

Referral and Comments

Development Project Referral

Due Date: September 15, 2023

Date: September 1, 2023

Project Title: The Tasty Hub

Location: 1935 5th Street

APN: 002-105-005

Project Number: CUP-23-0006; AA-23-0001; CDP-23-0009

Zoning and General Plan Designation: CS (Service Commercial Districts)/ HSC (Highway Service Commercial)

Description: The applicant is requesting approval to convert the existing Sip Café restaurant into a new restaurant and commissary kitchen called the Tasty Hub. The 0.33-acre (approximately 14,400-sf) property contains an existing 1,382-sf restaurant, one 37-sf non-permanent attached structure on the west side of the building, and one 107-sf non-permanent detached structure located north of the restaurant. The restaurant's interior will have a 391-sf kitchen, 703-sf dining room, 256-sf storage area, two 45-sf restrooms, and a 45-sf vestibule for restroom access. The applicant will keep the existing floor plan in the front of the restaurant, but proposes to demolish the 153-sf storage area, and build a new 256-sf storage area in the same place located on the north side of the building. The ingress and egress will remain the same on U Street, as well as 5th Street which serves as Highway 101 north. The applicant is applying for an Administrative Sign Permit (SGNA-23-10), so that they can update the face with their logo and add new paint to the existing non-permitted sign located on the corner of 5th and U Streets. The proposed project is located in the Coastal Zone, and restaurants are a conditional use in the Service Commercial (CS) zone district requiring a Conditional Use Permit (CUP). Pursuant to Eureka Municipal Code (EMC) §10-5.2401(c), projects requiring a CUP also require a Coastal Development Permit (CDP). The project is located within the City's Design Review area and will require approval from the appropriate hearing body for the expansion to the storage addition. Although the applicant has not submitted building plans, at this time they are proposing to add a 1-ft wide, 1-ft deep concrete foundation around the edge of the proposed 256-sf addition. If the extent of ground disturbance increases beyond what is proposed the project will be rereferred to the appropriate agencies.

Additional information, including a site plan, is attached.

The City is seeking input based on knowledge or concerns your agency, department or Tribe may have concerning the project site. Suggested *Conditions of Approval* you submit will be considered for this project. If you plan to submit written comments at the public hearing, please acknowledge your intent by email or telephone.

No acknowledgment of this referral within ten (10) business days will be accepted by the City as “no comment” and so noted in the staff report.

For comments to appear in the packet and/or be addressed in the Staff Report, written comments must be received no later than Friday, September 15, 2023.

✓ Please respond by email and include the project title and/or project number in the subject line.

Contact:

Name: Penelope Ponce ▪ **Phone:** (707) 441-4305

Email: pponce@eurekaca.gov **Project Number:** CUP-23-0009; AA-23-0001; CDP-23-0009

Figure 1: Project Location



Figure 2: Site Map



Figure 3: Street View Facing North

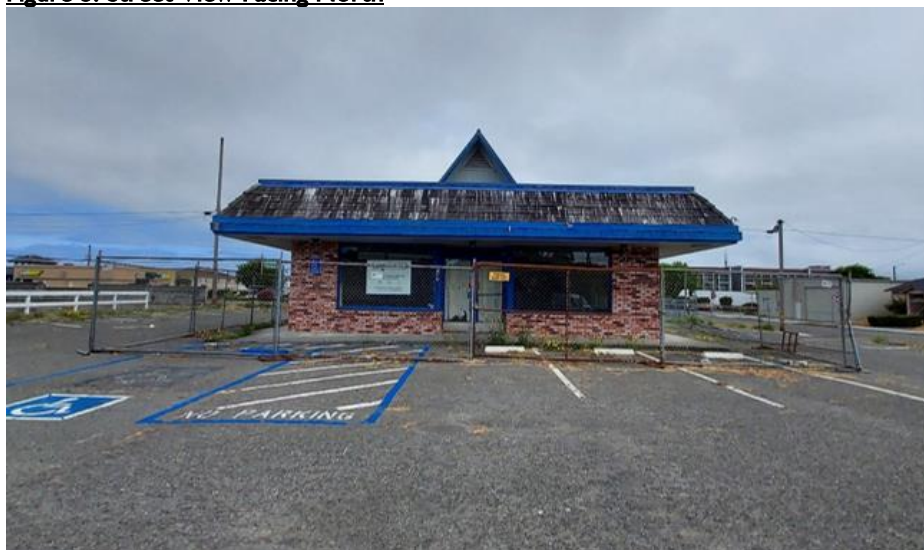


Figure 4: Site Plan

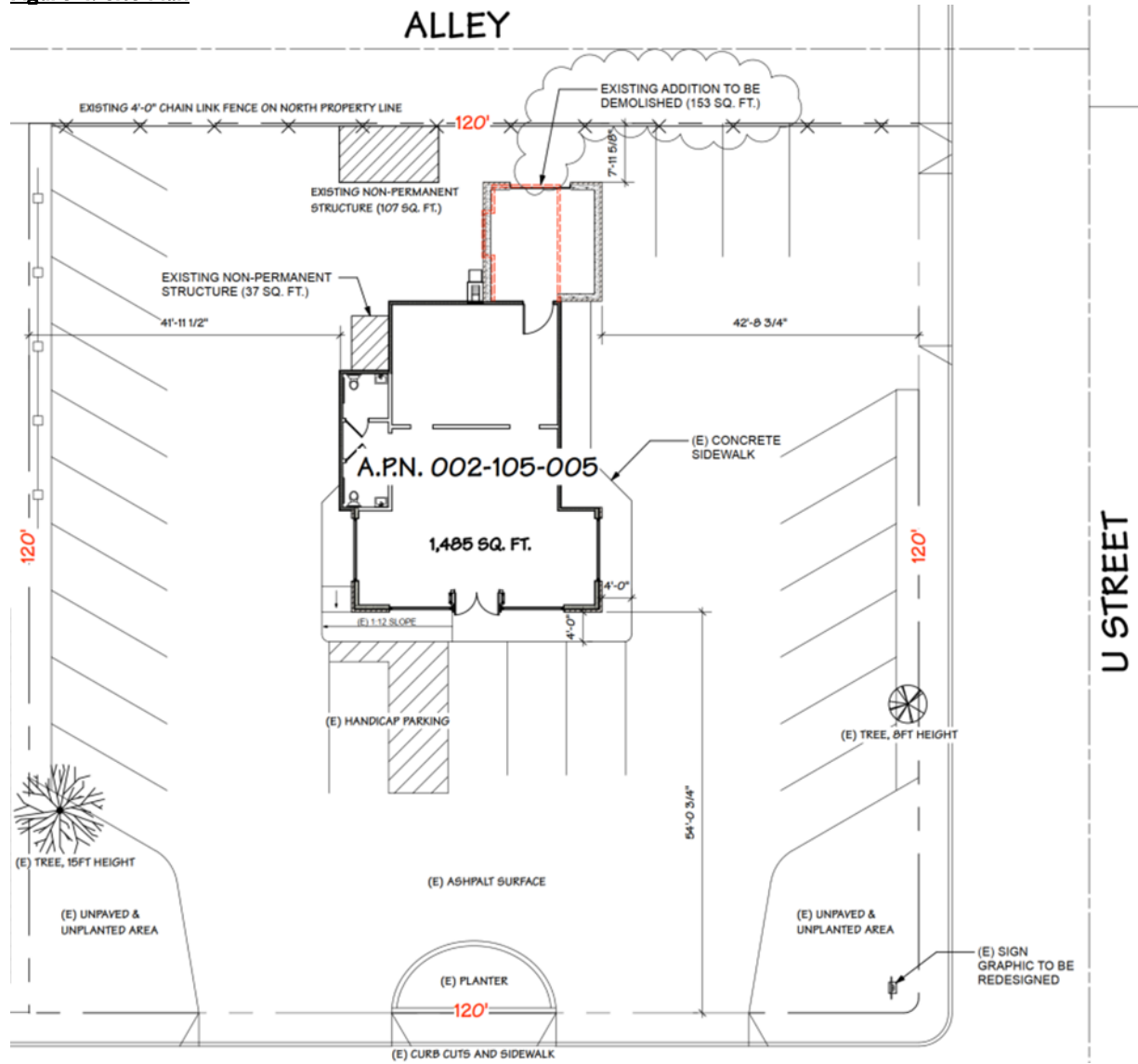
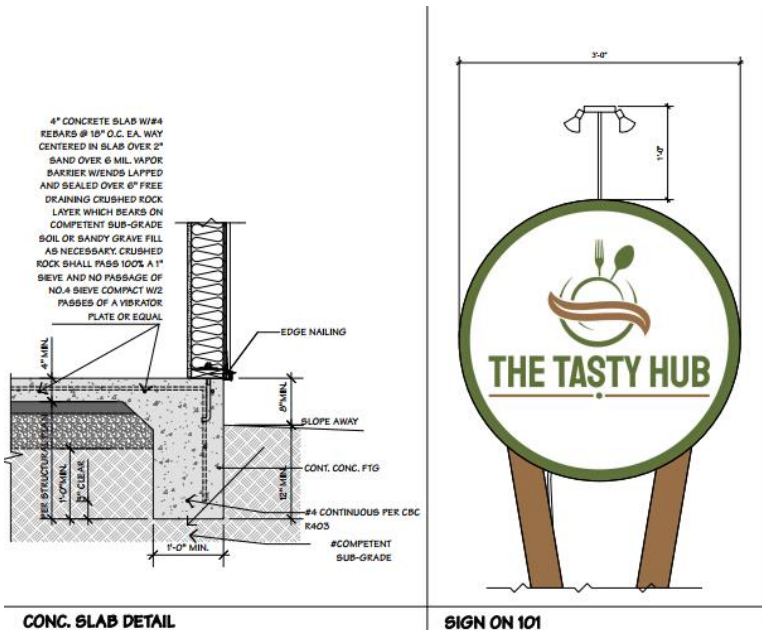


Figure 5: Flooring, Foundation and Signage Plan



CONC. SLAB DETAIL

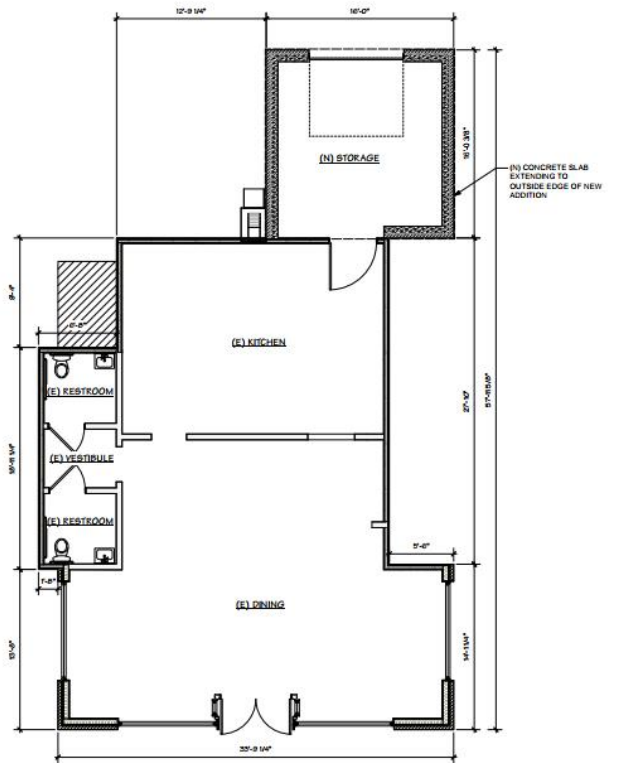
SIGN ON 101

OCCUPANT LOAD ANALYSIS

(TABLE 5004.1.2)

ROOM NAME	ROOM FUNCTION	GROSS FLOOR AREA (SF)	NET FLOOR AREA (SF)	FLOOR AREA PER OCCUPANT (SF)	OCCUPANT LOAD	# OF REQ'D EXITS
KITCHEN	FOOD PREP	391	363	200	2	1
DINING	ASSEMBLY	703	653	15	44	1
(N) STORAGE	ACCESSORY STOR/MECH/EQUIP	256	210	300	1	1
BATHROOM	RESTROOM	45	37	-	1	1
BATHROOM	RESTROOM	45	37	-	1	1
VESTIBULE	RESTROOM ACCESS	45	30	-	-	-
TOTAL FLOOR AREA:		1,485	TOTAL:		49	

ASSEMBLY-UNCONCENTRATED (TABLES & CHAIRS): 15 NET SF/PERSON
 KITCHENS/ COMMERCIAL: 200 GROSS SF/PERSON
 ACCESSORY STORAGE/ MECH: 300 GROSS SF/PERSON



3 FLOOR PLAN
Scale: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL DIMENSIONS TO FACE OF FINISHED WALL U.O.N.

California Department of Transportation

DISTRICT 1
P.O. BOX 3700 | EUREKA, CA 95502-3700
(707) 445-6600 | FAX (707) 441-6314 TTY 711
www.dot.ca.gov



September 15, 2023

1-HUM-101-79.33
Tasty Hub
APN: 002-105-005

Ms. Penelope Ponce
Development Services
City of Eureka
531 K Street
Eureka, CA 95501

Dear Ms. Ponce:

Thank you for giving Caltrans the opportunity to review and comment on the Conditional Use Permit, Coastal Development Permit, and Administrative Sign Permit for the proposed conversion of an existing café to a new restaurant and commissary kitchen with minor modifications to the existing structure. There are three existing access points split between 5th Street/US 101 northbound and U Street. The project site is located at the northwest corner of the intersection at Fifth Street/US Route 101 northbound and U Street, in the City of Eureka. We offer the following comments:

None of the existing driveways to the site are ADA compliant. The 5th street driveways will be improved to be ADA-compliant with the Caltrans safety project 01-0H20U, which is currently in construction.

We recommend conditioning the project to include eight-foot wide sidewalks with street trees per City of Eureka Standard Details L-10, L-11, and L-12. Caltrans District 1 Transportation Planning has recently established a policy to require more than the minimum sidewalk width, which the California Highway Design Manual (HDM) established at six feet.

The site should include an ADA path of travel from the sidewalk to the building.

The existing circulation for the project site has the potential to create traffic circulation conflicts. The western row of parking results in vehicles backing to the driveway entrance, which blocks ingress to the site. Any future changes to on-site circulation will need to reconfigure parking to limit the potential conflicts with northbound US 101/Fifth Street. The preferred site design would locate the building along the back of sidewalk at the intersection of 5th and U (see enclosed image). In this configuration, traffic would circulate from the western driveway on 5th street

Ms. Penelope Ponce
9/15/2023
Page 2

around the building to U Street. This would allow one of the two driveways on Fifth Street/US 101 to be closed, possibly even both, if U Street were able to provide adequate access.

Any work within Caltrans Right-of-Way will require an Encroachment Permit from Caltrans. Applications are reviewed for consistency with State standards and are subject to Department approval. To streamline the permit application and review process, we encourage the applicant to consult with our Permit staff prior to submitting an application. Requests for permit applications can be sent to: Caltrans District 1 Permits Office, P.O. Box 3700, Eureka, CA 95502-3700, or requested by phone at (707) 441-5741. For additional information, the Caltrans Encroachment Permit Manual and Standard Application are available online at: <https://dot.ca.gov/programs/traffic-operations/ep>.

Please feel free contact me with questions or for further assistance at (707) 684-6879, or by email at: jesse.robertson@dot.ca.gov.

Sincerely,

Jesse G. Robertson

Jesse Robertson
Transportation Planning
Caltrans District 1

e-copy: Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits
Jeff Pimentel, District 1 Project Management

Penelope Ponce

From: ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>
Sent: Friday, September 15, 2023 4:40 PM
To: Penelope Ponce; Danny Brennan; kboodjeh@gmail.com
Cc: Cristin Kenyon; Lisa Savage; Quintrell, Heidi L@DOT; Pimentel, Jeffrey L@DOT
Subject: RE: Referral for Tasty Hub Restaurant at 1935 5th Street (1-HUM-101-79.33)
Attachments: 1-HUM-101-79.33 - Tasty Hub.pdf

This email appears to have legitimately come from a frequently-contacted external vendor or agency. Still, please exercise caution when replying or interacting with links or attachments.

Penelope Ponce,

Caltrans' comments are attached for the Conditional Use Permit, Coastal Development Permit and Administrative Sign Permit at the NW corner of 5th and U Street in the City of Eureka. The Caltrans project manager for 01- 0H20U, Jeff Pimentel, is cc'd to help facilitate project coordination. Feel free to contact me with questions or for further assistance with the comments provided.

Jesse Robertson
Transportation Planning
Caltrans District 1
(707) 684-6879 (mobile)

From: Penelope Ponce <pponce@eurekaca.gov>
Sent: Friday, September 1, 2023 11:57 AM
To: Danny Brennan <danny@kboodjeh.com>; kboodjeh@gmail.com
Cc: Cristin Kenyon <ckenyon@eurekaca.gov>; Lisa Savage <lsavage@eurekaca.gov>
Subject: Referral for Tasty Hub Restaurant at 1935 5th Street

EXTERNAL EMAIL. Links/attachments may not be safe.

Hi All:

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Please keep the same subject line and reply to me on or before Friday, September 15, 2023. If you have no comment you may ignore this email, or feel free to send a reply of "No Comment." Please contact me if you have any questions or need additional information.

If you are the not appropriate person, or someone else in your agency should instead/also receive referrals, please provide their name and e-mail address to me and we'll update the referral e-mail list.

Thank you!

Penelope Ponce



Penelope Ponce

Assistant Planner

Development Services | City of Eureka

pponce@eurekaca.gov (707) 441-4305

Please note that email correspondence with the City of Eureka, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt. This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Penelope Ponce

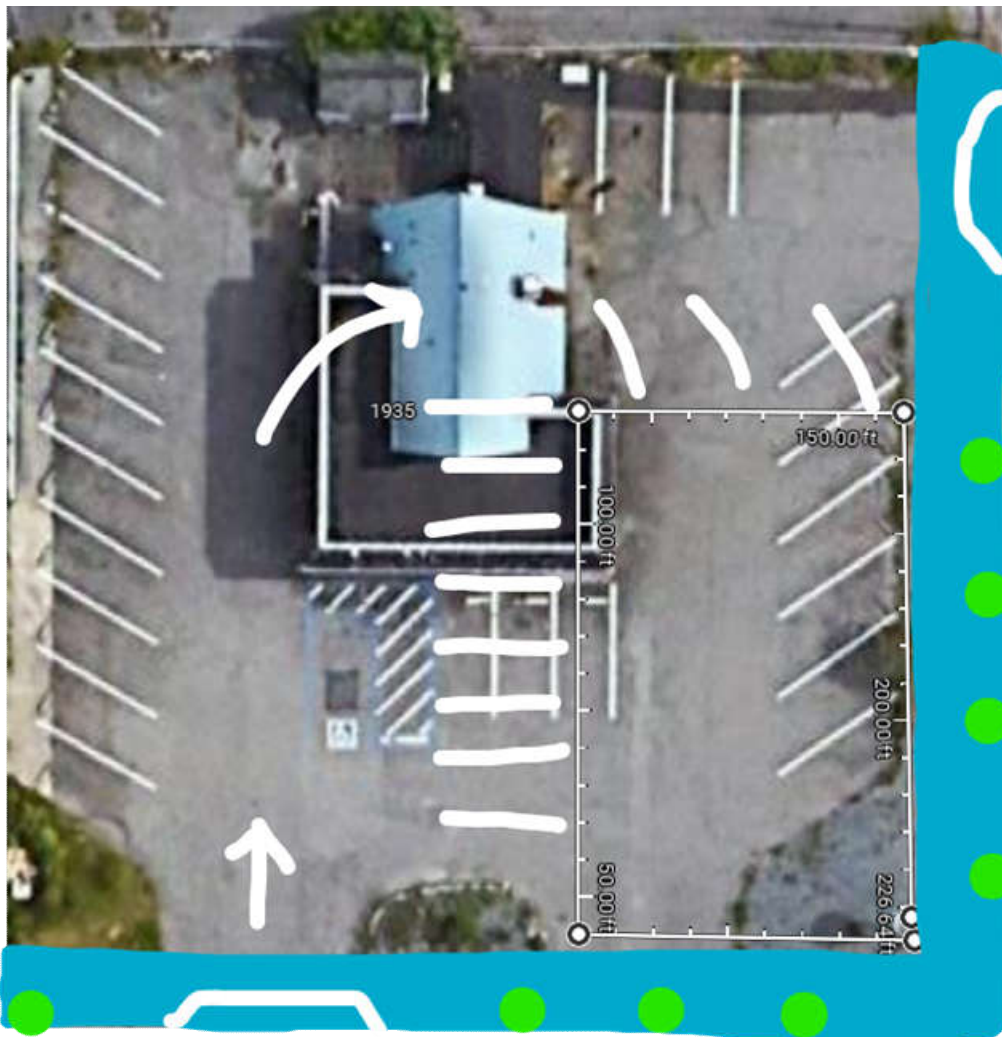
From: ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>
Sent: Friday, September 15, 2023 4:44 PM
To: Penelope Ponce; Danny Brennan; kboodjeh@gmail.com
Cc: Cristin Kenyon; Lisa Savage; Quintrell, Heidi L@DOT; Pimentel, Jeffrey L@DOT
Subject: RE: Referral for Tasty Hub Restaurant at 1935 5th Street (1-HUM-101-79.33)

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Penelope,

The image embedded below was inadvertently omitted from the comments sent for the above project. Please include the image with your project files.

Thank you.



Jesse Robertson
Transportation Planning
Caltrans District 1
(707) 684-6879 (mobile)

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Cc: Cristin Kenyon <ckenyon@eurekaca.gov>; Lisa Savage <lsavage@eurekaca.gov>; Quintrell, Heidi L@DOT <heidi.quintrell@dot.ca.gov>; Pimentel, Jeffrey L@DOT <jeffrey.pimentel@dot.ca.gov>
Subject: RE: Referral for Tasty Hub Restaurant at 1935 5th Street (1-HUM-101-79.33)

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Penelope Ponce



Penelope Ponce

Assistant Planner

Development Services | City of Eureka

pponce@eurekaca.gov (707) 441-4305

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Penelope Ponce

From: Dolf, Benjamin <BDolf@co.humboldt.ca.us>
Sent: Friday, September 1, 2023 3:11 PM
To: Penelope Ponce
Cc: Whittlesey, Joseph; Cook, Morgan
Subject: The Tasty Hub - CUP-23-0006, AA-23-0001, CDP-23-0009

This email appears to have legitimately come from a frequently-contacted external vendor or agency. Still, please exercise caution when replying or interacting with links or attachments.

The Humboldt County DHHS Division of Environmental Health has received the referral for The Tasty Hub Restaurant and Commissary Kitchen. In order to meet the California Health and Safety Code requirements for a Commissary, we offer the following comments on this project.

1. Commissaries serving mobile food facilities must support storage, cleaning, and maintenance of the vehicles/trailers. Site development planning should address ingress, egress, and parking for mobile food trucks and mobile food trailers in addition to restaurant customer parking. Mobile Food Facility maintenance, service, and parking should be an integral part of site development planning, and we recommend that the terms and/or conditions of the use permit establish parameters for the number of food trucks or food trailers the facility can reasonably support.
2. Commissaries must offer sanitary disposal method for liquid wastes. Site development should include a pull-through sanitary RV dump station.
3. Commissaries must offer a location for cleaning the mobile food facility. Site development should include an area for vehicle cleaning that slopes and drains to an approved wastewater system.
4. Applicant shall submit construction drawings and equipment specifications for review and approval by the Division of Environmental Health prior to being granted a building permit (California Retail Food Code §114380(e)).

For the benefit of the City, the full text of [California Retail Food Code](#) requirements for Commissaries (§114326) is below:

114326. Commissary requirements

All COMMISSARIES and other APPROVED facilities servicing MOBILE SUPPORT UNITS, MOBILE FOOD FACILITIES, and VENDING MACHINES shall meet the applicable requirements in this part and any of the following to accommodate all operations necessary to support MOBILE SUPPORT UNITS, MOBILE FOOD FACILITIES, and VENDING MACHINES:

- (a) Adequate facilities shall be provided for the sanitary disposal of liquid waste from the MOBILE FOOD FACILITY or MOBILE SUPPORT UNIT being serviced.
- (b) Adequate facilities shall be provided for the handling and disposal of garbage and REFUSE originating from a MOBILE FOOD FACILITY or MOBILE SUPPORT UNIT.
- (c) POTABLE WATER shall be available for filling the water tanks of each 136 MOBILE FOOD FACILITY and MOBILE SUPPORT UNIT that requires POTABLE WATER. Faucets and other POTABLE WATER sources shall be constructed, located, and maintained so as to minimize the possibility of contaminating the water being loaded.
- (d) Hot and COLD WATER, under pressure, shall be available for cleaning MOBILE FOOD FACILITIES and MOBILE SUPPORT UNITS.
- (e) Adequate facilities shall be provided for the storage of FOOD, UTENSILS, and other supplies.

(f) Notwithstanding Section 113984, commissaries that service MOBILE FOOD FACILITIES that conduct LIMITED FOOD PREPARATION shall provide a FOOD PREPARATION area.

(g) Servicing areas at commissaries shall be provided with overhead protection, except that areas used only for the loading of water or the discharge of sewage and other liquid waste through the use of a closed system of hoses need not be provided with overhead protection.

(h) Servicing areas used for cleaning shall be sloped and drained to an APPROVED wastewater system.

(i) Adequate electrical outlets shall be provided for MOBILE FOOD FACILITIES and MOBILE SUPPORT UNITS that require electrical service.

Compliant commissary space is desperately needed in Humboldt County. Please contact our office if we can be of assistance to the City in making this a successful project. Thank you for the opportunity to comment on this referral.



Benjamin W. Dolf, R.E.H.S.

Supervising Environmental Health Specialist, Consumer Protection Program

DHHS Division of Environmental Health :: 100 H St. Eureka, CA 95501 :: (707) 268-2210

Penelope Ponce

From: Gabriel Adame
Sent: Thursday, September 7, 2023 10:29 AM
To: Penelope Ponce
Subject: RE: Referral for Tasty Hub Restaurant at 1935 5th Street

Good Morning Penelope,

Engineering has the following comments.

- Applicant shall ensure that the water service meets current City of Eureka Standards, including, but not limited to the use of an approved backflow device.
- Applicant shall ensure that the sewer discharge meets current City of Eureka Standards, including, but not limited to the use of grease trap. CCTV inspection of the sewer lateral shall be required, and repairs made if necessary.
- All sidewalks shall be inspected, and repaired where found defective.
- All work performed on 5th Street shall be completed to City Standards, but will require an encroachment permit from Caltrans.

Let me know if you have any questions.

Thank You,
Gabriel Adame, PE
(707) 268-5257

From: Penelope Ponce <pponce@eurekaca.gov>
Sent: Friday, September 1, 2023 11:57 AM
To: Danny Brennan <danny@kboodjeh.com>; kboodjeh@gmail.com
Cc: Cristin Kenyon <ckenyon@eurekaca.gov>; Lisa Savage <lsavage@eurekaca.gov>
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Thank you!

Penelope Ponce

| Penelope Ponce



Assistant Planner
Development Services | City of Eureka
pponce@eureka.gov (707) 441-4305

Penelope Ponce

From: Matt House
Sent: Friday, September 1, 2023 1:55 PM
To: Penelope Ponce
Cc: Source Control; Brian Issa
Subject: FW: Referral for Tasty Hub Restaurant at 1935 5th Street
Attachments: Project Referral - 1935 5th Street.pdf

Penelope,

This proposed food facility and commissary will need to have a backflow assembly included on the building plan set. They will also need to include an appropriately sized grease trap. I've inspected this structure recently and it's in pretty rough shape. The prior owners/tenants took the grease trap with them when they moved out.

If you have any questions, or if I can be of assistance, please don't hesitate to contact me.

Thank you and have a great weekend.



Matthew House

Public Works Division
Utilities System Inspector
531 K Street, Eureka, CA 95501

Work: 707-441-4362

mhouse@EurekaCA.gov

backflow@EurekaCA.gov

sourcecontrol@EurekaCA.gov

From: Brian Issa <BISSA@eurekaca.gov>
Sent: Friday, September 1, 2023 12:37 PM
To: Matt House <mhouse@eurekaca.gov>
Subject: FW: Referral for Tasty Hub Restaurant at 1935 5th Street



Brian Issa
Deputy Director of Public Works – Field Operations
531 K Street, Eureka CA 95501
(707) 441-4290
bissa@eurekaca.gov
PUBLIC WORKS – Making Civilization Possible Since 4000 BC

From: Penelope Ponce <pponce@eurekaca.gov>
Sent: Friday, September 1, 2023 11:57 AM
To: Danny Brennan <danny@kboodjeh.com>; kboodjeh@gmail.com
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Thank you!

Penelope Ponce



Penelope Ponce
Assistant Planner
Development Services | City of Eureka
pponce@eurekaca.gov (707) 441-4305

Penelope Ponce

From: Brendan Reilly
Sent: Friday, September 1, 2023 12:14 PM
To: Penelope Ponce
Cc: Cristin Kenyon; Lisa Savage
Subject: RE: Referral for Tasty Hub Restaurant at 1935 5th Street
Attachments: Condition of Approval 12-16-21.pdf

Hey Penelope,

I was waiting for this one to come back for me... The previous tenants did a considerable amount of work without a permit and the inside was fairly taken apart. Part of that work was supposed to be installing a new ADA compliant parking spot where the current one is located, and then a list of stuff I made walking around the interior. This will need to be a part of this permit as well, I see on the site plan the spot is marked as existing but the work was never done. I'm attaching the interior stuff, I imagine if Kash is drawing it they will address this but just in case it won't hurt. Number 1 was essentially the parking.

Thanks,

From: Penelope Ponce <pponce@eurekaca.gov>
Sent: Friday, September 1, 2023 11:57 AM
To: Danny Brennan <danny@kboodjeh.com>; kboodjeh@gmail.com
Cc: Cristin Kenyon <ckenyon@eurekaca.gov>; Lisa Savage <lsavage@eurekaca.gov>
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Thank you!

Penelope Ponce



Penelope Ponce
Assistant Planner
Development Services | City of Eureka
pponce@eurekaca.gov (707) 441-4305

Conditions of Approval

PERMIT NUMBER	B21-0434
	PLANS APPROVED AS SUBMITTED
X	PLANS APPROVED WITH COMMENTS NOTED BELOW

DATE: 12/16/21

PROJECT: SIPS CAFÉ

SCOPE: REMODEL RESTAURANT PER SCOPE

REVIEWED BY: BR

Plans are approved with following notes and/or conditions:

- 1) ADA improvements are necessary. The applicant has filled out the ADA compliance worksheet and all improvements identified on that sheet are to be implemented/installed. A copy is attached with this sheet for reference.
- 2) During the site visit a number of issues were identified and need to be fixed before final inspection/occupancy. The following is a summary but there may be additional items identified during subsequent inspections:

Bond the gas and water line (electrician)

Attic access needs cover

Hose bibs need anti-siphon terminations

Plumbing vents must terminate above roof

Seal around all plumbing penetrations through the walls

FRP on walls in all kitchen locations

Water line needs to be relocated

Plug holes in sub panel between breakers

Exposed Ward flex gas line needs to be in a chase or in the wall

Hood vent pipe should be welded at seams not taped

Repair missing siding at building entrance

**** Please Note: Conditions of approval must be addressed prior to permit final or as noted and remain attached to the job copy of the plans for reference.**



September 7, 2023

Penelope Ponce
City of Eureka
531 K Street
Eureka, CA 95501

Re: CUP-23-0006, AA-23-0001, CDP-23-0009
The Tasty Hub

Dear Penelope Ponce,

Thank you for providing PG&E the opportunity to review the proposed plans for 1935 5th Street dated 9/1/2023. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <https://www.pge.com/cco/>.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Sincerely,

PG&E Plan Review Team
Land Management