

STAFF REPORT
PLANNING COMMISSION

FILE NO.: CP13-006

Submitted: 02/01/13

PROJECT DESCRIPTION: Conditional Use Permit to allow a public eating and drinking establishment (Buffalo Wild Wings), and after midnight use until 2:00 a.m., and an addition of an 804 square foot outdoor patio on a 1.2 gross acre site.

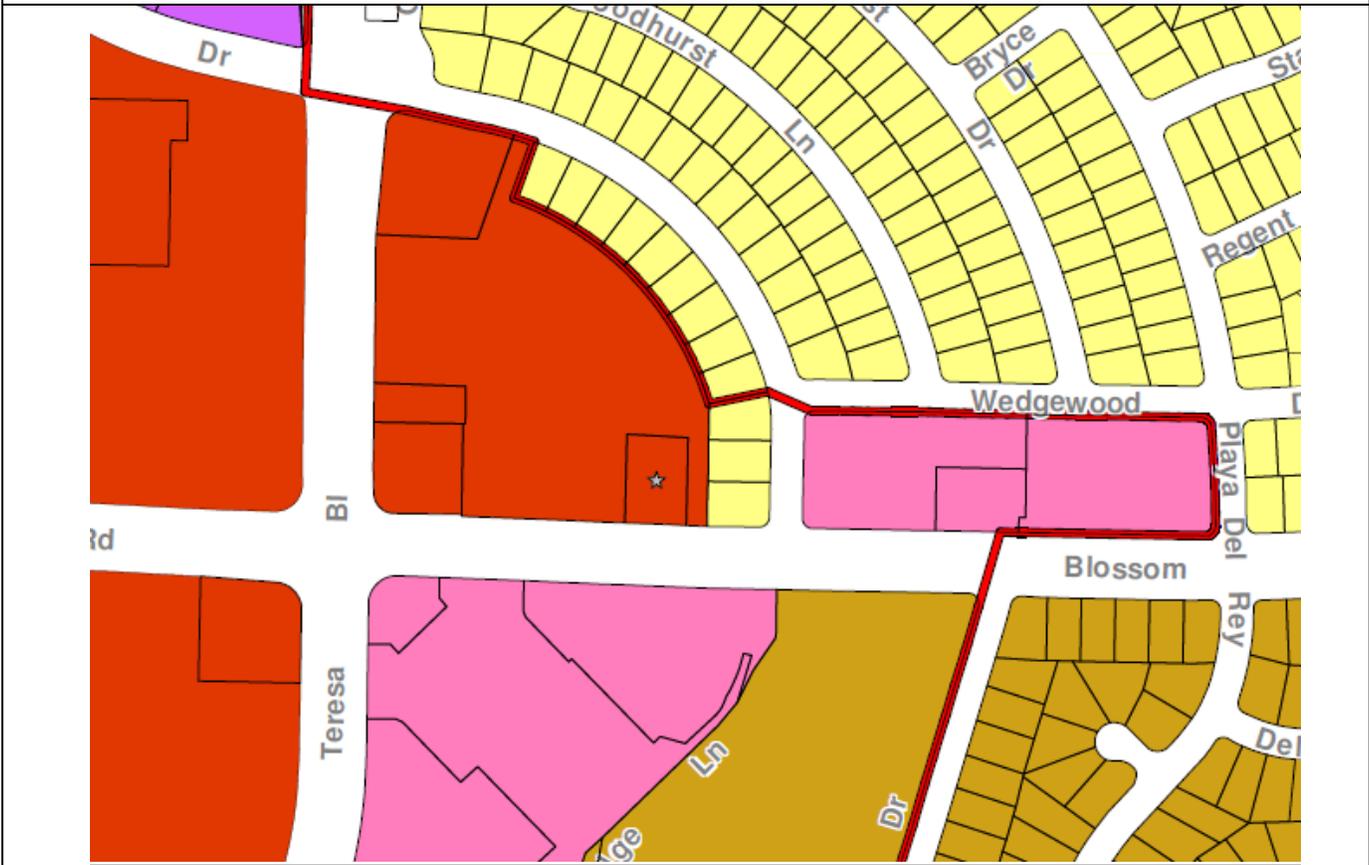
Existing Zoning	CP
General Plan	Regional Commercial
Council District	10
Annexation Date	July 8, 1960
Historic Resource	No
Redevelopment Area	No
Specific Plan	No

LOCATION: The north side of Blossom Hill Road approximately 610 feet easterly of Santa Teresa Boulevard (859 Blossom Hill Road)

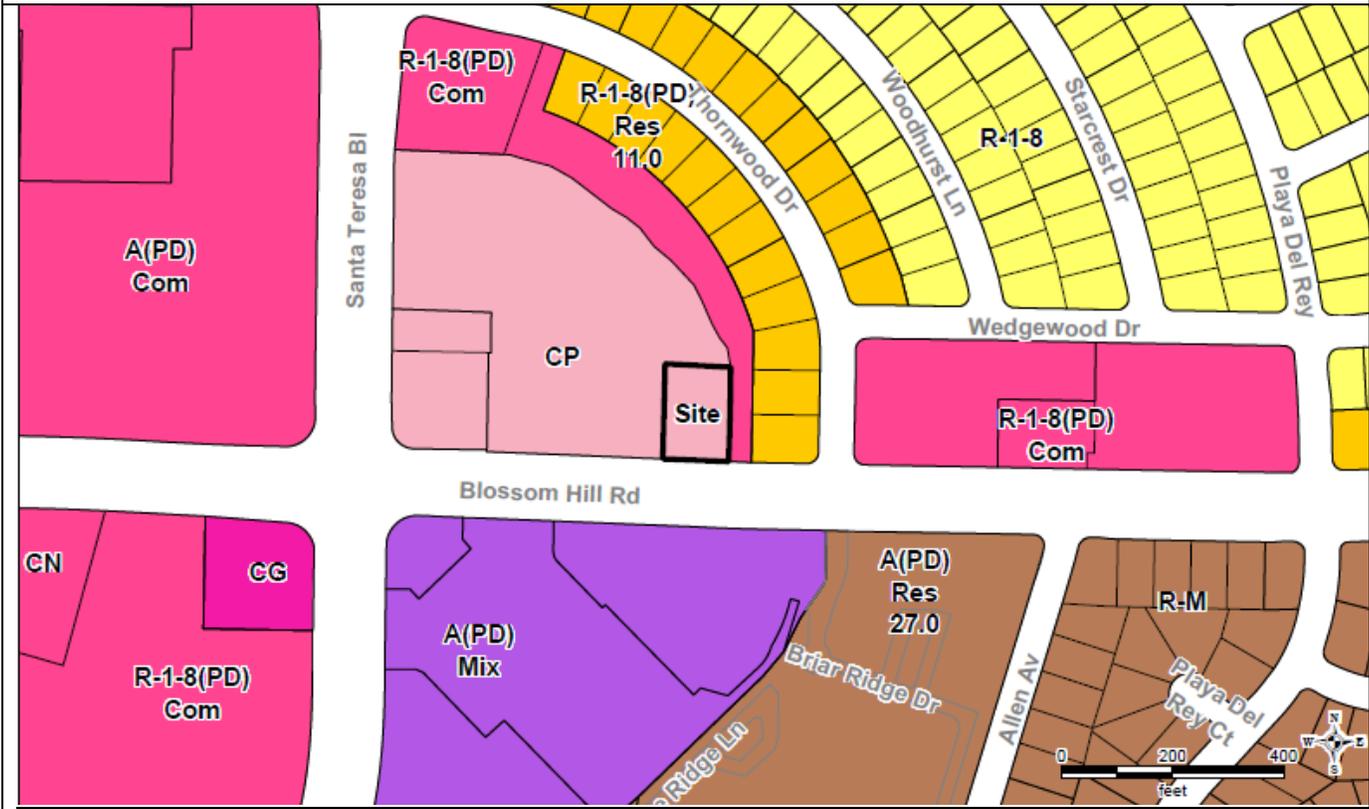
AERIAL MAP



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends that the Planning Commission approve the requested Conditional Use Permit and include the findings and conditions as stated in the attached draft Resolution for the following reasons:

1. The project conforms to the San José 2040 General Plan:
 - a. The site is designated as Regional Commercial on the Land Use/Transportation Diagram and the proposed use is a commercial use within an existing vacant commercial building that is part of a larger shopping center.
 - b. The proposed use will promote commercial activity within the City of San José.
 - c. The proposed use also furthers the City's General Plan Balanced Communities Goals and Policies, as well as the City's Economic Development Policies, in that the proposed use encourages the development of social and economic uses in all neighborhoods, and encourages sales tax-revenue generation from retail uses.
2. The project conforms to City Council Policy 6-23: Guidelines for Evaluation of Nightclubs and Bars
3. The project conforms to City Council Policy 6-27: Evaluation of 24-Hour Uses.
4. The proposed project is compatible with the surrounding land uses.
5. The project conforms to the Zoning Ordinance (Title 20).
6. The proposed project conforms to the requirements of CEQA.

BACKGROUND

On September 22, 2010, the Planning Commission approved Conditional Use Permit, file CP10-038, to allow a drinking establishment in conjunction with a bona fide public eating establishment, with late night use (T.G.I. Friday's), and an approximately 420 square-foot outdoor dining patio in an approximately 6,614 square foot tenant space in an existing commercial building. On July 19, 2012 Planning staff issued a Major Permit Adjustment to allow a 125 square-foot building addition, patio expansion, and façade improvements. Unfortunately, the Conditional Use Permit expired on September 22, 2012, as the use never commenced and a time extension was not secured.

On February 1, 2013 the applicant, Facchino LaBarbera BH PAD 1 LLC, represented by Michael Ayaz requested a Conditional Use Permit to allow a different drinking establishment in conjunction with a bona fide public eating establishment (Buffalo Wide Wings), with late night use, and an approximately 804 square-foot outdoor dining patio in the same tenant space. The sale of alcohol for on-site consumption is permitted as incidental to the bona fide public eating establishment if it is served to patrons with their meal. The serving of alcohol to patrons independent of a meal and/or operating between the hours of 12:00 midnight and 6:00 a.m. require a Conditional Use Permit.

The originally approved Conditional Use Permit, CP10-038, included an outdoor patio at the northwest corner of the building. The outdoor patio proposed with this application is, more or less, centered and inset into the western wall of the building, placing it further away from adjacent residences to the east, compared to the previous approved proposal. The restaurant will serve as an intervening structure, attenuating potential noise from the outdoor dining area. The proposed outdoor dining area is located, within 150 feet of the nearest residentially zoned property east of the subject building, and therefore is

classified as a Special Use in the San José Zoning Ordinance. Because the Conditional Use Permit is a higher level permit than a Special Use Permit, the Zoning Ordinance (20.100.140) has provisions for a higher level permit to include the function of the latter for the outdoor dining component of the project.

The subject building is on an approximately 1.2 acre site that is part of a retail shopping center, on approximately 7.4 acres, on the north side of Blossom Hill Road, approximately 610 feet easterly of Santa Teresa Boulevard (859 Blossom Hill Road). The subject tenant space is surrounded by commercial uses to the north, south, and west. There is an approximately 40-foot wide driveway aisle, for loading and unloading activities, along the east side of the subject building, which is adjacent to existing residences to the east. This driveway aisle separates the building from adjacent residences (duplexes) that front on to Thornwood Drive. Prior to the approval, and subsequent expiration of CP10-038, a church occupied the tenant space in the commercial building.

Project Description

The proposed Conditional Use Permit is to allow for the sale of alcohol for the on-site consumption in a drinking establishment, in conjunction with a bona fide public eating establishment with late night use until 2:00 a.m., and allow outdoor dining in an approximately 804 square-foot patio area on the west side of the subject tenant building. The outdoor patio will cease operation after 10:00 p.m. The interior of the restaurant will contain up to 227 seats. The outdoor dining area will contain up to 48 seats. There is no off-sale of alcohol proposed.

ANALYSIS

Analysis for the review of the proposed project includes conformance with the following: 1) Envision San José 2040 General Plan, 2) City Council Policy 6-27: Evaluation of 24-Hour Uses, 3) City Council Policy 6-23: Guidelines for Evaluation of Nightclubs and Bars; 4) compatibility with surrounding uses, 5) compliance with applicable zoning requirements, and 6) California Environmental Quality Act (CEQA).

General Plan Conformance

The subject site is designated Regional Commercial on the City of San José's Envision 2040 General Plan Land Use/Transportation Diagram. The site is developed as a retail commercial stand-alone building in an existing shopping center. The proposed use is consistent with the General Plan land use designation in that commercial uses include public eating and drinking establishments. The proposed use also furthers the City's General Plan Balanced Communities Goals and Policies, as well as the City's Economic Development Policies in that the proposed use encourages the development of social and economic uses in all neighborhoods, and encourages sales tax-revenue generation from retail uses. The proposed use is consistent with the Regional Commercial designation in that commercial uses, such as restaurants, are uses that can serve the population of the communities in the neighborhood, as well as individuals from the larger region drawn to the regional commercial center. By approving new commercial uses, such as the one proposed in this application, the City is promoting the General Plan's major strategy of establishing a Fiscally Strong City:

1. Goal FS-4 – Promote Fiscally Beneficial Land Use: Maintain, enhance, and develop our City's employment lands as part of our strategy for Fiscal Sustainability.

The applicant proposes to locate a restaurant within a vacant building in an existing shopping center. The restaurant will create jobs for required service staff, and serve to support the existing commercial uses with the existing commercial center.

2. FS-4.4: Identify, designate, and maintain an adequate number of suitable sites for a full range of commercial opportunities, including large-scale commercial centers and neighborhood-scale shopping opportunities, to serve the resident and visitor consumer population fully and increase sales tax revenue in San Jose.

The proposed restaurant will fill an existing vacant building in an existing commercial center. The restaurant will increase sales tax revenue, and will help support the existing commercial uses within the commercial center. There is only one other restaurant in the commercial center, located at the opposite end, at the southwest corner of Thornwood Drive and Santa Teresa Boulevard.

3. Goal LU-4 – Commercial: Establish commercial uses that maximize revenue to the City and provide employment for its residents in order to achieve fiscal sustainability and our desired jobs per employed resident ratio.

The proposed restaurant will create jobs for service staff, and help support the existing businesses within the shopping center, and surrounding vicinity.

4. LU-4.3: Concentrate new commercial development in identified growth areas and other sites designated for commercial uses on the Land Use/Transportation Diagram. Allow new and expansion of existing commercial development within established neighborhoods when such development is appropriately located and designed, and is primarily neighborhood serving.

The proposed restaurant will be located in an existing commercial center that will serve the surrounding established neighborhood. The proposed restaurant will fill an existing vacant building, and will help support the existing commercial uses in the commercial center, and surrounding vicinity.

City Council Policy 6-27: Evaluation of 24-Hour Uses

City Council Policy 6-27: Evaluation of 24-Hour Uses is intended to assure compatibility of uses operating between 12:00 A.M. midnight and 6:00 A.M. with surrounding land uses. The Policy states that a sit-down restaurant generally does not have problematic neighborhood impacts, such as litter and loitering, that might be associated with takeout restaurants; and as such, the 24-hour operation of all restaurants should be reviewed on a case-by-case basis. The applicant proposes to have the restaurant open until 2:00 a.m. Staff recommends including a condition of approval that allows the hours of operation for the indoor dining area and drinking establishment until 2:00 a.m., but limits the evening hours of operation for the outdoor dining patio until 10:00. This restriction is identical to the restrictions imposed by the previous approval of CP10-038. Staff is also including the standard conditions related to the hours of operation for deliveries and maintenance of exterior areas in the draft resolution to ensure compatibility with the adjacent residences.

City Council Policy 6-23: Guidelines for Evaluation of Nightclubs and Bars

City Council Policy 6-23 discourages drinking establishments (bars) from locating adjacent to or near any existing or planned residential uses, or any areas planned for residential uses in the adopted General Plan. The Policy states that new bars outside the Downtown Core should be dispersed and, at a minimum, not be located within 500 feet of an existing bar or any existing school. Bars should be located and oriented in such a manner that would not adversely affect any nearby residential or school uses.

The subject site is adjacent to other commercial uses and buildings within the shopping center, and adjacent to existing residences. The closest residential uses front onto Thornwood Drive, east of the subject tenant building. The rear property lines for the adjacent residences are approximately 40 feet from the existing tenant building, separated by an existing delivery drive aisle that serves the shopping center. The restaurant entrance and patio are oriented towards to west away from the residential uses.

The Policy states that new bars are discouraged from locating in areas where there have been above-average police calls for service. According to City records and the San José Police Department, the subject proposal is not located within a census tract that has such a designation (high crime). The Policy states that the most appropriate General Plan land use designations for nightclubs and bars are Commercial, except for Office and Neighborhood/Community Commercial. The subject site is designated Regional Commercial and located in the CP-Commercial Pedestrian Zoning District within approximately 40 feet of residential development. The proposal does not include a nightclub or stand-alone bar. The proposed drinking establishment in conjunction with an eating establishment can be operated in a manner that is compatible with the residential uses with hours of operation limited to 2:00 a.m., and limiting the hours of operation for the outdoor dining patio and delivery hours to the building between the hours of 7:00 a.m. and 10:00 p.m., as recommended by staff.

Compatibility with Surrounding Uses

The proposed commercial uses are compatible with the surrounding commercial uses in that both the proposed uses and the proximate commercial uses generally serve a regional area. As discussed above, with respect to conformance with applicable City Council policies, as conditioned, the late night use, outdoor patio, and drinking establishment should not have a detrimental impact on the neighboring residential areas with hours of operation for interior dining limited to 2:00 a.m., and the hours of operation for the outdoor dining patio and delivery hours to the building limited between the hours of 7:00 a.m. and 10:00 p.m., as recommended by staff. In addition, the applicant's proposal of orienting of the dining patio and parking areas on the opposite side of the residential uses is an improvement over the previous permit approval and will better limit any potential impacts on the neighboring residences.

Zoning Requirements

The Zoning Ordinance has a parking requirement for public eating establishments of 1 space per 40 square feet of net floor area for the dining area or 1 space per 2.5 seats whichever requires more. Outdoor dining areas require 1 space per 2.5 seats for any seats in excess of 25 seats. A parking analysis included in the plan set entitled "Buffalo Wild Wings Grill & Bar, 859 Blossom Hill Road, San José, CA" dated December 6, 2012 shows that there are 110 parking spaces required for the proposed use and 394 spaces required for all the uses within the shopping center. The shopping center meets the parking requirements in that there are a total of 409 spaces provided.

California Environmental Quality Act (CEQA)

The Director of Planning found the proposed project to be exempt from environmental review under Section 15301(a) of the California Environmental Quality Act (CEQA) Guidelines, which exempts existing facilities involving little or no expansion of use including interior or exterior alterations. The proposed project is exempt because it will be located in an existing commercial building with minor interior and exterior alterations.

Conclusion

Based on the above analysis, staff concludes that the proposed drinking establishment use in conjunction with a bona fide public eating establishment and outdoor dining area, with late night operating hours until 2:00 a.m. are compatible with both existing commercial and residential uses in the surrounding area. As conditioned, the proposed outdoor dining area and deliveries will be limited to the hours between 7:00 a.m. and 10:00 p.m. seven days a week. The proposed patio and parking areas are substantially buffered from the adjacent residential uses by the existing building to minimize any noise impacts.

PUBLIC OUTREACH

Staff followed the provisions of City Council Policy 6-30: Public Outreach for the proposed project. Notices of the public hearing for this project were sent to all property owners and tenants within 500 feet of the subject property. The Planning Commission Agenda is posted on the City of San José website, which includes a copy of the staff report, and staff has been available to discuss the project with members of the public. No community meeting was held since the previous similar proposal approved under Conditional Use Permit, file CP10-038 was not controversial.

Project Manager: Kristinae Toomians **Approved by:**  **Date:** 02-27-12

<p>Owner/Applicant: Facchino LABarbera BH PAD 1 LLC PO Box 26190 San José, CA 95159</p> <p>Michael Ayaz Liquour License Specialist 12304 Santa Monica Blvd, Ste 100 Los Angeles, CA 90025</p>	<p>Attachments: Resolution Police Memo Plan set</p>
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RESOLUTION NO.

Resolution of the Planning Commission of the City of San José granting, subject to conditions, a Conditional Use Permit to use certain real property described herein for the purpose of allowing a drinking establishment in conjunction with a bona fide public eating establishment, late night use until 2:00 a.m. and an approximately 804 square-foot outdoor seating area (closure at 10:00 p.m) in an existing commercial building on a 1.2 gross acre site located on the north side of Blossom Hill Road, approximately 610 feet easterly of Santa Teresa Boulevard (859 Blossom Hill Road)

FILE NO. CP13-006

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN JOSÉ:

WHEREAS, pursuant to the provisions of Chapter 20.430 of Title 20 of the San José Municipal Code, on February 1, 2013, an application (File No. **CP13-006**) was filed for a Conditional Use Permit, for the purposes of allowing a drinking establishment in conjunction with a bona fide public eating establishment, late night use until 2:00 a.m., and an approximately 804 square-foot outdoor seating area on that certain real property (hereinafter referred to as “subject property”), situate in the CP Commercial Pedestrian Zoning District, located at an existing tenant space in a commercial building in a shopping center on a 1.2 gross-acre site on the north side of Blossom Hill Road, approximately 610 feet easterly of Santa Teresa Boulevard (859 Blossom Hill Road) San José, and

WHEREAS, the subject property is all that real property described in Exhibit “A,” which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, pursuant to and in accordance with Chapter 20.40 of Title 20 of the San José Municipal Code, this Planning Commission conducted a hearing on said application, notice of which was duly given; and

WHEREAS, at said hearing, this Planning Commission gave all persons full opportunity to be heard and to present evidence and testimony respecting said matter; and

WHEREAS, at said hearing this Planning Commission received and considered the reports and recommendation of the Director of Planning, Building and Code Enforcement; and

WHEREAS, at said hearing, this Planning Commission received in evidence a site plan and floor plan for the subject property entitled, "Buffalo Wild Wings Grill & Bar, 859 Blossom Hill Road, San Jose, CA 95123," dated December 6, 2012. Said plan is on file in the Department of Planning, Building and Code Enforcement and is available for inspection by anyone interested herein, and said development plan is incorporated herein by this reference, the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by the San José Municipal Code and the rules of this Planning Commission;

NOW, THEREFORE:

After considering evidence presented at the Public Hearing, the Planning Commission finds that the following are the relevant facts regarding this proposed project:

1. The applicant/owner, Facchino LABarbera BH PAD 1 LLC, is requesting a Conditional Use Permit to allow a drinking establishment in conjunction with a bona fide public eating establishment, late night use, and an approximately 804 square-foot outdoor seating area at an existing tenant space in commercial building in a shopping center on a 1.2 gross-acre site in the CP Commercial Pedestrian Zoning District located on the north side of Blossom Hill Road, approximately 610 feet easterly of Santa Teresa Boulevard (859 Blossom Hill Road) San José.
2. The subject site is zoned CP-Commercial Pedestrian.
3. The proposed use is located within an existing 6,614 square foot vacant pad building previously occupied as a church, and is part of a larger commercial center.
4. Per Table 20-90 of the San Jose Municipal Code, a Conditional Use Permit is required for drinking establishments.
5. Per Section 20.40.500 of the San Jose Municipal Code, no uses other than offices in a Commercial District shall be open between the hours of 12:00 midnight and 6:00 a.m. except pursuant to, and in compliance with, a Conditional Use Permit.
6. Per Section 20.40.520 of the San Jose Municipal Code, a Special Use Permit is required for outdoor dining within 150 feet of residentially zoned property that is not separated by a non-residential building, or is less than 100 feet from a residential property, which includes a public street with a minimum public right-of-way dimension of 80 feet.

7. The outdoor patio is located approximately 115 feet away from the adjacent residential uses to the east, and is separated from the closest residential use by a 40 foot wide loading driveway aisle that is used by the entire shopping center.
8. The currently proposed an outdoor dining area of 804 square feet and is inset into the center of the western wall of the subject tenant building.
9. A Conditional Use Permit (file CP10-038) was previously approved by the Planning Commission in 2010 for essentially the same use (T.G. I. Fridays), but expired on September 22, 2012.
10. The project does not include the off-sale of alcohol.
11. The parking area is located on the west side of the subject tenant building.
12. The Zoning Ordinance has a parking requirement for public eating establishments of 1 space per 40 square feet of net floor area for the dining area or 1 space per 2.5 seats whichever requires more. Outdoor dining areas require 1 space per 2.5 seats for any seats in excess of 25 seats.
13. The proposed facility requires 110 parking spaces per the Zoning Ordinance and the 394 spaces required for all the uses within the shopping center.
14. The shopping center provides 409 parking spaces.
15. The project includes late night hours until 2:00 a.m. for the interior areas of the facility, while the outdoor patio will close at 10:00 p.m.
16. The proposed project is subject to City Council Policy 6-23: Evaluation of Nightclubs and Bars and City Council Policy 6-27: Evaluation of 24 Hour Uses.
17. The City sent public hearing notices for this project to all property owners and occupants within 500 feet of the subject property.
18. Under the provisions of Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act, this project was found by the Director of Planning to be exempt from the environmental review requirements of Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act of 1970, as amended. The project will not have a significant adverse effect on the environment.

Based on an analysis of the above facts and findings, the Planning Commission concludes and finds that:

1. The proposed project conforms to the City's General Plan.
2. The proposed project complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project, as conditioned, conforms to City Council Policy 6-23: Evaluation of Nightclubs and Bars and City Council Policy 6-27: Evaluation of 24 Hour Uses.

4. The proposed project is in compliance with the California Environmental Quality Act.

Finally, based upon the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not:
 - a. Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b. Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c. Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features in this title, or as otherwise required in order to integrate said use with the uses in the surrounding areas; and
3. The proposed site is adequately served:
 - a. By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
 - b. By other public or private service for facilities as are requested.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land, and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS

This Conditional Use Permit shall have no force or effect, and the subject property shall not be used for the hereby permitted uses, unless and until, all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

- 1. Acceptance of Permit.** Per Section 20.430.290(B), should the permittee fail to file a timely and valid appeal of this Permit within the applicable appeal period, such inaction by the permittee shall be deemed to constitute all of the following on behalf of the applicant:
 - a. Acceptance of the Permit by the permittee; and
 - b. Agreement by the permittee to be bound by, to comply with, and to do all things required of or by the permittee pursuant to all of the terms, provisions, and conditions of this permit

or other approval and the provisions of Title 20 applicable to such Permit.

2. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. However, the Director of Planning may approve a Permit Adjustment to extend the validity of this Permit pursuant to Title 20 of the San Jose Municipal Code. The Permit Adjustment must be approved prior to the expiration of this Permit.
3. **Use Authorization.** This Conditional Use Permit authorizes the following uses to be implemented on the property subject to the terms of this permit:
 - a. A public drinking establishment in conjunction at all times with a bona fide public eating establishment.
 - b. Late night hours.
 - c. An outdoor dining area.
4. **Conformance with Plans.** The use of this property shall conform to approved plans entitled, "Buffalo Wild Wings Grill & Bar, 859 Blossom Hill Road, San Jose, CA" dated December 6, 2012, on file with the Department of Planning, Building and Code Enforcement.
5. **Conformance with Municipal Code.** No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code.
6. **Hours of Operation.** The subject eating and drinking establishment are allowed to operate between the hours of 6:00 a.m. to 2:00 a.m. seven (7) days a week, with the exception of the outdoor patio which is limited to the hours of 7:00 a.m. to 10:00 p.m.
7. **Outdoor Cooking Limitations.** No cooking shall be allowed in the outdoor dining area.
8. **Delivery Hours.** No deliveries for the subject use shall occur between 10:00 p.m. and 7:00 a.m.
9. **Maximum Occupancy.** The project operator shall comply at all times with the occupancy limit provided by the San José Fire Department.
10. **Alcohol Service.** Alcohol service shall be limited to those hours and areas allowed and specified in the State Department of Alcoholic Beverages license for this site and use.
11. **Food Service.** Food service shall be available for the patrons during all operating hours.
12. **Nuisance.** This use shall be operated in a manner that does not create a public or private nuisance. Nor shall the use adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area or be detrimental to public health, safety or general welfare. Any such nuisance must be abated immediately upon notice by the City.

- 13. Noise.** Any noise generated from the use between the hours of 10:00 p.m. and 2:00 a.m. that is audible by normal hearing within a residential unit with their windows closed shall be reduced to a level such that it is no longer audible, or it will constitute a nuisance.
- 14. Ventilation.** Adequate ventilation, including but not limited to mechanical ventilation, shall be provided so that openings to the outside can be closed when the bar is at full capacity and/or after 10:00 p.m.
- 15. Anti-Graffiti.** The applicant shall remove all graffiti from buildings, fences, and wall surfaces within 48 hours of defacement.
- 16. Fire Safety.** The applicant shall meet all requirements of the Fire Department at the Building Permit stage, including but not limited to the maximum occupancy of the facility.
- 17. Anti Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris.
- 18. Cleaning.** Cleaning shall include keeping all publicly used areas along the frontages of the subject building free of litter, trash, cigarette butts and garbage and shall include damp washing as necessary of all exterior walls, walkways, and publicly accessible areas along the project's frontage. Broom cleaning of the adjacent parking lot shall occur before 8:00 a.m. each morning. All visible trash, cigarette butts, and any other materials shall be removed from the adjacent sidewalk and any parking area or loading area within 80 feet of the subject building. Mechanical equipment used for outside maintenance, including blowers and street sweepers shall not be used between 10:00 p.m. and 7:00 a.m. daily.
- 19. Lighting.** This permit allows no new exterior lighting except as designated on the plans entitled "Buffalo Wild Wings Grill and Bar, 859 Blossom Hill Road, San Jose, CA" dated December 6, 2012.
- 20. Sign Approval.** No new signs are approved at this time. All proposed signs shall be subject to approval by the Director of Planning, Building, and Code Enforcement.
- 21. Waste Discharge.** The proposed facility must conform to the City of San José industrial waste discharge regulations. Any non-domestic wastewater discharge into the sanitary sewer system will require Source Control Staff to review and approve the final plans. Contact Environmental Engineering Staff at (408) 945-3000 with any questions.
- 22. Hours of Glass Recycling.** No outdoor sorting, collection or disposal of glass from the facilities is permitted between 9:00 p.m. and 8:00 a.m.
- 23. Refuse.** All trash areas shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. Trash areas shall be maintained in a manner to discourage illegal dumping.
- 24. No Outside Storage.** No outside storage is permitted for the project.

- 25. Security Management Plan.** The operator of the public eating and drinking establishment shall train all management staff in the recognition and prevention of loitering, theft, vandalism, and truancy.
- a. During active business hours there shall be a minimum of two (2) management personnel on the public eating and drinking establishment premises to manage and secure the premises.
 - b. The public eating and drinking establishment operator shall also provide additional professional security personnel during special events and peak periods of patron activity.
 - c. The Project area shall be served by the shopping center security personnel who secure the common areas as a part of the overall security plan. The operator shall maintain a subscription to the shopping center security program, and be bound thereby to participation in whatever level of security the Landlord deems necessary in their reasonable discretion.
- 26. Permittee Responsibility.** The permittee shall ensure that the uses authorized by this Permit are implemented in conformance with all of the provisions of this Permit.
- 27. Discretionary Review.** The Director of Planning maintains the right of discretionary review of requests to alter or amend structures, conditions or restrictions of this Conditional Use Permit incorporated by reference in this Permit, in accordance with the San José Municipal Code.
- 28. Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 2 of Chapter 20.430 of Title 20 of the San José Municipal Code, it finds:
- a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of noncompliance; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance.

ADOPTED and issued this **27th day of February 2013**, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairperson

ATTEST:

JOSEPH HORWEDEL
Director of Planning, Building & Code Enforcement
Planning Commission Secretary

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.



Memorandum

TO: Kristinae Toomians
Planning Department

FROM: Ofc. Christine Zarate #3165
San Jose Police Vice Unit

SUBJECT: CP13-006
859 Blossom Hill Rd

DATE: February 25, 2013

Approved

Date

I have received your request for input regarding Buffalo Wild Wings, located at 859 Blossom Hill Rd, San Jose, CA. Buffalo Wild Wings is seeking a Conditional Use Permit for a change of use from an existing church to a public eating establishment and a drinking establishment, to be able to operate after midnight and serve alcohol

Per Business and Professions (B&P) Code Section 23958, the State of California Department of Alcohol Beverage Control shall deny an ABC Application for an ABC License if the issuance of that license would tend to create a law enforcement problem or if it would result in or add to an undue concentration of ABC Licenses, as described in B&P Sections 23958.4 (a)(1) and 23958.4(a)(2). A location can be unduly concentrated because of its criminal statistics and/or it's proximity to other ABC Licenses. ABC can issue the license per B&P Sections 23958.4 (b)(1), and 23958.4 (b)(2) if the local governing body determines that the public convenience or necessity would be served. The City of San Jose Planning Department or the Planning Commission are the delegated authorities to grant these exceptions.

The location is not currently in a Strong Neighborhood Initiative area or a Neighborhood Revitalization area.

The location of 859 Blossom Hill Rd is located in San Jose Police Beat Y1. The reported crime statistics as defined by B&P Section 23958.4(c) **are not** over the 20% crime index thus the location **is not** considered unduly concentrated per B&P Section 23958.4 (a)(1).

Police Beat Crime Statistics

Beat	Index Crimes	Arrests	Total	20% Above Average
Y1 (2011)	122	246	368	No
City Average	172	311	483	

Department of Alcohol Beverage Control (ABC) records indicate that 859 Blossom Hill Rd. is in census tract 5120.27. Pursuant to B&P Section 23958.4 (a)(2), the ratio of on-sale retail licenses population in census tract 5120.27 **does** exceed the ratio of on-sale retail licenses retail licenses to population in the county in which the applicant premises are located.

Authorized and Current ABC Licenses in Census Tract 5120.27

Census Tract	Authorized ABC Licenses as of August 2011		Current ABC Licenses as of February 2013		Unduly Concentrated	
	On - Sale	Off - Sale	On - Sale	Off - Sale	On - Sale	Off - Sale
5120.27	6	3	20	3	Yes	No

The San Jose Police Department is **neutral** to the issuance of a Conditional Use Permit for a change of use from an existing church to a public eating establishment and drinking establishment with after midnight use.

Please feel free to contact me at 277-4322 if you have any questions.

Ofc. Christine Zarate #3165
 Administrative Officer
 Special Investigations/Vice



859 BLOSSOM HILL RD.
SAN JOSE, CA 95123

CORPORATE
STORE

TENANT IMPROVEMENT

MBH

2470 Mariner Square Loop
Alameda, CA 94501
Tel 510 865 8663
Fax 510 865 1611

BUFFALO WILD WINGS

LOCATED AT:
859 BLOSSOM HILL RD.
SAN JOSE, CA 95123
TENANT IMPROVEMENT



CP13-006

PROJECT CONTACT INFO

LANDLORD/DEVELOPER

FACCHINO/LABARBERA BH PAD I, LLC
873 BLOSSOM HILL RD.
SAN JOSE, CA 95123
CONTACT: MIKE LABARBERA
PHONE: 408.947.1166 X205
EMAIL: theubs@aol.com

TENANT

BUFFALO WILD WINGS, INC.
5500 WAZATA BLVD, SUITE 1600
MINNEAPOLIS, MN 55416
PHONE: (952) 593-9943
CONTACT: BWW CONSTRUCTION MANAGER

STRUCTURAL ENGINEER

NEWMAN DEAN
1022 SW SALMON STREET, SUITE 300
PORTLAND, OREGON 97205
CONTACT: ROB AMAN
PHONE: 503.445.8687
EMAIL: rob.aman@nicholsondean.com

M.E.P. ENGINEER

SACRAMENTO ENGINEERING CONSULTANTS
10555 OLD PLACERVILLE ROAD
SACRAMENTO, CA 95827
CONTACT: ELIAS HERNANDEZ
PHONE: 916.368.4468
EMAIL: elias@saceng.com

ARCHITECT

MBH ARCHITECTS
2470 MARINER SQUARE LOOP
ALAMEDA, CA 94501
CONTACT: JON JAEGER
PHONE: 510.865.8663
EMAIL: jonjaeger@mbharch.com

KITCHEN

BOSMA DESIGN SOLUTIONS, INC.
2201 LONG PRairie ROAD, SUITE 107-727
FLOWER MOUND, TX 75022
CONTACT: KEN MONTGOMERY
PHONE: 877.822.2374
EMAIL: ken@bosmadesign.com

CIVIL ENGINEER

BKF ENGINEERS
1550 TECHNOLOGY DRIVE, SUITE 650
SAN JOSE, CA 95110
CONTACT: MARTIN B. PARRISSENTI P.E.
PHONE: 408.467.9100
EMAIL: mparrisenti@bkf.com



SITE PLAN



CODE ANALYSIS

APPLICABLE CODES

BUILDING: 2010 CALIFORNIA BUILDING CODE
PLUMBING: 2010 CALIFORNIA PLUMBING CODE
MECHANICAL: 2010 CALIFORNIA MECHANICAL CODE
ELECTRICAL: 2010 CALIFORNIA ELECTRICAL CODE
ACCESSIBILITY: 2010 CALIFORNIA BUILDING CODE
FIRE: 2010 CALIFORNIA FIRE CODE
ENERGY: 2010 CALIFORNIA ENERGY CONSERVATION CODE
GREEN: 2010 CALIFORNIA GREEN BUILDING CODE
OTHER: 2010 CALIFORNIA REFERENCE STANDARDS CODE

OCCUPANCY TYPE - (SECTION 303, CBC)

A-2 SMALL ASSEMBLY
NO FIRE SEPARATION REQUIRED
TOTAL OCCUPANT LOAD = 354

CONSTRUCTION TYPE (TABLE 503, CBC)

TYPE V-B UNPROTECTED / FULLY SPRINKLERED
MAX ALLOWABLE BUILDING AREA = 24,000 SF (SECTION 506 CBC)
EXISTING BUILDING AREA = 6,489 SF
AREA OF NEW CONSTRUCTION = 125 SF
TOTAL BUILDING AREA = 6,614 SF
AREA OF NEW PATIO = 734 SF
BUILDING HEIGHT = 1 STORY
TOP OF HIGHEST PARAPET = 33'-8"

INDEX OF DRAWINGS

KEY

● ISSUED
△ REVISED AND REISSUED

NO.	DESCRIPTION	DATE	12/06/2012
CUP-01	COVER SHEET		●
CUP-02	ARCHITECTURAL SITE PLAN		●
CUP-03	EXTERIOR ELEVATIONS		●
CUP-04	EXTERIOR SECTIONS		●
CUP-05	BUILDING SECTIONS		●
CUP-06	EQUIPMENT PLAN		●

UTILITY & PERMITTING CONTACT INFORMATION

ELECTRIC COMPANY:
PACIFIC GAS & ELECTRIC
308 STOCKTON AVE.
SAN JOSE, CA 95128
CONTACT: SHARON KENNEDY
PHONE: 408.299.1053
EMAIL: shk@pg&e.com

CABLE TELEVISION
COMCAST
CONTACT: KIM ARCHER
PHONE: 303.784.7214

GAS COMPANY:
PACIFIC GAS AND ELECTRIC
308 STOCKTON AVE.
SAN JOSE, CA 95128
CONTACT: SHARON KENNEDY
PHONE: 408.299.1053
EMAIL: shk@pg&e.com

WASTE MANAGEMENT:
ALIED WASTE
1601 DIXON LANDING RD.
MILPITAS, CA 95035
CONTACT: YOLANDA TANFIC
PHONE: 408.635.1416

WATER:
SAN JOSE WATER COMPANY
1265 S. BASCOM AVE.
SAN JOSE, CA 95128
CONTACT: JIM BARTHELEU
PHONE: 408.279.7874
EMAIL: jim_bartheleu@jwater.com

BUILDING DEPARTMENT:
CITY OF SAN JOSE
BUILDING DEPARTMENT
200 EAST SANTA CLARA ST.
SAN JOSE, CA 95113
CONTACT: JOSE FEDERICO
PHONE: 408.535.7636
EMAIL: jose.federico@sanjoseca.gov

PLANNING & ZONING DEPARTMENT:
SAN JOSE PLANNING
200 EAST SANTA CLARA ST.
SAN JOSE, CA 95113
CONTACT: AVRIEL BATY
PHONE: 408.535.7652
EMAIL: avriel.baty@sanjoseca.gov

HEALTH DEPARTMENT:
SANTA CLARA COUNTY
DEPARTMENT OF ENVIRONMENTAL HEALTH
1555 BERGER DR., STE. 300
SAN JOSE, CA 95112
CONTACT: CHRISTINE CROSBY
PHONE: 408.918.3447
EMAIL: christine.crosby@del.sscgov.org

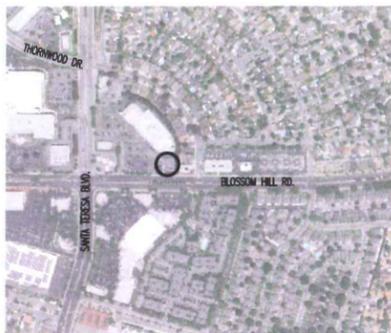
STORM WATER:
CITY OF SAN JOSE
PUBLIC WORKS DEPARTMENT
200 EAST SANTA CLARA ST.
SAN JOSE, CA 95113
CONTACT: JOSE URIBE
PHONE: 408.535.7802
EMAIL: jose.uribe@sanjoseca.gov

SEWER:
CITY OF SAN JOSE
PUBLIC WORKS DEPARTMENT
200 EAST SANTA CLARA ST.
SAN JOSE, CA 95113
CONTACT: LANCE WELLS
PHONE: 408.535.7802
EMAIL: lance.wells@sanjoseca.gov

FIRE DEPARTMENT:
CITY OF SAN JOSE
FIRE DEPARTMENT
200 EAST SANTA CLARA ST.
2ND FLOOR TOWER
SAN JOSE, CA 95113
CONTACT: LANCE WELLS
PHONE: 408.535.7632
EMAIL: lance.wells@sanjoseca.gov

TELEPHONE:
AT&T
3475 N. FIRST ST., STE. 6008
SAN JOSE, CA 95134
CONTACT: SERVICE PLANNING
PHONE: 800.222.0300

POLLUTION CONTROL:
BAY AREA AIR QUALITY
MANAGEMENT DISTRICT
939 ELLIS STREET
SAN FRANCISCO, CA 94109
CONTACT: CAROL ALLEN
PHONE: 415.749.4702
EMAIL: callen@baaqmd.gov



VICINITY MAP



PARKING ANALYSIS

NAME OF BUSINESS:	ADDRESS/SPACE	USE	GROSS SQUARE FOOTAGE OR DINING AREA	RSK OF GROSS SQUARE FOOTAGE	NO. OF RESTAURANT SEATS (IF APPLICABLE)	PARKING RATIO REQUIREMENT*	SPACES REQUIRED	REQUIRED SPACES ROUNDED UP
BARBS B' US/PARTY CITY	865	RETAIL	48,648	41.350		1 PER 200	206.75	207
BEVMO	871	RETAIL	10,400	8.640		1 PER 200	44.2	45
VIKRAM SHOPEE	873	RETAIL	2,332	2.237		1 PER 250	8.85	9
PAD BLDG. (UNOCCUPIED)	5589 SANTA TERESA	RETAIL	4,591	4.591		1 PER 200	22.95	23
PROPOSED BUFFALO WILD WINGS	859	RESTAURANT	6,614 (DINING = 3,873)	5.821	273	1/2.5 PER SEAT	109.2	110

*PLEASE REFER TO SECTION 20.90.060 AND TABLE 20-190 FROM THE CURRENT CITY OF SAN JOSE TILE 20 ZONING ORDINANCE.

TOTAL SPACES REQUIRED: 394
TOTAL SPACES PROVIDED: 409
DIFFERENCE: 15

DRAWING ISSUE

NO.	DESCRIPTION	DATE
1	CUP SUBMITTAL	12/06/2012

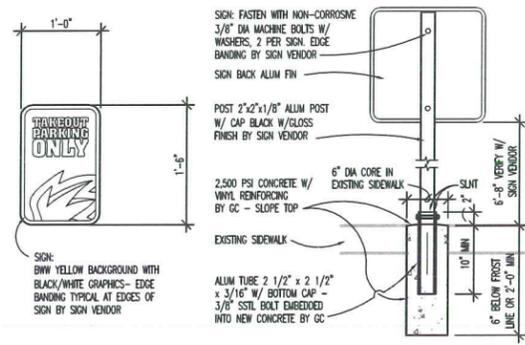
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COVER SHEET

PROJECT NUMBER
46567

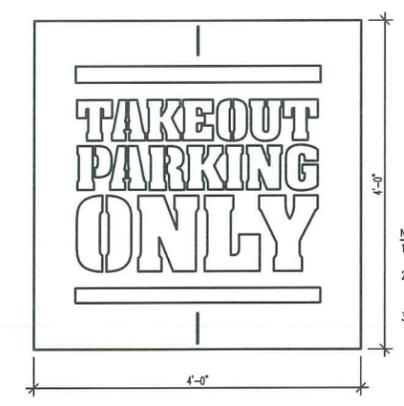
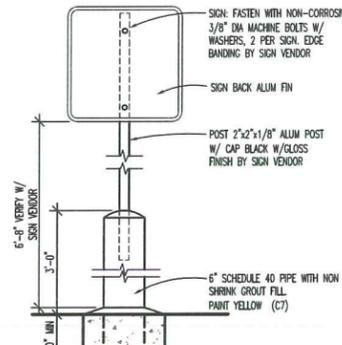
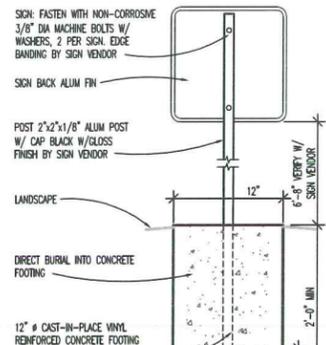
SHEET NUMBER

CUP-01



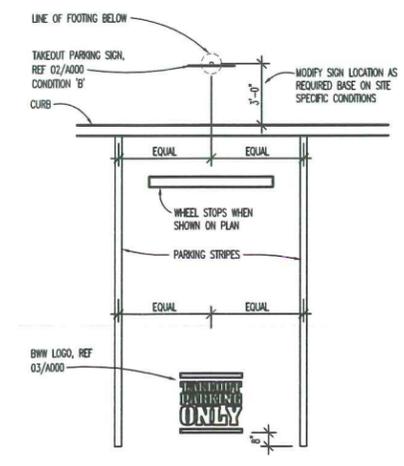
- NOTES:
- FABRICATE ALL SIGN PANELS OF .063 FLAT ALUMINUM PANEL W/ RAD CORNERS
 - POST MOUNT: USE STAINLESS STEEL 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN.
 - COORDINATE QUANTITY AND LOCATION W/ LANDSCAPE AND BWW
 - FOOTING BY G.C. ALL OTHER SCOPE FURNISHED AND INSTALLED BY SIGN VENDOR.

02 TAKEOUT PARKING SIGN
SCALE: 1"=1'-0"

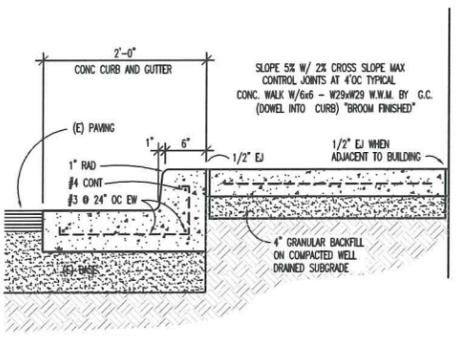


- NOTES:
- G.C. TO PAINT LOGO AS INDICATED ON SITE PLAN.
 - STENCIL SHALL BE PROVIDED BY "SIGN VENDOR" TO G.C. TO APPLY AT "APPROVED" DESIGNATED "TAKEOUT" STALL LOCATIONS.
 - 1ST PREFERENCE OF COLOR SHALL BE "YELLOW" TRAFFIC GRADE PAINT (C16) WHITE IF REQUIRED BY LOCAL CODE.

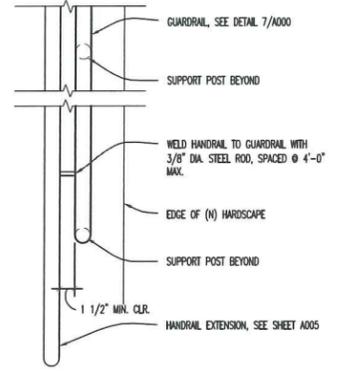
03 BWW LOGO
SCALE: 1"=1'-0"



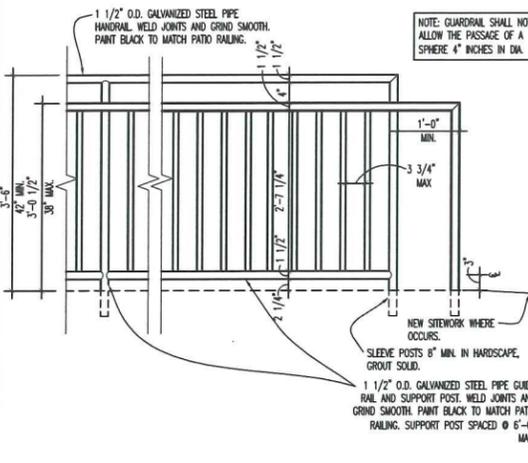
04 LOGO LOCATION
SCALE: 1/4"=1'-0"



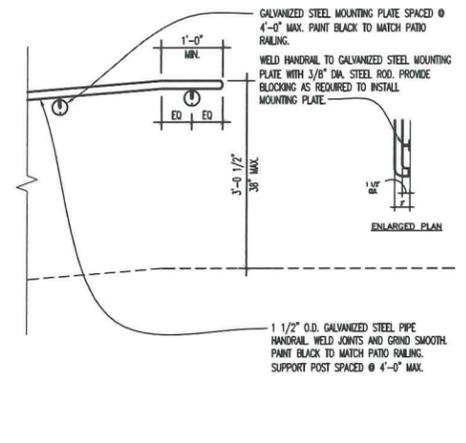
05 TYP SIDEWALK / CURB
SCALE: 1"=1'-0"



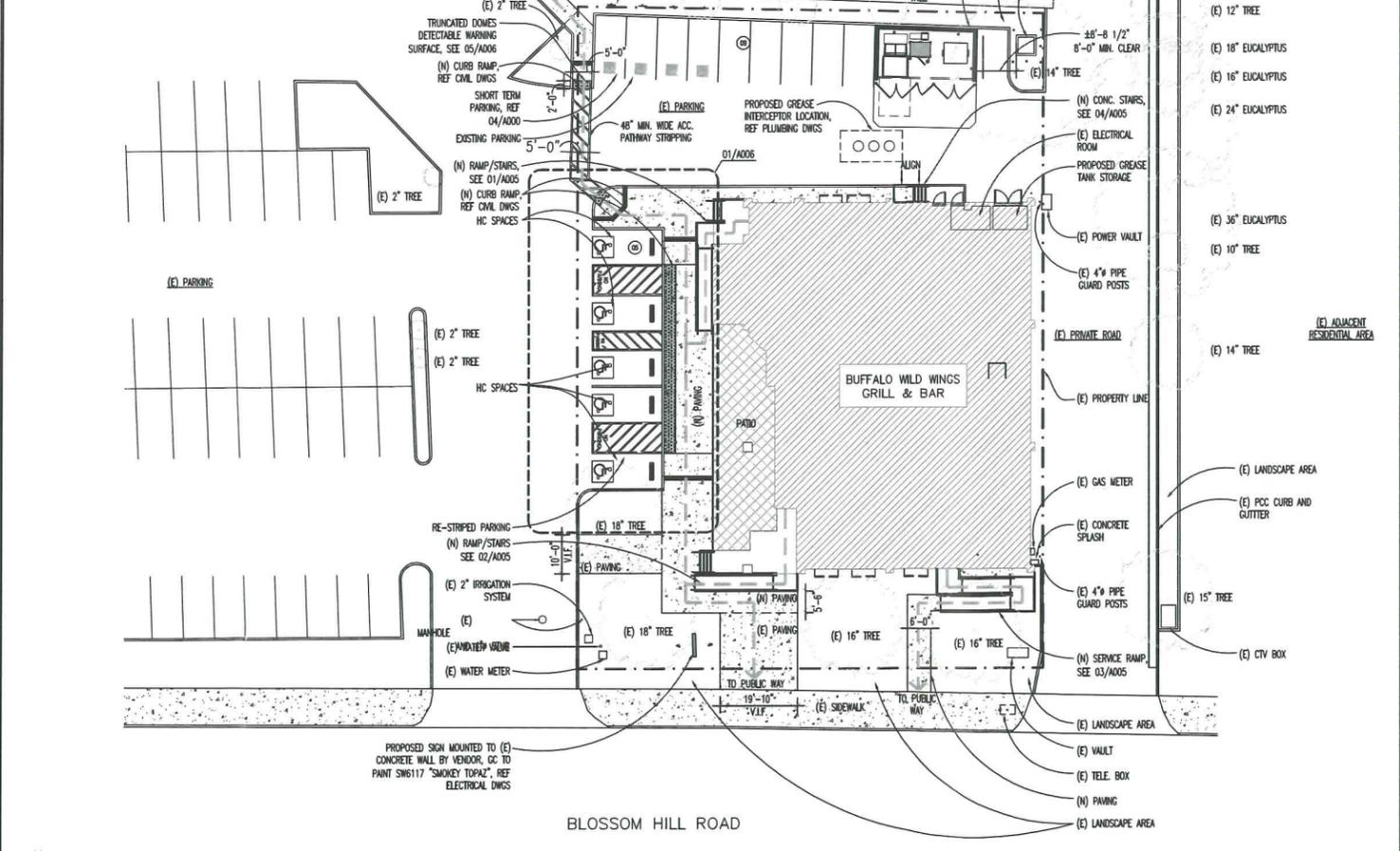
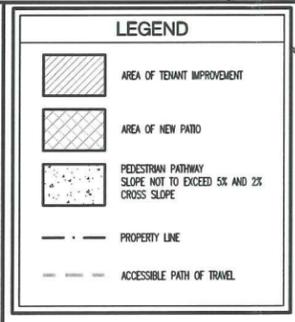
06 GUARD/HANDRAIL ENLARGED PLAN
SCALE: 1 1/2" = 1'-0"



07 GUARDRAIL & HANDRAIL
SCALE: 3/4" = 1'-0"



08 WALL MOUNTED HANDRAIL
SCALE: 3/4" = 1'-0"



01 ARCHITECTURAL SITE PLAN
SCALE: 1"=20'-0"

MBH
2470 Mariner Square Loop
Alameda, CA 94501
Tel: 510 865 8663
Fax: 510 865 1611

BUFFALO WILD WINGS
LOCATED AT:
859 BLOSSOM HILL RD.
SAN JOSE, CA 95123
TENANT IMPROVEMENT

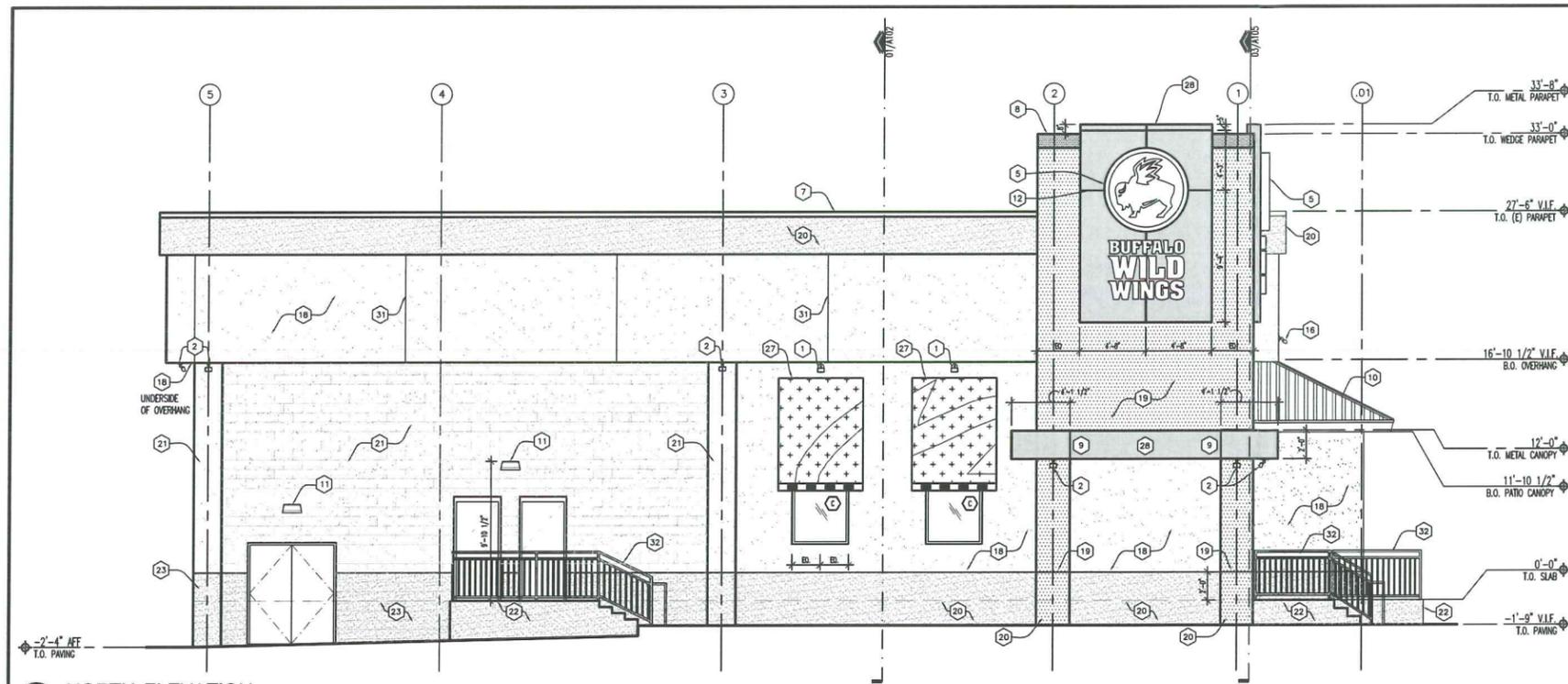


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NO.	DESCRIPTION	12/06/2012
1	CUP SUBMITTAL	

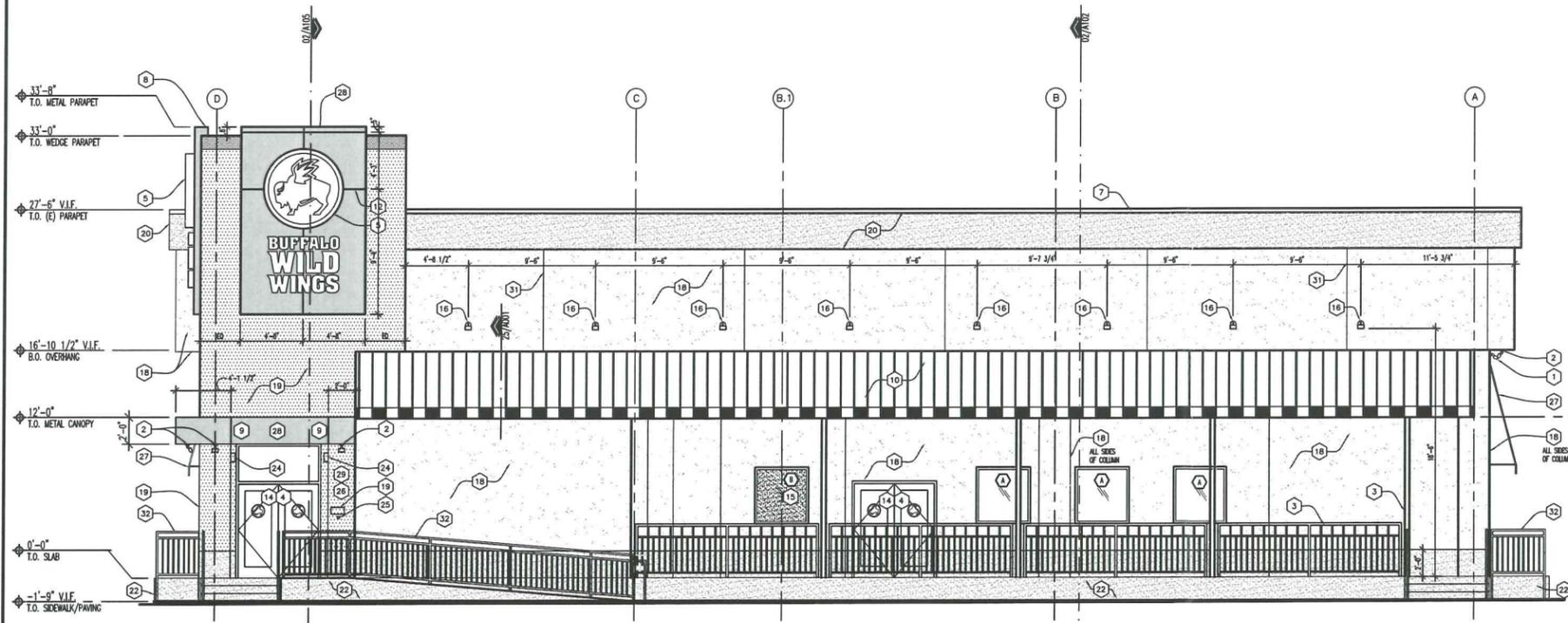
SITE PLAN

PROJECT NUMBER
46567

SHEET NUMBER
CUP-02



01 NORTH ELEVATION
SCALE: 3/16"=1'-0"

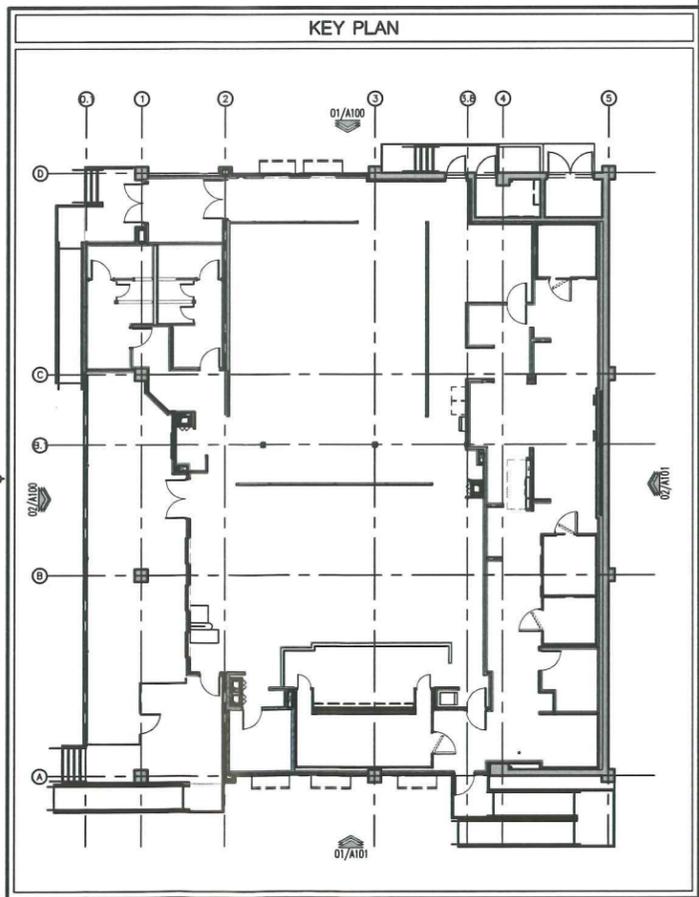


02 WEST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR FINISHES	
18 E.I.F.S.	DRYWIT COLOR: #401 PRETZEL (EFS 1) FINISH: SANDPEBBLE
19 E.I.F.S.	DRYWIT COLOR: MATCH SHERWIN WILLIAMS SW689-S "SOCIAL BUTTERFLY" (EFS 2) FINISH: SANDPEBBLE WITH STRATOTONE HIGH PERFORMANCE COLORANT
20 E.I.F.S.	DRYWIT COLOR: #652 SMOLDERING EMBERS (EFS 3) FINISH: SANDPEBBLE
28	PREFINISHED SYSTEM PRE-FINISHED ALUMINUM COMPOSITE PANELS
10	COLOR: MATTE BLACK STANDING SEAM METAL ROOF
27	BY: COOLEY "WEATHERITE LITE" COLOR: BLACK #WIL-7405BLK W/ YELLOW SQUARES TO MATCH #116C BACKGROUND GRAPHICS PAINTED MATTREX ACRYLIC POLYURETHANE W/ #47-474 FLEX ADDITIVE FABRIC AWNING

- GENERAL NOTES**
- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
 - SEE SHEET A/800 FOR WINDOW AND DOOR TYPES.
 - G.C. TO VERIFY LOCATION, SIZE, & TYPE OF ADDRESS NUMBERS & LETTERS FOR BUILDING WITH LOCAL AUTHORITIES. LETTERS & NUMBERS TO BE PROVIDED & INSTALLED BY G.C.
 - BUILDING SIGNAGE & AWNING ARE UNDER A SEPARATE PERMIT & NOT PART OF THIS PLAN REVIEW. GC TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE - COORDINATE WITH SIGN VENDOR AND DRAWINGS.
 - GC TO COORDINATE WITH AWNING VENDOR FOR BLOCKING LOCATION REQUIREMENTS.
 - ALL EFS TO BE SANDPEBBLE FINISH W/ STRATOTONE HIGH PERFORMANCE COLORANT BY DRYWIT, SEE 04/A107.

- KEYED NOTES**
- | | |
|---|--|
| 1 MICROFLOOD AWNING LIGHTS - @ AT 16'-6" AFF - SEE ELECTRICAL | 18 EFS SYSTEM - #401 PRETZEL (EFS 1) |
| 2 MICROFLOOD LIGHTS - CEILING MOUNTED - SEE ELECTRICAL | 19 EFS SYSTEM - MATCH SHERWIN WILLIAMS - SW689 "SOCIAL BUTTERFLY" (EFS 2) |
| 3 BLACK PATIO RAILING, SEE SHEET A001 | 20 EFS SYSTEM - DRYWIT #652 "SMOLDERING EMBERS" (EFS 3) |
| 4 VINYL GRAPHICS BY SIGN VENDOR | 21 EXISTING CONCRETE BLOCK: PAINT SW6117 "SMOKEY TOPAZ" |
| 5 METAL ILLUMINATED SIGN SUPPLIED AND INSTALLED BY OWNER - SEE DETAIL 03/A101 | 22 (N) CONCRETE: PAINT SW7055 "ENDURING BRONZE" |
| 6 NOT USED | 23 EXISTING CONCRETE BLOCK: PAINT SW7055 "ENDURING BRONZE" |
| 7 4" PREFINISHED METAL COPING (SHT MET 1) - COLOR: BLACK | 24 EXTERIOR SPEAKER REF ELECTRICAL DRAWINGS |
| 8 12" PREFINISHED METAL COPING (SHT MET 1) - COLOR: BLACK | 25 DOOR BELL MOUNTED AT 4'-6" AFF |
| 9 METAL PANEL JOINT | 26 MOUNT KNOX BOX 6'-0" MINIMUM ABOVE GRADE. CONFORM LOCATION & QUANTITY WITH LOCAL FIRE MARSHALL |
| 10 METAL CANOPY - PAINT FASCIA W/BLACK CB AS SHOWN (METAL CANOPY FINISHES WRAP ALL EXPOSED SIDES) ALL REMAINING EXPOSED AREAS TO BE PAINTED BLACK CB TYPICAL - SEE SHEET A001 | 27 FABRIC AWNING - REF 18/A101 |
| 11 EXTERIOR WALL PACK LIGHT FIXTURE - SEE ELECTRICAL | 28 PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM- COLOR TO MATCH UNM-CLAD "MATTE BLACK" |
| 12 METAL PANEL BUTT JOINT, REF 22/A107 | 29 SIGN VENDOR TO SUPPLY & INSTALL ON FRONT ENTRY DOOR GLAZING: MANAGER'S NAME, ADDRESS & HOURS OF OPERATION. USE 6" LETTERS FOR NAME, 4" LETTERS FOR ADDRESS & HOURS. COORDINATE LOCATION/INFO WITH CONSTRUCTION MANAGER. |
| 13 NOT USED | 30 NOT USED |
| 14 TINTED WINDOW FILM (TF1) AT ALUMINUM ENTRY DOORS TO BE APPLIED AFTER SIGNAGE | 31 EFS CONTROL JOINT - 08/A106, 04/A107 |
| 15 SPANDREL GLASS AT FALSE WINDOW LOCATIONS - REFER WINDOW SCHEDULE | 32 BLACK STAIRS/RAMP HANDRAIL, SEE 06/A000 AND 08/A000 |
| 16 MICROFLOOD LIGHTS - @ AT 16'-10 1/2" AFF - SEE ELECTRICAL | 33 NOT USED |
| 17 NOT USED | |



MBH
2470 Mariner Square Loop
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Tel 510 865 8663
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BUFFALO WILD WINGS
LOCATED AT:
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TENANT IMPROVEMENT



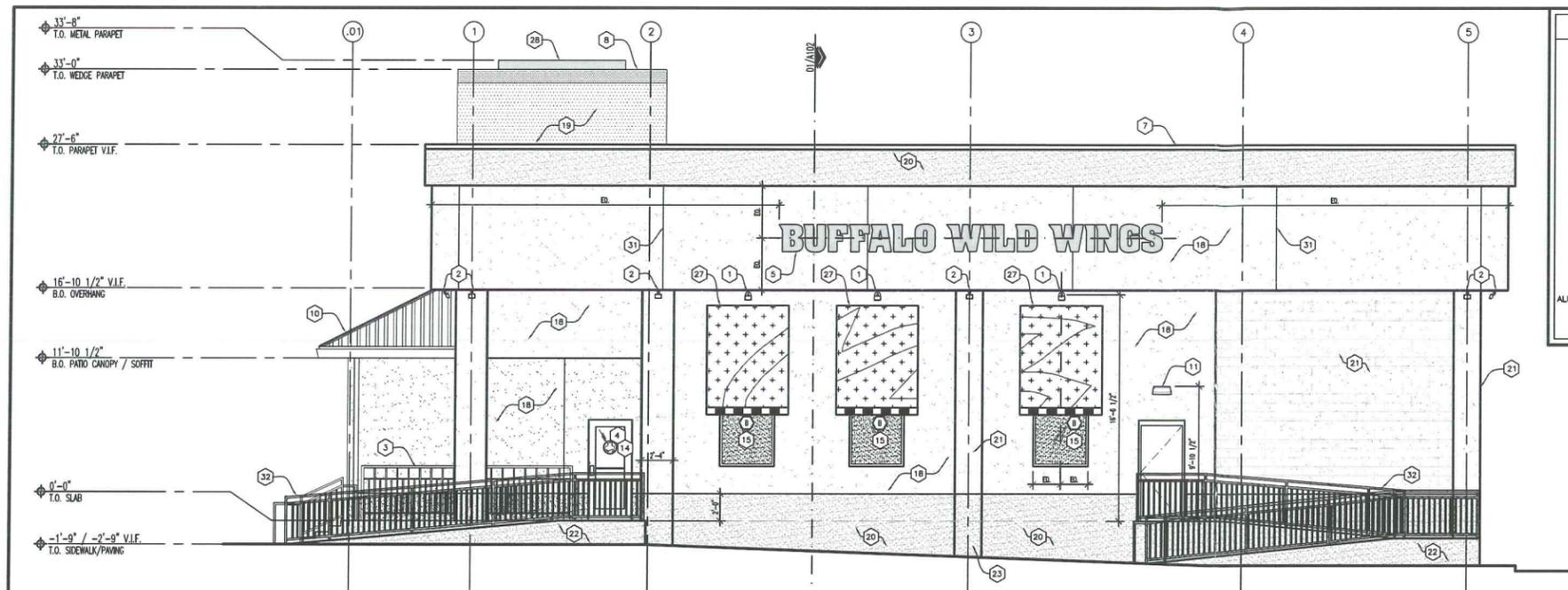
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NO	DESCRIPTION	DATE
1	CUP SUBMITTAL	12/06/2012

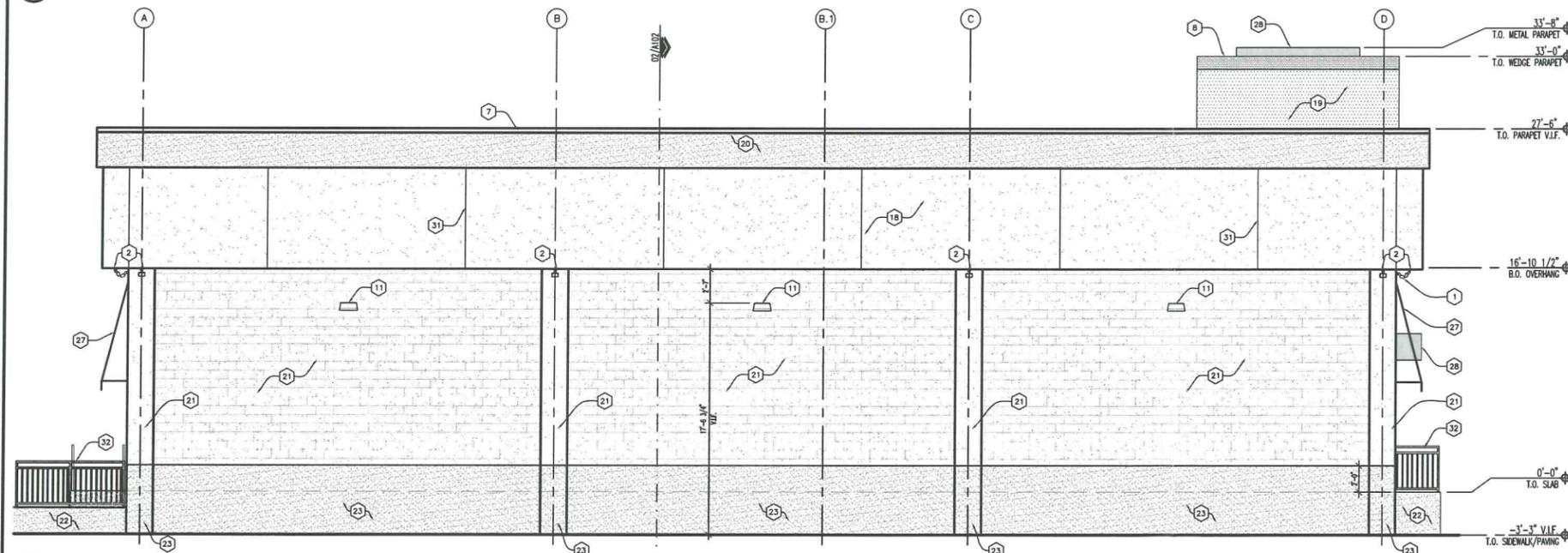
EXTERIOR ELEVATIONS

PROJECT NUMBER
46567

SHEET NUMBER
CUP-03

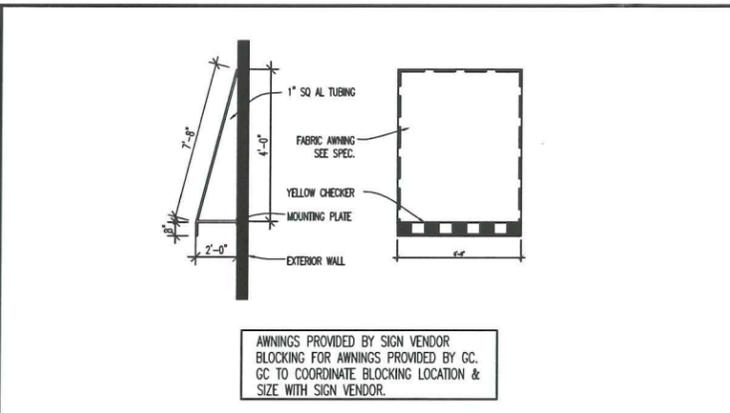
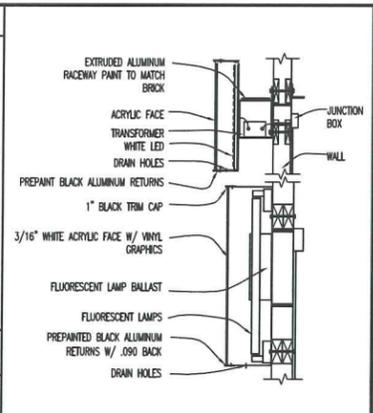


01 SOUTH ELEVATION
SCALE: 3/16"=1'-0"



02 EAST ELEVATION
SCALE: 3/16"=1'-0"

- NOTES**
- LOGO CABINET IS FABRICATED WITH BLACK PREPAINTED RETURNS AND .090" ALUMINUM BACK WITH COOL WHITE HIGH OUTPUT FLUORESCENT LAMP ILLUMINATION. RETAINERS ARE 1" BLACK TRIM CAP. FACES ARE #3328 WHITE ACRYLIC OVERLAP ON THE FIRST SURFACE WITH #525 BRIGHT YELLOW ARLON TRANSPARENT FILM AND #22 BLACK ARLON OPAQUE FILM WITH THE EYE, HORN AND WING WEZED OUT WHITE.
 - BUFFALO WILD WINGS LETTERS ARE FABRICATED FROM BLACK PREPAINTED ALUMINUM WITH WHITE NEON ILLUMINATION RETAINERS ARE 1" BLACK TRIM CAP FACES ARE #2465 YELLOW ACRYLIC.
 - GRILL AND BAR LETTERS ARE FABRICATED FROM BLACK PREPAINTED ALUMINUM WITH RED NEON ILLUMINATION RETAINERS ARE 1" BLACK TRIM CAP FACES ARE #2283 RED ACRYLIC.
 - GC TO PROVIDE BLOCKING FOR SIGNAGE.
 - CONSULT SIGN COMPANY ON CIRCUIT REQUIREMENTS AND INSTALL THE CORRECT CIRCUITS.
 - DEDICATED CIRCUITS (SHALL BE SUPPLIED BY A BRANCH CIRCUIT RATED AT LEAST 20 AMPERES THAT SUPPLIES NO OTHER LOAD).
- SIGNAGE SHOWN IS FOR DESIGN INTENT AND LOCATION PURPOSES ONLY. ELECTRICAL CONTRACTOR TO CONFIRM POWER REQUIREMENTS WITH SIGNAGE VENDOR.
- SIGNAGE PERMIT BY VENDOR.



03 SIGNAGE DETAIL
SCALE: 1/2"=1'-0"

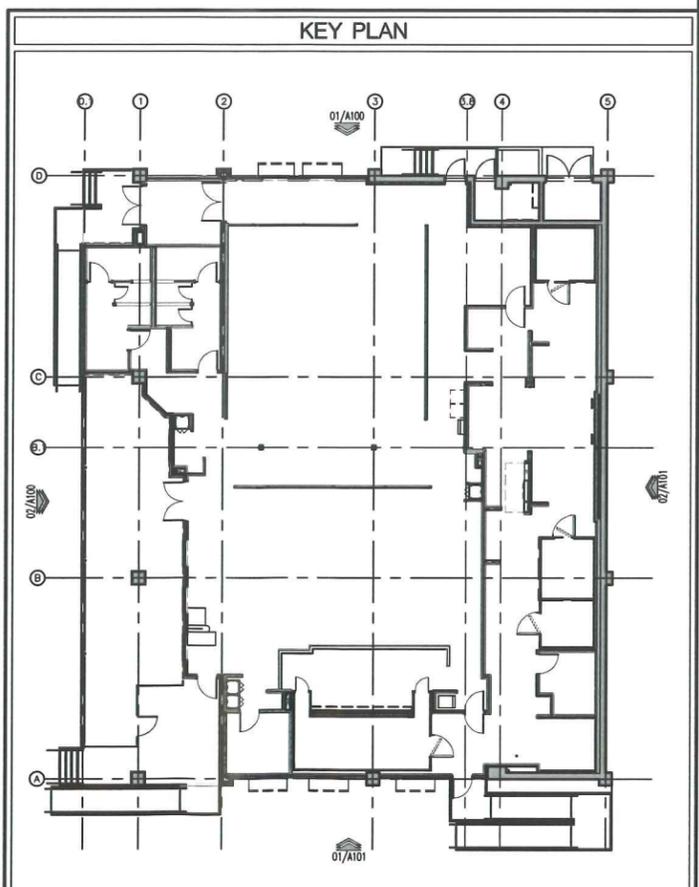
18 AWNING DETAIL
SCALE: 1/2"=1'-0"

EXTERIOR FINISHES

DRYKIT COLOR: #401 PRETZEL (EFS 1) FINISH: SANDPEBBLE	COLOR: MATTE BLACK
DRYKIT COLOR: MATCH SHERWIN WILLIAMS SW688-5 "SOCIAL BUTTERFLY" (EFS 2) FINISH: SANDPEBBLE WITH STRATOTONE HIGH PERFORMANCE COLORANT	BY: COOLEY "WEATHERYTE LITE" COLOR: BLACK #WTL-74DSBLX W/ YELLOW SQUARES TO MATCH #116C BACKGROUND GRAPHICS PAINTED MATHEWS ACRYLIC POLYURETHANE W/ #47-474 FLEX ADDITIVE
DRYKIT COLOR: #652 SMOLDERING EMBERS (EFS 3) FINISH: SANDPEBBLE	PREFINISHED SYSTEM
PREFINISHED SYSTEM	PREFINISHED ALUMINUM COMPOSITE PANELS

- GENERAL NOTES**
- COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
 - SEE SHEET A/800 FOR WINDOW AND DOOR TYPES.
 - G.C. TO VERIFY LOCATION, SIZE, & TYPE OF ADDRESS NUMBERS & LETTERS FOR BUILDING WITH LOCAL AUTHORITIES. LETTERS & NUMBERS TO BE PROVIDED & INSTALLED BY G.C.
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 - GC TO COORDINATE WITH AWNING VENDOR FOR BLOCKING LOCATION REQUIREMENTS.
 - ALL EFS TO BE SANDPEBBLE FINISH W/ STRATOTONE HIGH PERFORMANCE COLORANT BY DRYKIT, SEE 04/A107.

- KEYED NOTES**
- | | |
|---|--|
| 1 MICROFLOOD AWNING LIGHTS - @ AT 16'-6" AFF - SEE ELECTRICAL | 18 EFS SYSTEM - #401 PRETZEL (EFS 1) |
| 2 MICROFLOOD LIGHTS - CEILING MOUNTED - SEE ELECTRICAL | 19 EFS SYSTEM - MATCH SHERWIN WILLIAMS - SW688 "SOCIAL BUTTERFLY" (EFS 2) |
| 3 BLACK PATIO RAILING, SEE SHEET A001 | 20 EFS SYSTEM - DRYKIT #652 "SMOLDERING EMBERS" (EFS 3) |
| 4 VINYL GRAPHICS BY SIGN VENDOR | 21 EXISTING CONCRETE BLOCK: PAINT SWS117 "SMOKEY TOPAZ" |
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| 8 12" PREFINISHED METAL COPING (SHT MET 1) - COLOR: BLACK | 25 DOOR BELL MOUNTED AT 4'-6" AFF |
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| 10 METAL CANOPY - PAINT FASCIA W/BLACK OR AS SHOWN (METAL CANOPY FINISHES WRAP ALL EXPOSED SIDES) ALL REMAINING EXPOSED AREAS TO BE PAINTED BLACK OR TYPICAL - SEE SHEET A001 | 27 FABRIC AWNING - REF 18/A101 |
| 11 EXTERIOR WALL PACK LIGHT FIXTURE - SEE ELECTRICAL | 28 PREFINISHED ALUMINUM COMPOSITE PANEL SYSTEM- COLOR TO MATCH UVA-CLAD "MATTE BLACK" |
| 12 METAL PANEL BUTT JOINT, REF 22/A107 | 29 SIGN VENDOR TO SUPPLY & INSTALL ON FRONT ENTRY DOOR GLAZING: MANAGER'S NAME, ADDRESS & HOURS OF OPERATION. USE 6" LETTERS FOR NAME, 4" LETTERS FOR ADDRESS & HOURS. COORDINATE LOCATION/INFO WITH CONSTRUCTION MANAGER. |
| 13 NOT USED | 30 NOT USED |
| 14 TINTED WINDOW FILM (TF1) AT ALUMINUM ENTRY DOORS TO BE APPLIED AFTER SIGNAGE. | 31 EFS CONTROL JOINT - 08/A106, 04/A107 |
| 15 SPANDREL GLASS AT FALSE WINDOW LOCATIONS - REFER WINDOW SCHEDULE | 32 BLACK STAIRS/RAMP HANDRAIL, SEE 06/A000 AND 06/A000 |
| 16 MICROFLOOD LIGHTS - @ AT 18'-10 1/2" AFF - SEE ELECTRICAL | 33 NOT USED |
| 17 SHEET METAL COLOR BLACK | |



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BUFFALO WILD WINGS
LOCATED AT:
869 BLOSSOM HILL RD.
SAN JOSE, CA 95123
TENANT IMPROVEMENT



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NO	DESCRIPTION	DATE
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EXTERIOR ELEVATIONS

PROJECT NUMBER
46567

SHEET NUMBER
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BUFFALO WILD WINGS

LOCATED AT:
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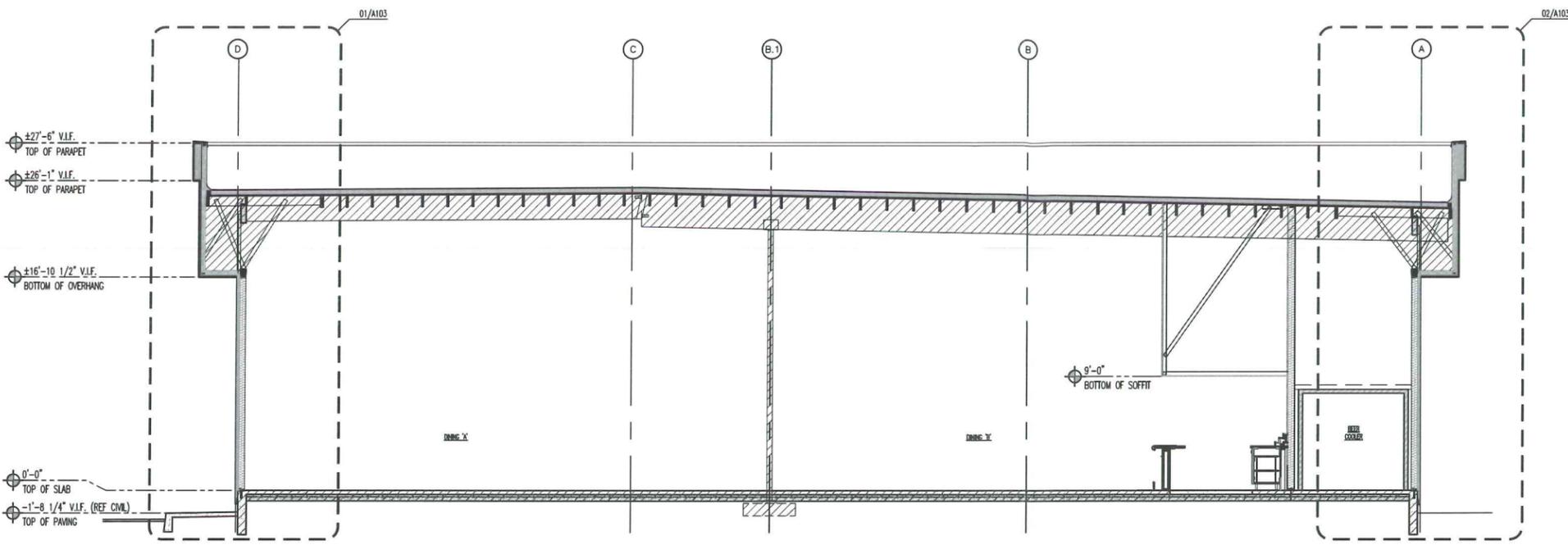


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BUILDING SECTIONS

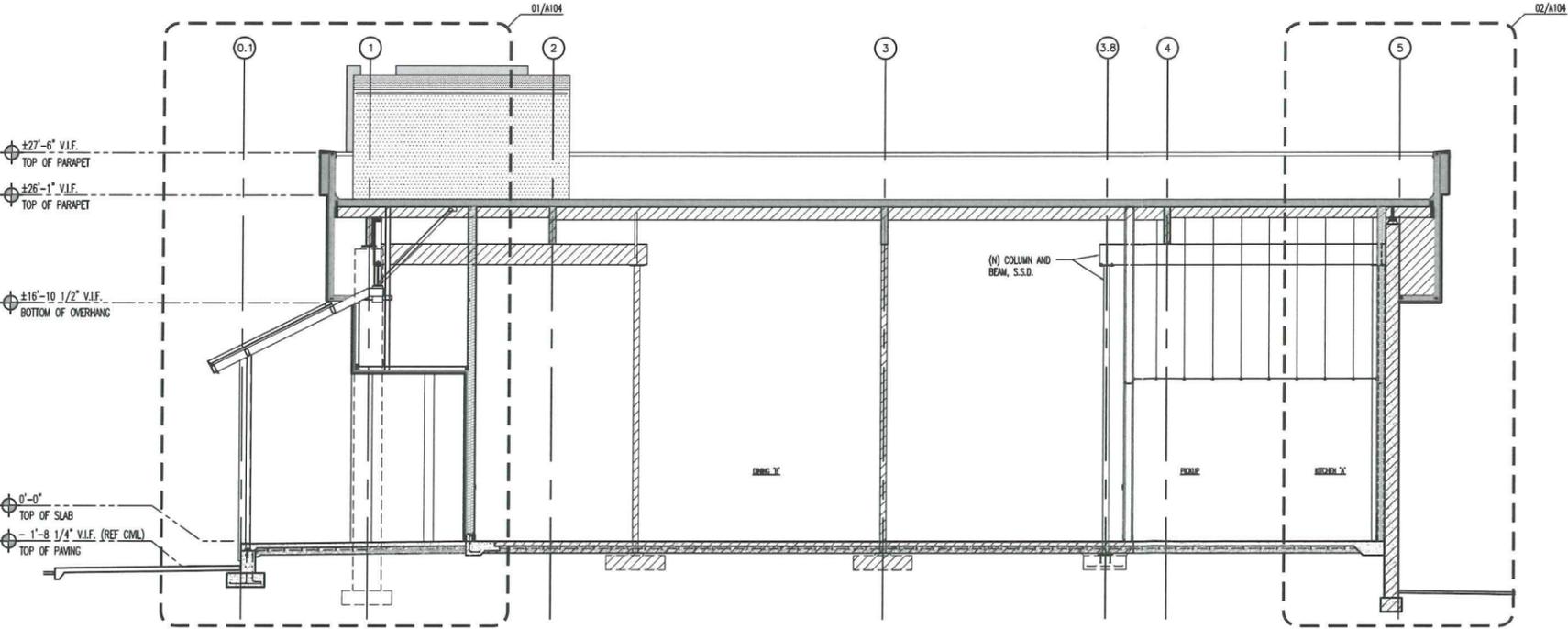
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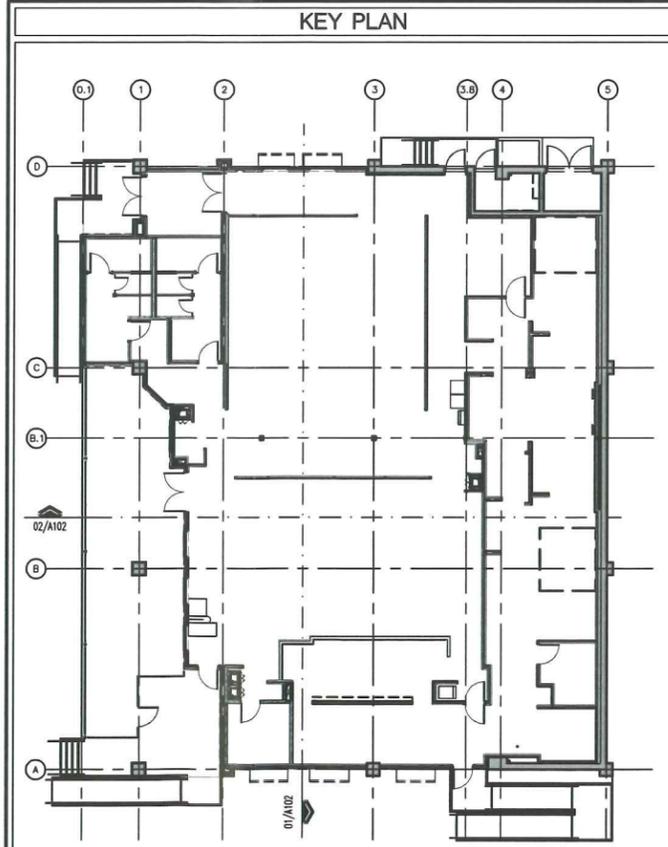


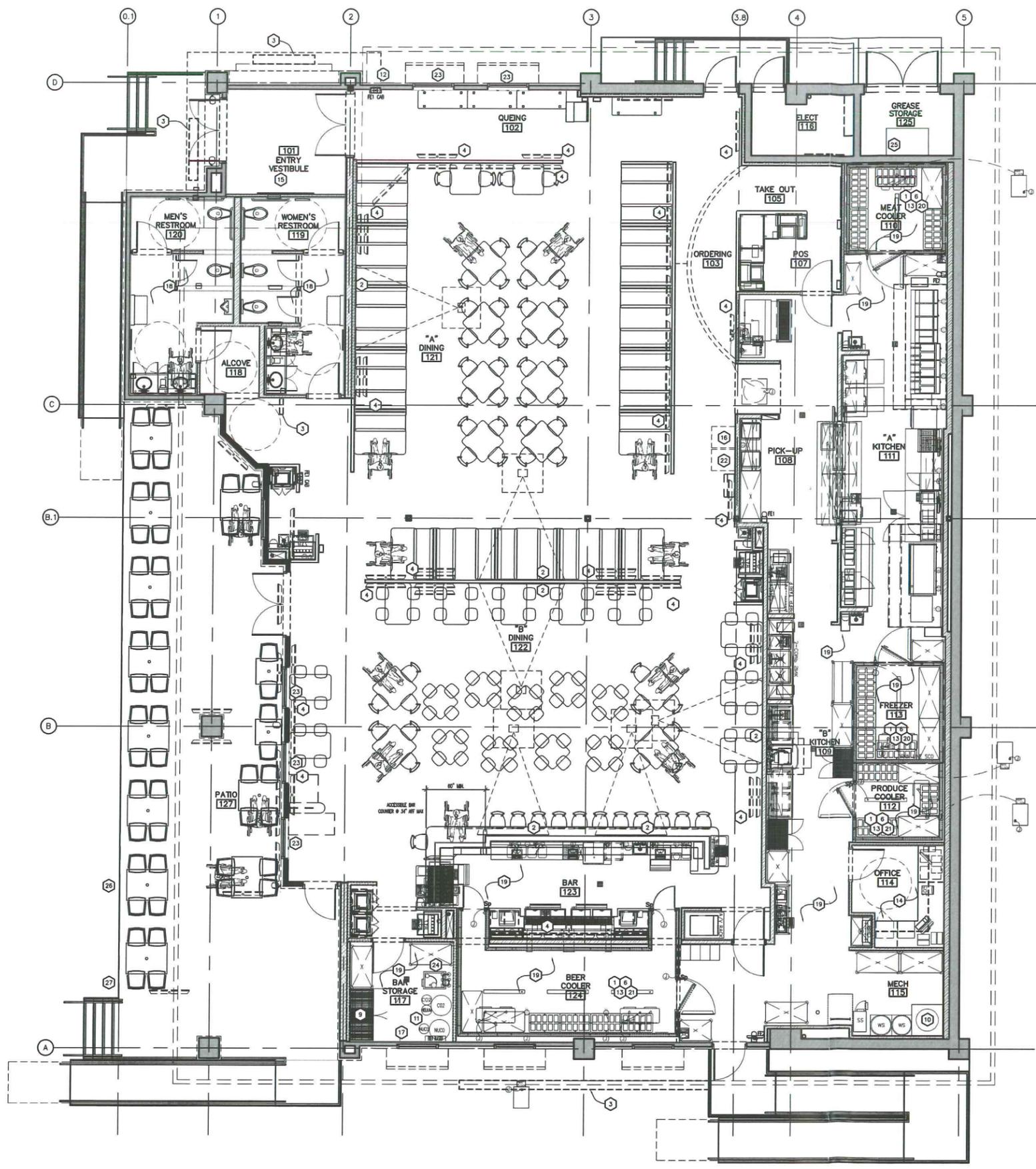
01 BUILDING SECTION
SCALE: 3/16"=1'-0"

NOTE:
 (E) BUILDING FRAMING AND STRUCTURE



02 BUILDING SECTION
SCALE: 3/16"=1'-0"





SYMBOL LEGEND

[Symbol]	FURNISHINGS	[Symbol]	MILLWORK
[Symbol]	FIXTURES	[Symbol]	SINK ACCESSORIES
[Symbol]	EQUIPMENT		

SINK ACCESSORIES

MARK	DESCRIPTION	REMARKS
01	HAND SOAP DISPENSER BY OWNER	1
07	PAPER TOWEL DISPENSER BY OWNER	2

TOILET ROOM DETAILS-SEE A700. BAR DETAILS-SEE A701/A702

REMARKS

- SOAP DISPENSER MOUNTED AT 44" AFF TO CENTERLINE OF DISPENSING UNIT. INSTALLED BY OWNER.
- PAPER TOWEL DISPENSER MOUNTED AT 42" AFF TO BOTTOM OF PAPER TOWEL SLOT. INSTALLED BY GC.

AV SCHEDULE

MARK	DESCRIPTION	QUANTITIES
350	AUDIO/VIDEO EQUIPMENT RACK	1
351/354	PROJECTOR/PROJECTION SCREENS 16:9 RATIO	2
351/355	PROJECTOR/PROJECTION SCREENS 16:9 RATIO	4
357	SPEAKERS	5
358	32" FLAT SCREEN HD TV	1
362	40" FLAT SCREEN HD TV	43
364	60" FLAT SCREEN HD TV	7
365	70" FLAT SCREEN HD TV	0
366	80" FLAT SCREEN HD TV	3

VERIFY WITH EQUIPMENT FLOOR PLAN (E01) & INTERIOR ELEVATIONS

- ### KEY NOTES
- KITCHEN EQUIPMENT VENDOR TO VERIFY CLEAR DIMENSIONS PRIOR TO ORDERING WALK-IN BOXES.
 - PROJECTOR SCREENS PROVIDED BY VENDOR, REF 11/A704
 - LINE OF SIGNAGE ABOVE
 - SEE SHEET A600 FOR TV HEIGHTS
 - NOT USED
 - SST CLOSURE ANGLE AT COOLER TOP/SIDE AND ADJACENT WALL FURNISHED BY KITCHEN EQUIPMENT VENDOR. INSTALLED BY G.C. REF 05 & 06/A501
 - NOT USED
 - NOT USED
 - LOCKABLE WIRE CAGE ENCLOSURE.
 - 4" HIGH 36"x36" CONCRETE CURB FOR WATER HEATER.
 - CHAIN TANKS TO WALL
 - CO2 FILL PIPE LOCATION, BY BWW VENDOR
 - INSTALL "PROTECT-ALL" SPECIALTY FLOORING IN COOLER PROVIDED BY G.C.
 - REFERENCE ENLARGED PLANS, ELEVATIONS & DETAILS ON ARCHITECTURAL AND MEP DRAWINGS
 - COMMUNITY BOARD - VERIFY LOCATION WITH BWW CONSTRUCTION MANAGER.
 - PROVIDE POWER & DATA CONNECTIONS AS REQUIRED FOR FUTURE ATM AT THIS LOCATION
 - LOCATION OF BEER BLASTER. VERIFY LOCATION AND SIZE W/ RACK DRAFT CO.
 - REFER A700 FOR LOCATION OF TOILET ACCESSORIES
 - REFER KITCHEN PLANS FOR EQUIPMENT DESIGNATIONS, SCHEDULES AND ELEVATIONS OF EQUIPMENT
 - RECESSED SLAB UNDER MEAT COOLER AND FREEZER - REF ARCHITECTURAL AND STRUCTURAL DETAIL
 - 2" RIGID INSULATION UNDER SLAB AT BEER AND PRODUCE COOLER
 - PROVIDE POWER CONNECTION AS REQUIRED FOR FUTURE PLAYPORT AT THIS LOCATION.
 - WINDOW SHADES TO BE PROVIDED ON ALL WINDOWS WITHOUT SPANDREL GLASS - SHADES
 - RO SYSTEM: SEE MECHANICAL DRAWINGS AND SPECIFICATIONS
 - GREASE RECOVERY SYSTEM - ON 4" HIGH CONC. PAD. REFER SHEET A401 AND MEP FOR DETAILS ROUGH-IN INFORMATION SCOPE OF WORK ETC...
 - PATIO HEATERS: SEE MECHANICAL DRAWINGS AND SPECIFICATIONS
 - MISTER SYSTEM: SEE MECHANICAL DRAWINGS AND SPECIFICATIONS

SEAT COUNT

AREA	SEATS PER AREA	TOTAL
DINING 'A'	122	
DINING 'B'	105	
DINING TOTAL		227
PATIO	48	
PATIO TOTAL		48
SEATING TOTAL		275

- ### GENERAL NOTES
- KITCHEN EQUIPMENT SUPPLIER SHALL SET IN PLACE ALL KITCHEN AND BAR EQUIPMENT (INCLUDING WALK-IN BOXES). KITCHEN EQUIPMENT VENDOR IS RESPONSIBLE FOR CONNECTING CONTROL WIRING. GC IS RESPONSIBLE FOR ALL OTHER FINAL ELECTRICAL AND PLUMBING CONNECTIONS TO EQUIPMENT. GC IS RESPONSIBLE FOR CONTROL AND INTERCONNECTION WIRING FOR WALK-IN BOXES AND HOOD. SEE WIRING DIAGRAMS ON ELECTRICAL DRAWINGS.
 - EQUIPMENT VENDOR TO FIRMLY ANCHOR ANY FURNITURE OR EQUIPMENT WHICH IS REQUIRED TO BE FIXED. CAULK AND SEAL TO WALLS AND FLOOR.
 - CO2 VIA BULK STORAGE (#340). CO2 SUPPLIER TO PROVIDE ALL TUBING AND FINAL CONNECTIONS. GC TO PROVIDE CHAIN AND LOCK TO SECURE TANKS TO WALL.
 - COORDINATE EXACT LOCATION AND INSTALLATION OF BEER TAPS (105) AND PIPING FOR BEER LINES WITH BEER EQUIPMENT SUPPLIER.
 - TV MONITORS AND YOKE, PROJECTORS AND SCREENS, AND SUSPENSION SYSTEM BY AV CONTRACTOR. TV'S TO BE MOUNTED AT 8'-0" AFF TO BOTTOM OF TV, UNLESS OTHERWISE NOTED ON DRAWINGS OR DIRECTED OTHERWISE BY OWNER. ALL TV'S ARE TO BE SUSPENDED FROM CEILING. PROJECTORS AND SCREENS TO BE SUSPENDED FROM ROOF JOISTS WITH THREADED ROD AND UNISTRUT. SEE INTERIOR ELEVATIONS FOR HEIGHTS.
 - SEE THIS SHEET, KITCHEN DRAWINGS AND ELECTRICAL DRAWINGS FOR OFFICE, FOOD SERVICE AND BACK BAR EQUIPMENT LAYOUTS.
 - INSTALL MENU BOXES AT LOCATIONS DETERMINED BY OWNER.
 - KITCHEN EQUIPMENT BELOW HOOD TO BE ON CASTERS AND INSTALLED WITH QUICK DISCONNECTS FOR CLEANING PURPOSES.
 - 3" GROMMET IN COUNTERTOP AT MONITORS, PRINTERS, FAX MACHINES, ETC. COORDINATE EXACT LOCATION WITH OWNER.
 - MONITORS AND YOKE, PROJECTORS AND SCREENS, BY AV CONTRACTOR. COORDINATE POWER FOR PROJECTORS WITH ELECTRICAL CONTRACTOR.
 - GC TO SEAL WALK-IN BOX PENETRATIONS.
 - ACCESSIBLE TABLES TO BE PROVIDED WHERE SHOWN ON PLAN WITH H/C SYMBOL
 - SELF SERVICE SHELVES AND DISPENSING DEVICES FOR TABLEWARE, DISHWASHE, CONDIMENTS, FOOD AND BEVERAGES SHALL NOT BE MORE THAN 54" AFF, NOT LESS THAN 9" AFF AND ACCESSIBLE FROM WITHIN 25" FROM EDGE OF COUNTER.
 - KITCHEN VENDOR TO INCLUDE RECHARGING OF ALL EXISTING REFRIGERATION LINES.

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EQUIPMENT PLAN

PROJECT NUMBER
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01 EQUIPMENT FLOOR PLAN
 SCALE: 3/16"=1'-0"

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