



# **CITY OF STANTON**

## **REPORT TO THE PLANNING COMMISSION**

---

**TO: Chair and Members of the Planning Commission**

**DATE: July 2, 2025**

**SUBJECT: A REQUEST TO CONSIDER CONDITIONAL USE PERMIT C25-02 TO ALLOW FOR THE ON-SITE SALE OF BEER AND WINE UNDER ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE 41 LICENSE (ON-SALE BEER AND WINE – EATING PLACE) IN CONJUNCTION WITH A NEW BONA-FIDE RESTAURANT**

### **RECOMMENDED ACTION**

That the Planning Commission:

- Conduct a public hearing;
- Find that the proposed project is Categorically Exempt from CEQA, per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facility); and,
- Adopt Resolution No. 2575 approving Conditional Use Permit C25-02 with conditions.

### **BACKGROUND**

The applicant, Chen Bin Huang, representing *Seapot Hot Pot and Korean BBQ*, is requesting the approval of a Conditional Use Permit (CUP) to allow the on-site sale and consumption of beer and wine under an ABC Type 41 Alcohol License at a new restaurant located at 10500 Magnolia Avenue Unit C.

**Figure 1 – Subject Site Location**



The commercial tenant space is 11,800 square feet and is located within an existing shopping center at the southeast corner of Cerritos Avenue and Magnolia Avenue. The center as a whole is zoned Commercial General (CG) within the General Mixed-Use Overlay Zone (GLMX) and has a General Plan Land Use designation of General Mixed-Use. The following table summarizes the surrounding zoning designations:

**Table 1 – Surrounding Zoning Designations**

Proximity	Zoning
North	Commercial Neighborhood (CN)
South	CN & High Density Residential (RH)
East	High Density Residential (RH)
West	Commercial General (CG)

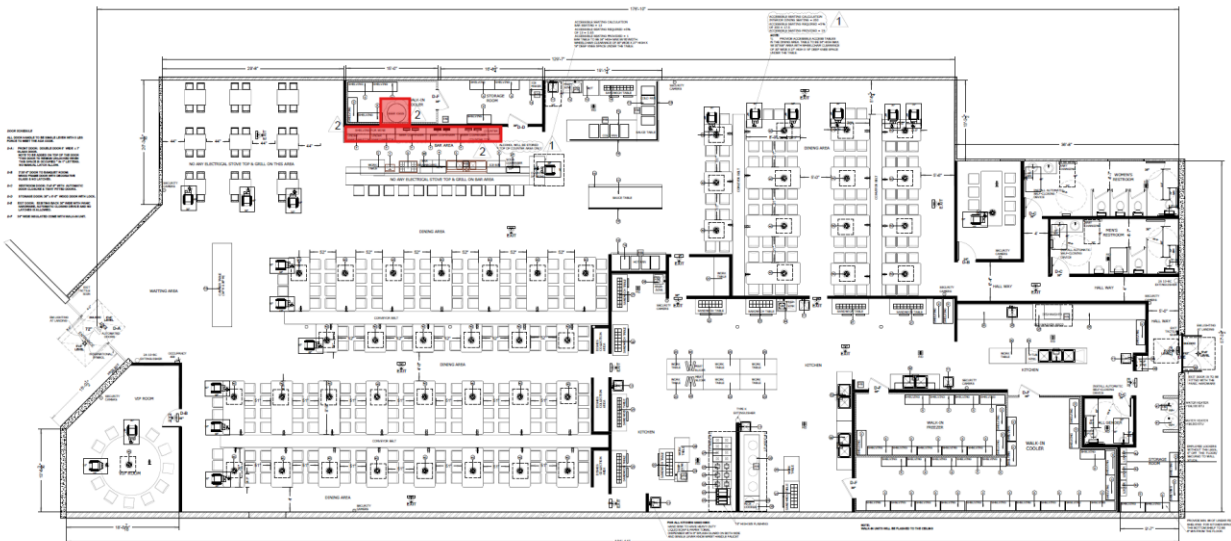
The commercial center is located on a parcel that is 3.16 acres large and is developed with one multi-tenant building which encompasses six (6) other tenants that provide various services from eateries to medical offices to general retail. There are two hundred and forty (240) parking stalls provided on-site with ten (10) being ADA compliant. The commercial center was remodeled in 2024, and a shared parking calculation was

analyzed to meet the mix of commercial uses. The addition of *Seapot Hot Pot and Korean BBQ*, a full-service restaurant, does not affect the amount of parking required and the center would maintain ten (10) excess parking spaces.

## **ANALYSIS/JUSTIFICATION**

The new restaurant will operate from Monday through Sunday between the hours of 11:00 a.m. to 10:00 p.m. In addition to serving hot pot and Korean BBQ, the restaurant is proposing to offer alcoholic beverages such as beer, wine, soju, and sake with the purchase of food to complement the restaurant's menu. All alcohol will be served and consumed within the dining areas of the tenant space. Staff have included a condition that restricts alcohol beyond the interior tenant space and requires the sale of alcohol to be supplemented with food. Alcohol will be stored on countertops and refrigerators within and behind the designated bar area as shown in red in Figure 2 and only accessible to restaurant employees.

**Figure 2 – Floor Plan**



This request is consistent with Stanton Municipal Code (SMC) Section 20.400.030, which states any bona-fide public eating place whose predominant function is the service of food and where on-site sales of alcoholic beverages are incidental or secondary, are subject to a CUP. According to ABC, a Type 41 license is classified by the following:

**“On-Sale Beer and Wine – Eating Place – (Issued to Restaurants)**

Authorizes the sale of beer and wine for consumption on the premises where sold. Distilled spirits may not be on the premises (except brandy, rum, or liqueurs for use solely for cooking purposes). Must operate and maintain the licensed premises as a bona fide eating place. Must maintain suitable kitchen facilities and must make actual and substantial sales of meals for consumption on the premises. Minors are allowed on the premises. This license type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol

(RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified."

This request for alcohol is intended to complement the menu which does not pose potential concerns regarding noise or impacts to surrounding uses. In addition, the application was reviewed by the Orange County Sheriff's Department (OCSD) and the Public Safety Services Department and raised no concerns. Staff has also included a condition of approval ensuring that security camera recording be maintained and kept on file for at least 30 days and video recordings must be readily available to law enforcement and City staff and if deemed necessary, require additional security measures on site based on increased public safety concerns or neighborhood complaints.

### **ENVIRONMENTAL IMPACT**

The proposed project was determined to be Categorical Exempt from CEQA, per California Environmental Quality Act (CEQA) Guidelines, Section 15301, Class 1 (Existing Facility). The proposed use will occupy an existing commercial tenant space and will not modify or construct any new structures.

### **PUBLIC NOTIFICATION**

Notice of Public Hearing was originally mailed to all property owners within a five-hundred-foot radius of the subject property and posted at three public places and made public through the agenda-posting process on June 18, 2025.

Prepared by,

Approved by,

  
Cindy Chang  
Assistant Planner

  
Crystal Landavazo  
Community & Economic  
Development Director

### **ATTACHMENTS**

- A. Resolution No. 2575
- B. Business Plan
- C. Project Plans

## RESOLUTION NO. 2575

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF STANTON APPROVING CONDITIONAL USE PERMIT C25-02 ALLOWING THE ON-SITE SALE OF BEER AND WINE UNDER ALCOHOLIC BEVERAGE CONTROL (ABC) TYPE 41 LICENSE (ON-SALE BEER AND WINE – EATING PLACE) IN CONJUNCTION WITH A NEW BONA-FIDE RESTAURANT LOCATED AT 10500 MAGNOLIA AVENUE, UNIT C IN THE COMMERCIAL GENERAL (CG) ZONE AND GENERAL MIXED-USE OVERLAY (GLMX).**

**THE PLANNING COMMISSION OF THE CITY OF STANTON HEREBY RESOLVE AS FOLLOWS:**

**WHEREAS**, Chen Bin Huang representing *Seapot Hot Pot and Korean BBQ*, submitted an application for a Conditional Use Permit for the on-sale of beer and wine in conjunction with a new bona-fide restaurant located at 10500 Magnolia Avenue, Unit C in the Commercial General Zone (CG) and General Mixed-Use Overlay (GLMX); and

**WHEREAS**, Section 20.400.030 of the Stanton Municipal Code (SMC) requires a conditional use permit for any bona-fide restaurant and eating establishments where on-site sales of alcoholic beverages are incidental; and

**WHEREAS**, pursuant to the provisions of the California Environmental Quality Act (CEQA) the proposed use is Categorically Exempt and meets the requirements of Section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines in that the proposed use would be located within an existing tenant space, with no physical expansion; and

**WHEREAS**, on June 18, 2025, notice of public hearing was mailed to all property owners within a five-hundred-foot radius of the subject property and posted at three public places and made public through the agenda-posting process; and

**WHEREAS**, the Planning Commission of the City of Stanton conducted a duly noticed public hearing on July 2, 2025, to consider a request to allow the on-site sales and consumption of beer and wine in conjunction with a bona fide restaurant, *Seapot Hot Pot and Korean BBQ* at 10500 Magnolia Avenue, Unit C in the CG and GLMX zones; and

**WHEREAS**, the Planning Commission has carefully considered all pertinent testimony and information contained in the Staff report prepared for this application and as presented at the public hearing; and

**WHEREAS**, all legal prerequisites have occurred prior to adoption of this Resolution.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF STANTON DOES HEREBY FIND:**

**SECTION 1:** The Planning Commission hereby finds that all facts, findings and conclusions set forth above in this Resolution are true and correct.

**SECTION 2:** The Planning Commission of the City of Stanton determines that in accordance with the California Environmental Quality Act (CEQA), the proposed use is Categorically Exempt from CEQA under Section 15301 Class 1 (Existing Facilities) This section pertains to existing facilities that involve negligible or no expansion beyond what currently exists at the time of environmental determination. The proposed use would be located within an existing tenant space, with no physical expansion.

**SECTION 3:** In accordance with the findings as set forth in Section 20.400.030.G of the Stanton Municipal Code (SMC) for Alcohol Sales, the Planning Commission hereby finds that:

1. The proposed use will not be detrimental to surrounding properties and neighborhoods including ensuring that the use does not contribute to loitering, public drunkenness, noise, obstructing pedestrian and vehicular traffic, parking, crime, interference with pedestrian corridors used by children, defacement and damage to structures. The consumption of alcohol is incidental to the primary use of a bona-fide restaurant/eating place. The proposed menu has an array of food items from personalized hot pot elements to Korean BBQ meats and side dishes. The service of alcohol is complementary to the sales of food. Approval of the addition of incidental beer and wine sales does not negatively impact traffic volume nor is additional parking required to be provided. The addition of beer and wine sales ancillary to full-service restaurants use does not require an increase in the number of parking spaces already provided on the site. The use and circulation associated with the request will not interfere with any pedestrian corridors within an established commercial shopping center. As such, the use is not expected to be detrimental to surrounding properties.
2. The proposed use will not adversely impact the suitability of adjacent commercially zoned properties for commercial uses. The proposed addition of ancillary sales of beer and wine is compatible with the other commercial uses within the shopping center and is consistent with the uses anticipated by the zoning for this property. Within the center, there are six other tenants where two are restaurants that do not sell alcohol. *Seapot Hot Pot and Korean BBQ* will be the only restaurant with alcohol sales and is not anticipated to create a nuisance for the adjacent businesses or surrounding neighborhoods based on its proposed operations. The primary use of the business is food sales as a bona-fide restaurant. The alcohol is only intended to compliment the food menu.
3. The proposed use will not adversely affect the welfare of residents in the area or result in an undue concentration in the neighborhood of establishments dispensing alcoholic beverages, including beer and wine. The proposed use will operate entirely within an existing commercial building and established tenant space. No live entertainment or outdoor dining is proposed as part of the business which significantly reduces the potential for adverse impacts. The request in conjunction with the conditions contained herein is not anticipated to impact any adjacent residential neighborhoods and does not result in an undue concentration of neighborhood establishments dispensing alcoholic beverages.

**SECTION 4:** In accordance with the findings as set forth in SMC Section 20.550.060 for a Conditional Use Permit, the Planning Commission hereby finds that:

1. The proposed use is consistent with the General Plan. Adding alcohol sales to a restaurant use is permitted and encouraged by the Zoning Code and provisions have been established to ensure this land use is compatible with adjacent businesses. The project meets Economic Development Goal ED-1.2 by encouraging the competitiveness of shopping centers within Stanton through providing a greater mix of available retailers and creating a more attractive retail center. In addition to serving hot pot and Korean BBQ, alcohol sales will complement the restaurant's menu and provides a desirable service to the commercial center and enhances the mix of uses within the City.
2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Stanton Municipal Code. The proposal to allow for the on-site sale of beer and wine in conjunction with a bona-fide restaurant/eating place is permitted within the Commercial General (CG) Zone subject to the approval of a Conditional Use Permit (CUP). The hours of operation, proposed business plan, and location are appropriate and compliant with the provisions of the zoning code for the uses proposed and shall operate in a manner consistent with said provisions.
3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity. The new restaurant is surrounded by several other tenants that provide services from general retail to medical office to grocery. Parking is provided by an existing surface lot and shared by all tenants in the center and is determined to be adequate for the size and business operation proposed with this use. The restaurant will operate entirely within the existing tenant space and is expected to compliment the characteristics of uses found in the center in hours of operation, service offerings and options for patrons. The proposed use, with the conditions provided, is expected to be compatible with the adjacent uses and the neighboring properties with no anticipated negative impacts.
4. The site is physically suitable in terms of design, location, shape, size and operating characteristics of the proposed use. It is compatible with the existing and all future land uses in the vicinity. The bona-fide restaurant with ancillary alcohol sales will not alter the site in any way and is located within an existing commercial center on the southeast corner of Cerritos Avenue and Magnolia Avenue. As such, the site is physically suitable for the use as proposed. Conditions of approval have been implemented to ensure that this use does not create detrimental effects on the surrounding neighborhood. With the conditions of approval recorded within the Resolution, the use shall operate in a manner that is compatible with the surrounding uses. Parking is provided on site, and the operating characteristic of this use is similar in nature and complimentary to those in the center. The shopping center and this specific tenant space are served by City services including public utilities, health, fire and police service.
5. The site's suitability ensures that the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general



welfare, constitute a nuisance, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located. The site is served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the subject use would likely generate. The subject site has access from both Cerritos Avenue and Magnolia Avenue and provides 240 onsite parking spaces. Access to the subject site does not affect the streets and public rights-of-way utilized by emergency service vehicles, as the site can be accessed from seven different driveways throughout the shopping center. The property is already served by utilities and public protection services and will not modify the ingress or egress on site. Conditions of approval are included to protect surrounding communities and upon reviewal from the Orange County Sheriff's Department (OCSD) and Public Safety Department, there were no objections nor indications for concern. The site and operations are suitable for the center and are not expected to adversely affect the public convenience, health, interest, safety, or welfare. A condition of approval for the use allows the Community Development Director or the Orange County Sheriffs Department to require additional security measures on site if deemed necessary based on increased public safety concerns or neighborhood complaints.

6. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit. The applicant was provided a copy of Conditions of Approval and has agreed to all conditions. Additionally, the applicant will sign and notarize an Acceptance of Conditions form to verify all conditions will be maintained.

**SECTION 5:** That based upon the above findings, the Planning Commission hereby approves Conditional Use Permit C25-02 to allow the on-site sale of beer and wine under Alcoholic Beverage Control (ABC) Type 41 License (On-sale Beer and Wine – Eating Place) in conjunction with a bona-fide restaurant located at 10500 Magnolia Avenue, Unit C in the Commercial General (CG) and General Mixed-Use Overlay (GLMX) zone; subject to the following conditions:

1. This approval is for Conditional Use Permit C25-02 for the on-site sale of beer and wine under an ABC Type 41 License in conjunction with a new bona fide restaurant/eating place located at 10500 Magnolia Avenue, Unit C.
2. The proposed use will be operated and maintained in accordance with the terms of the application, plans, drawing, and conditions imposed in this Resolution of approval.
3. The Applicant shall comply with all requirements of this Resolution, adopted as part of Conditional Use Permit C25-02.
4. The Applicant shall comply with all requirements of the Stanton Municipal Code, as it pertains to this application, and such requirements shall be made a condition of permit approval.
5. The Applicant shall agree and consent in writing within 30 days acceptance of the conditions of approval as adopted by the Planning Commission. The applicant



must submit a signed and notarized acceptance prior to issuance of business license.

6. The Applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof (collectively, the "Indemnified Parties") harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the Indemnified Parties, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the Project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. Applicant's obligation under this condition of approval shall extend to indemnifying and holding harmless the Indemnified Parties against any damages, fees, or costs awarded in connection with any Action challenging the Project. The City and the Applicant expressly agree that the City shall have the right to choose the legal counsel providing the City's defense, and that the Applicant shall reimburse, on a monthly basis, the City for any costs, fees, and expenses incurred by the City in the course of the defense. City shall promptly notify the Applicant of any Action brought, and the Applicant shall cooperate with the City in the defense of the Action. Applicant's obligation to fully indemnify the City shall survive the suspension, revocation, expiration or termination of any permit, entitlement, or approval issued by the City for or relating to the Project.
7. A City of Stanton business license shall be obtained and permanently maintained on a continuous basis.
8. The permitted hours of operation shall be limited to 11:00 a.m. – 10:00 p.m., Monday through Sunday. Customers shall not be allowed within the business outside of these business hours. Changes to hours of operation will be subject to review and approval by the Director of Community and Economic Development.
9. Beer and Wine service and consumption is allowed only upon approval by the California State Department of Alcoholic Beverage Control (ABC) and shall be subject to ABC requirements. The Applicant is responsible for supervising and controlling the activities of their customers. The Applicant shall ensure no disorderly behavior occurs in these areas and that drinks are not taken outside of the premises. The inability of the Applicant to perform in this manner shall be cause for review and revocation of this Conditional Use Permit.

10. Alcoholic beverages shall not be sold for off-site consumption.
11. The gross sales of alcohol shall not exceed the gross sales of food. At the request of the Director of Community and Economic Development, the business owner shall provide evidence that the gross sales of food exceed the gross sales of alcohol.
12. The operator of the approved use shall prevent loitering and loud noises around the subject site during and after the hours of business operation. Prior to the final approval of building permits, the Applicant/owner shall install and maintain "No Loitering" signage to prevent patrons from congregating or loitering in or around the premises. Design of signage must be consistent with exterior façade.
13. A copy of the signed Resolution shall be prominently posted on the premises at all times. The owner/applicant shall make available said copies upon request by OCSD or other City official.
14. The Licensee shall be responsible for monitoring the business to prevent anyone under the age of 21 from purchasing and/or consuming alcohol.
15. No signs, banners, reader boards or other advertising or displays are allowed without the review and approval of the City.
16. The Applicant of the premises where alcoholic beverages are sold or served shall post signs in compliance with Stanton Municipal Code (SMC) Section 9.54.030 Duty to Post Signs below:

*Any person, firm or entity who owns, operates, manages, leases or rents a premises offering wine, beer, distilled spirits, malt liquors or other alcoholic beverages for sale, or who dispenses such beverages for consideration to the public, shall cause signs to be posted in compliance with the following:*

- A. For alcoholic beverages provided for consumption on the premises at tables served by food or beverage persons at least one notice or sign shall be placed so as to assure that it is readable and likely to be read by the public being served on the premises, or a notice or sign shall be conspicuously displayed at each of the tables.*
- B. For alcohol sold or distributed through over the counter service at least one notice or sign shall be placed in the retail establishment so that it is readable and likely to be read from all counter locations available to the public.*
- C. Any sign required to be posted or displayed pursuant to the section shall bear the following warning message:*

**WARNING:** Drinking Distilled Spirits, Beer, Coolers, Wine and Other Alcoholic Beverages May Increase Cancer Risk, and, During Pregnancy Can Cause Birth Defects.

17. The Planning Commission may set this permit for a public hearing at any time to consider modifications of any conditions or revocation of the permit if non-compliance and/or nuisances occurs.
18. At no time shall the number of persons within the subject unit be greater than the occupancy allowed by the Building Division and Orange County Fire Authority.
19. Approval of this Conditional Use Permit does not include Live entertainment, defined as public entertainment, including, but not limited to, any act, play, burlesque, show, revue, scene, song, dance, instrumental music, karaoke, disc jockey, or motion picture. Any proposal for live entertainment in the future shall be subject to review and consideration by the Planning Division.
20. Graffiti on the property shall be removed at the property owner's expense within 24 hours Per Section 9.48.040(A) Removal of graffiti.
21. Security camera video recording shall be maintained and kept on file for a minimum of 60 days. The video recording must be readily available to law enforcement and the recording device must also have the capability to transfer the recorded data to a digital device for evidence or review of activity.
22. If deemed necessary based on increased public safety concerns and neighborhood complaints, City Staff and OCSD may require additional security measures to be put in place.
23. That all requirements of the Orange County Health Care Agency be met.

**SECTION 6:** That based upon the above findings, the Planning Commission hereby APPROVES Conditional Use Permit C25-02.

**ADOPTED, SIGNED AND APPROVED** by the Planning Commission of the City of Stanton at a regular meeting held on July 2, 2025, by the following vote, to wit:

**AYES:**        **COMMISSIONERS:**        \_\_\_\_\_

**NOES:**        **COMMISSIONERS:**        \_\_\_\_\_

**ABSENT:**    **COMMISSIONERS:**        \_\_\_\_\_

**ABSTAIN:**   **COMMISSIONERS:**        \_\_\_\_\_

\_\_\_\_\_  
Thomas Frazier, Chair  
Stanton Planning Commission

\_\_\_\_\_  
Crystal Landavazo  
Planning Commission Secretary

## **Project Description**

1. The Setpot is Korean BBQ. Shabu Shabu Hotpot Restaurant.
2. The liquor license just for beer and wine.
3. The restaurant will be open 7 days a week.  
Monday-Sunday 11:00 am -10 pm. (Lunch & Dinner)
4. The restaurant total 60 employees.
5. The restaurant are no any changes on the exterior area.
6. Neighborhoods business is commercial. Store and market.
7. The new owner is a chef for 30 years. He is a special chef.
8. The restaurant will provided a lot of good food for people.

Business Owner: Ricky Huang

Business Location: 10500 S. Magnolia Ave Unit C Anaheim CA 92804

Best Regards,  
Ricky Huang

*Rickly Huang*



GENERAL NOTES

- 1). ALL WORKS SHALL COMPLY WITH THE CURRENT CALIF. BUILDING CODES AND ALL CURRENT LOCAL GOVERNING CODES, REGULATIONS AND ORDINANCES.
- 2). CONTRACTOR SHALL BE LICENSED, FULLY INSURED AND EXPERIENCED IN LOCAL CONSTRUCTION PRACTICE, CODES AND REGULATIONS.
- 3). CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. NO WORK SHALL BE STARTED UNTIL ALL QUESTIONS AND DISCREPANCIES ARE RESOLVED.
- 4). CONTRACTOR SHALL EXAMINE ALL RELEVANT PLANS, SPECIFICATIONS AND OTHER CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ANY OMISSIONS OR DISCREPANCIES IN ANY PART OF THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO OWNER PRIOR TO COMMENCEMENT OF WORK. SCALE SHALL NOT BE USED FOR DETERMINING EXACT DIMENSIONS.
- 5). WORK SHALL BE DONE IN ACCORDANCE WITH PLANS STAMPED BY DEPARTMENT OF BUILDING INSPECTION. OWNER SHALL BE INFORMED IMMEDIATELY IF DIFFERENT SOLUTION IS NECESSARY. FAILURE TO DO SO SHALL PUT ENTIRE RESPONSIBILITY ONTO CONTRACTOR.
- 6). CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY OF PEOPLE AND PROPERTY ON THE PROJECT SITE. CONTRACTOR SHALL CAREFULLY CHECK THE STABILITY OF TALL EXISTING ELEMENTS PRIOR TO CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CALOSHA REQUIREMENTS. ALL POWER EQUIPMENT SHALL BE OPERATED ONLY UNDER THE APPROVAL OF THE GOVERNING AGENCIES. FIRE EXTINGUISHER SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
- 7). CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS/HER OWN EXPENSE. ANY DAMAGE TO ANY PUBLIC OR PRIVATE PROPERTY THAT IS CAUSED BY HIS/HER WORK.
- 8). ALL MATERIALS, FIXTURES, EQUIPMENT SHALL BE NEW AND UNUSED. NO SUBSTITUTION SHALL BE MAKE WITHOUT OWNER'S AUTHORIZATION. ITEMS WHICH ARE NOT SPECIFIED BY TYPE OR MANUFACTURES SHALL BE OF AVERAGE QUALITY UNLESS APPROVED BY OWNER.

PROJECT DATA

- 1). PROJECT ADDRESS: 10500 S.MAGNOLIA AVE UNIT C ANAHEIM CA 92804
- 2). OCCUPANCY GROUP: EXISTING GROUP IS M. PROPOSED IS A-2
- 3). BUILDING TYPE: III-B & APN # 127-461-02
- 4). BUILDING TOTAL AREA: 28,560 SQ.FT. (LOT SIZE: 3,161 ACRES)
- 5). PROJECT TOTAL AREA: 11,800 SQ. FT.
- 6). OCCUPANCY LOAD: 486
- 7). FORMER USAGE: MARKET/COMMERCIAL GENERAL AND GENERAL MIXED-USE OVERLAY (ZONE)
- 8). PROPOSE BUSINESS: SEA POT RESTAURANT
- 9). AUTO SPRINKLER: YES
- 10). ACCESSIBLE PARKING: YES
- 11). ELECTRICAL POWER: 120v/208v 1000 AMP.
- 12). CITY OF STANTON MUNICIPAL CODE
- 13). CODE EDITIONS:

THE 2022 CALIFORNIA BUILDING CODE  
THE 2022 CALIFORNIA PLUMBING CODE  
THE 2022 CALIFORNIA MECHANICAL CODE  
THE 2022 CALIFORNIA ELECTRICAL CODE  
THE 2022 CALIFORNIA ENERGY CODE(2022 ENERGY EFFICIENCY STANDARDS)  
THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
THE 2022 CALIFORNIA FIRE CODE  
THE 2022 CALIFORNIA CGBC CODE

THE CONSTRUCTION SHALL MEET ALL THE STANDARD  
AND TO MEET THE LOCAL BUILDING CODE & ZONING ORDINANCES.

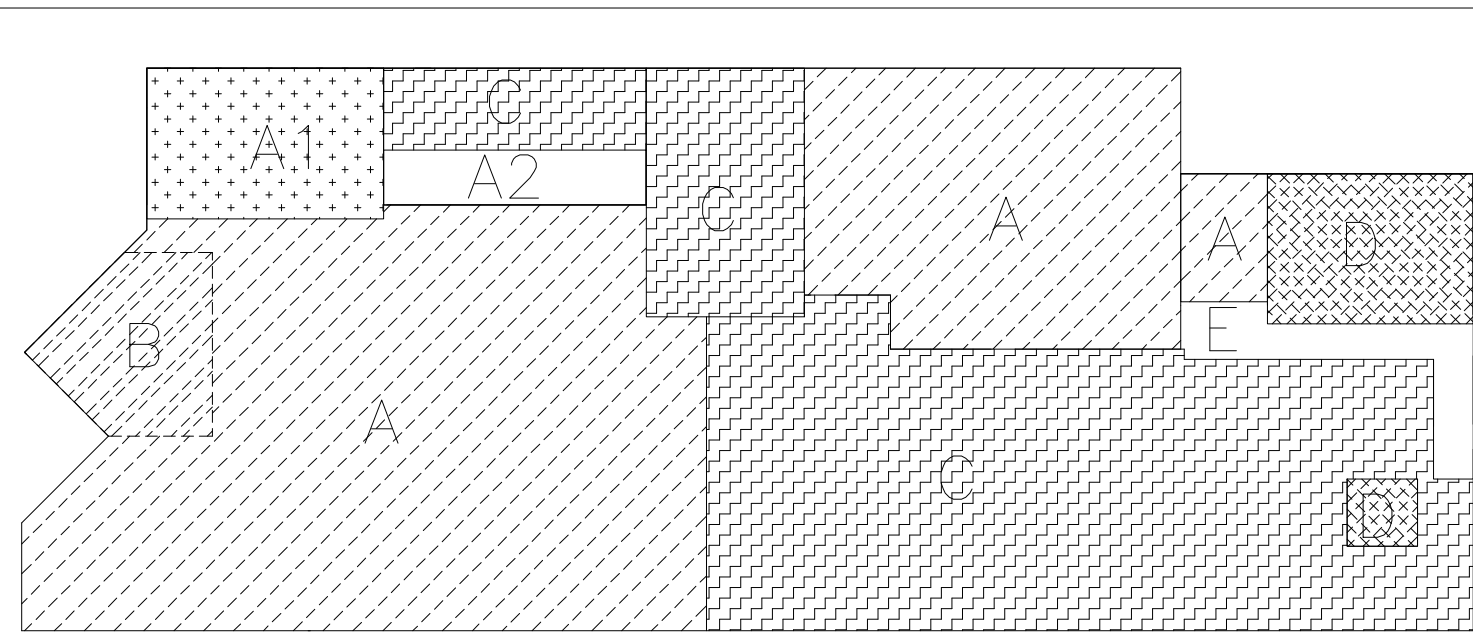
GENERAL FIRE SAFETY NOTES:

- 1). FRONT DOOR REQUIREMENT:  
HE FRONT DOOR SHALL HAVE A 10" SMOOTH UNINTERRUPTED SURFACE and ADD NOTE ON TOP OF THE DOOR, STATING "THIS DOOR TO REMAIN UNLOCKED WHEN THE SPACE IS OCCUPIED" WITH 1" MIN. LETTER HEIGHT.
- 2). EXIT DOORS :  
EXIT DOOR SHALL SWING TO THE DIRECTION OF TRAVEL & TO HAVE AN APPROVED PANIC HARDWARE DEVICE AND WITH THE POSTED EXIT SIGN. DEAD BOLTS OR SURFACE MOUNTED LATCHES ARE NOT ALLOWED. INSTALL EMERGENCY POWER FOR LIGHTED EXIT AS REQUIRED. (SEE SECTION 1010 OF 2022 CBC)
- 3). ACCESSIBLE SIGNS:  
INSTALL THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN THE FRONT DOOR AREA.
- 4). STREET ADDRESS:  
INSTALL STREET ADDRESS NUMBER NOT LESS THAT 6" HIGH ON A CONTRASTING BACK GROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY
- 5). DINING ROOM OCCUPANCY:  
EACH DINING ROOM SHALL HAVE AN OCCUPANCY SIGN TO SHOW THE MAXIMUM SEATING.
- 6). LOCK BOX FOR FIRE MARSHAL:  
A KNOX LOCK BOX IS REQUIRED BY FIRE DEPARTMENT. THE EXISTING LOCK BOX LOCATION MAY BE INDICATED ON THE PLAN. CFC 506.1

OCCUPANCY LOAD CALCULATIONS

	DESCRIPTION	AREA	OCCUPANT LOAD FACTOR	OCCUPANTS
A	DINING AREA	4,725 SQ. FT.	15	315
A1	DINING AREA	688.34 SQ.FT	15	46
A2	BAR SEATING	292 SQ.FT WITH 30'L	2' PER ONE SEAT	15
B	WAITING AREA	407.08 SQ.FT	5	82
C	KITCHEN & BAR KITCHEN	5508 SQ. FT.	200	28
D	RESTROOM	558 SQ. FT.	100	
E	HALL WAY	267 SQ. FT.	300	

TOTAL OCCUPANCY = 486



KEY FOR FLOOR PLAN AREA

SCOPE OF WORK:  
REQUEST FOR A CONDITIONAL USE PERMIT (CUP) FOR A TYPE 41 ABC LICENSE.

- NOTE:
- 1). MAXIMUM OF 35% OF TOTAL DINING AREA CAN BE DESIGNATED FOR BAR SEATING.

SHEET INDEX

A-0	TITLE SHEET
A-1.1	SITE PLAN
A-3	FLOOR PLAN

PLUMBING FIXTURE REQUIREMENTS:(2022 CPC TABLE 422.1)

OCCUPANT LOAD CALCULATION BELOW IS BASED ON THE CALIFORNIA PLUMBING CODE FOR THE REQUIRED PLUMBING FIXTURE CALCULATION

- 1). RECEPTION 403 SF.FT / 15 = 27
- 2). DINING AREA: (4725+540) SQ.FT / 30 = 176
- 3). KITCHEN AREA: 5508 SQ.FT / 200 = 28
- 4). RESTROOM AREA & HALL WAY = N/A

TOTAL OCCUPANTS: = 231 (116 FOR MALE & 116 FOR FEMALE)  
AND USED THE TABLE 422.1 BELOW:

TABLE 422.1

A-2 For Restaurant minimum plumbing fixtures are:

Water Closets (fixtures per person)		Urinals (fixtures per person)	Lavatories Male and Female	
Male	Female	Male	Male	Female
1: 1-50	1: 1-25	1: 1-200	1: 1-150	1: 1-150
2: 51-150	2: 26-50	2: 201-300	2: 151-200	2: 151-200
3: 151-300	3: 51-100	3: 301-400	3: 201-400	3: 201-400
4: 301-400	4: 101-200	4: 401-600		
	6: 201-300			
	8: 301-400			
Over 400, add one fixture for each additional 250 males and 1 fixture for each 125 females		Over 600, add one fixture for 300 males	Over 400, add one fixture for each additional 250 males and 200 females	

THIS PROJECT REQUIRED 2 WATER CLOSETS AND ONE URINAL, ONE LAVATORIES FOR MALE.  
REQUIRED 4 WATER CLOSETS AND TWO LAVATORIES FOR FEMALE.  
THIS PROJECT PROVIDED 4 WATER CLOSETS AND TWO LAVATORIES FOR FEMALE.  
PROVIDED TWO WATER CLOSETS & TWO URINALS AND TWO LAVATORIES FOR MALE.  
ALSO PROVIDED ONE GENDER FOR THIS PROJECT.

SEA POT RESTAURANT

KOREAN BBQ.SHABU SHABU. HOT POT

10500 S.MAGNOLIA AVE UNIT C ANAHEIM CA 92804

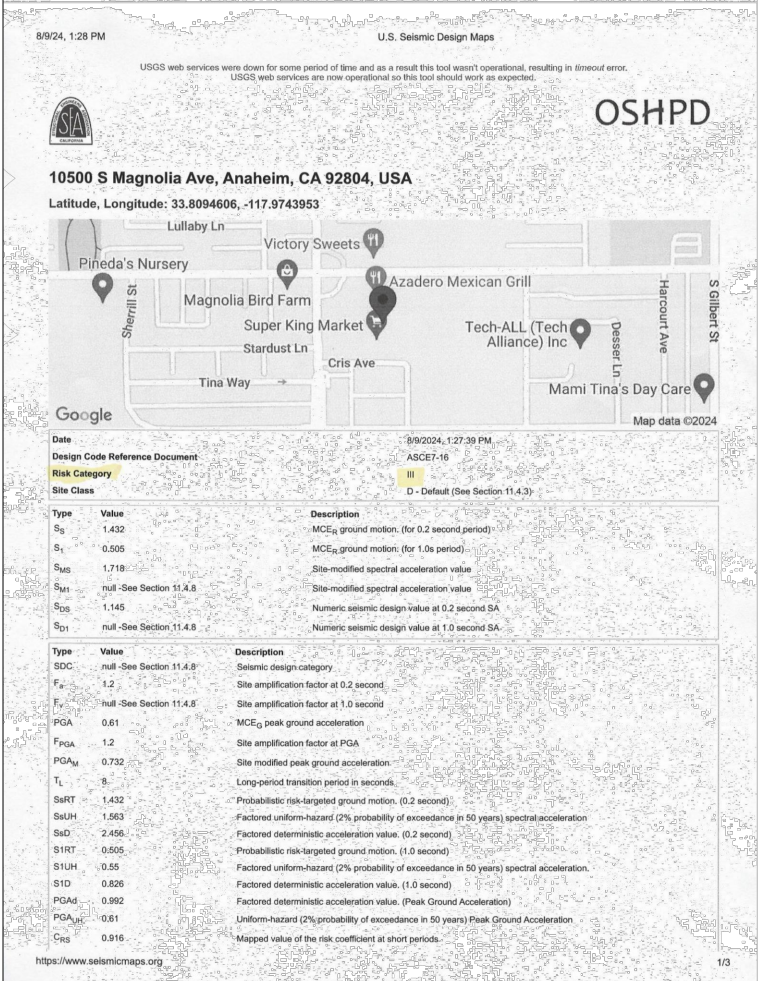
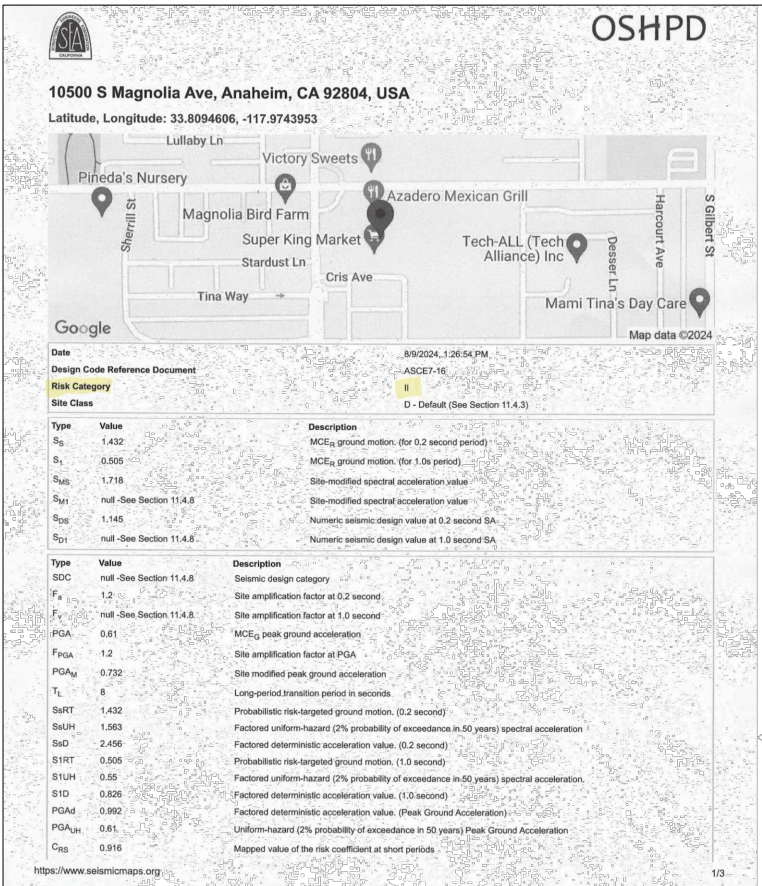
CUP FOR AN ABC LICENSE



VICINITY MAP

NOTE FOR FIRE DEPARTMENT:

ALL INTERIOR FINISH MATERIALS INCLUDING HANGINGS, DRAPES, DROPS, FLOORING TRIM AND BASE SHALL BE HAVE A FLAME INDEX LESS THAN 25 AND SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450



Increase from Risk Category II to Risk Category III does not cause increase in seismic forces. The seismic parameters are the same for both category. See table below and attached USGS data sheet.

Risk Category	S <sub>s</sub>	S <sub>1</sub>	S <sub>0.5</sub>	S <sub>0.1</sub>
II	1.432	0.505	1.145	0.505
III	1.432	0.505	1.145	0.505

Area Analysis (III-B)

Aa=At + (Ns xIf)  
Af=38,000 Sq.Ft  
Aa=Af= 38,000 Sq.Ft (CBC Table 506.2)  
Unit # A= 12,636 Sq.Ft.  
Unit # B = 12,061 Sq.Ft.  
Unit # C = 1,118 Sq.ft  
Unit # D = 2,114 Sq.ft  
Building Area = 28,589 Sq.Ft  
Existing Building 28,589 Sq.ft  
< Allowable 38,000 Sq.Ft

Area Analysis (III-B) (CBC Table 506.2)

Aa=At =50,000 (FOR MARKET)  
Ag=At =38,000 (FOR A-2)  
Aa=At=76,000 (FOR B)  
Unit A= 12,636 Sq.Ft./50,000 = 0.2527  
Unit # B = 12,061 Sq.Ft./38,000 =0.3174  
Unit # C = 1,778 Sq.ft / 76,000 = 0.0234  
Unit # D = 2,114 Sq.ft / 76,000 = 0.0278

Total is 0.621 < Allowable 1

REVISIONS

By  
June 03, 2025

TW DESIGNERS

39210 STATE STREET SUITE 119 FREMONT CA 94538  
PHONE (610) 742-1133  
EMAIL TW\_DESIGN@YAHOO.COM

PROJECT TITLE :

SEA POT RESTAURANT

KOREAN BBQ.SHABU SHABU. HOT POT

10500 S.MAGNOLIA AVE UNIT C ANAHEIM CA 92804

MAP  
SCOPE OF WORK  
SHEET INDEX  
NOTES



Designed by : T.W

Date : Mar 30, 2024

Scale : AS SHOWN

Drawn : W.P.D.

Job :

SHEET

A-0

OF SHEETS







- NOTE:  
ALL EXIT DOORS SHALL BE INSTALLED  
WITH PANIC HARDWARE.

NOTE:

1. THIS PROJECT IS 55 TABLES AND ONE BAR COUNTER TABLE. TOTAL IS 350 SEATS (INCLUDING 19 ACCESSIBLE SEATING).
2. THE HOT POT TABLES HAVE ELECTRICAL OUTLET & GAS. (NOT INCLUDING THE BAR ARE & NEXT TO BAR AREA TABLES).

**NOTE:**  
1. THIS GRILL IS FOR BBQ & HOT POT.



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

[illegible]

**TW DESIGNERS**

39210 STATE STREET SUITE 119, FREMONT CA 94538  
PHONE (510) 742-1133  
EMAIL [TW\\_DESIGN51@YAHOO.COM](mailto:TW_DESIGN51@YAHOO.COM)

PROJECT TITLE :  
**SEA POT RESTAURANT**  
KOREAN BBQ SHABU SHABU. HOT POT  
10500 S. MAGNOLIA AVE UNIT C ANAHEIM CA 92804

## PROPOSED FLOOR PLAN



Designed by : T.W

Date : Mar 30, 2024

Scale : AS SHOW

Drawn : W.P.D.

Job :

SHEET

A-3

OF SHEETS