Eatalian Cafe

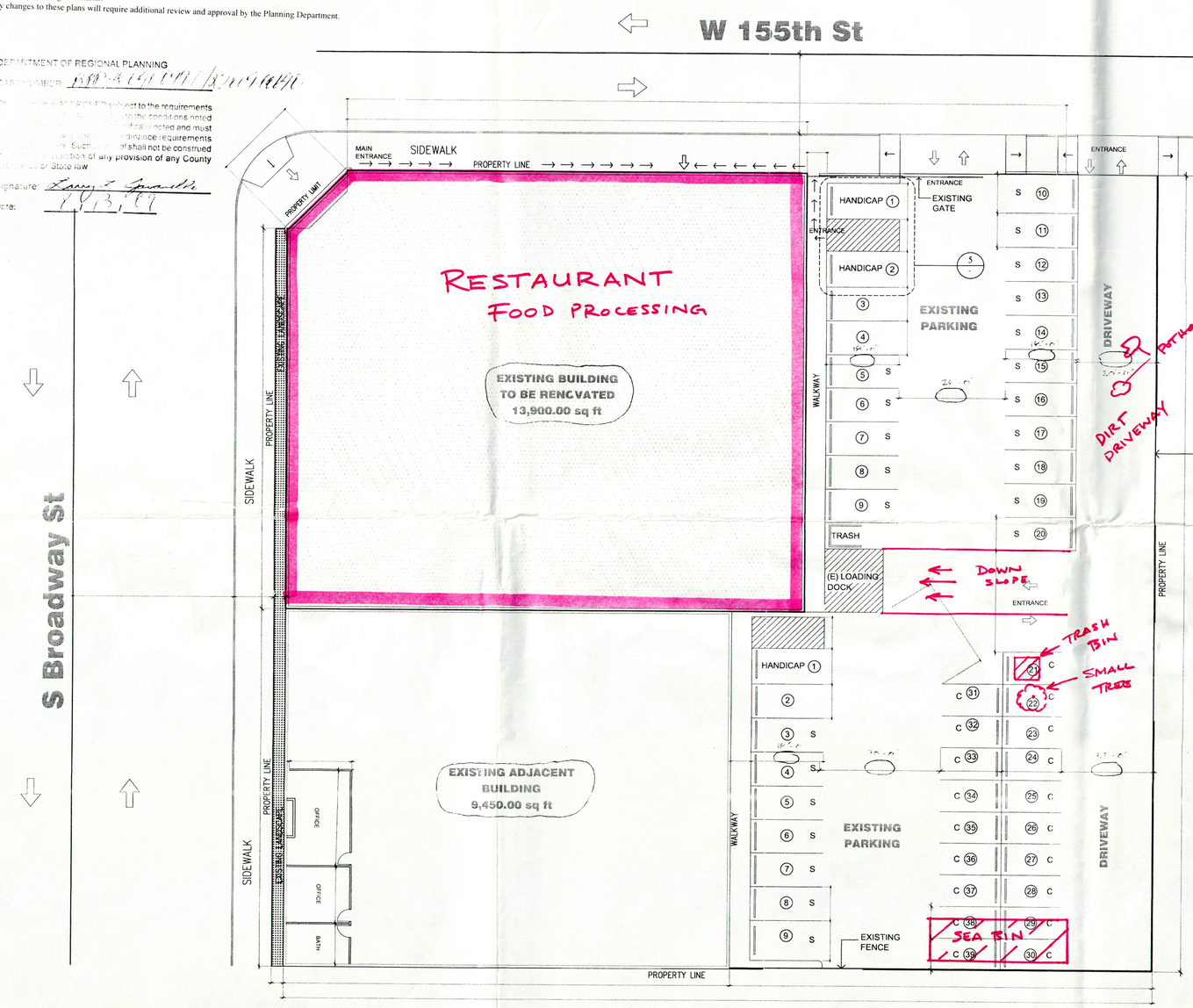
Conditions of Approval

- This is approval for an interior remodel for a new food processing facility with retail sales of goods within an existing 17,900 square foot building. The new business will also include the serving of food and drink to the public.
- An occupancy load determination of 86 was calculated by Building and Safety. The new business, and the industrial use located within the adjacent building on the same site, shall require a minimum of 48 parking stalls. A total of 48 parking stalls shall be provided.
- Less than 40 percent of the required parking shall be compact spaces, for a total of 19 compact parking spaces and 29 standard parking spaces.
- All the parking stalls identified on the site plan must be striped with the minimum dimensions identified on the site plan.
- The existing loading dock shall be maintained.
- No grading proposed and none approved.
- The property shall be maintained free of trash and debris.
- No oak trees identified on the plans.
- This approval does not permit any modifications or additions to the existing building, nor does it legalize any existing conditions.
- Any changes to these plans will require additional review and approval by the Planning Department.

DEPARTMENT OF REGIONAL PLANNING
CASE NUMBER R2009-00690-(2) CUP 201000097-(2)

The [illegible] is APPROVED subject to the requirements [illegible] to the conditions noted [illegible] is/are rejected and must [illegible] ordinance requirements [illegible] Such [illegible] shall not be construed [illegible] violation of any provision of any County [illegible] or State law

Signature: Larry J. Smith
Date: 10/3/09



SITE PLAN

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

LEGEND

- RENOVATION AREA
- EXISTING BUILDING
- S = STANDARD PARKING SPACE
- C = COMPACT PARKING SPACE

BUILDING DATA :

SCOPE OF PROJECT : CHANGE OF OCCUPANCY FROM FURNITURE STORE TO MERCHANTLE / FACTORY.

NEW OCCUPANCY GROUP : M, F-1, S-2

TYPE CONSTRUCTION : IIIB, FIRE SPINKLER

TOTAL AREA OF BUILDING : 13,890 S.F.

M (RETAIL) : ~~4,904~~ S.F. 4780 sq.ft. (reduced)
F-2 (FACTORY) : 5,150 S.F.
S-2 (STORAGE) : 3,835 S.F.

ALLOWABLE AREA :
4,950 / 12,500 + 5,150 / 18,000 + 3,835 / 26,000 = .83 < 1

BUILDING CODE : 2008 LA COUNTY CODES

PLUMBING FIXTURES BASE ON SECTION 412 OF THE PLUMBING CODE

OCCUPANCY LOAD :
4,905 / 200 + 5,150 / 2,000 + 3,835 / 5,000 = 29

REQUIRED FIXTURES :
MALE : 2 WATER CLOSETS, 2 SINKS.
FEMALE : 2 WATER CLOSETS, 2 SINKS
1 DRINKING WATER FOUNTAIN.

DETERMINATION OF ASSEMBLY OCCUPANT LOAD PARKING
TYPE OF OCCUPANCY S-2/F-2/M/B
ASSEMBLY OCCUPANT LOAD 86
BY (PRINT NAME) Raf Hosni
SIGNATURE
DATE 8/30/09

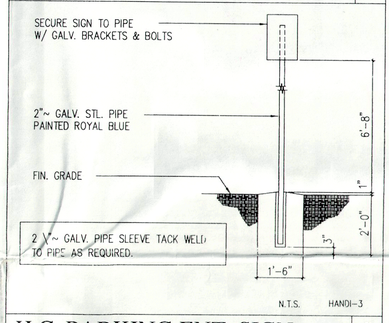
UNAUTHORIZED VEHICLES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICAL HANDICAPPED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING.

THIS APPLIES ONLY AT HANDICAPPED SPACES.

NOTE :
1. SIGN TO BE PORCELAIN ON STEEL WITH A BEADED TEXT
2. BOTTOM OF SIGN TO BE 80" ABOVE FIN. SURFACE
3. SIGN TO CONFORM TO CURRENT, STATE & LOCAL CODES AND REGULATIONS
4. LOCATE AT MAIN DRIVEWAY ENTRIES. (PER SITE PLAN)
5. SEE DETAIL BELOW FOR BASE

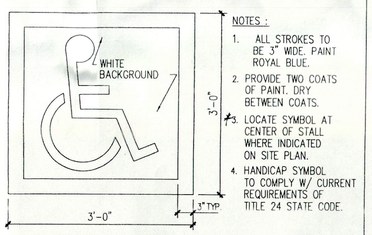
HANDI-1

H.C. ENTRANCE SIGN N.T.S. 1



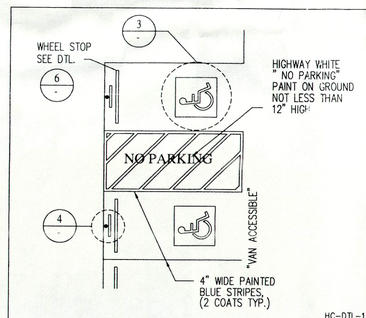
N.T.S. HANDI-3

H.C. PARKING ENT. SIGN 2



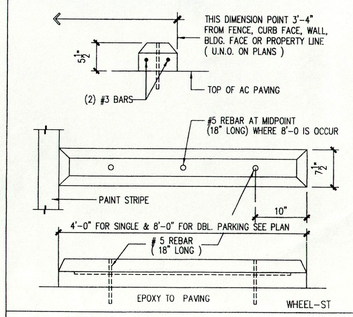
NOTES :
1. ALL STROKES TO BE 3" WIDE. PAINT ROYAL BLUE.
2. PROVIDE TWO COATS OF PAINT. DRY BETWEEN COATS.
3. LOCATE SYMBOL AT CENTER OF STALL WHERE INDICATED ON SITE PLAN.
4. HANDICAP SYMBOL TO COMPLY W/ CURRENT REQUIREMENTS OF TITLE 24 STATE CODE.

HANDI-2



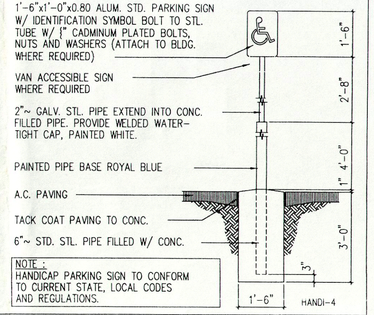
HC-DTL-1

H.C. PARKING (VAN) N.T.S. 5



WHEEL STOP N.T.S. 6

WHEELCHAIR SYMBOL N.T.S. 3



NOTE :
HANDICAP PARKING SIGN TO CONFORM TO CURRENT STATE, LOCAL CODES AND REGULATIONS.

HANDI-4

H.C. PARKING SIGN N.T.S. 4

R2009-00690
CUP 201000097 APPLICANT'S COPY

REMARKS

GERARD JAZZAR
INTERIOR DESIGN / ARCHITECTURE
11257 TABOR ST.
LOS ANGELES, CA 90066
(310) 312-4172

EATALIAN CAFE
15500 S BROADWAY
GARDENA, CA 90248
SITE PLAN

DRP COPY

M.M.
M.M.
MAY 26, 2009
1/16" = 1'-0"
JZ-Eatalian cafe-01

A.1

OF