City of NORFOLK

C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

April 12, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception to operate an eating and drinking establishment at 319 Granby Street – California Burrito**

Reviewed: _____ **Ward/Superward: 2/6**
Ronald H. Williams, Jr., Deputy City Manager

Approved: _____ **Item Number: R-1**
Marcus D. Jones, City Manager

I. **Staff Recommendation: Approval**.

II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval.**

III. **Request:** Special Exception to operate an eating and drinking establishment.

IV. **Applicant: Miguel Roldan**

V. **Description:**

- This request is to allow California Burrito, an existing eating establishment, to serve alcoholic beverages for on-premises consumption.
- In August 2015, this location was granted a special exception to operate an eating and drinking establishment known as "319 Bacon"; however, this restaurant never opened.
- A new special exception is required because this is a new owner/operator.

	Previous (approved for 319 Bacon)	Proposed
Hours of Operation	8:00 a.m. until 2:00 a.m., Seven days a week	11:00 a.m. until 2:00 a.m., Seven days a week
Hours for the Sale of Alcoholic Beverages	10:00 a.m. until 2:00 a.m., Seven days a week	11:00 a.m. until 2:00 a.m., Seven days a week
Capacity	32 seats indoors 10 seats outdoors 49 total capacity	26 seats indoors 0 seats outdoors 30 total capacity

VI. Historic Resources Impacts

- The site is located within the Downtown Historic Overlay District and is a contributing structure.
    - Any modifications to the exterior of the building are subject to Architectural Review Board approval for a Certificate of Appropriateness.

VII. Public Schools Impacts

This site is located within the Tidewater Park Elementary School, Blair Middle School, and Maury High School Attendance Zones.

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated March 24, 2016 with attachments
- Proponents and Opponents
- Ordinance

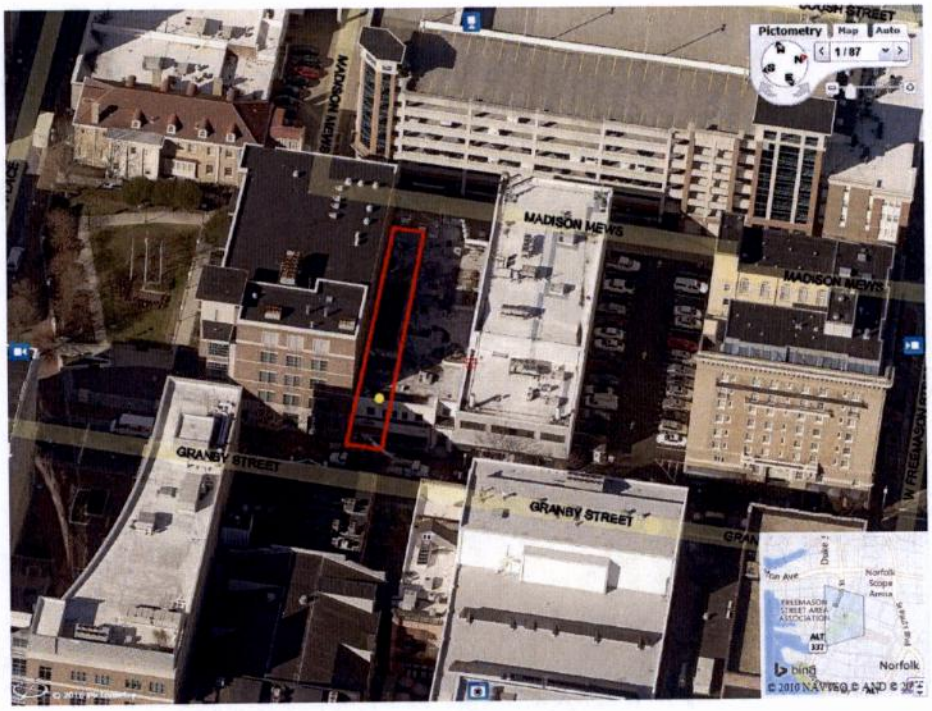
THE CITY OF NORFOLK
CITY PLANNING

Planning Commission Public Hearing: March 24, 2016

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Chris Whitney, CFM

Staff Report	**Item No. 11**	
Address	**319 Granby Street, Suite 319**	
Applicant	**California Burrito**	
Request	**Special Exception**	**Eating and drinking establishment**
Property Owner	Afr, LLC	
Site Characteristics	Building Area/Space	14,136 sq. ft./1,400 sq. ft.
	Future Land Use Map	Downtown
	Zoning	D-3 (Freemason/Granby Conservation and Mixed Use) and HO-D (Downtown Historic Overlay)
	Neighborhood	Downtown
	Character District	Downtown
Surrounding Area	North	D-3: A Latte Café
	East	D-3: FM Restaurant
	South	D-3: Tidewater Community College
	West	D-3: Freemason Street Garage



A. Summary of Request

- This request is to open a new restaurant serving alcoholic beverages for on-premises consumption.
- The most recent business to operate at this location was Catania Pizza.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as downtown.

C. Zoning Analysis

i. General

- The use is permitted in the D-3 district by special exception.
- In August 2015, this location was granted a special exception to operate an eating and drinking establishment known as "319 Bacon"; however, this restaurant never opened.
- A new special exception is required because this is a new owner/operator.

	Previous (approved for 319 Bacon)	Proposed
Hours of Operation	8:00 a.m. until 2:00 a.m., Seven days a week	11:00 a.m. until 2:00 a.m., Seven days a week
Hours for the Sale of Alcoholic Beverages	10:00 a.m. until 2:00 a.m., Seven days a week	11:00 a.m. until 2:00 a.m., Seven days a week
Capacity	32 seats indoors 10 seats outdoors 49 total capacity	26 seats indoors 0 seats outdoors 30 total capacity

- Special exception history:

City Council Approval	Applicant	Request
2015	319 Bacon	Eating and drinking establishment
Pending	California Burrito	Eating and drinking establishment

ii. Parking

The site is located within the D-3 zoning district, which does not require off-street parking.

iii. Flood Zone

The property is located in the X and X (Shaded) Flood Zones, which are low-risk flood zones.

D. Transportation Impacts

- Institute of Transportation Engineers figures estimate that this restaurant will generate 29 fewer vehicle trips per day by decreasing total indoor seating at this location by 6 seats below currently approved levels.
- This downtown site has good transit accessibility served with both frequent bus service and also light rail available at the nearby Monticello station.
- Granby Street adjacent to the site is an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

E. Historic Resources Impacts

- The site is located within the Downtown Historic Overlay District and is a contributing structure.
    - Any modifications to the exterior of the building are subject to Architectural Review Board approval for a Certificate of Appropriateness.

F. Public Schools Impacts

This site is located within the Tidewater Park Elementary School, Blair Middle School, and Maury High School Attendance Zones.

G. Environmental Impacts

There are currently no opportunities for landscaping site improvements to this existing site.

H. Surrounding Area/Site Impacts

Over the past year there have been no calls for police service.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

- Notice was sent to the Downtown Norfolk Civic League and Downtown Norfolk Council on February 10.
- A letter of support was received from the Downtown Norfolk Civic League on February 10.

K. Communication Outreach/Notification

- Legal notice was posted on the property on February 16.
- Letters were mailed to all property owners within 300 feet of the property on March 11.
- Legal notification was placed in *The Virginian-Pilot* on March 10 and March 17.

L. Recommendation

Staff recommends **approval** of the special exception request subject to the conditions below:

(a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 11:00 a.m. until 2:00 a.m., seven days a week. No use of the

establishment outside of the hours of operation listed herein shall be permitted.

(b) The seating for the establishment shall not exceed 26 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 30 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

(c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

(d) The establishment shall maintain a current, active business license at all times while in operation.

(e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.

(f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.

(g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so at to keep such areas free of litter, refuse, solid waste, snow, ice, and any bodily discharge.

(h) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.

(i) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

(j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

(k) There shall be no entertainment, no dancing, and no dance floor provided.

(l) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

(m) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Attachments

Location Map
Zoning Map
1000' radii map of similar ABC establishments and Norfolk Public Schools
Application
Notice to the Downtown Norfolk Civic League and Downtown Norfolk Council
Letter of Support from the Downtown Norfolk Civic League

03/22/2016 lds

Form and Correctness Approved:

By _____
Office of the City Attorney

Contents Approved: CW

By _____
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "CALIFORNIA BURRITO" ON PROPERTY LOCATED AT 319 GRANBY STREET, SUITE 319.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to California Burrito, LLC authorizing the operation of an eating and drinking establishment named "California Burrito" on property located at 319 Granby Street, suite 319. The property which is the subject of this Special Exception is more fully described as follows:

> Property fronting 55 feet, more or less, along the western line of Granby Street beginning 218 feet, more or less, from the southern line of West Freemason Street and extending southwardly; premises numbered 319 Granby Street, suite 319.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

(a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be limited to 11:00 a.m. until 2:00 a.m. the following morning, seven days per week. No use of the establishment outside of the hours of operation listed herein shall be permitted.

(b) The seating for the establishment shall not exceed 26 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 30 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.

(c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

(d) The establishment shall maintain a current, active business license at all times while in operation.

(e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.

(f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.

(g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so at to keep such areas free of litter, refuse, and both solid and liquid waste.

(h) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.

(i) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as

represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

(j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

(k) There shall be no entertainment, no dancing, and no dance floor provided.

(l) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.

(m) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

(a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the

district in question were established;

(b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;

(c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;

(d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;

(e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;

(f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;

(g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;

(h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

(i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;

(j) The proposed use and development complies with all

additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and

(k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That the Special Exception granted hereby amends the previously granted special exception permitting an eating and drinking establishment on this property, and all provisions and conditions previously approved are entirely superseded by the terms of this Special Exception.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (4 pages)

EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 1-22-16

Trade name of business California Burrito

Address of business 319 Granby st Norfolk VA

Name(s) of business owner(s)* Miguel Roldan - California Burrito, LLC

Name(s) of property owner(s)* AFR, LLC - Armisted W. Dey

Daytime telephone number (757) 653-4981

*If business or property owner is partnership, all partners must be listed.
*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility			Alcoholic Beverage Sales		
Weekday	From 11 am	To 4 am	Weekday	From 11am	To 2am
Friday	From 11 am	To 4 am	Friday	From 11 am	To 2 am
Saturday	From 11 am	To 4 am	Saturday	From 11 am	To 2 am
Sunday	From 11 am	To 4 am	Sunday	From 11 an	To 2 am

2. Type of ABC license applied for (check all applicable boxes)
   ☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for
   ☒ Beer ☒ Wine ☒ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?
   (Entertainment consists of anything more than one, unamplified musician)
   ☐ Yes (Different application required) ☒ No

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January 2015)

Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
   ☐ Yes (If more than 4, additional application required) ☒ No

   5a. If yes, please describe type and number of each game to be provided

   _____

   _____

6. Will patrons ever be charged to enter the establishment?
   ☐ Yes ☒ No

   6a. If yes, why

   _____

   _____

   6b. Which days of the week will there be a cover charge (circle all applicable days)?

   Monday Tuesday Wednesday Thursday Friday

   Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
   ☐ Yes ☒ No

   7a. If yes, explain

   _____

   _____

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
   ☐ Yes ☒ No

   8a. If yes, explain

   _____

   _____

9. Will there ever be a minimum age limit?
   ☐ Yes ☒ No

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January 2015)

Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

_____

_____

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

Miguel

Signature of Applicant

Exhibit A – Floor Plan(s) Worksheet
Eating and Drinking Establishment

- Complete this worksheet based for each floor plan submitted with application.

- Floor plan must be prepared by a registered design professional and include:
    - Tables/seats
    - Restroom facilities
    - Bar
    - Ingress and egress
    - Standing room
    - Outdoor seating
    - Total maximum capacity (including employees)

Total capacity

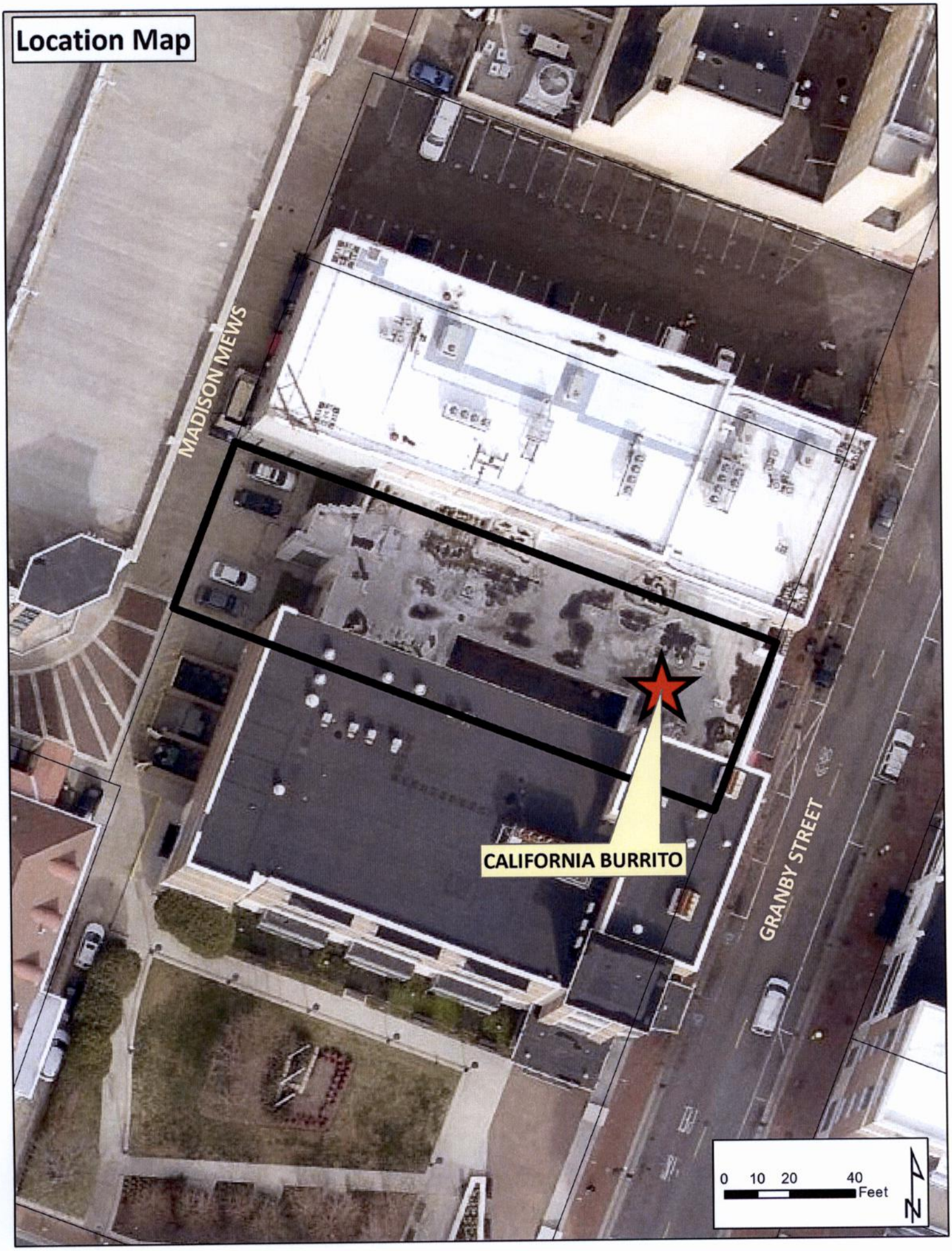
a. **Indoor**
   Number of seats (not including bar seats) 26
   Number of bar seats 0
   Standing room 0

b. **Outdoor**
   Number of seats 0

c. **Number of employees** 4

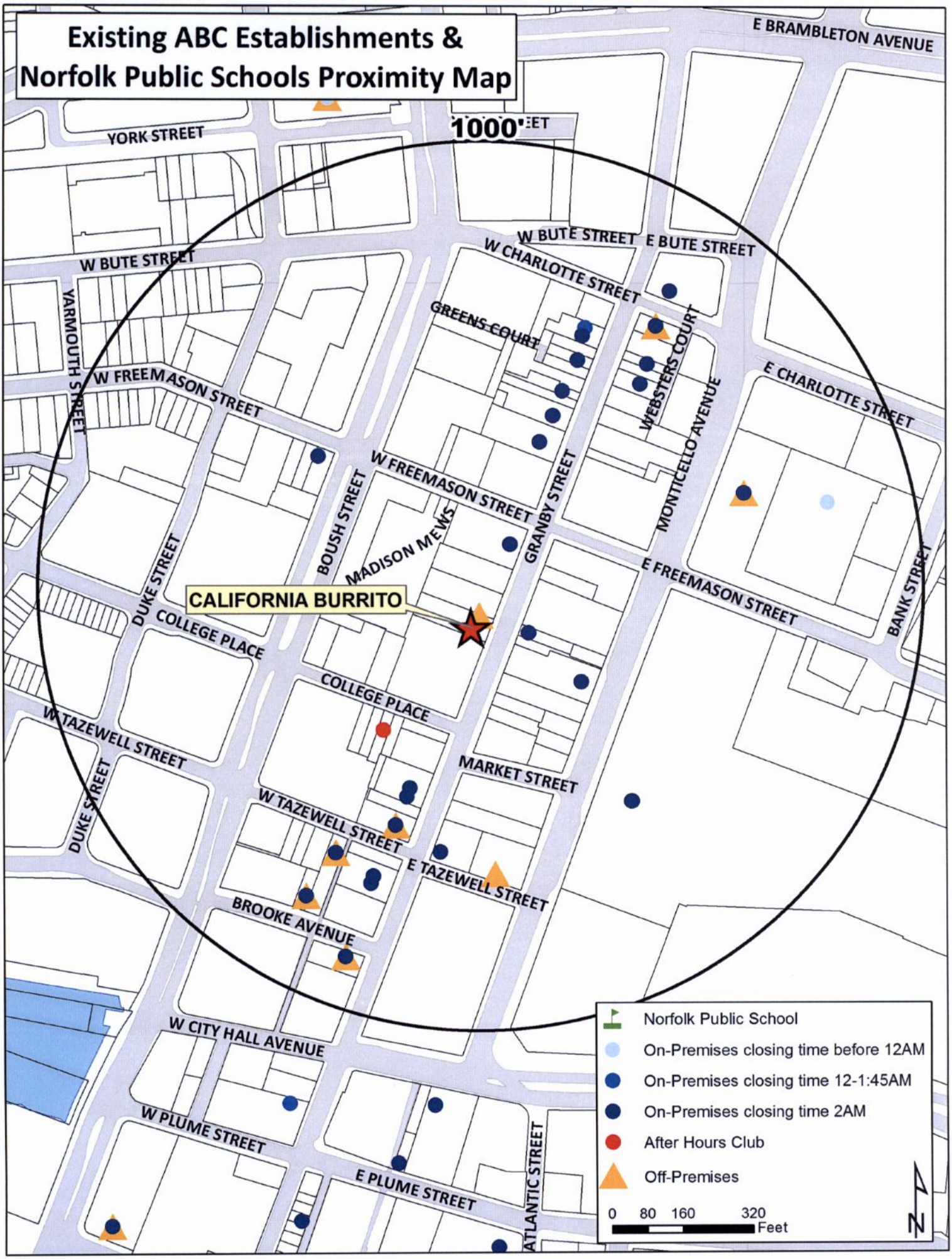
Total Occupancy
(Indoor/Outdoor seats, standing room and employees) = 30

DEPARTMENT OF CITY PLANNING
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised September 2015)


Location Map
MADISON MEWS
CALIFORNIA BURRITO
GRANBY STREET
0 10 20 40
Feet
N

Zoning Map
HC-WF2
D-3
BOUSH STREET
W FREEMASON STREET
HC-WF2
W FREEMASON STREET
D-3
D-3
D-3
D-3
E FREEMASON STREET
GRANBY STREET
MADISON MEWS
BOUSH STREET
D-3
CALIFORNIA BURRITO
D-3
MONTICELLO AVENUE
MONTICELLO AVENUE
COLLEGE PLACE
D-3
MARKET STREET
D-2
W TAZEWELL STREET
D-3
D-3
D-3
0 30 60 120
Feet
N

Existing ABC Establishments & Norfolk Public Schools Proximity Map



APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)

Date 01-22-16

DESCRIPTION OF PROPERTY

Address 319 Granby St, Ste 319

Existing Use of Property Restaurant

Proposed Use Restaurant

Current Building Square Footage 1400

Proposed Building Square Footage Same

Trade Name of Business (if applicable) California Burrito

APPLICANT
(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)
California Burrito LLC

1. Name of applicant: (Last) ~~M~~ Roldan (First) Miguel (MI) A

Mailing address of applicant (Street/P.O. Box): 957 S club house rd

(City) V. beach (State) V.A (Zip Code) 23452

Daytime telephone number of applicant ( ) 757-653-4981 Fax ( )

E-mail address of applicant: Mroldanfive.mr@gmail.com

AUTHORIZED AGENT (if applicable)
(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) _____ (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): _____

(City) _____ (State) _____ (Zip Code) _____

Daytime telephone number of applicant ( ) _____ Fax ( ) _____

E-mail address of applicant: _____

PROPERTY OWNER
(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

(Afr, LLC)

3. Name of property owner: (Last) Dey (First) Armistead (MI) W

Mailing address of property owner (Street/P.O. box): 322 Madison Mews

(City) Norfolk (State) VA (Zip Code) 23510

Daytime telephone number of owner (757) 625-6401 email: ted@afri.com

CIVIC LEAGUE INFORMATION

Civic League contact: Downtown Norfolk Civic League / Downtown Norfolk Council

Date(s) contacted: _____

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

- Required application fee, **$355.00** (if check, make payable to the City of Norfolk).
  - Application fee includes a non-refundable $5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Armistead W Dey **Sign:** 11/26/16
(Property Owner) (Date)

Print name: Miguel Roldan **Sign:** 11/22/16
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: ARMISTEAD DEY **Sign:** 11/26/16
(Authorized Agent Signature) (Date)

GENERAL NOTES:

1. THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THE SPECIFICATIONS THAT MAY APPLY. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2012 EDITION AS ADOPTED BY THE VIRGINIA AND THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2012 EDITION.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.
4. LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
   A. LIVE LOADS: ALL OTHER AREAS — 40 PSF
   B. WIND LOADS : WIND SPEED — 100 MPH; EXPOSURE — B
4. A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.

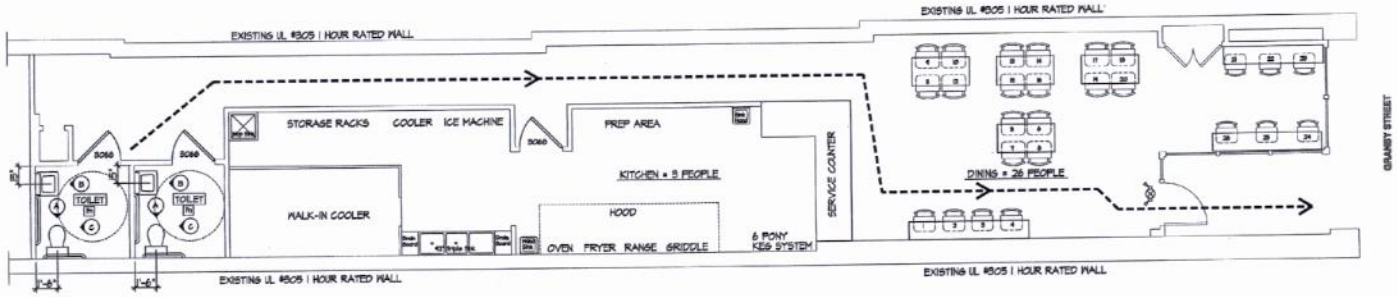
CODE DATA:

NUMBER OF STORIES — 1
USE & OCCUPANCY GROUP — A-2
CONSTRUCTION TYPE — 3-B
BUILDING AREA — 1,205 S.F.

OCCUPANT LOAD:
DINING ROOM — 564/15 = 26 PEOPLE
KITCHEN — 458 S.F./200 = 3 PEOPLE
TOILETS — 181 S.F.

TABLE 601: REQUIRED FIRE RESISTANCE RATINGS
STRUCTURAL FRAME
BEARING WALLS EXTERIOR
INTERIOR
FLOOR CONSTRUCTION
ROOF CONSTRUCTION

INTERIOR FINISHES: TABLE 803.4 NONSPRINKLERED
CLASS "C" FINISHES
FLAME SPREAD 76-200
SMOKE DEVELOPMENT 0-450



THE USE OF THIS SPACE IS NOT CHANGING

REVISED FLOOR PLAN

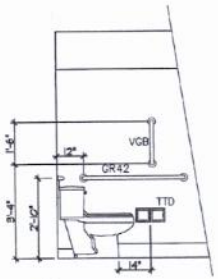
SCALE: 1/4" = 1'-0"

LEGEND

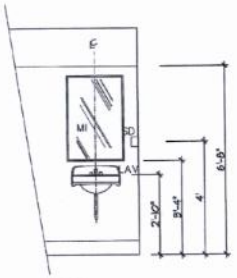
- EXIT LIGHT WITH EMERGENCY BATTERY UNIT (E.B.U.)
- EMERGENCY BATTERY UNIT (E.B.U.)
- EXTERIOR EGRESS LIGHT FIXTURE WALL MOUNTED PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP. PROVIDE MIN. 1 FC AT WALKING SURFACE
- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL CONSTRUCTION
- EXHAUST FAN / LIGHT

TOILET ACCESSORY SCHEDULE

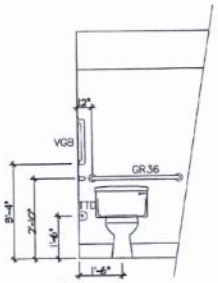
ITEM	DESCRIPTION
GB	GRAB BAR (18"L, 24"L, 36"L AND 42"L)
MI	MIRROR (24"Wx36"H)
SD	SOAP DISPENSER
TTD	TOILET TISSUE DISPENSER
LAV	LAVATORY
VGB	VERTICAL GRAB BAR 18" L.
UR	URINAL



A ELEVATION 1/2" = 1'-0"



B ELEVATION 1/2" = 1'-0"



C ELEVATION 1/2" = 1'-0"

• CUSTOM HOME PLANS
• ADDITIONS
• RENOVATIONS
BRIAN MEEKINS-DESIGNER
400 S. MILITARY HWY. #2527
VA. BEACH, VIRGINIA 23464
HOME-(757) 461-4524
CELL-(252) 595-8975
BRIAN MEEKINS & ASSOCIATES

NOTES, SCHEDULES, PLAN, ELEVATION SECTIONS & DETAILS

CALIFORNIA BURRITO
319 GRANBY STREET
NORFOLK, VIRGINIA

DATE: 02.19.16

SHEET: A1 OF 1

Whitney, Chris

From: Straley, Matthew
Sent: Wednesday, February 10, 2016 12:22 PM
To: 'dncl@welovenorfolk.org'; Miller, Mary
Cc: Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Whitney, Chris
Subject: new Planning Commission application - 319 Granby Street
Attachments: California Burrito.pdf

Mr. Murphy and Ms. Miller,

Attached please find the application for a special exception to operate an eating and drinking establishment at 319 Granby Street, Suite 319.

The item is tentatively scheduled for the March 24, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Chris Whitney at (757) 823-1253, chris.whitney@norfolk.gov*

Thank you.

Matthew Straley
GIS Technician II

THE CITY OF NORFOLK
City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov

Whitney, Chris

From: Kevin R. Murphy <krmurphy@verizon.net>
Sent: Wednesday, February 10, 2016 12:57 PM
To: Straley, Matthew; dncl@welovenorfolk.org; Miller, Mary
Cc: Whibley, Terry; Winn, Barclay; Howard, Oneiceia; Whitney, Chris
Subject: RE: new Planning Commission application - 319 Granby Street
Attachments: California Burrito.pdf

Matthew,

The DNCL will not object to this application.

Kevin

From: Straley, Matthew [mailto:Matthew.Straley@norfolk.gov]
Sent: Wednesday, February 10, 2016 12:22 PM
To: dncl@welovenorfolk.org; Miller, Mary <mmiller@downtownnorfolk.org>
Cc: Whibley, Terry <Theresa.Whibley@norfolk.gov>; Winn, Barclay <barclay.winn@norfolk.gov>; Howard, Oneiceia <Oneiceia.Howard@norfolk.gov>; Whitney, Chris <Chris.Whitney@norfolk.gov>
Subject: new Planning Commission application - 319 Granby Street

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Thank you.

Matthew Straley
GIS Technician II

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