



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

June 28, 2020

Applicant:

Trader Joe's Company c/o Flaherty and O'Hara, PC
610 Smithfield Street, Suite 300
Pittsburgh, PA 15222

**RE: ADMINISTRATIVE USE PERMIT RENEWAL CASE NO. PAUP 2004445
2462 HONOLULU AVENUE**

The Director of Community Development will render a final decision on or after **July 8, 2020**, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) renewal to allow the sale of alcoholic beverages for off-site consumption (ABC License Type 21) at an existing 14,826 square-retail grocery store located in the CR Zone, Commercial Retail.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals, and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That sufficient measures shall be enforced to effectively eliminate interior and exterior boitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities.
4. That the sale of alcoholic beverages for off-site consumption shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
5. That the sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
6. That no exterior signs advertising the sales of alcoholic beverages be permitted.

7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash and graffiti.
8. That any expansion or modification of the facility or use which intensifies the existing Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, changes to the use or operation, or any physical change as determined by the Planning Hearing Officer with concurrence by the Director of Community Development.
9. That the off-site sale of alcoholic beverages shall be incidental to the main use retail grocery store and that the sale of alcoholic beverages for consumption on the premises is strictly prohibited.
10. That individual unit sales of alcoholic beverages shall be restricted. No individual unit sales for beer shall be allowed. No individual unit sales for wine less than a full-sized bottle shall be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
11. That the business shall provide training for its personnel regarding sales to minors or intoxicated persons. Alcoholic Beverage Control staff is available and can provide this training.
12. That signs shall be posted clearly specifying no sales to minors or intoxicated persons.
13. That signs indicating no loitering or trespassing should be posted.
14. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming any alcoholic beverages on the property, adjacent properties or otherwise making disturbances in the area.
15. That store displays racks be positioned such that they are in a clear line of sight by management and staff with no restricting view and that they be appropriately lit.
16. That the business shall adhere to the City's Fresh Air Ordinance, Title 15, Chapter 8.52 of the Glendale Municipal Code.
17. That the business shall be operated in full accord with applicable State, County, and local laws.
18. That access to the premises shall be made available to all City of Glendale Planning and Neighborhood Services Divisions, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.

PROJECT BACKGROUND

Previous Permits for the Commercial Retail Project Site:

On October 22, 2013, the Director of Community Development issued a Zoning Use Certificate No.

PZUC1225288 with conditions for a retail food store.

On June 9, 2010, the Planning Hearing Officer granted a Conditional Use Permit No. PCUP 2010-021 to allow off-site sales of alcoholic beverages.

Related Concurrent Permit Application(s):

There are no related concurrent permit applications.

Environmental Determination:

The project is exempt from CEQA review as a Class 1 “Existing Facilities” exemption, pursuant to State CEQA Guidelines Section 15301(e), because the discretionary permit request is to allow for the renewal of off-site sales of alcoholic beverages at an existing retail grocery store within an existing commercial space and there is no added floor area proposed.

General Plan:

North Glendale Community Plan – Town Center

Zone:

CR - Commercial Retail Zone.

Description of Existing Property and Uses:

The project site is 14,670 square-feet in size and is located along the south side of Honolulu Avenue in the Montrose Shopping Park. The site features the existing 14,670 square-foot retail grocery store, “Trader Joe’s,” that has been in operation at this location since 2013. There are a total of 60 parking spaces available on-site with access to the parking lot from an existing driveway along Honolulu Avenue.

Neighboring Zones and uses

Direction	Zone	Existing Land Use
North	C2-I – Community Commercial	Fire station and library
South	R1-II – Residential	Single-family residential uses
East	CR – Commercial Retail	Commercial uses
West	C2-I – Community Commercial	Mixed-use development
Project Site	CR –Commercial Retail	Retail Grocery Store

COMMENTS FROM OTHER CITY DEPARTMENTS:

No major concerns were received from the various city divisions/departments. Conditions have been received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. These conditions will be made part of the application if the AUP is approved.

PROJECT ANALYSIS

The subject site is located within the CR – Commercial Retail Zone. The General Plan Land Use designation for this site is North Glendale Community Plan – Town Center which provides commercial services to both Crescenta Valley residents and a broader retail market area. Goods and services offered in this zone generally attract clientele from the surrounding community and region. The sale of alcoholic beverages for off-site consumption, within the existing retail grocery store, is appropriate in an

area of the city zoned for commercial uses. The applicant's request is a renewal to sell alcoholic beverages for off-site consumption that is ancillary to the primary use as a retail grocery store, "Trader Joe's". This will be consistent with the elements of the General Plan, and in keeping with the goals of the area to promote business. All other elements of the General Plan, including Open Space, Recreation, and Housing Elements, will not be impacted as a result of the applicant's request. The project site is fully developed and the application does not include any new floor area or modifications to the existing building, and adequate utilities, landscaping, and traffic circulation measures are already provided. The applicant's request to sell alcoholic beverages for off-site consumption is not anticipated to create any negative traffic-related impacts along these streets and other businesses over and above the existing conditions.

It is not anticipated that the applicant's request for alcoholic beverage sales for off-site consumption at an existing retail grocery store, "Trader Joe's," will be detrimental to the community or adversely conflict with the community's normal development. The request is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use.

Overall, the applicant's request to allow the sales of alcoholic beverages for off-site consumption at the existing retail grocery store, "Trader Joe's", is supportable based on the facts surrounding this application and the findings as described below.

DRAFT FINDINGS

A. That the existing use will be consistent with the various elements and objectives of the general plan.

The sale of alcoholic beverages for off-site consumption within the existing retail grocery store will be consistent with the various elements and objectives of the general plan. The project site is located within the Commercial Retail (CR) zone.

The General Plan Land Use designation for this site is North Glendale Community Plan – Town Center which provides commercial services to both Crescenta Valley residents and a broader retail market area. This district features a major shopping center, the Montrose Shopping Park which provides: community serving retail and services along Honolulu Avenue, a major traffic arterial; and a neighborhood convenience shopping center in or adjacent to the neighborhood served. The applicant's request to sell alcoholic beverages for off-site consumption at an existing retail grocery store will be in keeping with the goals of the area to promote business and pedestrian-friendly commercial uses. The sale of alcoholic beverages for off-site consumption within the existing retail grocery store at this location is appropriate in an area of the city zoned for commercial uses.

The Land Use Element is most directly related to the approval of this use. All other elements of the General Plan, including Open Space, Recreation, and Housing Elements, will not be impacted as a result of the applicant's request. The project site is fully developed and has not been slated for open space or recreation. The existing sale of alcoholic beverages for off-site consumption at the existing retail grocery store is consistent with the Noise Element and is not anticipated to increase the existing noise levels beyond the current conditions. This application does not include any new floor area or modifications to the existing building, and adequate utilities, landscaping, and traffic circulation measures are already provided.

The Circulation Element identifies Honolulu Avenue as an urban collector. The street is fully

developed and can adequately handle the existing traffic circulation around the site. The applicant's request to sell alcoholic beverages for off-site consumption is not anticipated to create any negative traffic-related impacts along Honolulu Avenue.

B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

The operation of retail grocery store with the sale of alcoholic beverages for off-site consumption will not be detrimental to the health, safety and public welfare of the neighborhood in general.

According to the Glendale Police Department, the property is located in Census Tract 3006 which allows for four off-sale licenses. Currently, there are six off-sale establishments in this tract and Trader Joe's is one of the existing six. Based on Part One crime statistics for Census Tract 3006 in 2019, there were 182 crimes, 9% above the city wide average of 167. Within the last year there were numerous calls for police service at the location. None of the calls were directly related to alcohol sales. Per the ABC website, Trader Joe's has an active Type 21 liquor license (Off-Sale General), license #503674. The Glendale Police Department has suggested conditions of approval to ensure that there are no negative impacts to the public health, safety, general welfare, or the environment.

C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.

The sale of alcoholic beverages for off-site consumption at the existing retail grocery store, "Trader Joe's," will not adversely conflict with adjacent uses or impede the normal development of surrounding property, as conditioned. The applicant's request to sell alcoholic beverages for off-site consumption would not conflict with adjacent and surrounding land uses and in fact, this type of use is encouraged in this area. The existing retail grocery store will not impede normal development within the surrounding area, since the project site is already fully developed; the use should not impede any redevelopment of Honolulu Avenue, given the proposed administrative use permit is a renewal for the sale of alcoholic beverages for off-site consumption at an existing retail grocery store.

It is not anticipated that the sale of alcoholic beverages for off-site consumption within the existing retail grocery store, "Trader Joe's," will be detrimental to the community or adversely conflict with the community's normal development. The applicant's request to allow the sale of alcoholic beverages for off-site consumption within the existing retail grocery store is not anticipated to adversely conflict with surrounding properties or adjacent uses as it will be ancillary to the primary use. The subject property is surrounded by other complementary businesses, including retail and service uses in the vicinity.

There are two public facilities within the immediate area of the subject site: Montrose Christian Montessori school located at 2545 Honolulu Avenue (0.1 miles to the west), and Armenian Sisters Academy located at 2361 Florencita Avenue (0.2 miles to the northeast). While these facilities and uses are within close proximity, the applicant's request will not impede the operation of or conflict with such land uses. There are no known churches, private or public school or colleges, day care facilities or hospitals within the immediate area of the existing retail grocery store. While nearby, the project is conditioned to ensure the operation will be in compliance with all applicable federal, state, and local laws. The applicant's request to allow the sale of alcoholic beverages for off-site

consumption within the existing retail grocery store is not anticipated to adversely impact other neighboring uses in this area.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

Adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are provided for the proposed use and are existing. The project site is already developed as are the associated facilities. There are a total of 60 parking spaces available on-site for the use. Access to the parking area is taken from existing driveways located off Honolulu Avenue. The parking demand is not anticipated to intensify based on the applicant's request for a renewal to allow the sales of alcoholic beverages for off-site consumption at the existing retail grocery store. The Circulation Element identifies Honolulu Avenue as an urban collector. These streets are fully developed and can adequately handle the existing traffic circulation around the site. The applicant's AUP request will not require any new city services, nor will it require any changes to the parking or traffic circulation.

REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALES, SERVICE AND CONSUMPTION:

That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

- 1) That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or where an existing or proposed off-site use is located in a census tract with more than the recommended maximum concentration of off-site uses, both as recommended by the California Department of Alcoholic Beverage Control, such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration as described in Finding B above.
- 2) That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds 20 percent of the city average for Part I crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district because conditions of approval have been included in the approval of this application to ensure that any potential negative impacts will be appropriately mitigated, as described in Finding B above.
- 3) That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, hospital or residential use), as noted in Finding C above.
- 4) That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use as described in Finding D above.
- 5) That notwithstanding consideration in subsections 1 through 4 above, the operation of a retail grocery store with the sale of alcoholic beverages for off-site consumption does serve a public convenience for the area because it serves local residents, businesses, and the surrounding

community. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

For more information or to submit comments, please contact the case planner, Ani Garibyan, at 818-937-8188 or AGaribyan@glendaleca.gov.

ATTACHMENT:

1. Location Map
2. Reduced Plans
3. Departmental Comments



Legend

- DSP/EB - East Broadway
- DSP/AL - Alliance
- DSP/AT - Gateway
- DS
- DS

Overlay Zones

- H Horse
- HD Historic District
- Parking
- PRD Planned Residential Develc
- PPD Precise Plan of Design
- PS Parking Structure

Cadastral Basemap

- City Boundary
- ROW-Tract Lines
- Lot Lines
- City Lot Split Lines
- Other
- County Lot Split Lines

Index Map Tile Numbr

E-02	F-02	G-02	
E-10	F-10	G-10	H-10
E-11	F-11	G-11	H-11
E-12	F-12	G-12	H-12
E-13	F-13	G-13	H-13
E-14	F-14	G-14	H-14
E-15	F-15	G-15	H-15

This map is for informational purposes only and does not constitute a legal document. The City of Honolulu Planning Department is not responsible for any errors or omissions in this map. The City of Honolulu Planning Department is not responsible for any errors or omissions in this map. The City of Honolulu Planning Department is not responsible for any errors or omissions in this map.

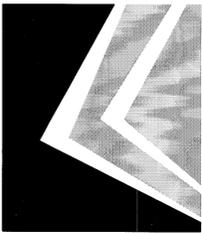
Thomas Stevenson (415) 748-2140
Email: tsteven@cityofhawaii.gov
Website: planning.cityofhawaii.gov

Data Prepared: October 1, 2015
Prepared By: ISD For Planning Division
Plan: Broadview/US Project/Planning/US

100 50 0
1 Inch Equals 100 Feet

2462 Honolulu Ave
Location Map.
300' radius
1" = 200'

ROSELAWN
 ROSEMAW
 ROSEMONT
 ROSEDALE



KIP KLAYTON
 ARCHITECTS
 814 West Chapman Avenue
 Orange, California 92668
 P. (714) 289-8384 F. (714) 289-9003



stamp:

project:

TRADER JOE'S STORE #52
 2462 HONOLULU AVENUE
 MONTROSE, CA 91020

client:

TRADER JOE'S COMPANY, INC.
 800 SOUTH SHAMROCK AVE.
 MONROVIA, CALIFORNIA 91016

sheet name:

ARCHITECTURAL
SITE PLAN

issue dates:

07.15.10 1ST BLDG. AND HEALTH
 DEPARTMENT SUBMITTALS

revisions:

- 12.02.10 BUILDING DEPARTMENT CORRECTIONS
- 12.02.10 HEALTH DEPARTMENT CORRECTIONS
- 12.02.10 FIRE DEPARTMENT CORRECTIONS
- 12.02.10 ZONING DEPARTMENT CORRECTIONS

KEY NOTES

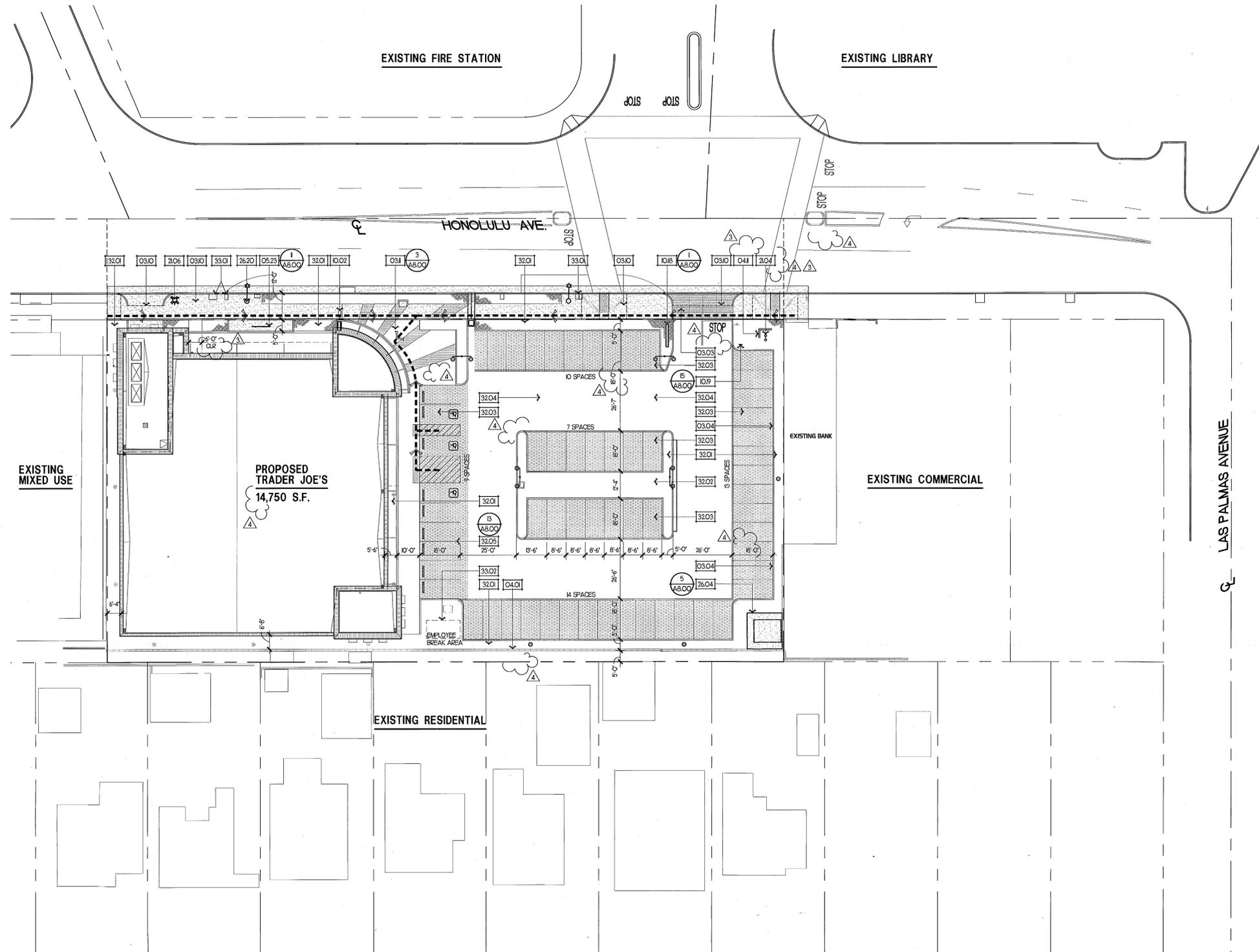
- 03.03 SCORED COLORED CONCRETE ENTRY DRIVE - REFER TO GENERAL NOTES
- 03.04 CONCRETE CURB - REFER TO CIVIL CONSULTANTS DRAWINGS
- 03.10 NEW CURB CUT - REFER TO CIVIL CONSULTANTS DRAWINGS
- 03.11 DECORATIVE ENTRY CONCRETE PAVING - REFER TO GENERAL NOTES
- 03.12 CONCRETE SIDEWALK - REFER TO CIVIL CONSULTANTS DRAWINGS
- 04.01 CMU RETAINING WALL (EXISTING) - REFER TO CIVIL AND STRUCTURAL CONSULTANTS DRAWINGS
- 04.02 CMU RETAINING WALL (NEW) - REFER TO CIVIL AND STRUCTURAL CONSULTANTS DRAWINGS
- 04.1 8" CMU SCREEN WALL 36" HIGH
- 05.23 METAL PIPE BICYCLE RACK (6 BAY) - REFER TO CIVIL CONSULTANT DRAWINGS
- 10.02 METAL ILLUMINATED BLADE SIGN - UNDER SEPARATE PERMIT
- 10.18 MONUMENT SIGN - REFER TO ARCHITECTURAL DETAILS
- 10.19 ACCESSIBILITY SIGN AT ENTRANCE - REFER TO ARCHITECTURAL DETAILS
- 21.03 FIRE DEPT. CONNECTION (LOCATION) - REFER TO FIRE/LIFE SAFETY CONSULTANTS DRAWINGS
- 21.04 DOUBLE CHECK DETECTOR ASSEMBLY - REFER TO CIVIL PLANS
- 21.06 RELOCATED FIRE HYDRANT - REFER TO CIVIL CONSULTANTS DRAWINGS
- 26.04 ELECTRICAL TRANSFORMER - REFER TO ELECTRICAL CONSULTANTS DRAWINGS
- 26.19 PARKING LIGHT STANDARD - REFER TO ELECTRICAL CONSULTANT DRAWINGS
- 26.20 EXISTING STREET LIGHT - REFER TO CIVIL CONSULTANTS DRAWINGS
- 32.02 NEW WALKWAYS - REFER TO LANDSCAPE CONSULTANTS DRAWINGS
- 32.03 PERMEABLE PAVING - REFER TO CIVIL CONSULTANTS DRAWINGS
- 32.04 AC PAVING - REFER TO CIVIL CONSULTANTS DRAWINGS
- 32.05 3" PAINTED PARKING STRIPING - REFER TO PARKING PLAN
- 33.01 UTILITY VAULT - REFER TO CIVIL CONSULTANTS DRAWINGS
- 33.02 WATER STORAGE TANK - REFER TO MECHANICAL/PLUMBING CONSULTANT DRAWINGS
- 33.04 EXISTING UTILITY VAULT TO BE REMOVED OR RELOCATED - REFER TO CIVIL CONSULTANTS DRAWINGS

NOTES:

1 THE ARCHITECTURAL SITE PLAN IS PROVIDED FOR BUILDING RELATIONSHIPS, OVERALL SITE ORIENTATION AND GENERAL SITE INFORMATION ONLY. REFER TO CIVIL, LANDSCAPE, AND MEP CONSULTANTS DRAWINGS FOR ADDITIONAL INFORMATION

LEGEND:

--- PATH OF TRAVEL



ARCHITECTURAL SITE PLAN



drawn by: AG
 check by: KC

cad file: 1904A05

sheet no.

AI.05

SCALE: 1" = 20'-0"

07.15.10

ABBREVIATIONS

Table of abbreviations for architectural and construction terms, including AND ANGLE AT, CENTERLINE, DIAMETER OF ROUND POUND OR NUMBER PROJECT LIFE EXISTING, etc.

MASTER KEY NOTE LEGEND

Table of master key note symbols and their corresponding descriptions, such as 0101 CONCRETE FLOOR SLAB - REFER TO STRUCTURAL CONSULTANTS DRAWINGS, 0102 LIGHT WEIGHT CONCRETE OVER METAL DECK - REFER TO STRUCTURAL CONSULTANTS DRAWINGS, etc.

PROJECT DATA

Table with project data including USE GROUP (M/S-2), TYPE OF CONSTRUCTION (VR), NO. OF STORIES (1), COVERED MALL (Y/N), FULLY SPRINKLERED (Y/N), FLOOR AREA (14,750).

THESE PLANS ARE IN CONFORMANCE WITH THE FOLLOWING CODES: 2007 CALIFORNIA BUILDING CODE, 2007 CALIFORNIA ELECTRICAL CODE, 2007 CALIFORNIA MECHANICAL CODE, 2007 CALIFORNIA PLUMBING CODE, 2007 CALIFORNIA FIRE CODE, 2007 CALIFORNIA ENERGY CODE AND LOCAL ORDINANCES.

SQUARE FEET SUMMARY table showing SALES AREA (10,476 SF), BACK OFF (10-2) / SUPPORT (0), LOADING AREA (152 SF), TOTAL BUILDING AREA (14,750 SF), EQUIPMENT SPACE (1394 SF), ENTRY VESTIBULE AREA (629 SF).

TABLE 0061 - EXIT ACCESS TRAVEL DISTANCE table showing MAXIMUM TRAVEL DISTANCE PERMITTED (250 FEET) and MAXIMUM TRAVEL DISTANCE ACTUAL (+/- 24 FEET).

TABLE 0041 - DESIGN OCCUPANT LOAD table showing OCCUPANTS (365 PERSONS) and PERSONS PER SQ. FT. (30 PERSONS).

TABLE 0001 - EGRESS WIDTH table showing MAXIMUM TRAVEL DISTANCE PERMITTED (250 FEET) and MAXIMUM TRAVEL DISTANCE ACTUAL (+/- 24 FEET).

TABLE 0001 - EGRESS WIDTH table showing PERSONS PER SQ. FT. (30 PERSONS) and TOTAL INCHES (64 INCHES).

TABLE 0001 - EGRESS WIDTH table showing OCCUPANT LOAD (365 PERSONS) and PROVIDED EXITS (3).

TABLE 0001 - EGRESS WIDTH table showing MAXIMUM TRAVEL DISTANCE PERMITTED (250 FEET) and MAXIMUM TRAVEL DISTANCE ACTUAL (+/- 24 FEET).

SCOPE OF WORK

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A 14,750 SF COMMERCIAL RETAIL BUILDING FOR USE AND LEGAL OCCUPANCY IN STRICT COMPLIANCE WITH CITY CODES, SPECIFICATIONS, ETC. THE TENANT IS A RETAIL GROCERY STORE THAT SELLS PRE-PACKAGED FOOD ITEMS, STORE SALES AREA IS 10,476 SF AND STOCK/RECEIVING BACK OF HOUSE AREA IS 4,274 SF.

PLUMBING FIXTURE ANALYSIS

TOTAL SQUARE FOOTAGE 14,750 SF. OCCUPANCY BASED ON C.F.C. TABLE A-14.750/200 = 73 OCCUPANTS. ASSUME 50% MALE = 36.5 OCCUPANTS. ASSUME 50% FEMALE = 36.5 OCCUPANTS.

MINIMUM PLUMBING FIXTURES PER C.F.C. TABLE 4-1 RETAIL OR W-HOUSELDS STORES: MEN: 1000 OCCUPANTS = 10 WATER CLOSET, 26-100 OCCUPANTS = 10 URINAL, WOMEN: 26-100 OCCUPANTS = 02 WATER CLOSETS.

PROJECT TEAM

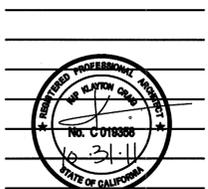
Table of project team members including OWNER (CITY OF GLENDALE), ARCHITECT (KIP KLAYTON ARCHITECTS), TENANT (TRADER JOE'S COMPANY, INC.), and CIVIL ENGINEER (DO ENGINEERS).

SHEET INDEX

Table of sheet index listing sheet numbers (A100-A300) and their descriptions (GENERAL SHEETS, ARCHITECTURAL DRAWINGS, CIVIL DRAWINGS, etc.).



KIP KLAYTON ARCHITECTS 814 West Chapman Avenue Orange, California 92668 P. (714) 289-8384 F. (714) 289-9003



stamp: LANDSCAPE DRAWINGS

project: TRADER JOE'S STORE #52 2462 HONOLULU AVENUE MONTEROSE, CA 91020

client: TRADER JOE'S COMPANY, INC. 800 SOUTH SHAMROCK AVE. MONROVIA, CALIFORNIA 91016

sheet name: PROJECT DATA

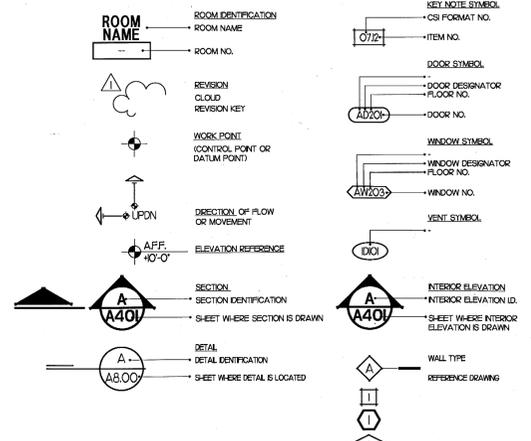
issue dates: 07.15.10 1ST BLDG. AND HEALTH DEPARTMENT SUBMITTALS

revisions: 1. 02.10.10 BUILDING DEPARTMENT CORRECTIONS 2. 02.10.10 HEALTH DEPARTMENT CORRECTIONS 3. 02.10.10 FIRE DEPARTMENT CORRECTIONS 4. 02.10.10 ZONING DEPARTMENT CORRECTIONS

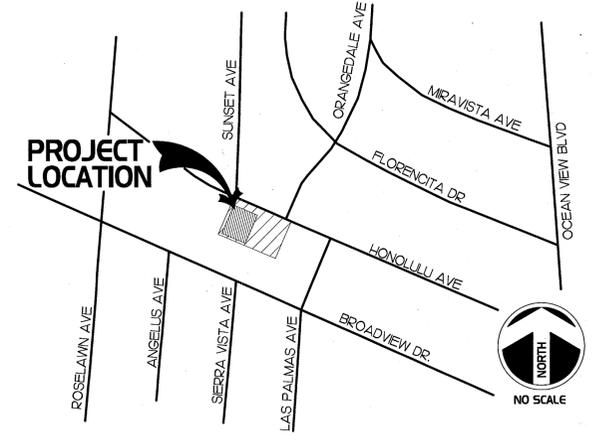
drawn by: AG check by: KC

sheet no. A1.02

SYMBOLS



VICINITY MAP



FIRE DEPARTMENT NOTES

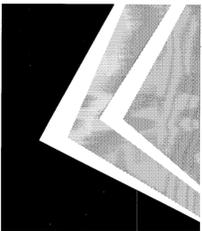
- 1. ADDRESS NUMBERS APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. DOOR AND WINDOW IDENTIFICATION NUMBERS SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATION WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE.

DEFERRED SUBMITTALS

- 1. SPRINKLERS SIGNAGE 2. 02.10.10 BUILDING DEPARTMENT CORRECTIONS 3. 02.10.10 HEALTH DEPARTMENT CORRECTIONS 4. 02.10.10 FIRE DEPARTMENT CORRECTIONS 5. 02.10.10 ZONING DEPARTMENT CORRECTIONS

DEFERRED SUBMITTALS

- 1. 02.10.10 BUILDING DEPARTMENT CORRECTIONS 2. 02.10.10 HEALTH DEPARTMENT CORRECTIONS 3. 02.10.10 FIRE DEPARTMENT CORRECTIONS 4. 02.10.10 ZONING DEPARTMENT CORRECTIONS



KIP KLAYTON
ARCHITECTS
814 West Chapman Avenue
Orange, California 92868
P. (714) 289-8384 F. (714) 289-9003

KEY NOTES

- 08.01 METAL DOOR AND FRAME - REFER TO DOOR SCHEDULE
- 08.09 ALUMINUM BI-PARTING AUTOMATIC DOOR PACKAGE - REFER TO DOOR SCHEDULE



stamp:

project:

TRADER JOE'S STORE #52
2462 HONOLULU AVENUE
MONTROSE, CA 91020

client:

TRADER JOE'S COMPANY, INC.
800 SOUTH SHAMROCK AVE.
MONROVIA, CALIFORNIA 91016

sheet name:

EXITING PLAN

issue dates:

07.15.10 1ST BLDG. AND HEALTH DEPARTMENT SUBMITTALS

EXITING ANALYSIS

DESIGN OCCUPANT LOAD - REFER TO TABLE 1004(I) ON SHEET A102 FOR OCCUPANT LOAD CALCULATIONS	
OCCUPANTS' RETAIL SALES AREA	350
OCCUPANTS' STOCK / RECEIVING AREA / SUPPORT	15
TOTAL OCCUPANT LOAD	365
EGRESS WIDTH REQUIRED BASED ON OCCUPANT LOAD (0.15 INCHES PER OCCUPANT)	365 X .05 = 54.8"
EGRESS WIDTH PROVIDED	188"
MINIMUM NUMBER OF EXITS REQUIRED BASED ON OCCUPANT LOAD PER TABLE 1091 ON SHEET A102	2
NUMBER OF EXITS PROVIDED	3

LEGEND

- ILLUMINATED DIRECTIONAL EXIT SIGN
- EXIT ACCESS TRAVEL DISTANCE 250' MAX.
- COMMON PATH OF EGRESS TRAVEL 100' MAX.

revisions:

- 12.02.10 BUILDING DEPARTMENT CORRECTIONS
- 12.02.10 HEALTH DEPARTMENT CORRECTIONS
- 12.02.10 FIRE DEPARTMENT CORRECTIONS
- 12.02.10 ZONING DEPARTMENT CORRECTIONS



drawn by: AG

check by: KC

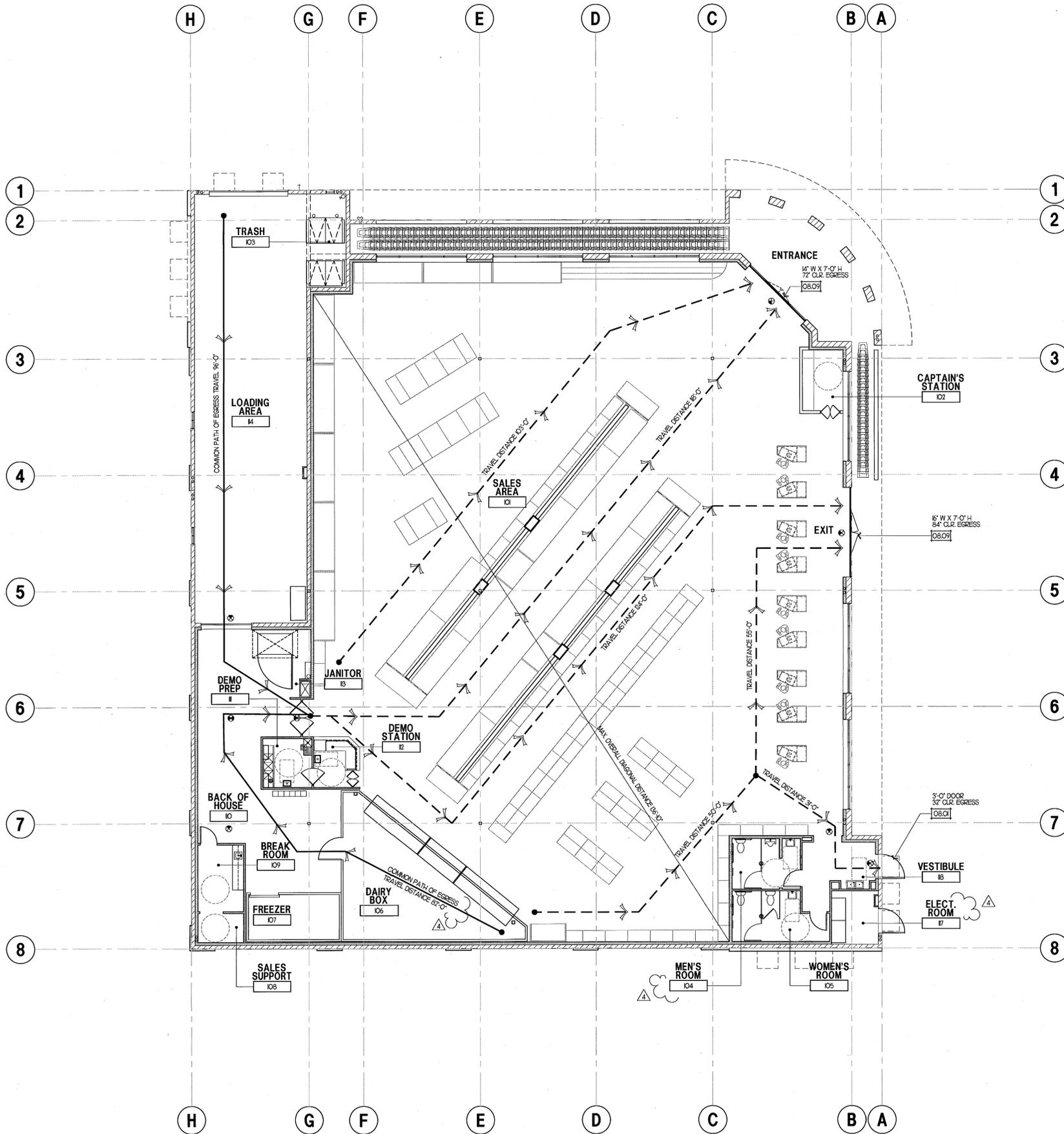
cad file # 904A106

sheet no.

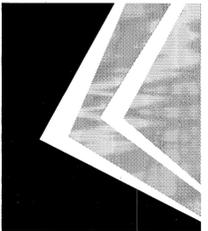
A1.06

SCALE: 1/8" = 1'-0"

07.15.10



EXITING PLAN



KIP KLAYTON
ARCHITECTS
814 West Chapman Avenue
Orange, California 92868
P. (714) 289-8384 F. (714) 289-9003



stamp:

project:

TRADER JOE'S STORE #52
2462 HONOLULU AVENUE
MONTROSE, CA 91020

client:

TRADER JOE'S COMPANY, INC.
800 SOUTH SHAMROCK AVE.
MONROVIA, CALIFORNIA 91016

sheet name:

MASTER DIMENSIONAL
PLAN

issue dates:

07.15.10 1ST BLDG. AND HEALTH
DEPARTMENT SUBMITTALS

revisions:

- 12.02.10 BUILDING DEPARTMENT CORRECTIONS
- 12.02.10 HEALTH DEPARTMENT CORRECTIONS
- 12.02.10 FIRE DEPARTMENT CORRECTIONS
- 12.02.10 ZONING DEPARTMENT CORRECTIONS

drawn by: AG
check by: KC

cad file: 904A201

sheet no.

KEY NOTES

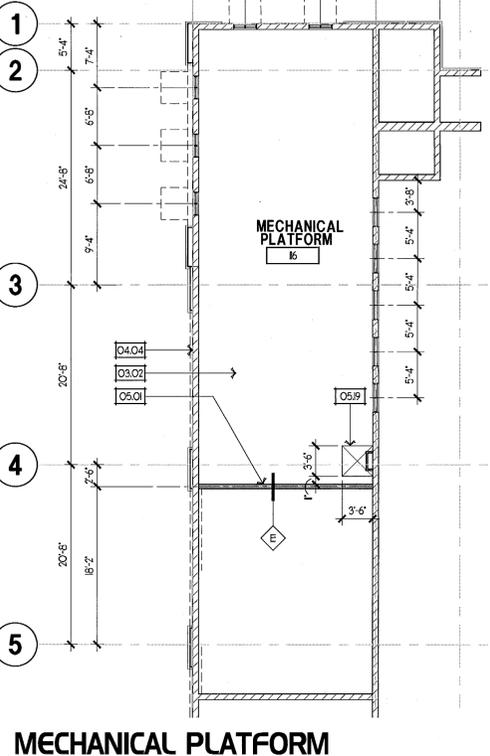
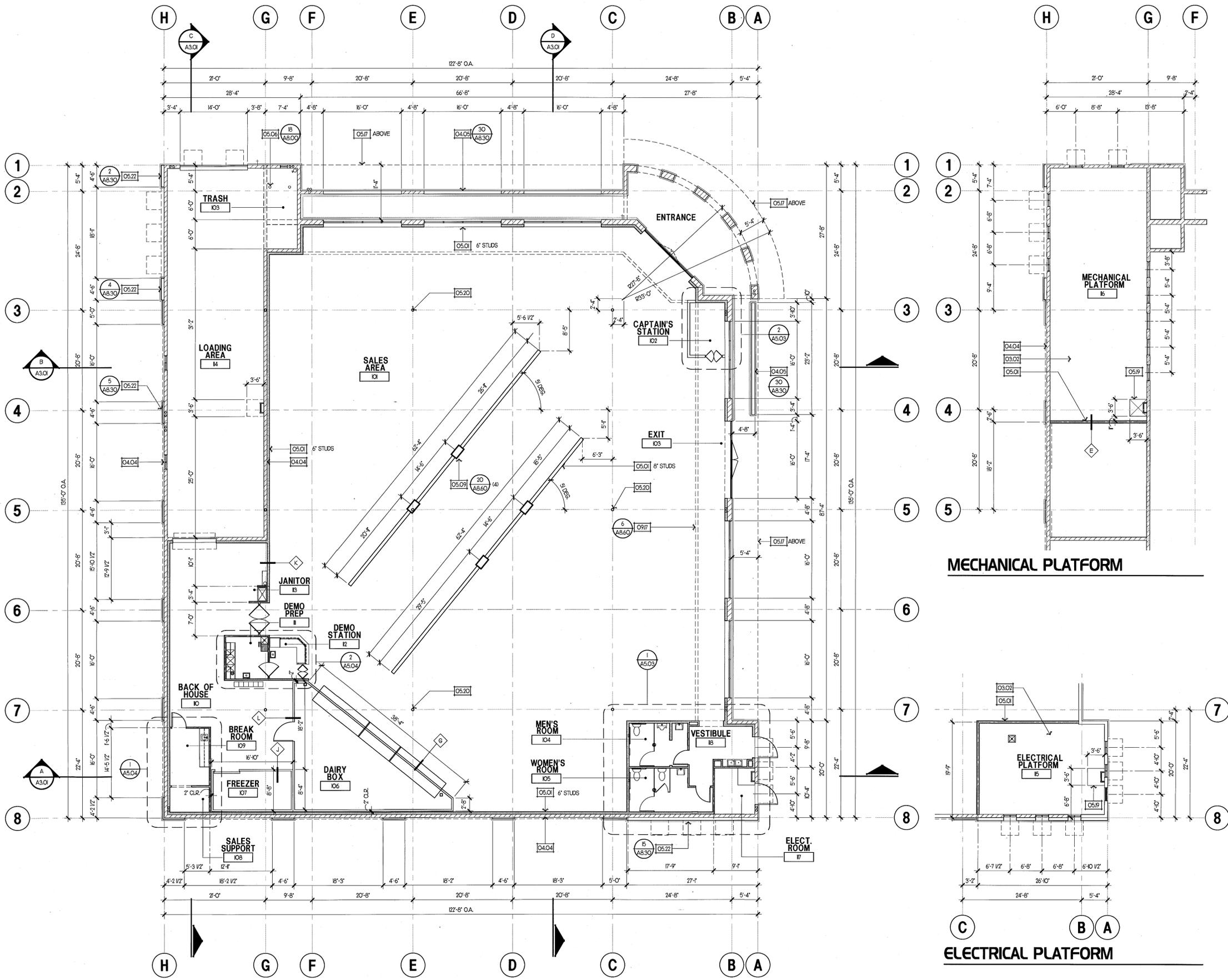
- 03.02 LIGHT WEIGHT CONCRETE OVER METAL DECK - REFER TO STRUCTURAL CONSULTANTS DRAWINGS
- 04.04 CMU WALL CONSTRUCTION - REFER TO STRUCTURAL CONSULTANTS DRAWINGS
- 04.05 CMU CURT CORRAL WALL - REFER ARCHITECTURAL DETAILS
- 05.01 METAL STUD WALL FRAMING/FLURRING - REFER TO ARCHITECTURAL DETAILS
- 05.06 METAL PIPE BOLLARD - REFER TO ARCHITECTURAL DETAILS
- 05.09 METAL STUD PIPE CHASE FALX COLUMN - REFER TO ARCHITECTURAL DETAILS
- 05.17 METAL CANOPY - REFER TO ARCHITECTURAL DETAILS
- 05.19 FLOOR ACCESS TO MECHANICAL PLATFORM - REFER TO STRUCTURAL CONSULTANTS DRAWINGS
- 05.20 STEEL COLUMN - REFER TO STRUCTURAL CONSULTANTS DRAWINGS
- 05.22 METAL FRAMED WALL PROJECTION - REFER TO ARCHITECTURAL DETAILS
- 09.17 GYP. BD. CEILING / SOFFIT - REFER TO ARCHITECTURAL DETAILS

NOTES:

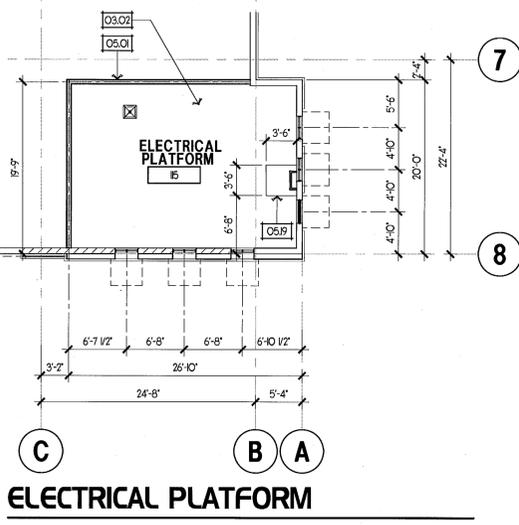
- 1 DIMENSIONS ARE FACE OF STUD, FACE OF MASONRY OR CENTER LINE OF WALL OR OPENINGS.
- 2 FOR SOFFIT HEIGHTS - REFER TO REFLECTED CEILING PLAN
- 3 FOR DOORS AND WINDOWS REFER TO MASTER ARCHITECTURAL/FIXTURE PLAN AND SCHEDULES
- 4 FOR WALL VENT DUCT/PIPE PENETRATIONS SEE DETAILS (A8.10) (A8.10)

WALL LEGEND

- 2X METAL STUD FRAMING/FLURRING
- CMU WALL CONSTRUCTION
- WALL TYPES REFER TO SHEET A8.70



MECHANICAL PLATFORM



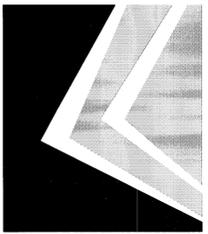
ELECTRICAL PLATFORM

MASTER DIMENSIONAL PLAN

SCALE: 1/8" = 1'-0"

07.15.10

A2.01



KIP KLAYTON ARCHITECTS

814 West Chapman Avenue
Orange, California 92668
P. (714) 289-8384 F. (714) 289-9003



stamp:

project:

TRADER JOE'S STORE #52
2462 HONOLULU AVENUE
MONTROSE, CA 91020

client:

TRADER JOE'S COMPANY, INC.
800 SOUTH SHAMROCK AVE.
MONROVIA, CALIFORNIA 91016

sheet name:

MASTER ARCHITECTURAL/
FIXTURE PLAN

issue dates:

07.15.10 1ST BLDG. AND HEALTH
DEPARTMENT SUBMITTALS

revisions:

- 12.02.10 BUILDING DEPARTMENT CORRECTIONS
- 12.02.10 HEALTH DEPARTMENT CORRECTIONS
- 12.02.10 FIRE DEPARTMENT CORRECTIONS
- 12.02.10 ZONING DEPARTMENT CORRECTIONS

drawn by: AG

check by: KC

cad file # 904A202

sheet no.

A2.02

KEY NOTES

- 05.01 METAL LADDER - REFER TO ARCHITECTURAL DETAILS
- 05.10 METAL SHELVING PROVIDED BY TENANT INSTALLED BY CONTRACTOR
- 05.21 COLUMN COVER - REFER TO ARCHITECTURAL DETAILS
- 06.03 FLOWER MERCHANTISER - PROVIDED BY TENANT
- 06.04 MANUFACTURED CASEWORK - BY TENANTS MILLWORK VENDOR
- 06.05 PRODUCE MERCHANTISER - PROVIDED BY TENANT
- 08.04 ROLL-UP DOOR - REFER TO DOOR SCHEDULE
- 08.09 ALUMINUM BI-PARTING AUTOMATIC DOOR PACKAGE - REFER TO DOOR SCHEDULE
- 08.10 ALUMINUM STOREFRONT - REFER TO WINDOW SCHEDULE
- 08.11 STOCKROOM DOUBLE ACTION DOORS - REFER TO DOOR SCHEDULE
- 10.14 36" STAINLESS STEEL UTILITY SHELF - REFER TO ACCESSORY LEGEND SHEET A5.03
- 10.15 LOUVERED VENT - REFER TO ARCHITECTURAL DETAILS
- 11.08 FORKLIFT/CHARGING STATION - COORDINATE LOCATION WITH TENANT
- 11.09 BOX BALER - PROVIDED BY TENANT/ INSTALLED BY CONTRACTOR
- 11.10 CART CORRAL - CARTS PROVIDED BY TENANT
- 11.11 ONSITE ASSEMBLED FREEZER BOX - REFER TO ARCHITECTURAL WALL TYPES
- 11.12 ONSITE ASSEMBLED DAIRY BOX - REFER TO ARCHITECTURAL WALL TYPES
- 21.02 FIRE RISER (LOCATION) - REFER TO FIRE/LIFE SAFETY CONSULTANTS DRAWINGS
- 21.03 FIRE DEPT. CONNECTION (LOCATION) - REFER TO FIRE/LIFE SAFETY CONSULTANTS DRAWINGS
- 21.05 FIRE EXTINGUISHER AND SIGNAGE - REFER TO FIRE DEPT. REQUIREMENTS
- 22.05 MOP SINK - REFER TO PLUMBING CONSULTANTS DRAWINGS
- 22.06 FLOOR SINK FOR VACUUM SYSTEM - REFER TO PLUMBING CONSULTANTS DRAWINGS
- 22.07 ELECTRIC WATER HEATER - REFER TO PLUMBING CONSULTANTS DRAWINGS
- 22.08 HOSE BIB IN LOCKABLE BOX - REFER TO PLUMBING CONSULTANTS DRAWINGS
- 23.07 DOOR ACTIVATED AIR CURTAIN - REFER RESPONSIBILITY SCHEDULE SHEET A5.04
- 23.08 REFRIGERATION EQUIPMENT - REFER TO REFRIGERATION CONSULTANTS DRAWINGS
- 23.09 VACUUM EQUIPMENT - REFER TO VACUUM CONSULTANTS DRAWINGS
- 26.12 ELECTRICAL SUB-PANELS - REFER TO ELECTRICAL CONSULTANTS DRAWINGS
- 26.06 DATA CABINET AND PHONE BOARD - REFER TO ELECTRICAL CONSULTANTS DRAWINGS

NOTES:

LOS ANGELES COUNTY
DEPARTMENT OF PUBLIC HEALTH
PLAN CHECK PROGRAM
5050 COMMERCE DRIVE
BALDWIN PARK, CA 91708
(626) 430-5560

DIMENSIONS INDICATED ARE FOR CLEARANCES ONLY - ALL WORK PERFORMED WILL REQUIRE FIELD VERIFICATION.

ANY CHANGES TO APPROVED PLAN MUST BE BROUGHT TO YOUR PLAN CHECKERS ATTENTION.

BEFORE STARTING CONSTRUCTION
A Building Permit Must Be Obtained
From Your Building And Safety Department

FINAL INSPECTION final inspection and approval is required prior to beginning operating.
The Department requires AT LEAST THREE WORKING DAYS PREVIOUS notice to arrange for final inspection.

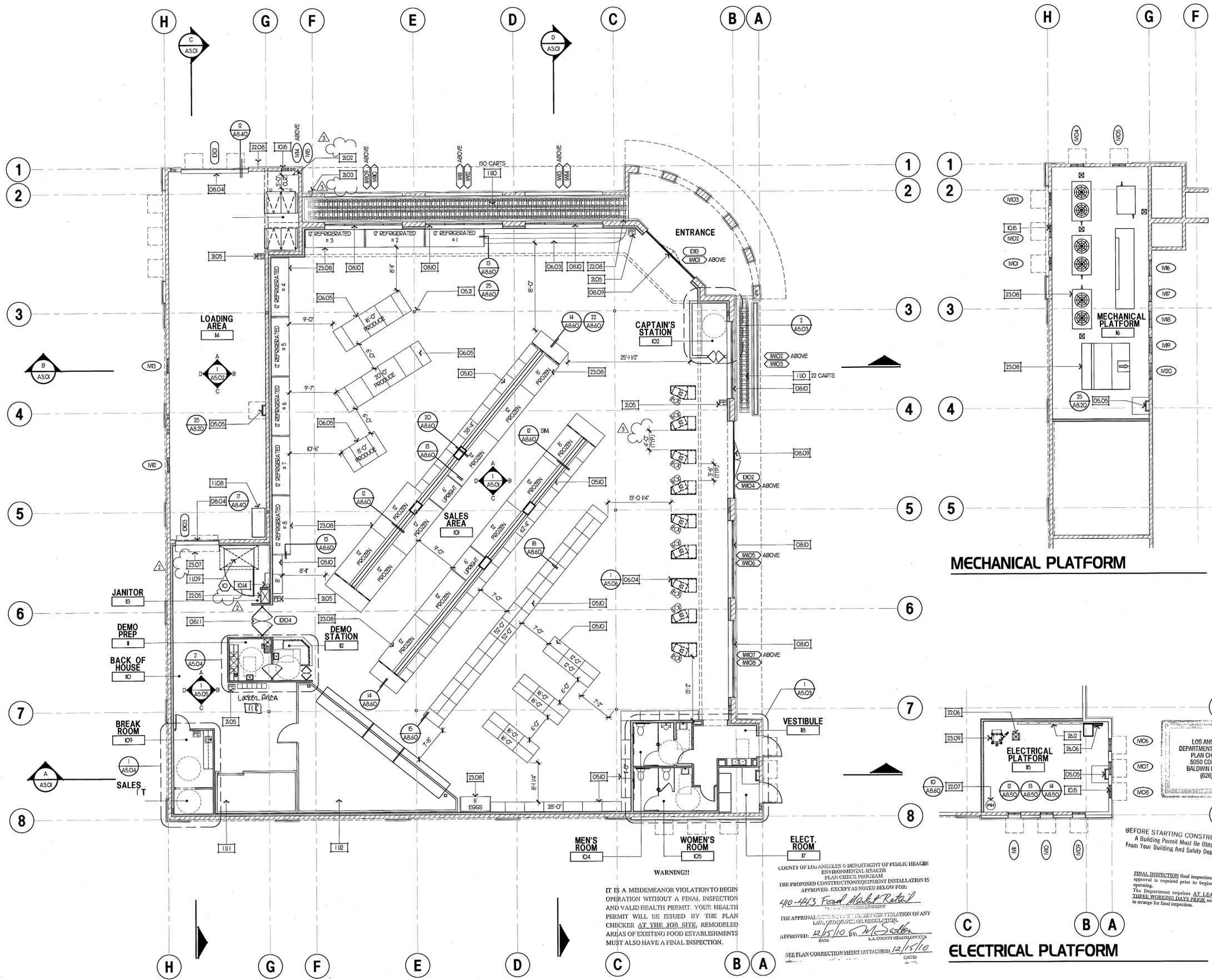
WALL LEGEND

- 2X METAL STD FRAMING/PLUMBING
- CMU WALL CONSTRUCTION



SCALE: 1/8" = 1'-0"

07.15.10



MECHANICAL PLATFORM

ELECTRICAL PLATFORM

WARNING!!

IT IS A MISDEMEANOR VIOLATION TO BEGIN OPERATION WITHOUT A FINAL INSPECTION AND VALID HEALTH PERMIT. YOUR HEALTH PERMIT WILL BE ISSUED BY THE PLAN CHECKER AT THE JOB SITE. REMODELED AREAS OF EXISTING FOOD ESTABLISHMENTS MUST ALSO HAVE A FINAL INSPECTION.

COUNTY OF LOS ANGELES - DEPARTMENT OF PUBLIC HEALTH
ENVIRONMENTAL HEALTH
PLAN CHECK PROGRAM
THE PROPOSED CONSTRUCTION/EQUIPMENT INSTALLATION IS APPROVED, EXCEPT AS NOTED BELOW FOR:

410-443 Food Market Retail

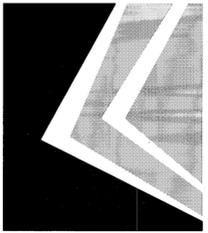
THE APPROVAL DOES NOT CONSTITUTE VIOLATION OF ANY LAW, ORDINANCE OR REGULATION.

APPROVED: *12/15/10* BY: *M. Schler*
DATE: L.A. COUNTY HEALTH OFFICE

SEE PLAN CORRECTION SHEET (ATTACHED) 12/15/10

MASTER ARCHITECTURAL/FIXTURE PLAN

07.15.10



KIP KLAYTON
ARCHITECTS
814 West Chapman Avenue
Orange, California 92668
P. (714) 289-8384 F. (714) 289-9003



stamp:

project:

TRADER JOE'S STORE #52
2462 HONOLULU AVENUE
MONROSE, CA 91020

client:

TRADER JOE'S COMPANY, INC.
800 SOUTH SHAMROCK AVE.
MONROVIA, CALIFORNIA 91016

sheet name:

INTERIOR ELEVATIONS

issue dates:

07.15.10 1ST BLDG. AND HEALTH
DEPARTMENT SUBMITTALS

revisions:

- 12.02.10 BUILDING DEPARTMENT CORRECTIONS
- 12.02.10 HEALTH DEPARTMENT CORRECTIONS
- 12.02.10 FIRE DEPARTMENT CORRECTIONS
- 12.02.10 ZONING DEPARTMENT CORRECTIONS

drawn by: AG

check by: KC

cad file # 904A503

sheet no.

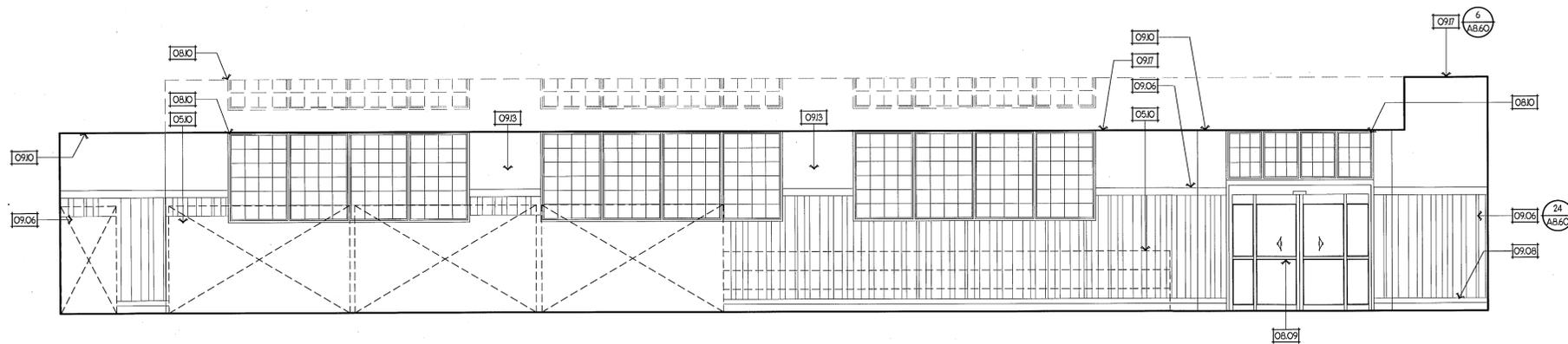
A5.01

KEY NOTES

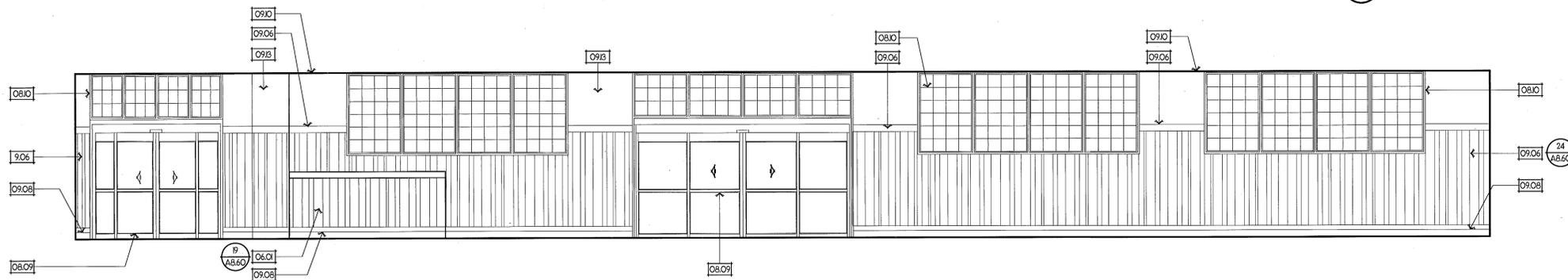
- 05.01 METAL SHELVING PROVIDED BY TENANT INSTALLED BY CONTRACTOR
- 06.01 MILLWORK/CABINETRY - REFER TO INTERIOR ELEVATIONS AND ARCHITECTURAL DETAILS
- 08.05 CASED OPENING W/ CEDAR FINISH
- 08.06 S.S. CAFE DOORS - REFER TO DOOR SCHEDULE
- 08.07 S.S. DOUBLE ACTION DOORS - REFER TO DOOR SCHEDULE
- 08.09 ALUMINUM BI-PARTING AUTOMATIC DOOR PACKAGE - REFER TO DOOR SCHEDULE
- 08.10 ALUMINUM STOREFRONT WINDOWS REFER TO WINDOW SCHEDULE
- 08.11 STOCKROOM DOUBLE ACTION DOORS - REFER TO DOOR SCHEDULE
- 09.05 FIBERGLASS REINFORCED PANEL (FRP) - REFER TO FINISH SCHEDULE
- 09.06 CEDAR WOOD PANELING - REFER TO ARCHITECTURAL DETAILS
- 09.08 VINYL COVED BASE - REFER TO FINISH SCHEDULE
- 09.10 2'x4' ACOUSTICAL CEILING TILES - REFER TO FINISH SCHEDULE
- 09.11 2'x4' SANITARY CEILING TILES - REFER TO FINISH SCHEDULE
- 09.13 PAINTED SURFACE - REFER TO FINISH SCHEDULE
- 09.17 5/8" TYPE 'X' GYP. BD. CEILING /SOFFIT - REFER TO ARCHITECTURAL DETAILS
- 11.07 S.S. SUPPORT GLASS SNEEZE GUARD REFER ENLARGED PLAN
- 11.12 ONSITE ASSEMBLED DAIRY BOX - REFER TO ARCHITECTURAL WALL TYPES

NOTES:

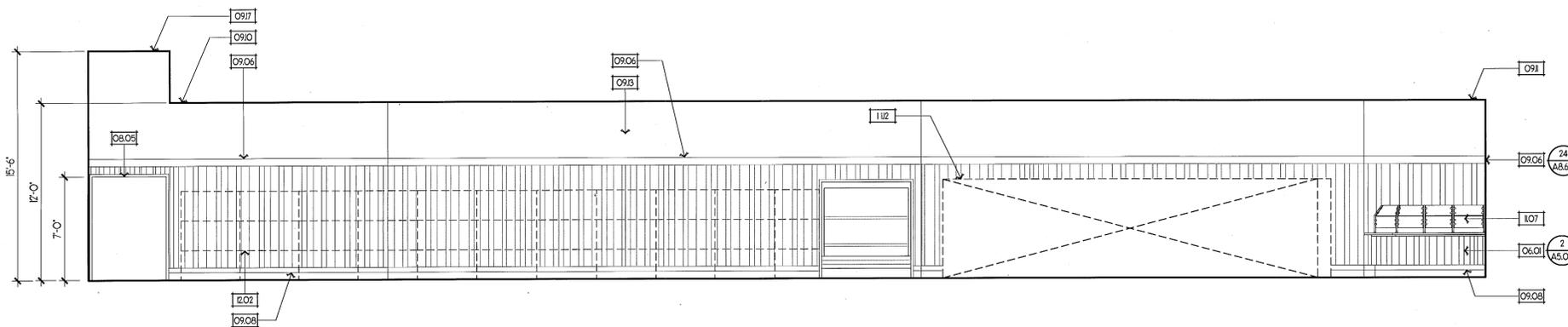
1. ALL COUNTERTOPS, WALL AND BASE CABINETRY DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND COORDINATED WITH TRADER JOE'S REPRESENTATIVE BEFORE ANY WORK FOR THE DEMO STATION IS STARTED.
2. ALL WALLS AND CEILING FINISHES IN THE DEMO ROOM, DEMO STATION, RESTROOMS, WALK-IN COOLER AND ENTRY SHALL BE OF A SMOOTH, WASHABLE, AND LIGHT IN COLOR FINISH. THESE FINISHES SHALL HAVE A LIGHT REFLECTANCE OF 70% OR GREATER. REFER TO ROOM FINISH SCHEDULE ON SHEET A5.07
3. ALL COUNTERS AND CUSTOM SHELVING ARE TO BE OF CABINET QUALITY CONSTRUCTION WITH ALL SURFACES SMOOTH AND ALL CRACKS AND CREVICES SEALED WITH CAULKING-TYPE SEALANT.
4. ALL PRE-FABRICATED CABINETRY IN DEMO STATION, DEMO ROOM AND RESTROOM, ETC. TO BE MILL'S PRIDE 'FAIRFIELD' - COLOR NATURAL MAPLE OR APPROVED EQUAL. ANY SUBSTITUTION SHALL BE SUBMITTED TO TRADER JOE'S REPRESENTATIVE FOR REVIEW



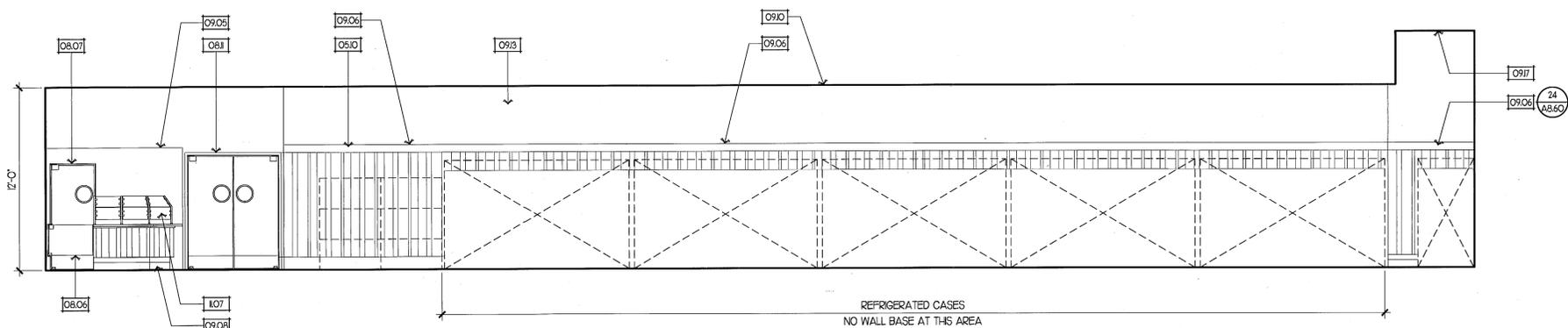
NORTH WALL



EAST WALL



SOUTH WALL

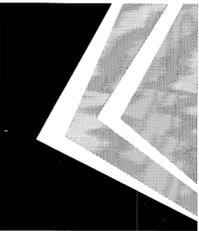


WEST WALL

INTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

07.15.10



KIP KLAYTON
ARCHITECTS
 814 West Chapman Avenue
 Orange, California 92668
 P. (714) 289-8384 F. (714) 289-9003

KEY NOTES

- 04.04 CMU WALL CONSTRUCTION - REFER TO STRUCTURAL CONSULTANTS DRAWINGS
- 05.02 METAL JOIST FLOOR/CEILING FRAMING - REFER TO STRUCTURAL CONSULTANTS DRAWINGS
- 05.05 METAL LADDER - REFER TO ARCHITECTURAL DETAILS
- 06.02 PLYWOOD WALL SHEATHING - REFER TO WALL TYPES
- 08.02 ROLL-UP PANEL DOOR - REFER TO DOOR SCHEDULE
- 08.04 ROLL-UP DOOR - REFER TO DOOR SCHEDULE
- 09.05 METAL WALL BASE - REFER TO FINISH SCHEDULE
- 11.08 12' X 18' FORKLIFT CHARGING UNIT SHELF - COORDINATE LOCATION WITH TENANT
- 23.08 REFRIGERATION EQUIPMENT - REFER TO REFRIGERATION CONSULTANTS DRAWINGS



stamp:

project:

TRADER JOE'S STORE #52
2462 HONOLULU AVENUE
MONTROSE, CA 91020

client:

TRADER JOE'S COMPANY, INC.
800 SOUTH SHAMROCK AVE.
MONROVIA, CALIFORNIA 91016

sheet name:

INTERIOR ELEVATIONS

issue dates:

07.15.10 1ST BLDG. AND HEALTH DEPARTMENT SUBMITTALS

NOTES:

1. ALL COUNTERTOPS, WALL AND BASE CABINERY DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND COORDINATED WITH TRADER JOE'S REPRESENTATIVE BEFORE ANY WORK FOR THE DEMO STATION IS STARTED.
2. ALL WALLS AND CEILING FINISHES IN THE DEMO ROOM, DEMO STATION, RESTROOMS, WALK-IN COOLER ENTRY SHALL BE OF A SMOOTH, WASHABLE, AND LIGHT IN COLOR FINISH. THESE FINISHES SHALL HAVE A LIGHT REFLECTANCE OF 70% OR GREATER. REFER TO ROOM FINISH SCHEDULE ON SHEET A5.07
3. ALL COUNTERTOPS AND CUSTOM SHELVING ARE TO BE OF CABINET QUALITY CONSTRUCTION WITH ALL SURFACES SMOOTH AND ALL CRACKS AND CREVICES SEALED WITH CAULKING-TYPE SEALANT.
4. ALL PRE-FABRICATED CABINERY IN DEMO STATION, DEMO ROOM AND RESTROOM, ETC. TO BE MILL'S PRIDE "FAIRFIELD" - COLOR: NATURAL MAPLE OR APPROVED EQUAL. ANY SUBSTITUTION SHALL BE SUBMITTED TO TRADER JOE'S REPRESENTATIVE FOR REVIEW

revisions:

- 12.02.10 BUILDING DEPARTMENT CORRECTIONS
- 12.02.10 HEALTH DEPARTMENT CORRECTIONS
- 12.02.10 FIRE DEPARTMENT CORRECTIONS
- 12.02.10 ZONING DEPARTMENT CORRECTIONS

drawn by: AG

check by: KC

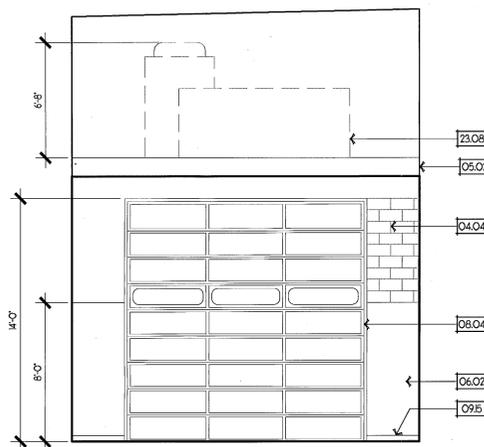
call file # 9044502

sheet no.

A5.02

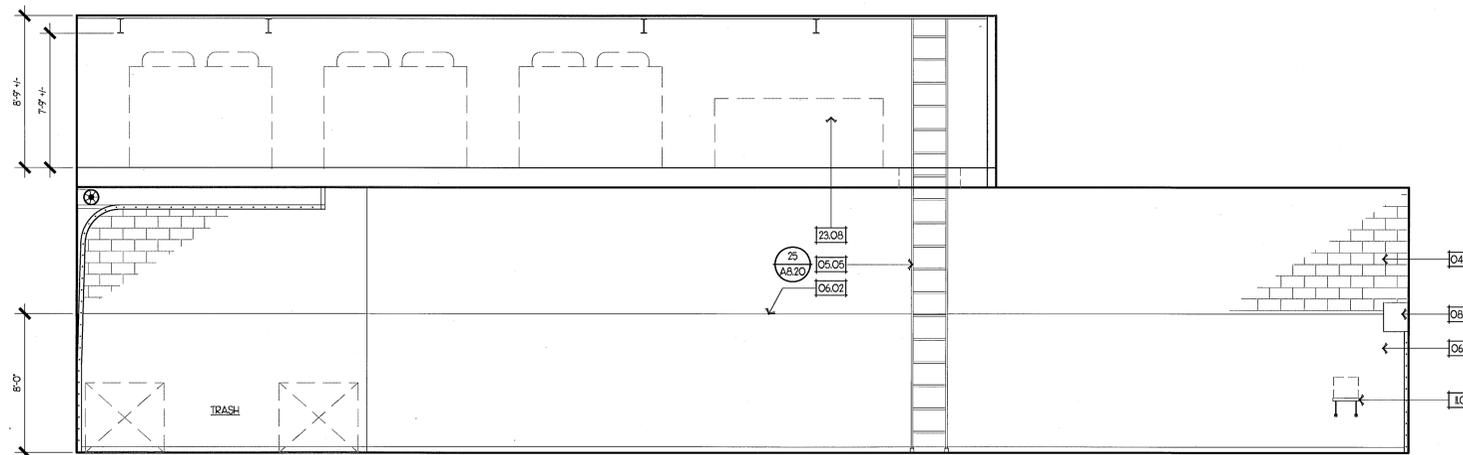
SCALE: 1/4" = 1'-0"

07.15.10



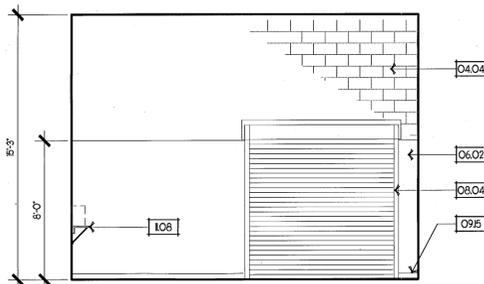
NORTH WALL

A



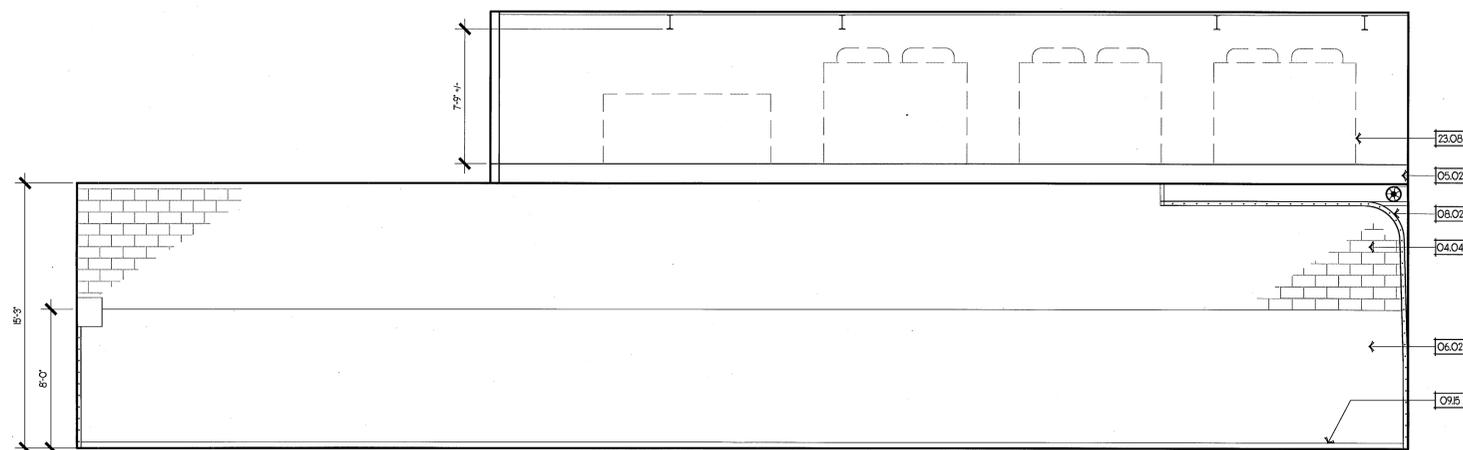
EAST WALL

B



SOUTH WALL

C

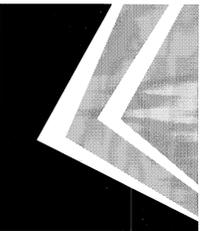


WEST WALL

D

I LOADING AREA ELEVATIONS

I



KIP KLAYTON
ARCHITECTS

814 West Chapman Avenue
Orange, California 92668
P. (714) 289-8384 F. (714) 289-9003



stamp:

project:

TRADER JOE'S STORE #52

2462 HONOLULU AVENUE

MONROSE, CA 91020

client:

TRADER JOE'S COMPANY, INC.

800 SOUTH SHAMROCK AVE.

MONROVIA, CALIFORNIA 91016

sheet name:

ENLARGED PLANS &
INTERIOR ELEVATIONS

issue dates:

07.15.10 1ST BLDG. AND HEALTH
DEPARTMENT SUBMITTALS

revisions:

- 12.02.10 BUILDING DEPARTMENT CORRECTIONS
- 12.02.10 HEALTH DEPARTMENT CORRECTIONS
- 12.02.10 FIRE DEPARTMENT CORRECTIONS
- 12.02.10 ZONING DEPARTMENT CORRECTIONS

drawn by: AG

check by: KC

cad file: 904A503

sheet no.

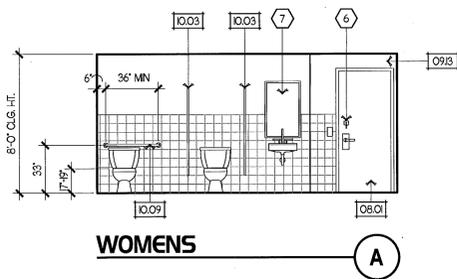
A5.03

KEY NOTES

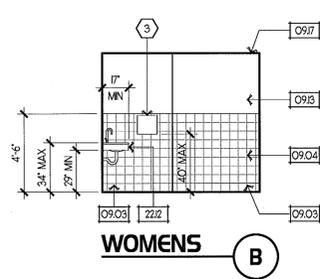
- 05.01 METAL LADDER - REFER TO ARCHITECTURAL DETAILS
- 06.01 MILLWORK/CABINERY - REFER TO GENERAL NOTES AND INTERIOR ELEVATIONS
- 08.01 METAL DOOR & FRAME - REFER TO DOOR SCHEDULE
- 08.05 CASED OPENING W/ CEDAR FINISH
- 08.07 S.S. DOUBLE ACTION DOORS - REFER TO DOOR SCHEDULE
- 09.03 CERAMIC TILE COVE BASE - REFER TO FINISH SCHEDULE
- 09.04 CERAMIC WALL TILE - REFER TO FINISH SCHEDULE
- 09.06 CEDAR WOOD PANELING - REFER TO ARCHITECTURAL DETAILS
- 09.08 VINYL COVERED BASE - REFER TO FINISH SCHEDULE
- 09.10 2'x4' ACOUSTICAL CEILING TILES - REFER TO FINISH SCHEDULE
- 09.13 PAINTED SURFACE - REFER TO FINISH SCHEDULE
- 09.17 GYP. BD. SOFFIT - REFER TO ARCHITECTURAL DETAILS
- 10.03 TOILET PARTITIONS - REFER TO ACCESSORY SCHEDULE
- 10.06 TOILET PAPER DISPENSER - REFER TO ACCESSORY SCHEDULE
- 10.09 S.S. GRAB BARS - REFER TO ACCESSORY SCHEDULE
- 11.02 SAFE - PROVIDED BY TENANT
- 21.07 PROPOSED LOCATION OF FIRE ALARM CONTROL PANEL
- 22.10 PORCELAIN WATER CLOSET(S) - REFER TO PLUMBING CONSULTANTS DRAWINGS
- 22.11 PORCELAIN URINAL(S) - REFER TO PLUMBING CONSULTANTS DRAWINGS
- 22.12 PORCELAIN SINK(S) - REFER TO PLUMBING CONSULTANTS DRAWINGS
- 26.11 LIGHT SWITCH OR OCCUPANCY SENSOR - REFER TO ELECTRICAL CONSULTANT DRAWINGS
- 26.12 ELECTRICAL PANELS - REFER TO ELECTRICAL CONSULTANT DRAWINGS
- 26.13 THERMOSTATS, REFRIGERATION AND VACUUM ALARM LOCATION - REFER TO ELECTRICAL AND MECHANICAL CONSULTANTS DRAWINGS

ACCESSORY SCHEDULE NOTES:

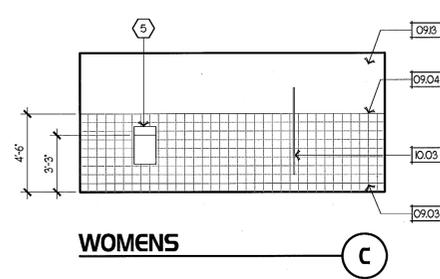
- 1 36" GRAB BAR BOBRICK B-6806X36
 - 2 42" GRAB BAR BOBRICK B-6806X42
 - 3 SURFACE MOUNTED ELECTRICAL HAND DRYER - FURNISHED BY TENANT
 - 4 SURFACE MOUNTED SEAT COVER DISPENSER - FURNISHED BY TENANT
 - 5 SURFACE MOUNTED WASTE RECEPTACLE - FURNISHED BY TENANT
 - 6 COAT HOOK - BRADLEY MODEL 915
 - 7 SURFACE MOUNTED MIRROR - FURNISHED BY TENANT
 - 8 SURFACE MOUNTED TOILET TISSUE DISPENSER - FURNISHED BY TENANT
 - 9 HALSEY TAYLOR MODEL HTV88L-Q DUAL STATION WATER COOLER
 - 10 36" STAINLESS STEEL UTILITY SHELF BOBRICK MODEL NO. B-224
 - 11 METAL LOCKERS WITH 6' LEGS - FURNISHED BY TENANT
 - 12 METAL LOCKERS W/ 6' LEGS - BY 'PENCO' #68XX1 (6) TIERS, FURNISHED BY TENANT
- 1 ALL COUNTERTOPS, WALL AND BASE CABINERY DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND COORDINATED WITH TRADER JOE'S REPRESENTATIVE BEFORE ANY WORK FOR THE DEMO STATION IS STARTED.
- 2 ALL WALLS AND CEILING FINISHES IN THE DEMO ROOM, DEMO STATION, RESTROOMS, WALK-IN COOLER AND PI ENTRY SHALL BE OF A SMOOTH, WASHABLE, AND LIGHT IN COLOR FINISH. THESE FINISHES SHALL HAVE A LIGHT REFLECTANCE OF 70% OR GREATER. REFER TO ROOM FINISH SCHEDULE ON SHEET A5.07
- 3 ALL COUNTERS AND CUSTOM SHELVING ARE TO BE OF CABINET QUALITY CONSTRUCTION WITH ALL SURFACES SMOOTH AND ALL CRACKS AND CREVICES SEALED WITH CAULKING-TYPE SEALANT.
- 4 ALL PRE-FABRICATED CABINERY IN DEMO STATION, DEMO ROOM AND RESTROOM, ETC. TO BE MILL'S PRIDE 'FAIRFIELD' - COLOR: NATURAL MAPLE OR APPROVED EQUAL. ANY SUBSTITUTION SHALL BE SUBMITTED TO TRADER JOE'S REPRESENTATIVE FOR REVIEW
- CABINERY NOTE:**
- ALL PRE-FABRICATED CABINERY IN DEMO STATION, DEMO ROOM AND RESTROOM, ETC. TO BE MILL'S PRIDE 'FAIRFIELD' - COLOR: NATURAL MAPLE OR APPROVED EQUAL. ANY SUBSTITUTION SHALL BE SUBMITTED TO TRADER JOE'S REP. FOR REVIEW



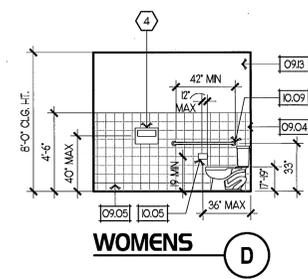
WOMENS



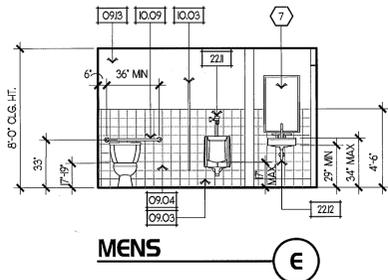
WOMENS



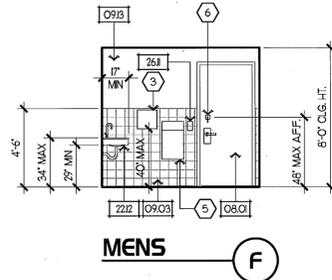
WOMENS



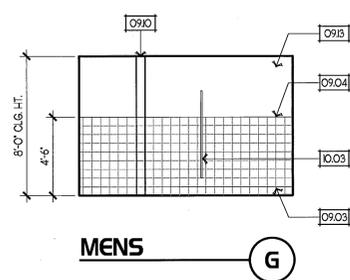
WOMENS



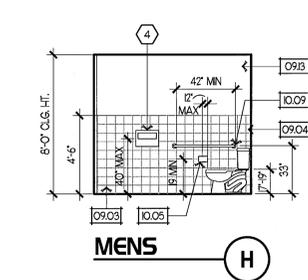
MENS



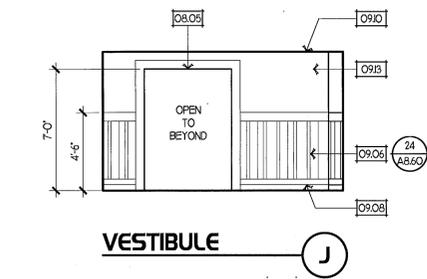
MENS



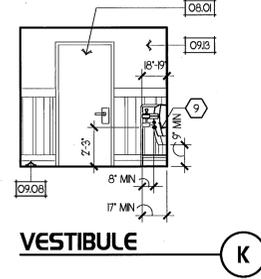
MENS



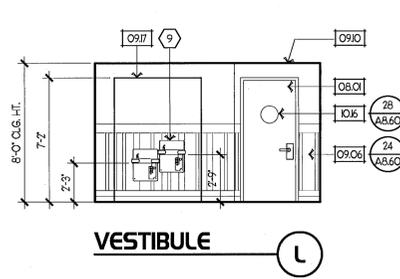
MENS



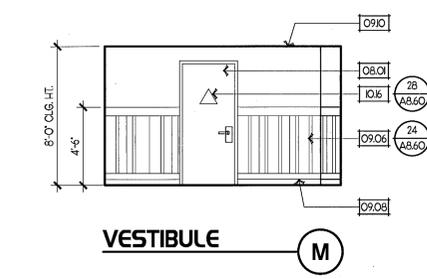
VESTIBULE



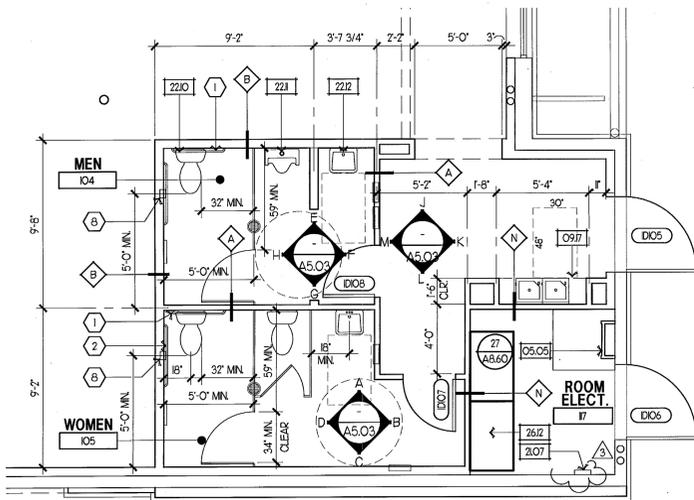
VESTIBULE



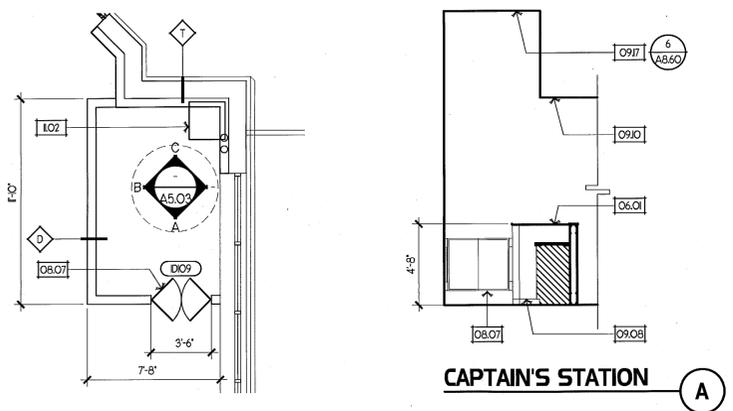
VESTIBULE



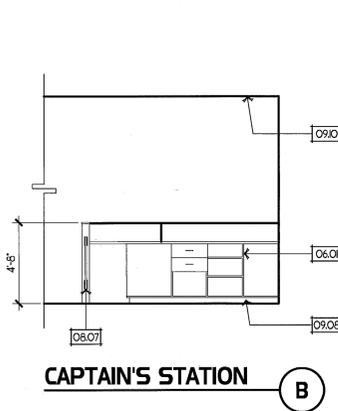
VESTIBULE



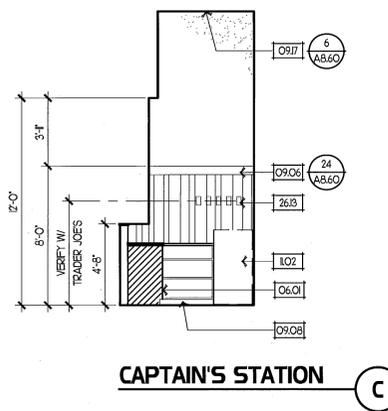
RESTROOMS/VESTIBULE (ENLARGED)



CAPTAIN'S STATION



CAPTAIN'S STATION

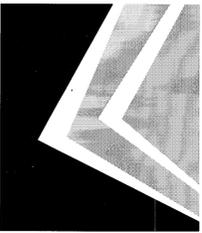


CAPTAIN'S STATION

CAPTAIN'S STATION

SCALE: 1/4" = 1'-0"

07.15.10



KIP KLAYTON
 ARCHITECTS
 814 West Chapman Avenue
 Orange, California 92668
 P. (714) 289-8384 F. (714) 289-9003

KEY NOTES

- 05.04 METAL LADDER - REFER TO ARCHITECTURAL DETAILS
- 06.02 PLYWOOD WALL SHEATHING - REFER TO WALL TYPES
- 08.04 ROLL-UP DOOR - REFER TO DOOR SCHEDULE
- 08.11 STOCKROOM DOUBLE ACTION DOORS - REFER TO DOOR SCHEDULE
- 09.05 METAL WALL BASE - REFER TO FINISH SCHEDULE
- 10.01 METAL LOCKERS - REFER TO ACCESSORY LEGEND SHEET A5.03
- 10.14 36" STAINLESS STEEL UTILITY SHELF - REFER TO ACCESSORY LEGEND SHEET A5.03
- 10.09 BOX BALER - PROVIDED BY TENANT
- 11 ONSITE FABRICATED FREEZER BOX - REFER TO ARCHITECTURAL WALL TYPES
- 112 ONSITE ASSEMBLED DAIRY BOX - REFER TO ARCHITECTURAL WALL TYPES
- 22.05 MOP SINK - REFER TO PLUMBING CONSULTANTS DRAWINGS



stamp:

project:

TRADER JOE'S STORE #52
 2462 HONOLULU AVENUE
 MONTROSE, CA 91020

client:

TRADER JOE'S COMPANY, INC.
 800 SOUTH SHAMROCK AVE.
 MONROVIA, CALIFORNIA 91016

sheet name:

ENLARGED PLANS &
 INTERIOR ELEVATIONS

issue dates:

07.15.10 1ST BLDG. AND HEALTH
 DEPARTMENT SUBMITTALS

revisions:

- 12.02.10 BUILDING DEPARTMENT CORRECTIONS
- 12.02.10 HEALTH DEPARTMENT CORRECTIONS
- 12.02.10 FIRE DEPARTMENT CORRECTIONS
- 12.02.10 ZONING DEPARTMENT CORRECTIONS

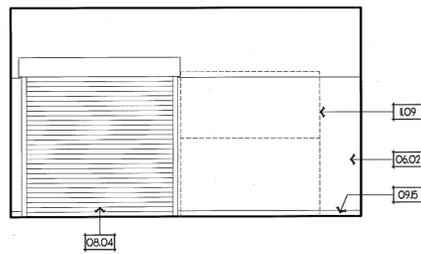
drawn by: AG

check by: KC

cad file # 904A505

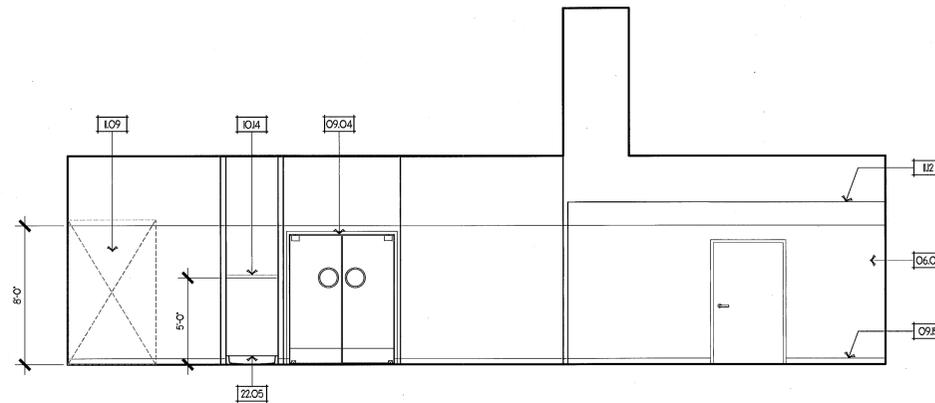
sheet no.

A5.05



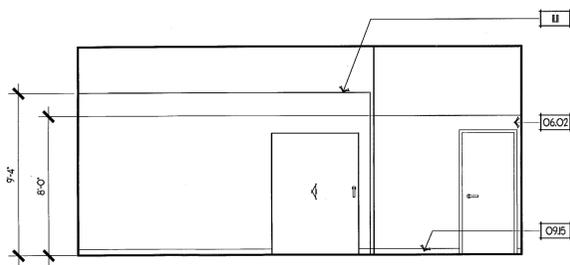
NORTH WALL

A



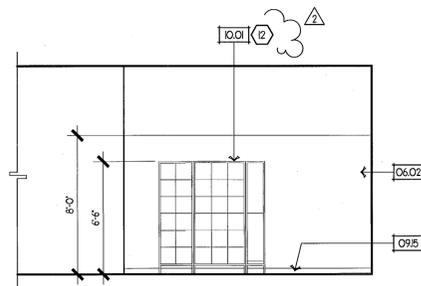
EAST WALL

B



SOUTH WALL

C



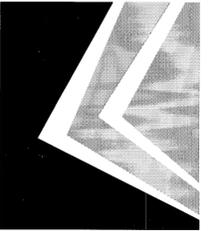
PARTIAL NORTH WALL

D

I BACK OF HOUSE ELEVATIONS

SCALE: 1/4" = 1'-0"

07.15.10



KIP KLAYTON
 ARCHITECTS
 814 West Chapman Avenue
 Orange, California 92668
 P. (714) 289-8384 F. (714) 289-9003



stamp:

project:

TRADER JOE'S STORE #52
 2462 HONOLULU AVENUE
 MONTROSE, CA 91020

client:

TRADER JOE'S COMPANY, INC.
 800 SOUTH SHAMROCK AVE.
 MONROVIA, CALIFORNIA 91016

sheet name:

ENLARGED PLANS &
 INTERIOR ELEVATIONS

issue dates:

07.15.10 1ST BLDG. AND HEALTH
 DEPARTMENT SUBMITTALS

revisions:

- 12.02.10 BUILDING DEPARTMENT CORRECTIONS
- 12.02.10 HEALTH DEPARTMENT CORRECTIONS
- 12.02.10 FIRE DEPARTMENT CORRECTIONS
- 12.02.10 ZONING DEPARTMENT CORRECTIONS

drawn by: AG

check by: KC

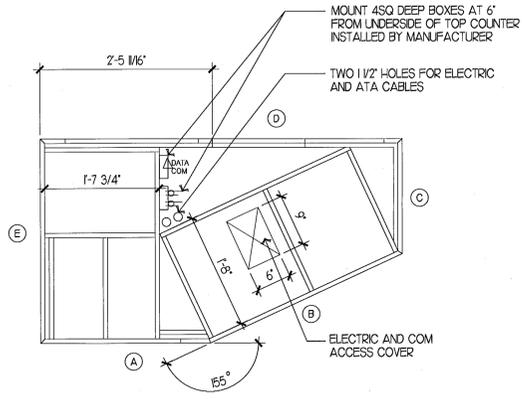
cad file # 904A506

sheet no.

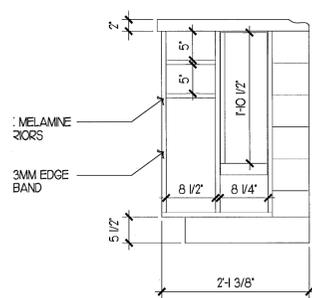
A5.06

SCALE: 1" = 1'-0"

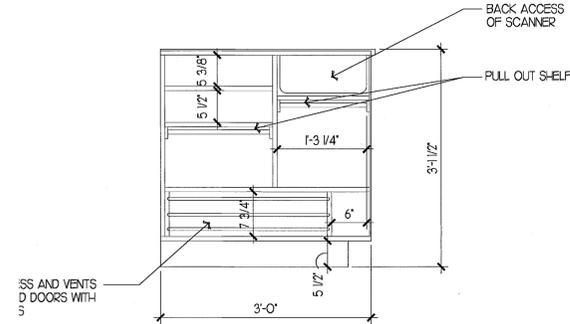
07.15.10



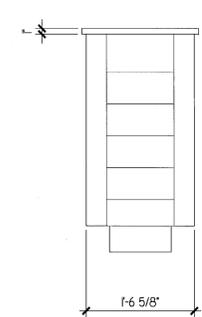
CHECK STAND ENLARGED PLAN
 SCALE: 1" = 1'-0"



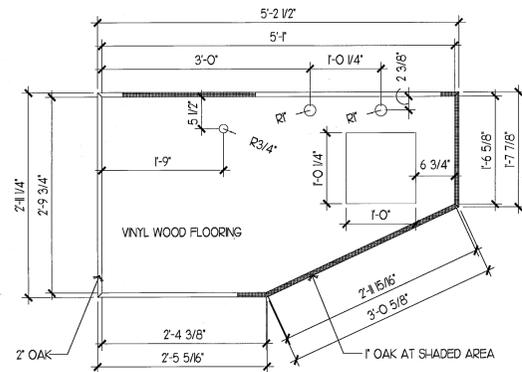
ELEVATION A
 SCALE: 1" = 1'-0"



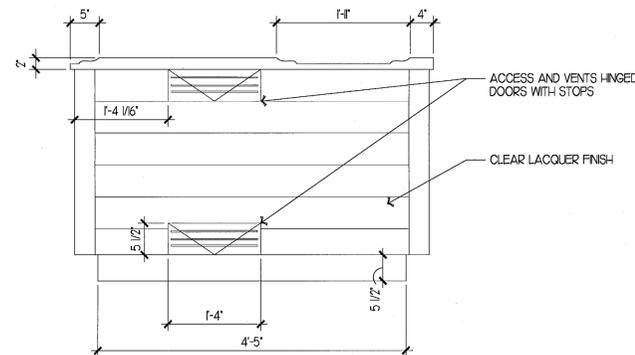
ELEVATION B
 SCALE: 1" = 1'-0"



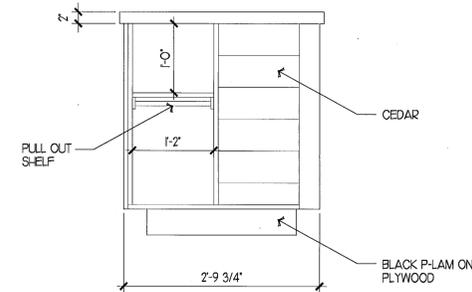
ELEVATION C
 SCALE: 1" = 1'-0"



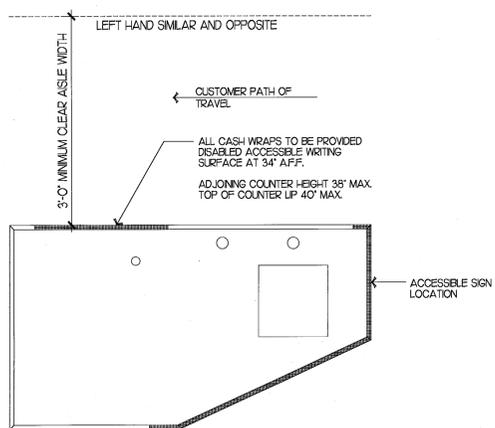
RIGHT HAND CHECK STAND PLAN
 SCALE: 1" = 1'-0"



ELEVATION D
 SCALE: 1" = 1'-0"



ELEVATION E
 SCALE: 1" = 1'-0"



ACCESSIBLE RIGHT HAND CHECK STAND PLAN
 SCALE: 1" = 1'-0"

CHECK-STAND ENLARGED PLANS & INTERIOR ELEVATIONS

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 2462 Honolulu Ave

Project
Case No.: PAUP 2004445

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: *Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.*

COMMENTS:

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: 3/19/2020

Print Name: Jackie Jouharian

Title: CSR **Dept.** NS **Tel.:** 3700

a. ADDITIONAL COMMENTS:

- 1.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

- 1.

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

CITY CLERK – KAREN CRUZ

COMMUNITY DEVELOPMENT:

Building and Safety – JAN BEAR

Neighborhood Services –JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – DARLENE SANCHEZ

Housing – PETER ZOVAK

COMMUNITY SERVICES AND PARKS – ARSINE ISAYAN

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – SITA DEMIRJIAN

GLENDALE WATER AND POWER:

Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate) and FAUSTINO GARCIA

Electric – HOVSEP BARKHORDARIAN and FAUSTINO GARCIA and SEDA BOGHOSIAN

POLICE – LT. JEFF NEWTON (Zazil Avila, C.S.O., Alternate)

PUBLIC WORKS:

Engineering & Land Development – CHRIS CHEW and RUEL VILLALUNA

Traffic & Transportation –PASTOR CASANOVA and WILLIE PANGILINAN

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES and LOREN KLICK

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\\..\\..\\Environmental\\Tribal Consultation Sample Letters](#))

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 03/18/2020 **DUE DATE:** 04/03/2019
NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Ani Garibyan, Planning Associate **Tel. #** _____ **Ext.** 8188

PROJECT ADDRESS: 2462 Honolulu Ave / APN: 5611-001-904
 Trader Joe's
 Applicant: Trader Joe's Company c/o Flaherty and O'Hara, PC
 Property Owner: City of Glendale

PROJECT DESCRIPTION:

Application for an Administrative Use Permit to allow renewal of the sale of alcoholic beverages (Type 21) for off-site consumption at an existing grocery store located at 2462 Honolulu Ave ("Trader Joe's").

PLEASE CHECK:

- | | |
|---|--|
| <p>_____ A. CITY ATTORNEY</p> <p>_____ B. COMMUNITY DEVELOPMENT:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> (1) Building & Safety</p> <p style="margin-left: 20px;"><input type="checkbox"/> (2) Economic Development</p> <p style="margin-left: 20px;"><input type="checkbox"/> (3) Housing</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> (4) Neighborhood Services</p> <p style="margin-left: 20px;"><input type="checkbox"/> (5) Planning & Urban Design
EIF/Historic District</p> <p>_____ D. COMMUNITY SERVICES/PARKS:</p> <p>_____ E. FIRE ENGINEERING (PSC)</p> <p>_____ F. GLENDALE WATER & POWER:</p> <p style="margin-left: 20px;"><input type="checkbox"/> (1) Water</p> <p style="margin-left: 20px;"><input type="checkbox"/> (2) Electric</p> | <p>_____ G. INFORMATION SERVICES
(Wireless Telecom)</p> <p>_____ H. PUBLIC WORKS (ADMINISTRATION):</p> <p style="margin-left: 20px;"><input type="checkbox"/> (1) Engineering & Land Development</p> <p style="margin-left: 20px;"><input type="checkbox"/> (2) Traffic & Transportation</p> <p style="margin-left: 20px;"><input type="checkbox"/> (3) Facilities (city projects only)</p> <p style="margin-left: 20px;"><input type="checkbox"/> (4) Integrated Waste</p> <p style="margin-left: 20px;"><input type="checkbox"/> (5) Maintenance Services/Urban Forester</p> <p style="text-align: center;"><input checked="" type="checkbox"/></p> <p>_____ J. GLENDALE POLICE</p> <p>_____ K. OTHER:</p> <p style="margin-left: 20px;"><input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)</p> <p style="margin-left: 20px;"><input type="checkbox"/> (2) Tribal Consultations (EIFs)</p> <p style="margin-left: 20px;"><input type="checkbox"/> (3) City Clerk's Office</p> |
|---|--|

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____
 AUP/CUP Case No.: PAUP 2004445
 ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____
 Zone Change/GPA: _____
 Other: _____

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 2462 Honolulu Ave

Project
Case No.: PAUP 2004445

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

- This office **DOES NOT** have any comment.
- This office **HAS** the following comments/conditions. (See attached Dept. Master List)

Date: April 1, 2020

Print Name: Jeff Newton

Title: Lieutenant Dept. Police Tel.: 818-548-4883

a. ADDITIONAL COMMENTS:

- 1. Applicant Trader Joe's Company is in the process of obtaining an Administrative Use Permit to allow renewal of the sale of alcoholic beverages (Type 21) for off-site consumption at an existing grocery store located at 2462 Honolulu Avenue DBA Trader Joe's.

Trader Joe's is located in census tract 3006 which allows for 4 Off-Sale licenses. There are 6 Off-Sale establishments in this tract. Trader Joe's is one of the existing 6. Based on arrests and Part 1 crime statistics for census tract 3006 in 2019, there were 182 crimes, 9% above the city wide average of 167.

Within the last year there were numerous calls for police service at the location. None of the calls were directly related to alcohol sales.

Per the ABC website, Trader Joe's has an active Type 21 liquor license (Off-Sale General), license #503674.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

1. The sale of alcoholic beverages should be restricted to avoid late night sales.
2. Sales of alcoholic beverages shall be permitted only between the hours of _____ and _____ each day of the week (hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered).
3. Individual unit sales of alcoholic beverages should be restricted. No individual unit sales for beer should be allowed. No individual unit sales for wine less than a full sized bottle should be allowed. This can reduce the potential for individuals to buy one or two units and walk outside to consume them on or near the premise.
4. The store should provide training for its personnel regarding sales to minors or intoxicated persons. Alcohol Beverage Control staff is available and can provide this training.
5. Store display racks should be positioned such that they are in a clear line of sight by management and staff with no restricting view.
6. Signs should be posted clearly specifying no sales to minors or intoxicated persons.
7. Appropriately lighting for the display areas where alcoholic beverages would be sold should be required.
8. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
9. The sale of beer, wine, and/or distilled spirits for consumption on the premises is strictly prohibited.
10. Signs indicating no loitering or trespassing should be posted.
11. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

POINT PERSON – DEPARTMENTS/DIVISION

CITY ATTORNEY – GILLIAN VAN MUYDEN (Miah Yun and Yvette Neukian, Alternates), MICHAEL GRANT (For Massage CUP Applications only)

CITY CLERK – KAREN CRUZ

COMMUNITY DEVELOPMENT:

Building and Safety – JAN BEAR

Neighborhood Services –JACKIE JOUHARIAN, and RENE SADA (Seda Sardarian, Alternate)

Design Review & Historic (Glendale Register & Historic Districts) – JAY PLATT

Economic Development – DARLENE SANCHEZ

Housing – PETER ZOVAK

COMMUNITY SERVICES AND PARKS – ARSINE ISAYAN

INFORMATION SERVICES DEPT.

Wireless Communications – GORDON ARNOLD

FIRE ENGINEERING – SITA DEMIRJIAN

GLENDALE WATER AND POWER:

Water – GERALD TOM and SEDA BOGHOSIAN (Raja Takidin, Alternate) and FAUSTINO GARCIA

Electric – HOVSEP BARKHORDARIAN and FAUSTINO GARCIA and SEDA BOGHOSIAN

POLICE – LT. JEFF NEWTON (Zazil Avila, C.S.O., Alternate)

PUBLIC WORKS:

Engineering & Land Development – CHRIS CHEW and RUEL VILLALUNA

Traffic & Transportation –PASTOR CASANOVA and WILLIE PANGILINAN

Integrated Waste – DAN HARDGROVE

Maintenance Services/Street & Field/Urban Forester – RAY TORRES and LOREN KLICK

Facilities (City projects) – KEVIN TODD

OTHERS:

STATE ABC – PATRICIA HALPIN (Patricia.Halpin@abc.ca.gov),

TRIBAL CONSULTATION (EIF Applications) –

CAITLIN B. GULLEY (Tribal Historic and Cultural Preservation Officer, Fernandeno Tataviam Band of Mission Indians), and

JOSEPH ONTIVEROS (Cultural Resource Director, Soboba Band of Luiseno Indians)

LINDA CANDELARIA (Co-Chairwoman, Gabrielino-Tongva Tribe)

(Sample Letters on Planning Share: [..\\..\\..\\Environmental\\Tribal Consultation Sample Letters](#))