



# City of Greenfield

Greenfield Civic Center  
599 El Camino Real  
Greenfield, CA 93927

## Planning Commission Agenda

Tuesday, August 1, 2023  
6:00 P.M.

**CHAIR STEPHANIE GARCIA**  
**VICE CHAIR CYNTHIA ZAVALA**  
**COMMISSIONER ROBERT URQUIDES**  
**COMMISSIONER ERNEST GALLARDO**  
**COMMISSIONER JOSE VAZQUEZ**

The Greenfield Planning Commission meeting on Tuesday, August 1, 2023, at 6:00 p.m. will be held in the City Council Chambers located at 599 El Camino Real, Greenfield, California 93927, and will be open to the public. This meeting will also be accessible online and may be viewed through the following options:

Facebook Live: <https://www.facebook.com/GreenfieldCA/>

Zoom Meeting: <http://planning.ci.greenfield.ca.us>

Meeting ID: 876 8074 3187

(No passcode needs to be entered)

- A. CALL TO ORDER
- B. ROLL CALL
- C. PLEDGE OF ALLEGIANCE

**D. PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA**

**E. CONSENT AGENDA**

1. Adoption of the June 6, 2023 Planning Commission Minutes (Page 3)
2. Adoption of the July 5, 2023 Planning Commission Minutes (Page 7)

**F. PUBLIC HEARING**

1. Consideration of a resolution approving a Conditional Use Permit to allow for a Type 40 Liquor License for Sales of Beer for On-site and Off-site Consumption at 229 El Camino Real, Suite B (APN: 024-033-004) (Page 12)
  - a. Staff Report
  - b. Open/Close Public Hearing
  - c. Planning Commission Discussion and Decision

**G. OTHER BUSINESS**

1. Update on and Advisory Design Review of New Building at Hicks Park for Tom Rogers Museum, Northwest Corner of El Camino Real and Palm Avenue (Page 22)
  - a. Staff Report
  - b. Open/Close Public Comments
  - c. Planning Commission Discussion and Comments

**H. COMMENTS FROM PLANNING COMMISSION AND STAFF**

**I. ADJOURNMENT**



# City of Greenfield

Greenfield Civic Center  
599 El Camino Real  
Greenfield, CA 93927

## Planning Commission Minutes

Tuesday, June 6, 2023  
6:00 p.m.

**CHAIR STEPHANIE GARCIA**  
**VICE-CHAIR CYNTHIA ZAVALA**  
**COMMISSIONER TINA MARTINEZ**  
**COMMISSIONER ROBERT URQUIDES**  
**COMMISSIONER ERNEST GALLARDO**

### A. CALL TO ORDER

Meeting called to order by Chair Garcia at 6:00 p.m.

### B. ROLL CALL

Present: Chair Garcia, Vice Chair Zavala, Commissioner Martinez, Commissioner Urquides, Commissioner Gallardo

Absent: None

Staff Present: Community Development Director Paul Mugan, Consulting Planner Rob Mullane, Senior Planner Danielle Powell, Management Analyst Yesenia de la Torre, Planning/Building Permit Technician Braulio Fabian Zamudio

### **C. PLEDGE OF ALLEGIANCE**

Pledge led by Commissioner Martinez

### **D. PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA**

No comments

### **E. CONSENT AGENDA**

1. Adoption of the May 2, 2023 Planning Commission Minutes

**Motion** by Commissioner Gallardo to approve the May 2, 2023, Planning Commission Meeting Minutes; seconded by Commissioner Urquides

#### **VOTE**

Ayes: Zavala, Gallardo, Martinez, Garcia & Urquides

Noes: None

Absent: None

Motion carried 5-0-0

### **F. PUBLIC HEARINGS**

1. Consideration of a Resolution approving a Conditional Use Permit to allow for a Type 21 Liquor License for off-site sales of liquor in addition to beer and wine at 186 4<sup>th</sup> street ( APN: 024-072-041)
  - A. Staff Report
  - B. Open/Close Public Hearing
  - C. Planning Commission Discussion

Senior Planner Danielle Powell gave information regarding the location of the property and the exterior changes required as a condition of approval for the CUP, which include removing the metal bars and signage that are currently placed in front of the window.

Public hearing opened by Chair Garcia at 6:10

Mr. Cho introduced himself as the owner of the mini-mart since 2009

Chair Garcia asked Mr. Cho if he had any concerns about removing the bars and replacing it with polycarbonate glass.

Mr. Cho answered that there is always the possibility of a break-in, but that it would be very hard to break the glass.

Ms. Powell clarified that the Community Development Department is asking as a condition of approval to have the signs and bars removed so the aesthetic could be consistent with other retail locations across the City.

Chair Garcia closed public hearing at 6:16

The Commission had a discussion regarding the removal of the bars and the possible increase of break ins due to it. The Commission also took into consideration the staff recommendation that removing the signs and bars would create a better aesthetic and it would be consistent with other retail locations across the City.

**Motion** by Commissioner Martinez approving a Conditional Use Permit for off-sale general alcoholic beverage sales at 186 4<sup>th</sup> Street; seconded by Commissioner Urquides.

**VOTE**

Ayes: Martinez, Urquides, Gallardo, Zavala and Garcia

Noes: None

Absent: None

Motion carried 5-0-0

**G. OTHER BUSINESS**

1. Summary on Brown Act Requirements
  - A. Oral Staff Report
  - B. Public Comments
  - C. Planning Commission Comments

Community Development Director Paul Mugan provided a handbook with information about the Brown Act to the Commissioners and provided a summary as to what the Brown Act is and what some common issues are.

Mr. Mugan provided clarity that there is no prohibition on having more than 3 Commissioners and/or Council members in attendance at an event or gathered; there just can't be conversations amongst them about City business.

2. Staff responses to questions and comments raised by the Planning Commission at prior meetings – Topics include: dog waste bags for the city parks, opportunities for economic development conferences, potential for safety improvements to stop sign at El Camino Real and Pine, status of Proposition 68

grant for the community recreation center, and potential for CDD-related social media posts to be on City's main Facebook page.

- A. Oral Staff Report
- B. Public Comments
- C. Planning Commission Comments

Community Development Director Paul Mugan stated that he intends to provide regular updates about inspections, permits, and projects that are happening in the City to the Commission. Mr. Mugan noted that the City got approved for an \$8.3 million grant for the new community recreation center. Mr. Mugan also shared information about a proposed contract with an economic development consultant who will assist the City with recruiting commercial development and rehabilitating downtown and should be going to City Council for approval soon. Mr. Mugan shared they are looking into various economic development conferences for Planning Commissioners and Council Members to possibly attend some of them. Public Works Director Tugel will be attending next Planning Commission meeting to provide answers regarding dog waste bags at parks and other Public Works projects and topics.

Chair Garcia opened the item for public comments.

Gale Thorn shared concern due to the speed limit increase and the location of her mailbox.

Commissioner Gallardo expressed once again his concern about the safety issue at Cypress Avenue and El Camino Real and is asking for a flashing stop sign placed at the intersection.

#### **H. COMMENTS FROM PLANNING COMMISSION AND STAFF**

Commissioner Gallardo shared a concern about some streets needing more than a patch. He also asked if Greenfield sends their sewer to the sewer treatment plant in Soledad.

Commissioner Urquides shared he would like to have a better system when it comes to street sweepers.

Commissioner Martinez shared this was her last Planning Commission meeting since she will no longer be a Greenfield resident.

#### **I. ADJOURNMENT**

Meeting Adjourned by Chair Garcia at 7:03 p.m.



# City of Greenfield

Greenfield Civic Center  
599 El Camino Real  
Greenfield, CA 93927

## Planning Commission Minutes

Wednesday, July 5, 2023  
6:00 p.m.

**CHAIR STEPHANIE GARCIA**  
**VICE-CHAIR CYNTHIA ZAVALA**  
**COMMISSIONER ROBERT URQUIDES**  
**COMMISSIONER ERNEST GALLARDO**

### A. CALL TO ORDER

Meeting called to order by Chair Garcia at 6:00 p.m.

### B. ROLL CALL

Present: Chair Garcia, Vice Chair Zavala, Commissioner Urquides

Absent: Commissioner Gallardo

Chair Garcia requested a motion to excuse Commissioner Gallardo.

**Motion** by Commissioner Urquides to excuse Commissioner Gallardo's absence;  
seconded by Vice-Chair Zavala

**VOTE**

Ayes: Garcia, Zavala & Urquides

Noes: None

Absent: Gallardo

Motion carried 3-0-1

Staff Present: Community Development Director Paul Mugan, Consulting Planner Rob Mullane, Public Works Director Jamie Tugel, Planning/Building Permit Technician Braulio Fabian Zamudio

**C. PLEDGE OF ALLEGIANCE**

Pledge led by Commissioner Urquides

**D. PUBLIC COMMENTS FROM THE AUDIENCE REGARDING ITEMS NOT ON THE AGENDA**

No comments

**E. CONSENT AGENDA**

No items

**F. PUBLIC HEARINGS**

1. Consideration of a Resolution approving a Conditional Use Permit to allow for a Type 20 Liquor License for sales of beer and wine at 231 El Camino Real (La Esperanza Market (APN: 024-033-003)
  - A. Staff Report
  - B. Open/Close Public Comments
  - C. Planning Commission Discussion

Consultant Planner Rob Mullane gave staff report. Mr. Mullane gave a summary regarding the Conditional Use Permit application to allow a Type 20 liquor license for La Esperanza Market. This would allow beer and wine sales for off-site consumption.

Vice-Chair Zavala asked if the City has a limit of how many liquor license there can be.

Mr. Mullane responded that there are limits established by the State Alcoholic Beverage Control Department and that these are set census block. However, local municipalities can and often do allow for additional licensees. He noted that the City and in this case, the Planning Commission, can make the determination as to how many liquor license are approved.



Chair Garcia asked for clarification regarding the new project that is being built next to La Esperanza Market.

Mr. Mullane responded that that is the new commercial building with two units provided, but with the specific tenant improvements and uses to be determined by the tenants leasing the spaces. He noted that the 2-unit building received a Design Review approval from the Planning Commission back in 2021.

Chair Garcia opened the public hearing at 6:13 pm.

Speaker #1, NAME, the manager of La Esperanza Market explained to the commissioners the market's goal with this liquor license is to stay competitive with other businesses.

Chair Garcia asked if they have a surveillance camera system linked with PD, and if not, would they be opposed to share that with PD.

Manager of La Esperanza Market explained they currently do not but are not opposed to doing so.

Vice Chair Zavala thanked the applicant for the exterior improvements done to the new building being constructed next to La Esperanza Market when it came forward for Design Review.

Mr. NAME answered it was a business move and helps in improving the overall aesthetic of the downtown area.

Seeing no other speakers, Chair Garcia closed the Public Hearing at 6:18 pm.

Chair Garcia expressed her gratitude to La Esperanza Market for closing at 8:00 pm and to staff for keeping track of the number of liquor licenses.

**Motion** by Commissioner Urquides approving a Conditional Use Permit to allow beer and wine sales for off-site consumption at 231 El Camino Real; seconded by Vice-Chair Zavala.

**VOTE**

Ayes: Garcia, Zavala & Urquides

Noes: None

Absent: Gallardo

Motion carried 3-0-1

**G. OTHER BUSINESS**

1. Update from Public Works Director on status of various public works projects.

- A. Oral Staff Report
- B. Public Comments
- C. Planning Commission Comments

Public Works Director Jamie Tugel gave an oral staff report. Ms. Tugel provided answers regarding dog waste bags at parks, status of various public work projects, and traffic safety issues at Cypress and El Camino Real.

Commissioners had questions regarding when the dog waste bags could be placed at parks and if a flashing stop sign could be installed at Cypress and El Camino Real. The Commission also noted that crosswalks at Apple & Oak seem like they are sinking and asked about the status of finishing the paving of street project and future paving of more streets. The Commission also asked about the new purple-hued street lights along Walnut Avenue, major projects in new fiscal year budget, and report of inspections done to playground on parks.

#### **H. COMMENTS FROM PLANNING COMMISSION AND STAFF**

Community Development Director Paul Mugan offered to prepare a Planning Commission referral to the Traffic Committee to address the issue regarding the stop sign and speed limit at Pine and El Camino Real. Mr. Mugan noted that on July 11, there will be an item at City Council meeting regarding an update on the Housing Element.

He noted that staff plans to have a special Planning Commission meeting on July 13 to address updates regarding the Housing Element. He noted that one idea for social media outreach and for the City website would be having individual pictures taken of the Commissioners as well as a group picture. Mr. Mugan reminded the Commission of mandatory training requirements and requested that Commissioners that have not completed the training do so. He also indicated that there are two candidates to fill the vacant commissioner position, and that Planning Commission protocols would be reviewed at upcoming meetings.

Chair Garcia asked if there could be a tour to the possible sites for the Housing Element, and if ADU falls under the Housing Element and if they can make any recommendations or have an opinion and policies.

Mr. Mugan answered that is something they can make happen. In regard to the ADU, they do count in the Housing Element, and that the State has constrained the review authority of local municipalities in their review of ADUs.

After Commission discussion, Mr. Mugan set the date for the special Planning Commission meeting for July 12 at 6:00 pm.

Vice-Chair Zavala asked if there are going to be minutes for the June Planning Commission meeting.

Permit Technician Braulio Fabian Zamudio answered the June Minutes along with the July minutes will be present for approval at the next month Planning Commission meeting. Mr. Fabian Zamudio shared applications for Planning Commission are due the next day and that there are currently two applicants.

## **ADJOURNMENT**

Meeting Adjourned by Chair Garcia at 6:54 p.m.



# Planning Commission Memo

599 El Camino Real Greenfield CA 93937 831-674-5591  
www.ci.greenfield.ca.us

**DATE:** July 27, 2023

**AGENDA DATE** August 1, 2023

**TO:** Planning Commissioners

**PREPARED BY:** Rob Mullane, AICP, Planning Consultant

**TITLE:** **CONSIDERATION OF A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A TYPE 40 LIQUOR LICENSE FOR SALES OF BEER FOR ON- AND OFF-SITE CONSUMPTION AT 229B EL CAMINO REAL, APN: 024-033-004; PLN 23021**

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## AUTHORITY AND PROCEDURES

### **Zoning Code – Conditional Use Permit**

The Conditional Use Permit (CUP) provisions are set forth in Section 17.16.060 of the Zoning Code. Allowable land uses in each zoning district are set forth in Table 17.26-1 of Section 17.26.040 of the Zoning Code. Table 17.26-1 requires a CUP in Retail Business (C-N) Zoning Districts for alcoholic beverage sales. A CUP allows for the individual review of uses having unusual site development features or operating characteristics, to ensure compatibility with surrounding areas and uses.

The Planning Commission is the designated approving authority for CUPs and, given a specific CUP application, may approve, conditionally approve, or deny the proposed application. As part of the CUP process, the Commission may “impose conditions and/or require performance guarantees for the CUP to ensure compliance with this Section and other applicable provisions of the Green Municipal Code, and to prevent adverse or detrimental impacts to public health, safety, or welfare” (Section 17.16.060.D). CUPs may be granted only when the Planning Commission determines that the proposed use or activity complies with the following findings:

1. The proposed use is consistent with the General Plan, Specific Plan (if applicable), and all applicable provisions of the Greenfield Municipal Code;

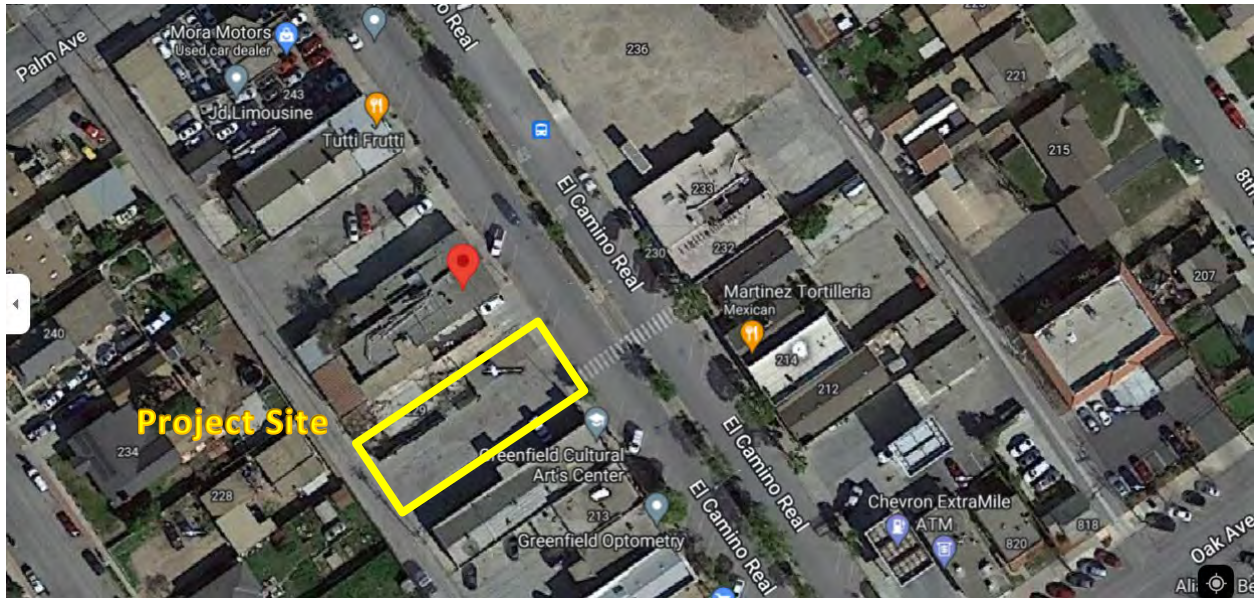
2. The establishment, maintenance, or operation of the use applied for meets the applicable land use compatibility criteria of the General Plan; and
3. The establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of the public.

**BACKGROUND**

The applicant, Lisandra Barron, is interested in leasing Suite B of the two-suite building that is under construction at 229 El Camino Real for a new craft beer tap room. The development of this property with a new commercial building received a Design Review approval from the Planning Commission in September 2021. The approved development includes a one-story, 1,609-square foot building with two suites set up for future tenant improvements, a five-space parking lot to the rear of the building, and landscaping. Suite B is the northern suite, and according to the Building Permit plan set submitted for the building’s construction, has a tenant space of approximately 845 sq ft, including the approximately 50-sq ft bathroom.

A Conditional Use Permit (CUP) is required from the City prior to the issuance of a State ABC liquor license. The applicant submitted an application for a CUP with the City on June 23, 2023. City staff deemed the CUP application complete for processing on July 19, 2023.

**Figure 1 – Location Map**



**PROJECT DESCRIPTION**

The applicant is seeking a Conditional Use Permit (CUP) to allow beer sales for on- and off-site consumption at a new craft beer tap house at 229 El Camino Real, Suite B (APN: 024-033-004-000). The CUP would allow the applicant to obtain a Type 40 liquor license (sales of beer for on- and off-site consumption) issued by the State Department of Alcoholic Beverage Control. The

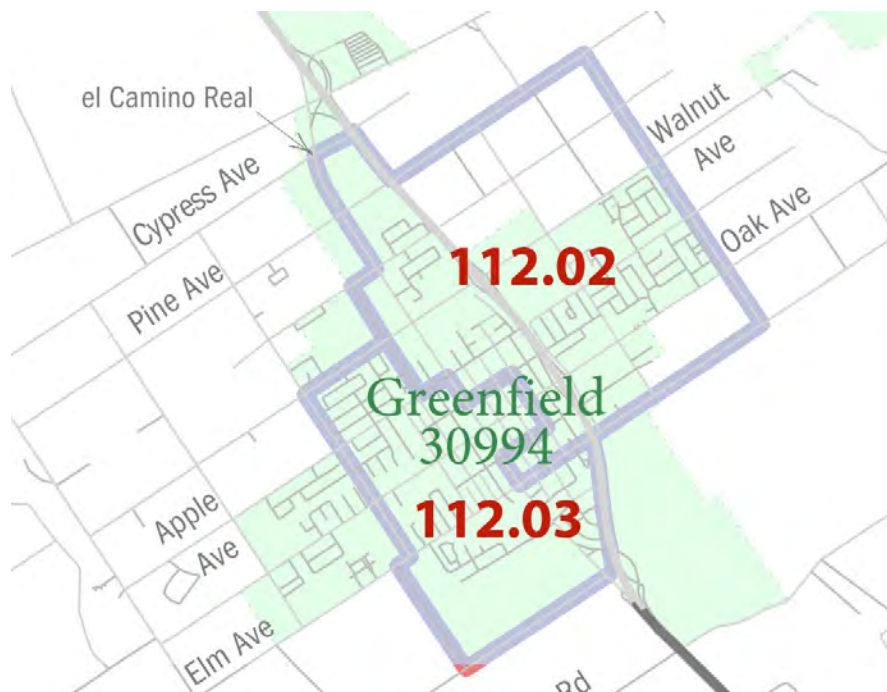
new tap house is intended to be family-friendly and would offer a variety of food items from snacks to heavy appetizers. The proposed maximum hours of operation would be from 10:00 am to 11:00 pm; however, opening time is likely to be later for much of the year, and the typical closing time is anticipated to be 10:00 pm. Beer would be available for consumption on-site or purchase for consumption off-site during the tap house's hours of operation.

## **DISCUSSION**

The subject property is within the Retail Business Zoning District. The sale of alcoholic beverages is permissible within this zoning district subject to the approval of a CUP by the Planning Commission. If a CUP is granted by the City, the activation of the Type 40 liquor license is subject to the completion of State ABC requirements by the applicant. As part of the ABC licensing process, the State refers the license to the local jurisdiction for zoning review of the location and to decide whether the sale of alcohol from this location meets a public convenience or necessity.

State ABC develops guidelines for the number of allocated retail alcohol licenses in each census tract throughout the state, based solely on census tract population. The number of licenses allocated under the formula is a guideline for use by local jurisdictions. A local jurisdiction can allow additional licenses at its discretion provided the jurisdiction can make certain findings. The project site is located within Census Tract 112.03 which includes the City's downtown area (see Figure 2, below). Table 1 below shows all active, and one surrendered, State ABC licenses within City Limits. The highlighted rows are the off-sale licenses located within Census Tract 112.03.

**Figure 2 – Census Tract Map**



**Table 1 – All ABC Liquor Licenses in the City of Greenfield**

Status	License Type	Premises Address	Business Name	Census Tract
ACTIVE	21	650 WALNUT AVE	RITE AID STORE 5879	112.02
ACTIVE	41	602 WALNUT AVE	LA FOGATA	112.02
ACTIVE	41	5 EL CAMINO REAL	EL MICHOACANO RESTAURANT	112.03
ACTIVE	20	214-216 EL CAMINO REAL	MARTINEZ TORTILLERIA Y PANADERIA	112.03
SUREND	41	670 WALNUT AVE	CHEEZERS GOURMET PIZZA	112.02
ACTIVE	41	331 EL CAMINO REAL	TAQUERIA LAS FUENTES	112.03
ACTIVE	20	186 4TH ST	OAK AVENUE MART	112.02
ACTIVE	20	899 EL CAMINO REAL	GREENFIELD SHELL	112.04
ACTIVE	20	401 EL CAMINO REAL	LA PRINCESA MARKET	112.02
ACTIVE	21	500 WALNUT AVE	RANCHO SAN MIGUEL MARKET	112.02
ACTIVE	21	3 EL CAMINO REAL	TRES AMIGOS	112.03
ACTIVE	41	104 EL CAMINO REAL	TACOS EL GRULLENSE	112.03
ACTIVE	20	103 EL CAMINO REAL	MENDOZA MARKET	112.03
ACTIVE	20	348 EL CAMINO REAL	GREENFIELD MARKET	112.02
ACTIVE	20	326 EL CAMINO REAL	DOLLAR GENERAL 17815	112.02
ACTIVE	21	359 WALNUT AVE	GREENFIELD ARCO	112.02
ACTIVE	42	102 EL CAMINO REAL	EL PARRANDERO SPORTS	112.03
ACTIVE	20	202 EL CAMINO REAL	MORA CHEVRON	112.03
ACTIVE	47	246 EL CAMINO REAL	EL RINCONCITO RESTAURANT Y CAFE	112.03
ACTIVE	58	246 EL CAMINO REAL	EL RINCONCITO RESTAURANT Y CAFE	112.03
ACTIVE	21	851 OAK AVE	EL REY MARKET	112.03
ACTIVE	20	135 EL CAMINO REAL	TIENDA LA MICHOACANA	112.03
ACTIVE	21	145 EL CAMINO REAL	FASTRIP #9912	112.03

- Type 20 Off-sale beer & wine
- Type 21 Off-sale general (beer, wine, spirits)
- Type 40 Bar/Tavern, On-sale beer
- Type 41 On-sale beer & wine - eating place
- Type 42 On-sale beer & wine - public premises
- Type 47 On-sale general (beer, wine, spirits) - eating place
- Type 58 Caterer's permit

Currently, there are no other Type 40 liquor licenses within the City limits. A Type 40 license authorizes the sale of beer for consumption on or off the premises where sold. No wine or distilled spirits may be sold or on the premises. Full meals are not required; however, sandwiches and/or snacks must be available. Minors are allowed on the premises.



A CUP is discretionary and may either be approved or denied based on the required findings. The proposed CUP would allow a use that is consistent with the site's Retail Business zoning, for a proposed new craft beer tap room. Staff supports the CUP request but recognizes that the Planning Commission may have a different take.

### *Restroom Facilities*

Staff notes that the approved building permit plans for the building at 229 El Camino Real has a single bathroom. For a bar/tavern use, a second bathroom would be required, and one of the bathrooms would need both a stall and a urinal. As such, if the CUP is approved, the applicant will need to file a building permit revision to add the second bathroom. This is a Building Code requirement, and as such, no condition of approval for the inclusion of the second bathroom is necessary.

### *Parking Considerations*

The subject property has a total of five off-street parking spaces. There is additional parking along El Camino Real, and there is an existing mid-block cross-walk providing pedestrian access to the project site from the west side of Camino Real.

The City's parking requirements are set forth in Chapter 17.58 of the City's Zoning Code. The number of off-street parking spaces required for a new development is determined by proposed land use using the parking ratios and standards in Table 17.58-1. The 229 El Camino Real building had no specific tenants lined up when the building was going through the City's Design Review process. As such, a general retail parking demand of 3 spaces/1,000 sq ft was used to calculate the required off-street parking. Under the general retail parking category, five spaces were required. However, during the Planning Commission's discussion of the Design Review for the building in 2021, the Commission did express some concerns on the adequacy of the off-street parking, and specifically noted that restaurant or similar uses would require additional off-street parking.

The parking demand factor for bars is 1 space/3 fixed seats plus 1 space/100 sq feet of assembly area. A floor plan showing the proposed seating arrangement has not been submitted to the City, but would be required as part of a subsequent tenant improvement building permit application. Nevertheless, the parking demand for the proposed use in Suite B is likely to exceed the number of off-street parking provided for the project site. A condition of approval has been included to require the applicant to enter into an off-site parking agreement with a nearby property owner to provide adequate parking for the proposed tap room. The specifics of the off-site parking agreement would be reviewed by Community Development staff, and should the agreement be cancelled, a new agreement would need to be executed for the project to remain in compliance with the proposed conditions of approval.

Staff also notes that the City does not have different, more relaxed off-site parking standard for its downtown area. A separate parking standard is relatively common for city downtowns as more rigid parking standards are difficult to meet, especially for smaller lots such as the 3,885-sq ft subject parcel. The City may want to consider adopting revised parking standards for the



downtown area at a later date. If so, that would involve a Zoning Code amendment and the associated public hearings before the Planning Commission and City Council.

### **CEQA**

The CUP qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the State Guidelines for the Implementation of CEQA. The proposed tap room is less than 2,500 sq ft in size and does not involve the use of substantial amounts of hazardous materials.

### **RECOMMENDATION**

Staff recommends that the Planning Commission approve Resolution 2023-13, approving a CUP for a Type 40 ABC license at 229B El Camino Real.

### **ALTERNATIVES**

1. Deny the proposed CUP.
2. Approve the proposed CUP with specific changes and/or revised or additional conditions of approval.

### **PROPOSED MOTION**

**I MOVE THAT THE PLANNING COMMISSION OF THE CITY OF GREENFIELD ADOPT RESOLUTION NO. 2023-13 APPROVING A CONDITIONAL USE PERMIT FOR SALES OF BEER FOR ON- AND OFF-SITE CONSUMPTION AT 229 EL CAMINO REAL, SUITE B**

### **ATTACHMENT**

1. Planning Commission Resolution No. 2023-13, including Exhibit A. Conditions of Approval

**CITY OF GREENFIELD PLANNING COMMISSION**

**RESOLUTION NO. 2023-13**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GREENFIELD  
APPROVING A CONDITIONAL USE PERMIT FOR SALES OF BEER FOR ON- AND  
OFF-SITE CONSUMPTION AT 229 EL CAMINO REAL, SUITE B (APN: 024-033-004)  
PERMIT: PLN 23021**

**WHEREAS**, Section 17.26.040 of the City of Greenfield Municipal Code allows alcoholic beverage sales in the C-R, Retail Business Zoning District subject to issuance of a Conditional Use Permit (CUP); and

**WHEREAS**, Section 17.26.060 of the City of Greenfield Municipal Code designates the Planning Commission as the approving authority for issuance of CUPs; and

**WHEREAS**, CUPs are quasi-jurisdictional and shall be granted only when the Planning Commission determines that the proposed use or activity (1) is consistent with the General Plan and all applicable provisions of Chapter 17.16 of the City of Greenfield Municipal Code and (2) that the establishment, maintenance, or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of the public; and

**WHEREAS**, the City has designated the decision-maker on the CUP request, in this case the Planning Commission, as the authority for making the determination that public convenience or necessity would be served by the issuance of an Alcohol Beverage Control License at the business location; and

**WHEREAS**, the Conditional Use Permit request was heard by the Planning Commission at a duly-noticed public hearing on August 1, 2023; and

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Planning Commission of the City of Greenfield has considered all written and verbal evidence regarding the Conditional Use Permit application at the public hearing and makes the following findings:

1. **FINDING:** That the proposed use is consistent with the General Plan and all applicable provisions of Chapter 17.16 of the City of Greenfield Municipal Code.

**EVIDENCE:**

- (a) The proposed location at 229B El Camino Real is in the Downtown Commercial land use designation and C-R, Retail Business Zoning District of the City of Greenfield zoning code; and
- (b) Alcoholic beverage sales are an allowed use in the C-R, Retail Business Zoning District subject to issuance by the Planning Commission of a Conditional Use Permit.

- (c) While the proposed use exceeds the available number of off-street parking spaces for the subject property, a condition of approval has been included to require the applicant to enter into and maintain an off-site parking agreement that provides the requisite number of parking spaces on a site that is no more than ¼ mile from the subject property.

- 2. FINDING: That the establishment, maintenance, or operation of off-sale beer and wine sales at a grocery and consumer goods retail store at 229B El Camino Real will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of the public.

EVIDENCE:

- (a) The location, design, or operating characteristics of the proposed craft beer tap house do not present any identifiable adverse impacts on the health, safety, peace, morals, comfort, or general welfare of the public.
- (b) The conditions of approval for issuance of a Conditional Use Permit will impose restrictions on sales and enhanced safety measures that will protect the public health, safety, and welfare.

- 3. FINDING: That public convenience or necessity would be served by the issuance of an Alcohol Beverage Control License at the business location,

EVIDENCE:

- (a) The establishment of a craft beer tap room at the proposed location at 229B El Camino Real provides a new venue for gatherings and refreshments in the downtown area of Greenfield, and in doing so, serves the public convenience and necessity of the community without detrimental impacts on health, safety, or welfare.

- 4. FINDING: That the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303(c) of the Guidelines for the Implementation of the California Environmental Quality Act.

EVIDENCE:

- (a) The establishment of a craft beer tap room at the proposed location at 229B El Camino Real involves a tenant improvement to a previously-approved building in the City of Greenfield's downtown area. The tap room would occupy a tenant space that is approximately 845 sq ft in size, which is less than the 2,500-sq ft threshold in Section 15303(c). The proposed project does not involve the use of substantial amounts of hazardous materials.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Planning Commission of the City of Greenfield, after consideration of all written and verbal evidence regarding this matter at the public hearing, does hereby:

1. Approve a Class 3 Categorical Exemption (new construction or conversion of small structures) pursuant to CEQA Guidelines Section 15303 for the proposed project; and
2. Grants approval of a Conditional Use Permit to allow the applicant to seek a Type 40 Liquor License with the California Department of Alcoholic Beverage Control for beer sales for on- and off-site consumption at 229B El Camino Real, subject to the attached conditions of approval.

**PASSED AND ADOPTED** by the Planning Commission of the City of Greenfield, at a regularly scheduled meeting of the Planning Commission held on this 1st day of August 2023, by the following vote:

**AYES**, and all in favor, therefore, Commissioners:

**NOES**, Commissioners:

**ABSENT**, Commissioners:

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Stephanie Garcia, Chairperson

Attest:

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Paul Mugan, Secretary

**PLANNING COMMISSION RESOLUTION NO. 2023-13**

**EXHIBIT A**

**CONDITIONS OF APPROVAL FOR CUP FOR 229B EL CAMINO REAL (APN: 024-033-004; PLN #23021)**

COA Number	Condition of Approval (COA)/Mitigation Measure	Party Responsible for Compliance	Timing	Verification of Compliance (Initials/Date)
<b>General</b>				
1	This Conditional Use Permit (CUP) approval is for the property at 229 El Camino Real, Suite B (APN: 024-033-004) in accordance with the following project description: Conditional Use Permit to allow the sales of beer for on- and off-site consumption at a new craft beer tap house.	N/A	Throughout entirety of use	
2	The CUP shall expire two years from the date of approval, and become null and void, unless exercised through issuance of a Certificate of Occupancy for the building duite and the proposed use.	Applicant/owner	2 years after approval	
3	This CUP authorizes retail sales of beer at the project address, subject to issuance by the State Department of Alcoholic Beverage Control of an On-Sale Beer/Bar, Tavern (Type 40) Liquor License.	N/A	Throughout entirety of use	
4	The authorization of retail sales of beer for -on- and offsite consumption allowed through this CUP may be revoked by the Planning Commission upon finding by the Planning Commission that the operation of the bar or tavern: (a) is or has become a public nuisance, (b) is detrimental to the public health, safety, or welfare, or (c) the holder of this CUP has violated any of the CUP's terms or conditions. The authorization of retail sales of beer for on- and off-site consumption may also be revoked by the Planning Commission upon finding that the State Department of Alcoholic Beverage Control revokes or suspends such license.	N/A	Throughout entirety of use	
5	This CUP shall run with the land and shall not be transferrable to another location or address.	N/A	N/A	
6	The use shall be conducted in compliance with all Local, State, and Federal laws and regulations, and in conformance with the approved plans.	Applicant/owner	Throughout entirety of use	
7	The issuance of a permit or approval of plans and specifications shall not be construed as a permit or an approval of any work that violates the Greenfield Municipal Code.	Applicant/owner	Throughout entirety of use	
8	Prior to final planning inspection, the applicant shall provide for City Community Development staff review and approval an agreement for off-site parking provisions to satisfy the parking demand of the new bar or tavern. The off-site parking lot location shall be no more than 1/4 mile from the project site. The number of spaces required shall be calculated by City staff through application of the parking demand calculations set forth in Table 17.58-1 of the City's Zoning Code. Prior to certificate of occupancy, the applicant shall submit for City review a fully-executed agreement for off-site parking that meets the parking demand of the bar or tavern. The off-site parking agreement shall be maintained in effect until and unless the City adopts relaxed off-street parking requirements for the downtown area, in which case this Condition may be deleted with the written concurrence of the Community Development Director.	Applicant/owner	Agreement format required prior to final planning inspection. Agreement execution required prior to certificate of occupancy. The agreement is an on-going throughout entirety of use	
9	The business shall maintain compliance with Section 17.62.030 of the City of Greenfield municipal code regarding window signage.	Applicant/owner	Throughout entirety of use	
10	The sale of alcoholic liquor beverages shall be prohibited between the hours of 11:00 PM and 10:00 AM.	Applicant/owner	Throughout entirety of use	

**Acknowledgement and Acceptance**

This Conditional Use permit is hereby accepted upon the express terms and conditions hereof. The undersigned hereby acknowledges the approved terms and conditions, and agrees to conform to and comply with said terms and conditions of approval of this permit.

\_\_\_\_\_  
Lisandra Barron  
Applicant/Owner

\_\_\_\_\_  
Date



# *Planning Commission Memo*

599 El Camino Real Greenfield CA 93937 831-674-5591  
www.ci.greenfield.ca.us

**DATE:** July 28, 2023

**AGENDA DATE** August 1, 2023

**TO:** Planning Commissioners

**PREPARED BY:** Rob Mullane, AICP, Planning Consultant

**TITLE:** **ADVISORY DESIGN REVIEW FOR TOM ROGERS MUSEUM BUILDING AT HICKS PARK, NORTHWEST CORNER OF EL CAMINO REAL AND PALM AVENUE**

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## **BACKGROUND AND SUMMARY**

The City has sought to construct a museum honoring Greenfield’s first mayor Tom Rogers at Hicks Park, which is at the northwest corner of El Camino Real and Palm Avenue. Nearly 20 years ago (c. 2004), the City secured a grant for the museum’s construction and included the project in the City’s Capital Improvement Program. A construction plan set was developed in 2007. However, for a variety of reasons, the project did not get completed at that time. The City recently learned of a new opportunity to move forward with the museum project through a donation of a pre-fabricated building for the site. The building must be accepted and installed on site in the next 60 days or so, and the City is interested in installing the building at Hicks Park for the Tom Rogers Museum.

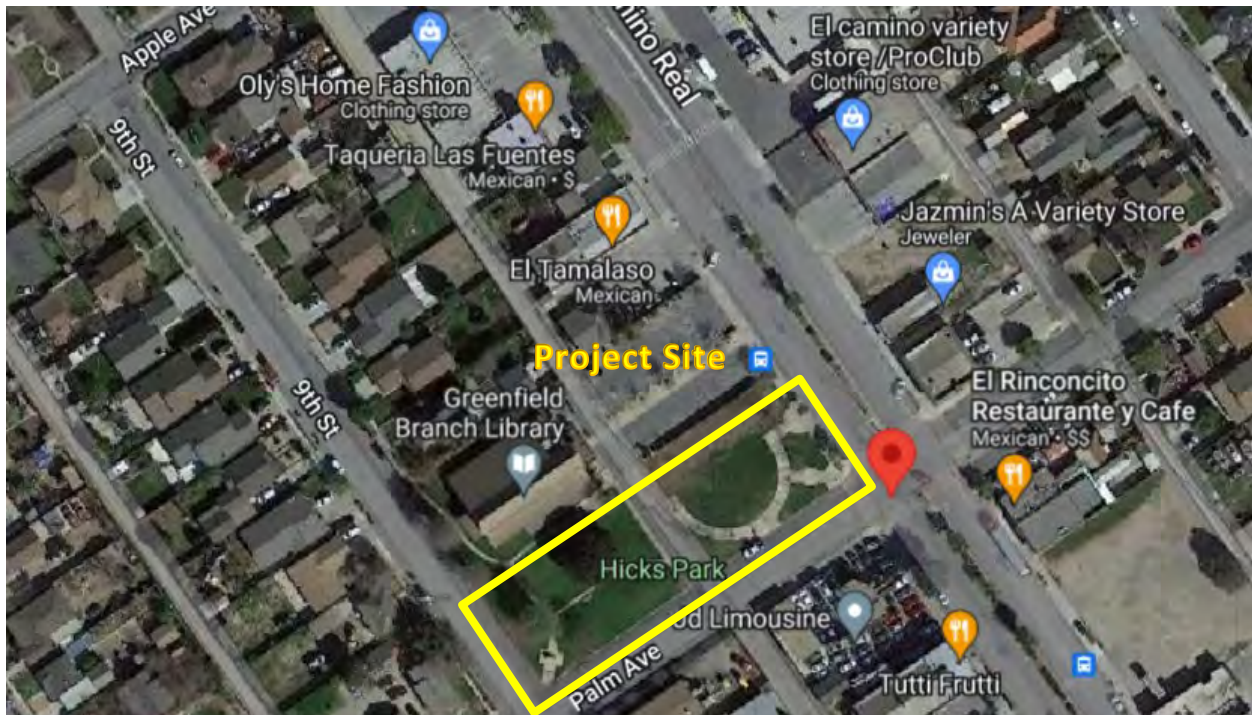
The City and the Parks District that includes Oak Park have been in discussion with University of California – Santa Cruz regarding the donation of a pre-fabricated building for which the university no longer has a need. UCSC is offering to donate the building, which is new and fully-ready for installation, to the Parks District, which would then donate the building to the City for installation at Hicks Park. The size of the building is nearly the same size as the building designed in 2007, and as such, it would accommodate the spatial needs and uses envisioned for the museum.

The City would retain a modest budget to prepare a crushed-rock surface for the building and “dress up” the building with some added architectural elements, such as:

1. A reception-grade deck at the front of the building
2. Arbors
3. Lattices
4. Medallions and window treatments
5. Additional landscaping, etc.

The budget would include retaining an architect to propose the specific design improvements as well as the costs of these improvements. Details for these accoutrements have not yet been established, but the intent is to enhance the aesthetics of the building and the site.

**Figure 1 – Location Map**



## **DISCUSSION**

Staff is bringing this project to the Planning Commission as an update, and in the event that the Planning Commission would like to make any specific or general comments or recommendations for staff to consider. Staff can also include on a future Planning Commission agenda another update and opportunity for input, once some of the architectural details and landscaping improvements have been developed.

No formal action by the Planning Commission is required at this meeting. The main purposes are: 1) to let the Commission know of this new development in the long-standing goal to establish the museum, and 2) to receive any preliminary comments or recommendations on the architectural details and landscaping improvements.

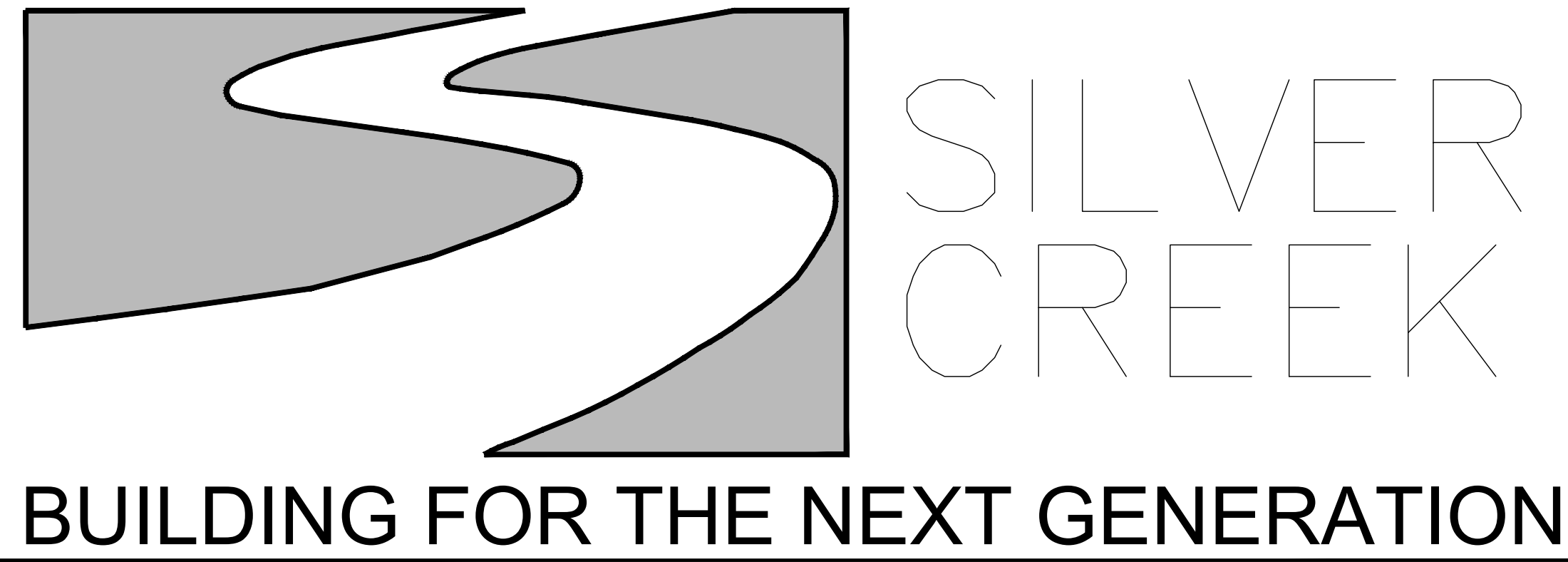
## **RECOMMENDATION**

Staff recommends that the Planning Commission receive an update on the project, allow for public comments, and provide any input or recommendations to staff. No motion is required; the Planning Commission minutes will document the input of the Planning Commission at this time.

## **ATTACHMENT**

1. Modular Building Plan Set





# ATTACHMENT 1

## SHEET INDEX

COVER PAGE
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FLOOR PLAN
CONSTRUCTION NOTES
GENERAL NOTES
FINISH SCHEDULE
DOOR SCHEDULE
WINDOW SCHEDULE
STATE APPROVAL

SHEET NO: A2
REFLECTED CEILING PLAN
REFLECTED CEILING DETAILS

SHEET NO: A3
EXTERIOR ELEVATIONS
EXTERIOR PAINT SCHEDULE

SHEET NO: E1
ELECTRICAL PLAN
ELECTRICAL SCHEDULE
ELECTRICAL PANELS

SHEET NO: M1
MECHANICAL SCHEDULES
MECHANICAL PLAN

SHEET NO: F1.
WOOD FOUNDATION PLAN.

SHEET NO: F2.
WOOD FOUNDATION DETAILS.

SHEET NO: R1.
RAMP LANDING.

SHEET NO: R2.
STD. LANDING w/ STEPS.

SHEET NO: R3.
RAMP DETAILS.

### GENERAL NOTES

- PROVIDE SIGN ADJACENT TO ENTRANCE STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED" CBC 1010.1.9.3(2.2)
- THIS STRUCTURE IS NOT TO BE LOCATED LESS THAN 10 FEET FROM ACTUAL OR ASSUMED PROPERTY LINES OR DETERMINED BY REQUIREMENTS AT THE BUILDING SITE BASED ON LOCAL AND/OR STATE BUILDING CODE PER 2016 CBC 705.3
- EXIT DOOR(S) SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- LANDINGS AT EXIT DOORWAYS SHALL COMPLY WITH SECTION 1010.1.6 OF THE 2016 CBC.
- ROOF COVERING SYSTEM SHALL BE PER CHAPTER 15 OF THE 2016 CBC
- ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
- SEPARATE TOILET FACILITIES TO BE PROVIDED FOR EACH SEX IN ADJACENT BUILDING(S) ON SAME PROPERTY IF ADEQUATE TOILET FACILITIES ARE NOT PROVIDED IN BUILDING AS PER LOCAL BUILDING DEPARTMENT.
- EXTERIOR WALL OPENINGS TO COMPLY W/ 705.8, 2016 CBC.
- THIS PLAN MAY BE REVERSED AND OR MIRRORRED.
- CALIFORNIA STATE STRUCTURAL PACKAGE APPROVAL #: #PFS-2161128K CALIFORNIA STATE INSTALLATION MANUAL APPROVAL #: #PFS-2161139K
- "DISABLED ACCESS" RAMPS/LANDINGS AND STAIRS REQUIRED FOR ACCESS & EGRESS TO BE SUPPLIED BY S.C.I., INSTALLED SITE BY SITE OC.
- THESE DRAWINGS MEET THE APPROVED CA-HCD STRUCTURAL SYSTEM.
- THESE DRAWINGS MEET THE APPROVED CA-HCD STRUCTURAL SYSTEM AND ARE SITE SPECIFIED.
- THE BUILDING IS DESIGNED AS A COMMERCIAL MODULAR.
- THIS BUILDING IS DESIGNED TO COMPLY WITH THE COMMERCIAL MODULAR REQUIREMENTS OF CALIFORNIA CODE OF REGULATIONS TITLE 25.
- PROPOSED BUILDING SITE ADDRESS: 1156 HIGH STREET SANTA CRUZ, CALIFORNIA, 95064
- SITE CONTACT: KEVIN FOISIE, PH #: (831) 459-4863.
- THIS BUILDING IS NOT DESIGNED OR TO BE INSTALLED IN AREAS PRONE TO FLOODING AS DEFINED ON A FLOOD HAZARD MAP.

### BUILDING DATA

NUMBER OF STORIES:	1 - STORY
BUILDING HEIGHT:	12'-5 5/8"
BUILDING AREA:	1,272 SQ. FT.
FIRE SPRINKLERS:	<input checked="" type="checkbox"/> NOT REQUIRED <input type="checkbox"/> REQUIRED
OCCUPANCY / USE:	B: (OFFICE)
OCCUPANCY LOAD:	(27) MAXIMUM. WILL HAVE EXIT(S) AS INDICATED.
TYPE OF CONSTRUCTION:	VB.
FLOOR LIVE LOAD:	100 P.S.F.
ROOF LIVE LOAD:	20 P.S.F.
ASSUMED ENERGY CEC CLIMATE ZONE:	( 3 )
BLDG SET ON PERMANENT FOUNDATION:	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
BLDG SET ON TEMPORARY FOUNDATION:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
WUI AREA:	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES, COMPLIANCE WITH HCD IGNITION RESISTANCE CONSTRUCTION SYSTEM REQ. (CBC CHAPTER 7A)

### APPLICABLE STANDARDS

NFPA 13	AUTOMATIC SPRINKLER SYSTEMS	2013 EDITION
NFPA 72	NAT. FIRE ALARM CODE (CALIF. AMENDED)	2013 EDITION
(NOTE: SEE UL STANDARD 1971 FOR "VISUAL DEVICES")		

### APPLICABLE CODES

- LIST OF 2016 CALIFORNIA CODE OF REGULATIONS
- 2016 BUILDING ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R.
  - 2016 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 & 2, PART 2, TITLE 24 C.C.R. (2015 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2016 CALIFORNIA AMENDMENTS)
  - 2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2014 NATIONAL ELECTRICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
  - 2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2015 IAPMO UNIFORM MECHANICAL CODE AND 2016 CALIFORNIA AMENDMENTS)
  - 2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2015 IAPMO UNIFORM PLUMBING CODE AND 2016 CALIFORNIA AMENDMENTS)
  - 2016 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
  - 2016 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2015 INTERNATIONAL FIRE CODE AND 2016 CALIFORNIA AMENDMENTS)
  - 2016 CALIFORNIA GREEN CODE, PART 11, TITLE 24 C.C.R.
  - 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

### WIND DESIGN DATA

1. BASIC WIND SPEED, ULTIMATE (MPH) :	115
2. WIND IMPORTANCE FACTOR :	1
3. WIND EXPOSURE :	"C"
4. APPLICABLE INTERNAL PRESSURE COEFFICIENT :	± 0.18

### EARTHQUAKE DESIGN DATA

1. SEISMIC IMPORTANCE FACTOR :	1
2. MAPPED SPECTRAL RESPONSE :	
S <sub>s</sub> = 1.5 (FOR BASE SHEAR)	S <sub>1</sub> = 1.3
S <sub>s</sub> = 1.875 (FOR ARCHITECTURAL COMPONENTS)	
3. SITE CLASS	D
4. SPECTRAL RESPONSE COEFFICIENTS :	
S <sub>DS</sub> = 1	S <sub>DI</sub> = 1.3
5. SEISMIC DESIGN CATEGORY :	E
6. BASIC SEISMIC-FORCE-RESISTING-SYSTEM :	SHEARWALL
7. SEISMIC RESPONSE COEFFICIENT, C <sub>s</sub> :	0.14
8. RESPONSE MODIFICATION FACTOR, R :	6.5
9. ANALYSIS PROCEDURE USED :	EQUIVALENT LATERAL FORCE
10. MINIMUM SEISMIC SEPARATION FROM OTHER EXISTING OR FUTURE BUILDINGS	6" SEP.

DRAWINGS PREPARED FOR:

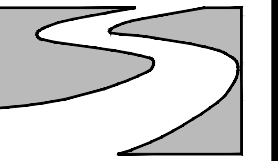
**U.C.SANTA CRUZ.**  
 1156 HIGH STREET  
 SANTA CRUZ CALIFORNIA, 95064  
 PH#: (831) 459-1762 FAX#: (831) 459-3300

JOB #:  
**30554**

SERIAL #  
**SCI-01012**

BUILDING SIZE:  
**24' x 53'**

CUSTOMER PLAN APPROVAL  
 THESE DRAWINGS ILLUSTRATE HOW THE BUILDING WILL BE CONSTRUCTED. THOROUGHLY REVIEW PLANS BEFORE AFFIXING YOUR SIGNATURE IN THE SPACE PROVIDED. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE SPECIFICATIONS (IF ANY) THE PLANS WILL TAKE PRECEDENCE. YOUR SIGNATURE INDICATES ACCEPTANCE OF THIS DESIGN AS ILLUSTRATED.  
 APPROVED AS NOTED:  
 \* NO EXCEPTIONS TAKEN  
 \* APPROVED WITH MODIFICATIONS  
 \* REVISE & RE-SUBMIT.  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CHANGES MAY RESULT IN A DELAY TO ORIGINAL SCHEDULE



SILVER CREEK  
 "BUILDING FOR THE NEXT GENERATION"

2830 BARRETT AVE  
 PERRIS, CA 92571  
 PH: 951-943-5393  
 FAX: 951-940-9232

PROJECT NAME:  
 24' x 53' (OFFICE)  
 U.C. SANTA CRUZ - IT BUILDING.  
 SHEET TITLE:  
 COVER PAGE

### REVISIONS:

#	BY:	DATE:

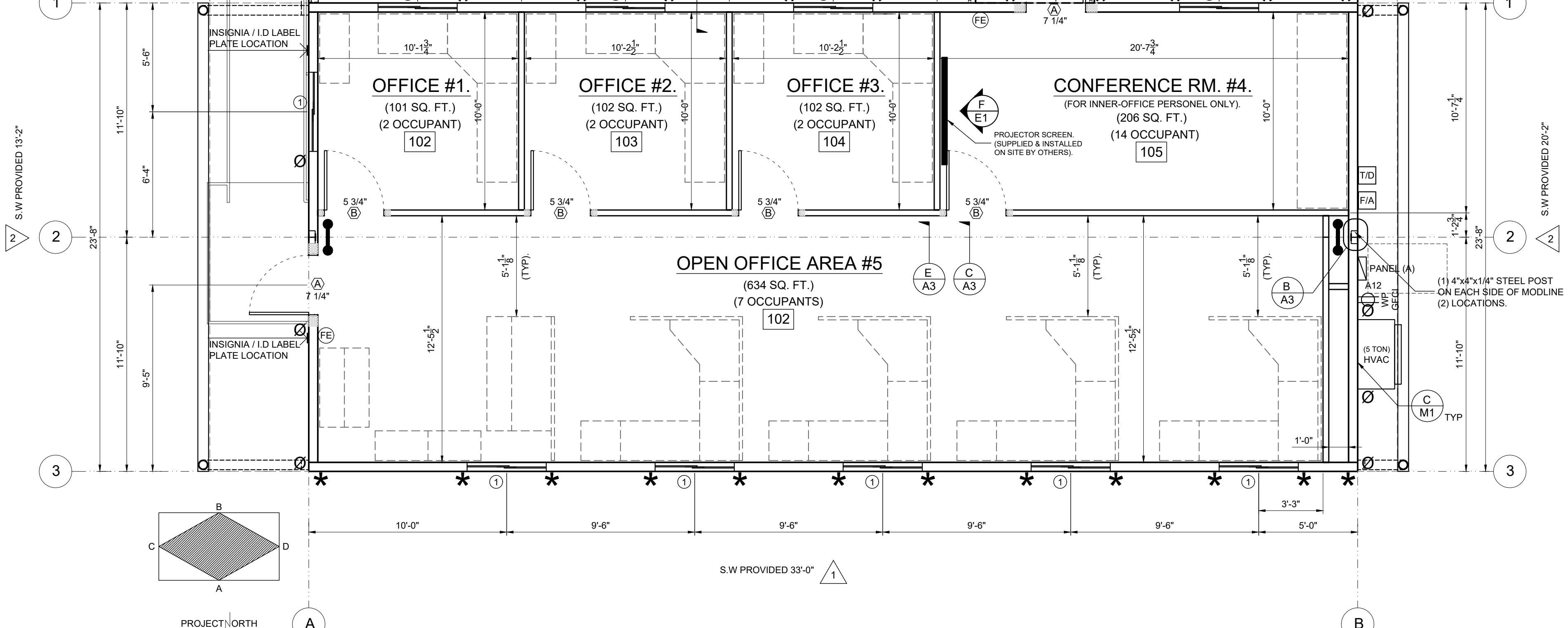
JOB #: 30554.  
 SERIAL #: SCI-01012.  
 QUOTE #: (2017-05-068).  
 DATE: 05-DEC-2017  
 DRAWN BY: (svj)  
 SCI. SALES RE: JOSH DEAN

SHEET NO.  
**CP**

NOTE:  
PERMITS FOR OVER HEIGHT & OVER WIDTH  
MODULES ARE BY DEALER (NOT S.C.I.)

NOTE:  
DOWN SPOUT WILL NEED TO  
BEND FROM WEST ELEVATION DUE  
TO RAMP.  
(SEE EXTERIOR ELEVATIONS)

HANDICAP RAMP  
(SEE SHEET R1)



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
NOTE:  
DIMENSIONS DO NOT INCLUDE WALL COVERING.  
ALL DIMENSIONS ARE FROM RAW STUD TO  
RAW STUD UNLESS OTHERWISE NOTED (CLEAR).

- STATE INSIGNIA (LOCATED AS NOTED ON FLOOR PLAN) ON EACH MODULE.
- (2) SCI I.D. LABELS (SEE NOTE BELOW) ON EACH MODULE.
- MBI LABEL (LOCATED AS NOTED ON FLOOR PLAN) ON EACH MODULE.

NOTE:  
SCI LABELS (1) LABEL AT REAR EXTERIOR AND (1) LABEL ABOVE CEILING LINE AT WALL. LABELS  
WILL BE MECHANICALLY FASTENED AND SHOW THE DOH APPROVAL NUMBER, MANUFACTURE,  
APPLIC CODES, SERIAL #, DESIGN LOADS (FLOOR, ROOF AND WIND SPEED), AND CLIMATE ZONE.

FINISH SCHEDULE		REMARKS
FLOOR:	1. 26oz DIRECT GLUE DOWN CARPET (THROUGHOUT BUILDING). BRAND: BIGELOW NEW BASIC CARPET. (12'-0" ROLLED GOODS). COLOR: #7559 ANODIZED LAPIS.	ALL MOD-LINE SEAMS BY OTHERS ON SITE.
BASE:	1. 4" RUBBER COVE BASE. (THROUGHOUT BUILDING). BRAND: BURKE. COLOR: TRUE BLUE.	
WALLS:	1. 1/2" VINYL COVERED TACK BOARD (V.C.T.B.) OVER 5/8" GYP. TO CEILING HGT. w/ 1/2" RAW GYP REMAINDER OF WAY TO RAFTERS. (THROUGHOUT BUILDING). 9'-0" SHEETS. COLOR: WHITE CAP.	(9'-0" SHEETS).
TRIM:	1. VINYL COVERED TRIM. (THROUGHOUT BUILDING). COLOR: TO MATCH WALL COVERING.	
CEILING:	1. 2 x 4 SUSPENDED CEILING w/ HD PRELUDE XL CEILING, @ 8'-10" A.F.F. (ROOM TO ROOM) 755B OF EQUAL (THROUGHOUT BUILDING). COLOR: WHITE	PROVIDE SEISMIC TIES AND STRUTS PER 2016 CBC CODE.

DOOR SCHEDULE		REMARKS						
SYM	SIZE THK	DOOR MATL TYPE	JAMB MATL TYPE	HRD GRP	FIN GRP	QTY	ROUGH OPENING	REMARKS
(A)	3070 1 3/4"	18ga HM	16ga KD	1	1	2	38" x 85"	KD DOOR.
(B)	3070 1 3/4"	WOOD SC.	16ga KD	2	2	4	38" x 85"	KD DOOR FRAME. WOOD DOOR.

HARDWARE GROUP:		FINISH GROUP:	
NOTE: DOOR HANDLES TO BE HANDICAP ACCESSIBLE			
1.	SCHLAGE ENTRY LOCKSET w/ PUSH BUTTON, GRADE 1 (NDS3PD) SCHLAGE SINGLE CYLINDER DEADBOLT, GRADE 2 (DB205132D) LNC 4041 CLOSER, DRIP CAP, WEATHER STRIPPING THRESHOLD, DOOR BOTTOM, (1) 4.5" NRP HINGE, (2) 4.5" STD HINGES.	1.	SEMI-GLOSS ENAMEL EXT. DOOR COLOR: ENDLESS SEA SW9150. INT. DOOR COLOR: ENDLESS SEA SW9150 EXT. JAMB COLOR: NATURAL LINEN SW9109 INT. JAMB COLOR: NATURAL LINEN SW9109.
2.	SCHLAGE ENTRY LOCKSET w/ PUSH BUTTON, GRADE 1 (NDS3PD) (3) STD HINGES, WALL MOUNTED DOOR STOP.	2.	PAINT GRADE DOOR DOOR COLOR: ENDLESS SEA SW9150 JAMB COLOR: NATURAL LINEN SW9109.
EXTERIOR DOORS KEYPED ALIKE: YES INSTALL EXTERIOR DOOR THRESHOLD OVER 26ga GALV. FLASHING			

WINDOW SCHEDULE		REMARKS					
SYM	SIZE	WINDOW TYPE	FRAME	GLASS	QTY	ROUGH OPENING	REMARKS
(1)	4030	HORIZ SLIDER	WHITE VINYL	DUAL GLAZE LOW-E	10	48" x 36"	

WINDOW HEADER HEIGHT		MISCELLANEOUS	
EXTERIOR WINDOW: 85"	INTERIOR WINDOW: N/A	1.	(10) 1" ALUMINUM MINI BLINDS COLOR: ANGLE FOOD 130.
NOTE: SHIP LOOSE ALL EXTERIOR WINDOW SCREENS.		NOTE: INSTALL FLASHING OVER ALL EXTERIOR WINDOWS COLOR: TO MATCH WINDOW FRAME COLOR	

SHEAR WALL SCHEDULE	
SYMBOL	SHEAR REQUIREMENTS
1	SIDEWALL SHEAR WALL REQUIREMENT PER TABLE 2-2.4 SHEET S7.1-S7.10 6" E.N., 12" F.N. (1.54 KIPS) PER STANDARD STRUCTURAL PACKAGE
2	ENDWALL SHEAR WALL REQUIREMENT PER TABLE 2-2.4 SHEET S7.1-S7.10 6" E.N., 12" F.N. (1.53 KIPS) PER STANDARD STRUCTURAL PACKAGE
HOLD DOWNS	
Ø	2" X 36" X 12GA. METAL STRAP W/ (24) 16D TO WOOD STUD/POST ABOVE
*	SIMPSON (3) "LSTA-12" STRAP W/ (10) 10D TO WOOD STUD/POST ABOVE
ROOF DIAPHRAGM	
R <sub>1</sub>	15/32" CDX OR OSB (240-EXP1) NAILING SHALL BE 8D @ 6" E.N. & 12" F.N. ALLOWABLE SHEAR (CASE 1)= 240*0.82 = 197 PFL ALLOWABLE SHEAR (OTHER)= 180*0.82 = 148 PFL
CHORD TIE	
HTTS ALLOW	TENSIL = 1.23K ACTUAL = 0.86K (INSTALLED IN FACTORY).

CONSTRUCTION NOTES	
CHASSIS: DIMENSION: (2) 11'-10" x 53'-0". FRAME: PERIMETER. BEAM TYPE: CBX11.5. OR / CM / MC: NA/NA/8. HITCH: NONE. AXLE: NONE. W - B: N/A. TIRES: N/A. MISC: N/A.	
SPECIAL NOTES: C-CHANNEL TO FACE OUT @ PERIMETER. C-CHANNEL TO FACE IN @ MODLINE.	
FLOOR: JOIST: Z7 x 2 x 11ga. SPACING: 24" O.C. DECKING: 1 1/8" T&G PLYWOOD. (APA RATED). INSULATION: R19-UNFACED. (NON-FORMALDEHYDE). BTM CLDS: 26 GA. GALV. COIL BOTTOM BOARD WEATHER/RODENT BARRIER.	
SPECIAL NOTES: SHIPPED ON LOW BOY TRAILER.	
EXTERIOR WALLS: STUDS: 2" x 6" DF #2 OR BETTER. S.S. HEIGHT - 123" REFER TO STRUCTURAL PACKAGE SHEET SS.1.1 FOR STUD FRAMING SCHEDULE & REQUIRED BRACING.	
SPACING: 16" O.C. BALLOON: SIDE WALLS. FLAT: END WALLS. TOP PLATE: DBL 2x TOP PLATE HF #2 OR BETTER. INSULATION: R26-UNFACED. (NON-FORMALDEHYDE) SIDING: 5/8" DURATEMP. (9'-0" SHEETS). (SEAL ALL SIDING EDGES WITH PRIMER PRIOR TO INSTALLATION). GROOVES: 8" O.C. HOUSEWRAP: (YES) UNDER EXTERIOR SIDING. SPECIAL NOTES: SIDING TO OVERLAP RIM JOIST @ MIN. 1 1/2"	
INTERIOR WALLS: STUDS: 2" x 4" DF STUD GRD OR BETTER. SPACING: 16" O.C. FULL HT: ALL WALLS. FLAT: N/A. TOP PLATE: DBL 2x, SGL AS NEEDED HF STUD GRD. INSULATION: N/A. SPECIAL NOTES: PROVIDE BLOCKING IN WALL FOR FUTURE PROJECTION SCREEN (SEE PLANS FOR TYPE AND LOCATION).	
ROOF: ROOF CVR: 0.045" EPDM OVER 1/4" DENSDECK. COLOR: WHITE. RAFTER: 2" x 6" DF #2 OR BETTER. DBL RAFTERS @ 96" O.C. <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ROOF SLOPE: 1/4":12". (COMPLEX). SPACING: 24" O.C. SHEATHING: 15/32" OSB. (APA RATED). INSULATION: R30-UNFACED (NON-FORMALDEHYDE). OVERHANG: 60" w/ COVERED RAFTERS. (END WALL "O" ONLY). 24" w/ COVERED RAFTERS. (END WALL "D" ONLY). DRAINAGE: GUTTERS & DOWNSPOUTS @ END WALLS. (INSTALLED @ FACTORY). DRAFT STOP: N/A. SPECIAL NOTES: (1) 6" x 4" STEEL CANOPY OVER SIDEWALL "B" ENTRANCE DOOR. (DETAIL "D7" "WS").	
SPRINKLER SYSTEM: REQUIRED: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES LOCATION: N/A. INSTALLER: N/A.	
CLEAR SPAN: LOAD: 20 lb. CENTER HT: 26 5/8". HEEL HT: 20". POST SIZE: 4" x 4" x 1/4" TUBE STEEL. TRUSS DESIGN NUMBER: ST1253-D20-20inHEEL. TOP OF CHASSIS TO BOTTOM OF TRUSS: 10'-0" 1/4" SPECIAL NOTES: N/A.	
ACCESSORIES: FIRE EXTINGUISHER: (2) 2A:10BC @ 48" AFF. SURFACE MOUNTED w/ BRACKET. RAMP: (1) PAINTED STEEL RAMP w/ LANDING. STAIRS: (1) PAINTED STEEL STAIR. FOUNDATION: WOOD, 18" TALL. (SEE FOUNDATION PLAN). SKIRTING: (14) 9" x 4" SHEETS TO MATCH BODY STYLE & COLOR.	

NOTE:  
ALL TEMPORARY WOOD TRUSS SUPPORT  
BLOCKING (PAINTED RED) & SHIPPING  
SUPPORT WALLS TO BE REMOVED BY THE  
SET-UP CREW AT TIME OF SET-UP (NOT SCI).

ATTENTION: THE FOLLOWING ITEMS WILL NEED TO BE  
SITE INSTALLED BY OTHERS DUE TO:  
 MATERIAL CROSSING MATLINES  
 HEIGHT RESTRICTIONS  WEIGHT RESTRICTIONS  CUSTOMER REQUEST  
 CABINET  GUTTER DOWNSPOUTS  STEEL STAIRS  
 COUNTER TOP  ROOF VENT  STEEL RAMP  
 DOOR(S)  SKIRTING  SUSPENDED CEILING  
 LIGHT(S)  FIRE EXTINGUISHER  FOUNDATION MATERIALS  
 LMCT-100 CONF TOOL  
 FLOOR INSULATION @ WHEEL WELLS PERIMETER CHASSIS

SEE SPECIFICATIONS AND SHIP LOOSE SHEETS FOR DETAILS

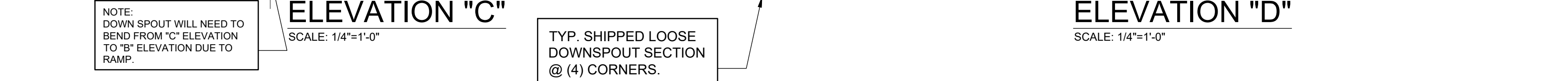
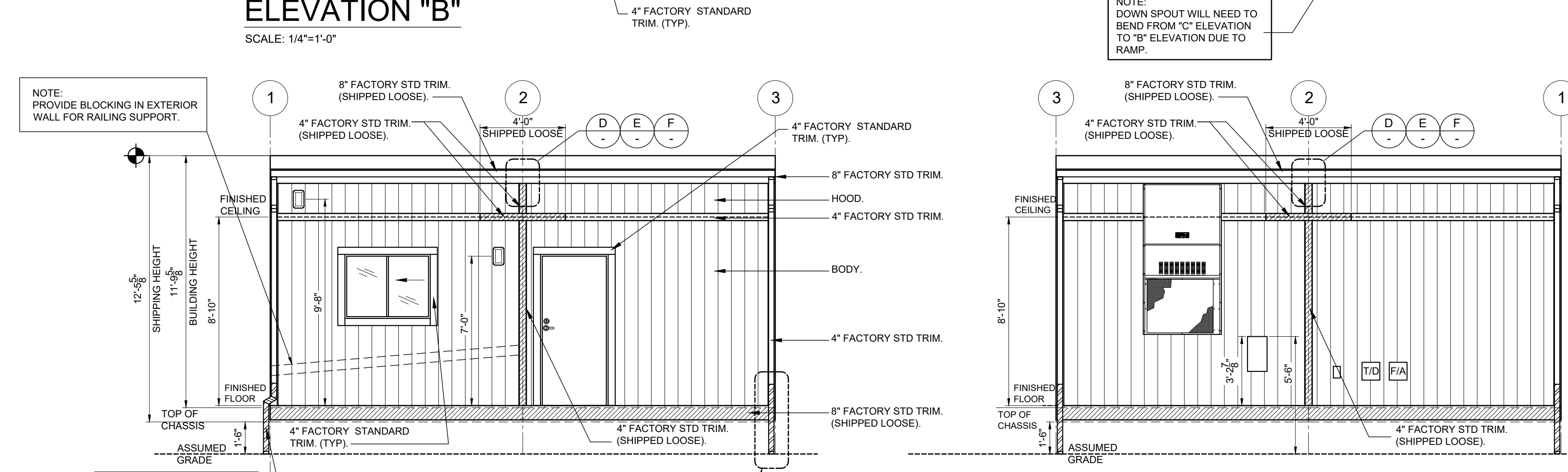
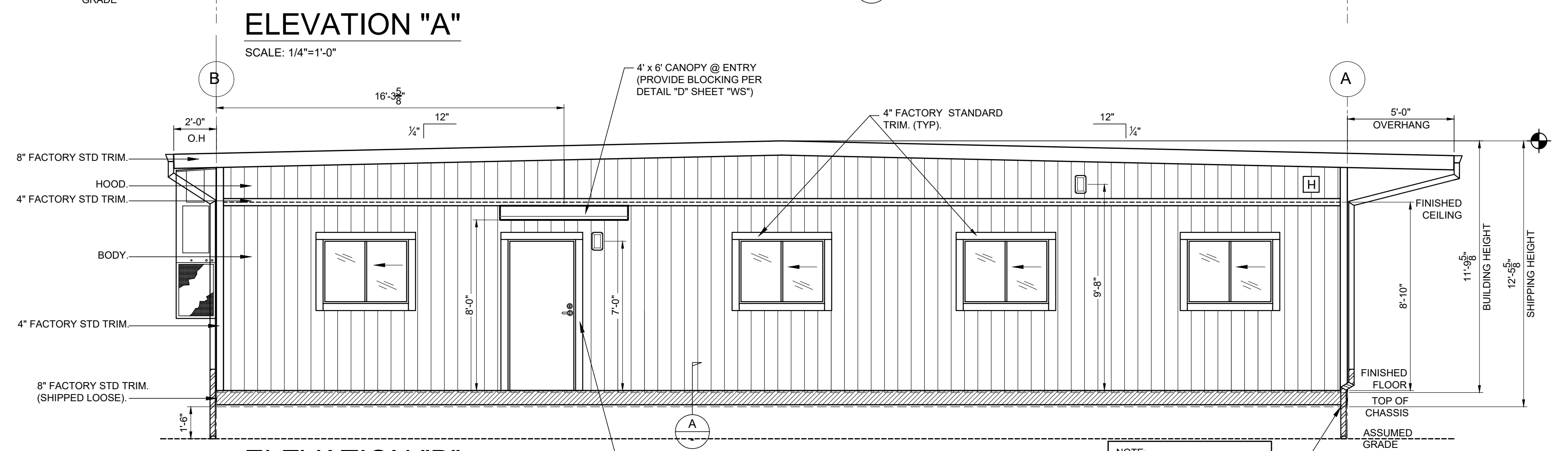
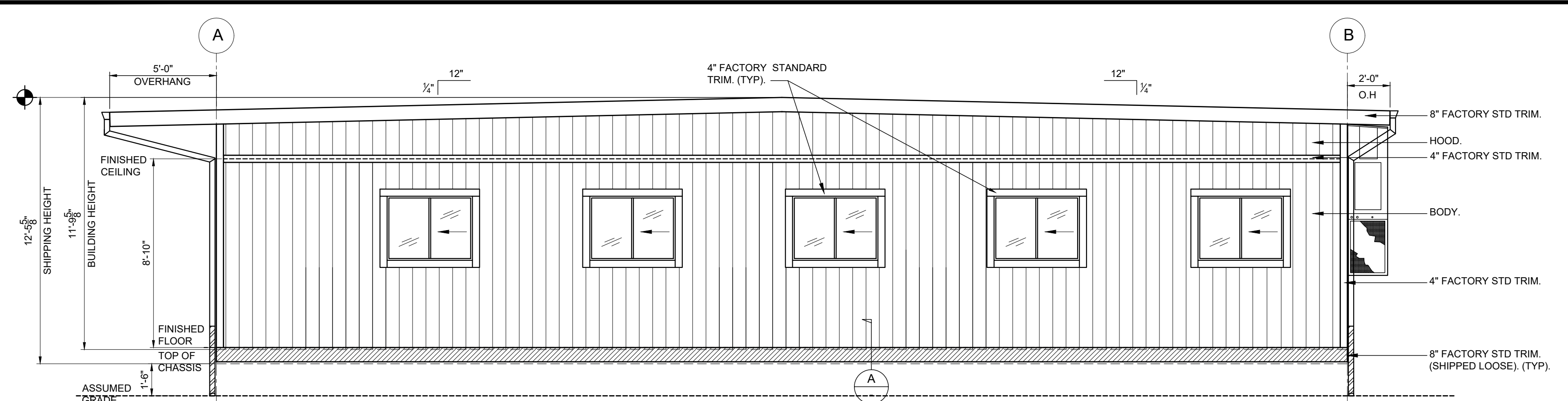
CUSTOMER PLAN APPROVAL  
THESE DRAWINGS  
ILLUSTRATE HOW THE  
BUILDING WILL BE  
CONSTRUCTED.  
THOROUGHLY REVIEW PLANS  
BEFORE AFFIXING YOUR  
SIGNATURE IN THE SPACE  
PROVIDED. IF THERE IS A  
DISCREPANCY BETWEEN THE  
PLANS AND THE  
SPECIFICATIONS (IF ANY) THE  
PLANS WILL TAKE  
PRECEDENCE. YOUR  
SIGNATURE INDICATES  
ACCEPTANCE OF THIS DESIGN  
AS ILLUSTRATED.  
APPROVED AS NOTED:  
 \* NO EXCEPTIONS  
TAKEN.  
 \* APPROVED WITH  
MODIFICATIONS.  
 \* REVISE & RE-SUBMIT.  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
CHANGES MAY RESULT IN A  
DELAY TO ORIGINAL  
SCHEDULE

SILVER CREEK  
"BUILDING FOR THE NEXT GENERATION"  
2830 BARRETT AVE  
PERRIS, CA 92571  
PH: 951-943-5393  
FAX: 951-940-9232

PROJECT NAME:  
24' x 53' (OFFICE)  
U.C. SANTA CRUZE - IT BUILDING.  
SHEET TITLE:  
FLOOR PLAN & SCHEDULES

REVISIONS:  
# BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
JOB #: 30554.  
SERIAL #: SCI-01012.  
QUOTE #: (2017-05-068).  
DATE: 05-DEC-2017  
DRAWN BY: (svj)  
SCI. SALES RE: JOSH DEAN  
SHEET NO.  
A1

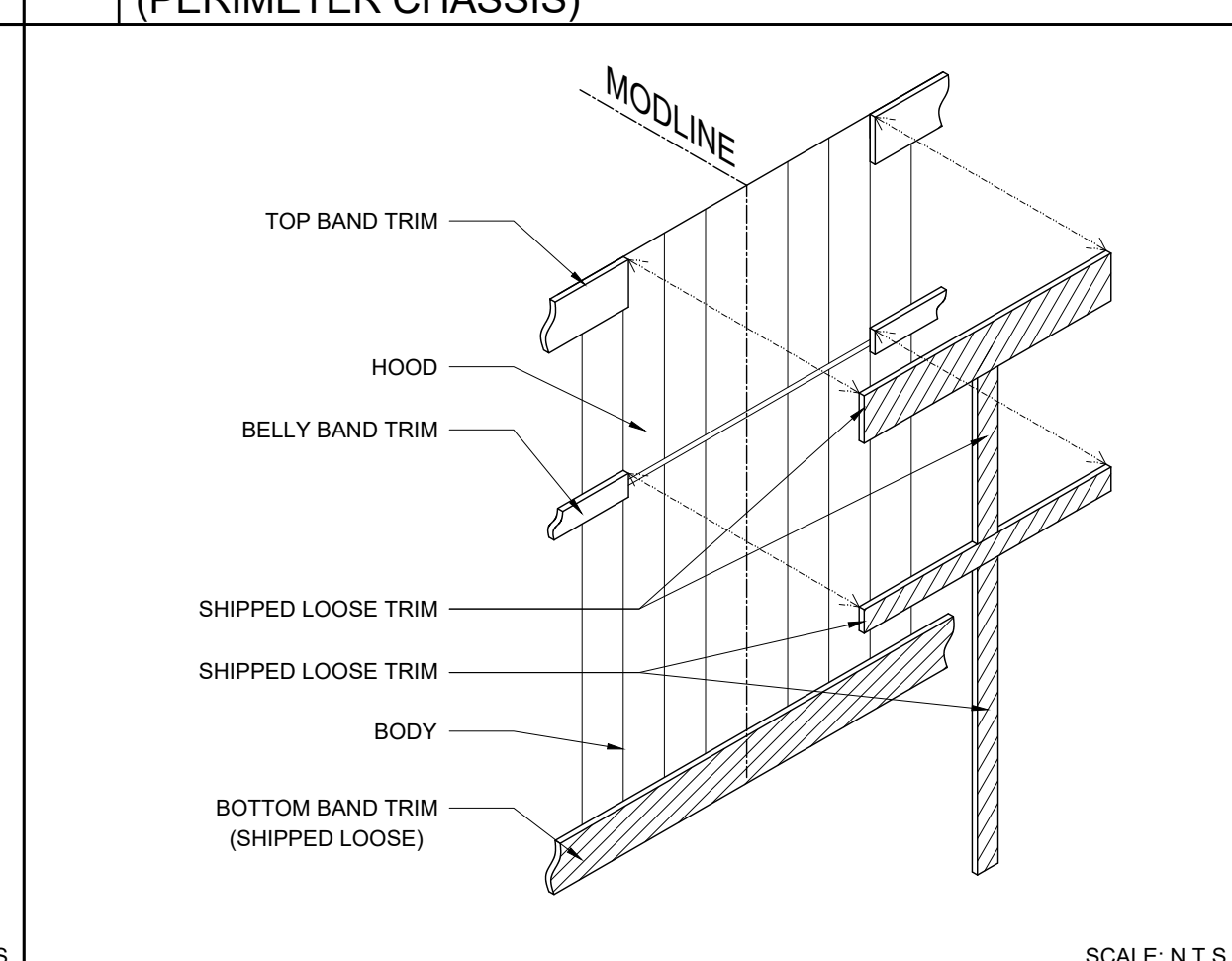
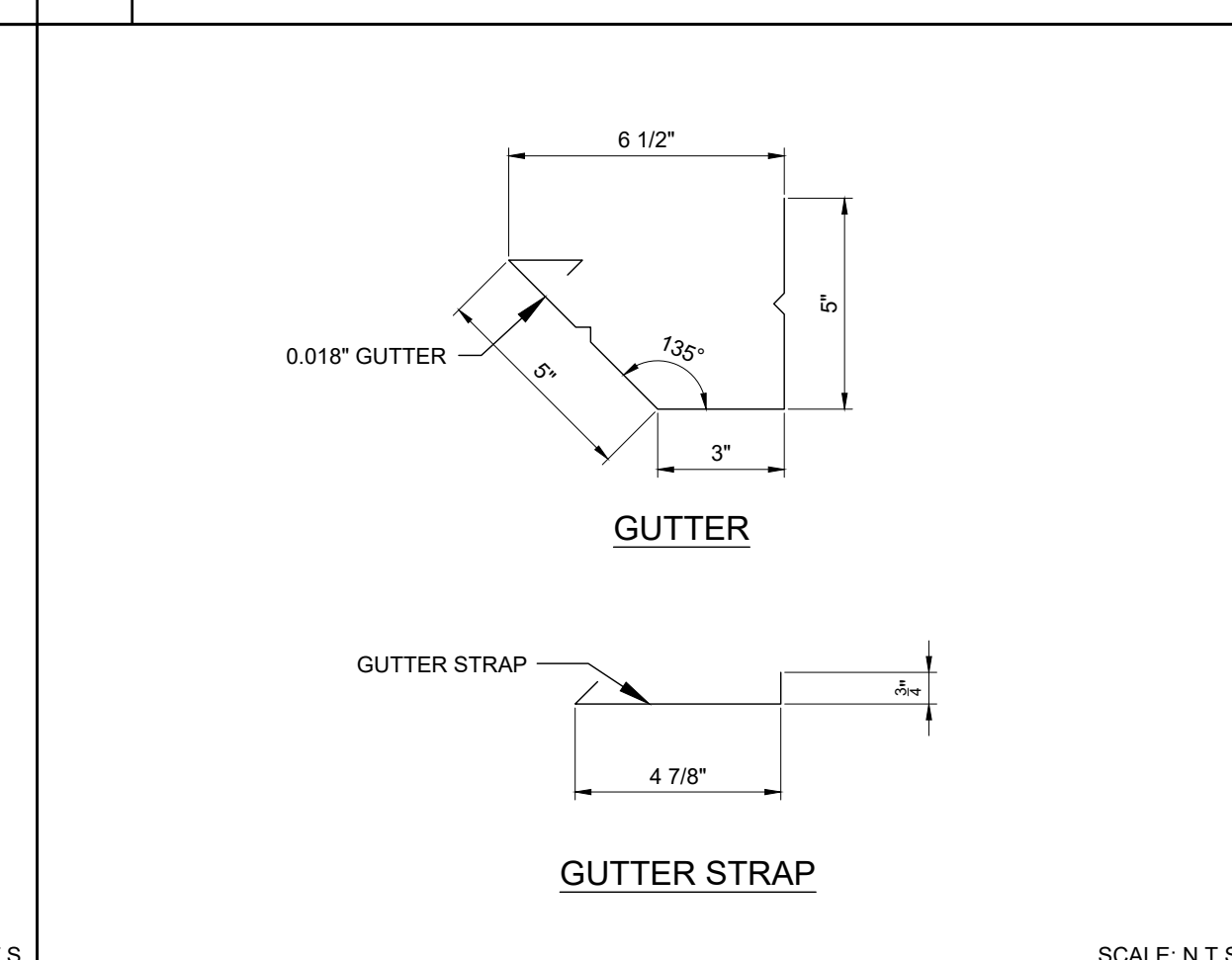
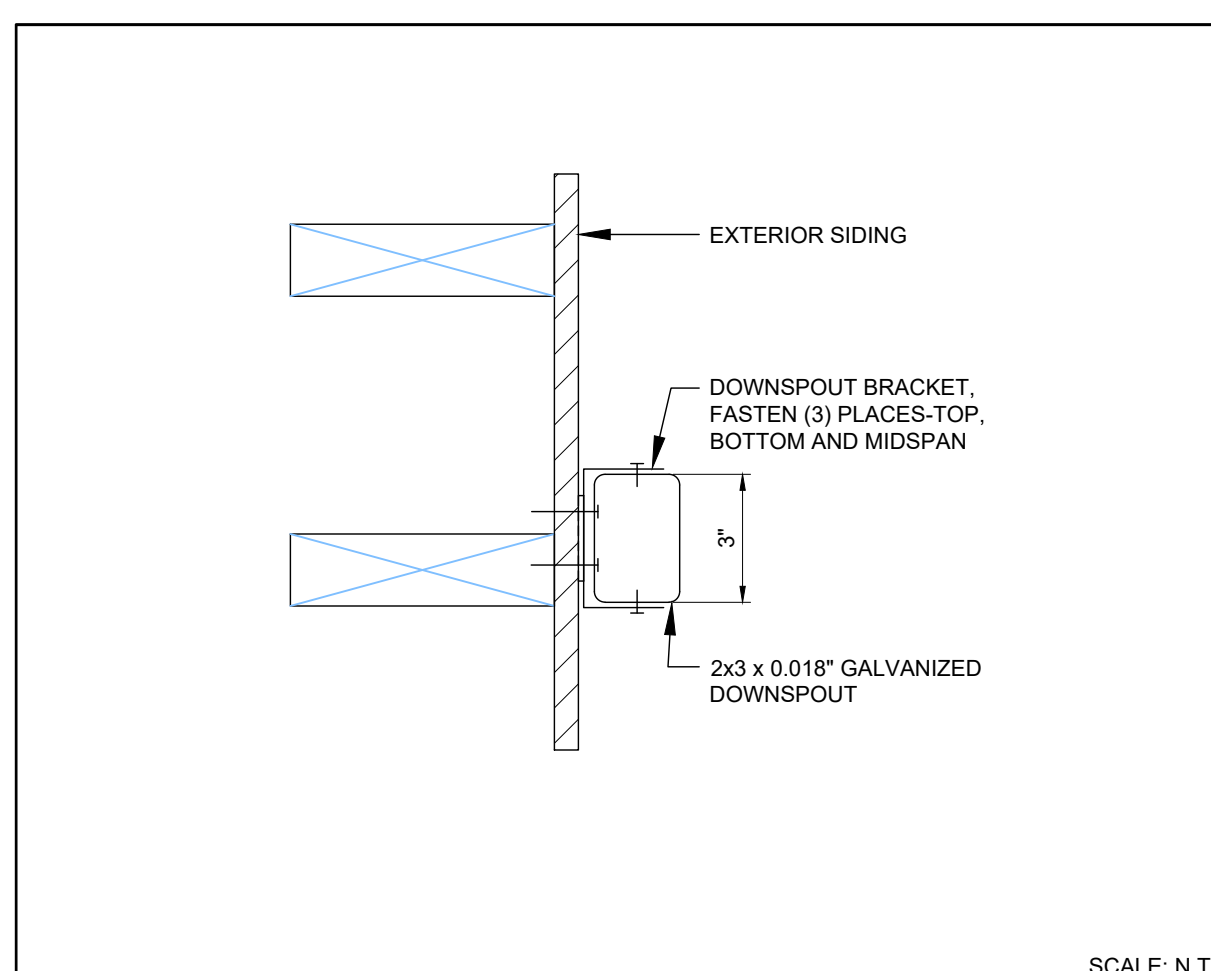
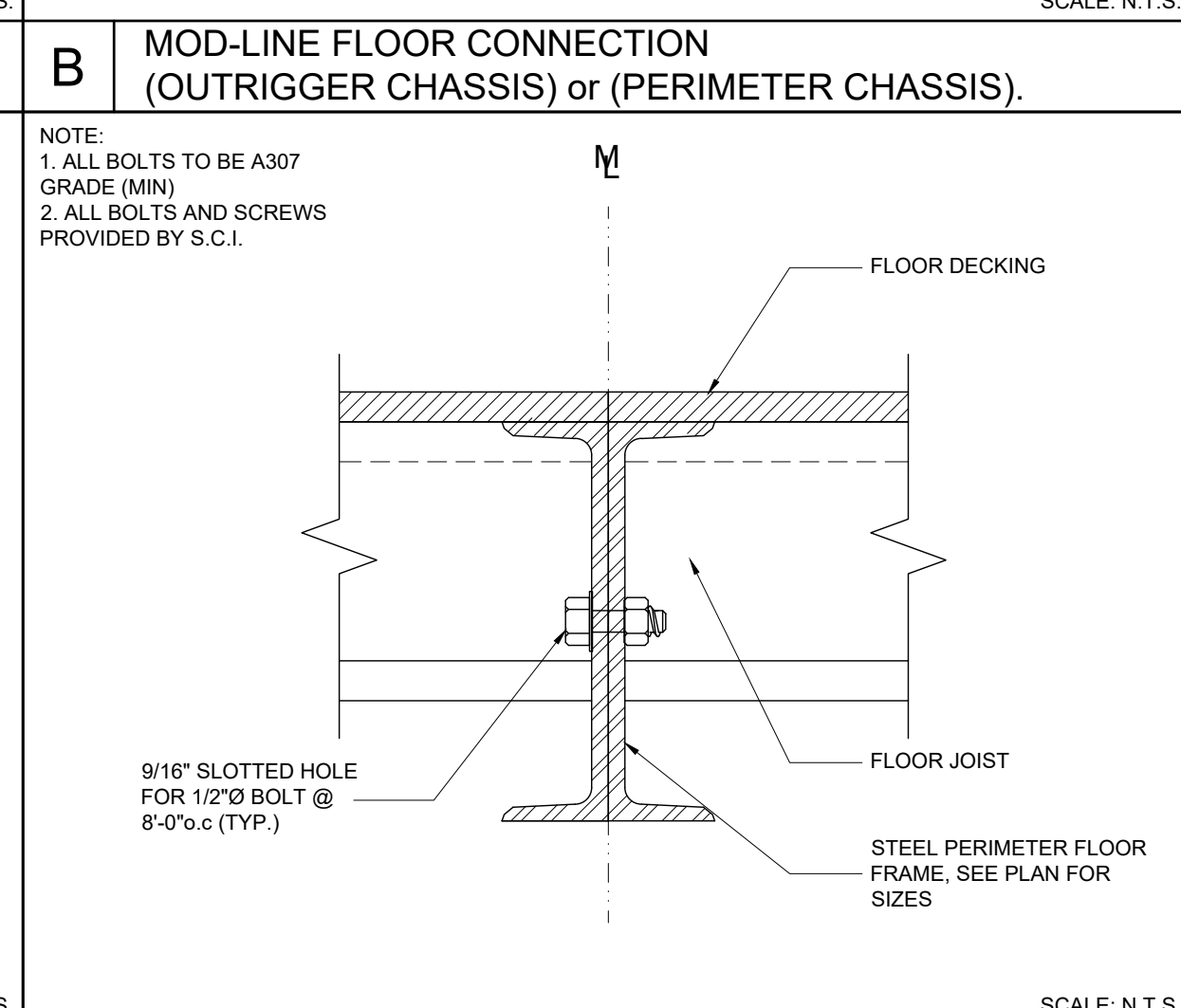
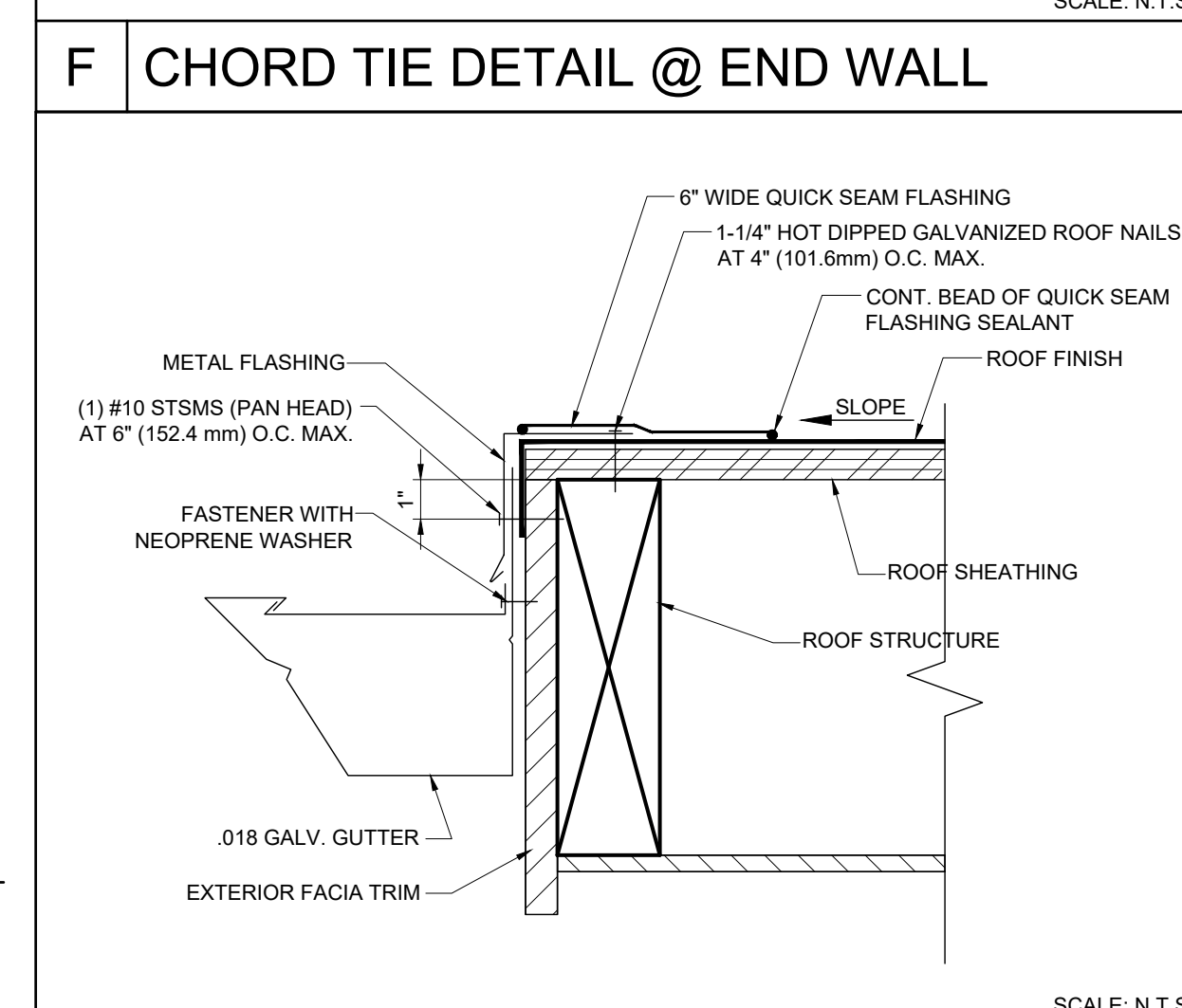
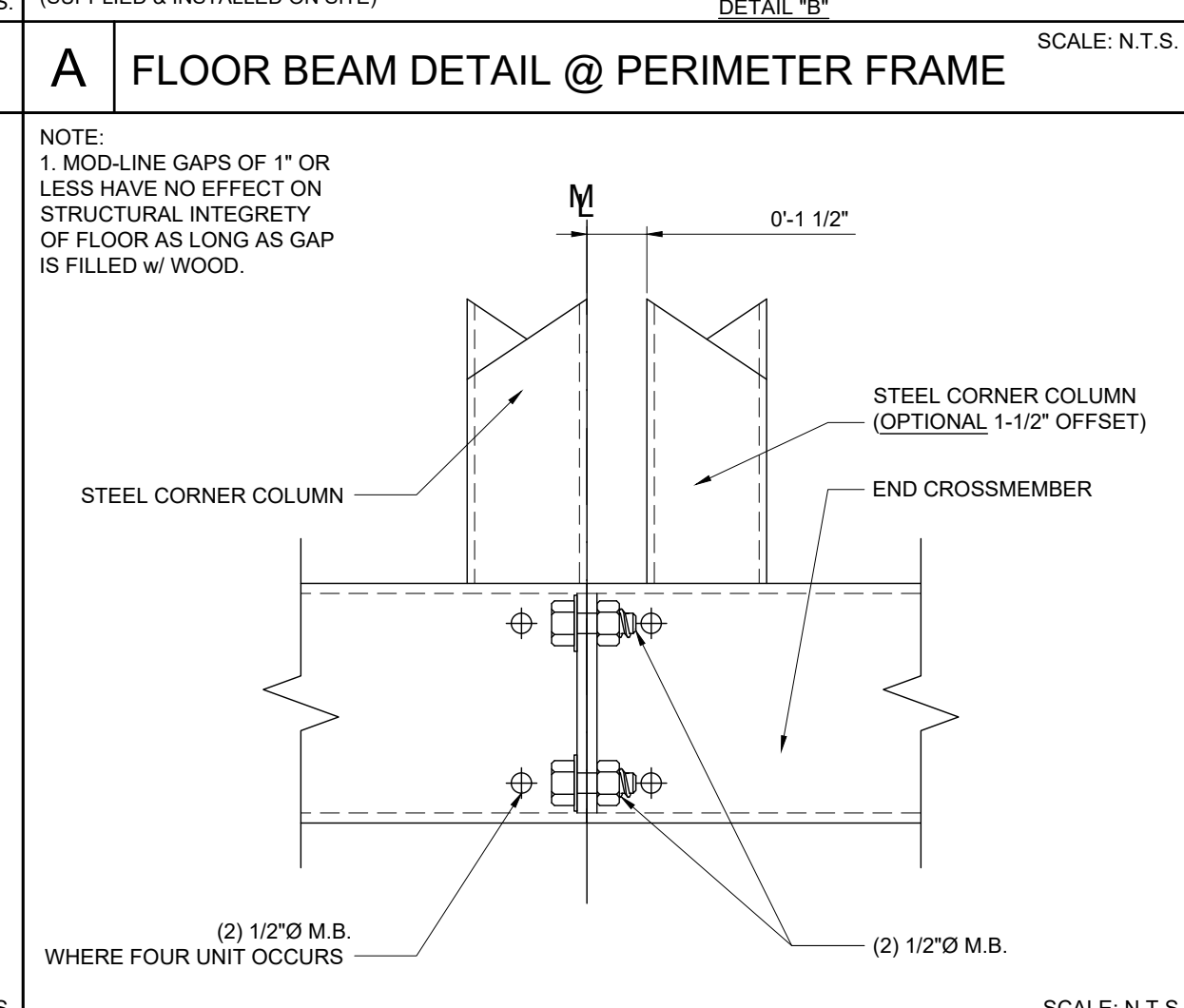
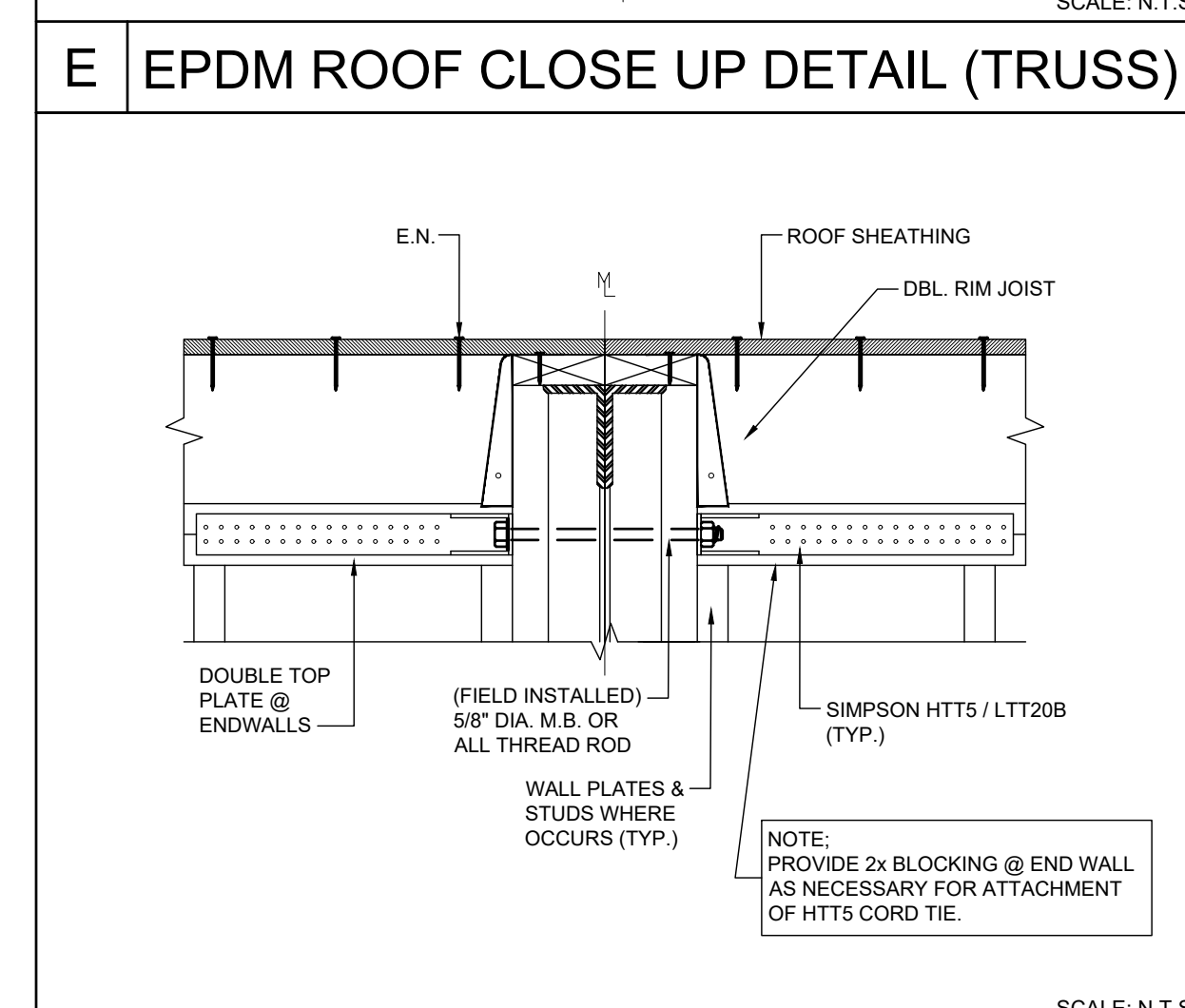
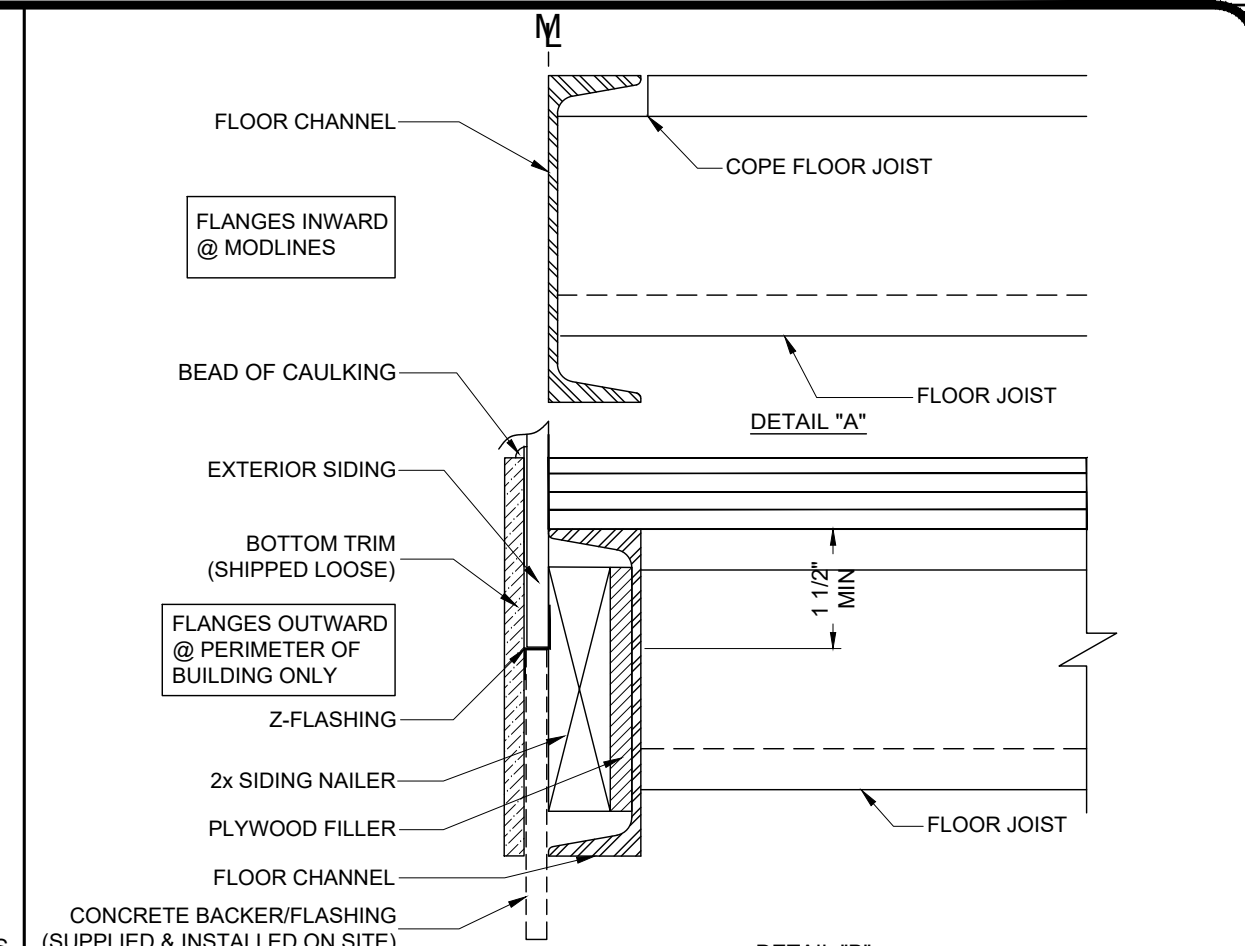
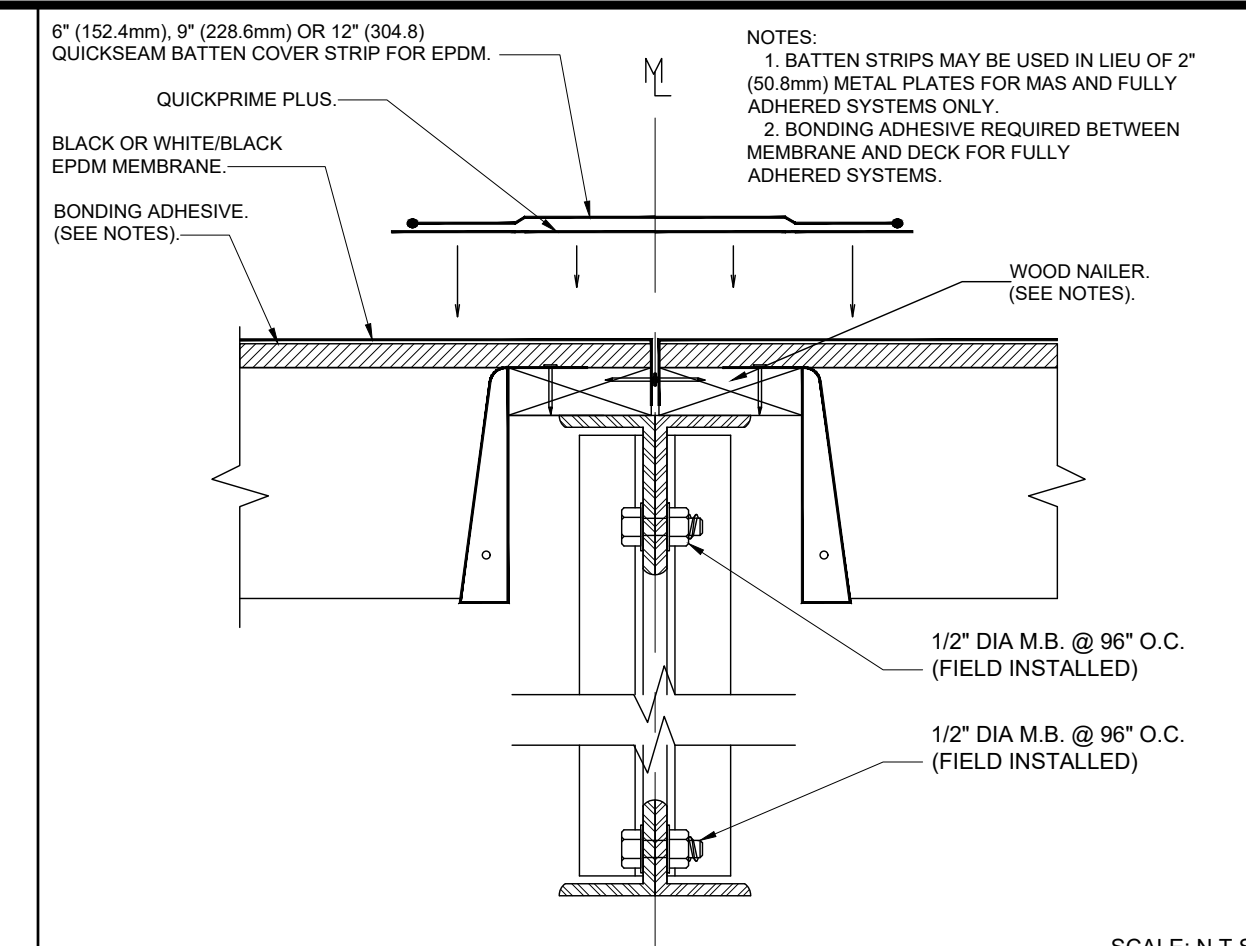




NOTE:  
ALL TEMPORARY WOOD TRUSS  
SUPPORT BLOCKING (PAINTED RED) &  
SHIPPING SUPPORT WALLS TO BE  
REMOVED BY THE SET-UP CREW AT  
TIME OF SET-UP (NOT SCI).

**(EXTERIOR BUILDING) PAINT SCHEDULE**

BODY/HOOD:	COCOA WHIP SW 9084
VERTICAL CORNER TRIM:	NATURAL LINEN SW 9109
VERTICAL MODLINE TRIM:	TO MATCH BODY/HOOD
Z-BAR TRIM:	TO MATCH BODY/HOOD
EXTERIOR WINDOW/DOOR TRIM:	NATURAL LINEN SW 9109
TOP/BOTTOM HORIZ. TRIM:	NATURAL LINEN SW 9109
GUTTER/DOWNSPOUTS:	N/A
CAULKING:	FACTORY STANDARD
STAIRS, RAILING AND LANDING:	COCOA WHIP SW 9084
RAMP, RAILING AND LANDING:	COCOA WHIP SW 9084
CANOPY:	NATURAL LINEA SW 9109



**CUSTOMER PLAN APPROVAL**  
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U.C. SANTA CRUISE - IT BUILDING.**  
SHEET TITLE:  
**EXTERIOR ELEVATIONS**

REVISIONS:  
# BY: DATE:  
JOB #: **30554.**  
SERIAL #: **SCI-01012.**  
QUOTE #: (2017-05-068)  
DATE: **05-DEC-2017**  
DRAWN BY: (svj)  
SCI SALES RE: **JOSH DEAN**  
SHEET NO.  
**A3**

PRODUCTION ISSUE PLANS 05-DEC-2017