.
- R. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT. MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. CGSC SECTION 4.508.
- S. FOR MILLWORK PLANS SEE INTERIOR DESIGN PLANS.
- T. G. C. TO PROVIDE MINERAL FIBER FIREBLOCKING AT PENETRATIONS CONNECTING NOT MORE THAN TWO STORIES.
- U. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS TO BE FLUSH TO FLOOR/WALLS. CLEAN-OUTS ARE NOT PERMITTED IN GUEST ROOMS.

- V. ALL WATER CLOSET WASTE LINES TO BE LOCATED WITHIN INTERIOR WALL CHASE.
- W. DESIGNATED ACCESSIBLE GUESTROOMS ARE IDENTIFIED BY THE INTERNATIONAL ACCESSIBILITY SYMBOL ON EACH BUILDING FLOOR PLAN.
- X. PROVIDE MAXIMUM OCCUPANT SIGN IN ALL ASSEMBLY AREAS.
- Y. PURSUANT TO SECTION 703.7 OF THE CALIFORNIA BUILDING CODE, ALL MARKING AND IDENTIFICATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING AND SHALL MEET THE THREE FOLLOWING REQUIREMENTS: 1) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES; 2) BE LOCATED WITHIN 15 FEET (4572 mm) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 mm) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND 3) INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 mm) IN HEIGHT WITH A MINIMUM 3/8" (9.5 mm) STROKE IN A CONTRASTING COLOR OR INCORPORATE THE SUGGESTED WORDING "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," OR OTHER WORDING. EXCEPTION: WALLS IN GROUP R-2 OCCUPANCIES THAT DO NOT HAVE A REMOVABLE DECORATIVE CEILING ALLOWING ACCESS TO THE CONCEALED SPACE.

- Z. FIRE EXTINGUISHER SIZES:
- 4A:80B-C RATING SIZE FOR HIGH HAZARD AREAS
- 2A:80B-C RATING SIZE FOR MODERATE HAZARD AREAS
- AA. INTERIOR STAIRWAY MEANS OF EGRESS DORRS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT (CBC 1008.1.9.11).

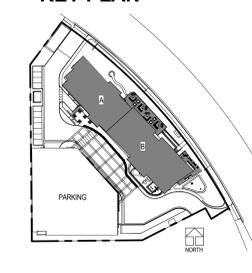
LEGEND

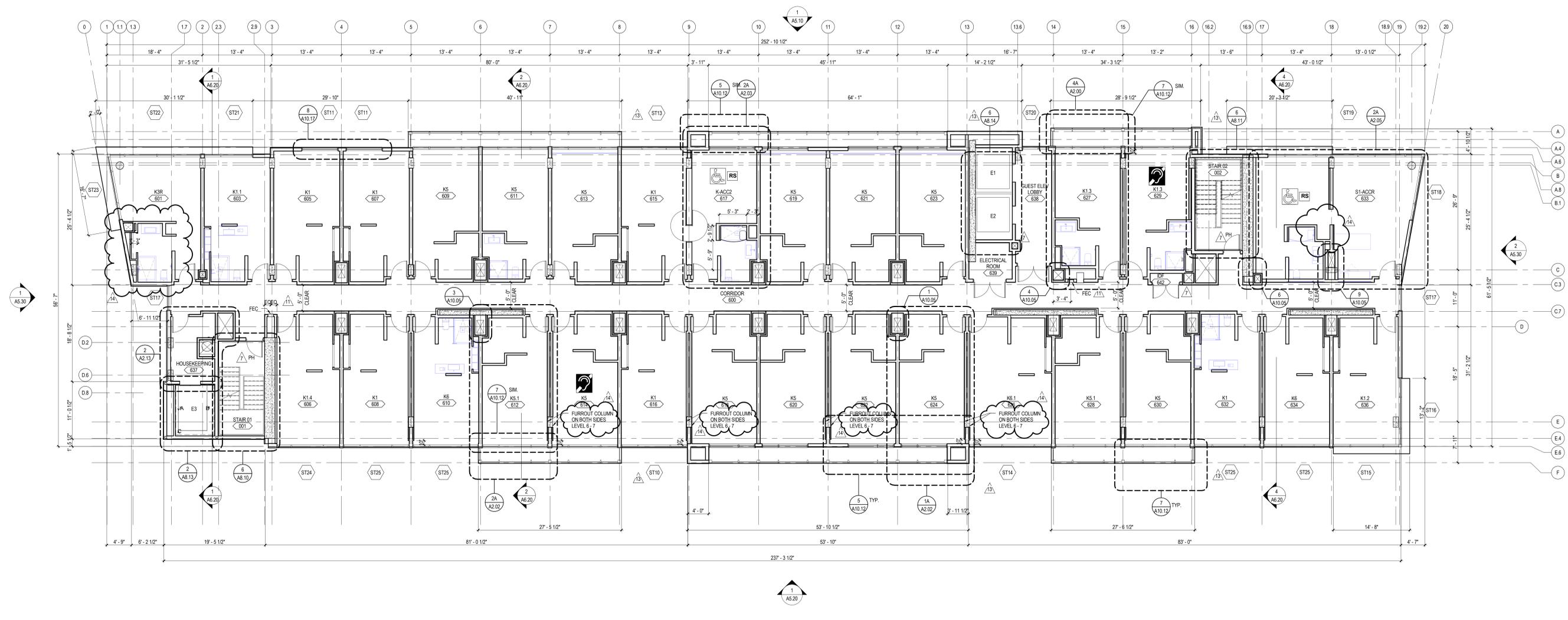
- DOOR TAG (SEE A9.20 FOR MORE INFORMATION)
- STOREFRONT TAG (SEE SHEETS A8.10 & A9.11 FOR MORE INFORMATION)
- ROOM NAME
ROOM NUMBER
- ACCESSIBLE GUESTROOM W/ MOBILITY FEATURES - TT (TRANSFER TUB) RS (ROLL-IN SHOWER)
- GUESTROOM W/ COMMUNICATION FEATURE ASSISTED LISTENING DEVICE

LEGEND NOTES

- 1. LEGEND NOTES ARE COMMON TO ALL SHEETS. SOME NOTES MAY NOT APPLY TO THIS SHEET.
- 2. SEE DWG. A2.00 SERIES FOR GUESTROOM CEILING.

KEY PLAN





6TH LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERALL BUILDING NOTES

- A. GENERAL NOTES APPLY TO ALL SHEETS.
- B. ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
- C. G. C. TO PROVIDE 2 HR FIRE RESISTANCE RATED SUPPLY BOX @ ALL SHOWER VALVE LOCATIONS.
- D. WALL TYPES SHALL BE DESIGNATED ON FLOOR PLANS. SEE SHEET A10.00 FOR PARTITION ASSEMBLIES.
- E. INTERIOR STUD WALLS SHALL EXTEND TO UNDERSIDE OF RATED FLOOR/CEILING ASSEMBLIES, OR RATED ROOF/CEILING ASSEMBLIES, UNLESS NOTED OTHERWISE. SEE REFLECTED CEILING PLAN NOTES.
- F. PROVISIONS SHALL BE MADE AT FULL HEIGHT NONBEARING WALLS FOR 1-INCH VERTICAL MOVEMENT OF BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE SAFING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATINGS OF RESPECTIVE WALLS.
- G. SEE STRUCTURAL DRAWINGS FOR BRACING OF NON-LOAD BEARING METAL WALLS ON GROUND FLOOR. SEE SHEET A10.00.
- H. FURNISH AND INSTALL METAL BLOCKING IN METAL STUD PARTITIONS FOR PROPER ANCHORAGE OF WALL ATTACHED ITEMS, I.E. TOILET ACCESSORIES, TOILET PARTITIONS, CASEWORK, MILLWORK, WALL MOUNTED FIXTURES, MARKERBOARDS, TACKBOARDS, DOOR STOPS, AUDIO VISUAL BRACKETS, ETC.
- I. GYPSUM BOARD AND PLASTER SURFACES SHALL BE ISOLATED WITH CONTROL JOINTS WHERE INDICATED ON DRAWINGS AND/OR AS DESCRIBED IN THE SPECIFICATIONS.
- J. PROVIDE 5/8" TYPE-X MOISTURE RESISTANT GYP. BD. @ BATHROOM WALLS AND CEILINGS.
- K. REFER TO PROJECT MANUAL, SECTION 01 11 00, FOR ITEMS THAT ARE: 1. OWNER-FURNISHED / OWNER-INSTALLED 2. OWNER-FURNISHED / CONTRACTOR-INSTALLED
- L. REFER TO PROJECT MANUAL, SECTION 01 11 00, FOR ITEMS THAT ARE: 1. OWNER-FURNISHED / OWNER-INSTALLED 2. OWNER-FURNISHED / CONTRACTOR-INSTALLED
- M. ARCHITECTURAL GROUND FLOOR ELEVATION OF -0'-0" EQUALS FLOOR ELEVATION OF 179.00' FEET, PER CIVIL PLANS.
- N. SCRIBE GYPSUM BOARD OF WALL AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND PENETRATIONS.
- O. PROVIDE SEISMIC BRACING FOR SUSPENDED CEILINGS OR AS INDICATED ON DRAWINGS.
- P. DOORS TO BE OPENABLE FROM INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE.
- Q. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SILL OR BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS. CGSBC SECTION 4.4.6.1.
- R. BATHROOM EXHAUST FANS MUST BE ENERGY STAR COMPLIANT. MUST BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. CGSBC SECTION 4.5.6.
- S. FOR MILLWORK PLANS SEE INTERIOR DESIGN PLANS.
- T. G.C. TO PROVIDE MINERAL FIBER FIREBLOCKING AT PENETRATIONS CONNECTING NOT MORE THAN TWO STORIES.
- U. ALL FLOOR CLEAN-OUTS LOCATED IN CARPETED AREAS ARE TO BE FITTED WITH CARPET INSERTS. ALL CLEAN-OUTS TO BE FLUSH TO FLOOR/WALLS. CLEAN-OUTS ARE NOT PERMITTED IN GUEST ROOMS.
- V. ALL WATER CLOSET WASTE LINES TO BE LOCATED WITHIN INTERIOR WALL CHASE.
- W. DESIGNATED ACCESSIBLE GUESTROOMS ARE IDENTIFIED BY THE INTERNATIONAL ACCESSIBILITY SYMBOL ON EACH BUILDING FLOOR PLAN.
- X. PROVIDE MAXIMUM OCCUPANT SIGN IN ALL ASSEMBLY AREAS.
- Y. PURSUANT TO SECTION 703.7 OF THE CALIFORNIA BUILDING CODE, ALL MARKING AND IDENTIFICATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING AND SHALL MEET THE THREE FOLLOWING REQUIREMENTS: 1) BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES; 2) BE LOCATED WITHIN 15 FEET (4572 mm) OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET (9144 MM) MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION AND 3) INCLUDE LETTERING NOT LESS THAN 3 INCHES (76 mm) IN HEIGHT WITH A MINIMUM 3/8" (9.5 mm) STROKE IN A CONTRASTING COLOR OR INCORPORATE THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER-PROTECT ALL OPENINGS," OR OTHER WORDING. EXCEPTION: WALLS IN GROUP R-2 OCCUPANCIES THAT DO NOT HAVE A REMOVABLE DECORATIVE CEILING ALLOWING ACCESS TO THE CONCEALED SPACE.
- Z. FIRE EXTINGUISHER SIZES:
- 4A:89B-C RATING SIZE FOR HIGH HAZARD AREAS
- 2A:89B-C RATING SIZE FOR MODERATE HAZARD AREAS
AA. INTERIOR STAIRWAY MEANS OF EGRESS DORRIS SHALL BE OPENABLE FROM BOTH SIDES WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT (CBC 1008.1.9.11).

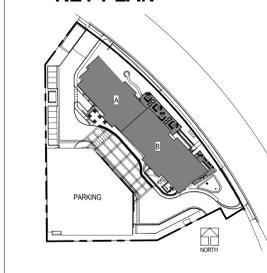
LEGEND

- DOOR TAG (SEE A9.20 FOR MORE INFORMATION)
- STOREFRONT TAG (SEE SHEETS A8.10 & A9.11 FOR MORE INFORMATION)
- ROOM NAME
ROOM NUMBER
- ACCESSIBLE GUESTROOM W/ MOBILITY FEATURES - TT (TRANSFER TUB) RS (ROLL-IN SHOWER)
- GUESTROOM W/ COMMUNICATION FEATURE ASSISTED LISTENING DEVICE

LEGEND NOTES

- 1. LEGEND NOTES ARE COMMON TO ALL SOME NOTES MAY NOT APPLY TO THIS SHEET
- 2. SEE DWG. A2.00 SERIES FOR GUESTROOM CEILING

KEY PLAN



ENLARGED GUESTROOM NOTES

1. ALL FLOOR PLAN LAYOUTS HAVE A MIRRORRED VERSION (RIGHT OR LEFT)
2. DESIGNATED GUESTROOMS WITH MOBILITY FEATURES TO COMPLY WITH 2013 CBC CHAPTER 11-B FOR TRANSIENT LODGING ACCOMMODATIONS
3. FOR ACCESSORY SCHEDULE, REFER TO SPECIFICATIONS SECTION 10 28 00
4. ELECTRICAL OUTLETS MOUNTED AT STANDARD HEIGHT OF 18" AFF UNLESS OTHERWISE NOTED
5. REFER TO INTERIOR DRAWINGS FOR FURNITURE AND FINISH INFORMATION
6. MOUNT IRONING BOARD AND IRON RACK AT 72" AFF. PROVIDE BLOCKING
7. WALL OUTLETS PER ID DRAWINGS
8. PROVIDE BLOCKING FOR SHELVING AND ACCESSORIES
9. FOR BATHROOM DETAILS REFER TO ID DRAWINGS

HOTEL ONLY
SUBMITTAL

AC MARRIOTT HOTEL
2970 LAKESIDE DRIVE
SANTA CLARA, CALIFORNIA

ENLARGED PLANS - GUESTROOMS

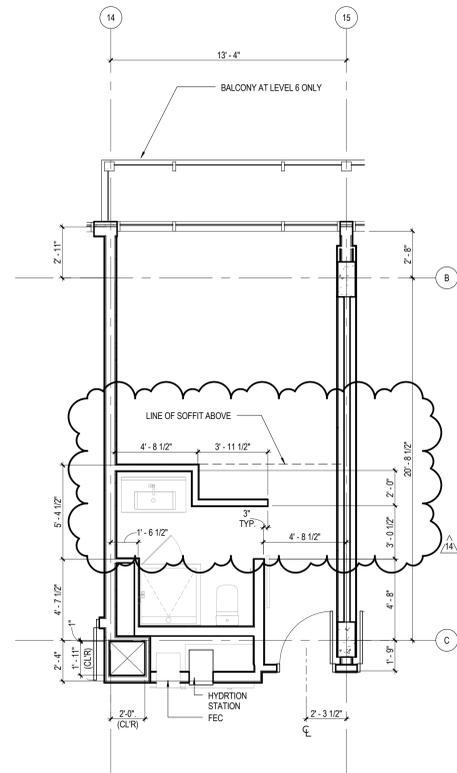


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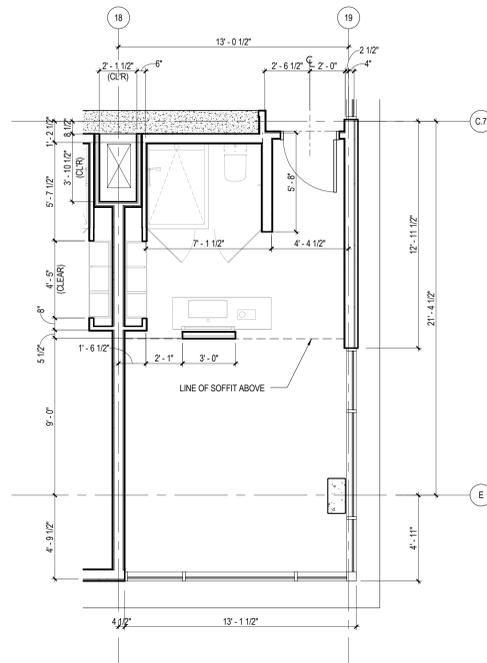
75-15748-00
07/26/2017
Revisions

12 HOTEL ONLY RESUBMITTAL 01/23/2018
14 PC/DG CORRECTIONS
14 BULLETIN #, DOOR AND INTERIOR REVISIONS 03/29/2018

A2.00

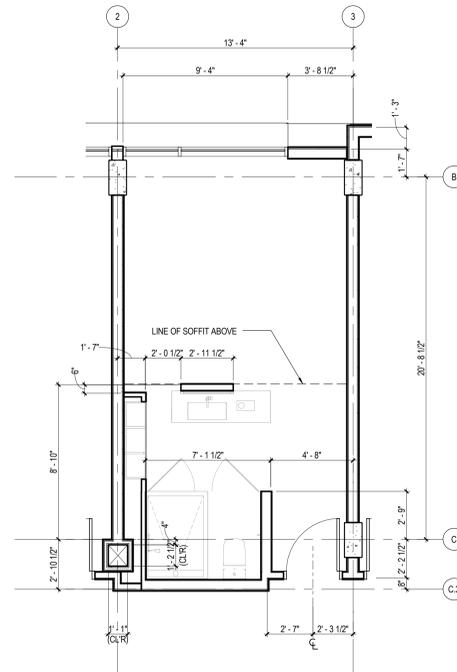


4A ENLARGED PLAN - K1.3
A2.00 SCALE: 1/4" = 1'-0"

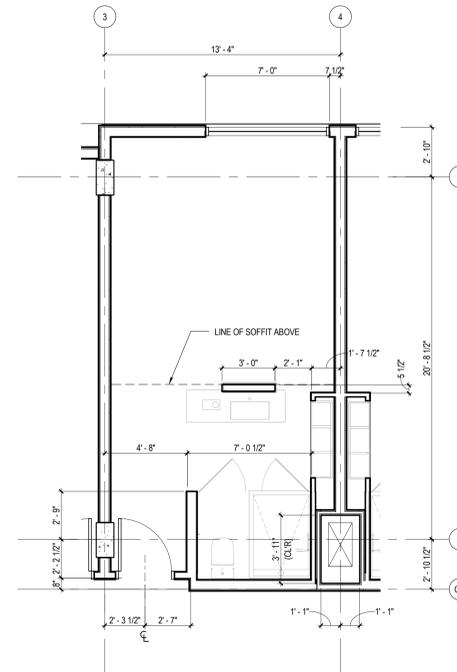


3A ENLARGED PLAN - K1.2
A2.00 SCALE: 1/4" = 1'-0"

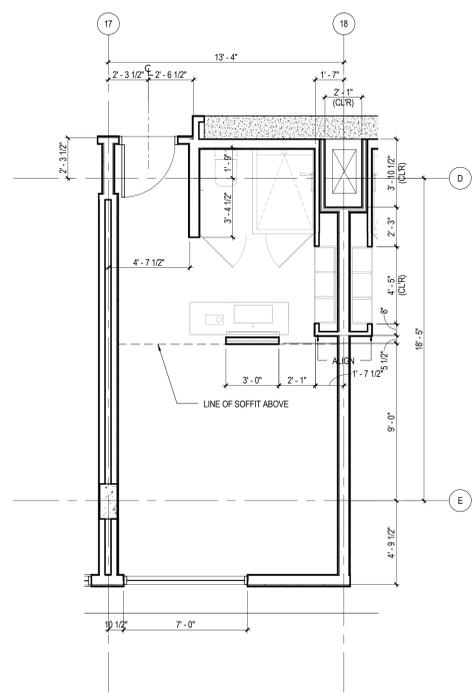
REFER TO INTERIOR DRAWING (ID 08.40)
FOR FURNITURE AND FINISH



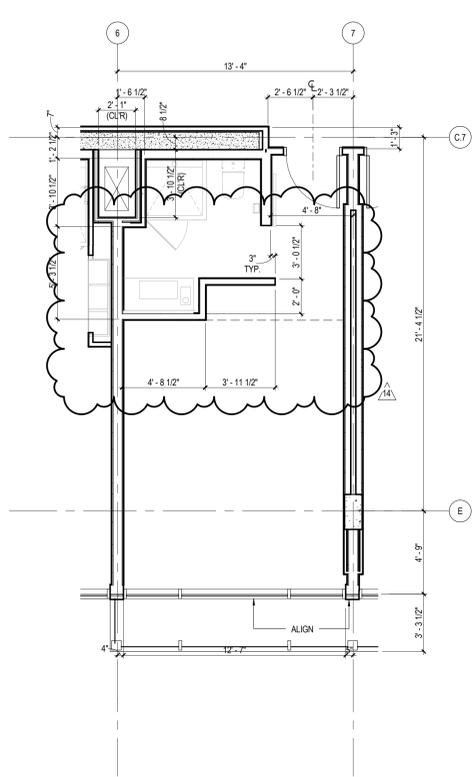
2A ENLARGED PLAN - K1B
A2.00 SCALE: 1/4" = 1'-0"



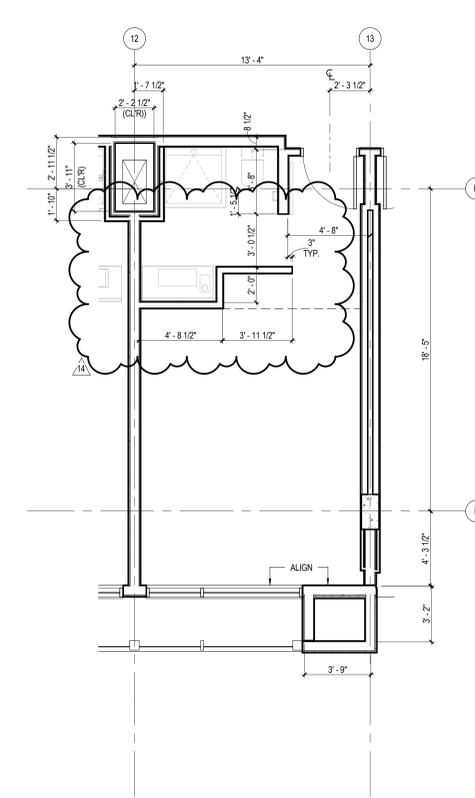
1A ENLARGED PLAN - K1A
A2.00 SCALE: 1/4" = 1'-0"



3A ENLARGED PLAN - K6R
A2.02 SCALE: 1/4" = 1'-0"



2A ENLARGED PLAN - K5.1
A2.02 SCALE: 1/4" = 1'-0"



1A ENLARGED PLAN - K5
A2.02 SCALE: 1/4" = 1'-0"

ENLARGED GUESTROOM NOTES

1. ALL FLOOR PLAN LAYOUTS HAVE A MIRRORRED VERSION (RIGHT OR LEFT)
2. DESIGNATED GUESTROOMS WITH MOBILITY FEATURES TO COMPLY WITH 2013 CBC CHAPTER 11-B FOR TRANSIENT LODGING ACCOMMODATIONS
3. FOR ACCESSORY SCHEDULE, REFER TO SPECIFICATIONS SECTION 10 28 00
4. ELECTRICAL OUTLETS MOUNTED AT STANDARD HEIGHT OF 18" AFF UNLESS OTHERWISE NOTED
5. REFER TO INTERIOR DRAWINGS FOR FURNITURE AND FINISH INFORMATION
6. MOUNT IRONING BOARD AND IRON RACK AT 72" AFF. PROVIDE BLOCKING
7. WALL OUTLETS PER ID DRAWINGS
8. PROVIDE BLOCKING FOR SHELVING AND ACCESSORIES
9. FOR BATHROOM DETAILS REFER TO ID DRAWINGS.

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AC MARRIOTT HOTEL
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SANTA CLARA, CALIFORNIA

ENLARGED PLANS - GUESTROOMS



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Revisions

12 HOTEL ONLY RESUBMITTAL 01/23/2018
13 PCFD CORRECTIONS
14 BULLETIN #2 - DOOR AND INTERIOR REVISIONS 03/29/2018

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ENLARGED GUESTROOM NOTES

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SUBMITTAL

AC MARRIOTT HOTEL
2970 LAKESIDE DRIVE
SANTA CLARA, CALIFORNIA

ENLARGED PLANS - GUESTROOMS

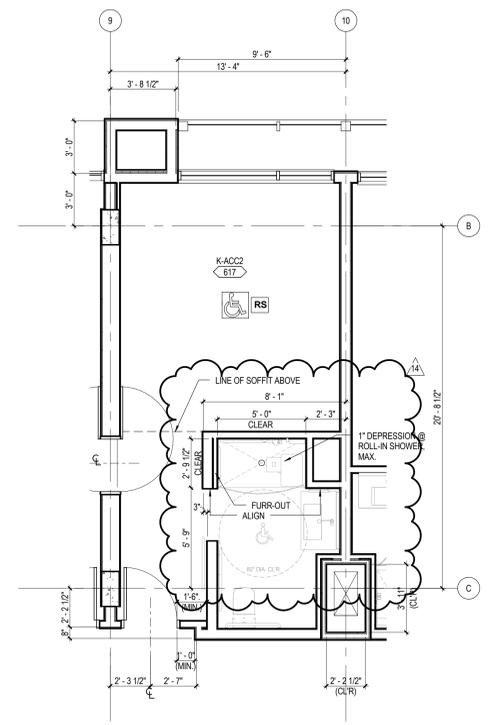


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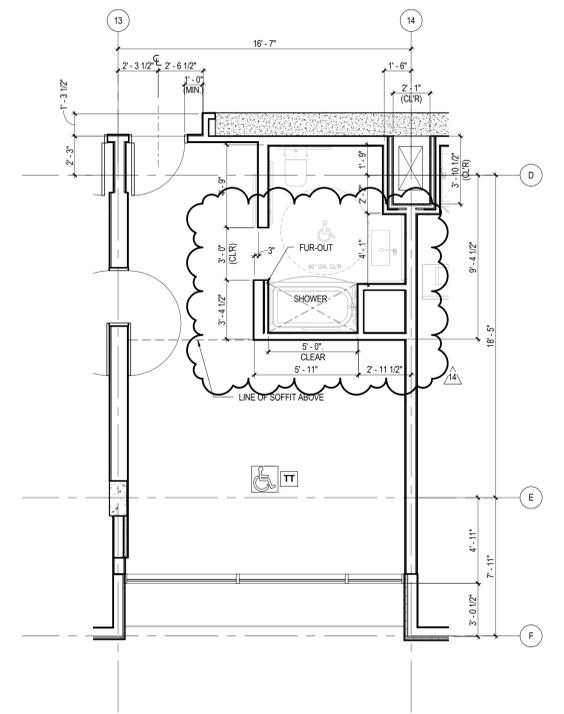
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07/26/2017
Revisions

12 HOTEL ONLY RESUBMITTAL 01/23/2018
14 PCFD CORRECTIONS
14 BULLETIN #2 - DOOR AND INTERIOR REVISIONS 03/29/2018

A2.03



2A ENLARGED PLAN - K-ACC2
A2.03 SCALE: 1/4" = 1'-0"



1A ENLARGED PLAN - K-ACC1
A2.03 SCALE: 1/4" = 1'-0"

ENLARGED GUESTROOM NOTES

1. ALL FLOOR PLAN LAYOUTS HAVE A MIRRORED VERSION (RIGHT OR LEFT)
2. DESIGNATED GUESTROOMS WITH MOBILITY FEATURES TO COMPLY WITH 2013 CBC CHAPTER 11-B FOR TRANSIENT LODGING ACCOMMODATIONS
3. FOR ACCESSORY SCHEDULE, REFER TO SPECIFICATIONS SECTION 10 28 00
4. ELECTRICAL OUTLETS MOUNTED AT STANDARD HEIGHT OF 18" AFF UNLESS OTHERWISE NOTED
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AC MARRIOTT HOTEL
2970 LAKESIDE DRIVE
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ENLARGED PLANS - GUESTROOMS

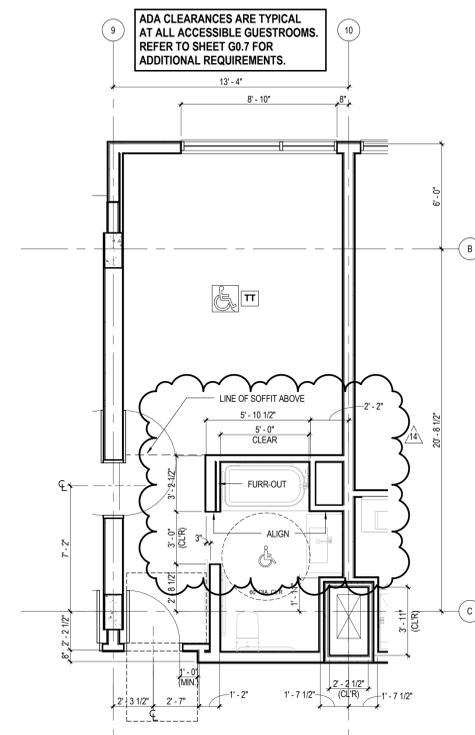


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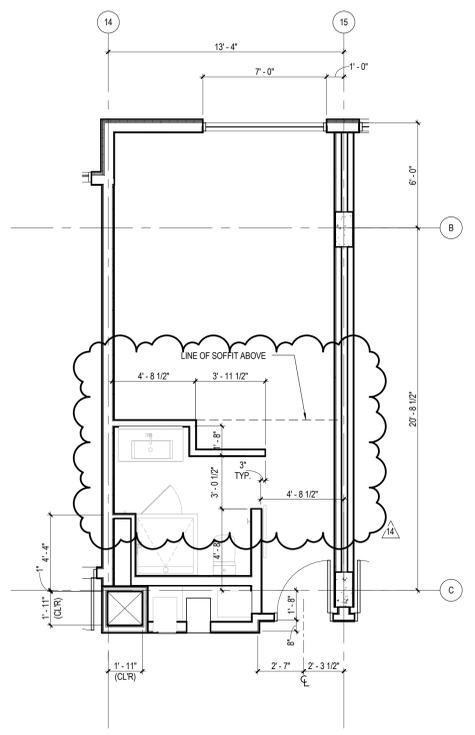
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10 HOTEL ONLY RESUBMITTAL 10/3/2017
12 HOTEL ONLY RESUBMITTAL 01/23/2018
13 PCD CORRECTIONS
14 BULLETIN #2 - DOOR AND INTERIOR REVISIONS 03/26/2018

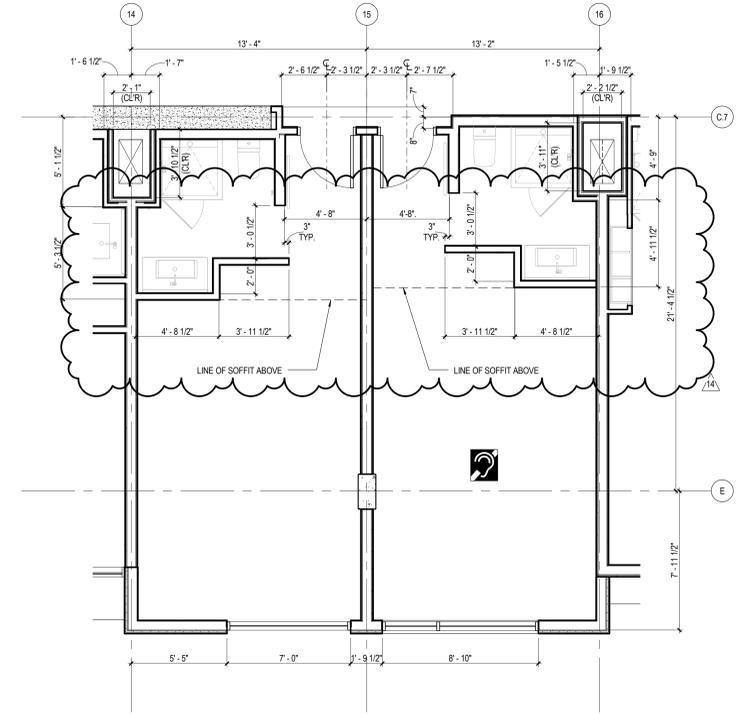
A2.04



3A ENLARGED PLAN - QQ-ACC2
SCALE: 1/4" = 1'-0"



2A ENLARGED PLAN - QQ3 QUEEN
SCALE: 1/4" = 1'-0"



1A ENLARGED PLAN - QQ1 & QQ2 QUEEN
SCALE: 1/4" = 1'-0"

ENLARGED GUESTROOM NOTES

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HOTEL ONLY
SUBMITTAL

AC MARRIOTT HOTEL
2970 LAKESIDE DRIVE
SANTA CLARA, CALIFORNIA

ENLARGED PLANS - GUESTROOMS

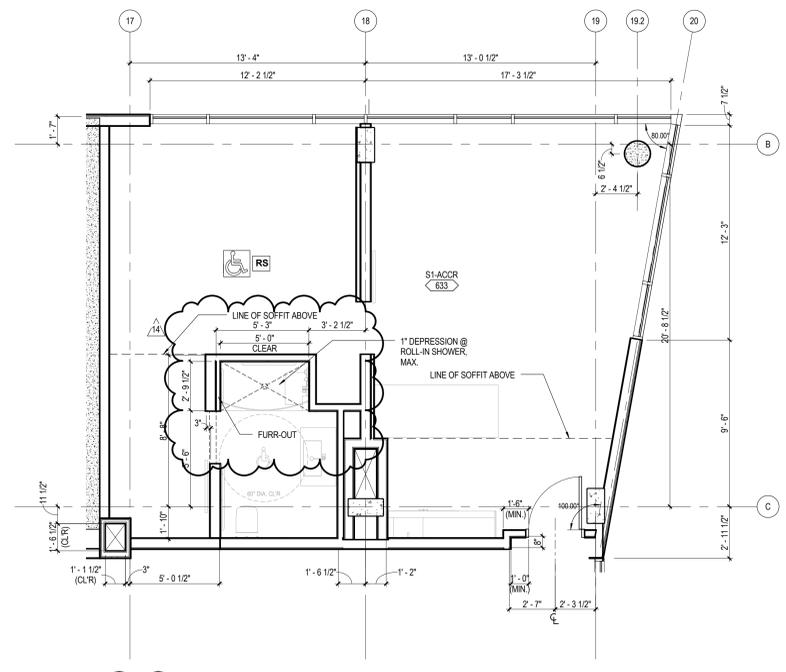


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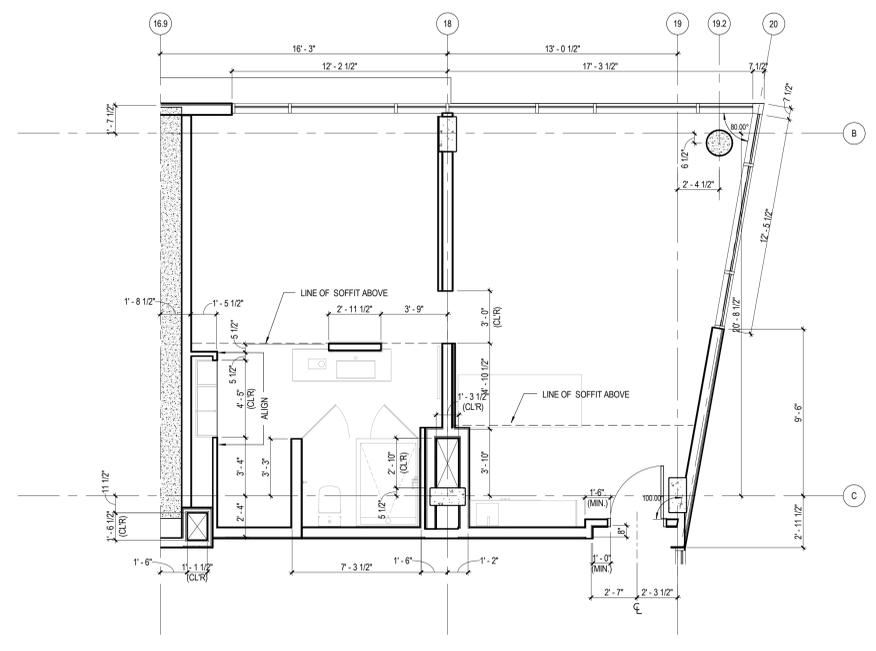
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A2.05

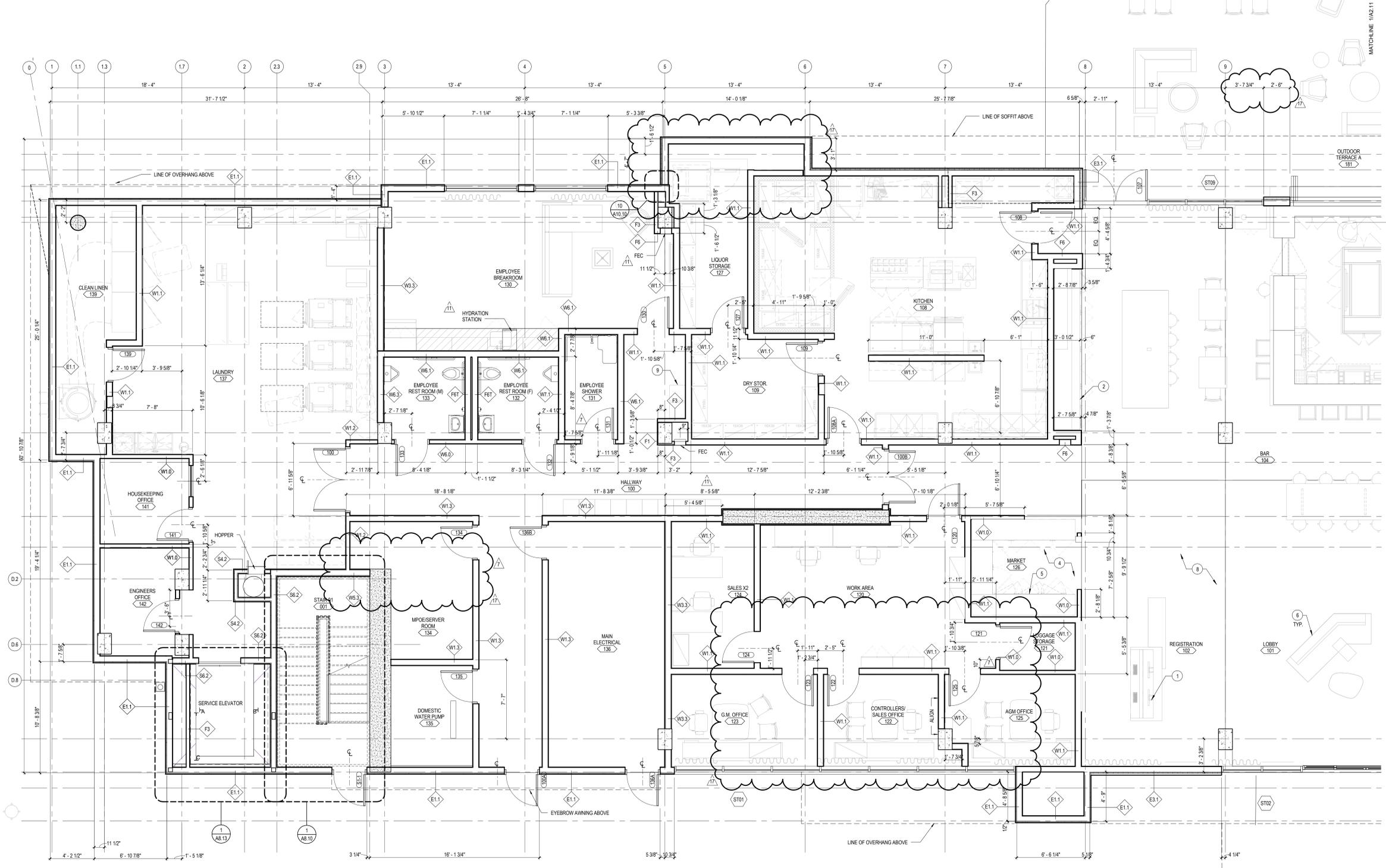


2A ENLARGED PLAN - S1-ACCR
A2.05 SCALE: 1/4" = 1'-0"



1A ENLARGED PLAN - S-1 FAMILY SUITE
A2.05 SCALE: 1/4" = 1'-0"

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BUILDING PLAN NOTES

- A. THIS BUILDING SHALL BE PROTECTED WITH AN NFPA-13 AUTOMATIC SPRINKLER SYSTEM. REFER TO FIRE SPRINKLER DRAWINGS BY OTHERS. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION.
- B. THIS BUILDING SHALL HAVE AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM DESIGNED TO WARN THE OCCUPANTS OF THE BUILDING IN THE EVENT OF A FIRE. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
- C. EACH GUESTROOM SHALL HAVE PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP INSIDE EACH BEDROOM AND CENTRALLY LOCATED IN THE GUESTROOM HALLWAY OR AREA GIVING ACCESS TO SLEEPING AREAS. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.
- D. INTERIOR FINISHES SHALL COMPLY WITH 2013 CBC CHAPTER 8. REFER TO INTERIOR DESIGNER PLANS FOR LOCATIONS AND SPECIFICATIONS OF ALL INTERIOR FINISHES.
- E. RECESSED FIXTURES SUCH AS MALBOWS, MEDICINE CABINETS, FIRE EXTINGUISHER CABINETS AND ELECTRICAL OUTLET PANELS EXCEEDING 16 SQUARE INCHES IN AREA, AS WELL AS BEHIND BATHTUB AND SHOWER ENCLOSURES SHALL BE LINED W/ 5/8" TYPE X GYP BD (CBC 709.6 OR 709.7).
- F. FIRE PROTECTION REQUIRED FOR COMMERCIAL COOKING EQUIPMENT. FIRE PROTECTION PLANS TO BE SUBMITTED TO FIRE DEPARTMENT FOR SEPARATE REVIEW AND APPROVAL.

TACTILE EXIT SIGNS

- 1. REFER TO SHEET 00.9 FOR SPECIFIC DETAILED INFORMATION AND REQUIREMENTS.
- 2. EACH GRADE LEVEL EXIT DOOR SHALL BE IDENTIFIED BY THE WORD "EXIT".
- 3. EACH DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY THE MEANS OF AN EXIT STAIR SHALL BE IDENTIFIED WITH THE WORDS "EXIT STAIR DOWN" OR "EXIT STAIR UP" BASED ON APPROPRIATE DIRECTION.
- 4. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE THAT DOES NOT UTILIZE A STAIR OR RAMP SUCH AS RATED CORRIDORS, OR BY MEANS OF AN EXIT PASSAGEWAY SHALL BE IDENTIFIED WITH THE WORDS "EXIT ROUTE".
- 5. EACH EXIT ACCESS DOOR FROM INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED WITH THE WORDS "EXIT ROUTE".

EMPLOYEE LOCKERS

- 1. 5% BUT NOT LESS THAN 1 OF THE EMPLOYEE LOCKERS TO BE ACCESSIBLE PER CBC 11B-222.1
- 2. PROVIDE CLEAR FLOOR SPACE PER CBC 11B-811.2
- 3. HEIGHT OF THE STORAGE ELEMENT SHALL COMPLY WITH ONE OF THE REACH RANGES PRESCRIBED IN CBC 11B-308 PER CBC 11B-811.3
- 4. OPERABLE PARTS THAT ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST PER CBC 11B-309.4
- 5. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5-POUNDS MAX. PER CBC 11B-309.4

ENLARGED PLAN KEYNOTES

- 1 RECEPTION DESK, PER ID DRAWINGS
- 2 GAS-FIRED FIREPLACE, PER ID DRAWINGS
- 3 BUFFET CASEWORK, PER ID DRAWINGS
- 4 MARKET EQUIPMENT, PER KITCHEN DRAWINGS
- 5 MARKET CASEWORK, PER ID DRAWINGS
- 6 FURNITURE, PER INTERIOR DESIGN PLANS
- 7 HYDRATION STATION W/ 27" MIN. KNEE SPACE BELOW
- 8 FINISH FLOOR, PER ID DRAWINGS
- 9 LOCKERS

1 ENLARGED FLOOR PLAN - FIRST LEVEL - AREA A
 A2.10 SCALE: 1/4" = 1'-0"



HOTEL ONLY
 SUBMITTAL

AC MARRIOTT HOTEL
 2970 LAKESIDE DRIVE
 SANTA CLARA, CALIFORNIA

ENLARGED PLAN - 1ST LEVEL - AREA A

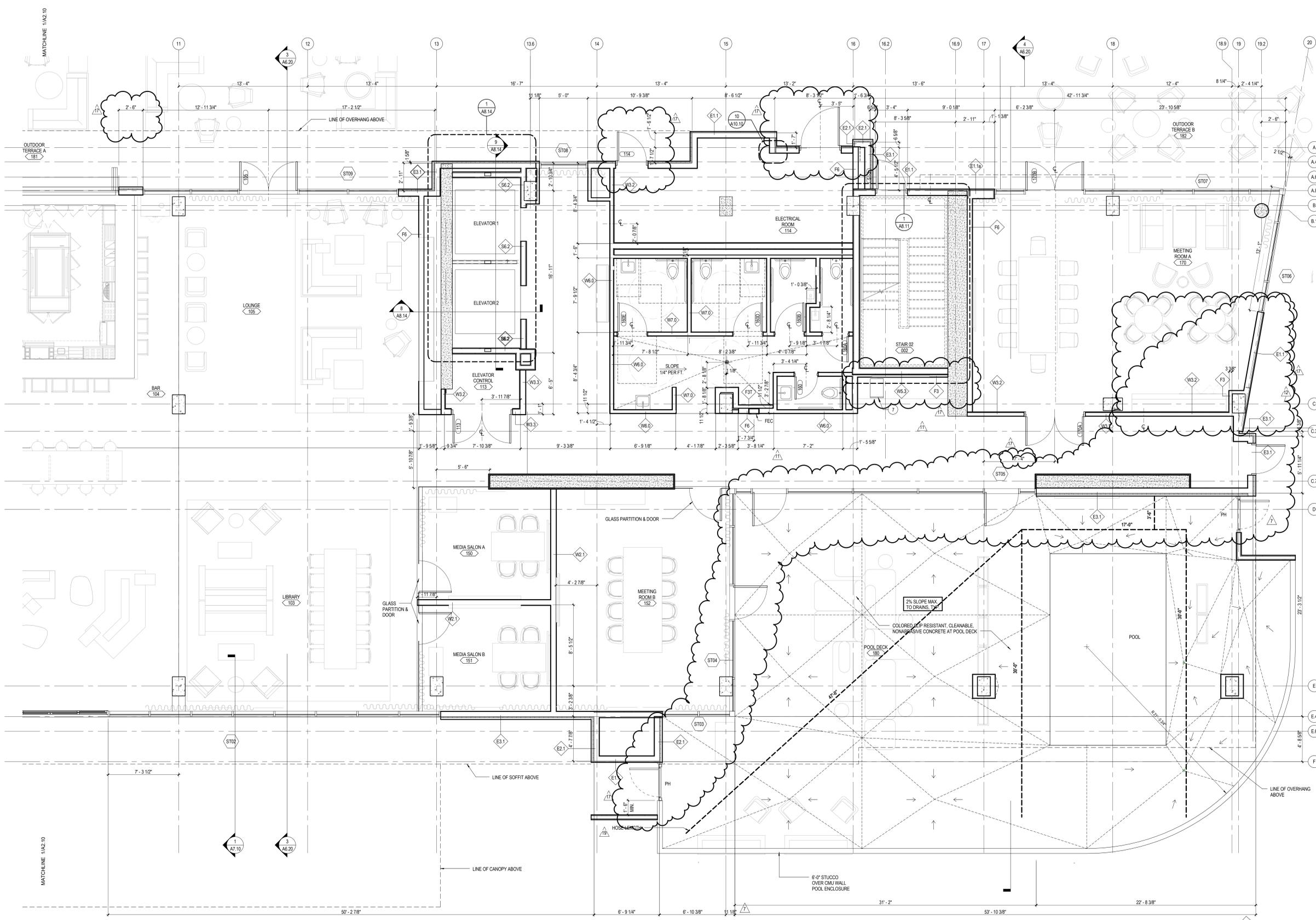


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75-15746-00
 07/26/2017
 Revisions

7 HOTEL ONLY SUBMITTAL 07/26/2017
 11 HOTEL ONLY RESUBMITTAL 11/03/2017
 17 BULLETIN #3 LEVEL 1 04/23/2018
 REVISIONS & DOOR HARDWARE

A2.10



BUILDING PLAN NOTES

- A. THIS BUILDING SHALL BE PROTECTED WITH AN NFPA-13 AUTOMATIC SPRINKLER SYSTEM REFER TO FIRE SPRINKLER DRAWINGS BY OTHERS PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SHALL BE SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL PRIOR TO INSTALLATION.
- B. THIS BUILDING SHALL HAVE AN APPROVED MANUAL AND AUTOMATIC FIRE ALARM SYSTEM DESIGNED TO WARN THE OCCUPANTS OF THE BUILDING IN THE EVENT OF A FIRE. WHEN SERVING MORE THAN 100 SPRINKLER HEADS, AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL PROPRIETARY OR REMOTE STATION SERVICE, OR SHALL BE PROVIDED WITH A LOCAL ALARM WHICH WILL GIVE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION.
- C. EACH GUESTROOM SHALL HAVE PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP INSIDE EACH BEDROOM AND CENTRALLY LOCATED IN THE GUESTROOM HALLWAY OR AREA GIVING ACCESS TO SLEEPING AREAS. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE UNIT.
- D. INTERIOR FINISHES SHALL COMPLY WITH 2013 CBC CHAPTER 8. REFER TO INTERIOR DESIGNER PLANS FOR LOCATIONS AND SPECIFICATIONS OF ALL INTERIOR FINISHES.
- E. RECESSED FIXTURES SUCH AS MALBOWES, MEDICINE CABINETS, FIRE EXTINGUISHER CABINETS AND ELECTRICAL OUTLET PANELS EXCEEDING 16 SQUARE INCHES IN AREA, AS WELL AS BEHIND BATHTUB AND SHOWER ENCLOSURES SHALL BE LINED W/ 5/8" TYPE X GYP BD (CBC 709.6 OR 709.7)
- F. FIRE PROTECTION REQUIRED FOR COMMERCIAL COOKING EQUIPMENT. FIRE PROTECTION PLANS TO BE SUBMITTED TO FIRE DEPARTMENT FOR SEPARATE REVIEW AND APPROVAL.

TACTILE EXIT SIGNS

- 1. REFER TO SHEET G0.9 FOR SPECIFIC DETAILED INFORMATION AND REQUIREMENTS.
- 2. EACH GRADE LEVEL EXIT DOOR SHALL BE IDENTIFIED BY THE WORD "EXIT"
- 3. EACH DOOR THAT LEADS DIRECTLY TO A GRADE LEVEL EXTERIOR EXIT BY THE MEANS OF AN EXIT STAIR SHALL BE IDENTIFIED WITH THE WORDS "EXIT STAIR DOWN" OR "EXIT STAIR UP" BASED ON APPROPRIATE DIRECTION.
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- 9 LOCKERS

1 ENLARGED FLOOR PLAN - FIRST LEVEL - AREA B
SCALE: 1/4" = 1'-0"

HOTEL ONLY
SUBMITTAL

AC MARRIOTT HOTEL
2970 LAKESIDE DRIVE
SANTA CLARA, CALIFORNIA

ENLARGED PLAN - 1ST LEVEL - AREA B



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75-15746-00
07/26/2017
Revisions

- 7 HOTEL ONLY SUBMITTAL 07/26/2017
- 11 HOTEL ONLY RESUBMITTAL 11/03/2017
- 12 HOTEL ONLY RESUBMITTAL 01/23/2018
- 13 HOTEL ONLY RESUBMITTAL 01/23/2018
- 14 HEALTH POOL PLAN CHECK 03/16/2018
- 15 BULLETIN #3 LEVEL 1 04/23/2018
- 16 REVISIONS & DOOR HARDWARE
- 19 HEALTH POOL PLAN CHECK 05/23/2018

A2.11

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A USE PERMIT TO ALLOW ON-SITE SALE AND SERVICE OF ALCOHOL (ABC LICENSE TYPE 47) AT THE AC MARRIOTT HOTEL LOCATED AT 2950 LAKESIDE DRIVE, SANTA CLARA, CA

PLN2019-13743 (Use Permit)

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on February 15, 2019, Vince Cuce with AHTRST Concessions, LLC on behalf of AC Marriott Hotel (“Applicant”) applied for a Use Permit to allow on-site sale and service of a full range of alcohol (ABC License Type 47) in a 3,500 square-foot portion of an existing hotel, located at 2950 Lakeside Drive (“Site Location”);

WHEREAS, the Site Location is currently zoned Light Industrial (ML) and has the General Plan land use designation of Low-Intensity Office/Research and Development (R&D);

WHEREAS, in order to implement the proposed activity, the Site Location requires a Use Permit to allow alcohol sales and consumption in conjunction with food service within the 3,500 square foot restaurant on the ground floor of the AC Marriott Hotel, as shown on the Development Plans;

WHEREAS, the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000 *et seq.*, requires a public agency to evaluate the environmental impacts of a proposed project. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301, Class 1 existing facilities, in that the proposed use will occur at an existing location involving negligible or no expansion of an existing use;

WHEREAS, commercial uses including restaurants that serve alcoholic beverages are conditionally permitted in the Light Industrial (ML) district, by the Planning Commission with the approval of a Use Permit;

WHEREAS, pursuant to SCCC Section 18.110.040, the Planning Commission cannot grant a Use Permit without first making specific findings related to the effect of the project on health, safety, peace, comfort, and general welfare, based upon substantial evidence in the record;

WHEREAS, on April 12, 2019, the notice of public hearing for the April 24, 2019 meeting date for this item was posted in three conspicuous locations within 300 feet of the Site Location and mailed to all property owners located within 300 feet of the Site Location; and,

WHEREAS, on April 24, 2019, the Planning Commission conducted a public hearing, at which all interested persons were given an opportunity to present evidence and give testimony, both in support of and in opposition to the proposed Use Permit.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.

2. That the Planning Commission hereby finds that approving a Use Permit to allow sale and service of a full-range of alcohol (ABC License Type 47) in the 3,500 square foot restaurant on ground floor of the AC Marriott Hotel is an appropriate ancillary use to the commercial hotel use.

3. That the Planning Commission hereby finds as follows:

A. The establishment or operation of the use or building applied for, under the circumstances of the particular case, are essential or desirable to the public convenience or welfare in that the proposal would serve to expand the options available to local and regional customers by providing a full restaurant use within an approved hotel to meet the interests of local customers and visitors to the region;

B. Said use will not be detrimental to any of the following:

1) The health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, in that the proposal provides a

restaurant that serves alcohol in conjunction with food in a restaurant within a hotel which meets all City of Santa Clara codes and regulations; the restaurant will be routinely manned and maintained; and the restaurant will comply with any and all City and state laws regarding the sale of alcoholic beverages;

2) The property or improvements in the neighborhood of such proposed use, in that the proposed use will occur in a full-service hotel, and on-site parking is sufficient and available to service the proposed use;

3) The general welfare of the City, in that the proposed use expands the options available to the local and regional population by providing a restaurant use serving a full-range of alcohol to support businesses, residents, and visitors in the vicinity of the Site Location;

C. That said use will not impair the integrity and character of the zoning district, in that the proposal is designed and conditioned in a manner to be compatible with adjacent commercial and industrial development, on a developed parcel, with adequate parking, and properly designed ingress and egress points; and,

D. That said use is in keeping with the purposes and intent of the Zoning Code, in that a restaurant that serves alcohol in conjunction with food, may be conditionally permitted when the use would not be objectionable or detrimental to the adjacent properties in this Light Industrial zoning district.

4. That the Planning Commission hereby approves Use Permit PLN2019-13743 to allow on-site sale and service of alcohol (ABC License Type 47) in a restaurant, located at 2950 Lakeside Drive, subject to the Conditions of Approval, attached hereto and incorporated herein by this reference.

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 24th DAY OF APRIL, 2019, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

- Attachments Incorporated by Reference:
1. Development Plans
 2. Conditions of Approval

Conditions of Approval

GENERAL

- G1. Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against the City by reason of its approval of developer's project.
- G2. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with all building code requirements and conditions thereof.
- C2. The project shall comply with all California Department of Alcoholic Beverage Control licensing requirements.
- C3. The Director of Community Development may refer the Use Permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved project description. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the Use Permit to the Planning Commission within three months for consideration of revocation proceedings.
- C4. Full menu food service shall be available during all hours that the restaurant is open and alcoholic beverages (beer, wine and distilled spirits) are served.
- C5. The hours of operation shall be limited to the hours of 6:30 a.m.-12 a.m. every day.
- C6. On-site consumption of alcohol shall be limited to within the restaurant, meeting rooms, outdoor pool area and the patio seating area.
- C7. No live entertainment or amplified music will be allowed, unless it is wholly incidental to the restaurant use.
- C8. The Planning Commission shall review this Use Permit twelve (12) months from the date that applicant obtains an active Alcoholic Beverage Control (ABC) License Type 47. After six months from obtaining the ABC license, the City shall conduct an administrative review of any ABC violations and police service calls, and shall report any significant occurrences to the Planning Commission.
- C9. Applicant is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

ENGINEERING

- E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all

appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

WATER AND SEWER UTILITIES

W1. All food service projects conducting commercial cooking operations including dishwashing activities and equipment cleaning that generate grease-laden wastewater are subject to review from the Water and Sewer Utilities Department, for FOG Control and grease interceptor installation requirements. All food service projects are required to have an approved stamp from the Santa Clara County Department of Environmental Health before plans can be accepted for review. Contact Compliance Division of the Water and Sewer Utilities at (408) 615-2002 for a Food Service Checklist to initiate the process.



Agenda Report

19-361

Agenda Date: 4/24/2019

REPORT TO PLANNING COMMISSION

SUBJECT

Consent: Action on Use Permit for ABC License Type 41 for Chipotle Mexican Grill located at 3249 Coronado Place

REPORT IN BRIEF

Project: Use Permit to allow on-site sale and consumption of beer and wine (ABC Type 41 License)

Applicant: Tim Luskin, Chipotle Mexican Grill

General Plan: Regional Mixed Use

Zoning: Planned Development (PD)

Site Area: 2,372 square foot tenant space

Existing Site Conditions: Existing tenant space within Santa Clara Square

Surrounding Land Uses

North: U.S. 101 Highway (U.S. 101)

South: Industrial Uses

East: Industrial Uses

West: Commercial Park

Issues: Consistency with the City's General Plan and Zoning Ordinance

Staff Recommendation: Adopt the resolution approving the Use Permit, subject to conditions of approval

BACKGROUND

The applicant is requesting a Use Permit to allow the sale and service of beer and wine in a new restaurant (Chipotle Mexican Grill). The restaurant occupies a 2,372 square foot tenant space with 56 indoor seats and 8 outdoor seats on the shared sidewalk for common area seating in Santa Clara Square, a multi-tenant retail/apartment mixed-use complex at the northeast corner of Bowers Avenue and Scott Boulevard.

Chipotle Mexican Grill is a corporate owned-and-operated "fast-casual" restaurant chain that offers a simplified Mexican-style menu. The restaurant is open daily from 9 a.m. to 11 p.m. and employs approximately 12 persons per shift. Alcohol sales for on-site consumption are proposed daily during food service hours.

DISCUSSION

The primary issues for the project are consistency with the City's General Plan and Zoning Code.

Consistency with the General Plan

The subject property has a General Plan designation of Regional Mixed Use. This classification is a combination of the Regional Commercial and High Density Residential designations and is intended for high intensity, mixed use development along major transportation corridors in the City. This designation permits all types of retail, local serving offices, hotel and service uses, except for auto-oriented uses, to meet local and regional needs. The proposed project is consistent with the following General Plan policies:

- 5.3.4 P6 Locate a neighborhood square or plaza within large mixed use developments.
- 5.3.4 P11 Foster active, pedestrian oriented uses at the ground level, such as retail shops, offices, restaurants with outdoor seating, public plazas or residential units with front stoops, in mixed use development.

Zoning Conformance

The zoning designation for the subject property is Planned Development (PD). This district is intended to accommodate development that is compatible with the existing community and that integrates uses that are not permitted to be combined in other zone districts; or utilizes imaginative planning and design concepts that would be restricted in other zone districts; or subdivides land or air space in a manner that results in units not having the required frontage on a dedicated public street; or creates a community ownership project.

Pursuant to Santa Clara City Code (SCCC), restaurants that serve alcoholic beverages are subject to Planning Commission review and approval of a Use Permit. SCCC Section 18.110.040 specifies the findings required in order for the Planning Commission to grant a use permit. Included in the Conditions of Approval (C8) is a requirement for the Planning Commission to review the Use Permit within 12 months from the date the applicant obtains an ABC Type 41 License. After six months from obtaining the ABC license, the City shall conduct an administrative review of ABC violations and police service calls and shall report any significant occurrences to the Planning Commission.

Use Permit Findings

The applicant is requesting a Use Permit to allow on-site sale and service of beer and wine (ABC License Type 41) in a new restaurant. The applicant has provided proposed findings to support the Use Permit request and is attached to this staff report. Use Permit findings are prepared and presented in the attached Planning Commission Resolution.

Circulation and Parking

Santa Clara Square is accessed from Augustine Drive or Scott Boulevard by four driveways. The PD development standards for the retail center and residential/mixed use (PLN2014-10257/PLN2015-10900) propose one parking space for each 200 square feet of floor area regardless of the number of seats. There is no parking requirement for common area seating. The parking standards are generally consistent with the City's parking regulations. The proposal does decouple the requirement for parking associated with indoor seating for eating and dining establishments. The proposed 56 interior seating inside of the new restaurant is in conformance with the parking standards on site. The proposed 8 exterior seats will be located on the shared sidewalk in the common seating area. There is no enclosed patio for the 8 exterior seats and alcohol is not allowed in the outdoor seating area.

Santa Clara Square has a Master Retail Seating and Parking Permit Program in place (PLN2016-11668). Additional retail parking would be provided on site within the office campus parking garage located across Augustine Drive near the western portion of the project site. There are 320 parking spaces available within the office parking garage for Santa Clara Square retail employee and customer parking. The parking spaces within the parking garage may vary, but will be available indefinitely for retail parking.

Conclusion

The proposal is consistent with the General Plan and zoning designations for the subject property. The proposed on-site sale and service of beer and wine is an ancillary activity to the permitted restaurant use that would meet customer needs and convenience, enhance a quality commercial use and dining experience, and draw local and regional patronage to the restaurant.

ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301, Class 1 Existing Facilities, in that the proposed use will occur inside an existing building involving negligible or no expansion of an existing use.

FISCAL IMPACT

There is no cost to the City other than administrative staff time and expense which are offset by permit application fees.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public notice was posted within 300 feet of the project site and mailed to property owners within 300 feet of the project site.

RECOMMENDATION

Adopt a Resolution approving a Use Permit for the sale and service of beer and wine (ABC License Type 41) in a new restaurant (Chipotle Mexican Grill), subject to conditions.

Prepared by: Tiffany Vien, Assistant Planner

Approved by: Reena Brilliot, Planning Manager

ATTACHMENTS

1. Development Plans
2. Resolution Approving the Use Permit
3. Conditions of Approval
4. Applicant Proposed Findings

REGULATORY AGENCIES & UTILITIES				
PLANNING/ZONING City of Santa Clara Planning Division 1500 Warburton Avenue Santa Clara, CA 95050 Contact: Jen Chen 408-615-2455	HEALTH DEPARTMENT Santa Clara County Department of Environmental Health 1555 Berger Drive Building 2, Suite 300 San Jose, CA 95112 408-918-3400	SEWER/WASTEWATER City of Oklahoma City Department of Utilities 420 W. Main Oklahoma City, OK 73102 405-297-2833	FIRE DEPARTMENT City of Santa Clara Fire Department 1675 Lincoln Street Santa Clara, CA 95050 Contact: William Kelly 408-615-4900	TELEPHONE AT&T
BUILDING DEPARTMENT City of Santa Clara Planning Division 1500 Warburton Avenue Santa Clara, CA 95050	WATER MANAGEMENT City of Santa Clara Water & Sewer Utilities 1500 Warburton Avenue Santa Clara, CA 95050 408-615-2000	NATURAL GAS SERVICE Pacific Gas & Electric P.O. Box 997310 800-468-4743	ELECTRICAL SERVICE City of Santa Clara Silicon Valley 1500 Warburton Avenue Santa Clara, CA 95050 408-615-2300	

DEFERRED SUBMITTALS	SEPARATE PERMITS REQUIRED DIRECTLY WITH SCFD	
1. Signage	1. Cooking Oil Storage Tanks (exceeding 60 gallons)	5. Fire Alarm System Modifications
	2. Hood/Duct Fire Suppression Systems	6. Refrigerant System
	3. Carbon Dioxide Beverage Systems (exceeding 100 lbs.)	7. ERRCS
	4. Automatic Sprinkler System Modifications	

PROJECT CONTACTS		LANDLORD CONTACTS	
LANDLORD Irvine Company Retail Properties 110 Innovation Drive Irvine, CA 92617 Contact: Ashley Eckenstein aeckenstein@irvinecompany.com 949-720-2953	ARCHITECT John M. Dungan, Architect 8826 Santa Fe Dr, Suite 304 Overland Park, KS 66212 Contact: Shawna Fuhrman sfuhrman@jmdg.biz 913-341-2466 913-341-2455 fax	UTILITY COORDINATOR Gaucher & Associates 2060 Baldwin Court Seaside, CA 93955 Contact: Paul Gaucher paul@gaucherinc.com 831-233-6015	SANTA CLARA SQUARE APARTMENTS RETAIL COMMUNITY MANAGEMENT Senior Director: Property Mgr - Phil Wise - 949-720-2373 Property Manager - Adam Krahl - 408-330-0162 Operations Manager - Steve Jones - 949-720-3112
TENANT Chipotle Mexican Grill 1401 Wynkoop Street, Suite 500 Denver, CO 80202 Contact: Justin Young j.young@chipotle.com 614-318-2404	MEP ENGINEER National Engineering 784 Morrison Road Columbus, OH 43230 Contact: Andy Janosik ajanosik@nationalengineering.com 614-328-2028	STRUCTURAL ENGINEER Norton & Schmidt Consulting Engineers 311 East 11th Avenue North Kansas City, MO 64116 Contact: Garth Durre garthd@nortonschmidt.com 816-421-4232 816-421-1956 fax	TENANT IMPROVEMENT CONSTRUCTION ACTIVITIES Tenant Coord., Mgr - Ashley Eckenstein - 949-720-2953 Tenant Coord., Director - Brandon Mucha - 949-720-3198 Retail Coordinator - Paulette Barsi - 408-330-0148

LANDLORD REQUIRED REVIEWERS			
ACOUSTICAL REVIEW Veneklasen Associates Contact: John Loverdeph 310-565-5118 jloverder@veneklasen.com	STRUCTURAL REVIEW FBA, Inc. Structural Engineers Contact: Jennifer Cassity 510-265-1838 jennifer@baengineers.com	AIR QUALITY REVIEW Air Cleaning Technology Contact: Sergio Lazzara 714-641-5005 sergio@aircleaningtechnology.com	WATERPROOFING REVIEW Allana Buick & Bers, Inc. (ABB) Contact: Matt Dutrow 510-380-8219 mdutrow@abbae.com

LANDLORD REQUIRED SUBCONTRACTORS				
ROOFING PENETRATION & WATERPROOFING Allana Buick & Bers, Inc. (ABB) Contact: Matt Dutrow 510-380-8219 mdutrow@abbae.com	FIRE SPRINKLER Automatic Fire Sprinkler Contact: Heather McNeil 714-841-2066 heather@afsfire.com	FIRE ALARM Red Rock Security & Cabling, Inc. Contact: Randy Jara 949-900-3460 randy@ilredrock.com	ROOFING REPAIR All Seasons Roofing Contact: Vlad Gorshsteyn 408-971-4455 vlad@allseasonroof.com	HVAC ALTERATION/REPAIR LDI Mechanical Contact: Dustin Stinnett 916-361-3925 dustin.stinnett@ldimechanical.com
ELECTRICAL REPAIR Seal Electric Contact: Nick Bongiovanni 619-341-4024 nick@sealelectric.com	EXTERIOR PLASTER Tremco Plastering, Inc. Contact: Rich Durin 510-364-3053 richd@veccompanies.com	STOREFRONT REPAIR AGS-Architectural Glass Systems Contact: Todd Murdock 916-374-0376 tmurdock@archgcs.com	VAPOR BARRIER High-End Development Contact: Brad Eck 925-881-2540 brad@highendmail.com	VAPOR MITIGATION SYSTEM Roux Associates Contact: David Dixon 415-967-8912 ddixon@rouxinc.com

ABBREVIATIONS			
CL CENTER LINE	GA GAUGE	SIM SIMILAR	
(E) EXISTING CONSTRUCTION	GALV GALVANIZED	SPS SODA POP SUPPLIER	
(N) NEW CONSTRUCTION	GC GENERAL CONTRACTOR	SS SUPPORT SIGNAGE	
@ AT	GYP GYPSUM	SSS CCTV AND SAFE/CASHBOX	
Ø DIAMETER OR ROUND		STR STRUCTURE	
AFV ABOVE FINISH FLOOR	HES TENANT'S HVAC EQUIPMENT SUPPLIER	T TENANT	
ALUM ALUMINUM	HS HOOD SUPPLIER	T.B.D. TO BE DETERMINED, SEE FIELD REFERENCE MANUAL	
ARCH ARCHITECTURAL	HVAC HEATING AND VENTILATING	T.O. TOP OF	
AS ART AND CHAIRS SUPPLIER	INT INTERIOR	TAB TENANT'S TEST & BALANCE VENDOR	
ASS ALARM SYSTEM SUPPLIER	KES KITCHEN EQUIPMENT SUPPLIER	TOC TENANT'S CABLING CONTRACTOR	
B.O. BOTTOM OF OR BACK OF BOARD	MAX MAXIMUM	THS TENANT'S HARDWARE SUPPLIER	
BDG BUILDING	MCH MECHANICAL	TLS TENANT'S LIGHT/LAMP SUPPLIER	
C.O. CENTER OF	MFR MANUFACTURER	TMB TENANT'S MENU BOARD SUPPLIER	
CMU CONCRETE MASONRY UNIT	MIN MINIMUM	TMS TENANT'S MILL/WORK SUPPLIER	
CO2 CO2 SUPPLIER	MISC MISCELLANEOUS	TP TENANT'S PHONE SUPPLIER	
CS CHEMICAL SUPPLIER	MSS MUSIC SYSTEMS SUPPLIER	TRS TENANT'S RAILING SUPPLIER	
DM DIMENSION(S)	N.I.C. NOT IN CONTRACT	TS TENANT'S SAFE SUPPLIER	
EA EACH	NO NUMBER	TSS TENANT'S SMART SAFE SUPPLIER	
EL ELEVATION (VERTICAL HEIGHT)	OC ON CENTER	TSV TENANT'S SIGN VENDOR	
ELEC ELECTRICAL	OSB ORIENTED STRAND BOARD	TUV TENANT'S UV SUPPLIER	
ELEV ELEVATION	PHS PHOTOGRAPHY SUPPLIER	TYP TYPICAL	
EQ EQUAL	POS POINT OF SALE	U.N.O. UNLESS NOTED OTHERWISE	
EXT EXTERIOR	PREP PREPARATION	UPS UNINTERRUPTED POWER SUPPLY	
F.O. FACE OF	PVC POLYVINYL CHLORIDE	VAR VARIES	
F.V. FIELD VERIFY	R RADIUS	WI WITH	
FRP FIBERGLASS REINFORCED PANEL	RTU ROOF TOP UNITS	WCS TENANT'S WALK-IN COOLER SUPPLIER	
FRT FIRE RETARDANT-TREATED		WHS WATER HEATER SUPPLIER	
		WS TENANT'S WINDOW SHADE SUPPLIER	

SYMBOLS LEGEND			
	ELEVATION REFERENCE	ROOM NAME	ROOM NAME & NUMBER
	SECTION REFERENCE		REVISION NUMBER
	DETAIL REFERENCE		DOOR NUMBER
	COLUMN GRID LABEL		MISCELLANEOUS EQUIPMENT NUMBER
	WALL TAG		FURNITURE NUMBER
	LEVEL TARGET		KITCHEN EQUIPMENT NUMBER
	NORTH ARROW		WASHROOM ACCESSORIES NUMBER



Santa Clara Square
 Store No. 3293
 3249 Coronado Place
 Santa Clara, CA 95054

CODE AUTHORITIES

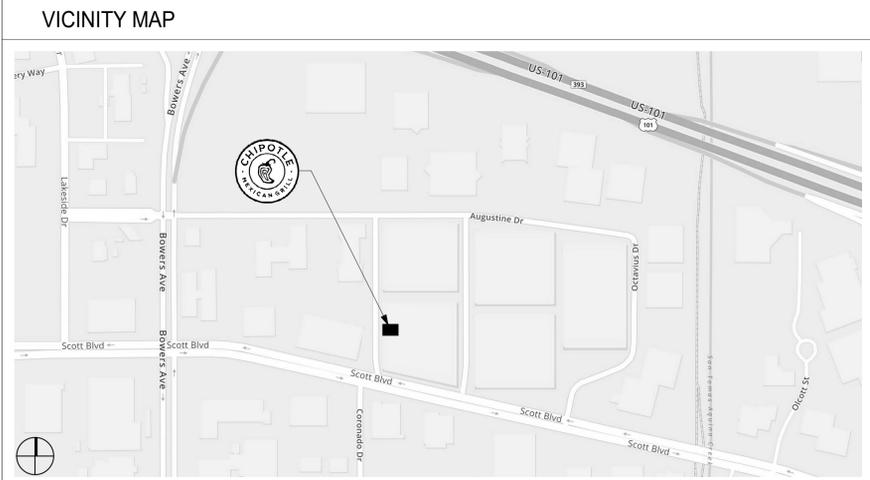
BUILDING CODE:	2016 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
MECHANICAL CODE:	2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2016 CALIFORNIA PLUMBING CODE
ENERGY CODE:	2016 GREEN BUILDING STANDARDS
ELECTRICAL CODE:	2016 ELECTRICAL CODE
FIRE CODE:	2016 CALIFORNIA FIRE CODE
ACCESSIBILITY:	2018 CALIFORNIA BUILDING CODE, CHAPTER 11B
ENERGY CODE:	2016 CALIFORNIA ENERGY CODE
LOCAL CODE:	2016 CITY OF SANTA CLARA MUNICIPAL CODE

CODE COMPLIANCE DATA

1. Occupancy Group (Chapter 3)	Building Overall Chipotle Previous Use of Chipotle's Premises	A-2/M/R-2 A-2 N/A
2. Type of Construction (Chapter 6)		Type 1-A Fully-Sprinklered
3. Occupancy Separation	Entire Restaurant/Retail area calculated as non-separated uses per Section 508.3 Vertical and Horizontal Separation of A-2/M and R-2 Occupancies	1-Hour Provided 3-Hour Provided
4. Allowable Area & Height	Allowable Building Height (Table 504.3) Group A-2, Sprinklered without Area Increase, Type 1-A Allowable Number or Stories Above Grade (Table 504.4) Group A-2, Sprinklered without Area Increase, Type 1-A Allowable Area (Section 506.2) Group A-2, Sprinklered with Multi-Story, Type 1-A, Without Frontage Increase	Unlimited Unlimited Unlimited
5. Actual Area & Height	Total Building Area Chipotle - Group A-2 Other Tenants - Group M Building Height	32,143 sf 2,372 sf 29,904 sf 4 Stories, 64 Feet
6. Occupant Load - Chipotle Tenant Space (Table 1004.1.2)	Dining Area Queue Line Admin Kitchen Mechanical Mezzanine Total Interior Occupant Load	56 Fixed Seats = 56 80 sf / 5 = 16 53 sf / 100 = 1 932 sf / 200 = 5 465 sf / 300 = 2 80
7. Number of Required Exits (Section 1006)		2 Required, 3 Provided
8. Occupant Load for Plumbing Fixtures (CPC, Table A)	Dining Area Queue Line Admin Kitchen Mechanical Mezzanine Total Interior Occupant Load	56 Fixed Seats / 2 = 28 80 sf / 30 = 3 53 sf / 200 = 1 932 sf / 200 = 5 465 sf / 300 = 2 39
8. Required Plumbing Fixtures (CPC, Table 422.1)	Water Closets (Male 1:1-50) Water Closets (Female 1:1-25) Lavatories (Male 1:1-150) Lavatories (Female 1:1-150) Urinals (Male 1:200)*	1 Required, 1 Provided 1 Required, 1 Provided 1 Required, 1 Provided 1 Required, 1 Provided 0 Required, 0 Provided
9. Fire Alarm	Building Occupant Load (Within Fire Area) Fire Alarm Required if Occupant Load is 300 or More (Section 907.2.1) Fire Alarm Provided	474 Estimated Yes Yes (tie into existing by landlord)

SHEET INDEX

SHEET NO.	SHEET NAME	REVISIONS												
		1	2	3	4	5	6	7	8	9	10	11	12	13
GENERAL														
G000	Project Data	•												
G001	Life Safety Plan	•												
G002	Accessibility Requirements													
G010	Architectural Specifications													
G011	Architectural Specifications													
G012	Architectural Specifications													
G013	Architectural Specifications													
G014	Architectural Specifications													
G015	Architectural Specifications													
G016	Architectural Specifications													
DEMISED PREMISES														
D101	Demised Premises Plan	•												
SITE														
SP100	Architectural Site Plan	•												
ARCHITECTURAL														
A101	Slab Work Plan	•												
A110	Architectural Floor Plan	•												
A120	Finish Plan	•												
A130	Fixtures, Furniture & Equipment Plan	•												
A131	Fixtures, Furniture & Equipment Schedules	•												
A140	Architectural Roof Plan	•												
A201	Reflected Ceiling Plan	•												
A210	Ceiling Details	•												
A211	Ceiling Details	•												
A301	Exterior Elevations	•												
A501	Architectural Wall Types	•												
A502	Interior Sections	•												
A601	Door & Hardware Schedule	•												
A701	Elevations - Interior Dining	•												
A702	Elevations - Interior Kitchen	•												
A710	Toilet Room Details	•												
A801	Finish Details	•												
A802	Finish Details	•												
A900	Interior Perspectives	•												
STRUCTURAL														
S1	Notes & Sections	•												
S2	Framing Plans & Sections	•												
FIRE PROTECTION														
F100	Fire Protection Plan	•												
HVAC														
M010	HVAC Specifications	•												
M020	Mechanical Title 24 Compliance	•												
M021	Mechanical Title 24 Compliance	•												
M022	Mechanical Title 24 Compliance	•												
M100	HVAC Plan	•												
M600	HVAC Schedules	•												
M700	HVAC Details	•												
PLUMBING														
P010	Plumbing Specifications	•												
P020	Plumbing Title 24 Compliance	•												
P100	Plumbing Plan Water & Gas	•												
P110	Plumbing Plan Waste & Vent	•												
P600	Plumbing Schedules	•												
P700	Plumbing Details	•												
ELECTRICAL														
E010	Electrical Specifications	•												
E011	Electrical Specifications 2	•												
E020	Electrical Title 24 Compliance	•												
E021	Electrical Title 24 Compliance	•												
E022	Electrical Title 24 Compliance	•												
E100	Electrical Lighting Plan	•												
E105	Emergency Egress Photometric Plan	•												
E110	Electrical Power Plan	•												
E600	Electrical Schedules	•												
E700	Electrical Interior Elevations	•												
E710	Electrical Details	•												



JOHN M DUNGAN
ARCHITECT

8826 Santa Fe Drive
Suite 304
Overland Park, KS 66212

913-341-2466
913-341-2455 fax

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 Santa Clara, CA 95054

Issue Record:	Permit Set
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Project No.
01456

Project Data

G000

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CHIPOTLE MEXICAN GRILL, INC.
1401 WYNKOOP STREET, SUITE 500
DENVER, COLORADO 80202
TELEPHONE: (303) 595-4000
FAX: (303) 595-4014
INTERNET: WWW.CHIPOTLE.COM

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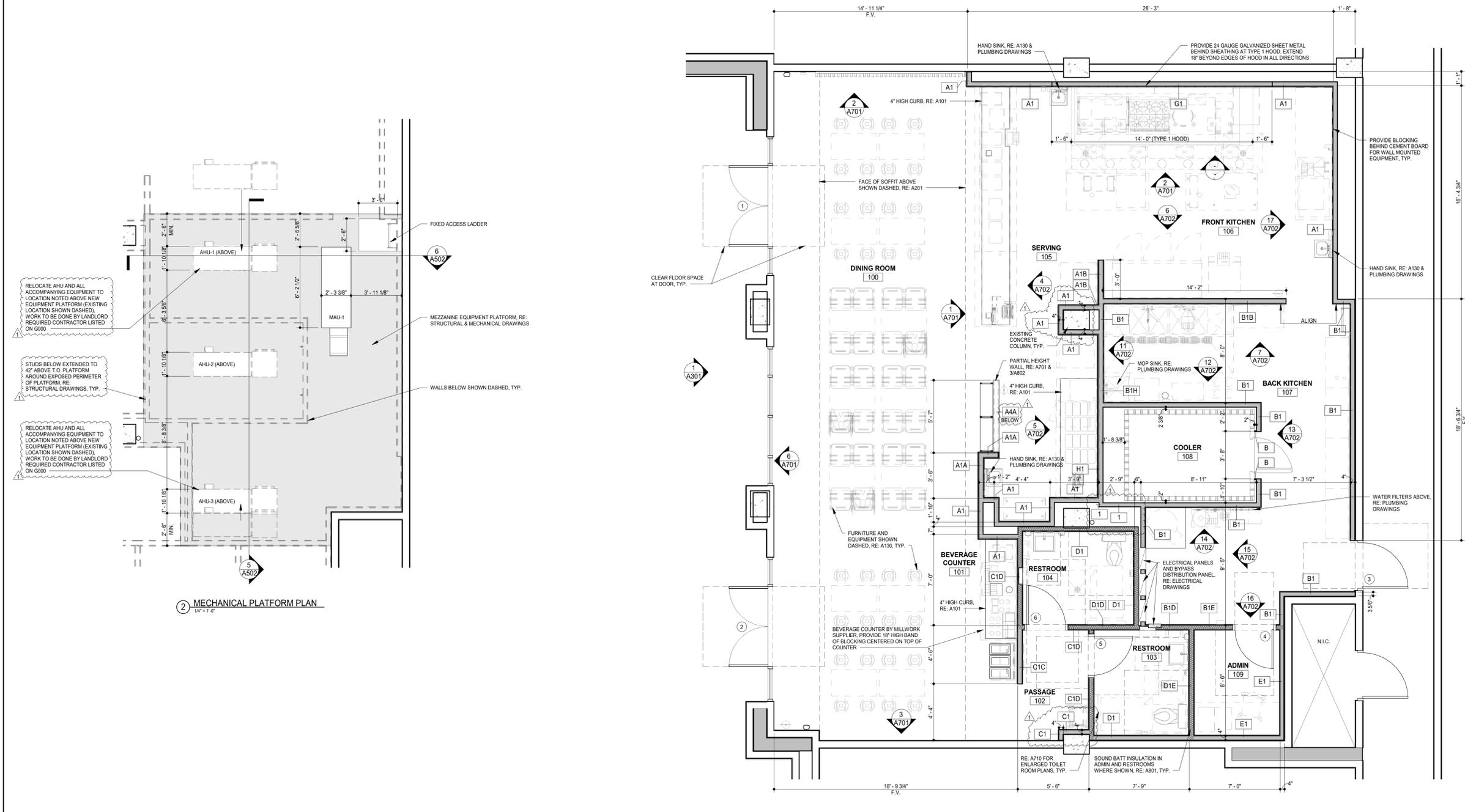
Project No.	01456
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GENERAL NOTES

- ALL DIMENSIONS ARE TO F.O. NEW FRAMING, F.O. EXISTING WALL, OR CENTERLINE OF STRUCTURE U.N.O.
- RE: A100 FOR FINISH PLAN
- RE: A501 FOR WALL TYPES INDICATING FRAMING AND SHEATHING
- DOOR JAMBS ARE 4" U.N.O.
- IN SITUATIONS WHERE TENANT'S G.C. IS TO PROVIDE TYPE 'X' GYP. BD. FOR A RATED ASSEMBLY, THE TYPE 'X' GYP. BD. IS REQUIRED TO GO BENEATH THE SHEATHING AND FINISHES.
- RE: A501 FOR STOREFRONT AND DOOR SCHEDULES.
- RE: A710 FOR ENLARGED TOILET ROOM PLAN
- PROVIDE BLOCKING IN WALLS FOR WALL MOUNTED SHELVING AND TOILET ROOM AND KITCHEN FIXTURES. RE: A710, A702 AND A710 FOR LOCATIONS

LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- SOUND BATT INSULATION
- WALK-IN COOLER
- DOOR TYPE, RE: A601
- WALL TYPE, RE: A501



RELOCATE AHU AND ALL ACCOMPANYING EQUIPMENT TO LOCATION NOTED ABOVE NEW EQUIPMENT PLATFORM (EXISTING LOCATION SHOWN DASHED). WORK TO BE DONE BY LANDLORD REQUIRED CONTRACTOR LISTED ON G000

STUDS BELOW EXTENDED TO 42" ABOVE T.O. PLATFORM AROUND EXPOSED PERIMETER OF PLATFORM, RE: STRUCTURAL DRAWINGS, TYP.

RELOCATE AHU AND ALL ACCOMPANYING EQUIPMENT TO LOCATION NOTED ABOVE NEW EQUIPMENT PLATFORM (EXISTING LOCATION SHOWN DASHED). WORK TO BE DONE BY LANDLORD REQUIRED CONTRACTOR LISTED ON G000

2 MECHANICAL PLATFORM PLAN
1/4" = 1'-0"

1 ARCHITECTURAL FLOOR PLAN
1/8" = 1'-0"

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01456	

Finish Plan

A120

ROOM FINISH SCHEDULE

ROOM #	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	REMARKS
100	DINING ROOM	F1	B1	RE. PLAN	C1/C2	Structure	
101	BEVERAGE COUNTER	F1/F5	B1	RE. PLAN	C3	9'-0"	
102	PASSAGE	F1	B1	P3/P4 U.N.O.	C3	9'-0"	
103	RESTROOM	F5	B3	P2	C3	8'-0"	RE: A710
104	RESTROOM	F5	B3	P2	C3	8'-0"	RE: A710
105	SERVING	F2	B2	P5	C3	9'-0"	
106	FRONT KITCHEN	F2	B2	P5	C4	10'-0"	
107	BACK KITCHEN	F2	B2	P6	C4	10'-0"	
108	COOLER	F2	B2	P7	C5	9'-6 1/4"	
109	ADMIN	F2	B2	P6	C4	9'-0"	EXTEND PLYWOOD SHEATHING ON WALLS TO DECK

FINISH LEGEND

FLOOR FINISHES	WALL BASE FINISHES	WALL FINISHES	DOOR FINISHES	CEILING/DECK FINISHES
F1 POLISHED CONCRETE	B1 4" BLACK CERAMIC TILE, NO COVE, RE: 12/A801 FOR DETAILS	P1 GYPSUM BOARD, PAINT "MOONLIT SNOW"	D1 PAINT "VICTORIAN PEWTER"	C1 OPEN TO STRUCTURE, PAINTED VICTORIAN PEWTER
F2 QUARRY TILE	B2 QUARRY TILE - COVE, RE: 9-11/A801	P2 FIBERGLASS REINFORCED PANELS (SMOOTH FINISH) TO 4'-3" A.F.F., RUN HORIZONTALLY PER A710.	D2 PAINT "KNIGHT'S ARMOR"	C2 METAL FIN CEILING SYSTEM
F3 NOT USED	B3 4" BLACK CERAMIC TILE - COVE, RE: 14/A801	P3 GYPSUM BOARD, PAINT "THIN ICE", SATIN FINISH ABOVE 4'-4" A.F.F.		C3 GYPSUM BOARD, PAINT "MOONLIT SNOW"
F4 NOT USED	B4 QUARRY TILE - NO COVE, RE: 15/A801	P4 GYPSUM BOARD, PAINT "THIN ICE", SEMI-GLOSS FINISH BELOW 4'-4" A.F.F.		C4 2X4 VINYL-FACED LAY-IN
F5 RESINOUS FLOORING	B5 CERAMIC TILE, ROTATE VERTICALLY AND CUT TO FIT, RE: 16/A802	P5 CERAMIC TILE, RE: A802		C5 EXPOSED COOLER PANEL (EMBOSSED COATED STEEL)
		P6 FIBERGLASS REINFORCED PANELS (PEBBLED FINISH)		
		P7 EXPOSED COOLER WALL (EMBOSSED COATED STEEL). PROVIDE SMOOTH FINISH STAINLESS STEEL TO 48" AFF ON KITCHEN SIDE.		
		P8 GYPSUM BOARD, PAINT "AUTUMN RIDGE" BEHIND SLAT WALL ONLY. PAINT TRANSITION INSET 1/2" FROM OUTSIDE SLAT WALL EDGE.		
		P9 WOOD SLAT WALL SYSTEM		
		P10 STONEMOOD WAINSCOT, RE: 7/A801		

INTERIOR WALL AND CEILING FINISH REQUIREMENTS

GROUP	SPRINKLERED EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDOR	ROOMS & ENCLOSED SPACES	NON-SPRINKLERED EXIT ENCLOSURES & EXIT PASSAGEWAYS	CORRIDOR	ROOMS & ENCLOSED SPACES
A/2	B	B	C	A	A	B
B	B	C	C	A	B	C

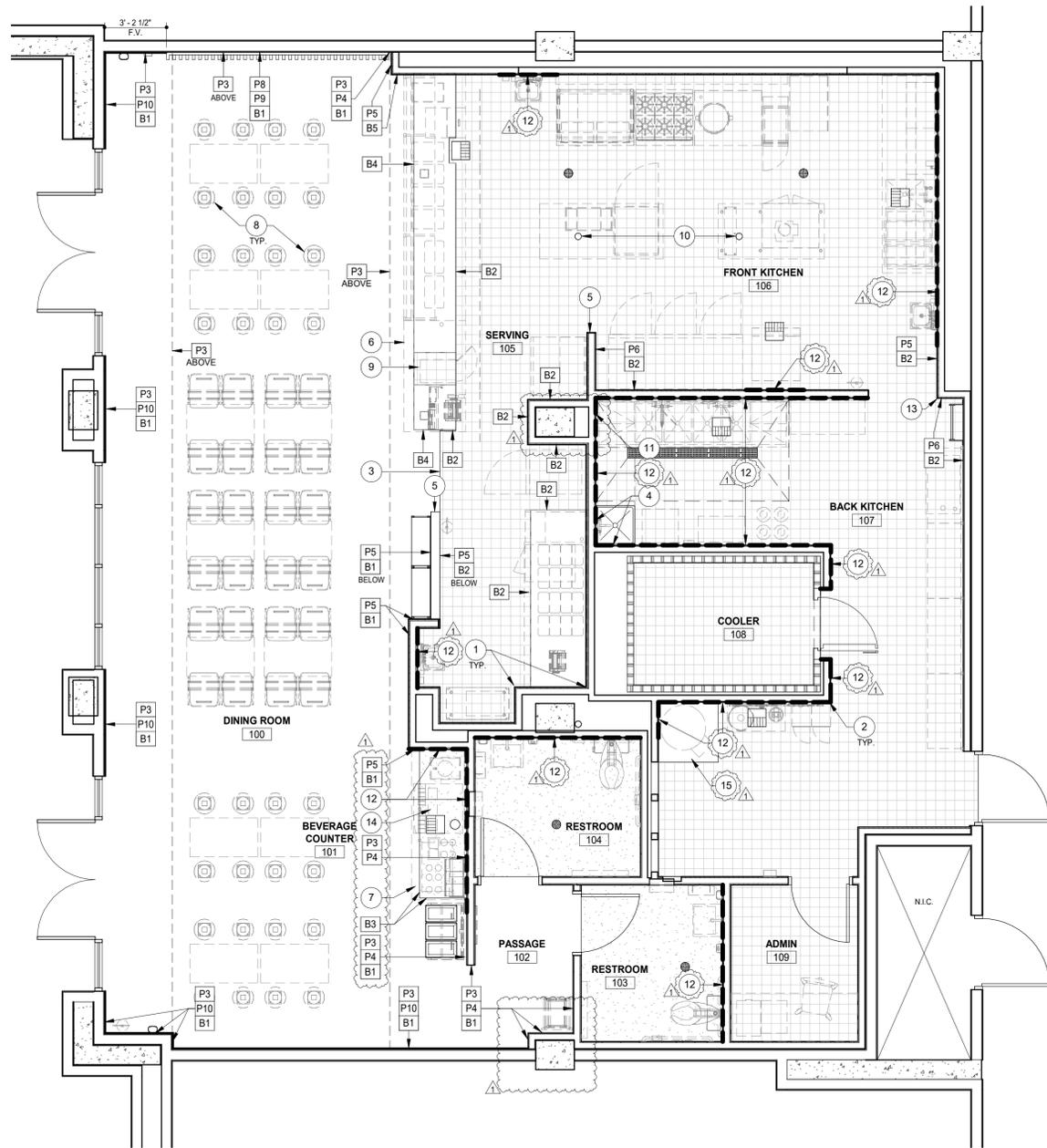
*RE: A800 FOR GROUP TYPE AND IF BUILDING IS SPRINKLERED OR NON-SPRINKLERED

GENERAL NOTES

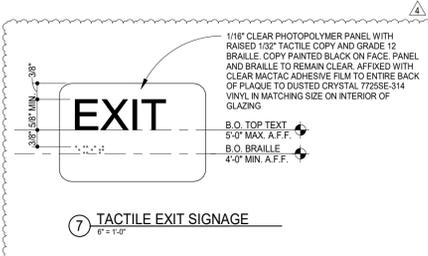
- PAINT ALL GYPSUM BOARD CEILINGS "MOONLIT SNOW," U.N.O.
- RE: A801 AND A802 FOR STANDARD FINISH DETAILS
- CHANGE FLOOR MATERIALS UNDER DOOR WHERE OCCURS
- ALL FINISHES TO BE CLASS C
- ENSURE THAT ALL STOREFRONT HAS CONTINUOUS, CLEAN SEALANT AROUND THE INTERIOR AND EXTERIOR PERIMETER BETWEEN THE STOREFRONT AND ADJACENT WALL FINISHES
- GC IS RESPONSIBLE FOR SEQUENCING OF PREWIRING WITH COMPLETION OF INTERIOR FINISHES
- WOOD SLAT WALL AND CEILING ELEMENT PROVIDED BY TMS, INSTALLED BY GC.
- ALL FINISHED WOOD SLATS SHALL HAVE A POST-CATALYZED CONVERSION VARNISH, TOUCH UP IN FIELD AS NECESSARY PER SPECIFICATIONS
- PROVIDE STAINLESS STEEL BASE AT ALL OUTSIDE QUARRY TILE CORNERS, RE: SPECS
- PROVIDE WATER PROOFING AT ALL KITCHEN AND RESTROOM WALLS, RE: A801 AND QUARRY TILE BASE SPEC

FINISH PLAN KEYNOTES

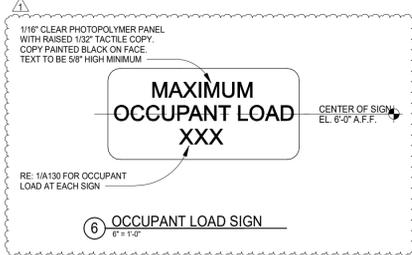
- RE: 4 AND 5/A802 FOR CERAMIC TILE CORNER DETAILS
- RE: 2/A801 FOR STAINLESS STEEL CORNER GUARD AT FRP
- PROVIDE FLOOR TRANSITION PER DETAIL 5/A801, ALIGN WITH KITCHEN SIDE OF PARTIAL HEIGHT WALL
- PROVIDE STAINLESS STEEL TO 24" ABOVE MOP SINK. FLASH BOTTOM EDGE OVER MOP SINK RIM. BEND STAINLESS STEEL AT INSIDE CORNER SO THERE IS NO JOINT, RE: 3/A801
- RE: 1/A801 FOR ALUMINUM ENDCAP DETAIL
- STONEMOOD PANELS ON SERVING LINE UNIT BY EQUIPMENT SUPPLIER
- UTENSIL COUNTER BY MILLWORK SUPPLIER, RE: A130
- EQUIPMENT AND FURNITURE SHOWN DASHED, RE: A130
- INSTALL QUARRY TILE ON TOP OF SERVE LINE CURB WHERE INDICATED. INSTALL BULLNOSE TILE AT TOP FRONT EDGE TO LAP OVER CUT BASE TILE, RE: 15/A801
- RE: 8/A801 FOR DETAIL AT PRECUTTING TABLE POWER SOURCE
- PROVIDE STAINLESS STEEL FLASHING WHERE 4-COMP IS AGAINST THE WALL TO 1" ABOVE TOP OF 4-COMP SPLASH. FLASH BOTTOM EDGE OVER 4-COMP SINK SPLASH. BEND STAINLESS STEEL AT INSIDE CORNER SO THERE IS NO JOINT, RE: 5/A130 FOR DETAIL
- WATERPROOFING SHALL EXTEND FULL HEIGHT OF FINISH AT THIS LOCATION ONLY (NOTED BY THICK BLACK LINE)
- RE: 8/A802 FOR TILE TO FRP CORNER
- APPLY RESINOUS FLOORING TO T.O. BEVERAGE COUNTER CURB
- QUARRY TILE ON TOP OF WATER HEATER CURB



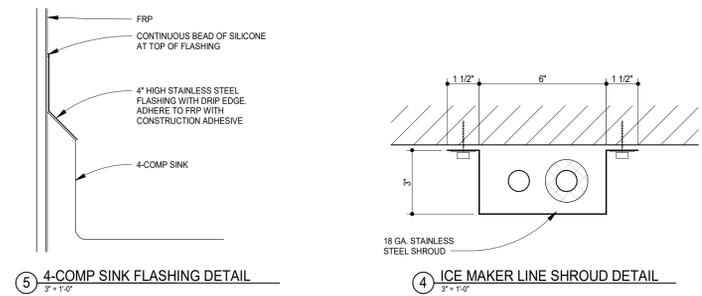
1 FINISH PLAN
1/4" = 1'-0"



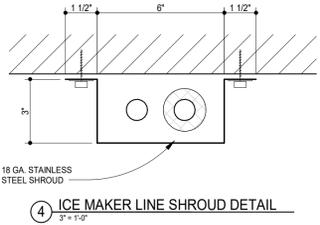
7 TACTILE EXIT SIGNAGE
6" x 10"



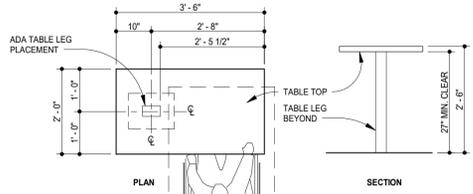
6 OCCUPANT LOAD SIGN
6" x 10"



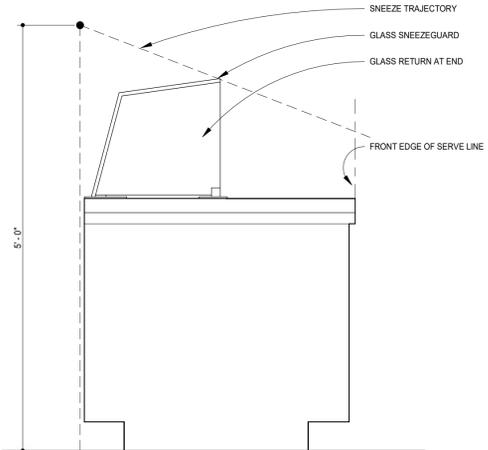
5 4-COMP SINK FLASHING DETAIL
3" x 1-0"



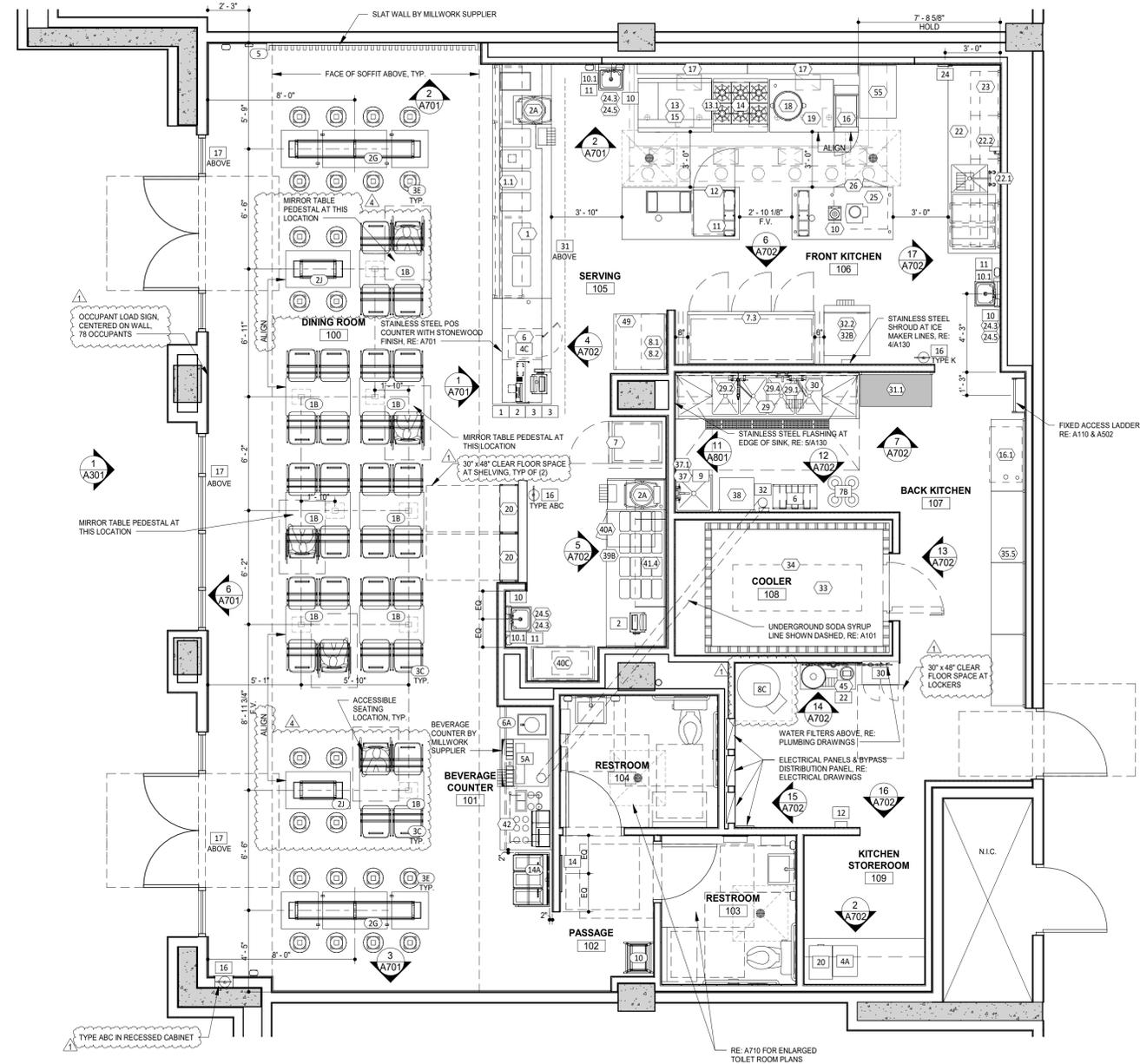
4 ICE MAKER LINE SHROUD DETAIL
3" x 1-0"



3 ACCESSIBLE TABLE DETAIL
12" x 1-0"



2 SNEEZEGUARD SECTION
1" x 1-0"



1 FURNITURE, FIXTURE & EQUIPMENT PLAN
1/4" = 1'-0"

GENERAL NOTES

- RE: A131 FOR EQUIPMENT SCHEDULES
- ALL DIMENSIONS TO FACE OF GYPSUM BOARD, FACE OF FINISH PLYWOOD, CENTERLINE OF FURNITURE OR COLUMN GRID, U.N.O.
- MAINTAIN MINIMUM 2'-0" CLEAR @ QUEUE LINE & EXIT PATHWAYS, TYP.
- RE: INTERIOR ELEVATIONS FOR ADDITIONAL DIMENSIONS
- PROVIDE BLOCKING IN WALLS FOR WALL-MOUNTED ARTWORK, TOILET ROOM AND KITCHEN FIXTURES
- A CONCRETE SLAB IS PROVIDED FOR TRASH, GARBAGE AND GREASE CONTAINER STORAGE. WALL ENCLOSING AREA SHALL BE SMOOTH, SEALED AND WASHABLE.
- PROVIDE FIRE EXTINGUISHERS AS FOLLOWS:
(2) TYPE ABC - LOCATE PER FIRE MARSHAL
(1) TYPE K - LOCATE PER FIRE MARSHAL
(1) HOOD SUPPRESSION SYSTEM

LANDLORD REQUIRED NOTES

- AN ACORN TYPE CAP NUT OR EQUIVALENT IS TO BE UTILIZED TO SECURE THE PROPOSED STOODS (SE) TO THE SLAB IN ORDER TO HIDE THE EXPOSED THREAD.
- THE POSDCASH REGISTERS MUST BE EITHER RECESSED INTO THE COUNTERTOP AT THE CASH WRAP AND/OR HAVE A SCREEN TO CONCEAL THE BACKS OF THE EQUIPMENT FROM PUBLIC VIEW.

56 interior seats
Patio - no designated patio - no exterior service of alcohol

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CHIPOTLE MEXICAN GRILL, INC.
1401 WYNWOOD STREET, SUITE 500
DENVER, COLORADO 80202
TELEPHONE: (303) 595-4000
FAX: (303) 595-4014
INTERNET: WWW.CHIPOTLE.COM

Santa Clara Square
Store No. 3293
3249 Coronado Place
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02/28/2019	Construction Set

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01/30/2019	City Comments 3

Project No.
01456

Fixtures, Furniture & Equipment Plan

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1401 WYNNCOOP STREET, SUITE 500
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Elevations - Interior
Dining

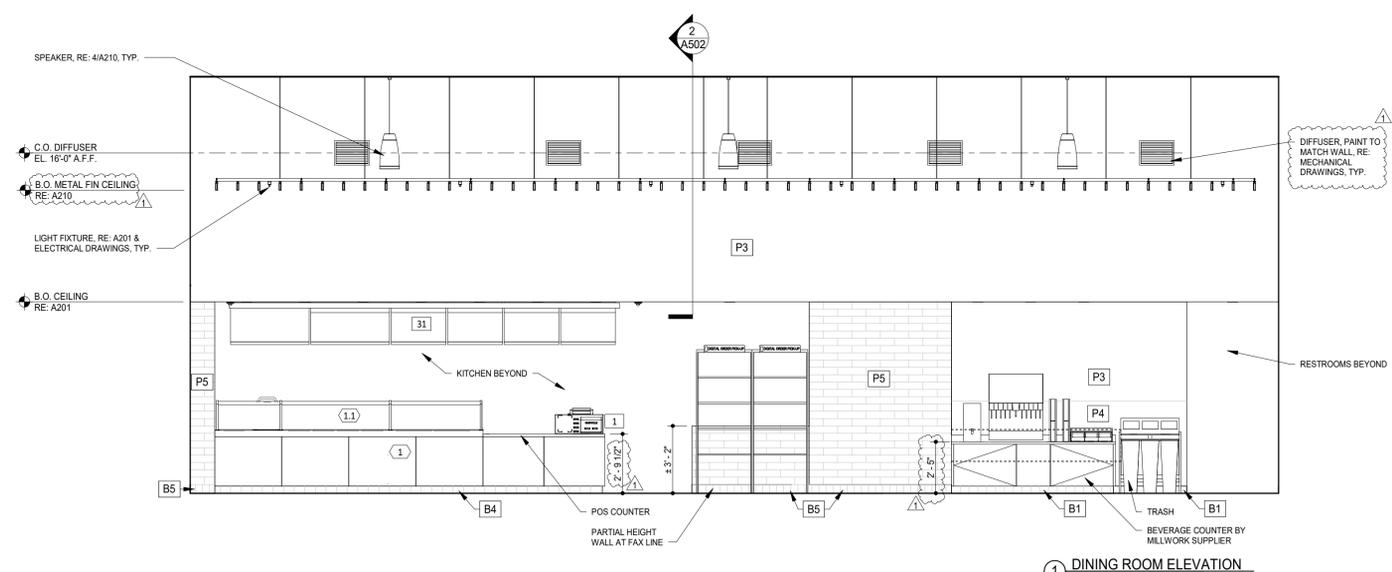
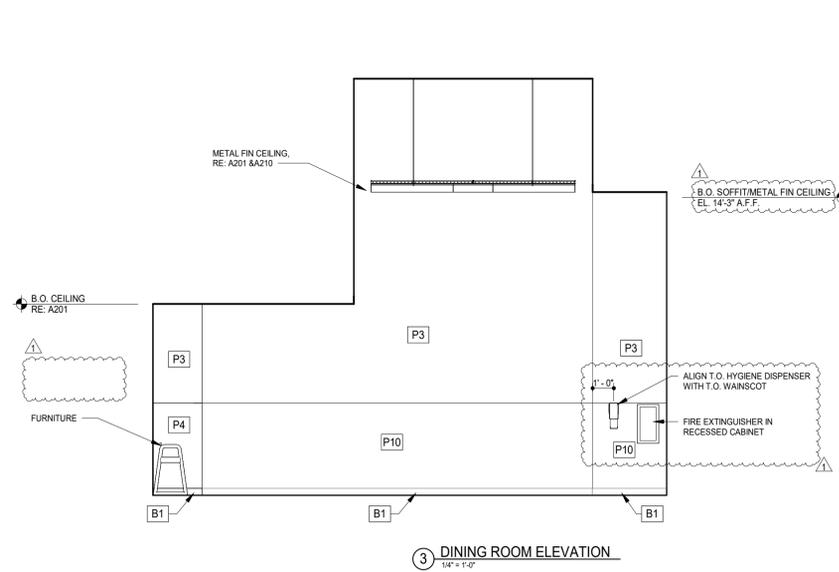
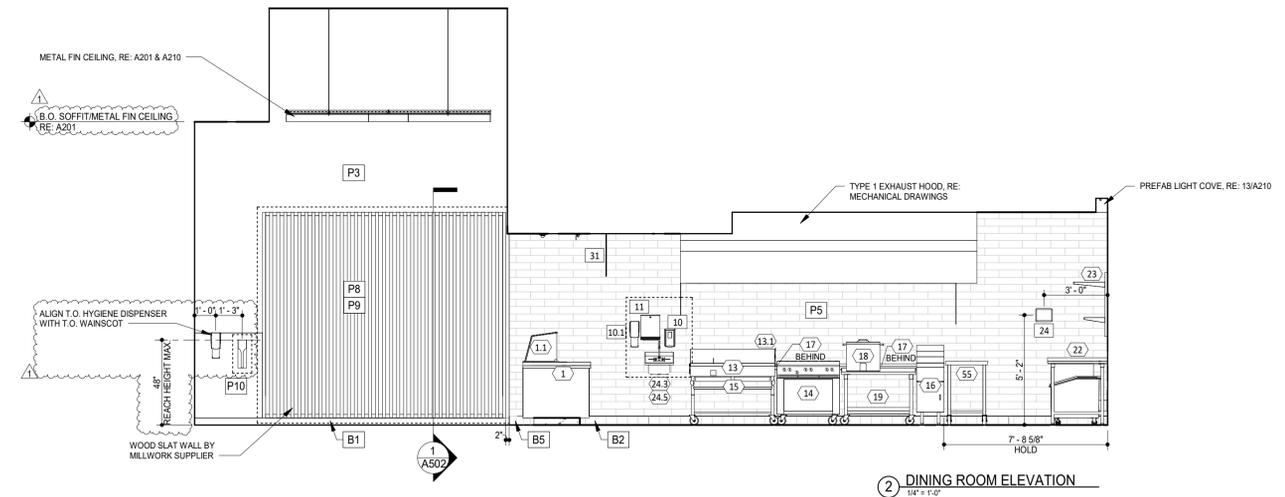
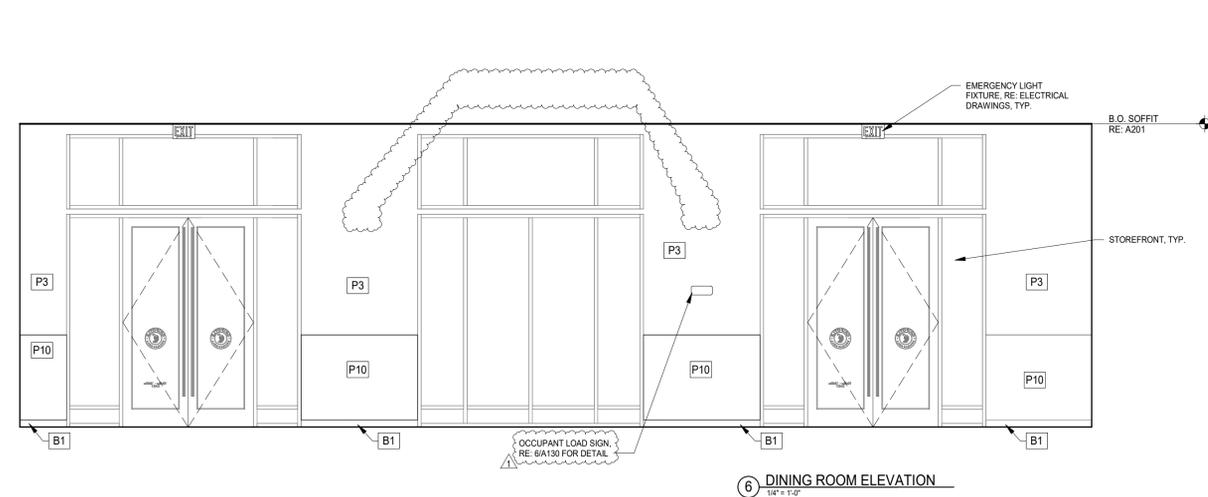
A701

FINISH LEGEND

WALL BASE FINISHES		WALL FINISHES		DOOR FINISHES	
B1	4" BLACK CERAMIC TILE, NO COVE, RE: 12/A801 FOR DETAILS	P1	GYPSUM BOARD, PAINT "MOONLIT SNOW"	D1	PAINT "VICTORIAN PEWTER"
B2	QUARRY TILE - COVE, RE: 9-11/A801	P2	FIBERGLASS REINFORCED PANELS (SMOOTH FINISH) TO 4'-3" A.F.F., RUN HORIZONTALLY PER A710	D2	PAINT "KNIGHTS ARMOR"
B3	4" BLACK CERAMIC TILE - COVE, RE: 14/A801	P3	GYPSUM BOARD, PAINT "THIN ICE", SATIN FINISH ABOVE 4'-4" A.F.F.		
B4	QUARRY TILE - NO COVE, RE: 15/A801	P4	GYPSUM BOARD, PAINT "THIN ICE", SEMI-GLOSS FINISH BELOW 4'-4" A.F.F.		
B5	CERAMIC TILE, ROTATE VERTICALLY AND CUT TO FIT, RE: 16/A802	P5	CERAMIC TILE, RE: A802		
		P6	FIBERGLASS REINFORCED PANELS (PEBBLED FINISH)		
		P7	EXPOSED COOLER WALL (EMBOSSED COATED STEEL), PROVIDE SMOOTH FINISH STAINLESS STEEL TO 48" AFF ON KITCHEN SIDE		
		P8	GYPSUM BOARD, PAINT "AUTUMN RIDGE" BEHIND SLAT WALL ONLY, PAINT TRANSITION INSET 1/2" FROM OUTSIDE SLAT WALL EDGE		
		P9	WOOD SLAT WALL SYSTEM		
		P10	STONEWOOD WAINSCOT, RE: 7/A801		

ELEVATION SCHEDULE

ITEM	REMARKS
ALUMINUM ENDCAP	RE: 1/A801 FOR DETAIL
BEVERAGE COUNTER	RE: SHOP DRAWINGS FROM MILLWORK SUPPLIER, RE: G002 FOR REACH RANGE COMPLIANCE
CERAMIC TILE	RE: A802 FOR NOTES AND DETAILS
DIFUSER	RE: MECHANICAL DRAWINGS
FURNITURE	RE: SHOP DRAWINGS FROM MILLWORK SUPPLIER, G.C. TO INSTALL PRE-ASSEMBLED FURNITURE
HOLLOW METAL DOOR AND FRAME	RE: A801 FOR DOOR SCHEDULE
LIGHT COVE	RE: A201 & A210 FOR DETAILS
LIGHT FIXTURE	RE: A210
MENU ASSEMBLY	RE: A210
MENU HOLDER	RE: A131
PAINT FINISH	RE: A120 AND SPECIFICATIONS FOR PAINT FINISHES
PARTIAL HEIGHT WALL AT FAX LINE	MIN. HEIGHT OF 36" BOTTOM OF ALUMINUM CAP TO ALIGN WITH NEAREST GROUT JOINT, RE: 3/A802
PERMIT FRAME	PRE-ASSEMBLED PERMIT FRAME
POS COUNTER	RE: SHOP DRAWINGS FROM MILLWORK SUPPLIER
QUARRY TILE BASE	RE: A801 FOR DETAILS
SPEAKER	RE: A201 FOR LOCATIONS
STOREFRONT	EXISTING STOREFRONT WITH INSULATED GLAZING
SUSPENDED METAL FIN CEILING	RE: A201 & A211
TRASH	TRASH SURROUND BY TMS, INSTALLED BY GC
WOOD SLAT WALL	RE: 2/502 FOR SECTION, RE: MILLWORK SHOP DRAWINGS
	DENOTES WOOD BLOCKING IN WALL BEHIND WALL MOUNTED OBJECT U.N.O.



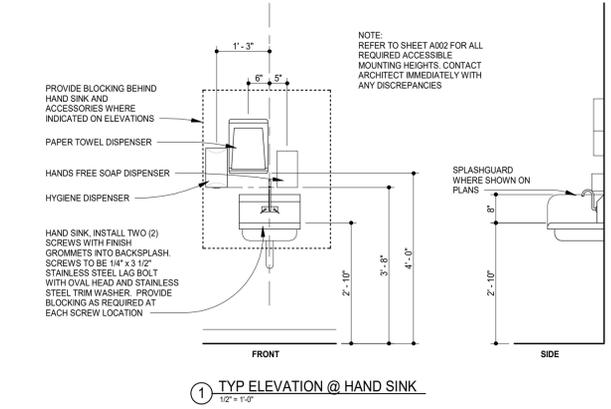
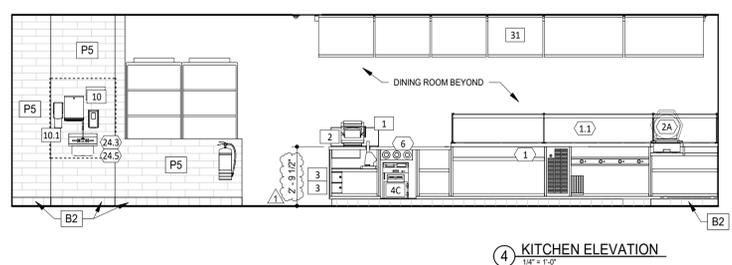
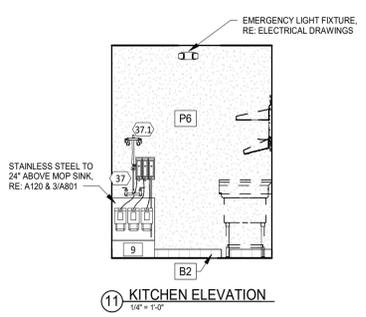
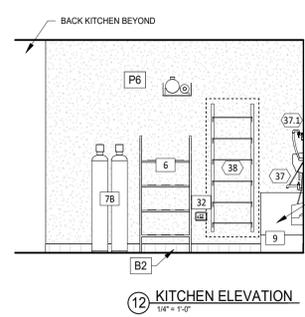
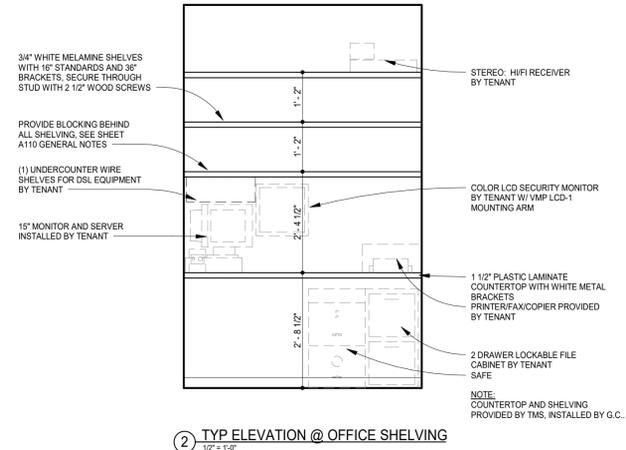
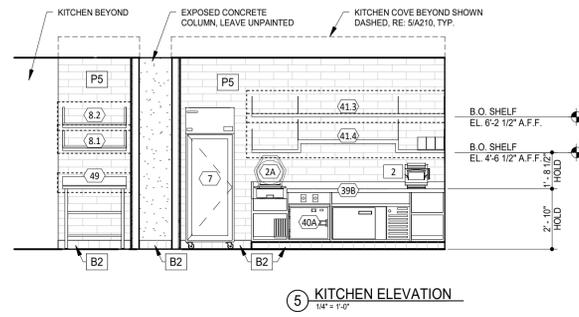
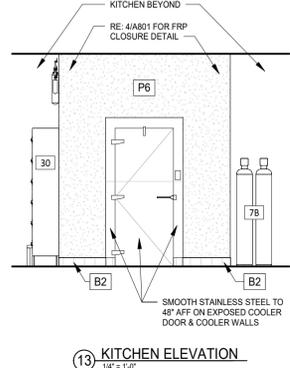
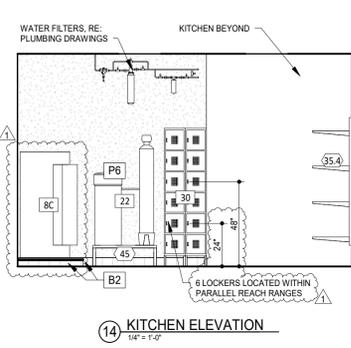
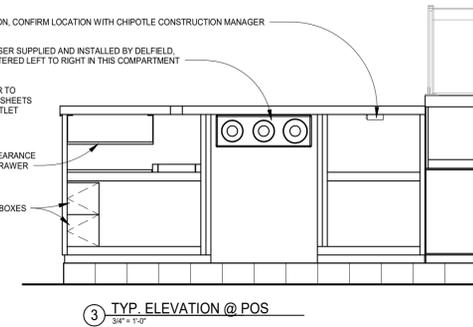
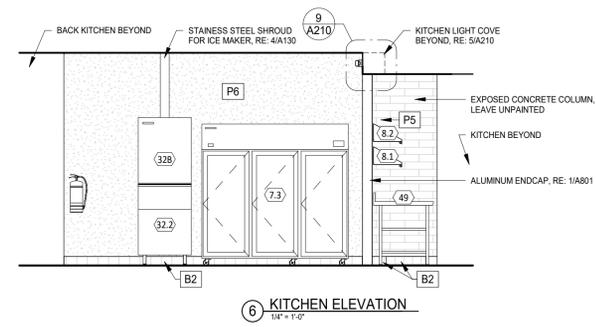
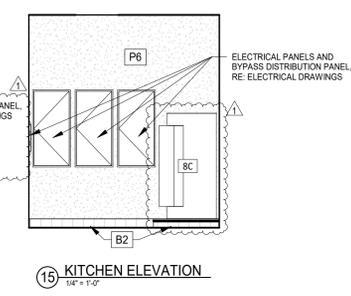
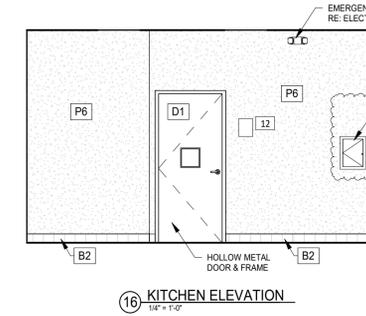
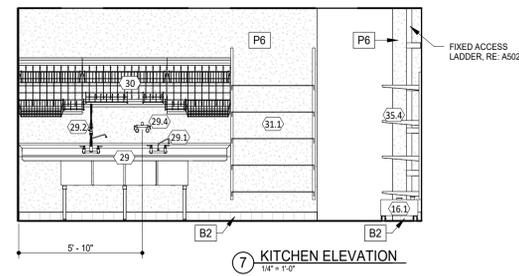
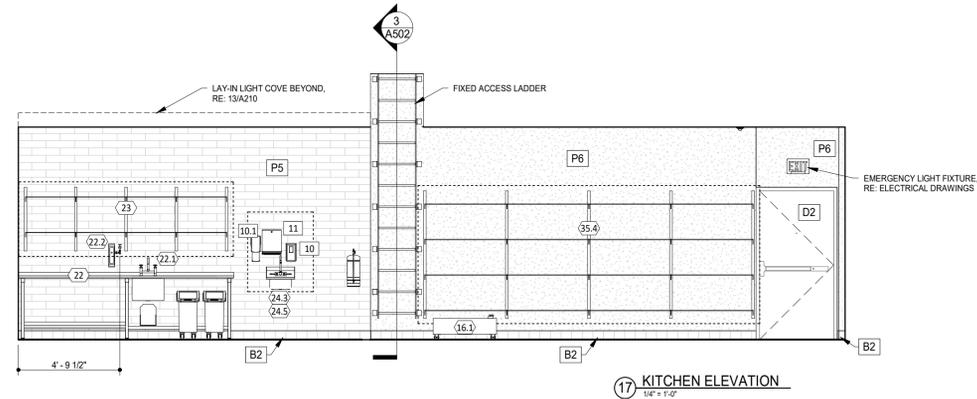
FINISH LEGEND

WALL BASE FINISHES		WALL FINISHES		DOOR FINISHES	
B1	4" BLACK CERAMIC TILE, NO COVE, RE: 12/A801 FOR DETAILS	P1	GYPSUM BOARD, PAINT "MOONLIT SNOW"	D1	PAINT "VICTORIAN PEWTER"
B2	QUARRY TILE - COVE, RE: 9-11/A801	P2	FIBERGLASS REINFORCED PANELS (SMOOTH FINISH) TO 4'-3" A.F.F., RUN HORIZONTALLY PER A710.	D2	PAINT "KNIGHTS ARMOR"
B3	4" BLACK CERAMIC TILE - COVE, RE: 14/A801	P3	GYPSUM BOARD, PAINT "THIN ICE", SATIN FINISH ABOVE 4'-4" A.F.F.		
B4	QUARRY TILE - NO COVE, RE: 15/A801	P4	GYPSUM BOARD, PAINT "THIN ICE", SEMI-GLOSS FINISH BELOW 4'-4" A.F.F.		
B5	CERAMIC TILE, ROTATE VERTICALLY AND CUT TO FIT, RE: 16/A802	P5	CERAMIC TILE, RE: A802		
		P6	FIBERGLASS REINFORCED PANELS (PEBBLED FINISH)		
		P7	EXPOSED COOLER WALL (EMBOSSED COATED STEEL), PROVIDE SMOOTH FINISH STAINLESS STEEL TO 48" AFF ON KITCHEN SIDE		
		P8	GYPSUM BOARD, PAINT "AUTUMN RIDGE" BEHIND SLAT WALL ONLY, PAINT TRANSITION INSET 1/2" FROM OUTSIDE SLAT WALL EDGE		
		P9	WOOD SLAT WALL SYSTEM		
		P10	STONEWOOD WAINSCOT, RE: 7/A801		

ELEVATION SCHEDULE

ITEM	REMARKS
ALUMINUM ENDCAP	RE: 1/A801 FOR DETAIL
BEVERAGE COUNTER	RE: SHOP DRAWINGS FROM MILLWORK SUPPLIER, RE: G002 FOR REACH RANGE COMPLIANCE
CERAMIC TILE	RE: A802 FOR NOTES AND DETAILS
DIFFUSER	RE: MECHANICAL DRAWINGS
FURNITURE	RE: SHOP DRAWINGS FROM MILLWORK SUPPLIER, G.C. TO INSTALL PRE-ASSEMBLED FURNITURE
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DENOTES WOOD BLOCKING IN WALL BEHIND WALL MOUNTED OBJECT U.N.O.



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CHIPOTLE MEXICAN GRILL, INC.
1401 WYNNCOOP STREET, SUITE 500
DENVER, COLORADO 80202
TELEPHONE: (303) 595-4000
FAX: (303) 595-4014
INTERNET: WWW.CHIPOTLE.COM

Santa Clara Square
Store No. 3293
3249 Coronado Place
Santa Clara, CA 95054

Issue Record:	Permit Set
09/18/2018	Permit Set
11/02/2018	Bid Set

Revisions:	City/LL Comments
10/26/2018	City/LL Comments

Project No.
01456

Elevations - Interior
Kitchen

RESOLUTION NO _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA, CALIFORNIA, APPROVING A USE PERMIT TO ALLOW ON-SITE SALE AND SERVICE OF BEER AND WINE (ABC LICENSE TYPE 41) IN A NEW RESTAURANT LOCATED AT 3249 CORONADO PLACE, SANTA CLARA, CA

PLN2019-13768 (Use Permit)

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on February 27, 2019, Tim Luskin, Chipotle Mexican Grill (“Applicant”) applied for a Use Permit to allow on-site sale and service of beer and wine (ABC License Type 41) in a new 2,372 square foot restaurant, located at 3249 Coronado Place, within the multi-tenant Santa Clara Square (“Site Location”);

WHEREAS, the Site Location is currently zoned Planned Development (PD) and has the General Plan land use designation of Regional Mixed Use;

WHEREAS, the California Environmental Quality Act (“CEQA”), Public Resources Code § 21000 *et seq.*, requires a public agency to evaluate the environmental impacts of a proposed project. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15301, Class 1 existing facilities, in that the proposed use will occur at an existing location involving negligible or no expansion of an existing use;

WHEREAS, the Use Permit process enables a municipality to exercise control over the extent of certain uses, which, although desirable in limited numbers and specific locations, could have a detrimental effect on the community in specific instances;

WHEREAS, in order to implement the proposed activity, the Site Location requires a Use Permit to allow beer and wine in conjunction with food service within the 2,372 square foot restaurant occupying a commercial tenant space in Santa Clara Square, as shown on the Development Plans;

WHEREAS, pursuant to SCCC Section 18.110.040, the Planning Commission cannot grant a Use Permit without first making specific findings related to the effect of the project on health, safety, peace, comfort, and general welfare;

WHEREAS, on April 12, 2019, the notice of public hearing for the April 24, 2019 meeting date for this item was posted in three conspicuous locations within 300 feet of the Site Location and mailed to all property owners located within 300 feet of the Site Location; and

WHEREAS, on April 24, 2019, the Planning Commission conducted a public hearing, at which all interested persons were given an opportunity to present evidence and give testimony, both in support of and in opposition to the proposed Use Permit.

NOW THEREFORE, BE IT FURTHER RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA AS FOLLOWS:

1. That the Planning Commission hereby finds that the above Recitals are true and correct and by this reference makes them a part hereof.
2. That the Planning Commission hereby finds that approving a Use Permit to allow sale and service of beer and wine (ABC License Type 41) in a new 2,372 square foot restaurant with 64 seats is consistent with the commercial uses contemplated in Santa Clara Square.
3. That the Planning Commission hereby finds as follows:
 - A. The establishment or operation of the use or building applied for, under the circumstances of the particular case, are essential or desirable to the public convenience or welfare in that the proposal would serve to expand the options available to local and regional customers by allowing the sale and service of beer and wine with restaurant dining in an existing restaurant shopping mall to meet the interests of local customers and residents from the greater region;
 - B. Said use will not be detrimental to any of the following:
 - 1) The health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, in that the proposal provides a

restaurant that serves beer and wine in conjunction with food in an existing commercial tenant space within an established shopping center which meets all City of Santa Clara codes and regulations; the restaurant will be managed and maintained, and will comply with any and all City and state laws regarding the sale of alcoholic beverages;

2) The property or improvements in the neighborhood of such proposed use, in that the proposed use will occur in an existing retail tenant space, and on-site parking is sufficient and available to service the proposed use and the existing businesses;

3) The general welfare of the City, in that the proposed use expands the options available to the local and regional population by providing a full service dining experience to support businesses and residents in the vicinity of the project site;

C. That said use will not impair the integrity and character of the zoning district, in that the proposal is designed and conditioned in a manner to be compatible with adjacent commercial and residential development, on a developed parcel, with adequate parking, and properly designed ingress and egress points; and,

D. That said use is in keeping with the purposes and intent of the Zoning Code, in that a restaurant that serves beer and wine in conjunction with food, may be conditionally permitted when the use would not be objectionable or detrimental to the adjacent properties in this Planned Development zoning district.

4. That the Planning Commission hereby approves Use Permit PLN2019-13768 to allow on-site sale and service of beer and wine (ABC License Type 41) in a new restaurant, located at 3249 Coronado Place, subject to the Conditions of Approval, attached hereto and incorporated herein by this reference.

5. Effective date. This resolution shall become effective immediately.

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A RESOLUTION PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SANTA CLARA,

CALIFORNIA, AT A REGULAR MEETING THEREOF HELD ON THE 24TH DAY OF APRIL,
2019, BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAINED: COMMISSIONERS:

ATTEST: _____
ANDREW CRABTREE
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF SANTA CLARA

Attachments Incorporated by Reference:

1. Development Plans
2. Conditions of Approval

Conditions of Approval

GENERAL

- G1. Developer agrees to defend and indemnify and hold City, its officers, agents, employees, officials and representatives free and harmless from and against any and all claims, losses, damages, attorneys' fees, injuries, costs, and liabilities arising from any suit for damages or for equitable or injunctive relief which is filed against the City by reason of its approval of developer's project.
- G2. If relocation of an existing public facility becomes necessary due to a conflict with the developer's new improvements, then the cost of said relocation shall be borne by the developer.

COMMUNITY DEVELOPMENT

- C1. Obtain required permits and inspections from the Building Official and comply with all building code requirements and conditions thereof.
- C2. The project shall comply with all California Department of Alcoholic Beverage Control licensing requirements.
- C3. The Director of Community Development may refer the Use Permit to the Planning Commission at any time to consider the initiation of revocation proceedings if the conditions of approval are violated or the operation is inconsistent with the approved project description. In addition, if complaints are received by the City with respect to this use, staff shall provide a review of the Use Permit to the Planning Commission within three months for consideration of revocation proceedings.
- C4. Full menu food service shall be available during all hours that the restaurant is open and alcoholic beverages (beer and wine) are served.
- C5. The hours of operation shall be limited to the hours of 9 a.m. to 11 p.m. every day.
- C6. On-site consumption of alcohol shall be limited to within the restaurant.
- C7. No live entertainment or amplified music will be allowed, unless it is wholly incidental to the restaurant use.
- C8. The Planning Commission shall review this Use Permit PLN2019-13768 twelve (12) months from the date that applicant obtains an active Alcoholic Beverage Control (ABC) License Type 41. After six months from obtaining the ABC license, the City shall conduct an administrative review of any ABC violations and police service calls, and shall report any significant occurrences to the Planning Commission.
- C9. Applicant is responsible for collection and pick-up of all trash and debris on-site and adjacent public right-of-way.

ENGINEERING

- E1. Obtain site clearance through Engineering Department prior to issuance of Building Permit. Site clearance will require payment of applicable development fees. Other requirements may be identified for compliance during the site clearance process. Contact Engineering Department at (408) 615-3000 for further information.
- E2. All work within the public right-of-way and/or public easement, which is to be performed by the Developer/Owner, the general contractor, and all subcontractors shall be included within a Single Encroachment Permit issued by the City Engineering Department. Issuance of the Encroachment Permit and payment of all

appropriate fees shall be completed prior to commencement of work, and all work under the permit shall be completed prior to issuance of occupancy permit.

WATER AND SEWER UTILITIES

W1. All food service projects conducting commercial cooking operations including dishwashing activities and equipment cleaning that generate grease-laden wastewater are subject to review from the Water and Sewer Utilities Department, for FOG Control and grease interceptor installation requirements. All food service projects are required to have an approved stamp from the Santa Clara County Department of Environmental Health before plans can be accepted for review. Contact Compliance Division of the Water and Sewer Utilities at (408) 615-2002 for a Food Service Checklist to initiate the process.



ATTACHMENT "A"
Minor Use Permit
S.C.C.C. 18.110.040
Chipotle Mexican Grill
3249 Coronado Place
Santa Clara, CA 95054



Chipotle Mexican Grill (Chipotle Mexican Grill, LLC, d/b/a Chipotle Mexican Grill, ("the Applicant" and/or "Chipotle") is seeking the following discretionary approval:

Pursuant to **S.C.C.C. 18.110.040**, the Applicant requests a **Minor Use Permit** for the sale and/or dispensing of beer and wine for on-site consumption in connection with a forthcoming 2,372 s.f. restaurant with 56 indoor seats and 8 exterior seats on a 200 s.f. outdoor patio area with proposed hours of operation from 9 a.m. to 11 p.m. daily, to be located on the ground floor of a 6-story 263,396 s.f. apartment/retail complex in the Santa Clara Square.

PROJECT DESCRIPTION

The Applicant, Chipotle Mexican Grill, a corporate owned-and operated "fast-casual" restaurant chain with over 2,250 locations throughout the United States Canada, and overseas, is requesting a minor use permit for the service of beer and wine for on-site consumption at its forthcoming location at the Santa Clara Square shopping center located at **3249 Coronado Place** in **Santa Clara** ("Site"). Chipotle offers a simplified Mexican-style menu in a clean, modern, environment.

THE SITE

The forthcoming Chipotle will be located on the ground floor of the apartment community in the Santa Clara Square development. Specifically, Chipotle is located on the easterly side of the Santa Clara Square Marketplace along Coronado Place. Direct access to the Site can be obtained via the I-101 Bayshore Freeway and the Bowers Avenue exit. The Santa Clara Square is approximately 100-acres and can be described as a mixed-use development that offers office, retail, restaurant, commercial and residential uses. The Santa Clara Marketplace is approximately 120,000 s.f. and offers a variety of neighborhood-serving commercial and restaurant uses that serve the local Silicon Valley community. The Site is anchored by Whole Foods Market, which is located directly to the west of the forthcoming restaurant. Other tenants on Site include COMEBUY Tea, CorePower Yoga, EyeXam Optometry, Fleming's Prime Steakhouse & Wine Bar, Il Fornaio, Lula's Chocolates, Opa!, Puesto, Specialty's Cafe & Bakery, and Sur La Table.

The Applicant is currently undergoing tenant improvements for the forthcoming restaurant, which will be 2,372 s.f. and provide 56 seats indoors and an additional 8 seats on a 200 s.f. outdoor patio area. The Applicant is requesting hours of operation from 9:00 a.m. – 11:00 p.m. daily with coterminous hours of alcohol sales for operational flexibility. The Applicant believes that the hours are modest, and that they are consistent with surrounding uses adjacent to the Site. The total number of employees at this location is 25, and approximately 12 employees are on-premises during any given shift.



In terms of parking, there are 36 total visitor parking spaces in the garage, 7 parking spaces street-side, including 1 accessible space and 15 total employee parking spaces. 293 parking stalls are assigned to the apartment tenants, 20 to the tenant's guests and 17 parking stalls are assigned to leasing. All parking has been approved as a master development and there is more than enough to accommodate the forthcoming Chipotle restaurant.



Minor Use Permit
S.C.C.C. 18.110.040
Proposed Findings
Chipotle Mexican Grill
3249 Coronado Place
Santa Clara CA 95054



(A) That the establishment or operation of the use or building applied for, under the circumstances of the particular case, are essential or desirable to the public convenience or welfare.

This request herein is for a Minor Use Permit (“MUP”) to allow the Applicant, Chipotle Mexican Grill (“Chipotle”), to offer beer and wine pursuant to a type 41 ABC license for on-site consumption at its forthcoming location at 3249 Coronado Place (“Site”). The restaurant will be 2,372 s.f. and provide 56 seats indoors and an additional 8 seats on a 200 s.f. outdoor patio area. The Applicant is requesting hours of operation from 9:00 a.m. – 11:00 p.m. daily with coterminous hours of alcohol sales for operational flexibility. The Applicant believes that the hours are modest and that they are consistent with surrounding uses adjacent to the Site. The total number of employees at this location is 25, and approximately 12 employees are on-premises during any given shift.

The Applicant believes that its request for a Minor Use Permit for the service of beer and wine for on-site consumption along with meals at its “fast casual” Mexican-style restaurant is warranted based upon the company’s outstanding record of compliance with the California Department of Alcoholic Beverages (“ABC”), the appropriateness of the location for the requested use, and its overall reputation as a well-established, responsible company, which can be trusted to manage the requested ABC license appropriately. Moreover, Chipotle does not have happy hour, has no live music, and operates under a variety of other operational conditions designed to ensure that no problems arise as a result of the service of alcohol at all of its locations.

The forthcoming Chipotle will be located on the ground floor of a 4-story 263,396 s.f. apartment/retail complex with 194 units in the Santa Clara Square. The Santa Clara Square can be described as a 100- acre mixed-use development that offers office, retail, restaurant, commercial and residential uses on Site. The Santa Clara Marketplace is approximately 120,000 s.f. and offers a variety of neighborhood-serving commercial and restaurant uses that serve the local Silicon Valley community and is anchored by Whole Foods Market. Other tenants include COMEBUY Tea, CorePower Yoga, EyeXam Optometry, Fleming's Prime Steakhouse & Wine Bar, Il Fornaio, Lula's Chocolates, Opa!, Puesto, Specialty's Cafe & Bakery, and Sur La Table. As such, the Applicant’s forthcoming restaurant location within the Santa Clara Square, which is a destination containing an assortment of restaurants along with a variety of retail and neighborhood-serving uses, will be appropriate for this kind of use.

The service of alcoholic beverages is typically a very small component of Chipotle’s business. The Applicant’s desire for the requested MUP is because its experience at its other locations—over 2,250 worldwide—is that its customers appreciate having the ability to order beer or wine, to enjoy with their meals. Chipotle has an outstanding record of compliance with the California Department of Alcoholic Beverage Control at all of its locations state-wide—as well as with parallel regulatory agencies wherever the Applicant’s restaurants serve these products. The Applicant has found that its restaurants appeal to



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a more sophisticated clientele than many of its competitors. This is in part because of Chipotle's "food with integrity" campaign, which states a commitment to high-quality food, sustainable business practices, and responsible sourcing of animal products. This is borne out by Chipotle's outstanding record of compliance with the ABC and the low percentage of alcohol sales chain-wide in terms of gross receipts.

Furthermore, the Applicant believes that the ability to provide these products is an important component to the ongoing success of its restaurants. The service of beer and wine at Chipotle's Santa Clara Square location will be in proper relation to adjacent uses and the development of the community because the requested MUP will enable the Applicant to offer these items to patrons who are interested in them within a responsibly managed restaurant with tasty, affordable and health-conscious food.

For all of the above reasons, the location of the restaurant will be essential and desirable to the public convenience and welfare.

(B) That said use will not be detrimental to (1) The health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use; (2) Property or improvements in the neighborhood of such proposed use; or (3) The general welfare of the City;

The Applicant's forthcoming restaurant with the proposed service of alcoholic beverages will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, property or improvements in the neighborhood and the general welfare of the City of Santa Clara. This is based upon the character of the location and the restaurant itself, along with the fact that Chipotle has established itself as a good operator at its many locations. In turn, the restaurant with the proposed use will be consistent and compatible with the surrounding area and will not be a detriment.

The Applicant anticipates alcohol sales to comprise only a very small percentage of gross sales at the restaurant. This has been borne out of its experience at its many other locations. Further, the Applicant recognizes an obligation to be a respectful operator within the community and welcomes input from the Planning Department and the Police Department. Ultimately, the reputation of the company depends in part on its ability to ensure that all of its locations operate in a manner which is not detrimental to the character of the development of the neighborhoods in which its restaurants are located. Chipotle has established procedures in place in all of its restaurants to ensure the responsible management of these products. The restaurant will be comprised of 64-seats total in an approximate 2,372 s.f. space (56 seats inside, and 8 seats on the 200 s.f. outdoor patio area) and is requesting hours of operation from 9:00 a.m. – 11:00 p.m. daily with conterminous service of beer and wine pursuant to a type 41 ABC license. The Applicant believes that the hours are modest, and that they are consistent with surrounding uses within and adjacent to the Site.

In terms of its corporate operational characteristics, Chipotle owns and operates more than 2,250 restaurants throughout the United States, Canada, and overseas, and is rapidly expanding its brand. Chipotle attributes its tremendous growth rate since it opened its first location in 1993 on its vision for its restaurants. The idea is simple: demonstrate that customers could be served good quality food in a distinctive atmosphere, quickly and at an affordable price point. Chipotle uses high-quality raw



ingredients, classic cooking methods and distinctive interior design—features that are more frequently found in the world of fine dining. Chipotle essentially established the category of dining now called "fast-casual," the fastest growing segment of the restaurant industry, where customers expect food quality that's more in line with full-service restaurants, but with the speed and convenience of fast food. The Applicant's ability to offer alcoholic beverages to its customers in its fast-casual, Mexican-style restaurant is part of the company's overall approach of offering a higher level dining experience than one typically finds at this price point.

The Applicant's ability to offer its customers alcoholic beverages to enjoy with their Mexican-style cuisine is an important part of its business model. There is a demand for such products, and the ability to obtain them in a well-designed, responsibly managed environment at the price point at which Chipotle offers meal service is beneficial to the community. Because the ability to serve these items is an important element of each restaurant's success, and because Chipotle's restaurants have a positive impact on their surroundings, the request for a Minor Use Permit to enable the sale of alcoholic beverages at the restaurant will be a service that is beneficial to the community.

Chipotle restaurants are not just popular with consumers, but also the communities and municipalities in which they are located. The same forward-thinking approach that makes these restaurants popular with customers also carries over into the responsible management practices that make them an asset to their surroundings wherever they are located. Thus, the attention to high-quality design, the sophisticated demographic of the customer base, and operating practices that have given Chipotle an outstanding record of compliance with the ABC have all meant that Chipotle restaurants typically have a positive impact on the surrounding neighborhood. Restaurant patrons appreciate having the ability to enjoy beer and wine with their meals and Chipotle's ability to offer these items in a responsibly managed environment will provide a service that is beneficial to the community and the City.

For all of the above reasons, the restaurant will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood, property or improvements in the neighborhood and the general welfare of the City of Santa Clara. Rather, the Applicant strives to ensure that all of its restaurants have a positive impact on the communities in which they are located.

(C) That said use will not impair the integrity and character of the zoning district.

The request is for a Minor Use Permit to allow the Applicant, Chipotle Mexican Grill, to serve alcoholic beverages for on-site consumption at its forthcoming restaurant located in the Santa Clara Square. The subject property is designated as Regional Mixed Use under the applicable portion of the General Plan and zoned ML – Light Industrial. The approval of the requested Minor Use Permit will not detrimentally affect the integrity and character of the zone in which it is located as it is a permitted use as defined by the City of Santa Clara zoning code. Moreover, the Site's location, the design and physical orientation of the restaurant, and the responsible operational and management practices of the restaurant will ensure that the Applicant's ability to serve alcoholic beverages at this location will not be a detriment to the surrounding area and will not impair the integrity and character of the zone.



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The forthcoming Chipotle will be located on the ground floor of the apartment community in the Santa Clara Square development. Specifically, Chipotle is located on the easterly side of the Santa Clara Square Marketplace along Coronado Place. Direct access to the Site can be obtained via the I-101 Bayshore Freeway and the Bowers Avenue exit. The Santa Clara Square is approximately 100-acres and can be described as a mixed-use development that offers office, retail, restaurant, commercial and residential uses. The Santa Clara Marketplace is approximately 120,000 s.f. and offers a variety of neighborhood-serving commercial and restaurant uses that serve the local Silicon Valley community. The Site is anchored by Whole Foods Market, which is located directly to the west of the forthcoming restaurant. Other tenants on Site include COMEBUY Tea, CorePower Yoga, EyeXam Optometry, Fleming's Prime Steakhouse & Wine Bar, Il Fornaio, Lula's Chocolates, Opa!, Puesto, Specialty's Cafe & Bakery, and Sur La Table.

The Applicant believes that its restaurants have a positive impact on the neighborhoods in which they are located because of the company's progressive corporate philosophy, the attractive physical design of its restaurants, its sophisticated customer base, and the health-conscious food it serves. In terms of the impact of the proposed use on the surrounding built environment, the Applicant is currently undergoing interior tenant improvements and updating the façade to ensure its consistency with the surrounding environment. The design and construction of each Chipotle restaurant is unique and tailored to be aesthetically consistent with the neighborhoods and centers in which it locates its restaurants. While Chipotle is a nationwide chain, its restaurants are not "cookie cutter" in their design. Each store is designed by an architect, who employs a certain design vocabulary but provides variety from location to location. The restaurant, like all of Chipotle's locations, is architect-designed to provide a clean and sophisticated environment. Chipotle's dedication to creating a sense of place within the communities where its restaurants are located is uncommon in its sector of the restaurant industry. The unique and conscientious design and construction of each of Chipotle's restaurants ensures that they have a positive impact on surrounding properties and the built environment.

Although alcohol service is being requested, the sale of alcoholic beverages accounts for only a small fraction of each restaurant's gross sales. The desire to obtain the requested MUP is that, in the Applicant's experience, its customers appreciate the option to consume a refreshing alcoholic beverage with their Mexican-style entrees. The Applicant believes that its proposed hours of operation, 9 a.m. to 11 p.m., are modest, consistent with the character of the neighborhood, and compatible with or less extensive than those of the other commercial and restaurant uses in the vicinity. The Applicant has also established itself as a reputable and successful company by virtue of its attention to detail and quality with respect to all aspects of its business. Indeed, Chipotle's responsible management practices and training of all employees involved with the sale and handling of alcoholic beverages is critical to the company's continued success. As a result, the Applicant has an outstanding record of compliance with the California Alcoholic Beverage Control agency and other parallel agencies wherever its restaurants are located.

For the reasons stated above, the Applicant believes that approval of the requested MUP to serve beer and wine pursuant to a type 41 ABC license at its restaurant will not detrimentally affect the integrity and character of the zone in which it is located.



(D) That said use is in keeping with the purposes and intent of this title.

The request is for a Minor Use Permit to allow the Applicant, Chipotle Mexican Grill to serve beer and wine for on-site consumption at its forthcoming restaurant located in the Santa Clara Square mixed-use commercial center. The subject property is designated as Regional Mixed Use under the General Plan and zoned ML – Light Industrial and the requested use is permitted in this zone, subject to approval.

The request herein is to allow the service and sale of beer and wine pursuant to a type 41 ABC license all within a 2,372 s.f. restaurant space that will be comprised of 64-seats total (56 seats inside, and 8 seats on the 200 s.f. outdoor patio area).

The forthcoming Chipotle will be located on the ground floor of a 194 unit apartment community in Santa Clara Square. The Santa Clara Square is approximately 100-acres and can be described as a mixed-use development that offers office, retail, restaurant, commercial and residential uses. The Santa Clara Marketplace is approximately 120,000 s.f. and offers a variety neighborhood-serving commercial and restaurant uses that serve the local Silicon Valley community. The Site is anchored by Whole Foods Market and the forthcoming Chipotle restaurant will be a welcome addition to the master-planned community.

The desire to obtain the requested MUP is that, in the Applicant's experience, its customers appreciate the option to purchase an alcoholic beverage with their Mexican-style meals. Moreover, the sale of alcoholic beverages accounts for only a small fraction of each restaurant's gross sales. Chipotle is a reputable company, which is not normally associated with problem uses. The Applicant has also established itself as a reputable and successful company by virtue of its attention to detail and quality with respect to all aspects of its business. In addition, Chipotle has a business model that implements the proper training and handling of alcoholic products to all of its employees to ensure that the safe handling of such products will not result in any negative or detrimental outcomes. The Applicant has an outstanding record of compliance with the California Alcoholic Beverage Control agency and other parallel agencies wherever its restaurants are located due to its responsible management practices and training of all employees involved with the sale and handling of alcoholic beverages.

For the reasons stated above, the proposed use is conditionally permitted as per the City of Santa Clara Zoning Code Pursuant to §18.110.040 and further complies with the intent of all applicable provisions of this chapter.



Agenda Report

19-475

Agenda Date: 4/24/2019

REPORT TO PLANNING COMMISSION

SUBJECT

Action on Commissioner Absence at March 13, 2019 Planning Commission Meeting

BACKGROUND

At the March 13, 2019 Planning Commission Meeting, Commissioner Williams was not in attendance, and his name was not called during roll call. As a result, there is no official record of the Commissioner's attendance at the meeting. The Planning Commission discussed the matter at the April 10, 2019 meeting and requested agendizing the matter for the April 24, 2019 Planning Commission meeting to vote on whether to excuse Commissioner William's absence from the meeting.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental, organizational or administrative activity that will not result in direct or indirect changes in the environment.

COORDINATION

This report has been coordinated with the City Attorney's Office.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

There is no staff recommendation.

Reviewed by: Gloria Sciara, Development Review Officer/Staff Liaison

Approved by: Reena Brilliot, Planning Manager



Agenda Report

19-421

Agenda Date: 4/24/2019

REPORT TO PLANNING COMMISSION

SUBJECT

Action on an Amendment to Zoning Code Section 18.102.010 - Commercial Marijuana Activity Prohibited

BACKGROUND

The passage of Proposition 64, the Adult Use of Marijuana Act (AUMA), on November 8, 2016, legalized personal recreational use by persons 21 and over, and regulated commercial activities related to cannabis. Subsequently, the State legislature passed Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), unifying regulations on medical and non-medical commercial cannabis activities and the personal use of cannabis.

As of January 2018, California State ("State") licensing of commercial activity, depending on license type, is overseen by the Bureau of Cannabis Control, the Department of Public Health, and the Department of Food and Agriculture. State regulations allow for six general license types for commercial cannabis businesses: retail (including delivery); cultivation; manufacturing; transportation; distribution; and testing. Prior to the issuance of a State license, the State requires, among other items, a local license if local regulations have been enacted.

On November 21, 2017, Council adopted Ordinance No. 1973, which amended Chapter 18.06 ("Definitions") and Chapter 18.102 ("Regulation of Marijuana"; previously, "Medical Marijuana Dispensaries") of Title 18 ("Zoning") of "The Code of the City of Santa Clara, California" to temporarily prohibit all commercial cannabis activity until January 1, 2019 and to impose reasonable restrictions on marijuana growth for personal use.

As a potential revenue enhancement vehicle, the City Council directed staff to prepare a ballot measure for November 2018 that would allow the City to collect taxes on commercial cannabis activity. The Cannabis Business Tax was passed by 76.7% of Santa Clara voters on November 6, 2018 and amends Title 3 ("Revenue and Finance") of the City Code to add a Chapter 3.60 entitled "Cannabis Business Tax," to set the maximum tax rates for commercial cannabis activity, among other things, when cannabis business is made a legal land use by the City Council.

On November 27, 2018, the Council adopted Ordinance No. 1990, which amended Chapter 18.102 ("Regulation of Marijuana") of Title 18 ("Zoning") of "The Code of the City of Santa Clara, California" to extend the temporary ban of all commercial cannabis activity until June 30, 2019.

On February 19, 2019, staff presented to the Council an update on current commercial cannabis policy implementation efforts. The Council requested staff to bring back information on key items, such as the potential impact of a commercial cannabis program on staffing resources. Additionally, staff communicated at the City Council meeting that more time is needed for staff to develop and

bring forward the remaining ordinances and resolutions regulating commercial cannabis businesses in Santa Clara and would return with an ordinance to extend the temporary ban on all commercial cannabis activities until 2020.

DISCUSSION

The proposed amendment to Section 18.102.010 (“Commercial Marijuana Activity Prohibited”) of Chapter 18.102 (“Regulation of Marijuana”) of Title 18 (“Zoning”) of “The Code of the City of Santa Clara, California” will extend the temporary ban of all commercial cannabis activity to June 30, 2020. The City requires more time to prepare the analysis requested by the Council and then to either 1) develop and bring forward the remaining ordinances and resolutions regulating commercial cannabis businesses in Santa Clara or 2) bring forward a permanent ban on commercial cannabis activity.

If Santa Clara’s temporary ban is not extended, State law would allow commercial cannabis businesses to seek permits from the State to operate in the City without any local control over such businesses.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a “project” within the meaning of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment.

FISCAL IMPACT

There is a loss of potential tax revenue until a regulatory framework is brought forward to Council for consideration, becomes effective, and commercial activity is operational.

COORDINATION

This report has been coordinated with the City Attorney’s Office.

PUBLIC CONTACT

Public contact was made by posting the Planning Commission agenda on the City’s official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City’s website and in the City Clerk’s Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk’s Office at (408) 615-2220, email clerk@santaclaraca.gov <<mailto:clerk@santaclaraca.gov>> or at the public information desk at any City of Santa Clara public library.

ALTERNATIVES

1. Recommend the Council adopts the Ordinance amending Section 18.102.010 (“Commercial Marijuana Activity Prohibited”) of Chapter 18.102 (“Regulation of Marijuana”) of Title 18 (“Zoning”) of “The Code of the City of Santa Clara, California” to temporarily prohibit all commercial cannabis activity until June 30, 2020;
2. Do not recommend the Council to adopt the Ordinance amending Section 18.102.010 (“Commercial Marijuana Activity Prohibited”) of Chapter 18.102 (“Regulation of Marijuana”) of Title 18 (“Zoning”) of “The Code of the City of Santa Clara, California” to temporarily prohibit all commercial cannabis activity until June 30, 2020; or
3. Any other action taken by the Planning Commission.

RECOMMENDATION

Alternative 1: Recommend the Council adopts the Ordinance amending Section 18.102.010 (“Commercial Marijuana Activity Prohibited”) of Chapter 18.102 (“Regulation of Marijuana”) of Title 18 (“Zoning”) of “The Code of the City of Santa Clara, California” to temporarily prohibit all commercial cannabis activity until June 30, 2020.

Reviewed by: Ruth Shikada, Assistant City Manager

Approved by: Deanna J. Santana, City Manager

ATTACHMENTS

1. Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SANTA CLARA,
CALIFORNIA, AMENDING SECTION 18.102.010 (ENTITLED
“COMMERCIAL MARIJUANA ACTIVITY PROHIBITED”) OF
“THE CODE OF THE CITY OF SANTA CLARA,
CALIFORNIA” TO EXTEND THE TERM OF THE
TEMPORARY BAN**

BE IT ORDAINED BY THE CITY OF SANTA CLARA AS FOLLOWS:

WHEREAS, on November 21, 2017, the City Council adopted Ordinance No. 1973 amending Chapter 18.102 (“Regulation of Marijuana”) to temporarily ban all commercial cannabis activity in the City until January 1, 2019;

WHEREAS, on November 27, 2018, the City Council adopted Ordinance No. 1990 amending Chapter 18.102 (“Regulation of Marijuana”) to extend the temporary ban on all commercial cannabis activity in the City until June 30, 2019;

WHEREAS, the temporary ban was intended to provide the City with adequate time to develop a robust framework of local regulations compliant with the various updated State regulations and tailored to address the unique needs of the City;

WHEREAS, despite diligent efforts, such a set of local regulations will not be adopted prior to June 30, 2019; and,

WHEREAS, under its police powers to preserve the health, safety and welfare of its residents through zoning and planning regulations, the City Council hereby determines that the code amendment set forth below is necessary and in the best interests of the City.

NOW THEREFORE, BE IT FURTHER ORDAINED BY THE CITY OF SANTA CLARA, AS FOLLOWS:

SECTION 1: That Section 18.102.010 (entitled “Commercial Marijuana Activity Prohibited”) of Chapter 18.102 (entitled “Regulation of Marijuana”) of Title 18 (entitled “Zoning”) of “The

Code of the City of Santa Clara, California” (“SCCC”) is amended to read as follows:

“18.102.010 Commercial marijuana activity prohibited.

In accordance with Business and Professions Code Section 26200, all commercial marijuana activity as defined in SCCC 18.06.010(m)(2)(B) is prohibited, whether temporary or permanent in nature, and whether for medical or nonmedical purposes. This chapter shall become inoperative on June 30, 2020, and shall be considered repealed on that date, unless this section is amended, or a later enacted ordinance becomes effective, on or before June 30, 2020, to delete or extend this date.”

SECTION 2: Ordinances repealed. Ordinance No. 1990 and all ordinances amendatory thereto, and, with exception of the provisions protected by the savings clause, all ordinances (or parts of ordinances) in conflict with or inconsistent with this ordinance are hereby repealed.

SECTION 3: Savings clause. The changes provided for in this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any right established or accruing before the effective date of this ordinance; nor shall it affect any prosecution, suit or proceeding pending or any judgment rendered prior to the effective date of this ordinance. All fee schedules shall remain in force until superseded by the fee schedules adopted by the City Council.

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SECTION 4: Effective date. This ordinance shall take effect thirty (30) days after its final adoption; however, prior to its final adoption it shall be published in accordance with the requirements of Section 808 and 812 of “The Charter of the City of Santa Clara, California.”

PASSED FOR THE PURPOSE OF PUBLICATION this XX day of XXXXXX, 2019, by the following vote:

AYES: COUNCILORS:

NOES: COUNCILORS:

ABSENT: COUNCILORS:

ABSTAINED: COUNCILORS:

ATTEST:

NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA