

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATION NUMBER: 191295 **APN: 051-191-17**
SITUS ADDRESS: 2202 East Lake Ave, Watsonville 95060

Proposal to add a kitchen, hood and hot food service to an existing deli. Requires an amendment to Commercial Development Permit 81-155-PD and 91-0583.

Property is located on the east side of East Lake Avenue (2202 East Lake Avenue), about 100 feet south of Holohan Road in Watsonville.

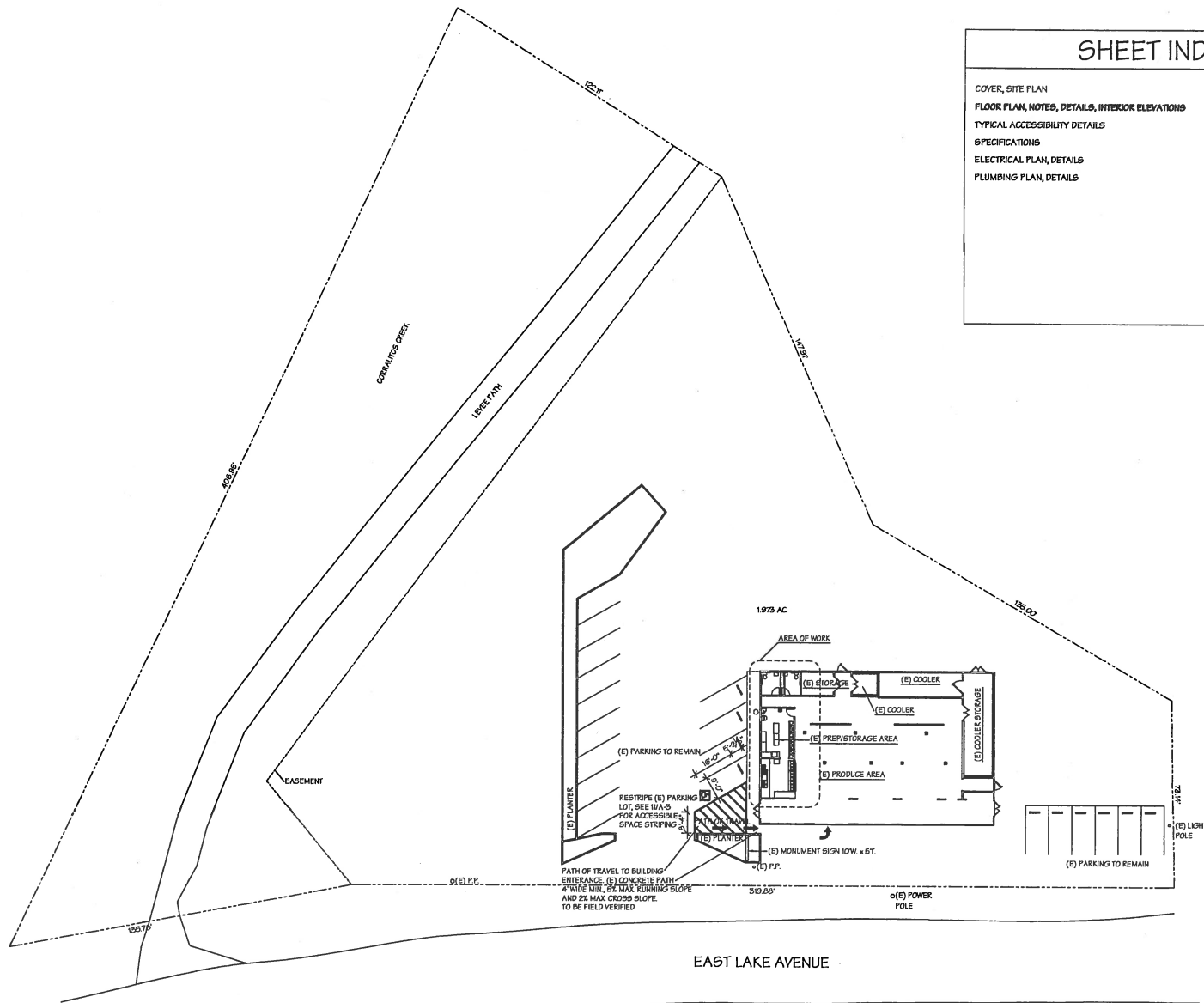
OWNER: Randy Moreno
APPLICANT: Randy Moreno
SUPERVISORIAL DISTRICT: 4
PLANNER: Nathan MacBeth, (831) 454-3118
EMAIL: Nathan.MacBeth@santacruzcounty.us

Public comments must be received by 5:00 p.m. April 7, 2020.

A decision will be made on or shortly after April 8, 2020.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.

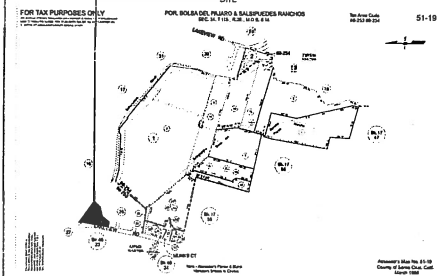
Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.



SHEET INDEX

COVER, SITE PLAN	A-1
FLOOR PLAN, NOTES, DETAILS, INTERIOR ELEVATIONS	A-2
TYPICAL ACCESSIBILITY DETAILS	A-3
SPECIFICATIONS	A-4
ELECTRICAL PLAN, DETAILS	E-1
PLUMBING PLAN, DETAILS	P-1

VICINITY MAP



STATISTICS

USE / SCOPE : INSTALL A COMMERCIAL KITCHEN IN EXISTING PRODUCE MARKET.
REMODEL TOILET ROOMS FOR ACCESSIBILITY

ZONING : C-1

OCCUPANCY GROUP : M

CONSTRUCTION TYPE : V-B

BUILDING FLOOR AREA : 5,460 S.F.

OCCUPANT LOAD : 4,000/50 = 80

ALLOWABLE AREA FROM TABLE 503 : 9,000 S.F.

STORIES : ONE

FIRE SPRINKLERS : INSTALLED PER NFPA 13

ENERGY METHOD : 2016 PERSCRIPTIVE

CODES :

A. 2016 CALIFORNIA BUILDING, GREEN, PLUMBING, MECHANICAL, ELECTRICAL, AND FIRE CODES
B. 2016 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS

NOTE : EXTRA SIGNAGE FOR EXIT SIGN MAY BE REQUIRED DURING
FINAL INSPECTION. LOCATION MAY BE ALTERED DURING INSP.
SIGNING NEED SEPARATE PERMIT

GENERAL NOTES

- 1- THE CONTRACTOR SHALL EXAMINE AND CHECK ALL EXISTING CONDITIONS, DIMENSIONS, LEVELS AND MATERIALS. NOTIFY THE OWNER AND THE ARCHITECT (EDWARD L. RINEHART) IF ANY DISCREPANCIES ARE FOUND OR REQUEST FOR INFORMATION ABOUT SCOPE OF CHANGES FROM PLANS DRAWN BY EDWARD RINEHART, A.I.A. ARCHITECT, BEFORE PROCEEDING WITH WORK.
- 2- ALL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
- 3- ALL MAILING SHALL BE PER C.B.C., CHAPTER 25
- 4- ALL EQUIPMENT TO BE INSTALLED SHALL BE LISTED BY AN APPROVED TESTING AGENCY THAT IS ACCEPTABLE TO COUNTY OF SANTA CRUZ BUILDING INSPECTION DEPARTMENT.
- 5- ALL GYPSUM BOARD SHALL BE INSTALLED PER C.B.C., CHAPTER 25
- 6- ALL CONCRETE SHALL BE 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS
- 7- ALL REINFORCING SHALL CONFORM TO A.S.T.M. A-605 GRADE 40
- 8- THE FIRE PROTECTION SYSTEM SHALL CONFORM TO THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) IFA, SHOP DRAWINGS SHALL BE SUBMITTED TO LOCAL FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- 9- THE OWNER SHALL PROVIDE SOAP AND TISSUE DISPENSERS AT ALL HAND SINKS. PROVIDE A SIGN AT TOILET ROOMS THAT READS "ALL EMPLOYEES SHALL WASH HANDS AFTER USING FACILITIES"
- 10- ALL DOOR HARDWARE MUST BE OPERABLE WITHOUT REQUIRED THE ABILITY OF GRASP THE OPENING HARDWARE.
- 11- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.0 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR.
- 12- THE BOTTOM 10 INCH OF DOOR MUST BE SMOOTH.

OWNER

RANDY MORENO
2995 DAY RD.
GILROY, CA 95020
PH - (408) 422-2588

NORTH
A.P.N. - 051-191-17
SITE PLAN
1" = 20.00'



EDWARD L. RINEHART
A.I.A. ARCHITECT

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
Phone : (831) 422-1046
e-mail : ed@rinhartatt.net

T-1 REMODEL FOR :
RANDY MORENO
2202 EAST LAKE AVE.
WATSONVILLE - CALIFORNIA 95076

REVISIONS :

BY : ELR
DATE ISSUED : 8-23-17

SHEET NO.
A-1
OF 4 SHEETS

1507

FINISH SCHEDULE

TOILET ROOMS

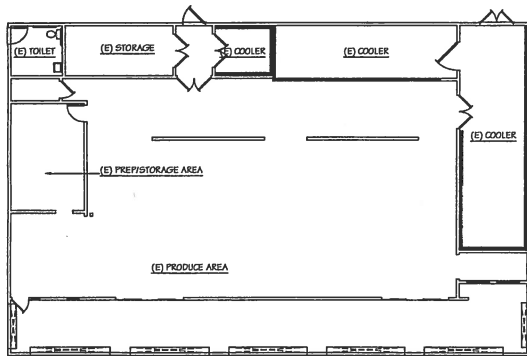
FLOOR: SHEET VINYL HEAT WELDED
 BASE: CONTINUOUS 6" VINYL COVERED W/ 5/8" INCH RADIUS
 WALLS: GYP. BD. SMOOTH, WASHABLE, AND NON-TEXTURED, PAINT SEMI-GLOSS
 NON ABSORBANT WAINSCOT +48" ABOVE FINISHED FLOOR AT ALL WALLS
 CEILING: GYP. BD. SMOOTH, WASHABLE, AND NON-TEXTURED

AUTOMATIC DOOR NOTES

AUTOMATIC DOORS TO COMPLY WITH CBC 1010.1.4.5 SPECIAL PURPOSE HORIZONTAL SLIDING, ACCORDION OR FOLDING DOORS

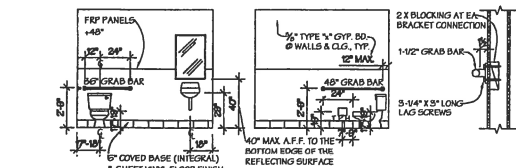
IN OTHER THAN GROUP H OCCUPANCIES, SPECIAL PURPOSE HORIZONTAL SLIDING, ACCORDION OR FOLDING DOOR ASSEMBLIES PERMITTED TO BE A COMPONENT OF A MEANS OF EGRESS IN ACCORDANCE WITH EXCEPTION 6 TO SECTION 1003.1.2 SHALL COMPLY WITH ALL OF THE FOLLOWING CRITERIA:

1. THE DOORS SHALL BE POWER OPERATED AND SHALL BE CAPABLE OF BEING OPERATED MANUALLY IN THE EVENT OF POWER FAILURE.
2. THE DOORS SHALL BE OPERABLE BY A SIMPLE METHOD FROM BOTH SIDES WITHOUT SPECIAL KNOWLEDGE OR EFFORT.
3. THE FORCE REQUIRED TO OPERATE THE DOOR SHALL NOT EXCEED 30 POUNDS (13 N) TO SET THE DOOR IN MOTION AND 15 POUNDS (67 N) TO CLOSE OR OPEN THE DOOR TO THE MINIMUM REQUIRED WIDTH.
4. THE DOOR SHALL BE OPERABLE WITH A FORCE NOT TO EXCEED 15 POUNDS (67 N) WHEN A FORCE OF 250 POUNDS (100 N) IS APPLIED PERPENDICULAR TO THE DOOR ADJACENT TO THE OPERATING DEVICE.
5. THE DOOR ASSEMBLY SHALL COMPLY WITH THE APPLICABLE FIRE PROTECTION RATING AND, WHERE RATED, SHALL BE SELF-CLOSING OR AUTOMATIC CLOSING BY SMOKE DETECTION IN ACCORDANCE WITH SECTION 705.5.9.5, SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 80 AND SHALL COMPLY WITH SECTION 705.
6. THE DOOR ASSEMBLY SHALL HAVE AN INTEGRATED STANDBY POWER SUPPLY.
7. THE DOOR ASSEMBLY POWER SUPPLY SHALL BE ELECTRICALLY SUPERVISED.
8. THE DOOR SHALL OPEN TO THE MINIMUM REQUIRED WIDTH WITHIN 10 SECONDS AFTER ACTIVATION OF THE OPERATING DEVICE.



(E) FLOOR PLAN

3/8" = 1'-0"



(N) ACCESSIBLE TOILETS

3/8" = 1'-0"

FLOOR PLAN

3/8" = 1'-0"

ACCESSIBLE REQUIREMENTS

1. 1/4" THICK IDENTIFICATION SYMBOLS SHALL BE PROVIDED ON DOOR TO TOILET ROOMS.
2. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
3. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PICKING OR TWISTING OF THE WRIST, I.E. - SINGLE LEVER TYPE LAVATORY FAUCET.
4. VERIFY THAT ALL PLUMBING FEATURES TO BE INSTALLED MEET MINIMUM CLEARANCES SHOWN ON PLAN ABOVE.
5. FAUCET SHALL NOT REQUIRE GRASPING, TWISTING OR PICKING OF THE WRIST (CFC 1504.1.5).
6. PROVIDE AUTO-CLOSING DEVICE FOR HANDICAP WATER CLOSET.



ACCESSIBLE I.D. SIGN

SCALE: 1" = 1'-0"

HANDICAP I.D. SIGN TO BE INSTALLED ON LATCH SIDE OR THE RIGHT SIDE WALL OF DOUBLE DOORS AT ACCESS DOORS TO BUILDINGS +60" ABOVE FINISH FLOOR.

WALL SCHEDULE
 (E) 2x STUDS @ 16" O.C. TO BE REMOVED
 (E) 2x STUDS @ 16" O.C.
 (N) 2x STUDS @ 16" O.C.



EDWARD L. RINEHART
 A.I.A. ARCHITECT

107 CHURCH STREET - SALINAS - CALIFORNIA 93901
 Phone : (831) 422-1046
 e-mail : edrinehart@att.net

T-1 REMODEL FOR :

RANDY MORENO
 2202 EAST LAKE AVE.
 WATSONVILLE - CALIFORNIA 95076

REVISIONS :
 1. _____
 2. _____
 3. _____
 4. _____

BY : ELR
 DATE ISSUED : 8-29-17

SHEET NO.
A-2
 OF 4 SHEETS

1507