

CONDITIONAL USE PERMIT FOR: EL REY THEATER

361 S. MAIN STREET
SALINAS, CA 93901

PROJECT TEAM

OWNER:
KURT MAYER
P.O. BOX 52022
PACIFIC GROVE CA 93950
CONTACT: KURT MAYER
EMAIL: kmayer@elrey.com
PHONE: (831) 915-9117

ARCHITECT:
BELLU ARCHITECTS
235 MONTEREY ST. SALINAS, CA 93901
CONTACT: DAVID HEARTFIELD
EMAIL: david@belluarch.com
PHONE: (831) 424-4424



235 MONTEREY ST. SUITE B
SALINAS, CA 93901
(831) 424-4424
PEARLBELLU.COM

PROJECT DATA

AP NUMBER: 032-233-010-900
PROJECT ADDRESS: 361 S. MAIN STREET
SALINAS, CA 93901
OWNER: KURT MAYER
P.O. BOX 52022
PACIFIC GROVE, CA 93950
ZONING: MX - MIX-USE
CC - CENTRAL CITY OVERLAY DISTRICT
DC - DOWNTOWN CORE
OCCUPANCY GROUP: A-1, A-2, B
EXISTING USE: COMMERCIAL RECREATION
PROPOSED USE: COMMERCIAL RECREATION
CONSTRUCTION TYPE: TYPE V - B
NUMBER OF STORES: SINGLE STORY WITH UPPER ORCHESTRA
BLDG. FIRE SPRINKLERS SYSTEM: YES
PARKING: (E) TO REMAIN.
BUILDING AREA: 8,608 SF INCLUDING UPPER ORCHESTRA/PROJECTION ROOM

SCOPE OF WORK

- NEW ACCESSIBLE RESTROOM
- TERRACED PLATFORMS AT LOWER ORCHESTRA
- INSTALL NEW RAILINGS AT UPPER ORCHESTRA

CODES

- 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 5, TITLE 24, C.C.R.
- 2022 CALIFORNIA BUILDING CODE, VOLUMES 1,2, PART 2, TITLE 24, C.C.R. (2015 IRC W/ CA AMENDMENTS)
- 2022 CALIFORNIA ELECTRICAL CODE, PART 5, TITLE 24, C.C.R. (2014 NEC W/ CA AMENDMENTS)
- 2022 CALIFORNIA MECHANICAL CODE, PART 4, TITLE 24, C.C.R. (2015 LMC W/ CA AMENDMENTS)
- 2022 CALIFORNIA PLUMBING CODE, PART 5, TITLE 24, C.C.R. (2015 UPC W/ CA AMENDMENTS)
- 2022 CALIFORNIA EMERGENCY CODE, PART 6, TITLE 24, C.C.R.
- 2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24, C.C.R. (2015 IFG W/ CA AMENDMENTS)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24, C.C.R.
- 2022 CALIFORNIA REFERENCE STANDARDS CODE, PART 12, TITLE 24, C.C.R.
- 2021 TITLE 19, C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
- 2022 NATIONAL FIRE ALARM CODE (NFPA 72)
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 CALIFORNIA EXISTING BUILDING CODE
- ADA - AMERICANS WITH DISABILITIES ACT 2010 STANDARDS FOR ACCESSIBLE DESIGN



VICINITY MAP

NOT TO SCALE



SHEET INDEX

- T1.1 TITLE SHEET
- ARCHITECTURAL
- A0.1 OVERALL SITE PLAN
A1.1 EXISTING GRAND LOBBY / LOWER ORCHESTRA / STAGE FLOOR PLAN
A1.2 EXISTING UPPER ORCHESTRA / PROJECTION ROOM FLOOR PLAN
A2.1 GRAND LOBBY / LOWER ORCHESTRA / STAGE FLOOR PLAN
A2.2 UPPER ORCHESTRA / PROJECTION ROOM FLOOR PLAN
AM.1 EXTERIOR ELEVATIONS

TOTAL SHEETS: 7

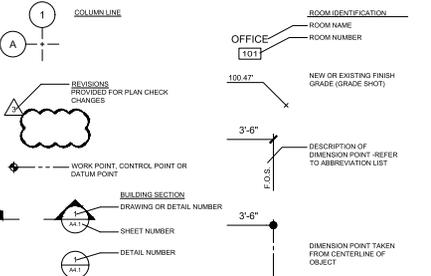
GENERAL NOTES

1. RE-ESTABLISH COMMERCIAL RECREATION USE OF THE EL REY THEATER
2. NO PROPOSED CHANGE TO THE EXTERIOR ELEVATIONS
3. NO ADDED FLOODS
4. HISTORICAL RESOURCE DESIGNATION
5. SECURE ON-SALE ALCOHOL LICENSE

ABBREVIATIONS

A	AND	HR.	HOUR
L	ANGLE	HGT.	HEIGHT
AT	CENTERLINE	IBC	INSTALLED BY CONTRACTOR
Ø	DIAMETER OR ROUND PERPENDICULAR	ID	INSIDE DIAMETER (DIM)
±	POUND OR NUMBER EXISTING	IMP.	INSULATED METAL PANEL
#	POUND OR NUMBER EXISTING	IN.	INCH
(E)	NEW	INSUL.	INSULATION
(N)	NEW	INT.	INTERIOR
		JOINT	JOINT
		LAM.	LAMINATE
		LAV.	LAVATORY
		LT.	LIGHT
		MAX.	MAXIMUM
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
ASPH.	ASPHALT	MET.	METAL
BD.	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MISC.	MISCELLANEOUS
BLKG.	BLOCKING	MTD.	MOUNTED
BM.	BEAM		
BOT.	BOTTOM		
BTWN.	BETWEEN		
CEM.	CEMENT	N	NORTH
C.I.	CAST IRON	N.I.C.	NOT IN CONTRACT
C.J.	CONSTRUCTION JOINT	NO. DR.#	NUMBER
CLS.	CESING	N.T.S.	NOT TO SCALE
CLR.	CLEAR		
C.M.U.	CONCRETE MASONRY UNIT		
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	OPNG.	OPENING
CONT.	CONTINUOUS		
CTR.	CENTER		
DBL.	DOUBLE		
DEPT.	DEPARTMENT	PRECAST	PRECAST
DET.	DETAIL	PL.	PLATE
DIA.	DIAMETER	P.LAM.	PLASTIC LAMINATE
DM.	DIMENSION	P.WOOD	PLYWOOD
DN.	DOWN	P.S.I.	POUNDS PER SQUARE INCH
DR.	DOOR	PR.	PAIR
DS.	DOWNPOUT	PT.	POINT
DWG.	DRAWING	RAD.	RADIUS
EA.	EACH	R.D.	ROOF DRAIN
E.A.	EXPANSION JOINT	REINFORCED	REINFORCED
EL.	ELEVATION	REQ.	REQUIRED
ELEV.	ELEVATOR	RESIL.	RESILIENT
ELEC.	ELECTRICAL	RM	ROOM
EMER.	EMERGENCY	R.O.	ROUGH OPENING
EQ.	EQUAL	S	SOUTH
EXIST.	EXISTING	SCHED.	SCHEDULE
EXT.	EXTERIOR	SECT.	SECTION
F.A.	FIRE ALARM	SH.	SHEATH
F.D.	FLOOR DRAIN	SIM.	SIMILAR
F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATION
F.E.C.	FIRE EXTINGUISHER CABINET	SQ.	SQUARE
FIN.	FINISH	STD.	STANDARD
FLOOR	FLOOR	STL.	STEEL
F.O.C.	FACE OF CONCRETE	T.C.	TOP OF CURB
F.O.F.	FACE OF FINISH	TRYP.	TYPICAL
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STRUCTURE		
FT.	FOOT OR FEET	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING		
GA.	GAUGE		
GALV.	GALVANIZED		
GL.	GLASS	VERT.	VERTICAL
GYP.	GYP-SUM	VEST.	VESTIBULE
H.C.	HOLLOW CORE		
HR.	HEADER		
HW.	HARDWARE	W/	WITH
HOWE.	HOWE	W.C.	WATER CLOSET

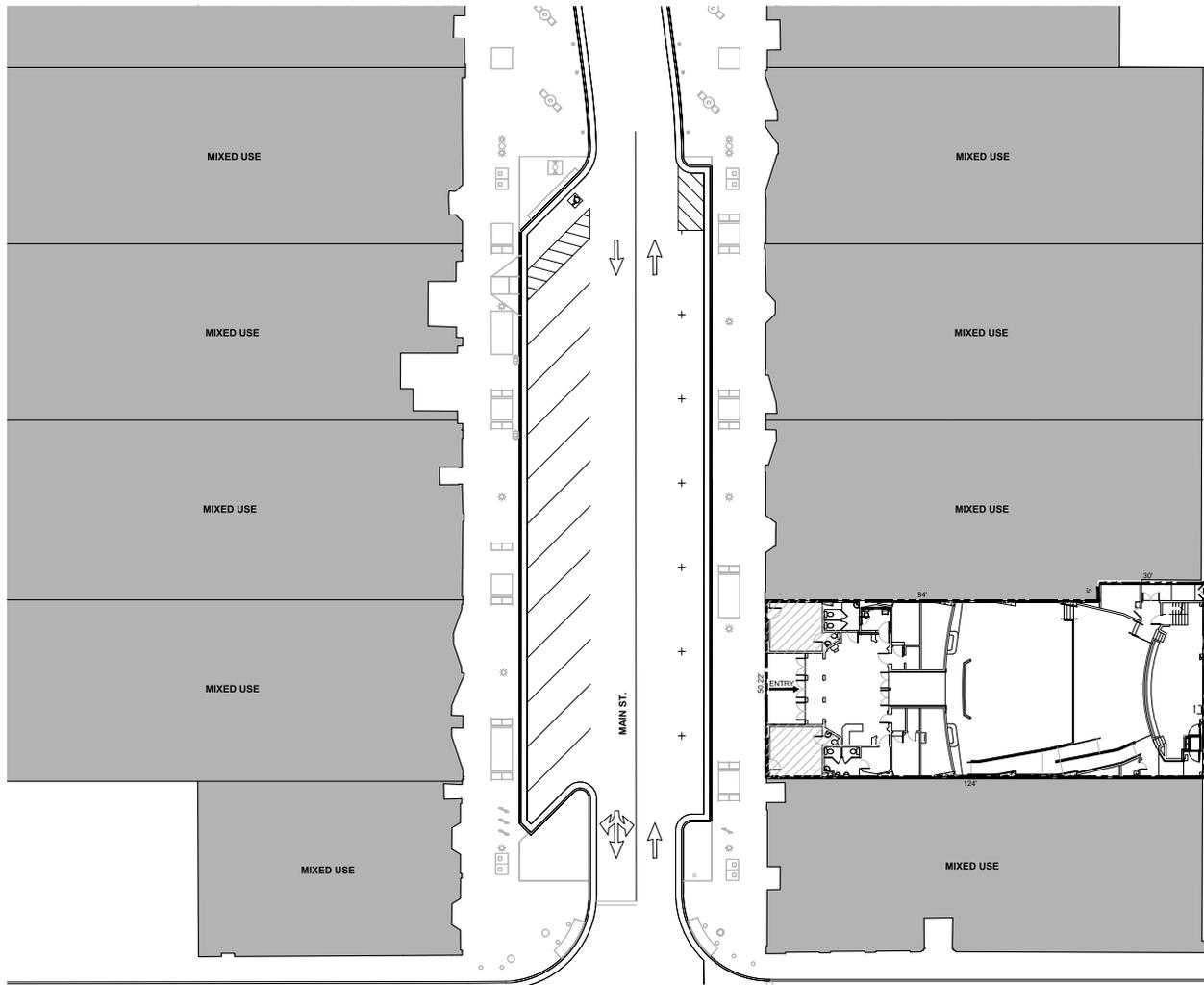
SYMBOLS



TITLE SHEET
CONDITIONAL USE PERMIT:
EL REY THEATER
361 S. MAIN STREET SALINAS, CA 93901
KURT MAYER

REV.	DATE	DESCRIPTION

DATE: 10/15/2023
SCALE: AS NOTED
JOB: 23033
SHEET: T.1.1



LEGEND

- (E) ADJACENT MIXED USE BUILDINGS
- NOT IN SCOPE
- PROPERTY LINE



PEAR TREE & BELL
 235 MONTEREY ST., SUITE B
 SALINAS, CA 93901
 (831) 434-4428
 PEARTREE@BELL.COM

OVERALL SITE PLAN
 CONDITIONAL USE PERMIT:
EL REY THEATER
 383 S. MAIN STREET, SALINAS, CA 93901
 KURT MAYER

REV.	DATE	DESCRIPTION

DATE: 10/15/2023
 SCALE: AS NOTED
 DRAWN:
 JOB: 23033
 SHEET:

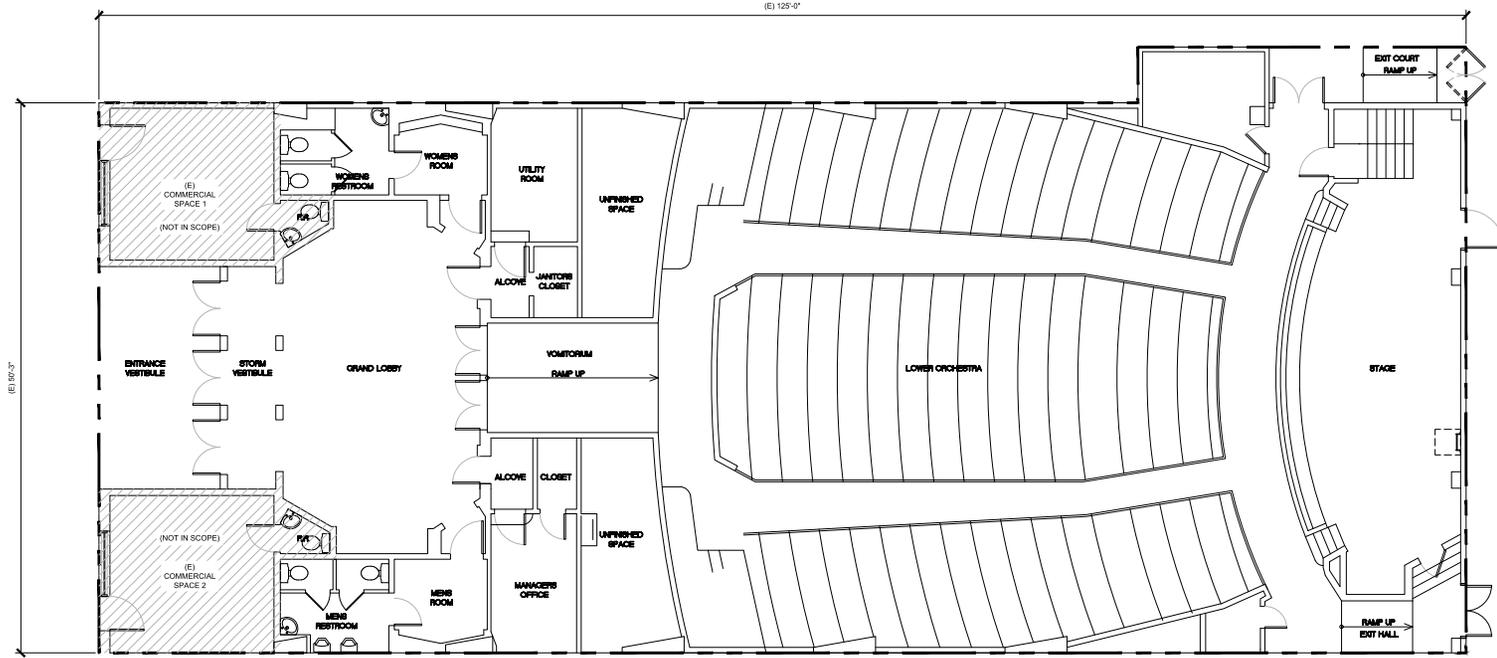
A0.1

1 OVERALL SITE PLAN
 SCALE: 1/16" = 1'-0"



PROJECT NORTH

2



1 EXISTING GRAND LOBBY / LOWER ORCHESTRA / STAGE FLOOR PLAN
 SCALE: 3/16" = 1'-0"



PROJECT
 NORTH



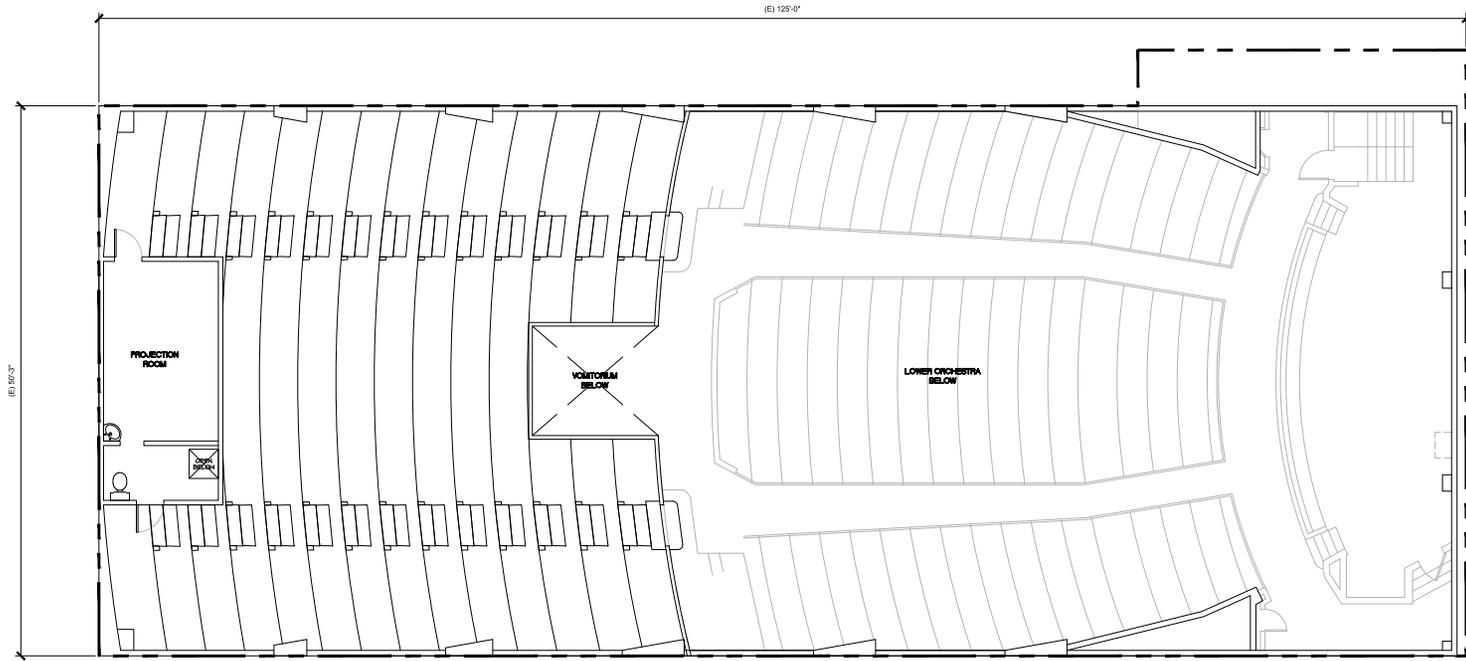
Pearlreef & Bell
 ARCHITECTS
 235 MONTEREY ST. - SUITE B
 SAN FRANCISCO, CA 94104
 (415) 424-4420
 PEARLREEF@GMAIL.COM

EXISTING GRAND LOBBY / LOWER ORCHESTRA / STAGE FLOOR PLAN
 CONDITIONAL USE PERMIT:
EL REY THEATER
 383 S. MAIN STREET, SALINAS, CA 95001
 KURT MAYER

REV.	DATE	DESCRIPTION

DATE: 10/15/2023
 SCALE: AS NOTED
 DRAWN:
 JOB: 23033
 SHEET:

A1.1



1 EXISTING UPPER ORCHESTRA / PROJECTION ROOM FLOOR PLAN
SCALE: 3/16" = 1'-0"



REV.	DATE	DESCRIPTION

DATE: 10/15/2023
SCALE: AS NOTED
DRAWN:
JOB: 23033
SHEET:

A1.2

EXISTING UPPER ORCHESTRA / PROJECTION ROOM FLOOR PLAN
CONDITIONAL USE PERMIT:
EL REY THEATER
KURT MAYER



PEARL & BELL
ARCHITECTURE
235 MONTEREY ST. - SUITE B
SALINAS, CA 93901
831.424.4422
PEARLTHEBELL.COM

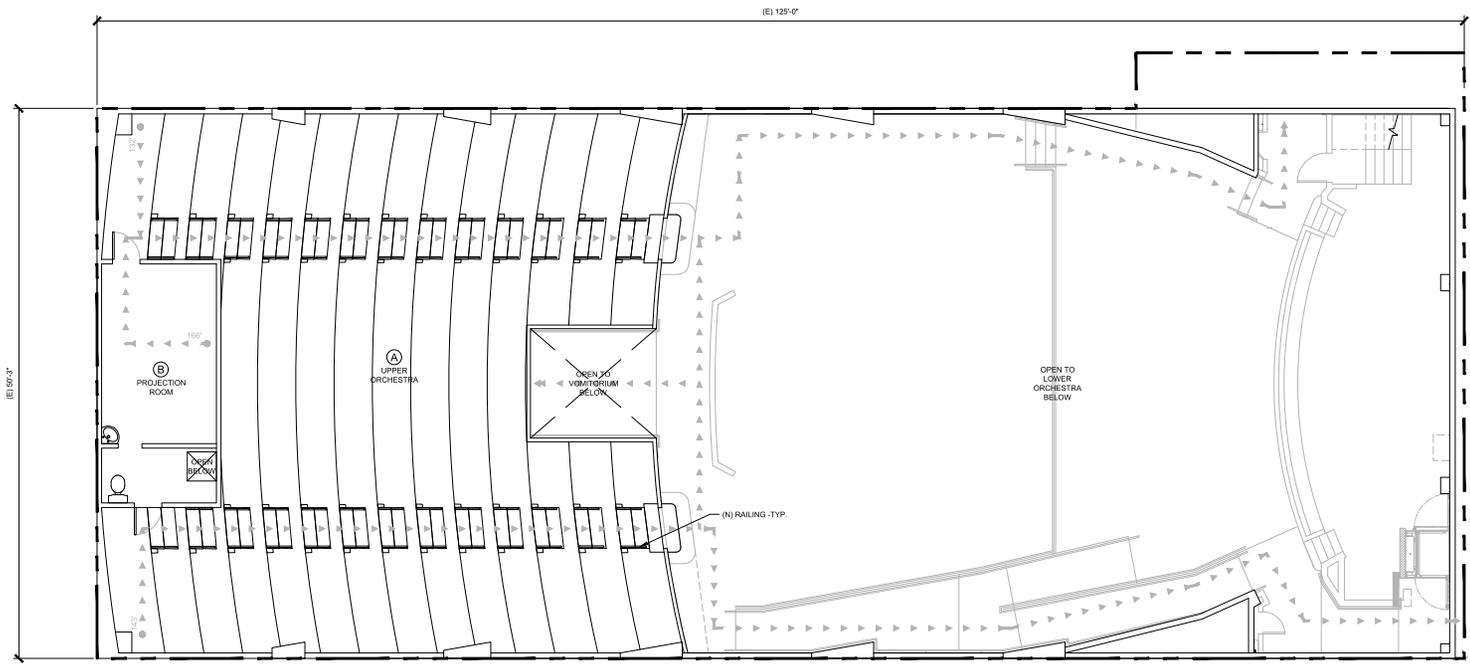
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OCCUPANT LOAD

ROOM	DESCRIPTION	OCC. AREA (SF)	OCC. LOAD FACTOR	OCC. LOAD	EXITS REQ'D	REQ. WIDTH OF DOORS (L2)	PROV. WIDTH OF DOORS	COMMENTS
A	(E) UPPER ORCHESTRA	A-1 2,116	18" LINEAR	311	2	62.2"	-	2 EXITS REQUIRED PER C.B.C. TABLE 1006.3.3
B	(E) PROJECTION ROOM	B 172	1/150	1.15	1	.23"	-	1 EXIT REQUIRED PER C.B.C. TABLE 1006.3.3
TOTAL				313		64.0"	35.7"	

LEGEND

(travel distance) $400'$
 PATH OF TRAVEL (ONE FOOT-CANDLE SHALL BE MAINTAINED THE FULL WIDTH OF EGRESS PATH OF TRAVEL)



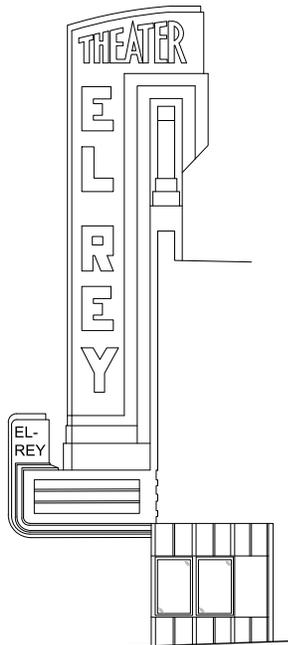
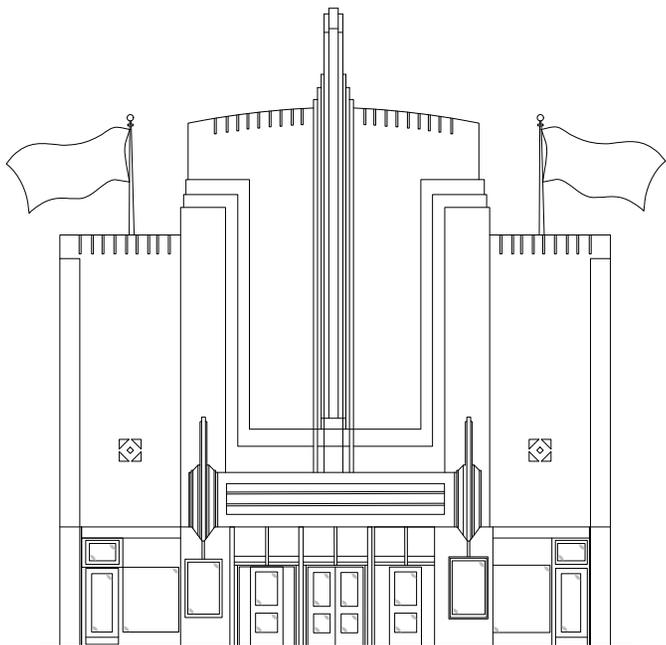
1 PROPOSED UPPER ORCHESTRA / PROJECTION ROOM FLOOR PLAN
 SCALE: 3/16" = 1'-0"

PROPOSED UPPER ORCHESTRA / PROJECTION ROOM FLOOR PLAN
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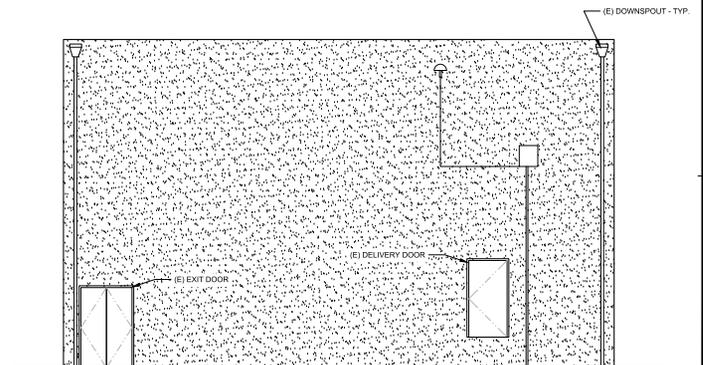
REV.	DATE	DESCRIPTION

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 DRAWN:
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 SHEET:





EXISTING FRONT ELEVATION



1 EXTERIOR ELEVATION (TO REMAIN THE SAME. NO PROPOSED CHANGE)

SCALE: 3/16" = 1'-0"

2 EXTERIOR ELEVATION (TO REMAIN THE SAME)

SCALE: 3/16" = 1'-0"

3 EXTERIOR ELEVATION (TO REMAIN THE SAME. NO PROPOSED CHANGE)

SCALE: 3/16" = 1'-0"



PEARLINE BELL
ARCHITECTS

235 MONTEREY ST. SUITE B
SAN RAFAEL, CA 94901
(415) 451-4422
PEARLINEBELL.COM

EXISTING EXTERIOR ELEVATIONS (NO PROPOSED CHANGE)

CONDITIONAL USE PERMIT:
EL REY THEATER
KURT MAYER

REV. DATE DESCRIPTION

DATE: 10/15/2023

SCALE: AS NOTED

DRAWN:

JOB: 23033

SHEET:

A4.1