

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 24, 2025

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit pursuant to Section 8.126.050 of San Mateo County Ordinance Code, for an existing catering kitchen and take-out restaurant, within a 2,508 square-foot commercial structure, located at 2844 Middlefield Road, in the unincorporated North Fair Oaks area of San Mateo County, to allow 1) dine-in use with indoor seating where only take-out use is currently allowed, 2) to allow parking to consist of six parking spaces where seven is allowed by zoning, 3) for the required parking to be located on an off-site, adjoining property, and 4) to allow a 6-foot high-fence where 4 feet is the limit. In conjunction with the requested permit, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

County File Number: PLN2024-00273 (Valdez)

PROPOSAL

The applicant is seeking a Use Permit to add dine-in service, consisting of approximately seven indoor tables, to an existing catering kitchen and take-out only restaurant, El Sur. The required parking for all uses on the site, the restaurant and a beauty salon, is seven spaces. The required parking would be on an adjacent parcel in a lot which is striped for six parking spaces and is fenced with a 6-foot-high wrought iron fence. A Use Permit is required for the exceptions to parking requirements. The 6-foot-high fence requires a Fence Height Exception, as only 4-foot-high fences are allowed per the CMU-3 Zoning regulations.

RECOMMENDATION

1. Approve the Use Permit pursuant to 8.126.050 of San Mateo County Ordinance Code for County File Number PLN2024-00273.
2. That the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

BACKGROUND

Report Prepared By: Erica D. Adams, Project Planner

Applicant: Tony Valdez

Owner: Mario and Maly Despres

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper San Mateo County Times of general public circulation.

Location: 2840, 2844, 2832 Middlefield Road, Redwood City

APN(s): 054-215-250 and 054-215-240

Size: Each parcel is 4,350 sq. ft.

Existing Zoning: Commercial Mixed Use-3 District (CMU-3)

General Plan Designation: Medium High Density, Commercial Mixed Use

Sphere-of-Influence: City of Redwood City

Existing Land Use: Catering kitchen and take out restaurant; Storage shed and parking on adjacent parcel

Water Supply: California Water Service - Bear Gulch

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Panel 06081C0302E, Effective 10-16-2012

Environmental Evaluation: This project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1, consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Setting: The subject use is located on two commercially-zoned parcels along Middlefield Road within North Fair Oaks. One parcel is developed with a building with a beauty salon, which operates separately from the restaurant. The second parcel, the property designated as a parking lot use, is vacant with the exception of a storage container for the restaurant.

Chronology:

<u>Date</u>	<u>Action</u>
October 10, 2024	- Application submitted
April 7, 2025	- Revised plans submitted.
August 21, 2025	- Application deemed complete
August 28, 2025	- Project presented at the North Fair Oaks Community Council
September 24, 2025	- Planning Commission hearing

DISCUSSION

A. **KEY ISSUES**

1. Compliance with General Plan

The General Plan Designation of the subject parcels is Medium-High Density, Commercial Mixed Use and they are located within the unincorporated community of North Fair Oaks. The project is in compliance with the applicable land use objectives for urban neighborhoods found in the North Fair Oaks Community Plan, as discussed below.

Goal 8.3: Support business expansion efforts and promote retention of existing businesses. Policy 3A: Identify expansion needs and provide support for existing businesses to expand without relocation out of North Fair Oaks. Identify infrastructure, space, and other expansion needs for existing business to expand while remaining in current locations.

In the Community Plan, Middlefield Road is identified as a “Destination Street.” Middlefield is recognized as the heart of North Fair Oaks, where a locally-oriented mix of uses and community amenities currently exist and will be supported and enhanced. Through the requested Use Permit, the applicant would be allowed indoor dining at the existing catering kitchen and takeout restaurant. The restaurant use is a commercial use which is consistent with the overall land use designation, and, as proposed, would increase its level of service to the neighborhood.

Goal 8.5: Expand retail services in North Fair Oaks. Policy 5C: Remove barriers to new retail development, including parking constraints and barriers to mixed-use development, by exploring innovative parking strategies described in the Chapter 3: Circulation and Parking and amending land use regulations to allow for higher densities and zoning to

encourage retail and a mix of uses in designated areas within North Fair Oaks.

The use, as proposed, provides six of the seven parking spaces required by CMU-3 zoning on an adjoining property. The applicant would also install a bicycle rack for two bicycles, as required by zoning, to encourage the use of other modes of travel.

2. Compliance with CMU-3 Zoning District Regulations

Project compliance with the CMU-3 Zoning District is represented in the table below.

Development Standard	Zoning Requirement	Existing	Proposed	Compliance
Minimum Building Site Area	5,000 sq. ft.	4,350 sq.ft. Each parcel	No change	Non-conforming
Minimum Building Site Width	50 ft.	50 ft.	No change	Conforming
Minimum Setbacks	Facing Middlefield Road: 0 feet	0 ft.	No change	Conforming
· Front				
· Rear	10 ft.	8.75 ft.	No change	Existing legal, non-conforming
· Sides	5 feet adjacent to R1 Zoned District, otherwise 0 0 ft.	0 ft.	0 ft.	Conforming
Height	Within one quarter mile of the crossing of Middlefield Road and the Dumbarton Rail track, except for properties along the southwest side of Middlefield Road 70 feet	16 ft.	16 ft.	Conforming

Fence	Where visible and within 15 feet of street-facing property lines, fences shall not exceed 4 feet in height, masonry walls are not permitted, and chain link and corrugated fences are not permitted.	6-foot Wrought iron fence	6-foot Wrought iron fence	Non- conformance addressed by Use Permit Materials are conforming
Signage	Maximum Number of Signs. The maximum number of signs allowed on a parcel is one sign per parcel, or one sign per each 200 feet of parcel street frontage, or one sign per use, whichever is greatest. Maximum Total Sign Display Area. The maximum total display area for all signs on a parcel is three-quarters square foot per foot of parcel street frontage.	One sign, Approximately 80 sq. ft..	One sign, Approximately 80 sq. ft.	Complies
Parking	Commercial kitchen/take out - Up to 400 sq. ft. and each 400 sq. ft. thereafter 1 covered or Uncovered Restaurant -1 covered or uncovered for every 250 sq. ft.	6 spaces total - 5 for commercial kitchen (2,035 sq. ft.) 1 for hair salon (287 sq. ft.)	7 spaces total – 5 for commercial kitchen (2,035 sq. ft.) 1 for dine-in restaurant (364 sq. ft. inside) 1 for hair salon (287 sq. ft.)	Non- conformance addressed by Use Permit
Bike Parking	Bike racks shall be oriented so bikes will be parked parallel with the curb.	None	Parking for 2 bicycles	Requirement added as Condition 5
Performance Standards				
Lighting	All exterior and interior lighting shall be dark-sky compliant and designed and located so that direct	Lighting fixtures comply	Lighting fixtures comply	Complies

	rays and glare are confined to the premises, with the exception of lighting on the front building façade which may light the public sidewalk. Flood lights shall be prohibited, unless an applicant demonstrates to the satisfaction of the Community Development Director that such additional lighting is necessary for public health and safety.			
Trash and Debris	All trash, boxes, or similar debris shall be picked up on a regular basis and stored in refuse containers that are screened from public view.		Trash receptacles will be screened	Complies
Stormwater Management	Provide a roofed and enclosed area for dumpsters, recycling containers, etc., designed to prevent stormwater run-on and runoff.		Trash receptacles have waterproof covers	Complies with intent of standard

3. Compliance with Use Permit Findings

Per Section 8.126.050 of San Mateo County Ordinance Code, (Ordinance Code) a Use Permit issued by the Planning Commission must include a finding that the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. The proposed operation of the dine-in restaurant with off-site parking is consistent with the findings necessary to grant the Use Permit based on the following:

a. Restaurant Findings

El Sur opened as a takeout restaurant in October 2024. It offers catering, fully-prepared and frozen take-and-bake foods, and a food truck for hire. As

of this date, the County has not received any communication of concern about the operation of this business from the public.

The subject parcel is zoned for mixed-use development, where residential development exists in close proximity to commercial uses. In this instance, there are no sensitive noise receptors (e.g., residential uses, care homes, hospitals) on the lots adjacent to the restaurant, with the exception of multifamily housing which exists to the rear (west) of the subject parcel.

The proposed indoor dining has been reviewed for impacts to public welfare, property, and/or improvements in the neighborhood. The indoor dining, proposed at seven tables, would take place in the existing building, and has been reviewed by Environmental Health Services and by Menlo Park Fire for capacity standards, and has been approved with conditions. The proposed hours of operation for the restaurant are 6 AM to 9 PM, which would comply with the County Noise Ordinance. Operation of the restaurant, as proposed, should not interfere with any of the surrounding businesses or uses. As conditioned, there are no detrimental impacts anticipated from the proposed use.

b. Parking findings

A total of seven, on-site parking spaces, per the CMU-3 Zoning District, are required based on the square footage of all of the commercial uses. The proposal is to allow six, not seven, parking spaces to be provided off site, on the adjacent lot, which is currently striped for six parking spaces, including one for a handicap vehicle. The lot is under common ownership and is currently used to provide parking for the existing restaurant uses and hair salon. The proposed dine-in service requires one additional parking space.

Reduced parking can be granted when the proposed parking is as close as possible to the required parking and is not detrimental to the community. Off-site parking that meets the standards in Chapter 8.126.100 of the Ordinance Code, which include (1) require an ownership agreement, (2) that the spaces be less than 800 feet from the use they serve, and (3) a limiting dedication in shared parking agreements, can be approved with a Use Permit.

There will be three culinary services provided at El Sur: catering, take-out food service, and dine-in food service. A separate business, a hair salon is also in the same structure. Parking demand for hair salon would be low, as the salon has just one station and is open for appointments only, not daily. The parking demand for the catering services will involve early morning activity, and in most cases would not overlap with takeout or dine-in services. Peak take-out operations and dine-in services may have parking demands which overlap, but the length of time that parking is required by

customers will vary, and it is anticipated that all parking demands would be met. Condition 2 includes an administrative review requirement after 12 months of approval of Use Permit to monitor parking demands for the use.

The Use Permit for off-site parking may be approved if following findings, per Chapter 8.126.100.2, are made (1) the off-site spaces will be available as long as the uses requiring the spaces are in operation; (2) the peak hours of parking demand from all uses do not coincide in such a way that peak demand is greater than the parking provided; (3) the quantity and efficiency of parking provided will equal or exceed the level that can be expected if off-site parking is not provided; and (4) a written agreement between the property owner(s) and the County, in a form satisfactory to County Counsel, that includes guarantees that the parking, use and relationship between them not be altered, or the Use Permit will be subject to modification or termination by the County, is provided.

The two parcels, under common ownership, operate in the same manner as if they were one parcel. As discussed, the parking demand from the uses will rarely overlap, and should not exceed the parking provided. There is no shared parking agreement with this proposal. The quantity and efficiency of the parking spaces is identical to what would be provided with on-site parking on a single parcel. The parking spaces are approximately 40-80 feet from the front door of the restaurant. Per Condition 6, the owner will sign an agreement with the County ensuring that the spaces remain dedicated to the use and acknowledging that any changes in ownership or access to the parking spaces which significantly reduce parking availability may result in the termination of the Use Permit.

Based on the aforementioned, the proposal complies with the requirements for off-site parking and the provision of such parking would not have a detrimental impact to the neighborhood.

c. Fence Height Exception Finding

Design standards of the CMU-3 Regulations regulate walls and fences, stating that where visible and within 15 feet of street-facing property lines, fences shall not exceed 4 feet in height, masonry walls are not permitted, and chain link and corrugated fences are not permitted. Further, where visible and within 15 feet of street, chain link and corrugated metal fences are prohibited. The existing iron gate is consistent with recommended materials.

Per Chapter 8.332.040 of San Mateo County Ordinance Code, an exception to allow fences or hedges to exceed the height limits set forth in Chapter 8.332.010 by up to two (2) feet, can be granted provided that, following notification, no objection from the public is filed, public safety is not

jeopardized, the fence enhances good design and site relationships, and is compatible with the neighborhood.

The project includes an exception request to allow the 6-foot iron gate to remain around the parking area. The applicant stated that the taller fence provides increased security, and the zoning-prescribed fence or wall could allow for graffiti and reduce safety associated with visibility for people going to their cars. The Department of Public Works has no concern about the existing fence along Middlefield Road, and staff has determined that the exception will be compatible with the neighborhood surrounding that parcel, as the fence does allow the public to see the parking area and the fence will not be subject graffiti blight.

Notification to parcels within 300 feet of the subject parcel was provided with notice of the Planning Commission hearing, and the project was presented to the North Fair Oaks Council (Council) on August 28, 2025. The Council supported the proposal.

Staff has determined that the required fence height exception findings can be made.

B. ENVIRONMENTAL REVIEW

This project is exempt from environmental review, pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301, Class 1, consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

C. REVIEWING AGENCIES

Building Inspection Section
Environmental Health Services
Menlo Park Fire District
Department of Public Works

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Assessor's Parcel Map and Vicinity Map
- C. Project Plans
- D. Use Permit Supporting Statements

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00273 Hearing Date: September 24, 2025

Prepared By: Erica Adams, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt under Section 15301, Class 1, consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

Regarding the Use Permit, Find:

2. That the project complies with the required findings for a Use Permit per Section 8.126.050 of San Mateo County Ordinance Code in that: The use is appropriate for the site and that the proposed operation of the restaurant from 6AM to 9PM, with the addition of dine in service would not have detrimental impacts to the community. Additionally, the provision of six, of the required seven parking spaces meet the criteria for a parking exception for reduced and off-site parking, and the proposed parking, as conditioned, would have no impacts parking demand for the El Sur restaurant.
3. That the existing wrought iron fence, which exceeds the height limits set forth in Section 8.332.010 of the San Mateo County Ordinance Code by 2 feet is found to be in compliance with the required findings, including 1) staff provided public notice of the exception request; 2) no member of the public submitted written objections to the exception request; 3) the Department of Public Works review finds that approving the exception will not jeopardize public safety; and 4) the fence is compatible with the neighborhood surrounding that parcel and will not be detrimental to the public welfare and promotes or enhances good design, site relationships, and other aesthetic considerations, in accordance with San Mateo County General Plan Policy 4.14.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The restaurant shall be operated in compliance with the description approved by the Planning Commission on September 24, 2025. Any changes or revisions to the approved operation of the restaurant shall be submitted for review by the Director of Planning and Building to determine if they are compatible with and in substantial compliance with the approval. Adjustments to the project may be approved by the Director of Planning and Building if they are consistent with the intent of and are in substantial conformance with this approval. If they are deemed to be major, an amendment to the Use Permit is required with a public hearing which requires payment of applicable fees (currently \$3,700), and surcharges.
2. The Use Permit for off-site parking for indoor dining use, and fence height shall have no expiration following the date of final approval, September 24, 2025, but is subject to one administrative review after 12 months of approval of Use Permit. The applicant shall file for one administrative review of this permit and pay associated fees for the administrative review. Subsequent to a review, additional administrative reviews may be required to allow for monitoring of any concerns raised by the community.
3. No development shall be allowed on parcel 054-215-240 which would reduce or eliminate the six parking spaces for the restaurant, unless equivalent parking facilities are provided either on- or off-site. Such change in parking location would require a Use Permit amendment. Any reduction in the number of parking spaces, without replacement, is a violation of the Use Permit and may result in revocation of the subject permit.
4. The applicant must comply with all regulations of, and conditions imposed by the Building Inspection Section, Environmental Health Services, or Menlo Park Fire District.
5. The applicant shall install a bicycle rack for two bicycles on the subject parcels. Bike racks shall be oriented so bikes will be parked parallel with the curb.
6. A written agreement between the property owner(s) and the County, in a form satisfactory to the County Attorney, shall be provided, and shall include the following: (1) a guarantee that there will be no substantial alteration in the uses that will create greater demand for parking, (2) a guarantee that any change of use will require immediate written notification to the County Planning and Building Department and a reassessment of the parking demand of the revised project and any necessary updates to the written agreement; (3) a guarantee from the property owner(s) to allow access to and use of the off-site parking facilities; (4) a provision that the County may require parking facilities in addition to those originally approved, upon a finding by the Planning Commission that adequate

parking to serve the use(s) has not been provided; and (5) a provision stating that the County, acting through the Planning Commission, may, for due cause and upon notice and hearing, may unilaterally modify, amend, or terminate the Use Permit at any time.

7. All exterior and interior lighting shall be dark-sky compliant and designed and located so that direct rays and glare are confined to the premises, with the exception of lighting on the front building façade which may light the public sidewalk. Flood lights shall be prohibited, unless an applicant demonstrates to the satisfaction of the Director of Planning and Building that such additional lighting is necessary for public health and safety.
8. All trash, boxes, or similar debris shall be picked up on a regular basis and stored in refuse containers that are screened from public view.
9. An enclosed area for dumpsters with waterproof lids, recycling containers, etc., designed to prevent stormwater run-on and runoff shall be provided.

Menlo Park Fire

10. Additional review shall be required if the scope changes or exceeds what is shown on the plans.

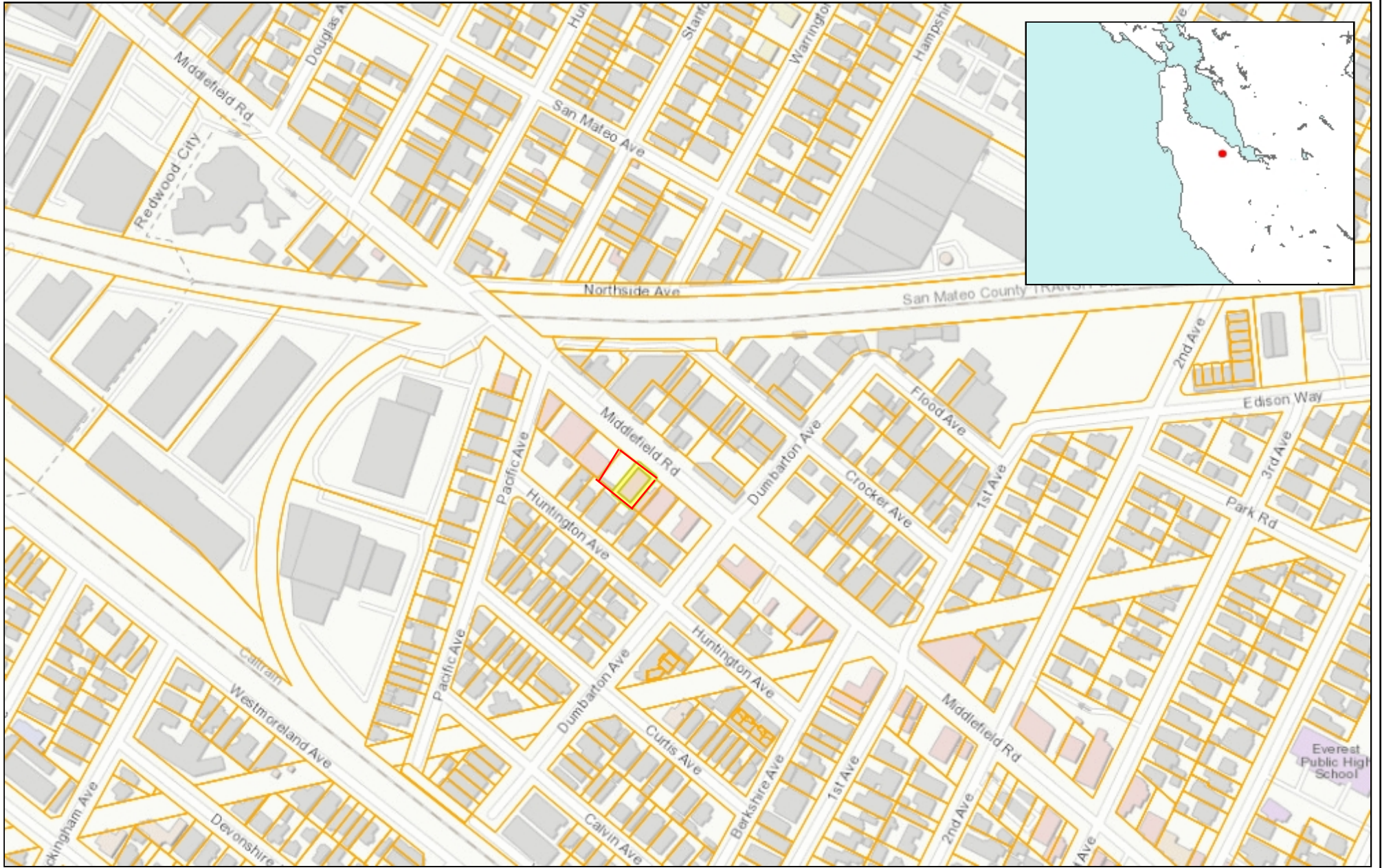
Building Inspection Section

11. The applicant shall maintain 1 ADA accessible parking space and access from the ADA parking space to the front door of the restaurant per building code.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.15 0 0.07 0.15 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,686



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

USE PERMIT FOR FULL SERVICE RESTAURANT

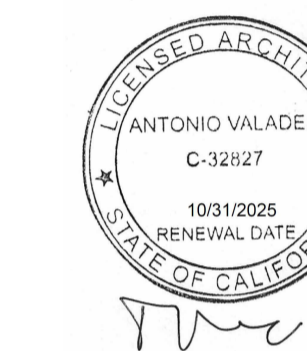
2844 MIDDLEFIELD RD
USE PERMIT APPLICATION 8/22/2025



www.coastarchitecture.com
510-459-2022



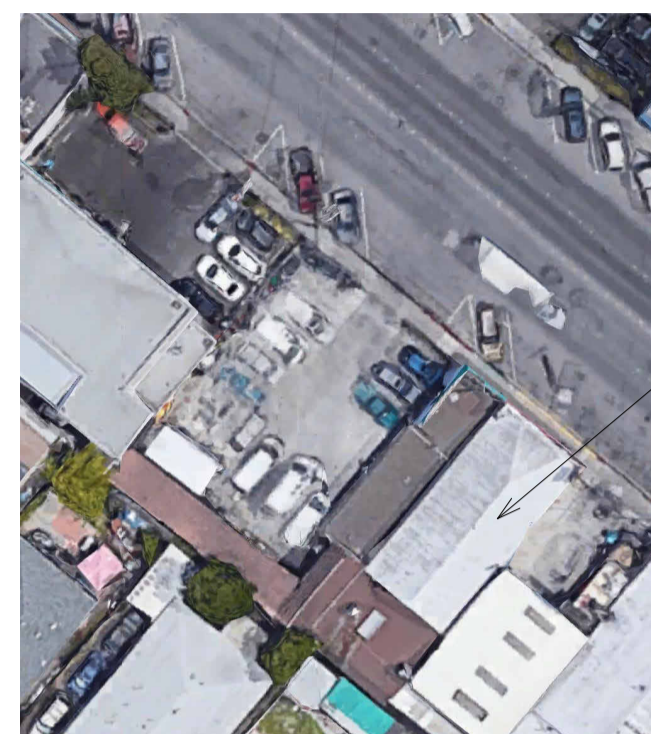
2844 MIDDLEFIELD RD
SAN MATEO COUNTY CA



ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	(N)	NEW
ACOUS	ACOUSTICAL	NEG	NEGATIVE
ADJ	ADJUSTABLE	NOM	NOMINAL
AL	ALIGN	NIC	NOT IN CONTRACT
ALT	ALTERNATE	NTS	NOT TO SCALE
AB	ANCHOR BOLT	NO	NUMBER
APROV	APPROVED		
ARCH	ARCHITECTURAL	OC	ON CENTER
AUTO	AUTOMATIC	OD	OUTSIDE DIAMETER
		OP	OPENING
		OPP	OPPOSITE
BLDG	BUILDING	ORIG	ORIGINAL
BLKG	BLOCKING		
BM	BEAM		
BD	BOARD	PART	PARTITION
BO	BOTTOM OF	PP	PARTIAL PENETRATION
BS	BOTH SIDES	PAF	POWDER ACTUATED FASTENER
		PLAM	PLASTIC LAMINATE
		PL	PLATE
CAB	CABINET	PN	PLATE NAILING
CBC	CALIFORNIA BUILDING CODE	PLYWD	PLYWOOD
CJ	CAST IRON	PT	POINT
CIP	CAST IN PLACE	LB	POUND
COL	COLUMN	PRES	PRESSURE
CTR	CENTER		
CL	CENTER LINE		
CTC	CENTER TO CENTER	QUAL	QUALITY
CER	CERAMIC	QUAN	QUANTITY
CJ	CONSTRUCTION JOINT		
CL	CLEAR	PT	PRESSURE/
CMU	CONCRETE MASONRY UNIT		PRESERVATIVE TREATED
CON	CONNECTION	PS	PRESTRESSED
CONT	CONTINUOUS	PART	PARTITION
CP	COMPLETE PENETRATION		
CS	COUNTERSUNK	RAD	RADIUS
CW	COLD WATER	RWL	RAIN WATER LEADER
		RECPT	RECEPTACLE
DET	DETAIL	REF	REFERENCE
DEPT	DEPARTMENT	REIN	REINFORCEMENT, REINFORCED
DIA	DIAMETER	REQ	REQUIRED
DIV	DIVISION	RDWD	REDWOOD
DR	DOOR	RH	RIGHT HAND
DBL	DOUBLE	RHR	RIGHT HAND REVERSE
DF	DOUGLAS FIR	RM	ROOM
DN	DOWN	RND	ROUND
DS	DIAGONAL SHEATHING	RO	ROUGH OPENING
DWG	DRAWING	REV	REVISION
DRWR	DRAWER		
		SS	SANITARY SEWER
(E)	EXISTING	SAD	SEE ARCHITECTURAL DRAWINGS
EA	EACH	SCD	SEE CONSULTANT DRAWINGS
EF	EACH FACE	SED	SEE ELECTRICAL DRAWINGS
EW	EACH WAY	SKD	SEE KITCHEN CONSULTANT DRAWINGS
EN	EDGE NAILING	SSD	SEE STRUCTURAL DRAWINGS
EL	ELEVATION	SMD	SEE LANDSCAPE DRAWINGS
ELEV	ELEVATOR	SFMD	SEE MECHANICAL DRAWINGS
ELEC	ELECTRICAL	SPD	SEE FINISH CARPENTRY DRAWINGS
ENG	ENGINEER	SJ	SEE PLUMBING DRAWINGS
EQ	EQUAL	SCHED	SEISMIC JOINT
EQUIP	EQUIPMENT	SECT	SCHEDULE, SCHEDULE
EX	EXHAUST	SHT	SECTION
EXP	EXPEDITE	SM	SHEET
EXT	EXTERIOR	SIM	SHEET METAL
		SP	SIMILAR
FAB	FABRICATE	SPEC	SPACE
FOC	FACE OF CONCRETE	SQ	SPECIFICATION
FOF	FACE OF FINISH	SQFT	SQUARE
FOS	FACE OF STUD	ST	SQUARE FOOT
FOW	FACE OF WALL	STAG	STRAP TIE
FIN	FINISH	SSTL	STAGGERED
FF	FINISHED FLOOR	STAND	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STL	STANDARD
FA	FIRE ALARM	STOR	STEEL
FLR	FLOOR	STRUCT	STORAGE
FLUOR	FLUORESCENT	SUS	STRUCTURAL
FL	FLUSH	SYM	SUSPENDED
FOUND	FOUNDATION	SYS	SYMMETRICAL
FTNG	FOOTING		SYSTEM
FR	FRAMING	TEMP	TEMPERED
FUR	FURRING	THR	THICKNESS
		TH	THREADED
GA	GAUGE	T&B	TIE DOWN
GALV	GALVANIZED, GALVANIZING	T&G	TOP AND BOTTOM
GL	GLASS, GLAZING	TOC	TONGUE AND GROOVE
GLULAM	GLUE LAMINATED BEAM	TOF	TOP OF CONCRETE
GYP BD	GYP SUM BOARD	TOP	TOP OF FINISH
		TOS	TOP OF SLAB
HVAC	HEATING VENTILATION & AIR CONDITIONING	TOW	TOP OF STEEL
HSR	HIGH STRENGTH RODS	TN	TOP OF WALL
HSB	HIGH STRENGTH BOLT	TYP	TRUE NORTH
HT	HEIGHT		TYPICAL
HD	HOLD DOWN	UL	UNDER WRITERS LABORATORY
HORIZ	HORIZONTAL	UON	UNLESS OTHERWISE NOTED
HW	HOT WATER	UTIL	UTILITY, UTILITIES
		VERT	VERTICAL
INC	INCLUDING, INCLUDED	VIF	VERIFY IN FIELD
INFO	INFORMATION	VER	VERIFY
INT	INTERIOR	VEST	VESTIBULE
		WC	WATER CLOSET
JH	JOIST HANGER	WH	WATER HEATER
JT	JOINT	W/O	WITH
		WD	WITH OUT
LAM	LAMINATE	W	WOOD
LH	LEFT HAND	YD	YARD
LHR	LEFT HAND REVERSE		
LT	LIGHT		
LTW	LIGHT WEIGHT		
L	LONG, LENGTH		
MB	MACHINE BOLTS		
MAINT	MAINTENANCE		
MAX	MAXIMUM		
MECH	MECHANICAL		
MANF	MANUFACTURER		
MTL	METAL		
MEZZ	MEZZANINE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
MTD	MOUNTED		
MUL	MULLION		

LOCATION MAP



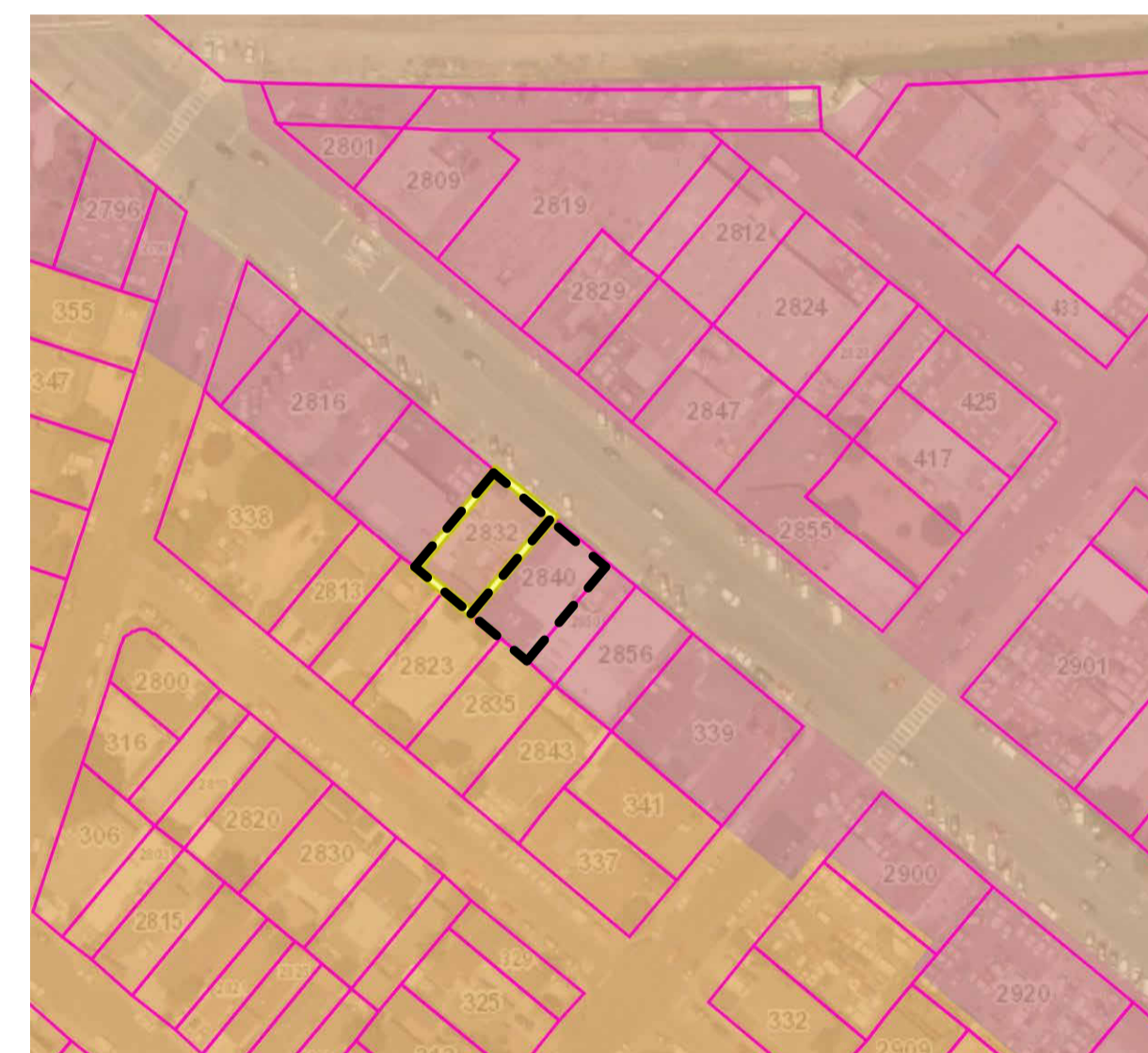
PROJECT DIRECTORY

TENANT: EL SUR
2844 MIDDLEFIELD RD
SAN MATEO COUNTY, CA 94063
marianne@elsurf.com
415-305-0428

ARCHITECT: COAST ARCHITECTURE AND DESIGN
5717 VAN FLEET AVENUE
RICHMOND, CA 94804
ATTN: TONY VALADEZ
510-459-2022
tony@coastarchitecture.com

GRAPHIC SYMBOLS

DETAIL REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
DETAIL SECTION REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
BUILDING SECTION REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
WALL SECTION REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
EXTERIOR ELEVATION REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
INTERIOR ELEVATION REFERENCE	DRAWING NUMBER	---	#	---
	SHEET NUMBER	---	#	---
REVISION REFERENCE			#	
DOOR REFERENCE			##	
WINDOW REFERENCE			#	
ELEVATION DATUM			##	
ROOM NUMBER			###	
PARTITION TYPE			#	
FINISH CEILING HEIGHT			X'-X"	



SHEET LIST		
DISCIPLINE	SHEET NUMBER	SHEET NAME
GENERAL	G0	COVER
GENERAL	G0.1	DIAGRAMS
GENERAL	G0.2	ACCESSIBILITY DIAGRAMS
ARCHITECTURAL	A101	SITE PLAN AND PARKING
ARCHITECTURAL	A201	PLANS
ARCHITECTURAL	A202	REFLECTED CEILING PLAN
ARCHITECTURAL	A301	EXTERIOR ELEVATION

PROJECT DESCRIPTION

THIS PROJECT IS THE USE PERMIT TO CONVERT THE EXISTING SHOP FROM "TAKE OUT" SERVICE TO A FULL SERVICE RESTAURANT. NO PHYSICAL CHANGES ARE PROPOSED TO THE FACILITY AS A RESULT OF THIS USE PERMIT.

ZONING

APN: 054 215 250

ZONING: CMU-3 COMMERCIAL MIXED USE 3 DISTRICT, NORTH FAIR OAKS

GENERAL PLAN: MEDIUM HIGH DENSITY, COMMERCIAL MIXED USE

USE ALLOWED: YES

PROJECT DATA

OCCUPANCY: B (NO CHANGE FROM EXISTING)

CONSTRUCTION TYPE: VB

SPRINKLERED: N

FIRE ALARM: N

FLOOR AREA: 2,769 SF

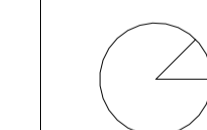
APPLICABLE CODES:

2022 TITLE 24, PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
2022 TITLE 24, PART 2 - CALIFORNIA BUILDING CODE
2022 TITLE 24, PART 3 - CALIFORNIA ELECTRICAL CODE
2022 TITLE 24, PART 4 - CALIFORNIA MECHANICAL CODE
2022 TITLE 24, PART 5 - CALIFORNIA PLUMBING CODE
2022 TITLE 24, PART 6 - CALIFORNIA ENERGY CODE
2022 TITLE 24, PART 9 - CALIFORNIA FIRE CODE
2022 TITLE 24, PART 10 - CALIFORNIA EXISTING BUILDING CODE
2022 TITLE 24, PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 TITLE 24, PART 12 - CALIFORNIA REFERENCE STANDARDS CODE

ALL CONSTRUCTION TO COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

CONSULTANT

CONSULTANT STAMP

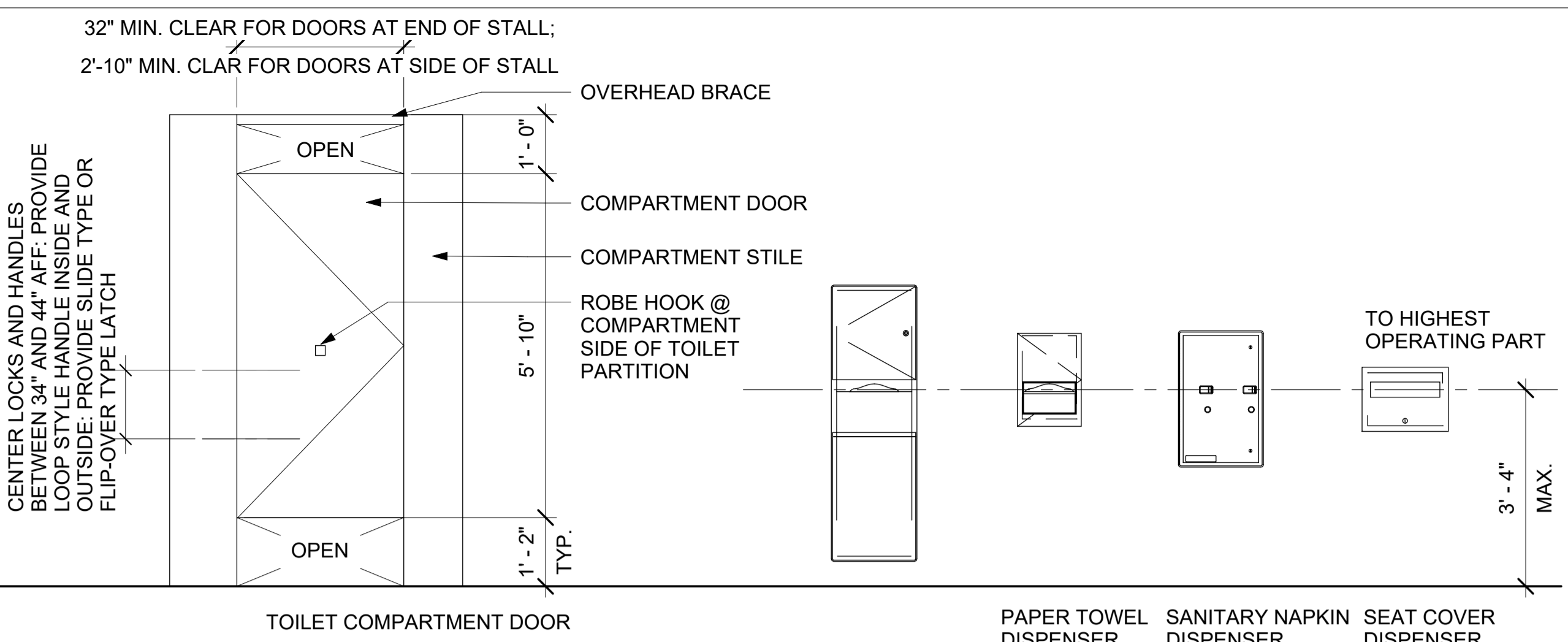
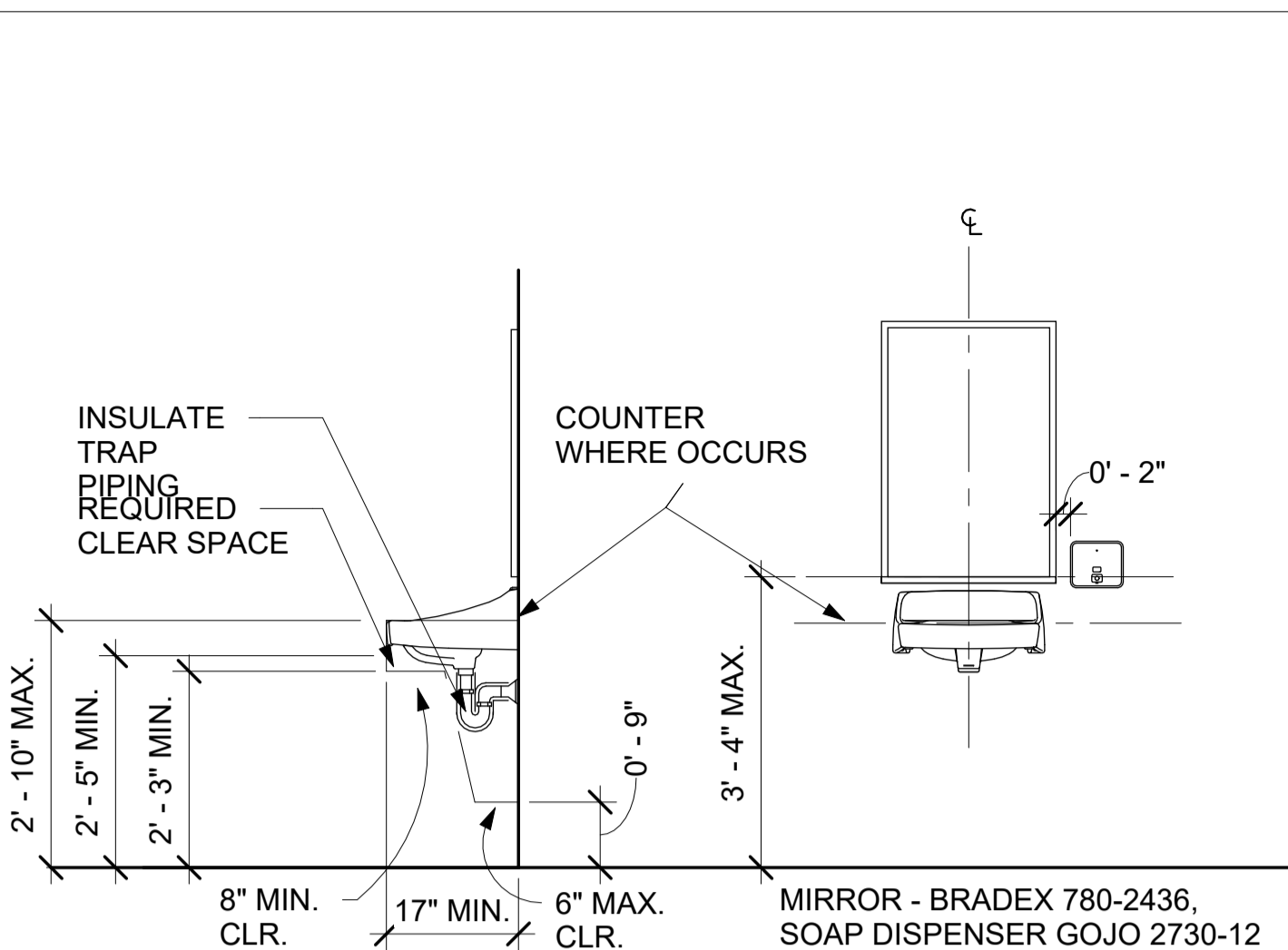
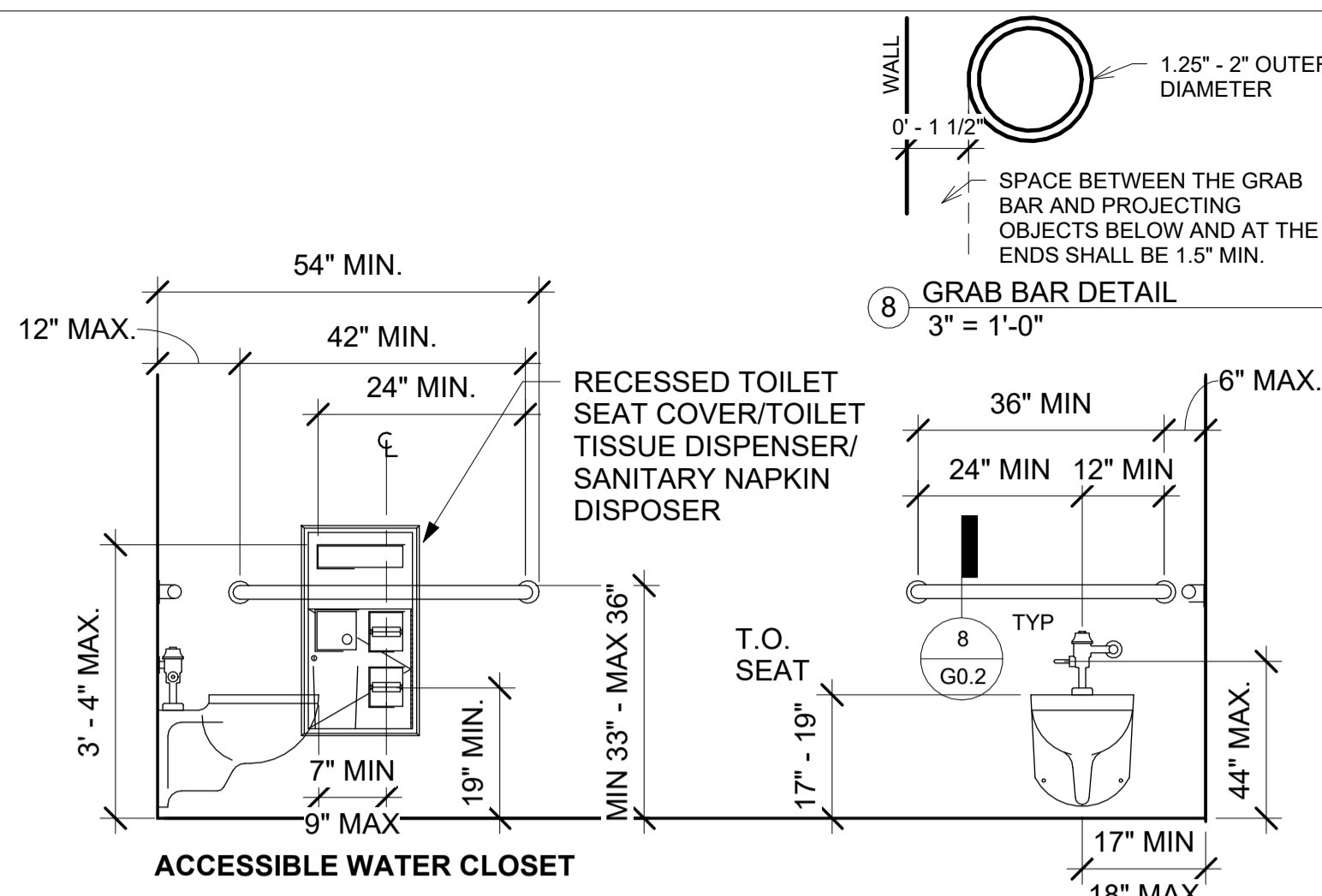


No.	Description	Date

COVER

Project number	22-30
Date	8/8/2025
Drawn by	TV

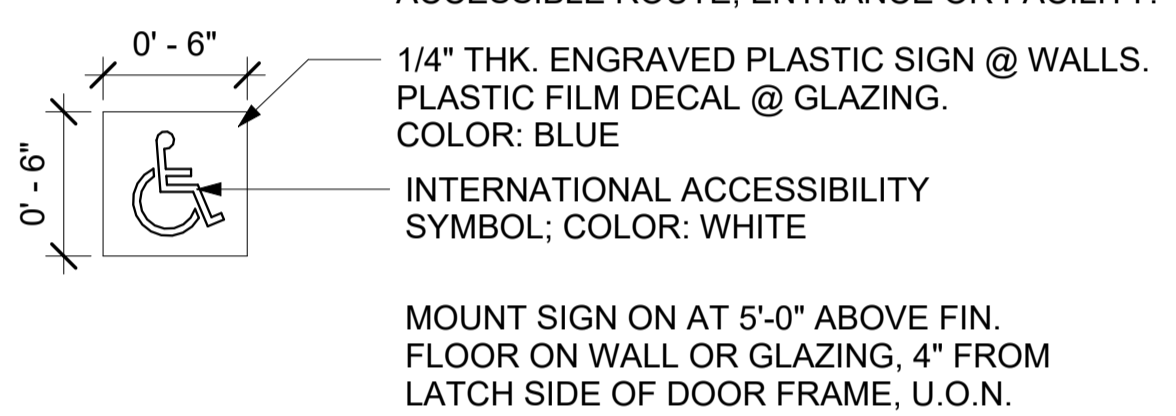
G0



NOTE: PROVIDE BACKING BLOCKING BETWEEN STUDS AT ALL WALL MOUNT LOCATIONS

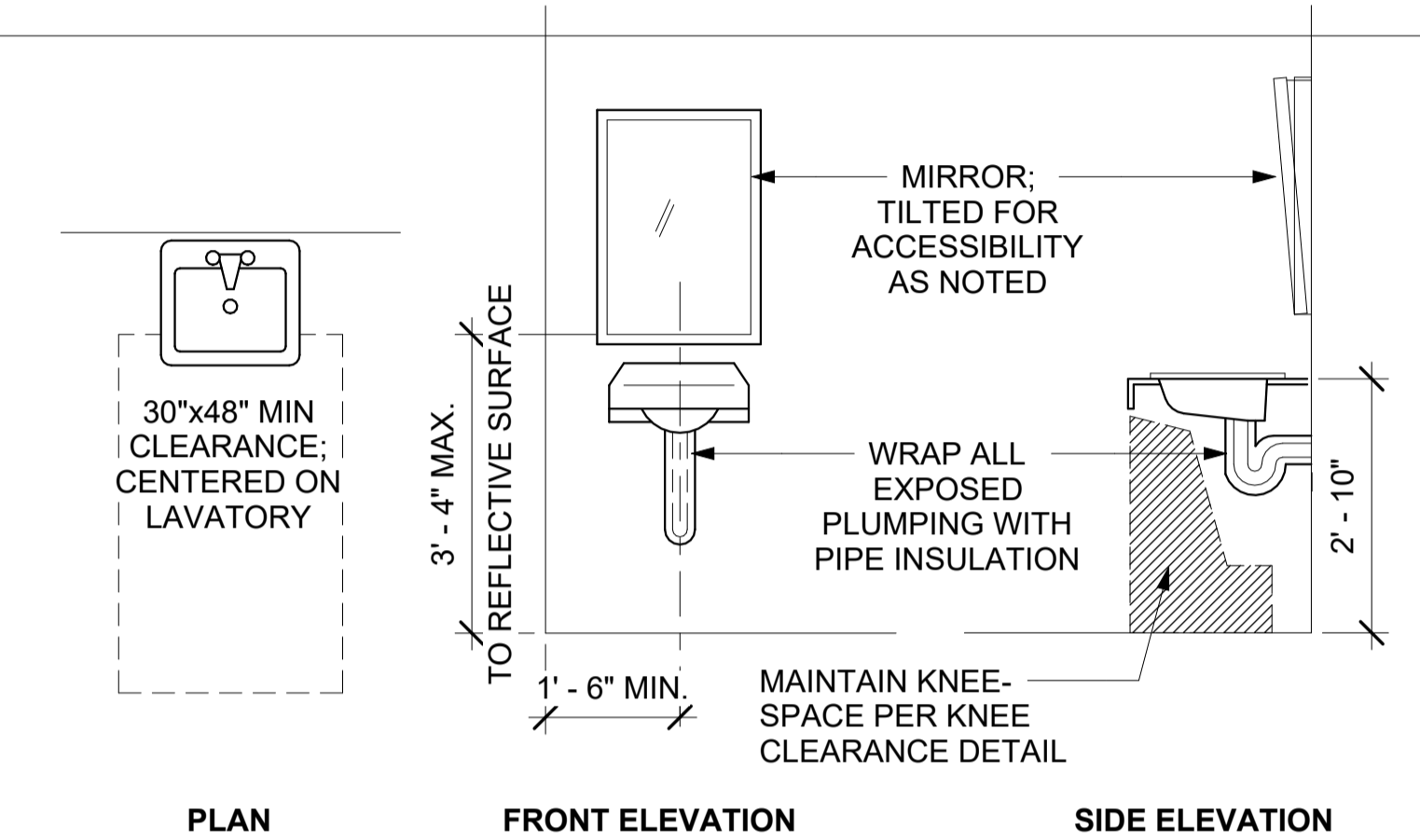
4 ACCESSIBLE WATER CLOSET
TOILET ROOM ACCESSIBLE MOUNTING REQUIREMENTS2
1/2" = 1'-0"

LOCATED AT EVERY PRIMARY PUBLIC ENTRANCE AND MAJOR JUNCTION WHERE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCE OR FACILITY.



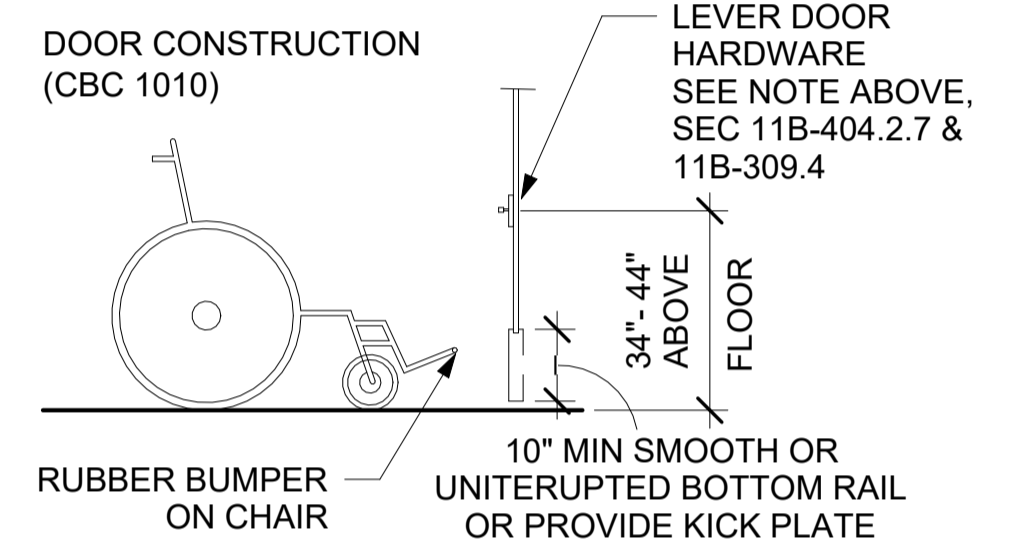
MOUNT SIGN ON AT 5'-0" ABOVE FIN. FLOOR ON WALL OR GLAZING, 4" FROM LATCH SIDE OF DOOR FRAME, U.O.N.

2 ACCESSIBLE BUILDING ENTRANCE
1 1/2" = 1'-0"

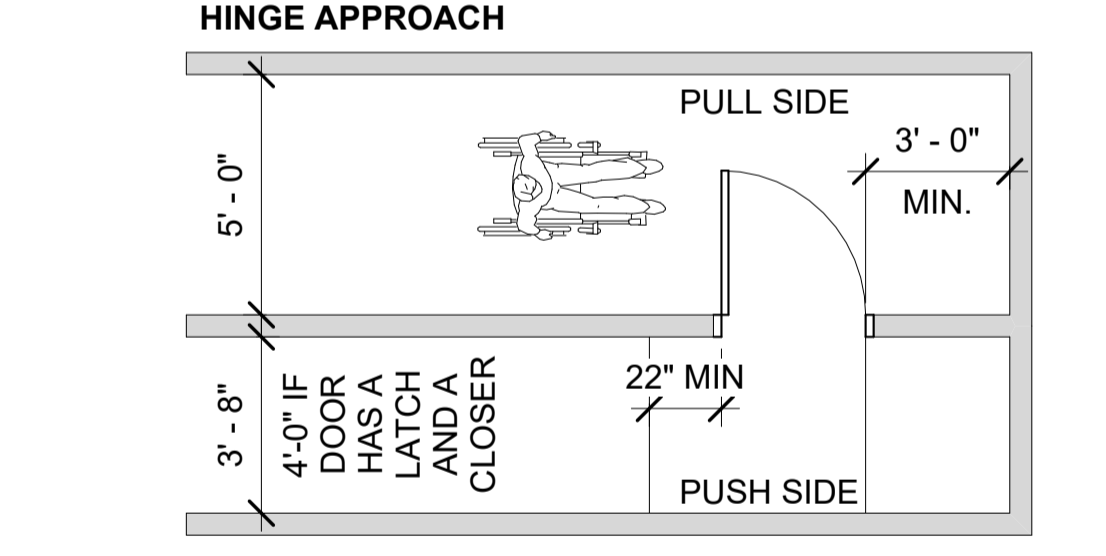
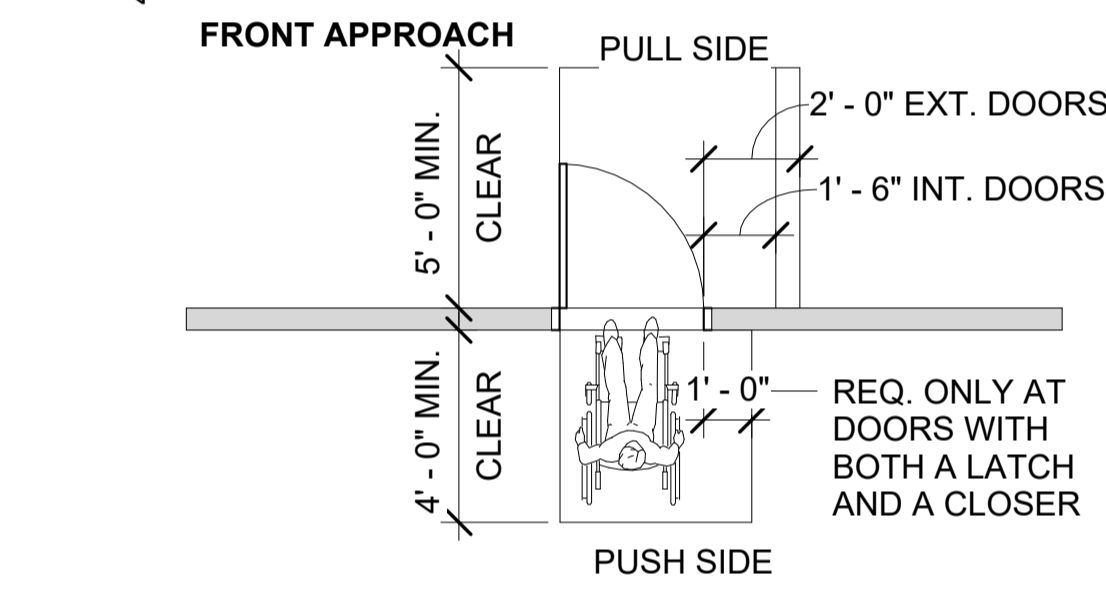
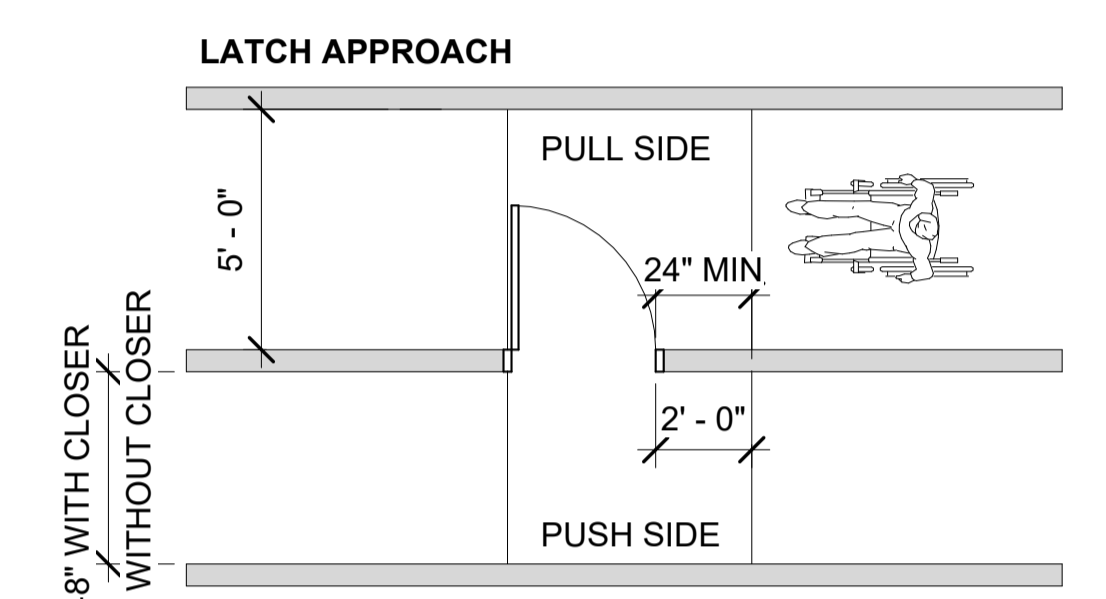


1 ACCESSIBLE LAVATORY1
1/2" = 1'-0"

NOTE: LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN THE PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.



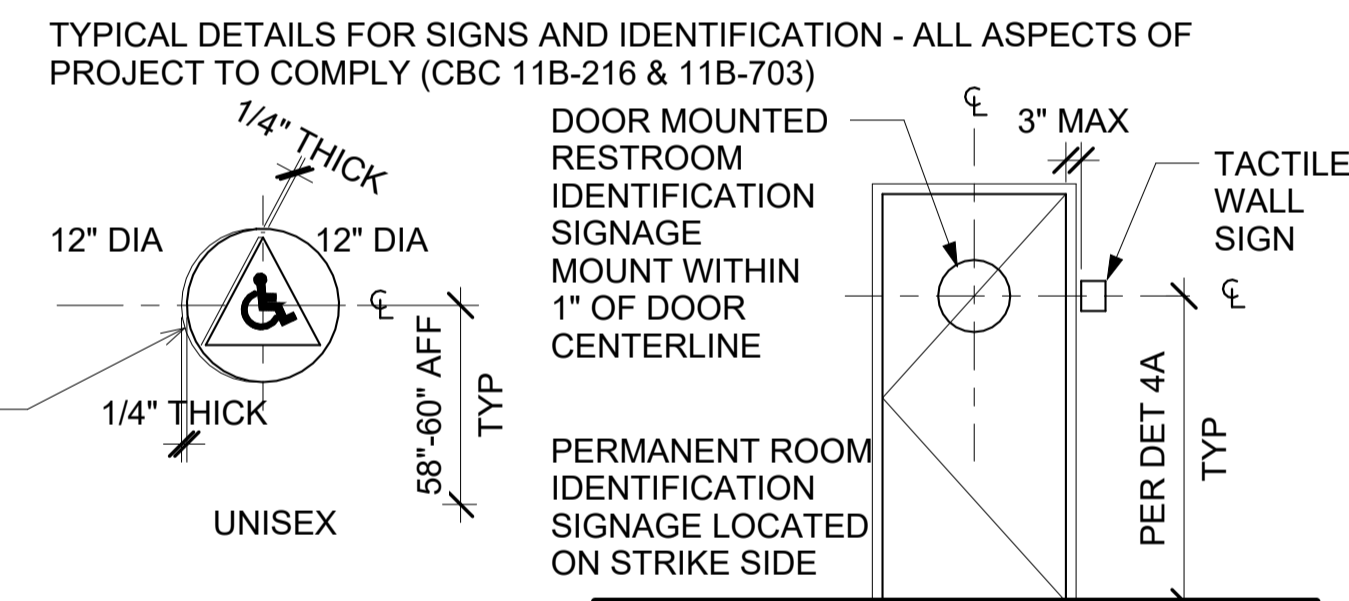
7 TYPICAL DETAIL FOR DOOR CONSTRUCTION1
1/4" = 1'-0"



ALL DIMENSIONS ARE MINIMUM FINISHED CLEARANCES, U.O.N.

3A CLEARANCE GUIDELINES1
1/4" = 1'-0"

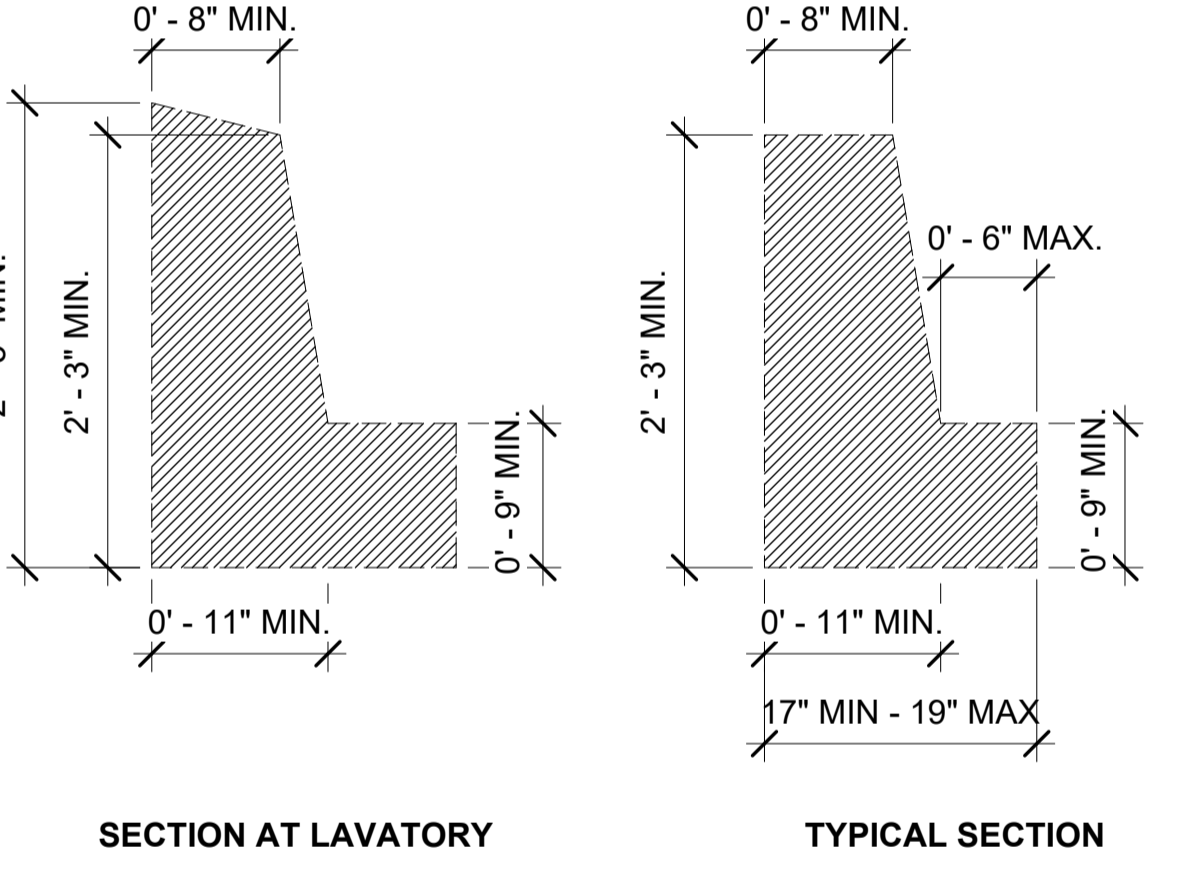
NOTE: TRIANGLE SYMBOL SHALL CONTRAST IN COLOR WITH THE CIRCLE SYMBOL, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND AND THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND PER 2019 CBC 11B-703.7.2.6



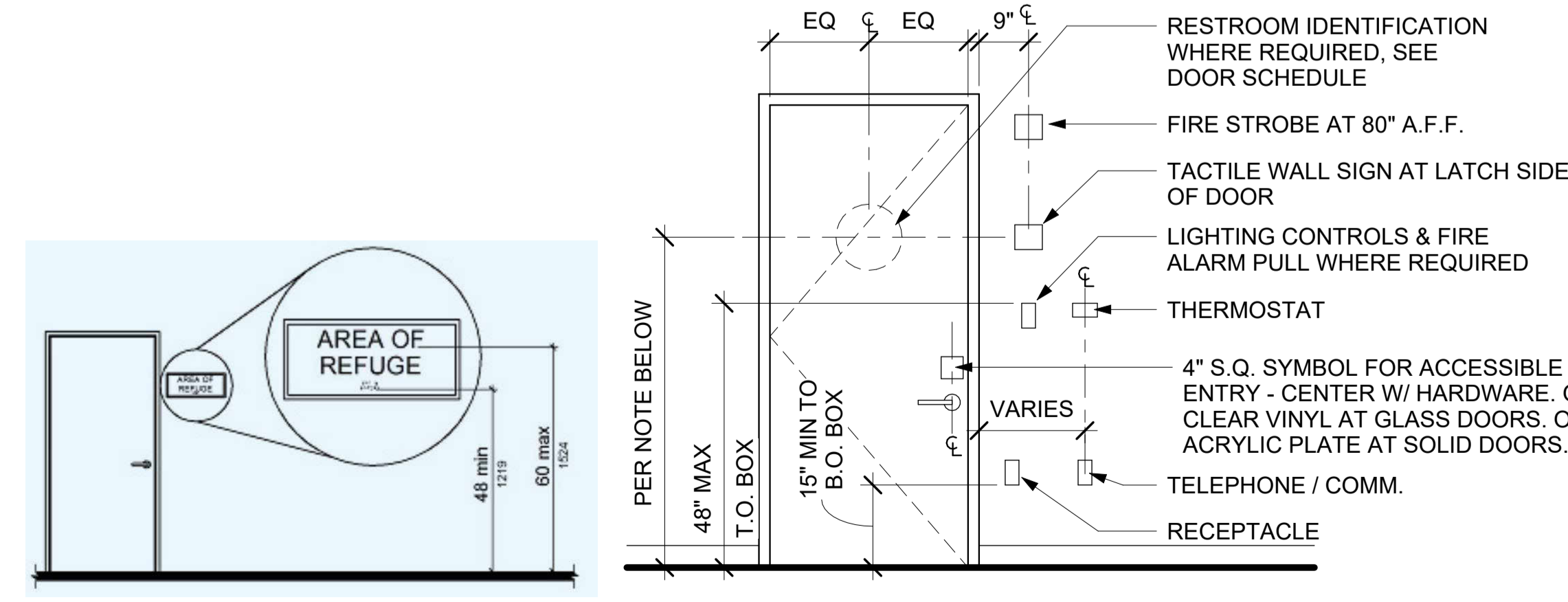
3 TYPICAL DETAILS FOR RESTROOM SIGNAGE1
1/4" = 1'-0"

NOTES:
1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED, CONTRASTING IN COLOR, AND HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10, AND RAISED 1/32" MINIMUM, AND BE ACCOMPANIED BY BRAILLE.
2. WHERE PERMANENT SIGNAGE IS PROVIDED FOR ROOMS AND SPACES, SIGNAGE AS DESCRIBED ABOVE SHALL ALSO BE PROVIDED ON THE STRIKE SIDE OF THE DOOR.

PER 11B-703.2.4 AND 11B-703.5.4
Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".



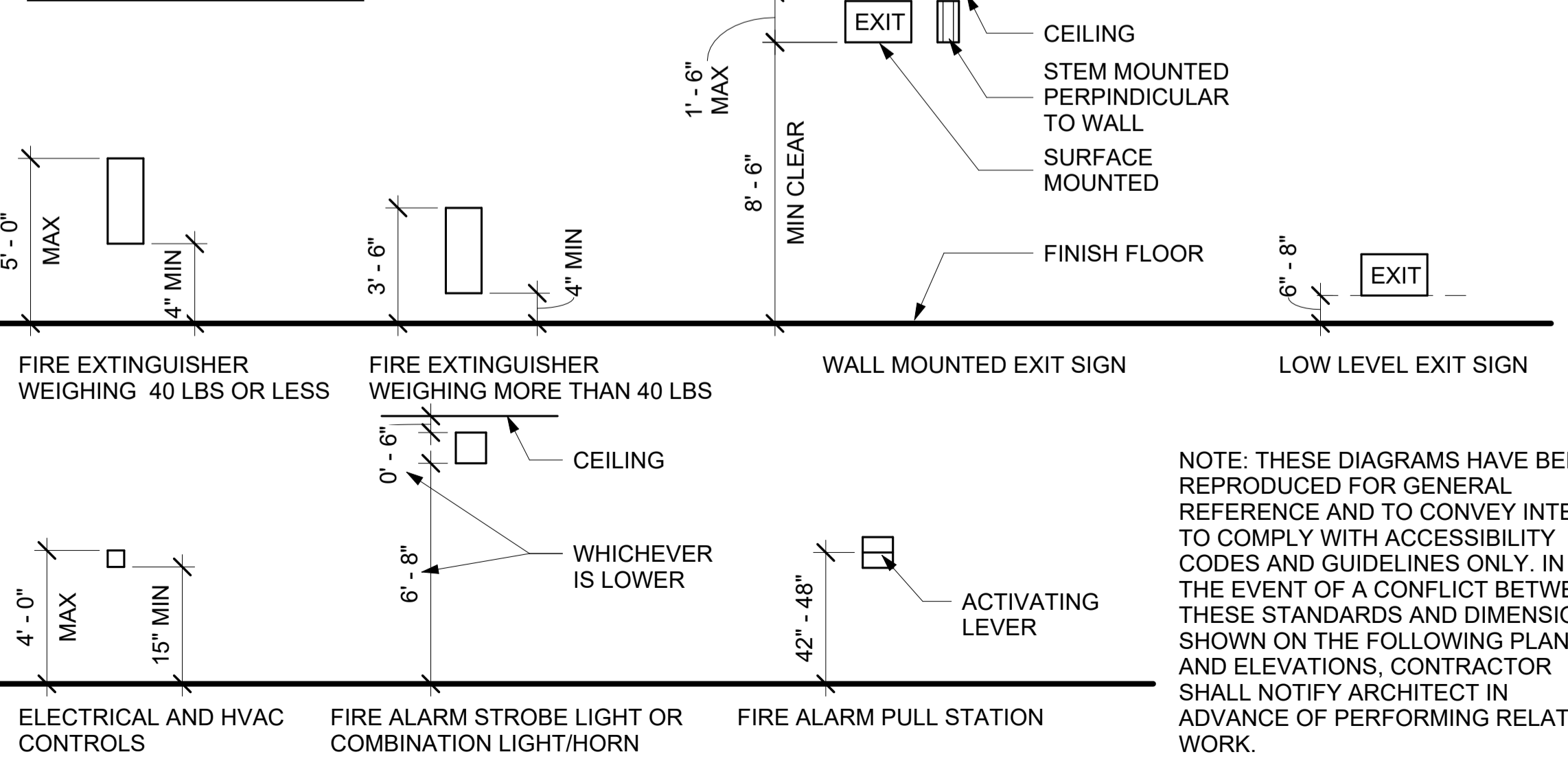
6 KNEE CLEARANCE1
1" = 1'-0"



NOTE: TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

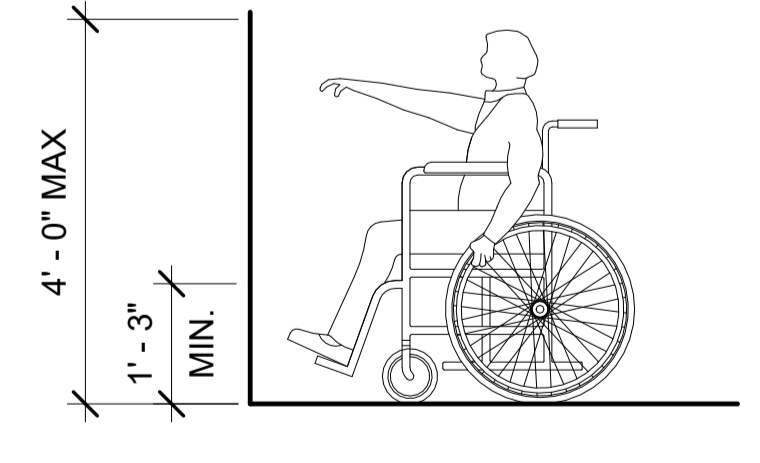
4A TYPICAL MOUNTING HEIGHTS1
1/2" = 1'-0"

TYPICAL MOUNTING HEIGHTS

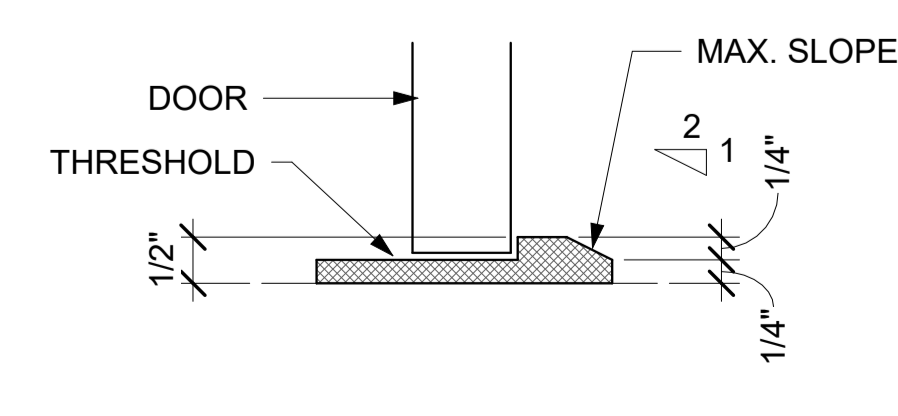


5 TYPICAL MOUNTING HEIGHTS & DIMENSIONS1
1/4" = 1'-0"

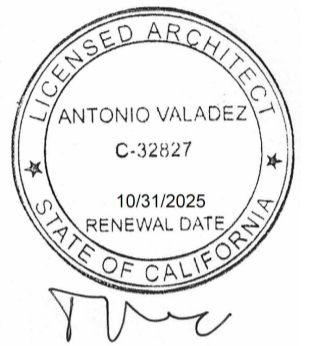
NOTE: THESE DIAGRAMS HAVE BEEN REPRODUCED FOR GENERAL REFERENCE AND TO CONVEY INTENT TO COMPLY WITH ACCESSIBILITY CODES AND GUIDELINES ONLY. IN THE EVENT OF A CONFLICT BETWEEN THESE STANDARDS AND DIMENSIONS SHOWN ON THE FOLLOWING PLANS AND ELEVATIONS, CONTRACTOR SHALL NOTIFY ARCHITECT IN ADVANCE OF PERFORMING RELATED WORK.



2A FORWARD REACH1
1/2" = 1'-0"



1A ACCESSIBLE THRESHOLD / CHANGE IN LEVEL1
6" = 1'-0"



CONSULTANT

CONSULTANT STAMP

No.	Description	Date

ACCESSIBILITY DIAGRAMS

Project number: 22-30
Date: 8/8/2025
Drawn by: TV

G0.2

GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO THE 2022 CALIFORNIA CODE OF REGULATIONS TITLE 24 CODE SET CONSISTING OF THE: 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), AS WELL AS 2022 CALIFORNIA ENERGY CODE AND 2022 CALIFORNIA GREEN BUILDING STANDARDS.

2. ALL WORK SHALL CONFORM TO THE CONTRACT WHICH INCLUDES THE OWNER/CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH CONTAINS THE GENERAL AND SUPPLEMENTARY CONDITIONS, AND THE SPECIFICATIONS), THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED BY THE ARCHITECT.

3. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN PRIOR TO SUBMITTING COST PROPOSAL. ANY CONFLICT OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORTED TO THE OWNER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION. FAILURE TO REPORT CONFLICT OR OMISSIONS WILL NOT RESULT IN ADDITIONAL COSTS TO OWNER.

4. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND CONSULTANTS' DRAWINGS IN LOCATING MATERIALS/EQUIPMENT, THE ARCHITECT SHOULD BE CONTACTED.

5. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE FOR ANY HAZARDOUS MATERIALS ON THE JOBSITE. IF ANY HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING.

6. ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE AND CONFORM TO BUILDING'S RULES AND REGULATIONS. WORK INVOLVING EXCESSIVE NOISE OR DUST, OR WHICH WOULD OTHERWISE INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY SHALL BE DONE ON AN OVERTIME, NON-REGULAR BUSINESS HOUR BASIS TO BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.

7. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ALL UTILITIES DETERMINED, IN THE COURSE OF CONSTRUCTION, AS BEING NECESSARY TO BE REMOVED, WHICH HAVE NOT OTHERWISE BEEN NOTED FOR REMOVAL IN THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REMOVE SUCH UTILITIES ONLY AFTER CONSULTATION WITH ARCHITECT AND OWNER'S REPRESENTATIVE. WHETHER PREDETERMINED IN THE CONSTRUCTION DOCUMENTS OR DETERMINED LATER IN FIELD, DISCONNECT, CUT BACK TO SOURCE, AND CAP ALL UTILITY SERVICES REMOVED. SEAL ALL PENETRATIONS CREATED BY REMOVAL OF UTILITIES TO MATCH ADJACENT CONSTRUCTION AND FINISHES.

8. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLACE.

9. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYPED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.

10. "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS.

11. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.

12. WORK AREAS ARE TO REMAIN CLEAR, SECURE AND LOCKABLE DURING CONSTRUCTION. CONTRACTOR SHALL COORDINATE TO ENSURE SECURITY.

13. REMOVE FROM SITE AND LEGALLY DISPOSE OF DAILY ALL REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS OR CONSTRUCTION. BURNING OF DEBRIS ON SITE SHALL NOT BE PERMITTED. CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN AT THE END OF THE PROJECT. THIS SHALL INCLUDE CLEANING OF ALL INTERIOR AND EXTERIOR GLASS AND FRAMES, BOTH NEW AND EXISTING.

14. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE, LOCAL) GOVERNING THE WORK. THE MOST STRINGENT ORDINANCES, RULES AND REGULATIONS SHALL APPLY.

GENERAL NOTES

15. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS SHOWN OR REFERRED TO ON ANY SHALL BE PROVIDED AS THOUGH SHOWN ON ALL.

16. SUBSTITUTIONS, REVISION OR CHANGES MUST BE SUBMITTED TO OWNER FOR REVIEW (IN CONFORMANCE WITH SPECIFIED PROCEDURES) PRIOR TO PURCHASE, FABRICATION OR INSTALLATION OR OWNER WILL NOT BE LIABLE FOR PAYMENT.

17. REMOVE TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE CONTRACT AREAS AND SITE CLEAN, ORDERLY AND IN CONDITION ACCEPTABLE FOR NEW OR OTHER CONSTRUCTION.

18. ALL WORK SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, BUILDING FACILITIES DURING ALL PHASES OF WORK. MINIMUM DISTURBANCE OF EXISTING BUILDING FUNCTIONS AND OCCUPANTS IS ESSENTIAL.

19. THE SCOPE OF WORK AND ADJACENT AREAS SHALL BE PROTECTED FROM ANY DAMAGE THAT OCCURS BECAUSE OF THIS WORK. ANY DAMAGE THAT OCCURS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

20. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER BEFORE PROCEEDING.

21. ALL WORK NOTED "BY OTHERS" OR "N.I.C." SHALL BE PROVIDED BY OWNER OR UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS FOR THIS "OTHER" WORK IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE AS REQUIRED TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.

22. CONTRACTOR SHALL CONFIRM DURING THE PRICING PERIODS ON-SITE DELIVERY DATES OF ALL MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE OWNER IN WRITING OF POTENTIAL DELAYS TO THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO ORDER MATERIALS IN SUFFICIENT TIME FOR ORDERLY INSTALLATION, THE OWNER WILL NOT ENTERTAIN ANY REQUESTS FOR MATERIAL SUBSTITUTION.

23. PRESERVE AND MAINTAIN EXISTING EXITS DURING DEMOLITION AND CONSTRUCTION PHASES.

24. PROVIDE EXIT ILLUMINATION & SIGNS PER 2019 CBC 1013

25. ALL WORK SHALL MEET FEDERAL, STATE, AND LOCAL BUILDING CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION IN ADDITION TO ADA REQUIREMENTS.

26. ALL MECHANICAL, ELECTRICAL, AND PLUMBING LOCATIONS SHOWN ON PLANS ARE FOR DESIGN INTENT ONLY.

27. THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR APPROVAL, A DETAILED CONSTRUCTION SCHEDULE SHOWING PHASING OF WORK AND MECHANICAL OR ELECTRICAL DISRUPTIONS TO BUILDING SERVICES.

28. REVIEW MECHANICAL SYSTEM TO DETERMINE IF RETURN AIR PLENUMS EXIST. WHERE APPLICABLE, MATERIALS EXPOSED IN RETURN AIR PLENUMS MUST MEET THE SPECIFIC REQUIREMENT FOR SUCH AN APPLICATION IN THE NATIONAL ELECTRICAL CODE AND UNIFORM MECHANICAL CODE. THIS INCLUDES THE TELEPHONE AND COMPUTER CABLES.

29. THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE LIMITS SET FORTH IN CBC SEC. 803.1 & TABLE 803.9. IN ADDITION, CARPETING OR SIMILAR MATERIAL HAVING A NAPPED, TUFTED, LOOPED OR SIMILAR SURFACE AS WALL OR CEILING FINISH MUST HAVE A CLASS A FLAMESPREAD CLASSIFICATION.

30. PROVIDE LOCK BOX AS REQUIRED BY FIRE INSPECTOR.

31. ALL SEAMS, GAPS, CRACKS, AND CREVICES IN MILLWORK, TRIM, KITCHEN EQUIPMENT ATTACHED TO WALLS, BASE TILE, ETC. ARE TO BE COMPLETELY FILLED WITH CLEAR SILICONE TO OWNER'S APPROVAL.

32. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.

GENERAL NOTES

33. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. IN CASE OF UNCLARITY OR CONFLICT, NOTIFY ARCHITECT BEFORE PROCEEDING. FLOOR PLAN BY ARCHITECT SUPERCEDES OTHER PLANS. VERIFY EXACT LOCATIONS IN FIELD.

34. ALL DOOR OPENINGS OFFSET FROM PERPENDICULAR WALL 3" OR CENTERED IN SPACE, U.O.N.

35. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMANCE OF ANY WORK IN QUESTION.

36. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE-PROTECTION, AND DESIGN/BUILD CONTRACTORS AND SUBMIT ALL DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.

37. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL SHOP DRAWINGS, FOR FABRICATED ITEMS, CATALOG CUTS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR TO THE ARCHITECT FOR APPROVAL TWO (2) WEEKS PRIOR RELEASE FOR FABRICATION / PURCHASING.

38. WHERE INDICATED, REFER TO ENLARGED PLANS FOR WALL TYPES, DIMENSION, SPOT ELEVATIONS AND DETAIL REFERENCES

39. PROVIDE REQUIRED PROTECTION FOR THROUGH PENETRATION AND MEMBRANE PENETRATIONS OF FIRE-RESISTANCE-RATED WALL ASSEMBLIES (CBC 714.3) AND RESISTANCE RATED FLOOR/CEILING HORIZONTAL ASSEMBLIES (CBC 714.4)

FIRE PROTECTION

1.3.2: Smoking: Smoking shall be prohibited in work areas. Please post "no-smoking" signs in accordance with CFC§310. [CFC§3304.1]

1.3.3: Combustible debris, rubbish, and waste: Combustible debris shall not be accumulated, and shall be removed from the building at the end of each shift of work. Please identify where combustible debris, rubbish, and waste, will be disposed. Rubbish containers shall follow CFC§3304.2.3. Materials subject to spontaneous ignition such as oily rags shall be stored in a listed disposal container in accordance with CFC§3304.2.4. [CFC§3304.2]

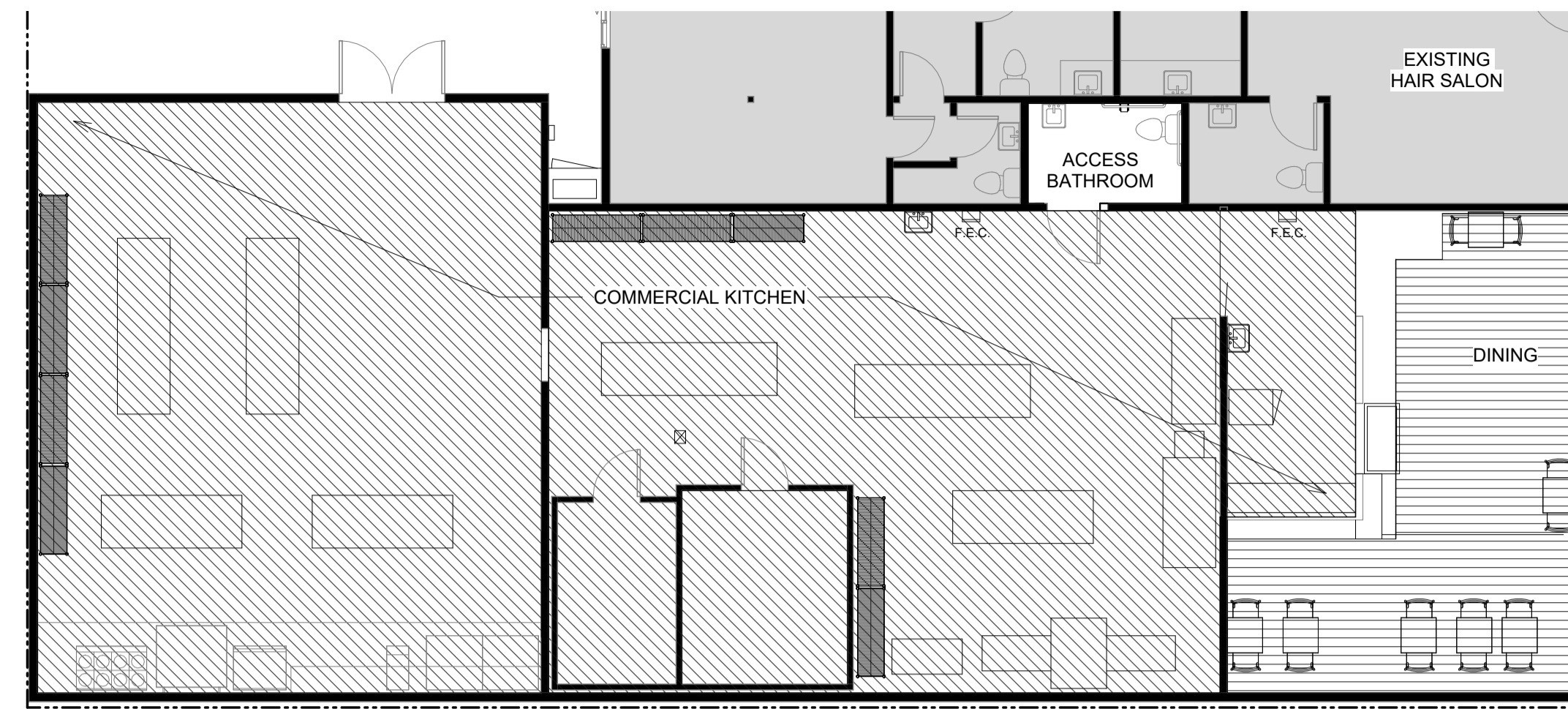
1.3.4: Owner's responsibility for fire protection: A written plan shall be developed in accordance with CFC§3308 detailing who is responsible for each aspect of fire safety, including maintenance of means of egress and maintenance of fire protection systems.

1.3.5: Portable Fire Extinguishers: Please provide a portable fire extinguisher within the stairway of each floor where work is being performed, and at a clearly designated location (e.g. door) within the project area in a conspicuous and non-obstructed location. [CFC§3315] **1.3.5.1:** An additional fire extinguisher shall be provided in every storage or construction shed used for staging or debris.

1.3.6: Hot Work: Any welding or hot work shall be performed in accordance with CFC Chapter 35. [CFC§3304.6]

1.3.7: Electrical: Temporary wiring for electrical power and lighting installations used during this project scope shall comply with the California Electrical Code, and equipment such as extension cords shall be used in accordance with their listing. [CFC§3304.7]

OCCUPANCY



OCCUPANCY, PER T1004.5

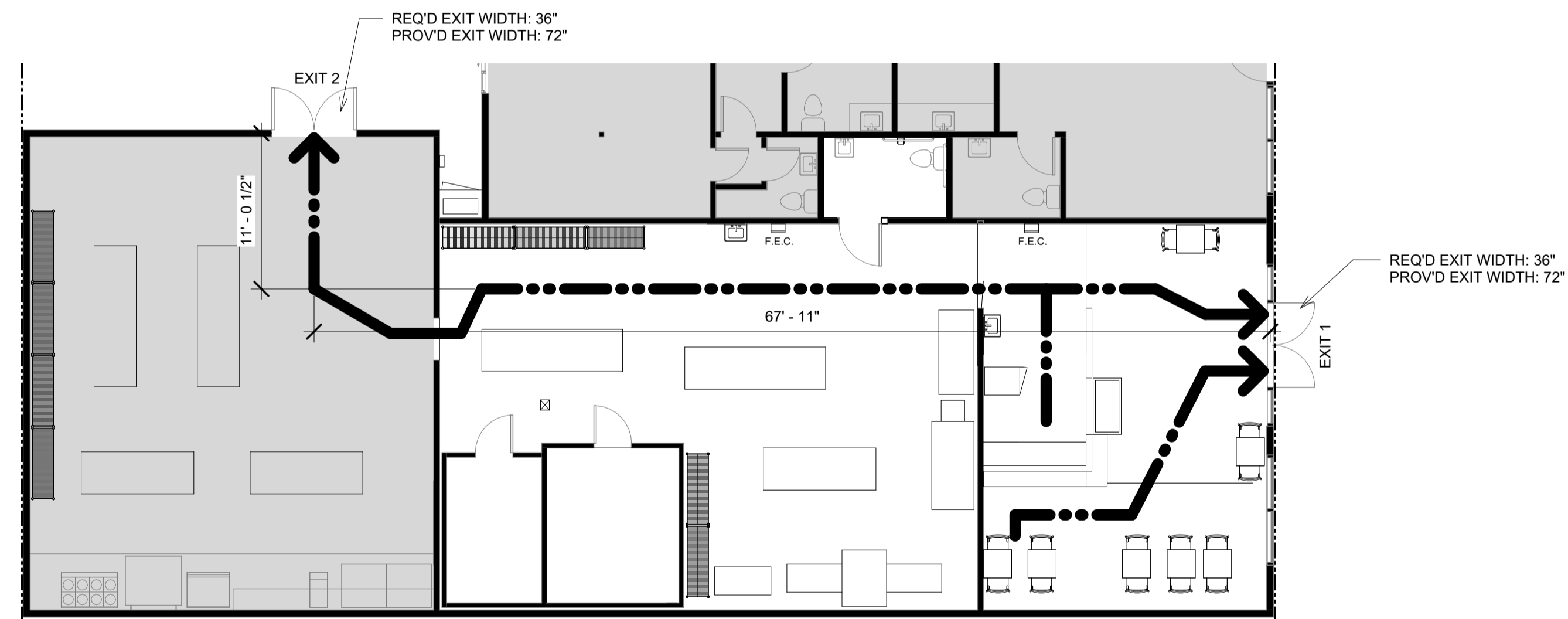
COMMERCIAL KITCHEN
2,144 SF @ 200 SF/OCCUPANT = 11 OCCUPANT

DINING AREA
364 SF @ 15 GSF/OCCUPANT = 24 OCCUPANTS

TOTAL OCCUPANTS = 35

① OCCUPANCY DIAGRAM
1/8" = 1'-0"

EGRESS



EMPLOYEE EGRESS
REQUIRED # OF EXITS: 2 (DUE TO TRAVEL DISTANCE)
PROVIDED # OF EXITS: 2

PER CBC T1017.2
ALLOWED MAXIMUM TRAVEL DISTANCE TO EXIT: 100'
PROVIDED MAX TRAVEL DISTANCE TO EXIT: 59.5'

EMPLOYEE EGRESS
REQUIRED # OF EXITS: 2 (DUE TO TRAVEL DISTANCE)
PROVIDED # OF EXITS: 2

PER CBC T1017.2
ALLOWED MAXIMUM TRAVEL DISTANCE TO EXIT: 100'
PROVIDED MAX TRAVEL DISTANCE TO EXIT: 59.5'

② EGRESS DIAGRAM
1/8" = 1'-0"

PLUMBING

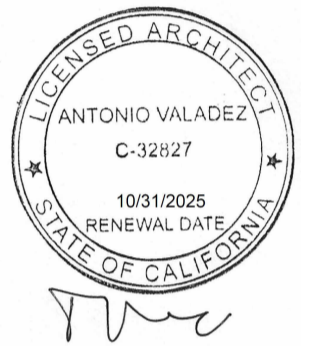
PER CPC T 422.1 AND CBC T 1004.5

OCCUPANT LOAD = 35

PER CPC 422.2, EX (3) A SHARED RESTROOM MAY BE PROVIDED FOR ALL GENDERS. THIS RESTROOM SHALL BE FULLY ACCESSIBLE. THE OTHER RESTROOMS ARE PROVIDED FOR CONVENIENCE ONLY.

PARKING

PARKING REQUIREMENT IS 1 SPACE / 250SF OF DINING AREA
REQ'D = 2 PARKING SPACES
PROVIDED = 6 PARKING SPACES



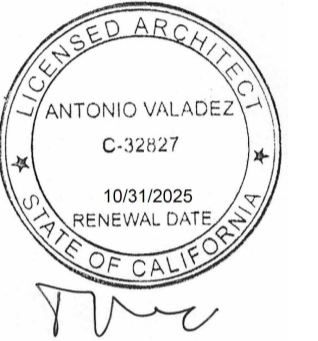
CONSULTANT

CONSULTANT STAMP



No.	Description	Date

DIAGRAMS	
Project number	22-30
Date	8/8/2025
Drawn by	Author
G0.1	



CONSULTANT

CONSULTANT STAMP



No.	Description	Date

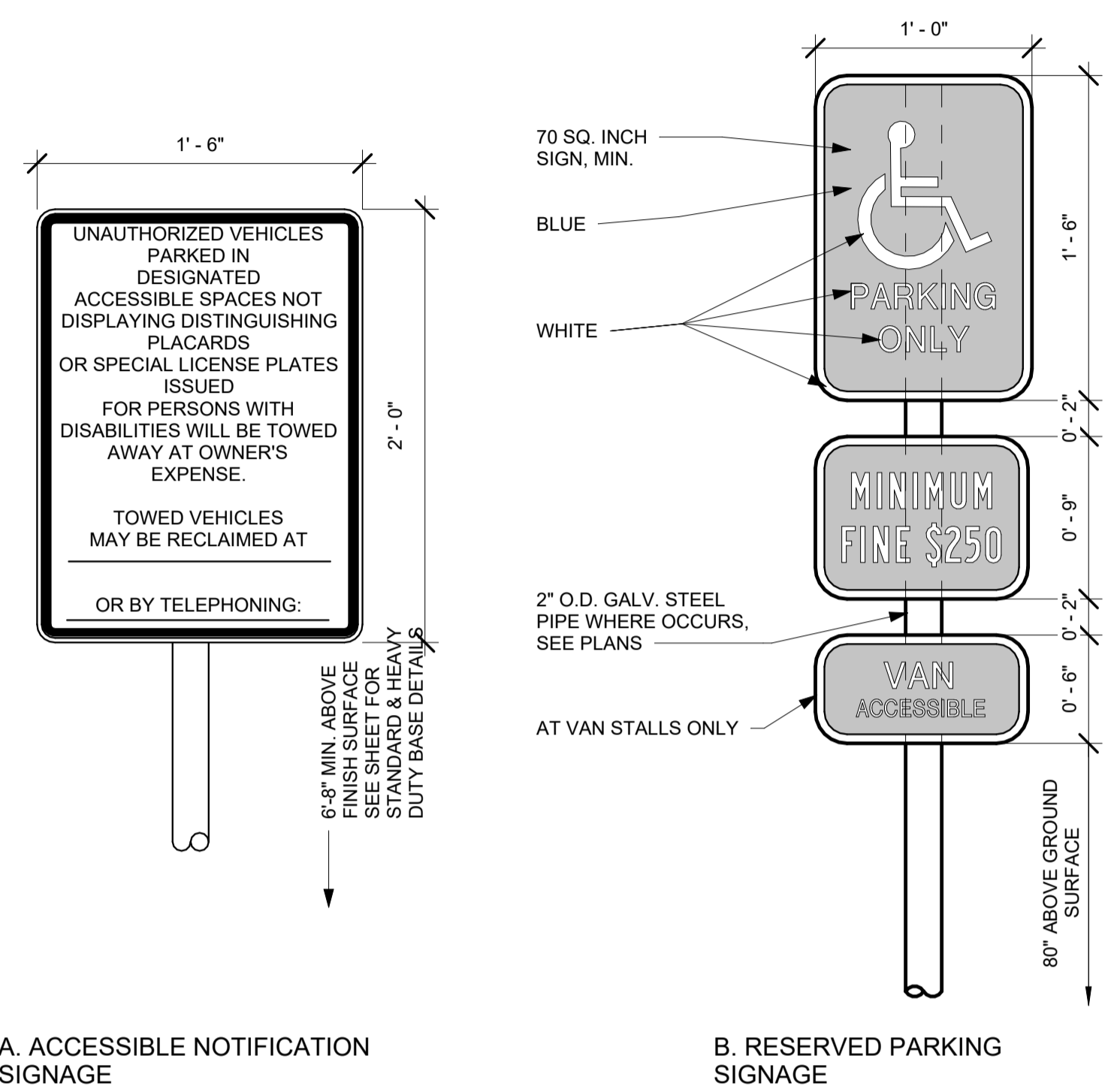
SITE PLAN AND PARKING

Project number: 22-30
Date: 8/8/2025
Drawn by: Author

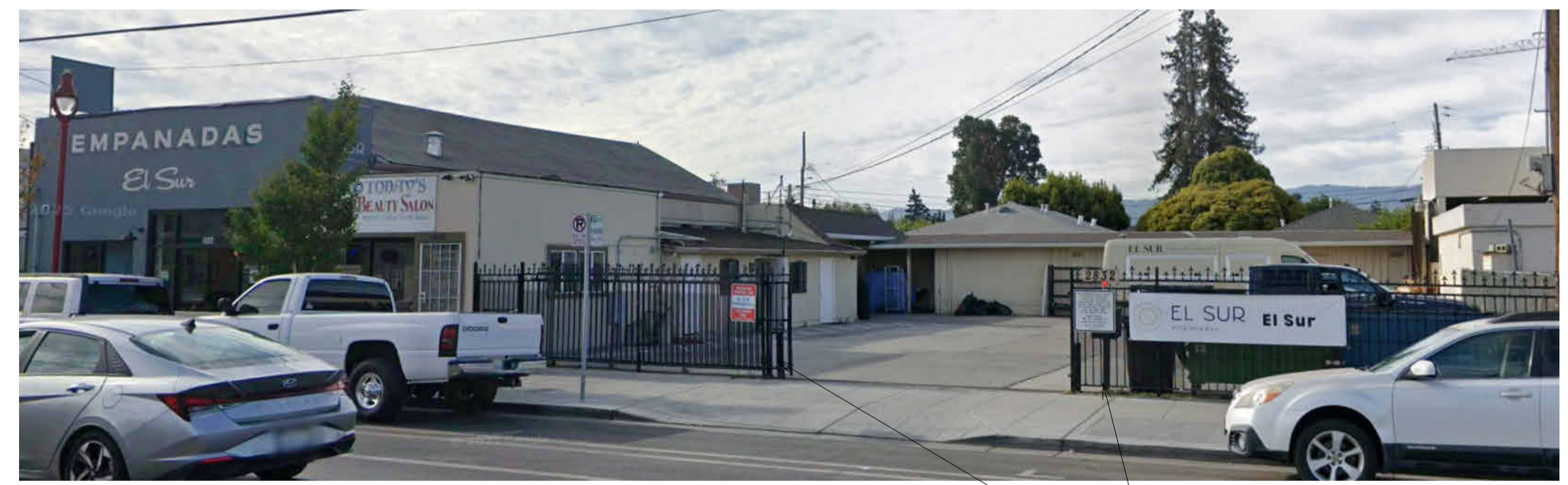
A101

SHEET NOTES

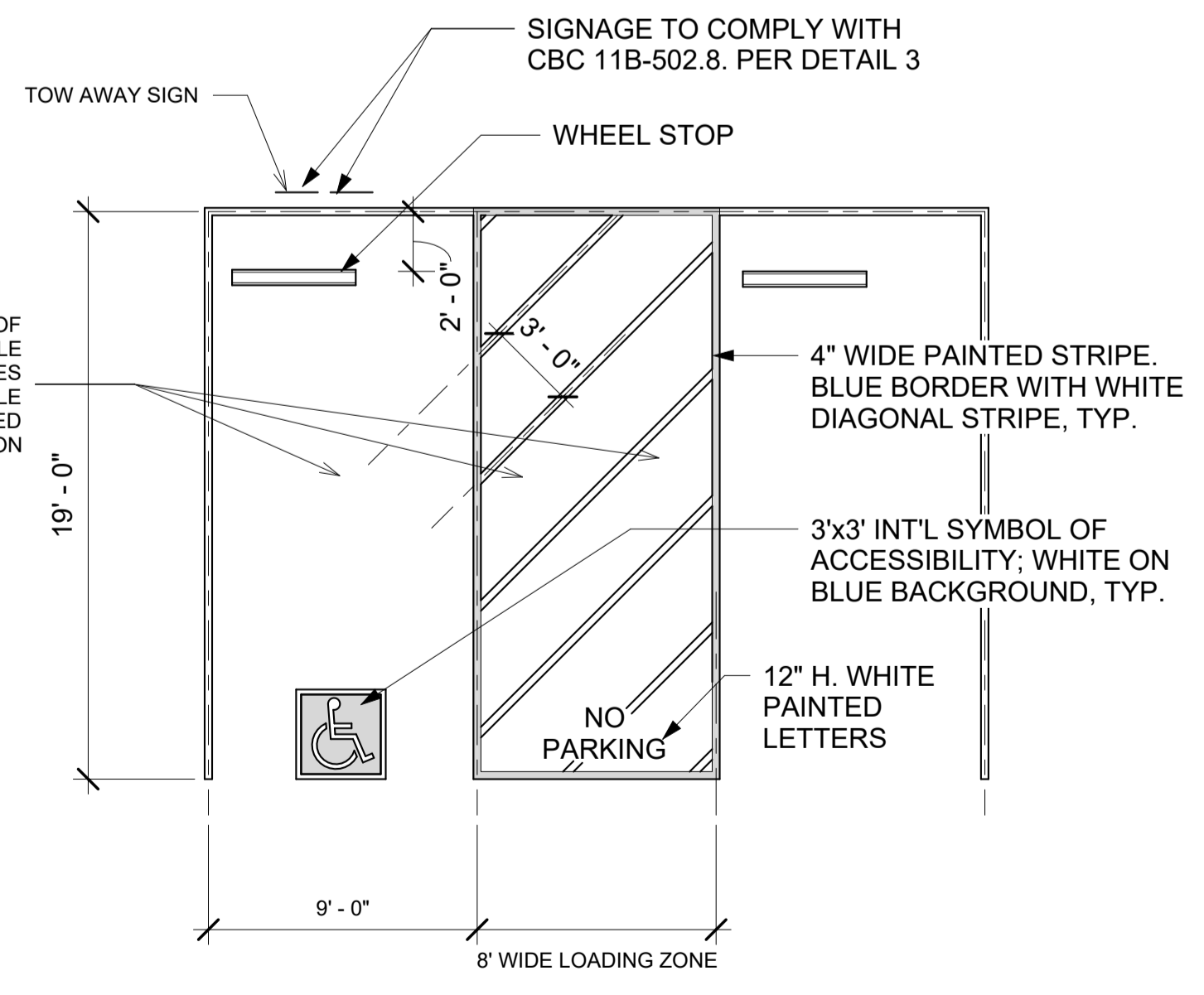
1. ACCESSIBLE PATHS OF TRAVEL INCLUDING ENTRANCE, EGRESS, STAIRWAYS SHALL MEET REQUIREMENTS OF CBC 11B-302. SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/4 INCH AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT. WHEN THE SLOPE IN DIRECTION OF TRAVEL OF ANY WALK EXCEEDS ONE UNIT VERTICAL TO 20 UNITS HORIZONTAL, IT SHALL COMPLY WITH PROVISIONS OF CBC 11B-405 FOR RAMPS. SEE ALSO LIFE SAFETY PLANS.
2. CUT & PATCH EXISTING PAVING AS REQUIRED FOR NEW WORK.
3. SITE PLAN SHOWN FOR REFERENCE ONLY. NO NEW SITE WORK IS PROPOSED AS A PART OF THIS WORK.



A. ACCESSIBLE NOTIFICATION SIGNAGE
B. RESERVED PARKING SIGNAGE
3 EXISTING ACCESS SIGNAGE
1 1/2" = 1'-0"



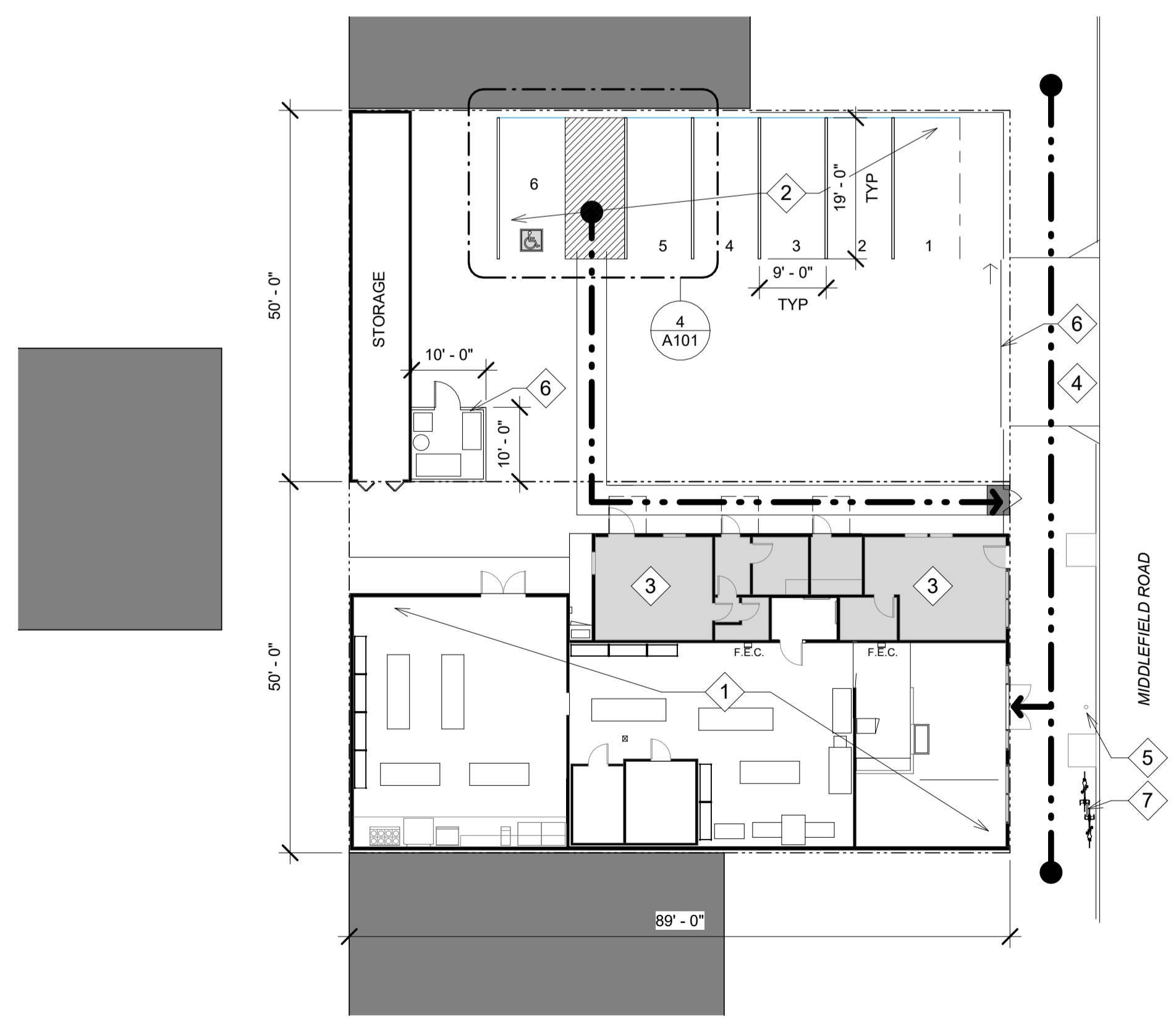
EXISTING 66" HIGH STEEL PICKET GATE TO REMAIN



4 EXISTING ACCESSIBLE PARKING
3/16" = 1'-0"



DERO HOOP BIKE RACK



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

- 1 SUBJECT USE PERMIT
- 2 EXISTING PARKING TO REMAIN
- 3 EXISTING RETAIL / OFFICE, NOT A PART
- 4 EXISTING DRIVEWAY TO REMAIN
- 5 EXISTING STREETLIGHT TO REMAIN
- 6 TRASH AND RECYCLING AREA BEHIND A PROPOSED 6' HIGH FENCE / GATE
- 7 PROPOSED "U" TYPE BIKE RACK, DERO HOOP OR SIMILAR, ANCHOR IN TWO LOCATIONS TO EXISTING SIDEWALK

- LEGEND**
- - - - - PROPERTY LINE
 - EXISTING BUILDING NOT IN CONTRACT
 - ACCESSIBLE PATH OF TRAVEL

FLOOR PLAN SHEET NOTES

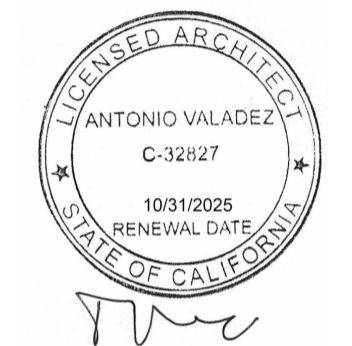
1. PURPOSE OF PLANS IS FOR USE PERMIT ONLY, NO NEW WORK IS PROPOSED, PLANS ILLUSTRATE EXISTING FACILITY CONDITIONS



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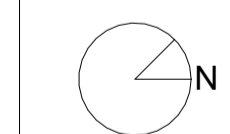


2844 MIDDLEFIELD RD
SAN MATEO COUNTY CA



CONSULTANT

CONSULTANT STAMP



No.	Description	Date

PLANS	
Project number	22-30
Date	8/8/2025
Drawn by	TV
A201	



FLOOR PLAN KEYNOTES

- 1 ENTRANCE
- 2 SERVICE COUNTER
- 3 ACCESSIBLE RESTROOM
- 4 PREP AREA
- 5 KITCHEN
- 6 HOT LINE
- 7 NOT USED
- 8 EXISTING TREE WELL
- 9 (E) STREET LIGHT TO REMAIN

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- AREA NOT IN CONTRACT
- EXISTING FIRE EXTINGUISHER

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

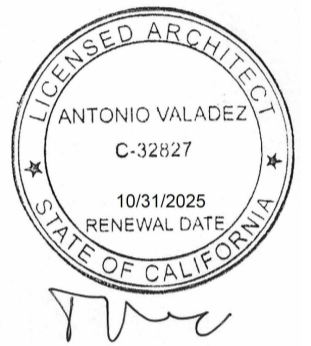
CEILING PLAN SHEET NOTES
 1. PLAN ILLUSTRATES EXISTING
 CONDITIONS, FOR REFERENCE
 PURPOSES ONLY



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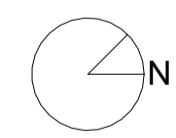


2844 MIDDLEFIELD RD
 SAN MATEO COUNTY CA

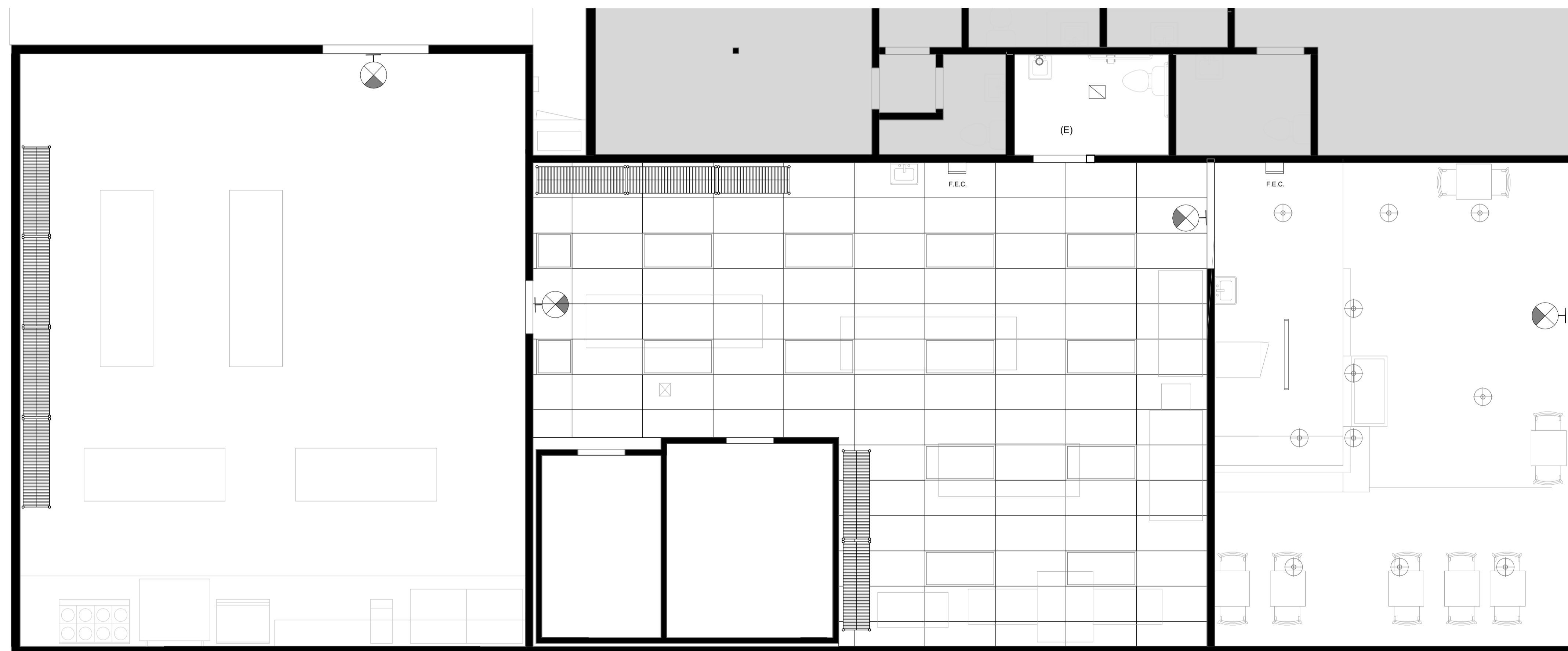


CONSULTANT

CONSULTANT STAMP

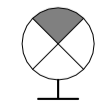



No.	Description	Date



① REFLECTED CEILING PLAN
 1/4" = 1'-0"

CEILING PLAN LEGEND

-  WALL MOUNTED ILLUMINATED EXIT SIGN
-  EMERGENCY EXIT

REFLECTED CEILING PLAN

Project number 22-30
 Date 8/8/2025
 Drawn by Author

A202

ELEVATION SHEET NOTES
 1. PLANS ILLUSTRATE EXISTING
 CONDITIONS



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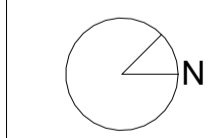


2844 MIDDLEFIELD RD
 SAN MATEO COUNTY CA



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No.	Description	Date

EXTERIOR ELEVATION

Project number 22-30
 Date 8/8/2025
 Drawn by TV

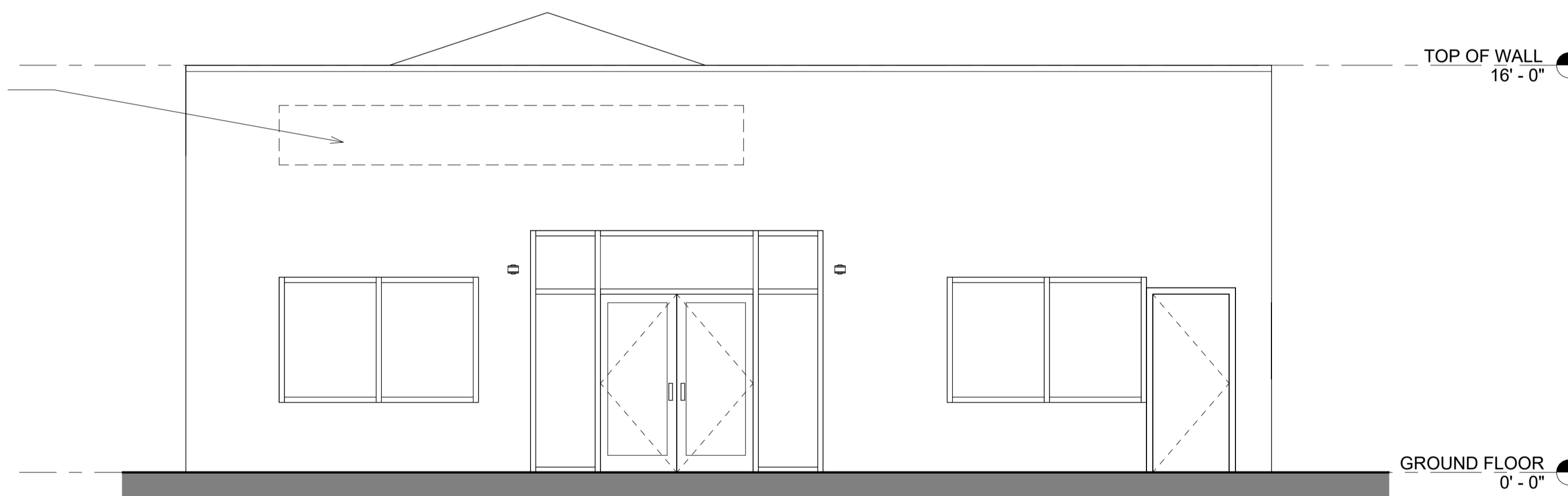
A301



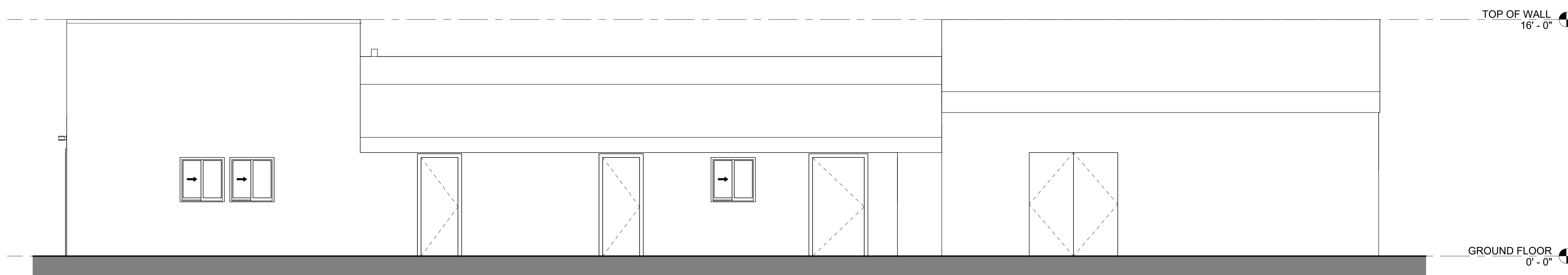
③ EAST ELEVATION EXISTING
 1/4" = 1'-0"



EXISTING HAND
 PAINTED SIGN TO
 REMAIN



② NORTH ELEVATION EXISTING
 1/4" = 1'-0"



① WEST ELEVATION EXISTING
 1/4" = 1'-0"



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

4/7/2025

PLN2024-00273: Use Permit Application for 2844 Middlefield Rd - Full Service Restaurant

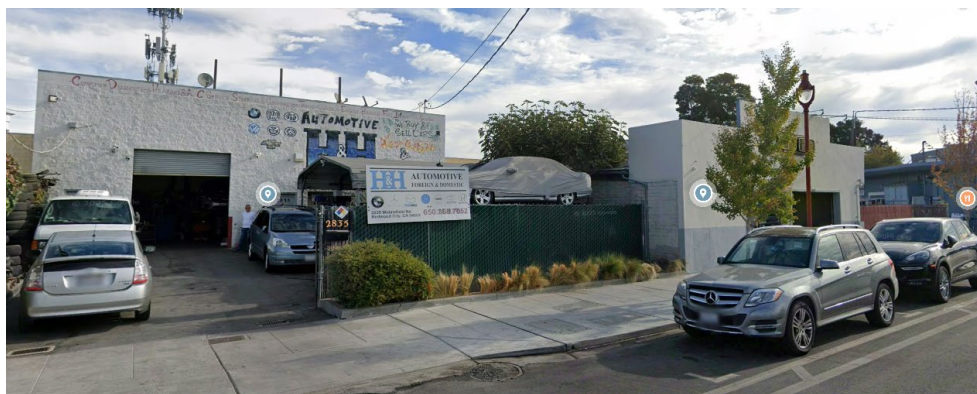
Below are responses to Planning Department comments issued to Applicant:

Signage

Existing photo of the painted signage has been added to the drawings on sheet A301

CMU3 Design Standards comments / responses

- Landscaping – Per CMU3 regulations, the landscaping requirement does not apply to this project since the entire frontage is paved for either sidewalk, driveway, parking lot or ADA walkway.
- Trash Area – Trash area located on site plan A101. 6’ high opaque fence will be built on three sides of this enclosure per the plan and image on this sheet
- Bicycle Racks – One short term bike parking space is required / provided at the front of the restaurant per San Mateo County Municipal Code section 27.64.262, shown on A101
- Existing Fence – The existing approx. 5’ high steel picket security fence at the parking lot is proposed to remain in place for multiple reasons. Photo of existing gate added to A101 for reference. Below are reasons why El Sur should be allowed to keep the gate:
 - After hours security – without this fence, cars will park in the lot after hours. Nearby night clubs also attract late-night crime and vandalism, so the existing gate helps deter that element from the parking lot, so we request to leave it in place. A 4’ high fence as noted on the CMU3 guidelines would not be sufficient to deter loitering and vandalism. During daytime hours, the gate is open for customer parking.
 - This is an existing condition, that was inherited by El Sur – it should be allowed to remain as an existing/non-conforming element.
 - The existing gate is a see-through steel picket gate, not chain link, so it is in line with the CMU3 design guidelines which specifically disallows chain link. If you look at practically every other parking lot in this vicinity, you will see chain link. Full compliance with this CMU3 regulation would be unfair to El Sur. This is a picture directly across the street for example where you will see chain link with vinyl inserts on the property line:



Parking

Parking spaces have been numbered and dimensioned on the site plan A101

Please do not hesitate to reach out to me with any comments or questions on these items

Tony Valadez / Coast Architecture and Design

tony@coastarchitecture.com