

# Willows Planning Commission Meeting

October 16, 2024 Willows City Hall 6:00 PM City Council
Pedro Bobadilla, Chair
Maria Ehorn, Vice Chair
Holly Myers, Commissioner
Llanira Valencia, Commissioner
Sherry Brott, Commissioner

City Planner Byron Turner

<u>City Clerk</u> Amos Hoover

201 North Lassen Street Willows, CA 95988 (530) 934-7041

# Agenda

Watch online via Zoom: <a href="https://us06web.zoom.us/j/87933788426">https://us06web.zoom.us/j/87933788426</a>

Remote viewing of the Planning Commission meeting for members of the public is provided for convenience only. In the event that the remote viewing connection malfunctions for any reason, the Planning Commission reserves the right to conduct the meeting without remote viewing.

- 1. CALL TO ORDER
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL
- 4. CHANGES TO THE AGENDA

# 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

All matters on the Consent Calendar are considered routine and are approved by one motion and vote unless Commission Members or the City Planner first requests that a matter be removed for separate discussion and action. Individuals wishing to address the Commission concerning Consent Calendar items or regarding matters that are not already on the agenda are invited to make oral comments of up to three minutes at this time. Please address your comments to the Chairman and Commission members, and not to staff and/or the audience. By State law, the Commission is not permitted to undertake any action or discussion on any item not appearing on the posted agenda. If you have any documentation that you would like distributed to the Commission, please mail it to the City Planner at 201 North Lassen Street, Willows, CA 95988 or email it to: planning@cityofwillows.org.

# a. Minutes Approval

Recommended Action: Approve minutes of the August 21 and August 28, 2024, Planning Commission Meetings.

Contact: Amos Hoover, City Clerk, <a href="mailto:ahoover@cityofwillows.org">ahoover@cityofwillows.org</a>

# 6. PUBLIC HEARING

All matters in this section of the agenda are formal public hearings and will be acted on individually. Once the Chair opens the public hearing, members of the public may request to speak. When you are called on by the Chair, please state your name clearly for the audio recording. If you have any documentation that you would like to be distributed to the Commission, please give it to the City Planner for distribution.

# a. Use Permit/ File #UP-22-04(A)/ 125 Willow Street

Recommended Action: Staff recommends the Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached resolution. Contact: Joe Bettencourt, Community Development & Services Director, jbettencourt@cityofwillows.org

# b. Design Review/ File #DR-24-05/ 555 N. Tehama Street

Recommended Action: Staff recommends the Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached resolution. Contact: Joe Bettencourt, Community Development & Services Director, <a href="mailto:jbettencourt@cityofwillows.org">jbettencourt@cityofwillows.org</a>

# c. Jack in the Box/ Use Permit (File# UP-24-06) & Design Review (File# DR-24-04)/ 1240 W. Wood Street

Recommended Action: Staff recommends the Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached resolution. Contact: Joe Bettencourt, Community Development & Services Director, jbettencourt@cityofwillows.org

#### 7. COMMENTS & REPORTS

- a. Commission Comments & Reports
- b. Staff Comments & Reports

#### 8. ADJOURNMENT

This agenda was posted on October 10, 2024.

Amos Hoover

Amos Hoover, City Clerk

A complete agenda packet, including staff reports and back-up information, is available for public inspection during normal work hours at City Hall or the Willows Public Library at 201 North Lassen Street in Willows or on the City's website at <a href="www.cityofwillows.org">www.cityofwillows.org</a>.

In compliance with the Americans with Disabilities Act, the City of Willows will make available to members of the public any special assistance necessary to participate in this meeting. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132). The public should contact the City Clerk's office at 934-7041 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

The City of Willows is an Equal Opportunity Provider



# PUBLIC COMMENT & CONSENT CALENDAR FORUM



# Willows Planning Commission Action Meeting Minutes August 21, 2024

Agenda Item #5a.

Planning Commission
Pedro Bobadilla, Chair
Maria Ehorn, Vice Chair
Llanira Valencia, Commissioner
Holly Myers, Commissioner
Sherry Brott, Commissioner

- 1. CALL TO ORDER-6:00 PM
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL

<u>Commissioners Present:</u> Commissioners Meyers, Brott and Valencia, Vice Chair Ehorn, and Chair

Bobadilla

Commissioners Absent: None

4. CHANGES TO THE AGENDA

None

- 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM
- 6. PUBLIC HEARING
  - a. Use Permit / File #UP-22-04(A) / 125 Willow Street Hearing Open: 6:29PM, Closed: 6:43PM

# **Public Comment**

Lorri Pride

**Action:** Continued to a future meeting.

b. Conditional Use Permit / File #CUP-24-05 / 1070 W. Wood Street Suite D Hearing Open: 6:54PM, Closed: 6:54PM

Action: Approved conditional use permit #CUP-24-05

**Moved/Seconded:** Commissioner Myers/Vice Chair Ehorn

Yes: Commissioners Brott, Myers, and Valencia, Vice Chair Ehorn, and Chair Bobadilla

No: None Absent: None

# 7. COMMENTS & REPORTS

- a. Commission Comments & Reports
- b. Staff Comments & Reports

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Amos Hoover, City Clerk	



# Willows Planning Commission Action Meeting Minutes August 28, 2024

Planning Commission
Pedro Bobadilla, Chair
Maria Ehorn, Vice Chair
Llanira Valencia, Commissioner
Holly Myers, Commissioner
Sherry Brott, Commissioner

- 1. CALL TO ORDER-6:00 PM
- 2. PLEDGE OF ALLEGIANCE
- 3. ROLL CALL

<u>Commissioners Present:</u> Commissioners Meyers, Brott and Valencia, Vice Chair Ehorn, and Chair

Bobadilla

Commissioners Absent: None

4. CHANGES TO THE AGENDA

None

#### 5. PUBLIC COMMENT & CONSENT CALENDAR FORUM

# a. Minutes Approval

Action: Minutes approved with amendments for the July 17, 2024, Planning Commission Meeting.

# **Public Comment**

Lorri Pride Doug Ross

**Moved/Seconded:** Commissioner Myers/Commissioner Valencia **Yes:** Commissioners Meyers, Brott and Valencia, and Chair Bobadilla

No: None Absent: None

Abstain: Vice Chair Ehorn

# 6. PUBLIC HEARING

a. Reconsideration: File #UP-24-02/W. Sycamore Street @ N. Plumas

Commissioner Myers recused herself from the discussion/decision.

Hearing Open: 6:17PM, Closed: 6:50PM

# **Public Comment**

Jan Smith, Brian Thomas, Lorri Pride, Randy Garner, Doug Ross, Linette Williams, Marlene Ceon, Christina Ocampo.

**Action**: Approved use permit.

Moved/Seconded: Vice Chair Ehorn/Commissioner Valencia

Yes: Commissioner Valencia, Vice Chair Ehorn, and Chair Bobadilla

No: Commissioner Brott

**Absent:** None

**Abstain:** Commission Myers

# 7. COMMENTS & REPORTS

- a. Commission Comments & Reports
- b. Staff Comments & Reports
- 8. ADJOURNMENT 7:28 PM

Amos Hoover, City Cl	lerk



# **PUBLIC HEARING**



\_\_\_\_\_

Date: October 16, 2024

To: Planning Commission

From: Joe Bettencourt, Community Development & Service Director

Subject: Use Permit/File #UP-22-04(A)/ 125 Willow Street

# **Recommendation:**

Staff recommends the Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached resolution.

# **Rationale for Recommendation:**

The amendment to Conditional Use Permit #UP-22-04 is consistent with the City of Willows Municipal Code (WMC) Section 18.55.030(17) as the commissary is an accessory use to the existing Conditional Use Permit and is a compatible use for the property and surrounding area.

The WMC Section 18.25.010 defines "Accessory use" as "a use of land or building incidental or subordinate to the principal use or building on the same lot."

Furthermore, WMC Section 18.110.030 states that "accessory uses as defined in WMC 18.25.010 shall be permitted as appurtenant to any permitted use without the necessity of securing an administrative use permit or use permit, unless particularly provided in this chapter". Furthermore WMC 18.110.010 states "Each and every district shall be subject to the provisions of this chapter in addition to the requirements and regulations set out in each of the district regulations."

The subject property is located in the Central Commercial (CC) zoning district within the Downtown Area Boundary Overlay. Within the CC District, WMC Section 18.55.030 requires the following uses and structures to obtain a conditional use permit:

(17) Accessory uses, including repair operations and services. Such services shall be clearly incidental to the sale of products at retail on the premises, shall not employ more than five persons excluding sales personnel, and shall be placed and constructed so as not to be offensive or objectionable because of odor, dust, smoke, noise, or vibration

Lastly, per WMC 18.141.030, "All new buildings, structures and other physical improvements and any relocation or exterior addition, extension, or change of or to existing buildings, structures and other physical improvements shall be subject to design review, whether or not a building permit is required."

Therefore, an amendment to the Conditional Use Permit is appropriate because a Conditional Use Permit has been obtained for the principal use, and the commissary, as an accessory use, is incidental to the principal use. And, design review is required by the Architectural Review Board to comply with Chapter 18.141 of the WMC.

# **Background:**

The applicants, Felix and Greg Rodriguez, would like to amend Use Permit [File# UP-22-04] to operate a commissary in accessory to the existing permitted mobile food facility on the property located at 125 Willow Street, identified by Accessor Parcel Number (APN): 003-021-011 (see Figure 1). This project was initially reviewed by the Planning Commission on August 21, 2024, and was continued for further consideration to gather additional information.

The Planning Commission has requested additional information regarding the following:

- Restroom use;
- Site Drainage;
- Sewer Plan;
- Waste Receptable Plan; and
- Additional visuals of proposed structure.

The required information has been submitted and is provided in detail in the following section. Upon the submission of this required information, the Planning Commission will be able to comprehensively review the project and make a decision on the proposed amendment. Please see below.



Figure 1: Location

# **Discussion & Analysis:**

As stated above, the subject property is located in the Central Commercial (CC) zoning district within the Downtown Area Boundary Overlay and has a land use designation of General Commercial (GC). The CC district is designed for established downtown areas where a concentration of retail and service businesses create a vibrant pedestrian-oriented environment. The surrounding area consists of properties similarly zoned as CC within the Downtown Area Boundary Overlay. The proposed structure would support an existing conditionally permitted use.

The proposed building will measure 40 feet by 50 feet with a 14-foot height. It will include a 6 by 5-foot bathroom, a 12 by 7-foot cold room, a 12 by 10-foot storage room, a 12- by 23-foot kitchen, two (2) 12 by 12-foot garage doors, and an emergency exit (See Attachment 3). The metal building will feature a Earth Brown roof and trim, with Pebble Beige side and end panels (see Attachment 4). Additionally, the building will be installed on a concrete foundation. The property contains four on-site parking spots. Utilities to the Site will be provided by PG&E and CAL Water. Please see Attachment 5 and 7 for additional information on building materials and design.

The proposed building will include an employee-only restroom, as mandated by Health and Safety Code. The portable restroom will no longer be required, since the restroom in commissary will satisfy the Environmental Health requirement. It will be connected to the City's sewer system, adhering to WMC Chapter 13.10 requirements. As per WMC Section 13.10.140, a sewer connection permit must be obtained prior to construction. Sewer laterals will comply with city standards, with the applicant responsible for all costs, including connection, trenching, backfill, and paving. A city inspector will oversee the connection. Once connection is established, the owner will be responsible for the maintenance thereafter. As such, a Condition of Approval has been included to reflect these requirements.

Given the prefabricated steel construction of the building and its placement on a concrete bed within the existing paved area, the project is anticipated to have a minimal impact on the site's drainage system. The existing infrastructure is expected to be sufficient to handle any increased runoff from the new building, and no additional drainage features are anticipated to be necessary. Rainwater will continue to directly drain into the existing storm drain system. As a result, the proposed project is not expected to cause any adverse impacts to the site's drainage.

The main trash receptacle will be located on the North side of the property to the East of the new building, hidden from the view, in a rectangular area made of cinder blocks and metal gates. (12' x 8' x 6'). A trash/recyclable receptacle will be located to the West of the taco truck. The 39-gallon plastic material trashcan will be covered by a decorative wooden rectangular box approximately 4' x 2' x 4' and cleaned daily. The 39-gallon trash receptacle with a lid located in the commissary, will be cleaned out daily.

To date, this office has received one written comment regarding the proposed project. On July 5, 2023, the Glenn County Environmental Health Department stated that the proposed project will require the submission of plans and plan check applications to their department, in addition to a Food Permit Application for the sale of food.

# **Consistency with Council Priorities and Goals:**

The proposed project aligns with the goals and policies established in the *City of Willows Vision and Priorities Report*, dated June 2024. Specifically, the project supports Priority #2: Economic Development by facilitating the expansion and growth of an existing business through the addition of a commissary thereby contributing economic growth to the community.

Furthermore, the project contributes to Economic Development by providing a local food establishment conveniently located within walking distance of nearby shops and businesses. The proposed project will serve as a valuable community amenity, providing a convenient and accessible food option for residents, employees, and visitors. Its proximity to nearby shops and businesses will enhance the overall vibrancy and walkability of the area.

# **Fiscal Impact:**

The applicant has provided a deposit for the planning portion of the project.

# **Attachments:**

- Attachment 1: Resolution XX-2024
- Attachment 2: Conditions of Approval
- Attachment 3: Applicant Submittal
- Attachment 4: Proposed Site Plan
- Attachment 5: Proposed Building Information
- Attachment 6: Public Comment
- Attachment 7: Design Review Analysis
- Attachment 8: Rending of Building
- Attachment 9: Proposed Drainage Plan



# City of Willows Resolution XX-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE APPROVAL OF AN AMENDMENT TO USE PERMIT (FILE # UP-24-05) AND DESIGN REVIEW TO ALLOW THE ESTABLISHMENT OF A COMMISSARY AT THE PROPERTY LOCATED AT 125 WILLOW STREET, ASSESSORS PARCEL NUMBER 003-021-011 WITHIN THE CENTRAL COMMERICAL ZONE

**WHEREAS,** the applicants, Felix and Greg Rodriguez, have submitted an application to amend Use Permit File# UP-22-04 to operate a commissary as an accessory to the existing permitted mobile food facility; and

WHEREAS, WMC Chapter 18.50.030(17) allows accessory uses that are incidental to the of the primary use within the Central Commercial zone with a Use Permit approved by the Planning Commission; and

**WHEREAS,** City of Willows Municipal Code Chapter 18.141.030 states that all new buildings, structures, and other physical improvements shall have design review approval from the Planning Commission; and,

WHEREAS, the Planning Commission did, on August 21, 2024, held a public hearing to consider all public oral and written comments, letters, and documents, staff reports, and all other documents and evidence which are a part of the Record; and

**WHEREAS,** the Planning Commission directed staff to return to the Planning Commission with additional information and Conditions of Approval; and

**WHEREAS,** notice of the Planning Commission meeting held on October 16, 2024, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

**WHEREAS,** the Planning Commission did, on October 16, 2024, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Sections 15301 (Class 1) & 15303 (Class 3) pursuant to the California Environmental Quality Act (CEQA); and

**WHEREAS,** pursuant to Section 18.135.050 of the Zoning Ordinance, the following findings are made:

1) That the use is consistent with the purposes of the district in which the site is located. WMC Chapter 18.50.030(17) allows accessory uses that are incidental to the primary use

- within the Central Commercial zone with a Use Permit approved by the Planning Commission.
- That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.

  The location of the new use will be located on land that is currently underutilized, and conditions of approval have been placed upon the use ensuring that it will not be
- 3) That the proposed use is in conformance with the General Plan.

  Commercial businesses are allowed within the land use designation of General Commercial.

detrimental to the public health, safety, or welfare or materially injurious to properties.

**NOW THEREFORE, BE IT RESOLVED,** that the Planning Commission of the City of Willows does hereby find that the request to establish the operation of a commissary is consistent with the General Plan, and the City of Willows Municipal Code; and hereby grants the amendment approving Use Permit [File # UP-22-04(A)] and Design Review, subject to the attached conditions of approval.

**PASSED AND ADOPTED** by the Planning Commission of the City of Willows this 16<sup>th</sup> day of October 2024, by the following vote:

Pedro Bobadilla, Chair	Amos Hoover, City Clerk
APPROVED:	ATTESTED:
ABSTAIN:	
ABSENT:	
NOES:	
AYES:	

# Conditional Use Permit (UP-22-04(A)) Conditions of Approval For Establishment of a Commissary 125 Willows Street /APN: 003-021-011 Planning Commission Approval Date: October 16, 2024

# **GENERAL**

- 1. That the applicant/developer shall enter into a *Pass-Through* Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
- 2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies, and Fees of the City of Willows.
- 3. In any case where a use, permitted by a use permit, is not made on the project subject to the permit within the time specified in the permit or within one year after the date of granting thereof, then without further action, the permit shall be null, and void and such use shall not be made of the property except upon the granting of a new permit.
- 4. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
- 5. Any new signage to advertise the business shall obtain sign permit approval from the city prior to installation.

#### GLENN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

- 6. The applicant will need to plan check and obtain health/food permits from the Glenn County Environmental Health Department. A copy of the permits shall be provided to the City.
- 7. Any new foods shall require a plan review and approval from the City of Willows Environmental Health Department.

#### **BUILDING DEPARTMENT**

- 8. If you intend to construct, enlarge, alter, repair, move, demolish, or change the occupancy of the building or structure or to erect, install, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by code, or to cause any such work to be done, you shall first make application for a building permit and obtain the required permit for the development.
- 9. Applicant shall submit a completed building permit application with detailed scope of work, 3 complete sets of plans, calculations, specifications, etc. for review. Appropriate plan review fees shall be paid at the time of submittal.
- 10. All work shall comply with current applicable Federal, State, local building codes and ordinances and be shown on the plans submitted for building permit review.
- 11. Conditions of approval shall be shown on the plans submitted for building permit review.

# **ENGINEERING DEPARTMENT**

12. Applicant/Developer shall design and construct all improvements and facilities shown on the design review plans submitted for permit approval in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a design review site plans depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.

13. All project related flooding impacts shall be mitigated by the applicant/developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans.

#### **FIRE DEPARTMENT**

- 14. All applicable fire fees shall be paid prior to the issuance of any building permit.
- 15. All fire and alarm systems must meet the approval of the Fire Chief.
- 16. The business shall provide fire extinguishers in accordance with the 2022 CFC.
- 17. A Pre-Fire Plan and Inspection will need to be completed before occupancy of the building.
- 18. Regular Fire Department safety inspections shall occur annually.

# **ADDITIONAL CONDITIONS:**

- 19. All new buildings and other physical improvements shall be subject to design review and must comply with the design standards and requirements outlined in Sections 18.141.050 REQUIRED INFORMATION and 18.141.060 CRITERIA FOR APPROVAL OF APPLICANTS.
- 20. To the extent feasible, applicants will comply with downtown design guidelines.
- 21. Trash/refuse shall be removed daily to on site trash receptacle.
- 22. Facility shall operate in accordance with local laws.
- 23. Changes in hours, days, or operating procedures must be reported to the Community Development Department.
- 24. Any outdoor lighting must comply with Section 18.141.060 (10) EXTERIOR LIGHTING.
- 25. The Applicant shall connect to the City's sewer system at the time of construction in compliance with all applicable regulations and permits.

# **UP 22-04 Conditions of Approval Continuance**

- 26. Upon Cessation of the mobile food business, any structures associated with the business shall be removed within 30 days.
- 27. The applicant shall make such necessary repairs to the surface to ensure a solid unyielding surface free of potholes and broken concrete.
- 28. Applicant shall provide three parking spaces and one ADA compliant space.
- 29. Except as expressly modified hereby, all terms, covenants, and conditions of Use Permit UP 22-04 shall remain unmodified and in full force and effect.





City Use Only – do not write in th	is area
Date Received	
File Number(s)	
Land Use Designation	
Zoning	-

# **City of Willows**

201 N. Lassen Street Willows, Ca. 95988 530.934.7041 (tel) 530.934.7402 (fax)

Planning Permit Application - please print or type  Project title 1/22-04(A) Project address 125 Willow Stree  APN(s) 603 - 621 - 01)			
Application Type  Appeal  General Plan Amendment			
Design Review  Minor/Major  S283 + \$128 per PC meeting  + PTA Deposit	Major \$1,146 + PTA deposit     Sign Permit Administrative Program   \$64		
Environmental Assessment CE A Review  Categorical Exemption w/no initial study  Notice of Determination Initial Study w/Minor Neg. Dec. Initial Study w/Mitigated Neg. Dec. Initial Study w/EIR Impact Report (EIR)  S64  Consultant Fee + 5%  Consultant Fee + 5%  Consultant Fee + 5%  Consultant Fee + 5%  Consultant Fee + 5%	Minor Subdivision		
Use Permits  Minor \$114 + PTA deposit  Major \$570 + PTA deposit  Temporary Use \$228  Home Occupation Permit \$86	Zoning Amendment  Rezoning-Prezoning  \$1,000 deposit + Consultant Fee + 5%  Variance (Minor)  Variance (Major)  \$570 + PTA deposit		
Pass Through Agreement (PTA)  *Projects deemed Categorically Exempt  *Projects requiring Environmental Review minimum \$1,000 deposit, actual cost using staff fully allocated rate	Zoning Clearance Letter Administrative \$128		
* For applications with a PTA deposit, the actual costs to process will be char process are less than the deposit, the excess will be refunded. If costs are more that Project Description			



ATTACH A SEPARATE SHEET FOR EXPLAINATION IF NECESSARY

Name			
	Addres		Signature
Corporatio			fficers and directors shall be identified.
Partnersh	ips: All general and limited	partners shall be identified.	
Additional	space provided to list the follow	owing as applicable:	/
	3	Gred Rodigocz	Date 05/08/2004
Appli	icant Signature(s)	THE STATE OF THE S	Date 05/08/2024
		Gregor od 1 goes	Date 05/08/2029
Prop	erty Owner Signature(s)	- OUMAN	Date 05/08/2024
	ad and agree with all of the	above A	7.7
Oity t	o datalac bodinsel if the City Ci	nouses to appear and detend itself in	attorney's fees incurred by the City Attorney or the the litigation
e) The Coun	City of Willows shall have the	right to appear and defend its interes	sts in any action through its City Attorney or outside
or re This that decis coun agree	plated decision, or the adoption indemnification shall include, may be awarded to the prevasion, whether or not there is acil members, employees bo	n of any environmental documents or but is not limited to, all damages, co- ailing party arising out of or in connec- concurrent, passive or active neglig	aside, void or annul any approval of the application aside, void or annul any approval of the application relates to the approval. It is expenses, attorney fees or expert witness fees ction with the approval of the application or related gence on the part of the City, its agents, officers, for any reason, any portion of this indemnification of the indemnification of the agreement shall
Office	cia, cilipioyees, boalds, com	Illissions and Council from any claim	, and hold harmless the City of Willows its agents, n, action or proceeding brought against any of the
<b>V</b>	or, picade list triell flames, au	diess and telephone numbers below.	
Oliver	choiders owning 10 % of more	e of the stock and all officers and direct	rs shall be identified. In the case of a corporation, all ectors shall be identified.
<ul><li>b) Addi</li></ul>	itional property owners and/or	r applicants (name, address, telephor	ne number, and signature) shall be included as the
a) In th the f	e event the Property Owner if	is different from the Applicant, the Propose with the applicant for payment of the	roperty Owner must sign to indicate their consent to
		reements and Acknowledgements:	
E-mail	tacoscino	rawatyg@gmashasicm	
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Applica	nt Felix and	Greg Rodrigue Eperty O	T1 10 01
EVISITIE	Use(s) of Property		
Evicting		Project Address: 125	willow street

Project Address: 125 Willow street

# City of Willows

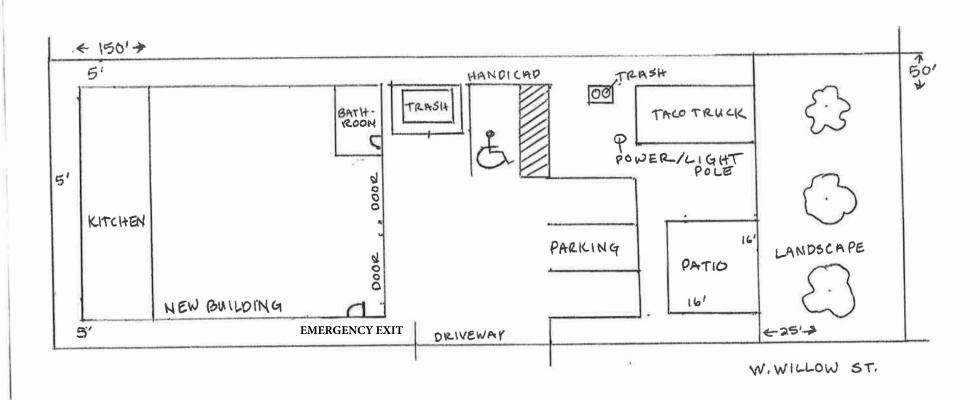
# Minimum Information for Filing a Complete

# PLANNING PERMIT APPLICATION

a	ddi	Planning Permit Application must contain the following information, as noted. Some specialized ications may require additional information. Consult with the Planning Department to determine whether tional materials are required. Incomplete applications will not be scheduled for Planning Commission and/or Council action.
]	1	Completed application form, with all Applicant and Property Owner signatures, including all parties holding a title interest
[	]	A signed and dated written statement if a new business activity is proposed, describing its purpose, proposed hours of operation, number of full-time employees, number of part-time employees, type of business (i.e., type of office space, type of products, type of manufacturing or processing, etc.)
[	]	Fifteen (15) copies of each of the following on sheets with a dimension of 24" x 36", stapled in sets, and folded to a maximum size of 8-1/2" x 14":
	]	Dimensioned plot plan (site plan), drawn to scale depicting:
		• the boundaries of the site
		<ul> <li>the location and names of adjacent and abutting streets</li> </ul>
		<ul> <li>all existing on-site improvements (buildings, paving, driveways, walkways, etc.) and all existing trees</li> </ul>
		<ul> <li>all proposed new improvements including but not limited to buildings, roads, paving, driveways, walkways</li> </ul>
		<ul> <li>all required and proposed setbacks from all property lines</li> </ul>
	]	Fully-dimensioned building elevations for all four sides of each building, including:
		<ul> <li>the finish material and color of all exterior surfaces and roofs</li> </ul>
		<ul> <li>all exterior mechanical, ductwork, and utility boxes</li> </ul>
		<ul> <li>roof pitch</li> </ul>
		<ul> <li>details of all windows and doors</li> </ul>
		A minimum of 2 fully-dimensioned cross sections, with at least one across each building axis
]		Fully-dimensioned roof plan showing direction of slope and location of mechanical equipment, ducts and vents
]		Fully-dimensioned floor plans depicting all rooms, doors, windows, etc.
]		<b>Sign plans</b> depicting the design(s) of all proposed signs, including locations, dimensions, height, materials, colors, and illumination
]		Landscape and irrigation plan that includes location of sprinkler heads and utility lines
1	(	Grading plan depicting all proposed site work including grading (depicting existing and finish contours at 1-foot intervals, limits of all earthwork, and cut and fill amounts)

Drainage plan depicting all existing and proposed drainage-ways

		Project Address: 125 WILLOW Stree		
[	]	Fully-dimensioned fence/wall plan, including the finish material and color of all fences and walls		
[	] fixtu	<b>Lighting plans</b> , including proposed locations and manufacturer's specifications for all exterior lighting ixtures		
I	1	One 8½ " x 11" or 8 ½" x 17" <b>reduction</b> of each of the above required exhibits.		
[	]	Materials and colors board depicting all exterior finish materials and colors.		
[	1	One set of 8½ " x 11" or 11" x 17" exhibits for filing that show all of the information on the color board (e.g. catalog cuts, color chips, material sheets, etc.)		
[	1	Colored rendering of project		
1	1	Site photographs depicting representative views of and from the site.		
I	1	2 copies of the <b>Preliminary Title Report</b> not more than 3 months old.		
ſ	1	Findings for Variance request		
[	1	Findings for Conditional Use request		
[	1	Processing fees of \$		
[	1	Other		
]	]	For Subdivisions See Engineering submittal requirements Checklist		
IJ	EMS	S REQUIRED FOR ENVIRONMENTAL REVIEW:		
[	1	2 copies of a Preliminary Soils Report		
[	1	Archaeology Report (Preliminary data search)		
[	1			
I		Traffic Report		
[	1	Biologist/Wetlands Report		
[	1	Phase I Environmental Assessment		
[	1	If a stream exists, contact a City Planner at 934.7041 to discuss possible additional requirements.		
ĺ	1	<b>Note</b> : Department of Fish and Game (DFG) Filing Fee Exemption Form must be approved by DFG, or fees are due when Notice of Determination is filed at the County Clerk's Office (see staff for explanation)		



1" = 16'



# **Pacific Metal Buildings INC**

- 270 Old Hwy 99w, Maxwell, Ca 95955
- @
- C

# SALES - Mayra Licea

- 270 Old Hwy 99, Po Box 485 Maxwell, Colusa, California 95955
- @ mayra@pacificbuildingsinc.com
- **(**530) 438-2777

# Attachment 5

Quote: **QTE-015598**Date: **04/10/2024**Total: **\$77,630.29** 

# CUSTOMER - Felix Rodriguez

Billing Address

0

Shipping Address

0

@ tacoselnorawafyg@gmail.com

**(**530) 966-6811

# Commercial Buildings - 40 x 50 x 14 Roof Color: Earth Brown

Sides/Ends Color: Pebble Beige

- Trim Color: Earth Brown
- O Wainscot Color: NA



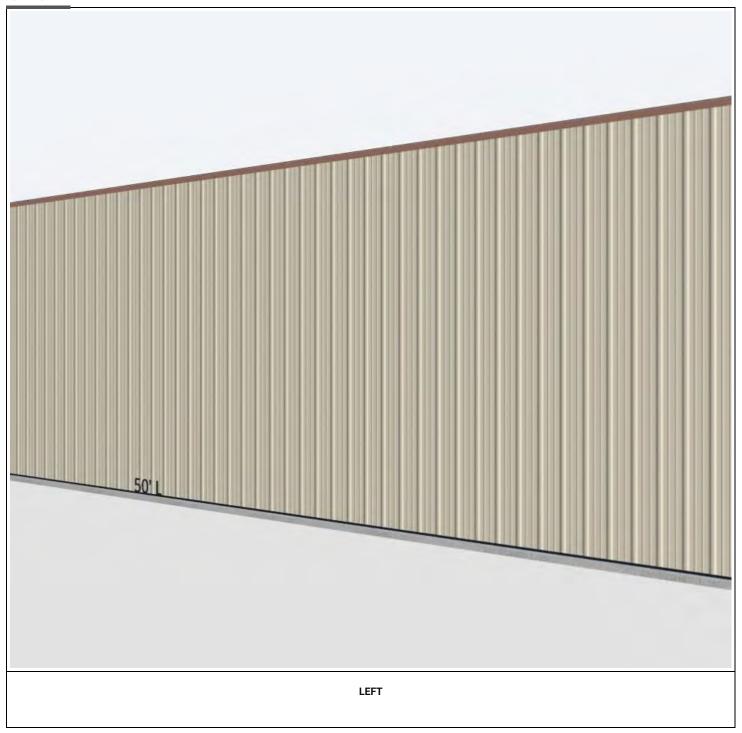
CRECIFICATION	<b></b>
SPECIFICATION	QTY
40X50' Vertical Style Roof	1
14' Height (Double Legs Baserail)	1
Gauge: 12	1
Professionally Engineered Certification	1
3/12' Roof Pitch	1
Front Wall Closed Vertical	1
Back Wall Closed Vertical	1
Left Closed Vertical	1
Right Closed Vertical	1
36x36 inch Window (Standard) on Right Wall	1
12x12 ft Garage Door (Commercial) on Front Wall (Chain Hoist)	1
12x12 ft Garage Door (Commercial) on Front Wall (Chain Hoist)	1
36x36 inch Window (Standard) on Right Wall	1
36x84 inch Walk-in Door (Heavy Duty) on Front Wall	1
Anchoring System	1
Diagonal Bracing	1
Center - Reflective Thermal (Full Building)	1
Manufacturer Discount (Partial Sale)	1
Permit Required : Yes	
Engineered Drawing Fee	
Freight Charges	
SUB TOTAL	\$66,552.25
Sales Tax (7.25%)	\$4,825.04
Additional Charges	\$6,253.00
GRAND TOTAL	\$77,630.29
PAY NOW	Downpayment <b>\$6,655.23</b>
BALANCE DUE	\$70,975.06

# BUILDING SPECIFICATION Ready for Installation? Jobsite Level? Permit Required? Inside City Limit? Electricity Available? Installation Surface? Concrete Building Dimension: 40'W x50'L x14'H Roof Style: Vertical Style Gauge: 12 Gauge Wind/Snow Rating: Professionally Engineered Certification Distance on Center: 5 Feet CREDIT CARD FEE OF 3% WILL NOW BE ADDED

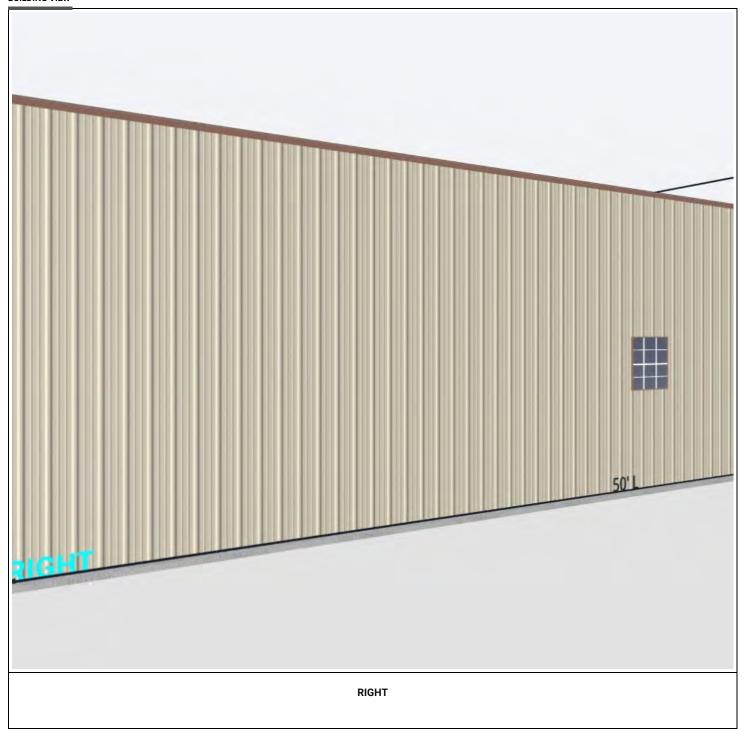
# NOTE

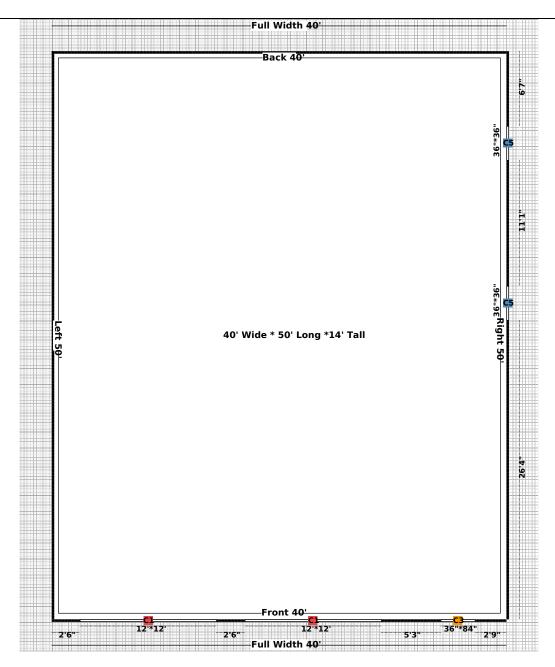
Forklift required on site/not included on price. Unit rated for 25psf snow load and 90mph wind rates













# **TERMS & CONDITIONS**

\*\*Disclaimer - Prices are subject to change without notice. These are just system generated estimates and can vary as per the building configuration and other requirements. Please contact us with any questions.

From: Jay Bhakta < jbhakta@countyofglenn.net >

**Sent:** Friday, July 5, 2024 10:39 AM

**To:** Tara Rustenhoven < <a href="mailto:trustenhoven@cityofwillows.org">trustenhoven@cityofwillows.org</a> <a href="mailto:Cc:Joe Bettencourt">Cc: Joe Bettencourt</a> <a href="mailto:JBettencourt@cityofwillows.org">JBettencourt@cityofwillows.org</a> <a href="mailto:Toyofwillows.org">Toyofwillows.org</a> <a href="mailto:Toyofwillows.org">T

**Subject:** RE: 125 Willow Street

Good morning,

The commissary will need to submit complete plans and plan check application to GC Environmental Health as well as a Food Permit Application for Commissary use.

Sincerely,

# Jay Bhakta, REHS

Environmental Health Specialist
PCDSA - Glenn County Environmental Health Department
225 N Tehama Street
Willows Ca 95988
530-934-6102
530-934-6103 (fax)
Jbhakta@countyofglenn.net

\_

"This electronic message may contain information that is confidential and/or legally privileged. It is intended only for the use of the individual(s) and entity named as recipients in the message. If you are not an intended recipient of the message, please notify the sender immediately and delete the material from any computer. Do not deliver, distribute, or copy this message, and do not disclose its contents or take action in reliance on the information it contains. Thank you."

**From:** Tara Rustenhoven < trustenhoven@cityofwillows.org>

**Sent:** Friday, July 5, 2024 8:57 AM

To: Jay Bhakta < ibhakta@countyofglenn.net >

**Cc:** Joe Bettencourt < <u>JBettencourt@cityofwillows.org</u>>

Subject: 125 Willow Street

You don't often get email from <a href="mailto:trustenhoven@cityofwillows.org">trustenhoven@cityofwillows.org</a>. Learn why this is important

Please see the attached Planning application for a commissary located at 125 Willow Street for your review and comments.

# Thanks and Have a great day!!



Tara Rustenhoven
Community Development Technician

# **City of Willows**

201 N Lassen Street Willows CA 95988

Ph:(530)934-7041 EXT 100

Fax: (530)934-7402

Website: <a href="https://www.cityofwillows.org">www.cityofwillows.org</a>

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Fax: (530)934-7402

Website: <a href="https://www.cityofwillows.org">www.cityofwillows.org</a>

# **Design Review Analysis**

# Conditional Use Permit (UP-22-04(A)) Conditions of Approval

125 Willows Street /APN: 003-021-011

# I. Introduction

This Design Review Analysis (Analysis) evaluates the proposed exterior design for the proposed building to be located at 125 Willows Street, identified by Assessor Parcel Number (APN): 003-021-011. The Analysis focuses on the project's compliance with design review criteria, including building design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations.

# II. Design Review Analysis

# Competent Design

The proposed structure is a prefabricated, professionally engineered building designed to meet or exceed local building code requirements for wind and snow loads. Its standardized 40 feet by 50 feet (2,000 square feet) footprint incorporates strategically placed doors, chain-hoist garage doors, and windows to optimize functionality and natural light. To ensure structural integrity, the building is equipped with a robust anchoring system and diagonal bracing. This design approach guarantees safety and durability but also facilitates efficient construction.

# Relationship Between Structures Within the Development and Between Structures and Site

The proposed accessory building, when integrated with the existing red and yellow mobile food facility and concrete outdoor seating area, will create a harmonious and functional development. This complementary addition will not only enhance the site's overall aesthetic appeal but also improve its operational efficiency. By providing a cohesive and well-integrated space, the accessory building can serve as a valuable asset to the existing facilities.

# Relationship between Development and Neighborhood

The proposed accessory building is thoughtfully designed to complement the existing architectural character of the surrounding neighborhood, ensuring a harmonious integration with the local environment. The project's scale and design are carefully considered to avoid any negative impact on the neighborhood's overall aesthetic appeal. By maintaining a respectful balance between the new structure and the existing development, the proposed addition will contribute positively to the community's visual landscape. Surrounding properties to the north, east, south, and west are similarly zoned as Central Commercial (CC). The surrounding visual characteristics consists of the following:

North: As shown on the Site Photos, below, to the north of the property is a one-story structure with an art deco architectural style. The exterior is predominantly painted in a light-yellow color, with contrasting red brick accents and a flat roof. The building's overall appearance is characterized by clean lines, geometric shapes, and symmetrical design elements.

East: Immediately east of the subject property is Tehama Street, followed by a vacant lot enclosed by a white fence.

South: Immediately south of the subject property is West Willows Street, followed by a single-story, rectangular structure with a flat roof. The exterior is primarily painted in a light brown color, with darker brown accents around the windows and doors. The overall appearance of the building is simple and functional.

West: Immediately west of the subject property is an alleyway followed by the rear of a single-story, rectangular structure with a flat roof. The exterior is primarily painted in a light grey color, with no accent colors.

# Materials and Colors Used

The proposed structure is constructed of metal and will be finished with a Earth Brown and matching trim. To complement these tones, the exterior walls will be painted in a Pebble Beige, these colors are within the approved colors of the Willows Municipal Code.

# Wall and fencing

No new walls or fences are proposed with this project.

#### Surface Water Drainage

No changes are proposed to the existing Site drainage system. The current Site is designed to adequately collect and remove stormwater, ensuring that surface water does not impede vehicular or pedestrian traffic.

# Drives, Parking and Circulation

Access to the property is via West Willow Street. The Site includes four on-site parking spaces, providing convenient and safe parking for visitors and employees. The arrangement of these parking spaces is designed to minimize traffic congestion and ensure easy access to the existing and proposed use. Additionally, the City of Willow Municipal Code (WMC) Section 18.55.060 states uses and structures within the downtown area are exempt from providing on-site parking as normally required by WMC Chapter 18.55 and Chapter 18.120.

# **Utility Service**

The commissary will be connected to city sewer, water will be provided by CalWater and electricity will be provided by PG&E. Additionally, the applicant has indicated that adequate garbage and refuse collection areas will be located on the north side of the property to the east of the new building.

# Signs

Signage is not proposed for the new structure. Should the applicant decide to place a sign on the structure, a sign permit shall be applied for and require approval of the Design Review Permit.

# Exterior Lighting

Appropriate lighting is necessary for safe operation during times of darkness and provides a safe environment for the customers and employees and discourages loitering. Two streetlights are present. No additional lighting is proposed on the Site.

# **Landscaping**

The entirety of the property is paved, and no landscaping is present. Any trash accumulating on the property and landscape areas will be removed promptly, with any graffiti removed from any place within 48 hours.

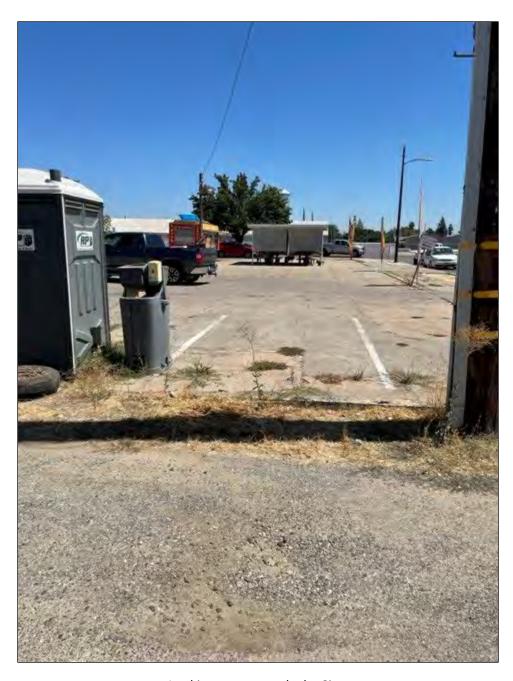
# III. Conclusion

Per WMC Section 18.141.070(1), an application for design review may be approved, approved with modifications, conditionally approved, or disapproved.

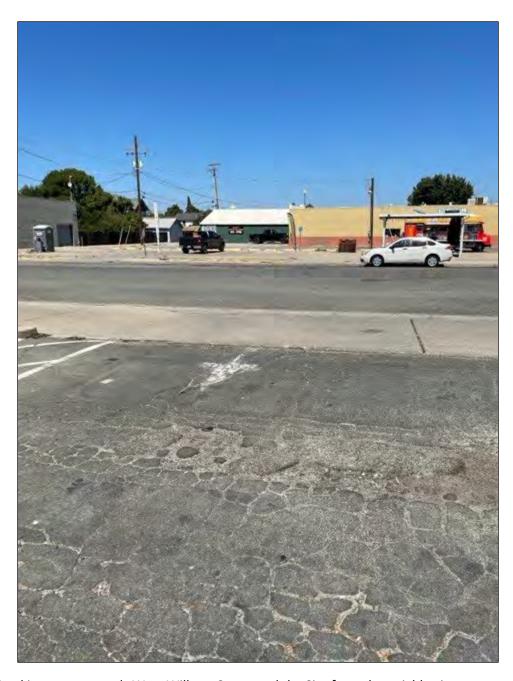
### **Site Photos**



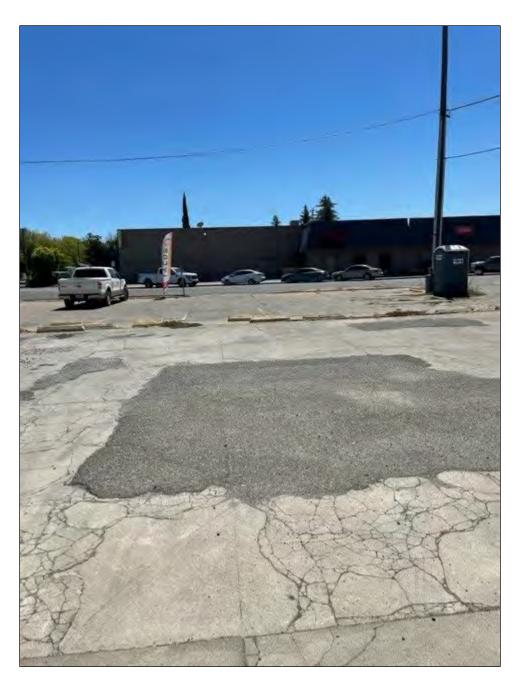
Looking west from the Site towards the existing mobile food facilities and seating area



Looking east towards the Site.



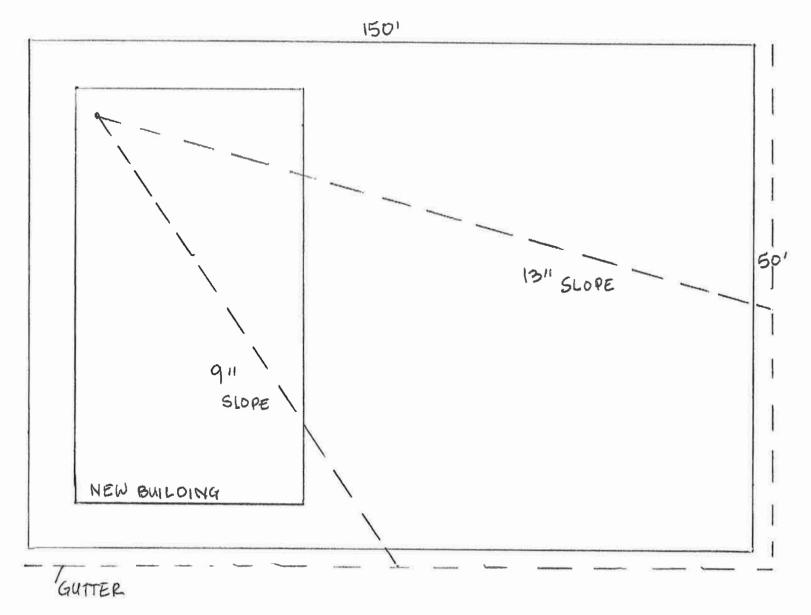
Looking west towards West Willows Street and the Site from the neighboring property.



Looking south towards the Site from the neighboring property.







N. WILLOW ST.



\_\_\_\_\_

Date: October 16, 2024

To: Planning Commission

From: Joe Bettencourt, Community Development & Service Director

Subject: Design Review/ File #DR-24-05/ 555 N. Tehama Street

### **Recommendation:**

Staff recommends the Commission receive the Staff Report, attachments, discuss, and upon conclusion, consider adoption of the attached resolution.

### **Rationale for Recommendation:**

The City of Willows Municipal Code (WMC) Section 18.141.030, states "All new buildings, structures and other physical improvements and any relocation or exterior addition, extension, or change of or to existing buildings, structures and other physical improvements shall be subject to design review, whether or not a building permit is required."

Additionally, section 18.141.060 outlines the criteria for design review approval, encompassing building design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations. Guidelines for material and color selection are specified in Section 18.141.060(4), which states, "Other colors and materials may be accepted if the applicant can demonstrate that they are appropriate to the style, serve as appropriate accent colors, and harmonize with the site or neighborhood character."

Lastly, per Section 18.141.070 of the WMC, an application for design review may be approved, approved with modifications, conditionally approved or disapproved.

### **Background:**

Edgar Mercado (Applicant) would like to paint the existing building's façade, specifically, the overhang, on the property at 555 N. Tehama Street, identified by Accessor Parcel Number (APN): 005-363-005 (Site; See Figure 1). The Site is located in the General Commercial (GC) zoning district. The applicant proposes an orange overhang to the existing single-story building which has a red brick façade.



Figure 1: Location

### **Discussion & Analysis:**

While orange is not an approved natural color from the color list, per Section 18.141.060, it is close to a light shade of umber, which is an approved natural color. Also, other colors to be selected if "they are appropriate to the style, serve as appropriate accent colors, and harmonize with the site or neighborhood character".

As stated above, the existing building is a single-story, rectangular structure with a red brick façade. It features a flat roof with an orange overhang. The front entrance has two large glass doors. The overall design of the building is characterized by its simplicity and functionality.



Figure 2: Existing Building with orange overhang

The surrounding visual characteristics consists of the following:

- West: The Applicant's existing business, which was granted a use permit and design review approval in 2016. It is a large, rectangular metal structure with a flat roof, featuring a white and brown exterior, a brown sign with "Mercado's," and an orange awning over the entrance.
- South: A low-slung, rectangular structure with a pitched roof, red brick facade, and a covered walkway leading to multiple entrances.
- East: A single-family residence with a pitched roof, light-colored facade, a front porch, and a wooden fence. It is located behind the Site and abuts the back facing wall.
- North: A motel, a low-rise rectangular building with a flat roof, a light-colored facade, multiple units with individual entrances, and a large, paved parking lot.

Furthermore, the proposed change is consistent with the design review criteria established in WMC 18.141.060, including building design, site relationship, neighborhood compatibility, material selection, and operational considerations. The new paint color enhances the building's aesthetic appeal without detracting from the overall character of the area. Therefore, the proposed modification is in compliance with all applicable regulations and guidelines and is recommended for approval.

### **Fiscal Impact:**

The applicant has provided a deposit for the planning portion of the project.

### **Attachments:**

- Attachment 1: Resolution XX-2024
- Attachment 2: Conditions of Approval
- Attachment 3: Design Review Analysis
- Attachment 4: Umber Shade Chart



# City of Willows Resolution XX-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE APPROVAL OF DESIGN REVIEW (FILE # DR-24-05) TO EDGAR MERCADO FOR EXTERIOR BUILDING IMPROVEMENTS AT THE PROPERTY LOCATED AT 555 N. TEHAMA STREET, ASSESSORS PARCEL NUMBER 005-363-005 WITHIN THE GENERAL COMMERICAL ZONE

**WHEREAS,** the applicant, Edgar Mercado, has filed for Design Review approval (File# DR-24-05) to paint the existing building's façade; and

**WHEREAS,** the City of Willows Municipal Code Chapter (WMC) 18.141.030 states that all new buildings, structures, and other physical improvements shall have design review approval from the Planning Commission; and

**WHEREAS,** notice of the Planning Commission meeting held on October 16, 2024, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

**WHEREAS,** the Planning Commission did, on October 16, 2024, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Section 15301 (Class 1) pursuant to the California Environmental Quality Act (CEQA); and

**NOW THEREFORE, BE IT RESOLVED,** that the Planning Commission of the City of Willows does hereby find that the request to paint the existing facade is consistent with the General Plan, and the City of Willows Municipal Code; and hereby approves Design Review (File # DR-24-05), subject to the attached conditions of approval.

**PASSED AND ADOPTED** by the Planning Commission of the City of Willows this 16<sup>th</sup> day of October 2024, by the following vote:

AYES:					
NOES:					
ABSENT:					
ABSTAIN:					
APPROVED:	ATTESTED:				
	- <u></u> -				
Pedro Bobadilla, Chair	Amos Hoover, City Clerk				

### Design Review (DR-24-05) Conditions of Approval 555 N. Tehama Street/APN: 005-363-005 Planning Commission Approval Date: October 16, 2024

### **GENERAL**

- 1. That the applicant/developer shall enter into a *Pass-Through* Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
- 2. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies, and Fees of the City of Willows.
- 3. The applicant/developer shall adhere to the design and specification of the Sign Permit approval as shown on submitted plan.
- 4. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager/Planning Commission for review and approval prior to use.
- 5. Any new signage or changes to the signage color to advertise the business shall obtain sign permit approval from the City prior to installation. Such changes would be required to comply with the requirements stated in Chapter 18.141 ARCHITECTURAL BOARD OF REVIEW of the City of Willows Municipal Code.
- 6. Per City of Willows Municipal Code (WMC) Section 8.10.020(11), graffiti shall be removed in order to maintain the property.
- 7. The applicant/developer shall adhere to the design and specification of the Architectural Design Review approval regarding painting the store, repairing, and repaving the parking lot, including re-striping, and upgrading the trash enclosure as shown on submitted plan.
- 8. The Architectural Design Review approval shall expire in one year unless otherwise stipulated by the Planning Commission. The applicant may apply to the city for an extension of not more than one year from the original date of expiration, if he/she finds that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one year shall require Planning Commission approval.

### **Design Review Analysis**

### Design Review (DR-24-05)

555 N. Tehama Street /APN: 005-363-005

### I. Introduction

This Design Review Analysis (Analysis) evaluates the proposed exterior design of the existing building to located at 555 N. Tehama Street, identified by Assessor Parcel Number (APN): 005-363-005. The Analysis focuses on the project's compliance with design review criteria, including building design, site relationship, neighborhood compatibility, material selection, site improvements, and operational considerations.

### II. Design Review Analysis

### Competent Design

The Site contains an existing one-story building with a red brick façade. The building is generally characterized as simple, and functional. The materials used are consistent throughout the building. The orange overhang will contribute to a cohesive and visually appealing design for the building. No other changes are proposed for the existing building.

### Relationship Between Structures Within the Development and Between Structures and Site

The Site contains an existing building, and the project does not involve any alterations to the building's position. As a result, there will be no impact on the relationship between the structure and the Site.

### Relationship between Development and Neighborhood

The orange overhang will not be out of character for the neighborhood, as commercial uses surround this property. Surrounding properties to the north, west, east, and south, are similar zoned as General Commercial (GC) as the Site. The surrounding visual characteristics consists of the following:

- West: The Applicant's existing business, which was granted a use permit and design review approval in 2016. It is a large, rectangular metal structure with a flat roof, featuring a white and brown exterior, a brown sign with "Mercado's," and an orange awning over the entrance.
- South: A low-slung, rectangular structure with a pitched roof, red brick facade, and a covered walkway leading to multiple entrances.
- East: A single-family residence with a pitched roof, light-colored facade, a front porch, and a wooden fence. It is located behind the Site and abuts the back facing wall.
- North: A motel, a low-rise rectangular building with a flat roof, a light-colored facade, multiple units with individual entrances, and a large, paved parking lot.

### Materials and Colors Used

The orange color choice is consistent with the design review criteria established in WMC 18.141.060(4), which emphasize the importance of material and color selection in achieving a harmonious and visually pleasing result. The use of orange demonstrates that the applicant has considered the relationship

between the proposed color and the existing building materials, as well as the overall context of the site and neighborhood.

Therefore, the proposed orange overhang not only complements the red brick façade but also contributes to a more visually appealing and integrated building design.

### Wall and Fencing

No new walls or fences around the property perimeter are proposed with this project.

### Surface Water Drainage

No changes to the Site regarding surface water drainage is proposed with this project.

### **Drives, Parking and Circulation**

No changes to the Site regarding driveways, parking, and circulation is proposed with this project.

### **Utility Service**

No changes to the Site regarding utility services is proposed with this project.

### Signs

No changes to the Site regarding signs are proposed with this project.

### Exterior Lighting

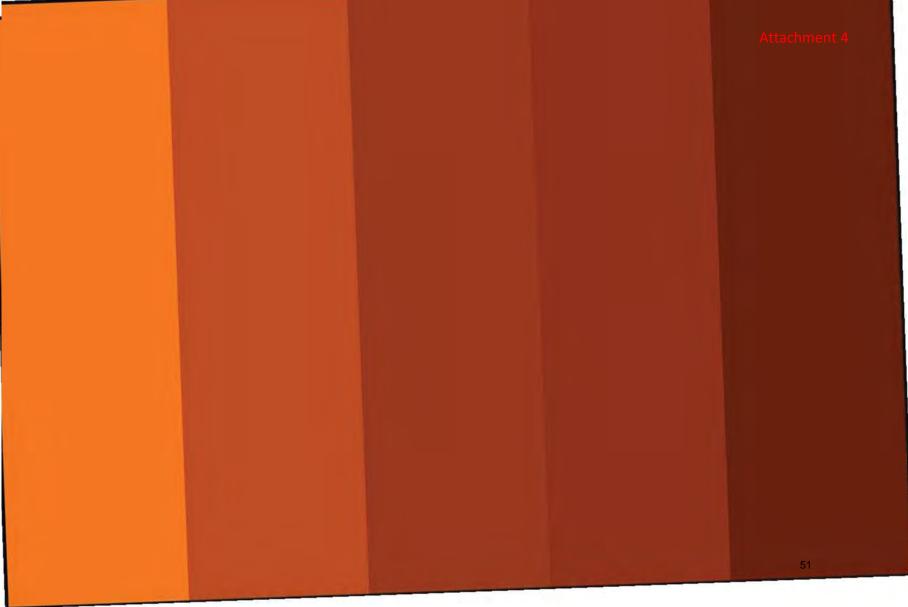
No changes to the Site regarding exterior lighting is proposed with this project.

### Landscaping

No changes to the Site regarding landscaping is proposed with this project.

### III. Conclusion

Per Section 18.141.070(1), an application for design review may be approved, approved with modifications, conditionally approved, or disapproved.





\_\_\_\_\_

Date: October 15, 2024

To: Planning Commission

From: Joe Bettencourt, Community Development & Service Director

Subject: Jack in the Box/ Use Permit (File# UP-24-06) & Design Review (File# DR-24-04)/ 1240 W.

**Wood Street** 

### **Recommendation:**

Staff recommends receive the Staff Report, attachments, discuss, and upon conclusion, consider approving the request.

### **Rationale for Recommendation:**

This matter is before the Planning Commission pursuant to City of Willows Municipal Code (WMC) Chapter 18.141, Chapter 18.135, and Section 18.65.020(3).

### **Background:**

On July 21, 2021, the City of Willows Planning Commission approved Use Permit #21-03, the proposed Jack in the Box fast-food facility, submitted by PM Design Group and TBS Holdings LLC (Applicant), located at 1240 W. Wood Street, identified by Assessor Parcel Number (APN): 001041-028 (Site). This approval included a Design Review (File: #DR-21-02) approval for the facility.

Due to delays in equipment availability, construction costs, and engineering permits, the Planning Commission extended the Design Review approval in 2022 and 2023. However, in 2023, the Commission imposed a condition that would prevent any further extensions beyond the approved one-year period, which concluded in 2024. On July 16, 2024, the Applicant requested a one-year extension of the Design Review approval due to delays in the ongoing process of obtaining a California Department of Transportation (Caltrans) Encroachment Permit (see Attachment 3).

Given the previous condition imposed by the Commission, the Applicant resubmitted an application to renew the Use Permit and Design Review permit. The proposed project remains unchanged from the previously approved plans, consisting of a 2,739-square-foot fast-food restaurant commercial building with a double drive-through (see Attachment 4).

### **Discussion & Analysis:**

The Site is zoned as Highway Commercial. The zone allows for commercial uses, and restaurants are one of the permitted uses allowed per WMC Section 18.65.020(3). The Highway Commercial Zone's zoning regulations align with the proposed restaurant's intended use, ensuring compliance with local land use standards. Furthermore, the Highway Commercial Zone's character and development patterns are well-suited to accommodate a restaurant. The area is characterized by its proximity to Highway 5, and a mix of commercial establishments to

serve the traveling public, making it an ideal location for a restaurant to serve the local community and attract visitors.

As stated above, the Applicant proposes to construct a new 2,739-square-foot fast-food restaurant commercial building with a double drive through window. Site improvements will include ADA-accessible parking stalls and path of travel, striped parking lot, new trash enclosure, and other site related improvements associated with new development. Entrance into the building is from the north and west sides of the building. The proposed hours of operation are Monday-through Sunday 6:00 am to 12:00 am for dining room area eating, and 24 hours for the drive through. The number of employees on largest shifts will be eight (8) employees.

The Applicant proposes two types of signage; an 8-foot high x 5.5-foot wide monument sign, with the company brand logo, and building and marquee signage to include both identity and incidental signage. The building frontage and the parking lot frontage equates to allowing 138 square feet (sf) of identity signage (which advertises the business name). This project proposes approximately 136.48 sf of identity signage, which includes the monument sign, and the wall signs, thereby meeting the allowed amount of identity signage square footage.

The proposed incidental signage, which includes the poster marquee and menu signs (prices and products for sale), totals 208.70 sf, which exceeds the allowed 60 sf, allowed per Chapter 18.125, by approximately 148.70 sf. To note the Commission in the past has allowed incidental signage to be increased by way of a use permit, by applying Table 18.125.150-A in Section 18.125.150, which states higher totals of identity signage require a use permit approval. However as stated, the Commission has with other similar projects, allowed an increase in the incidental signage through Section 18.125.150. Additionally, new signs must undergo Design Review as per Chapter 18.141 and comply with the requirements outlined in Section 18.141.060. The Signage Plan and Design Review Analysis are attached for the Commission's review (see Attachment 5 and Attachment 6).

### **Consistency with Council Priorities and Goals:**

The project is consistent with Priority #4: Community Engagement as the project would offer an opportunity for public input and engagement, allowing residents to share their thoughts and concerns during a public hearing.

The project is also consistent with Priority #2: Economic Development. As it is a new development within the City, it has the potential to contribute to economic growth. By creating jobs and attracting new businesses, the project can play a significant role in contributing to the local economy.

### **Fiscal Impact:**

There is no cost to the city associated with this request as the project has a PTA deposit on file.

### **Attachments:**

- Attachments 1: Resolution XX-2024
- Attachments 2: Conditions of Approval
- Attachments 3: 2024 Applicant letter requesting extension to Design Review approval
- Attachments 4: Site Plan/ Elevations/ Landscape Plans
- Attachments 5: Signage Plan
- Attachments 6: Design Review Analysis
  - a. Site Photos



# City of Willows Resolution XX-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF WILLOWS GRANTING THE DESIGN REVIEW APPROVAL OF A NEW 2,739 SF COMMERCIAL BUILIDNG AND SITE IMPROVEMENTS AND USE PERMIT APPROVAL FOR 148.70 SF OF ADDTIONIONAL INCIDENTIAL SIGNAGE TO TBS HOLDINGS LLC FOR THE PROPERTY LOCATED AT 1240 W. WOOD STREET, ASESSORS PARCEL NUMBER 001-041-028 WITHIN THE HIGHWAY COMMERICAL ZONE

**WHEREAS,** the applicant, PM Design, on the behalf of the property owner, TBS Holdings LLC, has submitted an application for a Design Review approval to allow a new 2,739-square-foot commercial building with site improvements; and

**WHEREAS,** City of Willows Municipal Code Section Chapter 18.141 requires all new commercial buildings and physical improvements obtained Design Review approval; and,

**WHEREAS,** City of Willows Municipal Code Section 18.125.150 establishes signage requirements and allows for additional square footage with an approved Use Permit; and

**WHEREAS,** notice of the Planning Commission meeting held on October 16, 2024, was published in a newspaper of general circulation in the City in accordance with law, and mailing to property owners within 300 feet were sent; and

**WHEREAS,** the Planning Commission did, on October 16, 2024, hold a public hearing to consider all public oral and written comments, letters and documents, staff reports, and all other documents and evidence which are a part of the Record; and

WHEREAS, the Planning Commission does find that the proposed project qualifies as a Categorical Exemption under Section 15303 (Class 3) pursuant to the California Environmental Quality Act (CEQA); and

**WHEREAS,** pursuant to Section 18.135.050 of the Zoning Ordinance, the following findings are made:

- That the use is consistent with the purposes of the district in which the site is located. WMC Chapter 18.65.020(3) allows for restaurants within the Highway Commercial zone and allowing 148.7 square feet (sf) of additional incidental signage under Section 18.125.150 is allowed for new business with use permit approval.
- That the proposed location of the use and the conditions under which it may be operated or maintained will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the vicinity.
  - The location of the new use will be located on land that is currently underutilized, and conditions of approval have been placed upon the use ensuring that it will not be detrimental to the public health, safety, or welfare or materially injurious to properties.

That the proposed use is in conformance with the General Plan.

Commercial businesses are allowed with within the land use designation of Highway Commercial.

**NOW THEREFORE, BE IT RESOLVED,** that the Planning Commission of the City of Willows does hereby find that the Design Review proposal to allow construction of a new commercial building with site improvements and Use Permit proposal for additional signage is consistent with the City of Willows Municipal Code and General Plan, and findings incorporated, and hereby approves Use Permit #UP-24-04 and Design Review Permit #DR-24-06, subject to the attached conditions of approval.

**PASSED AND ADOPTED** by the Planning Commission of the City of Willows this 16<sup>th</sup> day of October 2024, by the following vote:

ATTESTED:
Amos Hoover, City Clerk

# Conditions of Approval Use Permit (UP-24-06) and Design Review (DR-24-04) For Jack in the Box Project 1240 W. Wood Street /APN: 001-041-028

Planning Commission Approval Date: October 16, 2024

#### **GENERAL**

- 1. That the applicant/developer shall enter into a *Pass-Through* Agreement with the City of Willows to pay the cost of all planning review, plan checking and field inspection of this project.
- If the use (additional incidental signage) is not made on the project subject to the permit within
  one (1) year after the date of granting the permit, then without further action, the permit shall be
  null and void, and such use shall not be made of the property except upon the granting of a new
  permit.
- 3. All plans for additional uses, which are not covered by this review, shall be submitted to the City Manager and Planning Commission for review and approval prior to use.
- 4. The Architectural Design Review approval shall expire in one (1) year unless otherwise stipulated by the Planning Commission. The applicant may apply to the City for an extension of not more than one (1) year from the original date of expiration, if found that there has been no substantial change in the factual circumstances surrounding the originally approved design. Substantial changes and any further extension beyond one (1) year shall require Planning Commission approval.
- 5. The developer shall adhere to the design and specification of the Architectural Design Review approval for the exterior façade improvements, to include the proposed material/color scheme of the new building, compliant parking spaces, landscaping, signage, trash enclosure and necessary site improvements as shown on the plans submitted with the application. An occupancy permit shall not be issued in part or whole for any building or group of buildings subject to design review unless and until the work specified in the design review approval has been completed, including landscaping. If for any valid reason full compliance cannot be made; a cash bond shall be posted for the work to be completed within a reasonable period of time as determined by the City Manager or his authorized representative.
- 6. A revised sign package shall be submitted. Any new business signage shall require sign permit approval from the Planning Department prior to installation. Any sign requiring building permit approval shall obtain one prior to installation of sign.
- 7. All building mounted and site lighting shall be shielded lights, down lights, and or full cut off lights so that the bulb is not visible from off-site and light does not create glare or hazard onto adjoining properties/streets. Cut sheets shall be submitted with building plans. All lighting must meet the City Standards.
- 8. A revised landscape plan shall be submitted for Planning review providing another tree in the parking area for future shade.
- 9. A revised site plan shall be submitted for Planning review showing the location of a loading zone area for the private off-street loading facility for handling of goods, material, and equipment.
- 10. All landscaping shall be maintained in good condition and any dead or dying plants, bushes, or trees shall be replaced with new healthy stock of a size compatible with the remainder of the growth at the time of replacement.
- 11. The approval of this project shall be subject to the latest adopted Ordinances, Resolutions, Policies and fees of the City of Willows.
- 12. In the event that archaeological remains or artifacts are uncovered during construction activities, work shall be stopped, and a qualified archaeologist shall survey the site. The archaeologist shall

- submit a report with recommendations of the disposition of the site. Disposition may include, but is not limited to, excavation and documentation, capping the site, or leaving the site in an open space area. The recommendations of the archaeologist shall be incorporated in the project.
- 13. All contractors/sub-contractors doing work on the project shall obtain a City business license prior to commencing operation. Facility shall operate in accordance with local laws.
- 14. Changes in hours, days, or operating procedures must be reported to the Community Development Department.

### **BUILDING DEPARTMENT**

- 15. If you intend to construct, enlarge, alter, repair, move, demolish, or change the occupancy of the building or structure or to erect, install, alter, repair, remove, convert, or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by code, or to cause any such work to be done, you shall first make application for a building permit and obtain the required permit for the development.
- 16. Applicant shall submit a completed building permit application with detailed scope of work, 3 complete sets of plans, calculations, specifications, etc. for review. Appropriate plan review fees shall be paid at the time of submittal.
- 17. All work shall comply with current applicable Federal, State, local building codes and ordinances and be shown on the plans submitted for building permit review.
- 18. Conditions of approval shall be shown on the plans submitted for building permit review.
- 19. Prior to issuance of a Building Permit for the construction of any structures on the site, a Final Lighting Plan shall be submitted to the City and reviewed by the Engineer. The final lighting plan shall include, but not limited to the following: (a) details regarding exterior lighting with lighting sources that are full cut-off, hooded, and down-cast, or otherwise shielded to ensure that light does adversely shine towards neighboring properties or toward the night sky, (b) lighting sources with the minimum wattage necessary to provide adequate security without causing excessively bright night glow, (c) sufficient details regarding the proposed wattage and area of coverage for all site lights.

#### **FIRE DEPARTMENT**

- 20. Development impact fees are applicable to this project and shall be paid prior to the issuance of a building permit.
- 21. All buildings will have fire sprinkler systems provided and must meet the approval of the Fire Chief.
- 22. All fire and security alarm systems must meet the approval of the Fire Chief per WMC Chapter 15.15.
- 23. The Site shall be equipped with a Knox box holding a master key per WMC Chapter 15.15.
- 24. Shall provide fire extinguishers in accordance with the latest CFC.
- 25. The building address shall meet all WMC Chapter 15.15. criteria and be reviewed and approved by the Fire Department prior to installation. An illuminated address sign shall be provided for the property.
- 26. Provide illuminated exit signs over all exit doors in accordance with the latest CBC and CFC.
- 27. Red curbs maybe required and will be reviewed at the time of construction/development of project.
- 28. All exit doors shall have no knowledge door locks, be posted "this door to remain unlocked when building occupied" and swing in the direction of exit travel.
- 29. Water flow calculations shall be provided after the installation of new hydrant to indicate that they meet water flow requirement minimums for this development.

- 30. On-site hydrant's will be required to have dedicated right-of-way easements to Cal Water and will follow Cal Water design and planning process.
- 31. FDC connection will be within 50' of hydrant and shown on site plan.
- 32. All utility rooms will need to be identified by signage.
- 33. A Pre-Fire Plan and Inspection will need to be completed before occupancy of the building.
- 34. Regular Fire Department safety inspections shall occur annually.

### **CALWATER SERVICE**

35. Need more information on water plans. An existing 2" service is currently on site. Will need additional fire service and hydrant onsite if required. Main is on opposite side of Wood Street. Will require Fire Department sign off if hydrant is required.

### **GLENN COUNTY ENVIRONMENTAL HEALTH DEPARTMENT**

36. The applicant will need to plan check and obtain health/food permits from the Glenn County Environmental Health Department. A copy of the permits shall be provided to the City.

#### **CALTRANS**

- 37. Please provide a site plan that shows State Right of Way GLE 162/WEST WOOD ST. Please show the distance to the centerline. Advise identifying any possible vulnerable survey monuments in the development area that will need to be preserved and or/perpetuated, as required by PE Act 6731.2 and PLS Act 8771.
- 38. Current driveways exist along site, with neither driveway exceeding the 35ft maximum width as specified in the Highway Design Manual (HDM) 205.3 Given the approximately 165 feet property frontage the total driveway width is expected to be within limits found in HDM 205.3.
- 39. The existing sidewalk/driveways are exhibiting signs of fatigue (cracking and possibly uneven settling). We recommend complete replacement of sidewalk/driveways, regardless of their current condition, exiting sidewalks/driveways must be checked for slopes and possibly other variable for conformance with ADA standards.
- 40. An encroachment permit will be required for any work, including but not limited to, work on sidewalks/driveways, that is withing the State Highway right-of-way.

### **ENGINEERING DEPARTMENT**

- 41. Developer shall design and construct all improvements and facilities shown on the design review plans submitted for permit approval in accordance with the Willows Municipal Code (WMC), the City of Willows Design and Construction Standards. Approval of a design review site plans depicting improvements that do not conform to the WMC or City standards does not constitute approval of an exception to the WMC or City standards unless explicitly stated herein or in another City resolution.
- 42. The developer shall be responsible for all City plan check, map check and inspection costs. The developer shall deposit funds with the City upon the initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
- 43. Site improvement plans shall be prepared and submitted by a California Registered Civil Engineer for the construction of all necessary and required on-site and off-site improvements including grading, water, sanitary sewer, storm drain facilities, roadway improvements, curbs, gutters, and sidewalks. All design and construction shall conform to the City of Willows Design and Construction Standards, as applicable.

- 44. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
- 45. All private water mains, sewer mains and storm drains shall be clearly labeled "Private" on the improvement plans.
- 46. The improvement plans shall show removal of the large pylon posts at the southwesterly corner of Parcel 1 (3 PM 81).
- 47. A lot merger shall be recorded prior to the issuance of a building permit.
- 48. Improvements plans shall include a storm water pollution prevention plan. Erosion control measures shall include hydroseeding of all graded slopes within 60 days of completion of grading.
- 49. Driveways into the proposed development shall be installed per the City's most recent standards and shall conform to the most recent ADA standards. If the sidewalk associated with the driveways must encroach onto private property outside of the right-of-way, pedestrian public access easements shall be provided by separate document and shall be recorded prior to issuance of a building permit.
- 50. Any work within the State right-of-way shall require a Caltrans encroachment permit. Proof of Caltrans' issued encroachment permit shall be required prior to issuance of a building permit for the project.
- 51. All sidewalk that is current cracked or displaced shall be replaced with the construction of the project.
- 52. All existing utilities shown on the site plan that conflict with the proposed new buildings (water, gas, electric, telephone, etc.) shall either be removed or properly abandoned. The improvement plans for the proposed project shall indicate removal or abandonment.
- 53. There appears to be an existing monitoring well located in the sidewalk fronting the project. The improvement plans shall indicate the disposition of this monitoring well (whether it will remain in place or be properly abandoned.) If it is to be abandoned, evidence of permission to abandon shall be provided to the City prior to issuance of a building permit, as well as required abandonment procedures.
- 54. The proposed pylon sign shall be installed such that it will not interfere with sight distance from either the property associated with this project, or the driveway entrance abutting the westerly property line.

### WATER AND SANITARY SEWER IMPROVEMENTS

- 55. Any existing sewer lines on the property that will not be used by the new project shall be abandoned and backfilled.
- 56. The project shall include installation of a grease separator prior to connection to the sewer main. If there is a proposed sewer lateral serving only restrooms, that sewer lateral does not have to be connected to the grease separator.
- 57. Sewer grades must be designed such that ultimate finished floors are a minimum of 12" above upstream manhole or clean-out rim elevations. Inadequate elevation differentials or grade on private laterals, as determined by the City, must be mitigated by either raising finished floor elevation(s) or installation of a backflow check valve.

### **DRAINAGE IMPROVEMENTS**

58. All project related flooding impacts shall be mitigated by the project developer. Drainage improvements shall be designed in accordance with the Design Criteria utilizing the rationale method and any applicable adopted City drainage plans.

- 59. The applicant shall submit for review and approval, drainage plans and hydraulic calculations prepared by a Registered Civil Engineer. The drainage plans and calculations shall indicate the following conditions before and after development:
  - a. Quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, and drainage courses.
  - b. Post-development off-site flows shall not exceed pre-development flows.
- 60. Low Impact Development (LID) improvements shall be provided for on the plans along with calculations submitted with the first plan check of the improvement plans.
- 61. All existing easements shall be shown on the plans. If existing easements are provided for the benefit of other parcels, either the proposed improvements shall preserve the easements or shall provide new easements prior to the issuance of a building permit.
- 62. No grading or other construction shall be performed until the improvement plans have been approved and signed by the City Engineer. Encroachment Permits and Building Permits will not be issued prior to the approval of the improvement plans. An Encroachment Permit is required for any work within the City's rights of way.
- 63. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
- 64. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Glenn County Environmental Health Department, the Fire Department, the Police Department, and the City Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
- 65. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity. Additionally, if field conditions warrant installation of any subdrains, the location, size and construction details must be provided to the City for review and approval prior to construction.
- 66. All streets, curbs, gutters, sidewalks, or other public facilities damage in the course of construction associated with this development shall be the responsibility of the Developer and shall be repaired to the satisfaction of the City at the Developer's expense.
- 67. Dust control must be maintained to the City's satisfaction.
- 68. Working hours shall be restricted to the hours of 7:00 a.m. to 6 p.m., Monday through Friday.
- 69. Developer shall provide sufficient surety guaranteeing the public improvements for a period of one year.



### PM Design Group, Inc

6930 Destiny Dr., Ste. 100 Rocklin, CA 95677 P: 916.415.5358 F: 916.303.4330

July 16, 2024

City of Willows, Planning Department 201 North Lassen Willows, CA 95988 530-934-7041

Design Review DR-21-02 & Use Permit UP-21-03

Re: Jack in the Box 1240 W. Wood St.

Willows, CA / APN:001-041-014&-015

Dear Marti Brown,

This letter is to request a one year extension on the existing Use Permit and Design Review approvals listed above for the proposed Jack in the Box located at 1240 W. Wood St. Due to delays in obtaining a Caltrans Encroachment Permit ...the construction schedule for this project has been changed to an estimated start date in the 4<sup>th</sup> quarter of 2024.

Sincerely,

Pedro McCracken Design Group, Inc.

Greg Borchardt
Project Manager
gborchardt@pmdginc.com
916-303-4512



REVISION SYMBOL

ELEVATION/DATUM MARK

DIMENSION TO EDGE / FACE OF OBJECT

DIMENSION TO CENTER LINE OF OBJECT

INFORMATION

Jack in the Box, Inc.

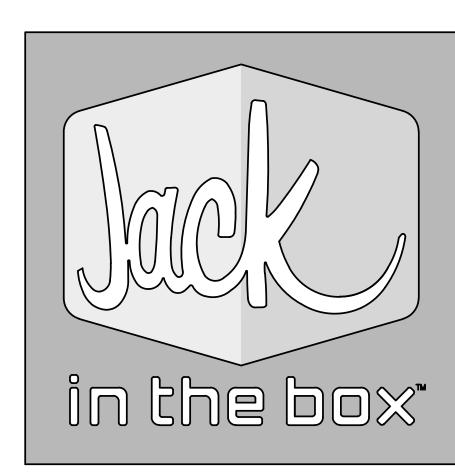
INTERIOR

JOINT

LB. or LB or # POUNDS

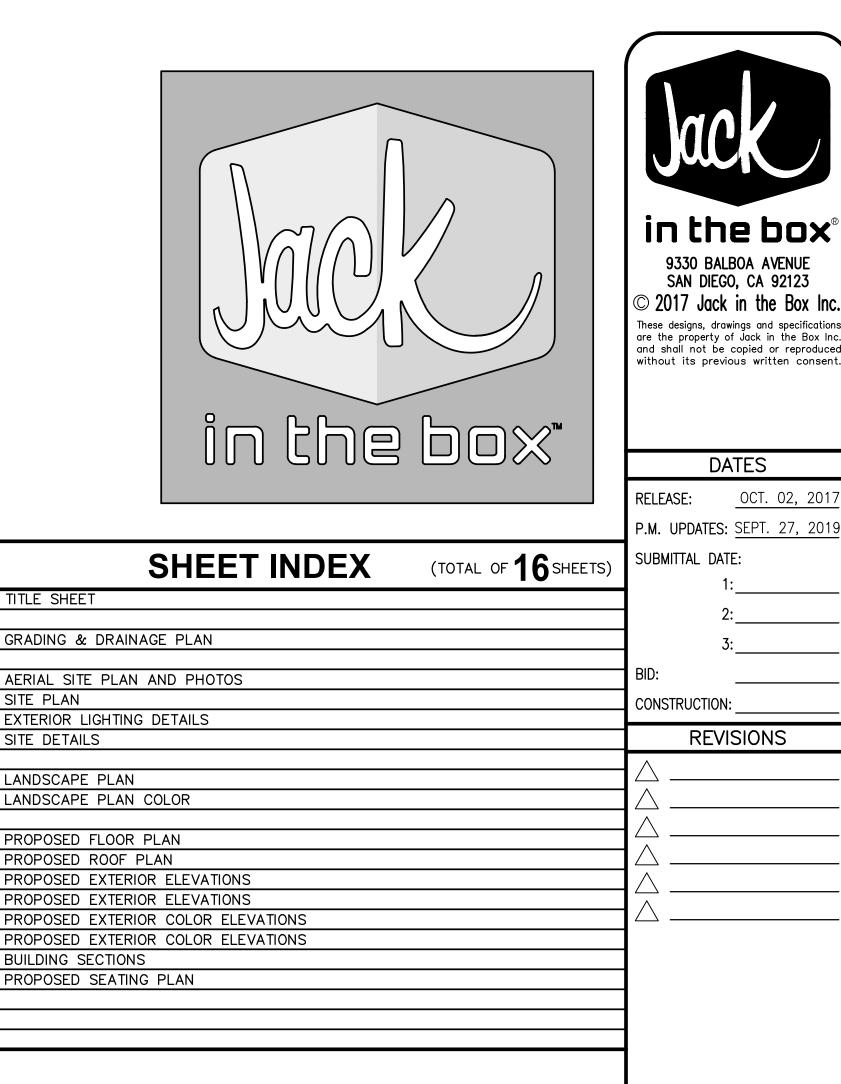
INVERTED

# **STORE #4387** MK9S MD NEW BUILD 1240 W. WOOD STREET WILLOWS, CA 95988



TITLE SHEET

SITE DETAILS









S.F. = 2739/200 = 13.7 SPACES REQ'D

25 STANDARD PARKING SPACES

2 COMPACT PARKING SPACES

1 FUTURE E.V. PARKING SPACE

24 HOUR FOR DRIVE-THRU

6:30AM-2:00AM FOR DINING AREA

2 ADA ACCESSIBLE PARKING SPACES

PROPOSED:

HOURS OF OPERATION:

MIN. 13 CARS QUES FOR DRIVE-UP SERVICE

**VICINITY MAP** 

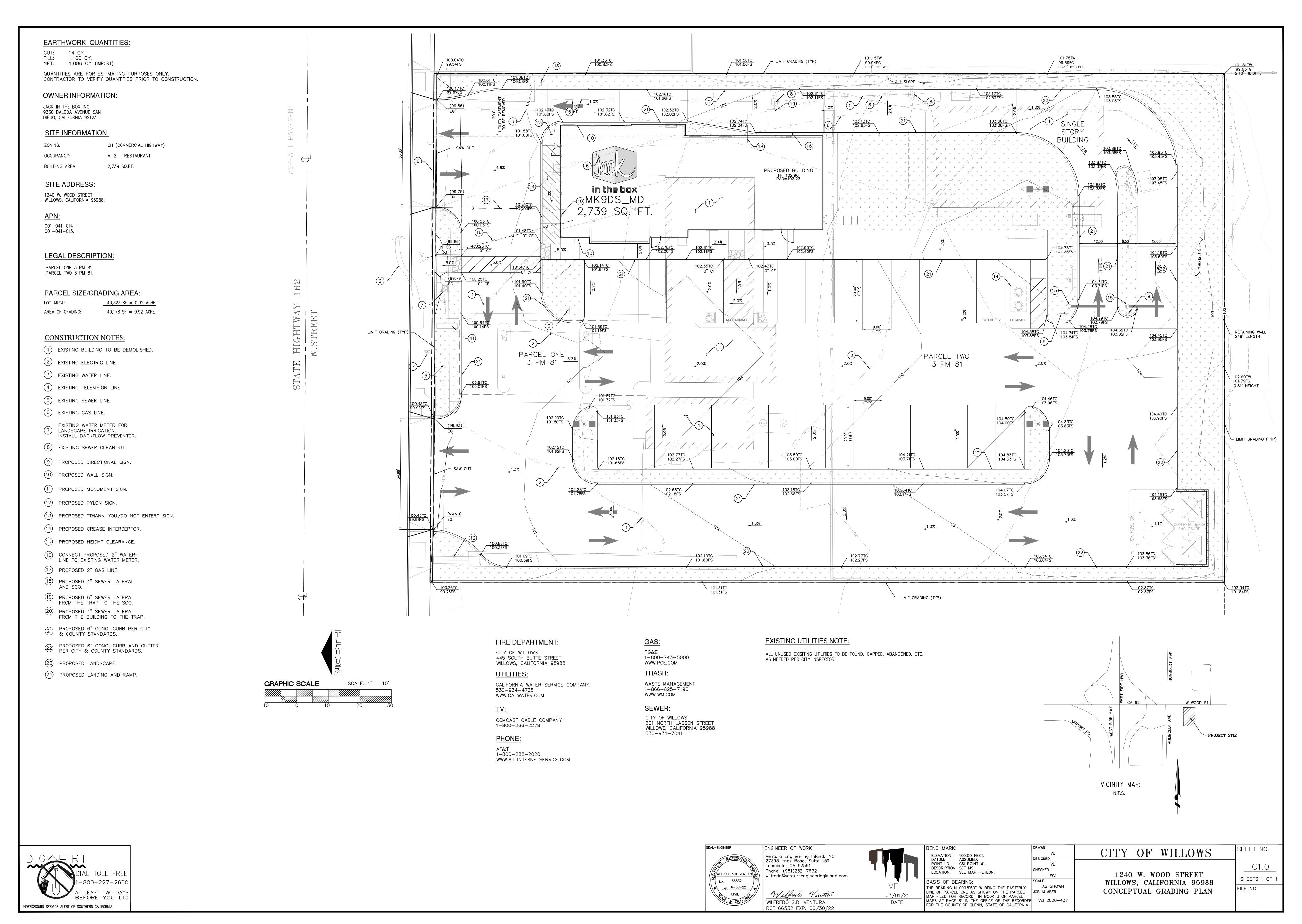
PROJECT DESCRIPTION **LEGEND & ABBREVIATIONS GENERAL NOTE** THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 2,739 SQ. FT. JACK IN THE BOX IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS OR SPECIFICATIONS, IN THIS MATERIAL RESTAURANT WITH DRIVE-THRU LOCATED AT 1240 W. WOOD STREET WILLOWS, CA. PACKAGE, NOTIFY ARCHITECT IMMEDIATELY. MAXIMUM ANCHOR BOLT M.B. MACHINE BOLT ON SITE WORK WILL INCLUDE LANDSCAPING, ADA PARKING AND PATH OF TRAVEL TO THE PUBLIC RIGHT ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER ACTS OR ASPHALTIC CONCRETE MECH. **MECHANICAL** OMISSIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR OF WAY, A NEW TRASH ENCLOSURE AND BUILDING SIGNAGE. INDICATES SHEARWALL LOCATIONS WHERE AMERICAN CONCRETE INSTITUTE MEZZ. **MEZZANINE** FOR THE SAFETY PRECAUTIONS & PROGRAMS OF THE CONTRACTOR, SUBCONTRACTOR, OR NO CONDUIT OR PIPING WILL BE PERMITTED ACOUSTIC CEILING PANEL MANUFACTURER SITE PLAN ANY OTHER PERSONS PERFORMING WORK ON THE PROJECT TO PENETRATE SILL OR TOP PLATE. SEE AMERICANS WITH DISABILITIES ACT MINIMUM PROPOSED USES/ACTIVITIES THAT WILL OCCUR INSIDE THE BUILDING ARE TYPICAL RESTAURANT/FAST ACCESSIBILITY GUIDELINES **MISCELLANEOUS** PLANS FOR ADDITIONAL NOTES. FOOD DINING ACTIVITIES WHICH INCLUDE PREPARATION OF FOOD, TAKE-OUT/DRIVE-THRU TRANSACTIONS ARCHITECT HAS NOT BEEN RETAINED FOR REVIEW. SUPERVISION OR ADMINISTRATION OF THE ABOVE FINISH FLOOR MILES PER HOUR AND SEATED DINING. M.P.S. CONTRACT, NOR CERTIFICATION OF PAYMENTS, CONSTRUCTION COORDINATOR SHALL BE MODULAR PANELBOARD OWNER'S REPRESENTATIVE DURING CONSTRUCTION & UNTIL FINAL PAYMENT IS MADE. THE **BATT INSULATION** AMERICAN PLYWOOD ASSOCIATION M.S.B. MTL. ABRASIVE QUARRY TILE MAIN SWITCH BOARD OWNER'S REPRESENTATIVE WILL REVIEW THE PROJECT & RENDER NECESSARY DECISIONS FOR PROPOSED USES/ACTIVITIES THAT WILL OCCUR OUTSIDE THE BUILDING INCLUDE A DRIVE-THRU LANE, LANDSCAPE PLAN ARCHITECTURAL METAL THE PROGRESS OF THE WORK. CUSTOMER PARKING, AND TRASH PICK-UP. AMERICAN SOCIETY FOR TESTING RIGID INSULATION MATERIALS CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK IN THE FIELD IS DONE IN ACCORDANCE HOURS OF OPERATION ARE MONDAY-SUNDAY 6:00AM-MIDNIGHT FOR THE DINING ROOM AREA, AND 24 NUMBER WITH ALL CURRENT APPLICABLE NATIONAL, STATE, AND LOCAL CODES, ORDINANCES. AND HR. OPERATION FOR THE DRIVE-THRU. N.I.C. N.T.S. NOT IN CONTRACT REQUIREMENTS BY THE GOVERNING AGENCIES, WHETHER OR NOT SAID CODES, ORDINANCES, **BOUNDARY NAIL** NOT TO SCALE REQUIREMENTS, ETC ARE SPECIFICALLY SHOWN ON THE DRAWINGS AND/OR CALLED FOR IN TOTAL NUMBER OF EMPLOYEES: ±45 TOTAL BOTTOM OF ON CENTER TOTAL NUMBER OF EMPLOYEES ON LARGEST SHIFT: 8 PER SHIFT **BOTTOM OF JOIST** OWNER FURNISHED, CERAMIC AND QUARRY TILE CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOU B.U.R. BUILT UP ROOFING CONTRACTOR INSTALLED CONSTRUCTION, CONTRACTOR SHALL REPAIR AND/OR REPLACE, AT CONTRACTOR'S EXPENSE 0.F.O.I. BOTT. or OWNER FURNISHED, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OWNER INSTALLED OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. **PLYWOOD** OPPOSITE HAND BUILDING SECTIONS CENTER LINE OPENING GENERAL CONTRACTOR SHALL COORDINATE THE DELIVERY OF ALL OWNER SUPPLIED **CONSULTANT INFORMATION** CEMENTITIOUS BACKER BOARD EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EQUIPMENT AT THE TIME PLUMBING CONTRACTOR CORE DRILL OF DELIVERY AND SHALL NOTIFY EQUIPMENT SUPPLIER OR ANY DEFICIENCIES OR DAMAGED PERP. PERPENDICULAR CONTROL JOINT (COLD JOINT) EQUIPMENT AND ARRANGE FOR REPLACEMENT. PLASTIC LAMINATE OR PARALLAM (BEAM) **ARCHITECTURAL:** OWNER: MASONRY PRIOR TO EXCAVATION, DETERMINE AND VERIFY LOCATION OF UTILITY SERVICES IN ALL CONCRETE MASONRY UNIT PLATE COL. CONC. CONN. CONST. PM DESIGN GROUP, INC PROPERTY LINE JACK IN THE BOX PLYWD. PLYWOOD CONCRETE 6930 DESTINY DR. #100 9330 BALBOA AVE. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT LAWS, CODES, REGULATIONS, GOVERNING POS or P.O.S. POINT OF SALE CONNECTION ROCKLIN, CA 95677 AGENCIES AND MANUFACTURE SPECIFICATION, UNLESS GREATER REQUIREMENTS ARE SAN DIEGO, CA 92123 CONSTRUCTION INDICATED, OR ARE NECESSARY FOR SAFE WORKING CONDITIONS POUNDS PER SQ. FOOT GREG BORCHARDT CONSTRUCTION JOINT RICK PETERSON POUNDS PER SQ. INCH CONTINUOUS PHONE: (916) 303-4512 PHONE: (986) 867-6296 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS CONTRACTOR PRESSURE TREATED rick.peterson@jackinthebox.com gborchardt@pmdginc.com REQUIRED FOR INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK COMPACTED (ION) QUARRY TILE CERAMIC TILE LANDSCAPE ARCHITECT: VENTURA ENGINEERING INLAND.INC 11. ARCHITECT, SHALL APPLY FOR ALL PERMITS WHICH INVOLVE DRAWING SUBMITTAL AND OLIVE STREET LANDSCAPE RAD.OR (R) RADIUS DEG. or DEGREE PROCESSING, BUILDING, FIRE, AND ENVIRONMENTAL HEALTH. DIA. or DIAMETER REINFORCEMENT WIFREDO S.D. VENTURA RODNEY SCACCALOSI, LANDSCAPE ARCHITECT ROOM NAME ROUGH ORIENTATION DIAGONAI ROOM NUMBER P.O. BOX 2083 27393 YNEZ ROAD, SUITE 159 DIM. 12. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER'S ENGINEER WITH A CONSTRUCTION DIMENSION S.C. SCHED. SHT. SAW-CUT JOINT SCHEDULE PRIOR TO STARTING THE WORK, SHALL PROVIDE A QUALIFIED JOB DOOR TEMECULA. CA 92591 PETALUMA, CA 94952 SCHEDULE SUPERINTENDENT THROUGHOUT THE WORK, AND PROVIDE THE OWNER WITH PHOTOS SHOWING DWG.(S) DRAWING(S) PHONE: (707) 280-8990 PHONE: (951) 252-7632 SHEET PIPING AND ELECTRICAL TRENCHES PRIOR TO BACK FILL, AND SHALL PROVIDE A SET OF FINISHES & EQUIPMENT SEE ID DRAWINGS SIMILAR "AS BUILT" MARKUPS AT COMPLETION. wilfredo@venturaengineeringinland.com OlivestreetLandscape.com SHEET METAL SHEET METAL SCREW rod@olivestreetLandscape.com 13. THE GENERAL CONTRACTOR SHALL PROVIDE BARRICADES AND SAFETY SIGN PER OSHA ELECTRICAL CONTRACTOR SPEC.(S) SPECIFICATION(S) EQUIPMENT, SEE KITCHEN DRAWING EL. or ELEV. ELEVATION **BUILDING DATA** SQUARE INCH 14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE EDGE NAIL SQUARE FOOT E.O.C. EDGE OF COUNTER / EDGE OF CLEANLINESS, INCLUDING PROVISIONS OF A DEBRIS BOX WITH REGULAR SERVICING, REMOVAL STAINLESS STEEL OF ALL CONTRACTOR REFUSE AND DEBRIS, AND SWEEPING OF THE ENTIRE YARD AREA AT **FOUIPMENT** EXTERIOR MATERIAL / FINISH STD. STANDARD **ELECTRICAL** EXTERIOR COLOR OWNER: JACK IN THE BOX (J.I.B.) STEEL EQ. or : EQUIP. STRUCT. STRUCTURAL 15. ALL PROCEDURES, TESTING, MATERIALS, LABOR, AND EQUIPMENT SHOWN ON THE PLANS **EQUIPMENT** SUSP. SUSPENDED EACH SIDE SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE JACK IN THE BOX S.W. SHEARWALL IN THESE PLANS, EQUIPMENT OR MATERIALS NOTED ONLY AS "FURNISHED BY OWNER" **EXPANSION** SYM. SYMMETRICAL EXT. EXTERIOR SHALL BE INSTALLED BY THE GENERAL CONTRACTOR. INTERIOR ELEVATION 1240 W. WOOD ST. BUILDING ADDRESS: WILLOWS, CA 95988 FACT. **FACTORY** 16. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES, IN THE TEMP. TEMPERED (TEMPERATURE) FLOOR DRAIN EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE LEGAL JURISDICTION: CITY OF WILLOWS, GLENN COUNTY TEMPERED GLASS FOUNDATION THICKNESS FINISHED FLOOR DOOR SYMBOL T & G TONGUE & GROOVE FINISHED FLOOR LEVEL PLANNING ZONE: CH (COMMERCIAL HIGHWAY) 17. ERRORS AND/OR OMISSIONS IN THE SCHEDULES DOES NOT RELIEVE THE CONTRACTOR FROM FLOAT GLASS TOE NAIL EXECUTING THE WORK SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS. ASSESSOR'S PARCEL NO. 001-041-014 TOP OF 001-041-015 TOP OF BEAM 18. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH T.O.C. T.O.F. TOP OF CURB FIELD NAIL WILL EXCEED THE QUANTITIES LISTED IN THE CBC TABLE 307.1 (1) AND 307.1(2). F.O.B. F.O.F. FACE OF BEAM TOP OF FOOTING MUNICIPAL CODES: 2019 CALIFORNIA ADMINISTRATIVE CODE T.O.PL. TOP OF PLATE FACE OF FINISH 2019 CALIFORNIA BUILDING CODE T.O.S. TOP OF SLAB FACE OF JOIST 2019 CALIFORNIA ELECTRICAL CODE T.O.W. TOP OF WALL FACE OF MASONRY 2019 CALIFORNIA MECHANICAL CODE SHEARWALL / ANCHOR BOLT SYMBOL TYPICAL FACE OF POST 2019 CALIFORNIA PLUMBING CODE F.0.S. FACE OF STUD 2019 CALIFORNIA ENERGY CODE UNIFORM BUILDING CODE FIBERGLASS REINFORCED PANEL UNLESS OTHERWISE NOTED 2019 CALIFORNIA FIRE CODE FLOOR SINK U.S.P. FOOT or FEET UNDER SEPARATE PERMIT 2019 CALIFORNIA GREEN CODE STANDARDS AND ALL APPLICABLE FOOTING SYMBOL FTG. FOOTING LOCAL AND STATE LAWS AND REGULATIONS VERT. OR (V) VERTICAL VINYL WALLCOVERING GA. or GA GAUGE (GAGE) G.B. or GYP. BD. GYPSUM BOARD DETAIL NUMBER **NEW BUILDING AREA:** 2,739 SQ. FT. (NEW BUILD) GENERAL CONTRACTOR SHEET NUMBER GALVANIZED WATER RESISTANT GYPSUM 1 STORY GALVANIZED IRON BUILDING HEIGHT: GLUE-LAMINATED BEAM WALK-IN or WALK IN BOX TOTAL SITE AREA: ±40,323 S.F. (0.92 ACRES) WALL SECTION NUMBER / ELEV. NUMBER WELDED WIRE MESH HEADER SHEET NUMBER 64 SEATS (INDOOR) PROPOSED SEATING: HARDWARE NO OUTDOOR DINING SEATING HANGER HGT. or HT. HEIGHT HOLLOW METAL BUILDING SECTION NUMBER OCCUPANCY: A-2 (RESTAURANT) HORIZ. HORIZONTAL SHEET NUMBER HIGH STRENGTH BOLT TYPE OF CONSTRUCTION: V-B (NON-SPRINKLERED) INTERNATIONAL BUILDING CODE INTERIOR DESIGN COMMERCIAL: 1 SPACES PER 200 S.F. OF GROSS SEATING AREA PARKING REQUIREMENTS:

Architectural Solutions Group

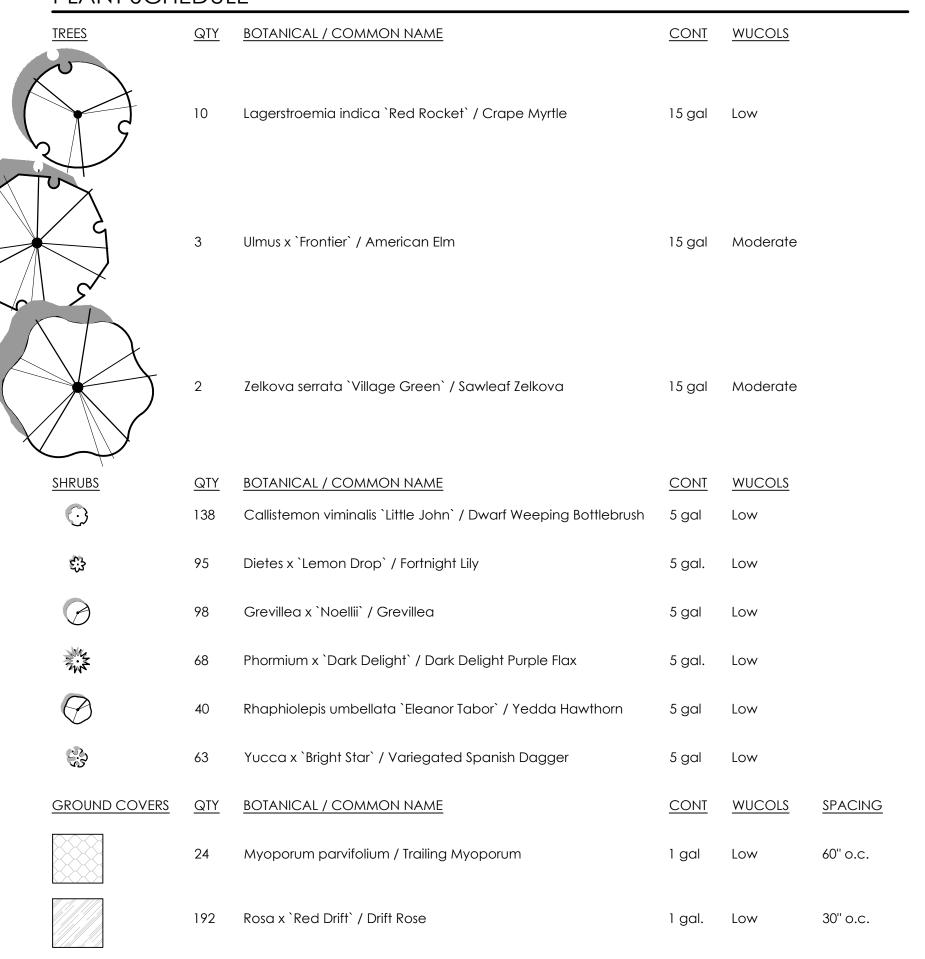
MK TYPE: MK9DS\_MD 4387 ADDRESS:

1240 W. WOOD ST. WILLOWS, CA 95988

**PROJECT #**: WFM20001.0 AS NOTED



# PLANT SCHEDULE



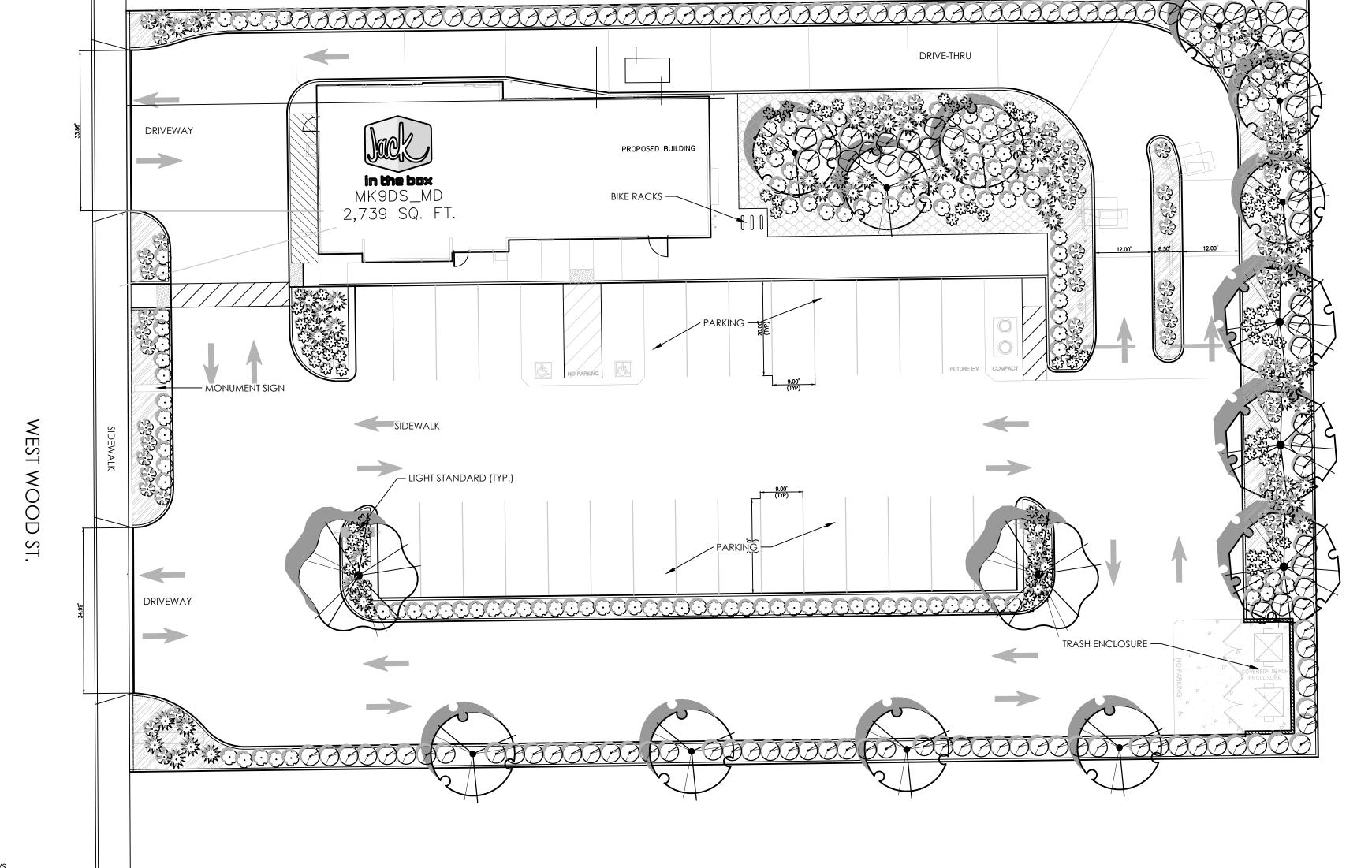
# GENERAL NOTES

- 1. All landscape planting areas shall receive a minimum 3" layer of organic mulch top dressing.
- 2. All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller, weather sensor, etc.and shall meet City of Willows Water Efficient standards/regulations.
- 3. All new trees located within 7' of pavement or permanent structure shall have a root barrier.

# COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the landscape design plan.





# Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
LOW WATER USE PLANTS	.3	DRIP	.81	.37	8,305	3,073	97,740 GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	125	78	2,481 GAL.
	•	•		TOTALS	(A) 8,430	(B)3,151	
						TM/II Total	100 221 GAL

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA) (51.3) (.62) (.45 x 8,430) + (1-.45) X 0) = 120,656 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETO)) (Conversion factor) ((ETAF) (Area)) = 100,221 GALLONS

## ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B) 3,151	
Total Area	(A) 8,430	
Average ETAF	(B / A) .37	

 Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.

in the box° 9330 BALBOA AVENUE

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**RELEASE:** OCT. 02, 2017

DATES

**P.M. UPDATES:** <u>SEPT. 27, 2019</u>

SUBMITTAL DATE:

**CONSTRUCTION:** 

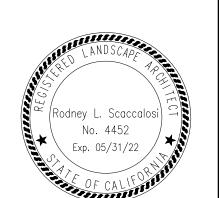
REVISIONS

**OLIVE STREET** 

LANDSCAPE ARCHITECTURE

P.O. Box 2083 Petaluma CA 94952 707-280-8990 OliveStreetLandscape.com

rod@olivestreetlandscape.com





(916) 415-5358 rpedro@pmdginc.com Roy W. Pedro, Architect

6930 DESTINY DRIVE SUITE 100 ROCKLIN, CA 95677

SITE INFORMATION

MK TYPE: MK9DS\_MD **JIB #:** <u>4387</u>

ADDRESS:

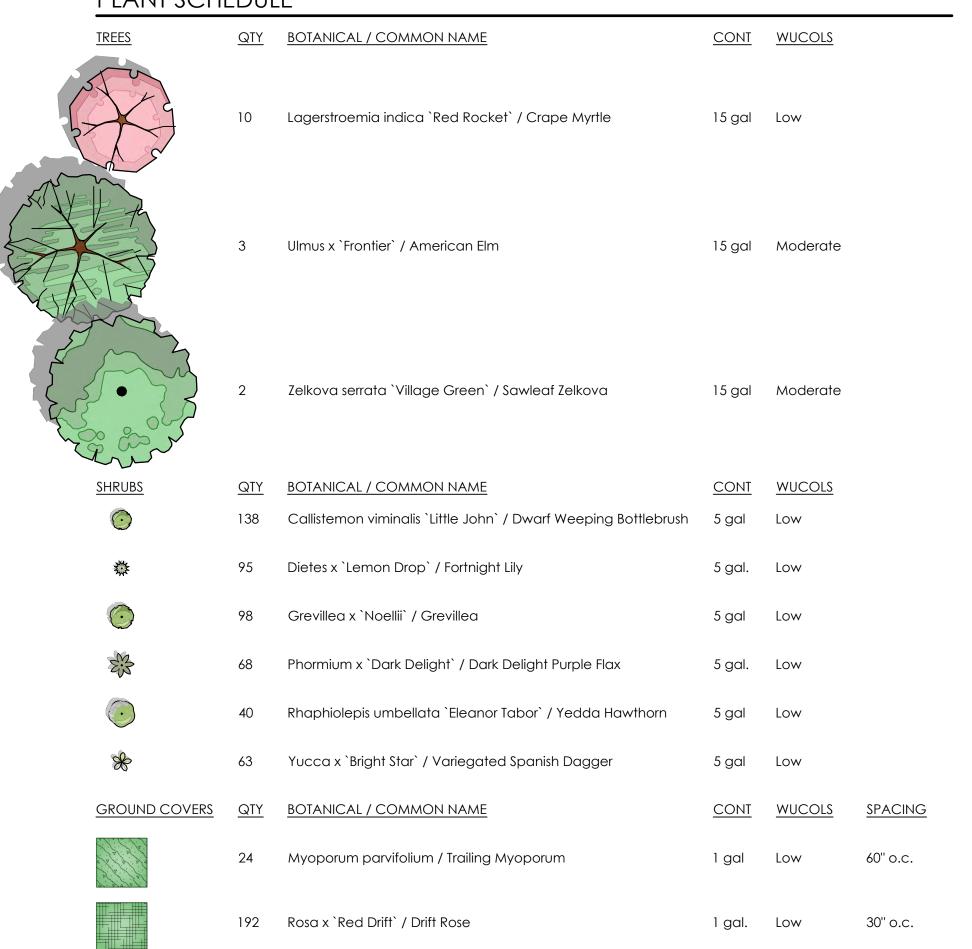
1240 W. WOOD ST. WILLOWS, CA 95988

DRAWN BY:

**PROJECT #:** WFM20001.0 SCALE: 1" = 16'

> LANDSCAPE **PLAN**

# PLANT SCHEDULE



# GENERAL NOTES

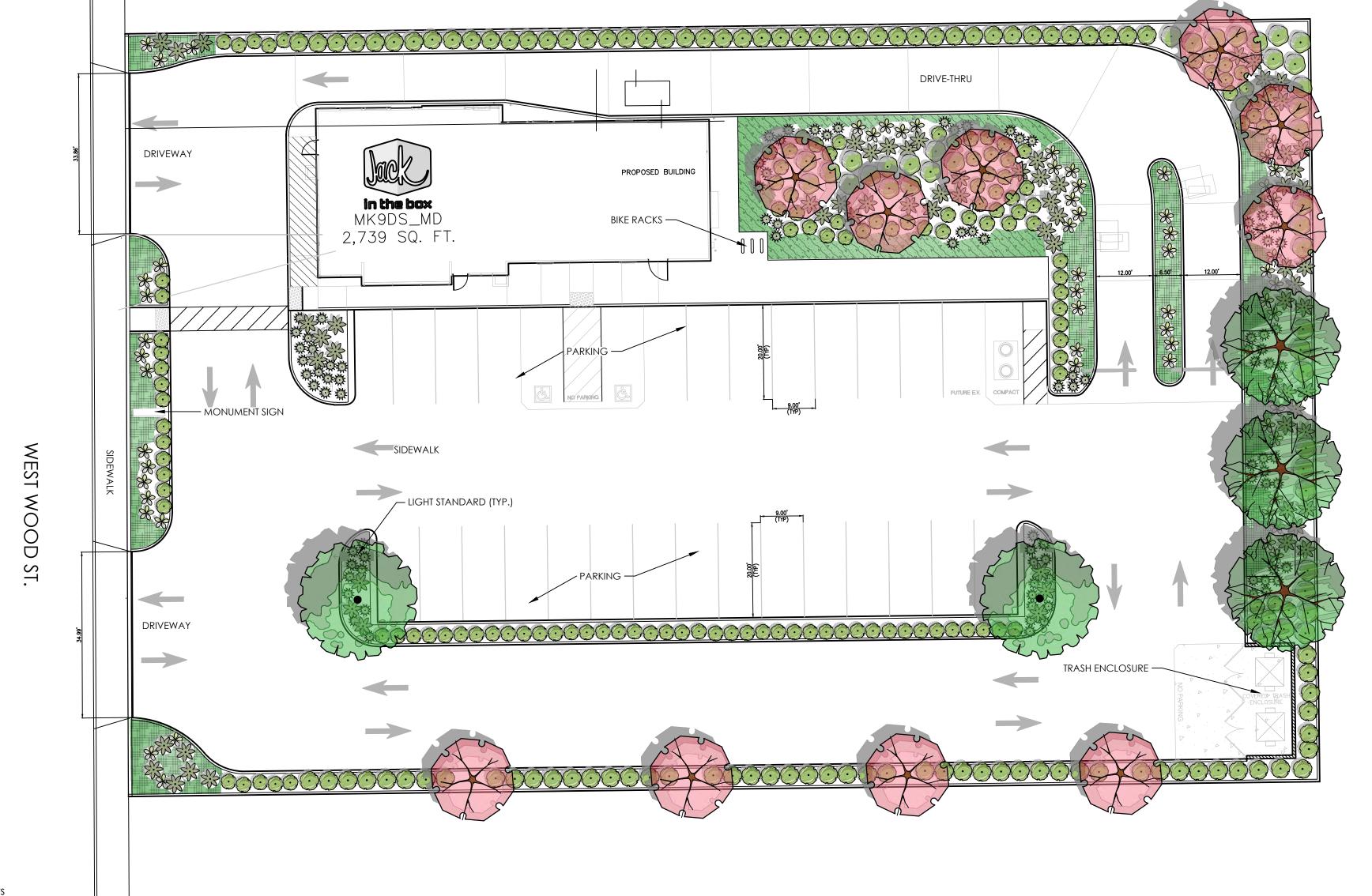
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- 2. All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller, weather sensor, etc.and shall meet City of Willows Water Efficient standards/regulations.
- 3. All new trees located within 7' of pavement or permanent structure shall have a root barrier.

# COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the landscape design plan.



3-4-21



# Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA	·						
LOW WATER USE PLANTS	.3	DRIP	.81	.37	8,305	3,073	97,740 GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	125	78	2,481 GAL.
				TOTALS	(A) 8,430	(B)3,151	
					E	TWU Total	100,221GAL.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA) (51.3) (.62) (.45 x 8,430) + (1-.45) X 0) = 120,656 GALLONS

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area)) (51.3) (.62) (3,151) = 100,221 GALLONS

## dscape Worksheet ETAF Calculations

LITTI CAICOIO	1110113
Regular Landscape A	reas
	/D) 2 1 5 1

Total ETAF x Area	(B) 3,151
Total Area	(A) 8,430
Average ETAF	(B / A) .37
lote:	-

Note:
1. Average ETAF for Regular Landscape
Areas must be below .55 for residential
areas and .45 for non-residential areas.

JIB #: <u>4387</u>
ADDRESS:

1240 W. WOOD ST. WILLOWS, CA 95988

Architectural

Solutions Group

6930 DESTINY DRIVE SUITE 100 ROCKLIN, CA 95677

(916) 415-5358 rpedro@pmdginc.com

Roy W. Pedro, Architect

SITE INFORMATION

MK TYPE: MK9DS\_MD

in the box°

9330 BALBOA AVENUE SAN DIEGO, CA 92123

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REVISIONS

SUBMITTAL DATE:

**CONSTRUCTION:** 

**OLIVE STREET** 

P.O. Box 2083 Petaluma CA 94952

707-280-8990

LANDSCAPE ARCHITECTURE

OliveStreetLandscape.com rod@olivestreetlandscape.com

DRAWN BY: \_\_\_\_\_\_\_PROJECT #: WFM20001.0

SCALE: 1" = 16'

LANDSCAPE PLAN

L1

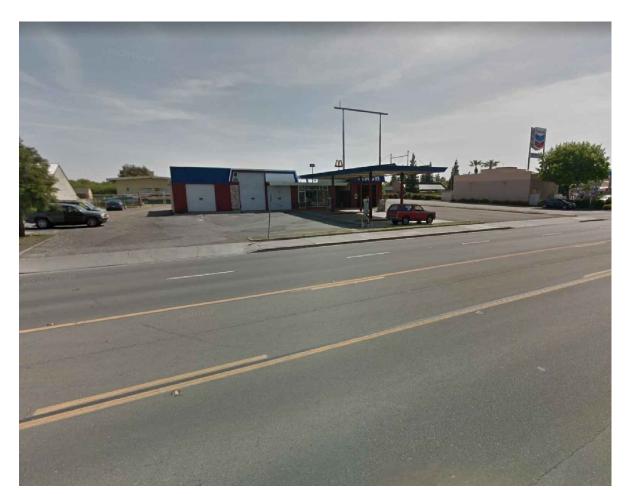


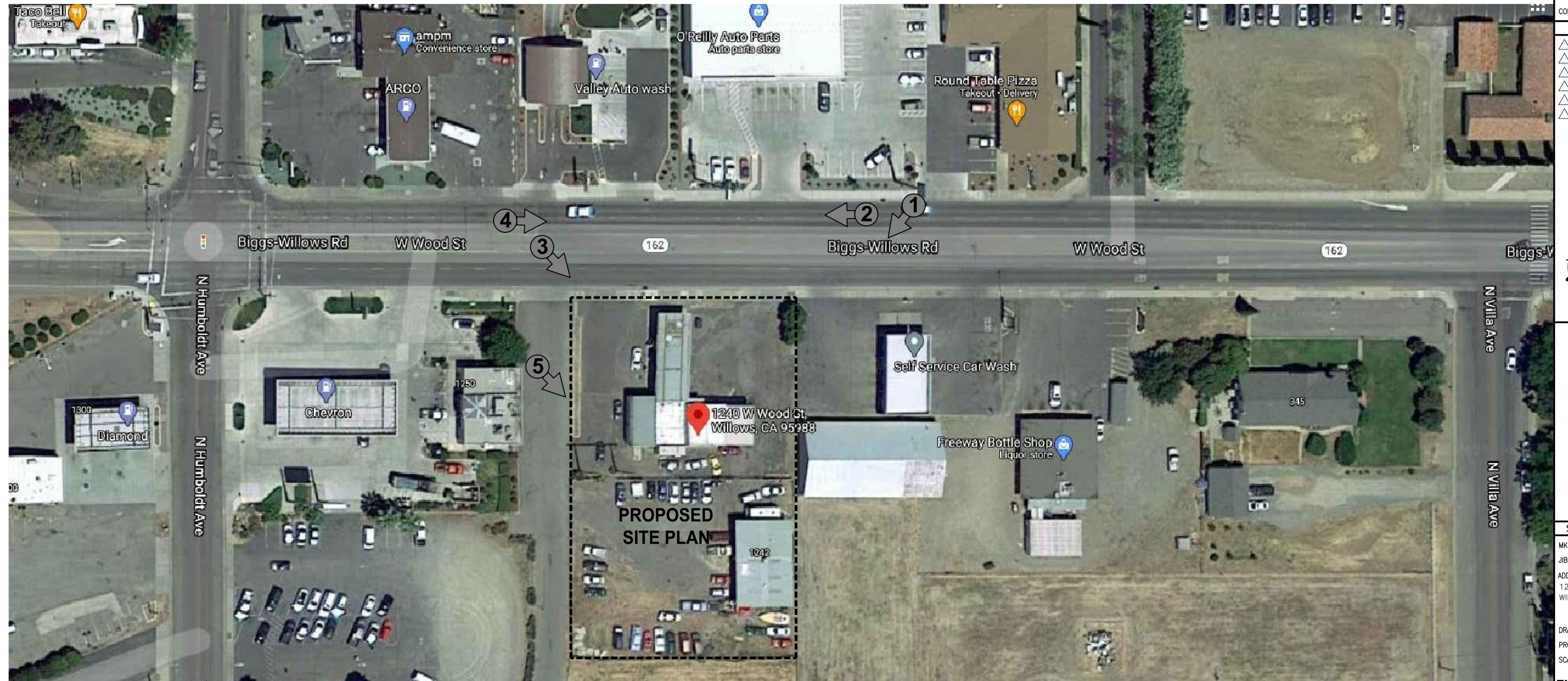


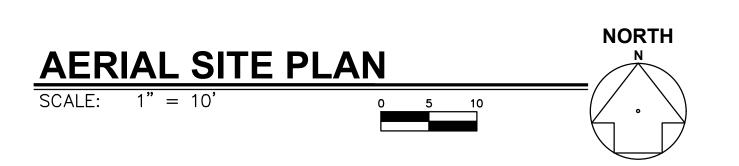




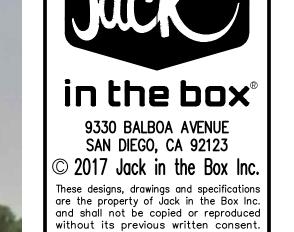


PHOTO 1 PHOTO 2 PHOTO 3 **PHOTO 4** PHOTO 5



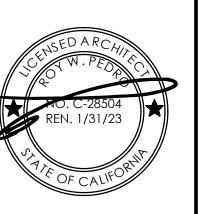


NOTE: SITE DEMO ARE UNDER SEPARATE PERMIT



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P.M. UPDATES:	SEPT. 27, 2019				
SUBMITTAL DATE:					
1:					
2:					
3.					

CONSTRUCTION: REVISIONS





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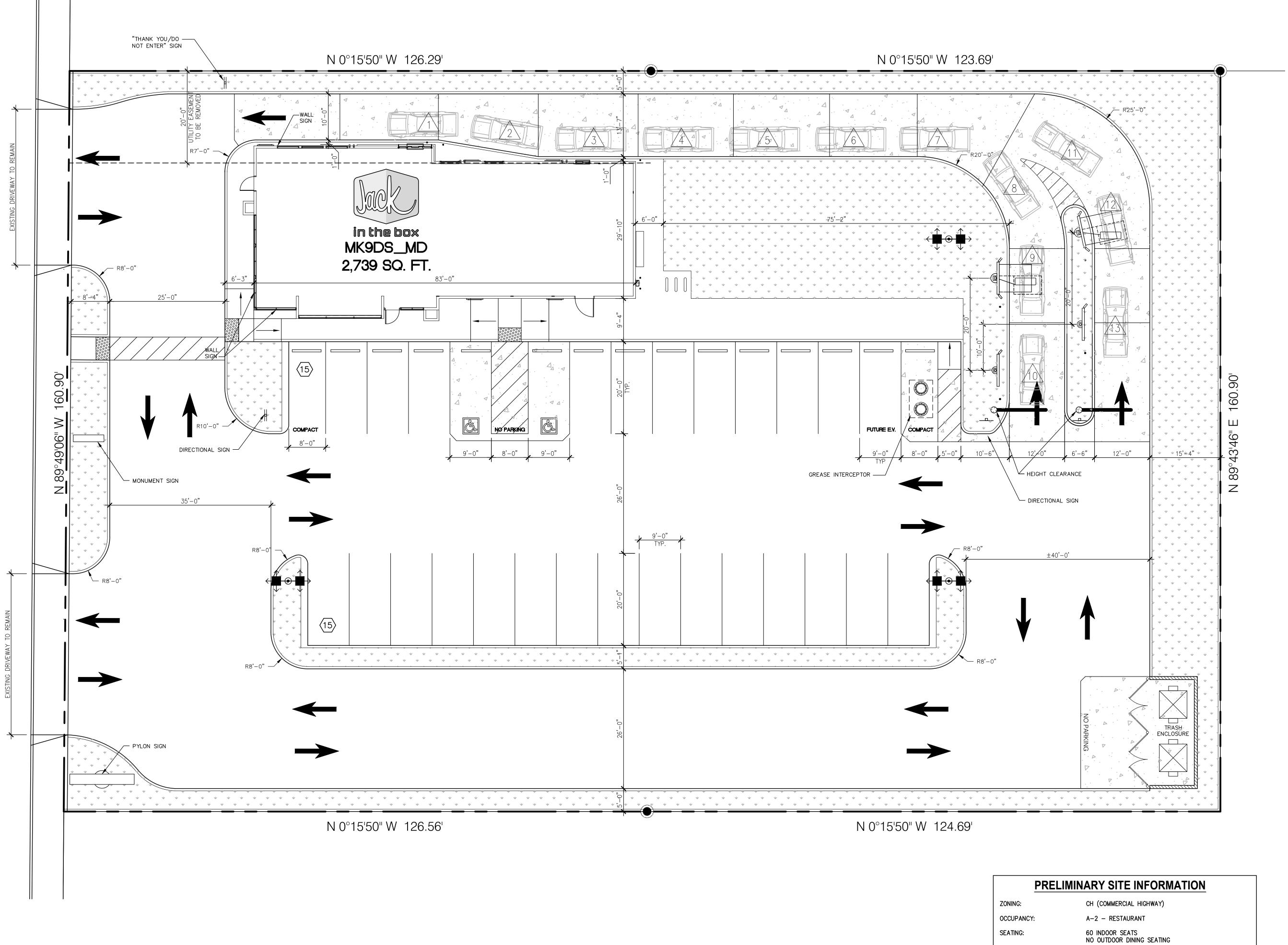
SITE INFORMATION MK TYPE: MK9DS\_MD

4387 1240 W. WOOD ST.

WILLOWS, CA 95988

PROJECT #: WFM20001.0 SCALE: 1" = 20'

**EXISTING AERIAL** SITE PLAN AND PHOTOS







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CENSED ARCHITECA W. PEDP REN. 1/31/23



SUITE 100 ROCKLIN, CA 95677 (916) 415-5358 rpedro@pmdginc.com

Roy W. Pedro, Architect

SITE INFORMATION

MK TYPE: MK9DS\_MD

JIB #: 4387

ADDRESS:

1240 W. WOOD ST. WILLOWS, CA 95988

RAWN BY:

BUILDING AREA:

PARKING REQUIRED:

PARKING PROVIDED:

2,739 SQ.FT.

25 STANDARD SPACES
2 ADA ACCESSIBLE SPACES
2 COMPACT SPACES
1 FUTURE E.V. SPACES

30 TOTAL SPACES

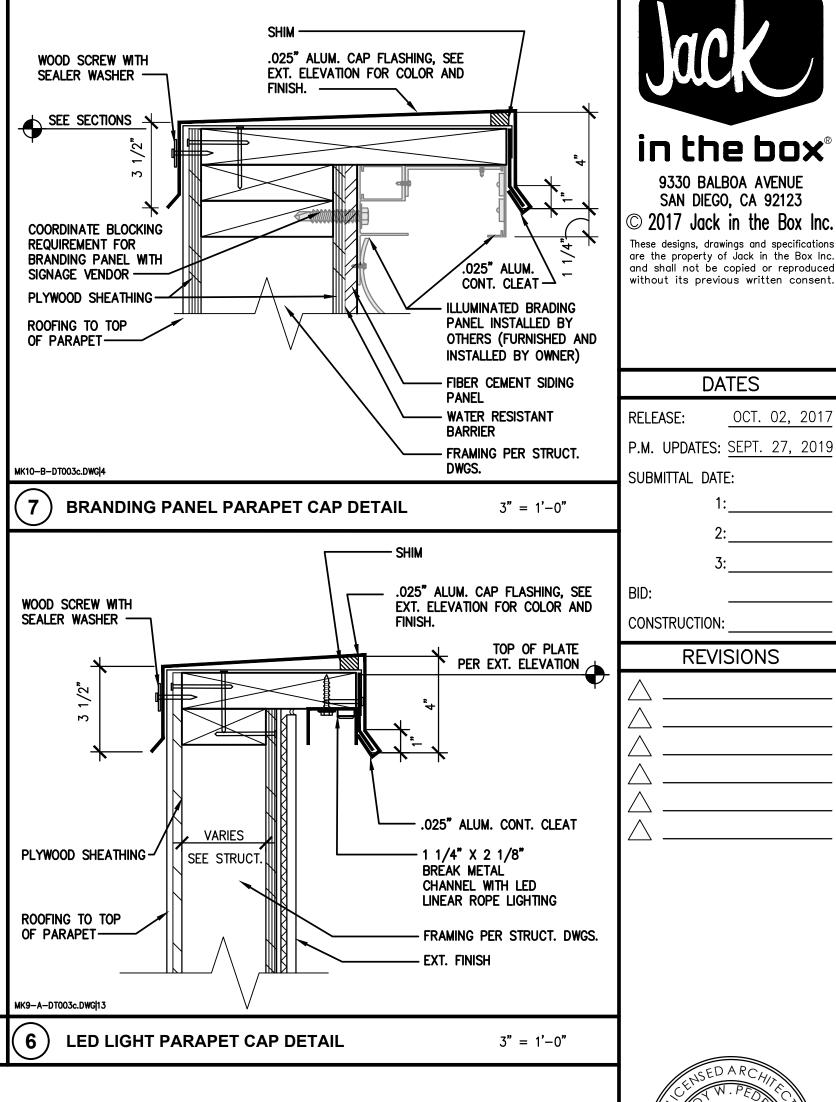
1 SPACE PER 200 SQ. FT. = 2739/200 = 13.7 SPACES

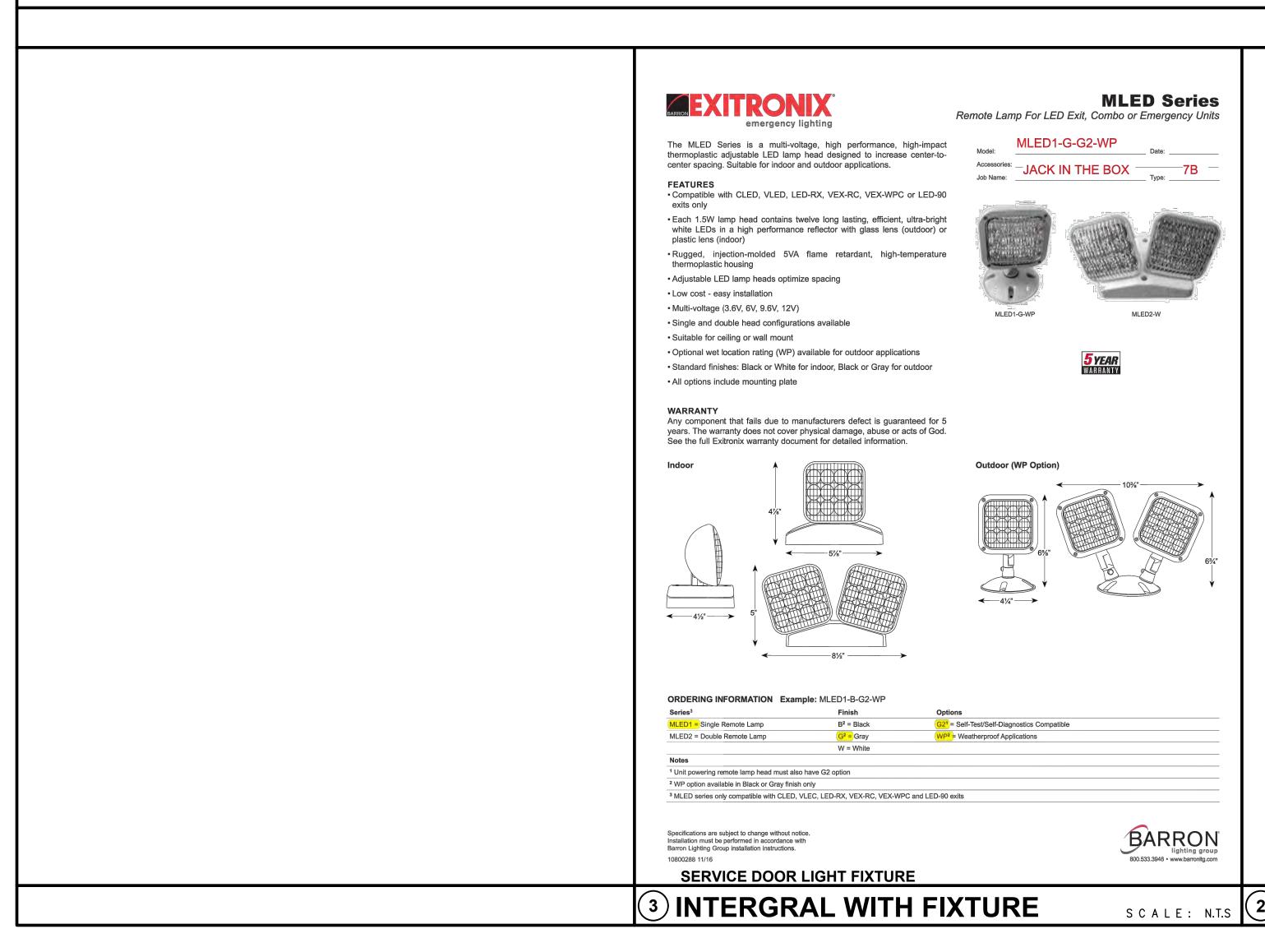
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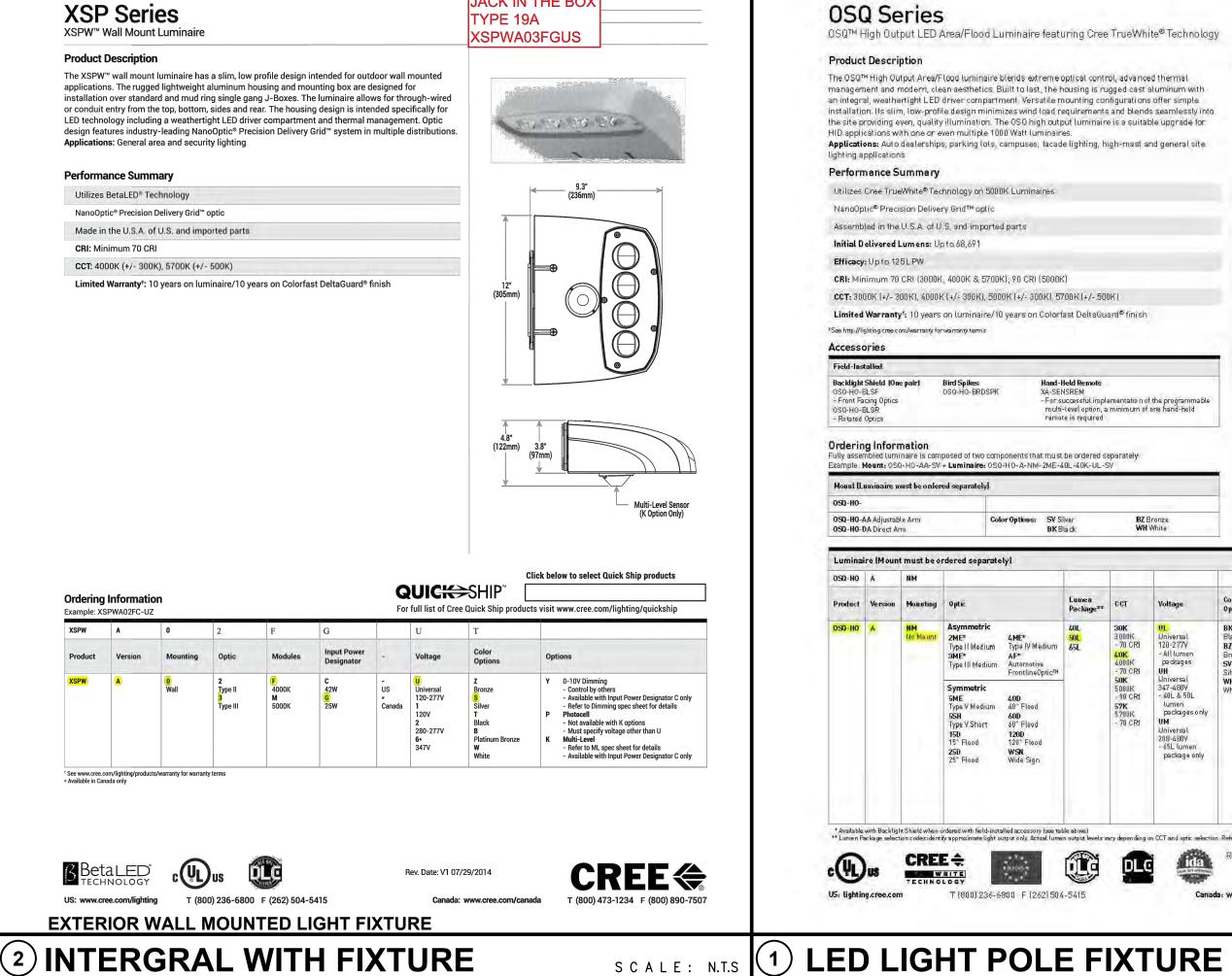
PROPOSED SITE PLAN

SD1.0

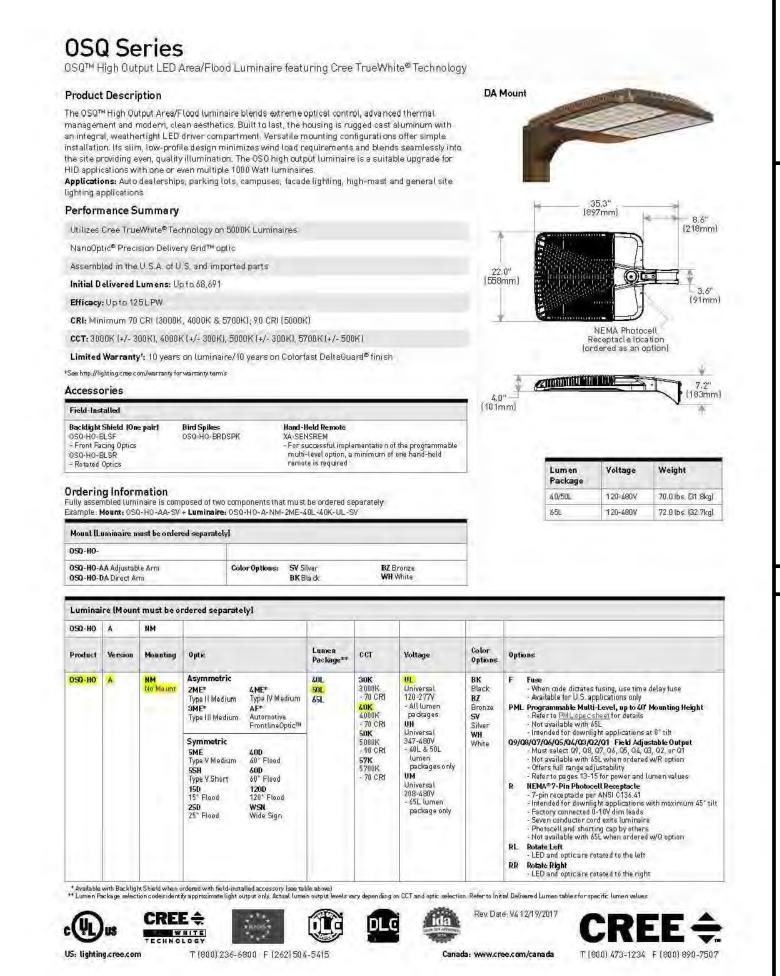


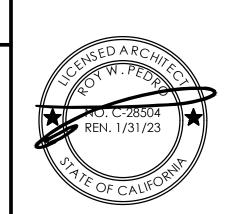






SCALE: N.T.S







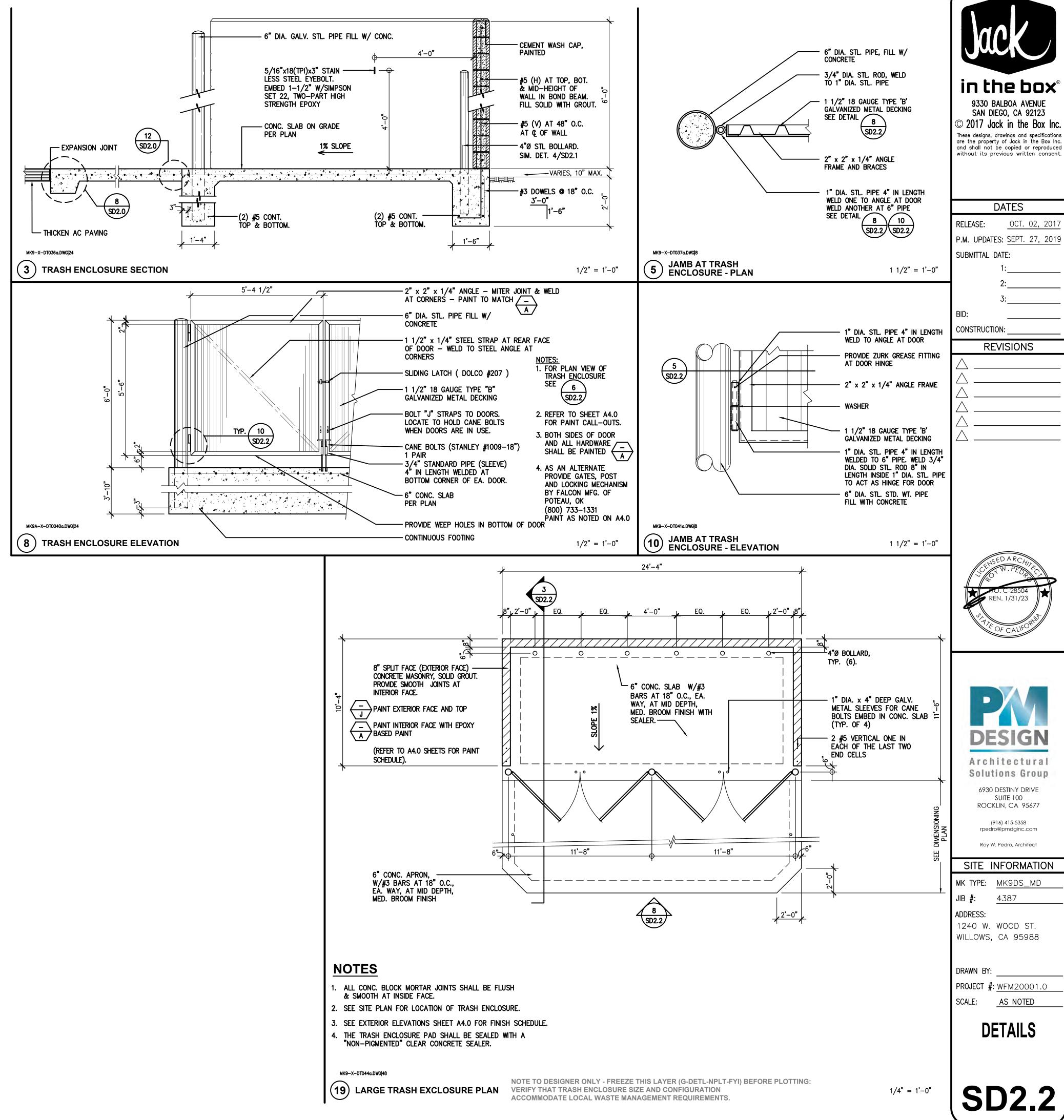
Roy W. Pedro, Architect SITE INFORMATION MK TYPE: MK9DS\_MD 4387 ADDRESS: 1240 W. WOOD ST. WILLOWS, CA 95988

DRAWN BY: **PROJECT #**: WFM20001.0

AS NOTED

LIGHTING **DETAILS** 

SCALE: N.T.S





9330 BALBOA AVENUE SAN DIEGO, CA 92123

OCT. 02, 2017

P.M. UPDATES: SEPT. 27, 2019

**REVISIONS** 



Solutions Group 6930 DESTINY DRIVE

> (916) 415-5358 rpedro@pmdginc.com

SITE INFORMATION

MK TYPE: MK9DS\_MD

1240 W. WOOD ST. WILLOWS, CA 95988

PROJECT #: WFM20001.0

**DETAILS** 

### **GENERAL NOTES**

- 1. ALL DIMENSIONS SHOWN TO FACE OF EXTERIOR WALLS ARE FACE OF STUD, ALL DIMENSIONS SHOWN TO INTERIOR WALLS ARE TO CENTERLINE OF STUD, OR FACE OF FINISH GYPSUM BOARD OR PLYWOOD.
- 2. ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS AT 16" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON THE INTERIOR FACE,
- 3. ALL INTERIOR WALLS SHALL BE 2x4 WOOD STUDS AT 24" O.C. W/ 5/8" WATER RESISTANT GYPSUM BOARD ON BOTH SIDES, U.O.N.
- A. (1) INDICATES INTERIOR WALL FACE W/ 5/8" PLYWOOD IN LIEU OF 5/8" WATER RESISTANT GYPSUM BOARD.
- (2) INDICATES INTERIOR WALL W/ 1/4" GYPSUM BOARD OVER 5/8" PLYWOOD.
- (3) INDICATES EXTERIOR WALL W/ 5/8" GYPSUM BOARD OVER 5/8" GYPSUM BOARD TO BE FLUSH WITH INTERIOR WALL.
- B. INDICATES INTERIOR WALLS THAT SHALL BE 2x6 WOOD STUDS AT 24" O.C.
- C. INDICATES WALLS THAT SHALL BE: INTERIOR: 20ga 5 1/2" STL. STUDS AT 24" O.C. USE NON-COMBUSTIBLE BLOCKING AT THIS LOCATION.
- D. TYPICAL INTERIOR WALLS, SEE DETAILS 18/A9.2 AND 19/A9.2.
- PROVIDE 2x SOLID BLOCKING IN WALLS AS REQUIRED FOR REINFORCEMENT OF ALL GRAB BARS, RESTROOM FIXTURES, PLUMBING LINES, WALL BUMPERS AND MILLWORK ATTACHMENT, ETC. SEE SHEET A7.0 FOR RESTROOMS AND SHEETS K2.0, K2.1, AND K2.2 FOR KITCHEN, EMPLOYEE AND WORKSTATION AREAS.

- 5. FOR EXTERIOR WALL TREATMENT, SEE EXTERIOR ELEVATIONS.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT OR THE USE OF A KEY.
- ALL EXTERIOR DOORS SHALL BE WEATHERSTRIPPED. ALL EXTERIOR JOINTS AROUND DOOR FRAMES & WINDOWS & AT ALL PENETRATIONS THROUGH BUILDING ENVELOPE SHALL BE SEALED USING SEALANT & CAULKING. ADDITIONALLY, FOAM INSULATION SHALL BE PROVIDED IN & AROUND ALL WINDOW AND/OR DOOR FRAMES WHERE METAL MEETS
- ALL GLAZING WITHIN DOORS AND OPERABLE WINDOW, AND ALL GLAZING ADJACENT TO DOORS SHALL BE TEMPERED AS REQUIRED BY CURRENT 16. BUILDING CODE.
- POST OCCUPANCY LOAD SIGN IN CONSPICUOUS PLACE NEAR MAIN EXITS AT 6'-10" A.F.F. CAULK AROUND ALL SIDES. "MAXIMUM SEATING CAPACITY - \_\_\_\_\_\_. FOR SEAT COUNT, SEE "BUILDING DATA" ON SHEET <u>TS1.0</u>.
- 10. ALL FINISH SURFACES SHALL HAVE A FLAME SPREAD CLASSIFICATION OF CLASS C OR HIGHER (FLAME SPREAD INDEX 76 THROUGH 200 & A SMOKE DENSITY RATING OF 450).
- 11. ALL DRAPES, CURTAINS & DECORATIVE MATERIAL PROVIDED AND/OR INSTALLED BY THE GENERAL CONTRACTOR SHALL BE MADE FROM NONFLAMMABLE MATERIALS OR TREATED WITH FLAME RETARDANT AS APPROVED BY THE LOCAL FIRE MARSHAL.

- 12. OWNER SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL. GENERAL CONTRACTOR TO INSTALL.
- 13. BUILDING ADDRESS NUMBERS SHALL BE A MINIMUM 12" HIGH AND BE OF CONTRASTING COLORS.
- ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL. SEE ELECTRICAL DRAWINGS.
- WOOD FRAMING PLUS ALL EXTERIOR WALL OPENINGS/PENETRATIONS. 15. PROVIDE EXIT SIGNS FOR EGRESS IDENTIFICATION. SEE ELECTRICAL DRAWINGS.
  - PROVIDE APPROVED EGRESS ILLUMINATION AND ILLUMINATED EXIT SIGNS. SEE ELECTRICAL DRAWINGS.
- 17. PROVIDE APPROVED PANIC HARDWARE ON EXIT DOORS.
- 18. CONTRACTOR TO PROVIDE BORIC ACID TERMITE PROTECTION IN ALL WALLS.
- 19. GENERAL CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE WORK OF THE FOOD SERVICE EQUIPMENT CONTRACTOR.
- 20. FOR ITEMS FURNISHED BY OTHERS & INSTALLED BY GENERAL CONTRACTOR SEE KITCHEN DRAWINGS.
- 21. CONSULT CONSTRUCTION MANAGER FOR REQUIREMENTS FOR AIR CURTAINS AT DRIVE THRU AND CASHIER WINDOWS AND AT DINING ENTRIES. PROVIDE DOOR SWITCHES AS NECESSARY.
- 22. EXIT AISLES SHALL MEET ALL APPLICABLE CODES.

### **KEY NOTES**

- 1 ) ROOF DRAINS PER 11/A9.3. SEE SITE PLAN FOR (14) GREASE TANK / BULK OIL SYSTEM, SEE KITCHEN CONTINUATION.
- ( 2 ) GAS METER, SEE PLUMBING DRAWINGS.

5 ) BARRIER POST, TYP., SEE SITE DETAILS.

( 9 ) CO2 FILL BOX, SEE EXTERIOR ELEVATIONS.

10 ) ELECTRICAL PANELS, SEE ELECTRICAL DRAWINGS.

12) COUNTER AT DRIVE—THRU WINDOW. SEE GENERAL

NOTE 8 THIS SHEET AND DETAIL 13/A9.1.

11 ) GREASE TANK / BULK OIL SYSTEM BOX, SEE KITCHEN

(13) LADDER TO ROOF, SEE DETAILS <u>10/A9.0</u> AND <u>20/A9.0</u>.

6 ) LINE OF CONCRETE CURB, TYP.

DRAWINGS.

4 ) R-19 BATT INSULATION IN ALL EXT. WALLS AND SOUND

✓ INSULATION IN ALL RESTROOM AND WORKSTATION WALLS.

7 ) WALK-IN FREEZER AND COOLER, SEE KITCHEN DRAWINGS.

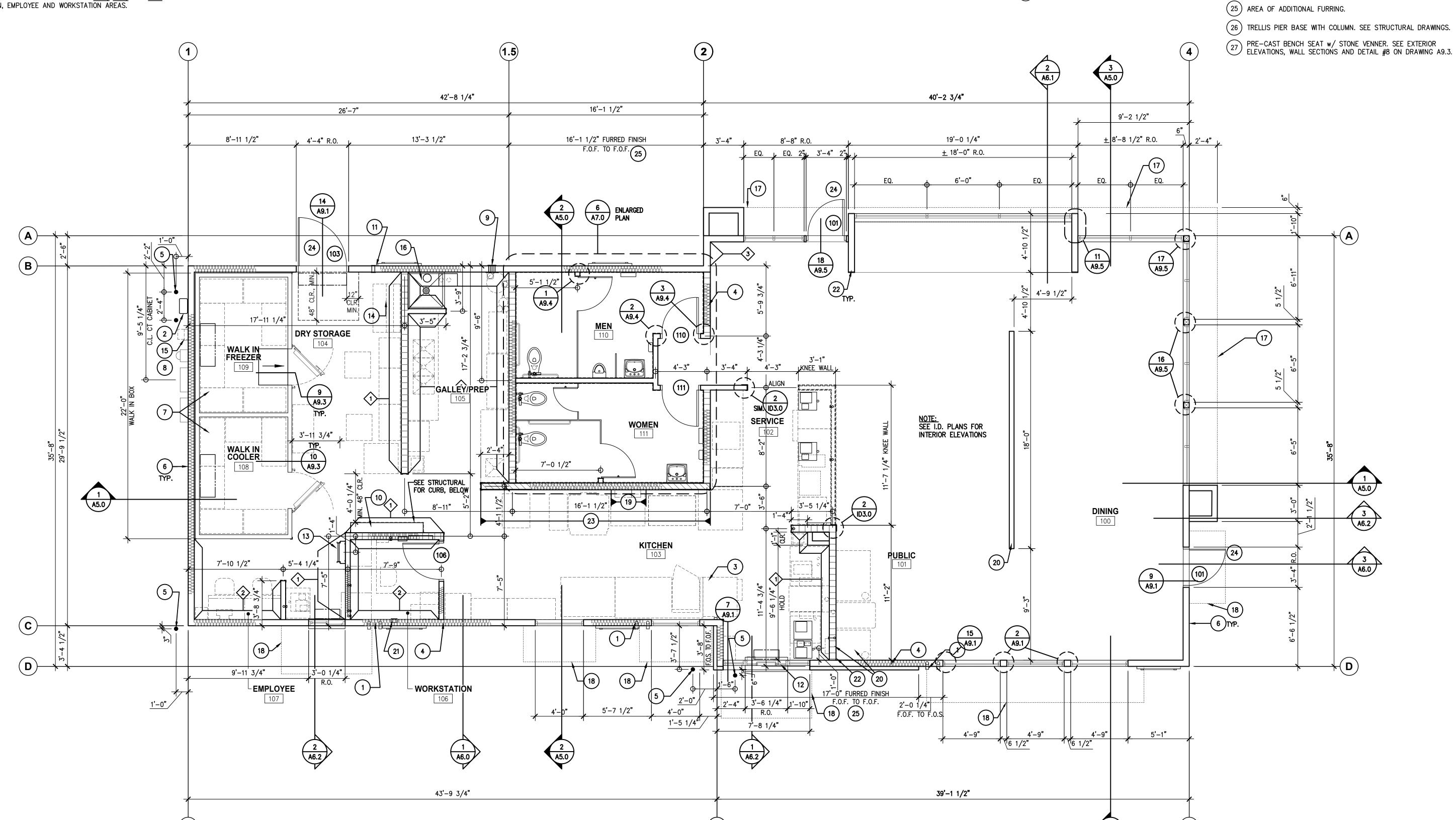
8 ) ELECTRICAL METER, SEE EXTERIOR ELEV. AND ELECTRICAL

- (15) IRRIGATION CONTROLLER IN TAMPERPROOF ENCLOSURE, SEE LANDSCAPE AND ELECTRICAL DRAWINGS.
- 3 LINE OF FOOD SERVICE EQUIPMENT, SEE KITCHEN DRAWINGS. (16) MOP SINK, SEE DETAIL 16/A9.2.

  - 17 ) ROOF OVERHANG ABOVE.
  - ( 18 ) LINE OF CANOPY, TYP.

DRAWINGS.

- ( 19 ) PROVIDE NON-COMBUSTIBLE BLOCKING IN WALL FOR KITCHEN EQUIPMENT. SEE GENERAL NOTE 4 THIS SHEET FOR ADDITIONAL
- (20) PARTIAL HEIGHT INTERIOR WOOD STUD WALL. SEE INTERIOR DRAWINGS AND DETAIL 20/ID3.1 FOR ADDITIONAL INFORMATION.
- (21) 6" BLOCK OUT AT THIS LOCATION FOR LIGHTING TIME CLOCK, SEE ELECTRICAL DRAWINGS.
- (22) END CAP ON WALL TO BE FLUSH W/ SOFFIT FINISH ABOVE. SEE INTERIOR DETAILS FOR ADDITIONAL INFORMATION.
- (23) INSTALL 5/8" GYPSUM BOARD OVER STEEL STUDS. DO NOT INSTALL F.R.P. BEHIND HOODS. SEE KITCHEN DRAWINGS FOR STAINLESS STEEL FINISH.
- (24) LANDING BEGINNING ELEV. 0'-0" TO SLOPE MAX 2% AWAY FROM BUILDING.
- (26) TRELLIS PIER BASE WITH COLUMN. SEE STRUCTURAL DRAWINGS.





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CONSTRUCTION: **REVISIONS** 





Roy W. Pedro, Architect SITE INFORMATION MK TYPE: MK9DS\_MD

(916) 415-5358 rpedro@pmdginc.com

JIB #: 4387 1240 W. WOOD ST. WILLOWS, CA 95988

DRAWN BY:

PROJECT #: WFM20001.0 SCALE: 1/4" = 1'-0"

**FLOOR PLAN** 

# **KEY NOTES**

- CRICKET, TYP. SEE DETAIL 8/A9.0.
- 32"X32" TILED ROOF WALKWAY, SEE SPECIFICATIONS.
- CANOPY BELOW
- 4 ROOF AND OVERFLOW DRAINS AT ROOF, SEE PLUMBING DRAWINGS AND DETAILS 1/A9.3 AND 6/A9.3.
- 5 ROOF DRAIN OVERFLOW LEADERS DOWN IN WALL, SEE DETAIL 11/A9.3.
- 1 HR. FIRE RATED DUCT WRAP AT HOOD, SEE SPECIFICATIONS.
- DRIVE-THRU ICE MAKER CONDENSER ON ROOF EQUIPMENT PLATFORM

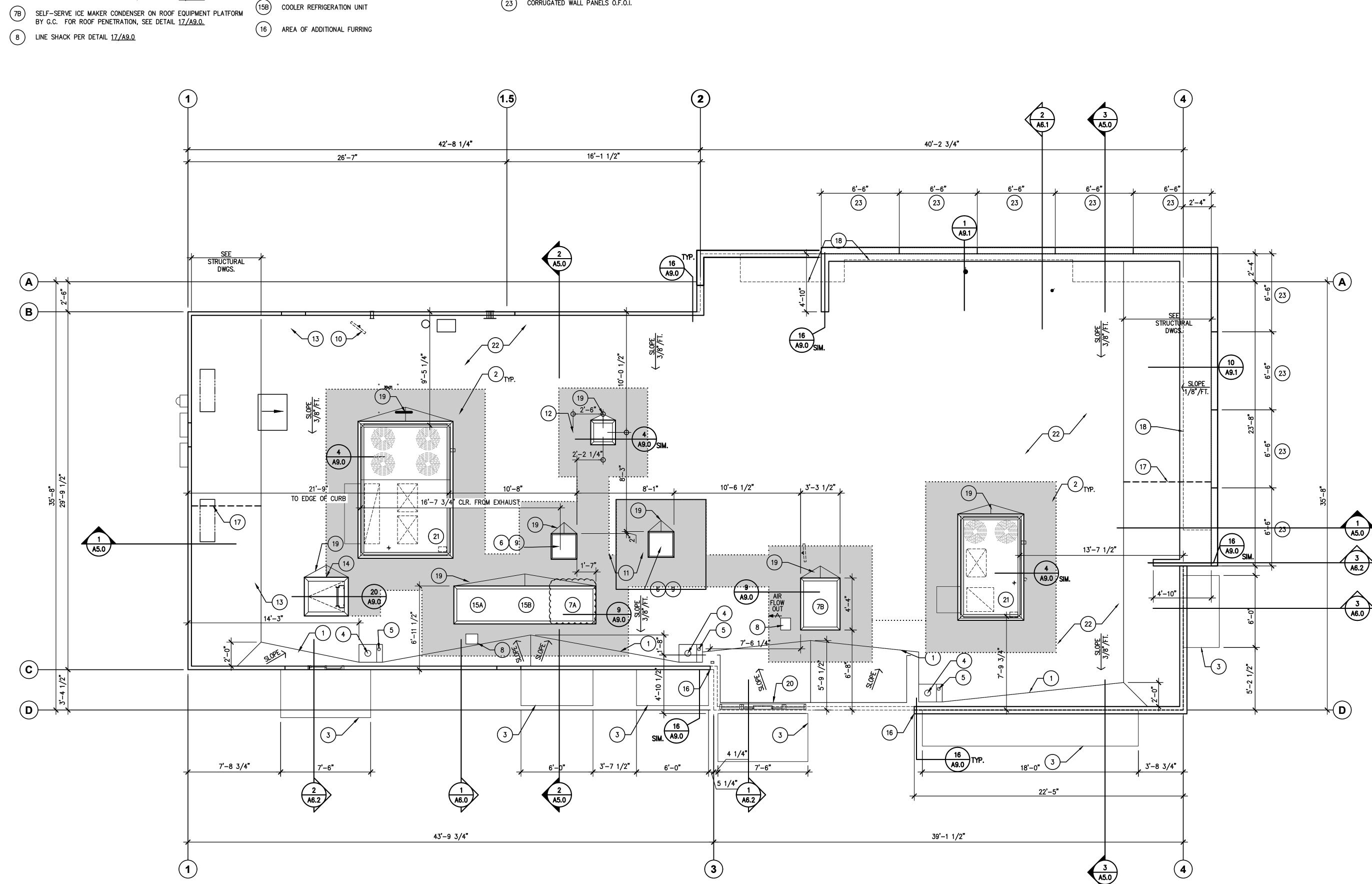
BY G.C. FOR ROOF PENETRATION, SEE DETAIL 17/A9.0.

- (9) GREASE EXHAUST FAN UNIT
- HOSE BIBB AT +18" ABOVE ROOF LEVEL, SEE PLUMBING DRAWINGS.
- HOOD BELOW
- (12) PLUMBING VENT, SEE DETAIL 12/A9.0.
- (13) LINE OF W.I.B. BELOW
- (14) ROOF ACCESS, SEE DETAIL <u>20/A9.0.</u>
- (15A) FREEZER REFRIGERATION UNIT

- PROVIDE "FIRE BLOCK" AT 20'-0" O.C. MAX. WITH 5/8" TYPE 'X' GYP. BD. ON 2x4 STUDS AT 24" O.C., ALL JOINTS TAPED.
- WALL BELOW
- CRICKET AT EQUIPMENT BASES, SEE SIMILAR DETAIL
- CANT STRIP, TYP.
- HVAC UNIT, SEE MECHANICAL DRAWINGS.
- CLASS 'A' PVC ROOFING MEMBRANE, SEE SPECIFICATIONS.
- CORRUGATED WALL PANELS O.F.O.I.

## **GENERAL NOTES**

- 1. FOR ROOF FRAMING AND PLYWOOD LAYOUT INFORMATION, SEE STRUCTURAL
- 2. FOR MECHANICAL EQUIPMENT AND INSTALLATION, SEE MECHANICAL DRAWINGS AND SPECIFICATIONS.
- 3. CURBS AND BASES FOR HVAC UNITS AND EXHAUST FANS SHALL BE INSTALLED LEVEL BY G.C. HVAC UNITS AND EXHAUST FANS SHALL BE HOISTED, SET IN PLACE, AND SECURED TO ROOF CURBS OR BASES BY G.C. AND PER MANUFACTURER'S INSTRUCTIONS.
- 4. WALK IN BOX ROOF TOP UNIT SHALL BY HOISTED, SET IN PLACE AND SECURED TO ROOF CURB BY G.C. ROOF CURB AND EQUIPMENT PLATFORM BY G.C.
- 5. ICE MACHINE ROOF TOP UNITS SHALL BE HOISTED, SET IN PLACE AND SECURED TO ROOF CURB BY ICE MACHINE INSTALLER. ROOF CURB AND EQUIPMENT PLATFORM BY G.C.
- 6. AS ALTERNATE, CONTRACTOR TO SUBSTITUTE BUILT-UP ROOFING IN LIEU OF PVC ROOFING. DETAILS ON SHEET A9.4 AND SPECIFICATIONS.

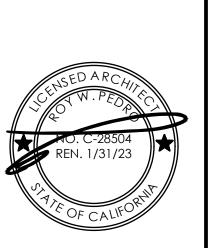




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DATES OCT. 02, 2017 RELEASE: P.M. UPDATES: SEPT. 27, 2019 SUBMITTAL DATE: **CONSTRUCTION:** REVISIONS





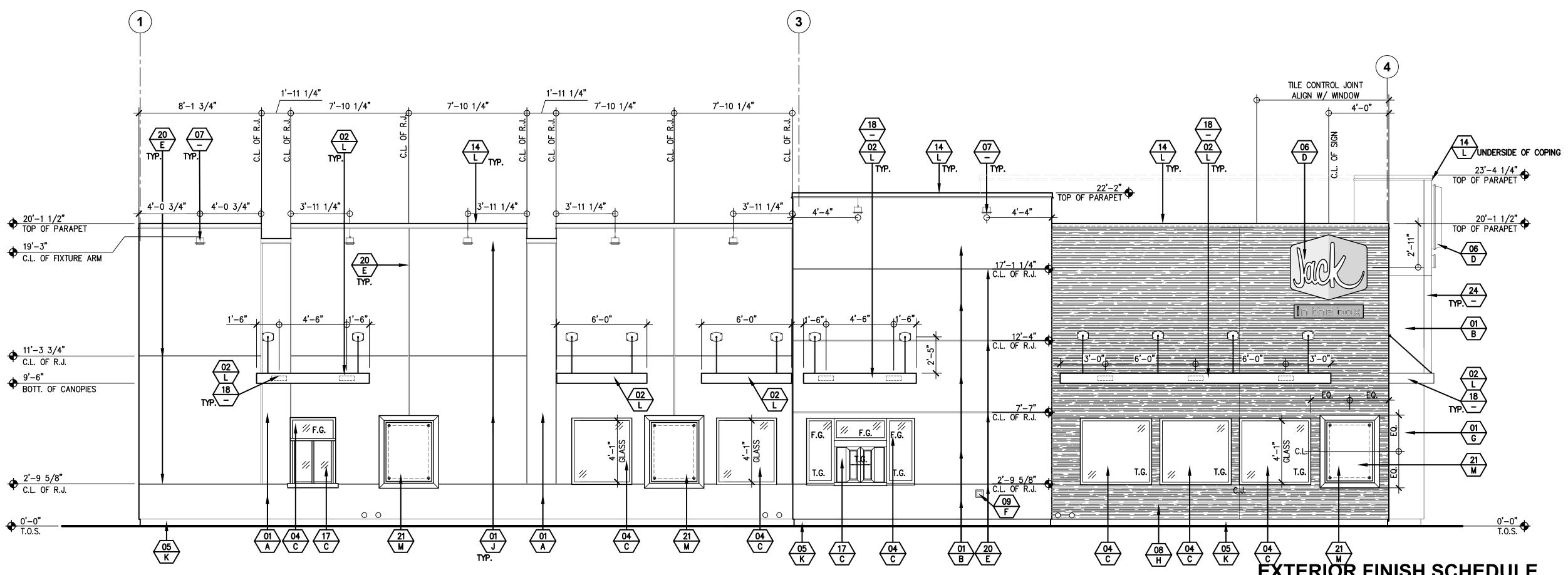
SITE INFORMATION MK TYPE: MK9DS\_MD JIB #: <u>4387</u>

Roy W. Pedro, Architect

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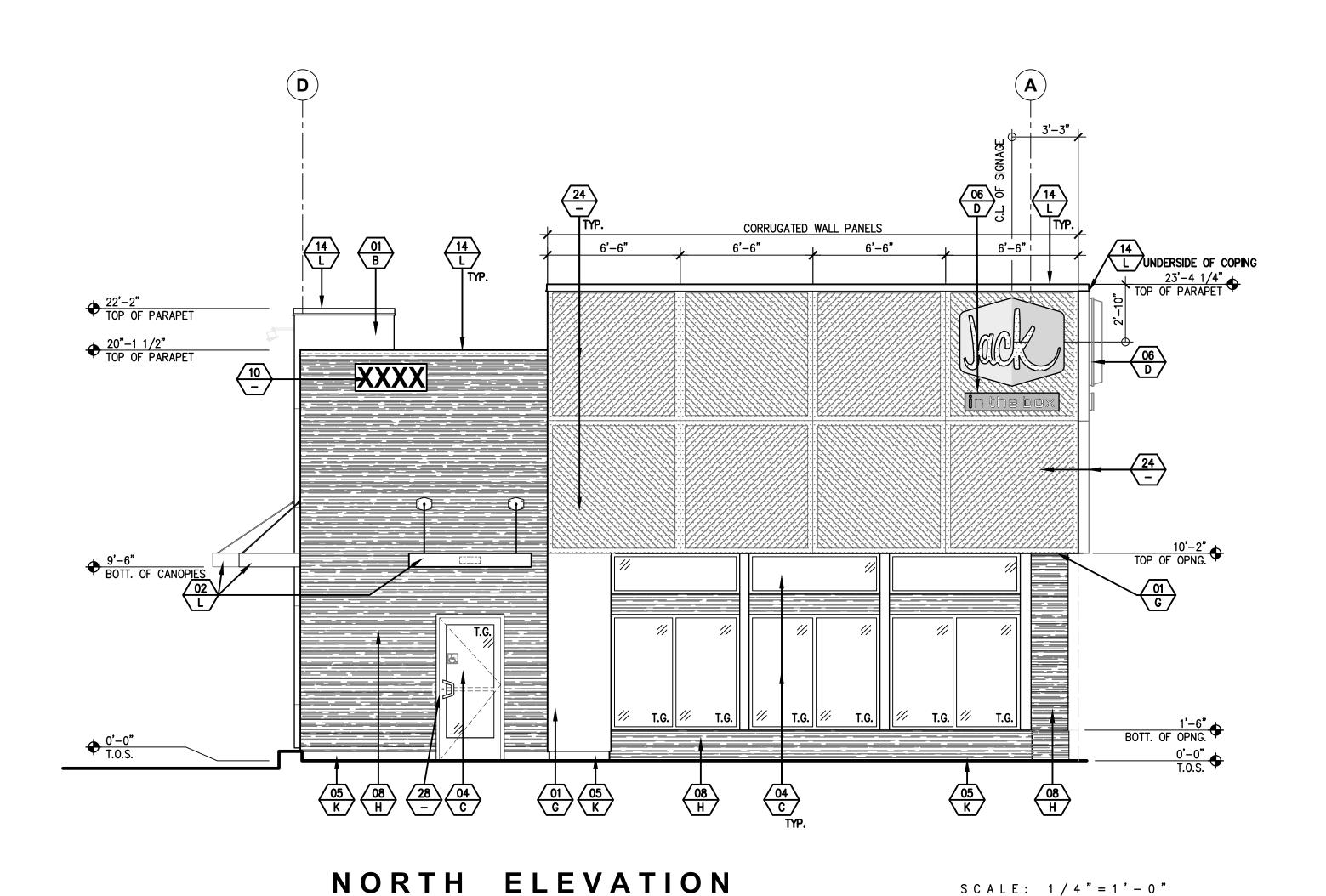
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**ROOF PLAN** 



EAST ELEVATION

S C A L E: 1 / 4 " = 1 ' - 0 "





PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.

7. ALL OUTSIDE CORNERS WITH CROSSVILLE SPEAKEASY TO GET GC-TR2B

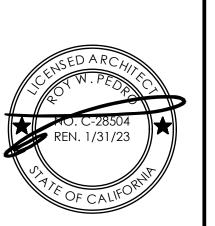
SEE FINISH SCHEDULE ON SHEET A8.0, ID4.0, & ID4.2 FINISHES. INTERIOR FINISHES ARE

5. R.J. = 3/4" PLASTER REVEAL JOINT

DESIGNATED BY ##



DATES RELEASE: OCT. 02, 201 P.M. UPDATES: SEPT. 27, 2019 SUBMITTAL DATE: **CONSTRUCTION: REVISIONS** 





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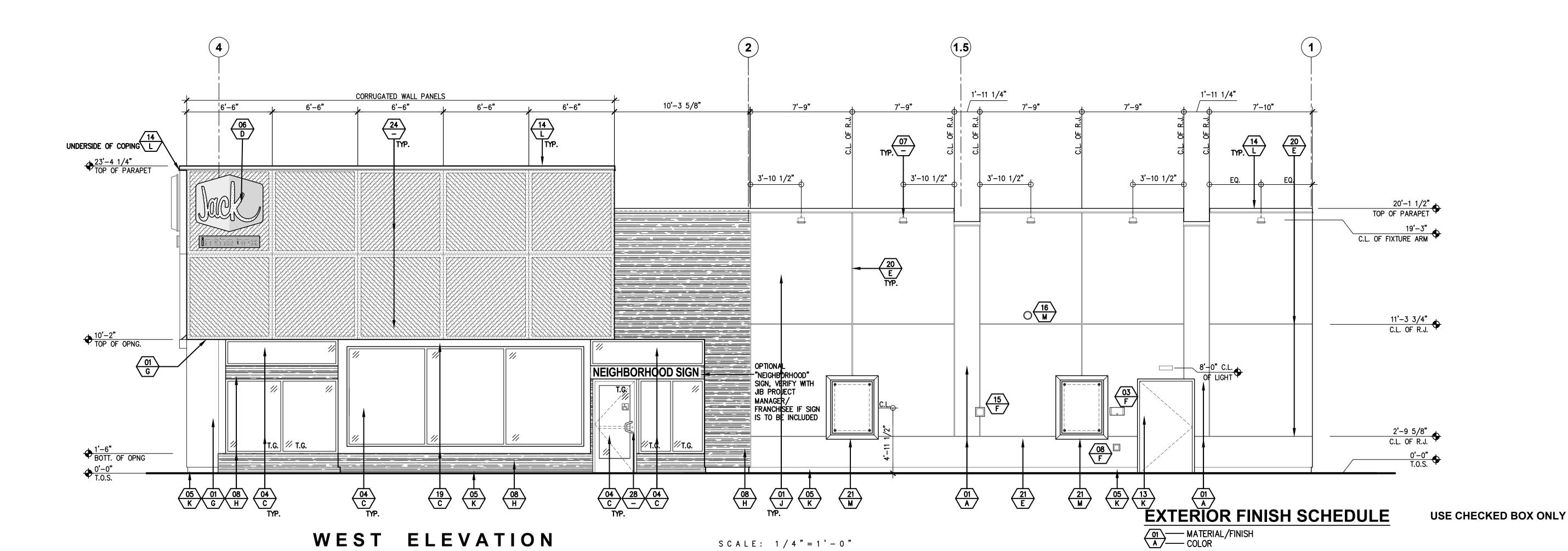
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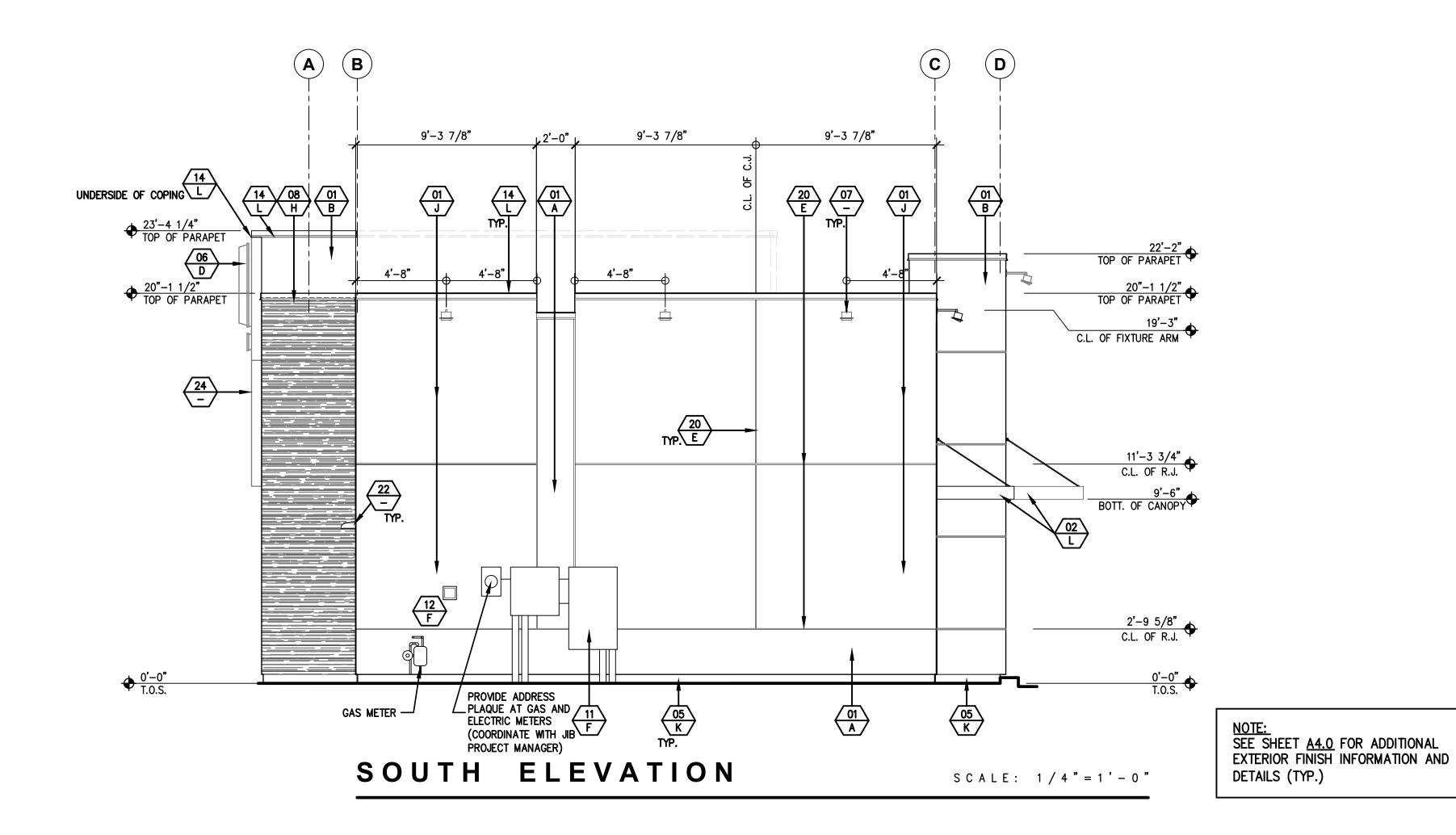
1240 W. WOOD ST. WILLOWS, CA 95988

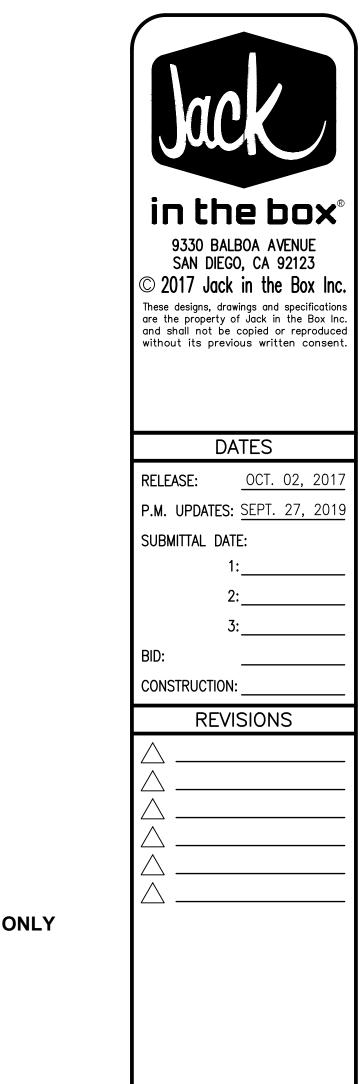
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AS NOTED SCALE: **EXTERIOR ELEVATIONS** 

**A4.0** 











(916) 415-5358 rpedro@pmdginc.com Roy W. Pedro, Architect

SITE INFORMATION

MK TYPE: MK9DS\_MD

4387

ADDRESS:
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JIB #:

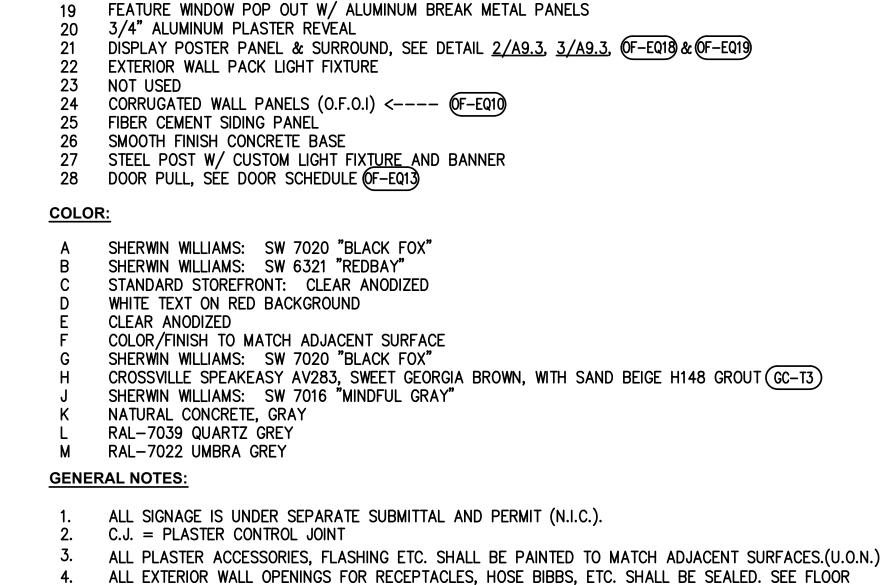
PROJECT #: WFM20001.0

SCALE: AS NOTED

EXTERIOR

ELEVATIONS

**A4.1** 



PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.

7. ALL OUTSIDE CORNERS WITH CROSSVILLE SPEAKEASY TO GET GC-TR2B)

SEE FINISH SCHEDULE ON SHEET A8.0, ID4.0, & ID4.2 FINISHES. INTERIOR FINISHES ARE

R.J. = 3/4" PLASTER REVEAL JOINT

DESIGNATED BY ##

01 EXTERIOR CEMENT PLASTER- SAND FLOAT FINISH (SEE SPECIFICATIONS)

ALUMINUM STOREFRONT SYSTEM (SEE SPECS FOR MORE INFORMATION)

INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)

WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.3 FOR FIXTURE ATTACHMENT.

ILLUMINATED ADDRESS WITH 12" HIGH LETTERS (AS REQUIRED PER LOCAL JURISDICTION) (0F-EQ8)

EXTERIOR CEMENT PLASTER FINISH COAT OVER CONCRETE CURB

RECESSED, LOCKABLE, NON-FREEZE HOSE-BIB ENCLOSURE

HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM

1" CLEAR INSULATED GLASS

ANTI-GRAFFITI FILM

W/ SOLARBAN 70XL COATING

EXTERIOR INSULATION FINISHING SYSTEM (EIFS)
AS ALTERNATE, CONTRACTOR TO SUBSTITUTE EIFS

AWNING/CANOPY & SUPPORTS (O.F.O.I) OF-EQ23 OF-EQ24

IN LIEU OF EXTERIOR CEMENT PLASTER

MATERIAL/FINISH:

INTEGRAL COLOR

SHERWIN WILLIAMS ACRYLIC COATING

GREASE TANK / BULK OIL SYSTEM BOX

1" CLEAR INSULATED GLASS

LOCKABLE, IRRIGATION CONTROL PANEL

MOUNT LIGHTING FIXTURE WITHIN CANOPY

1" CLEAR INSULATED GLASS

W/ SOLARBAN 60 COATING

8" PORCELAIN WALL TILE

MAIN ELECTRICAL SERVICE

CO2 FILL BOX METAL COVER

DRIVE THRU/ CASHIER WINDOW

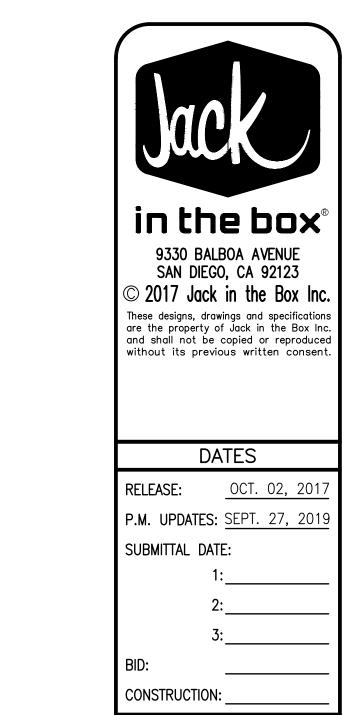
ALUMINUM COPING



# EAST ELEVATION



NORTH ELEVATION





REVISIONS



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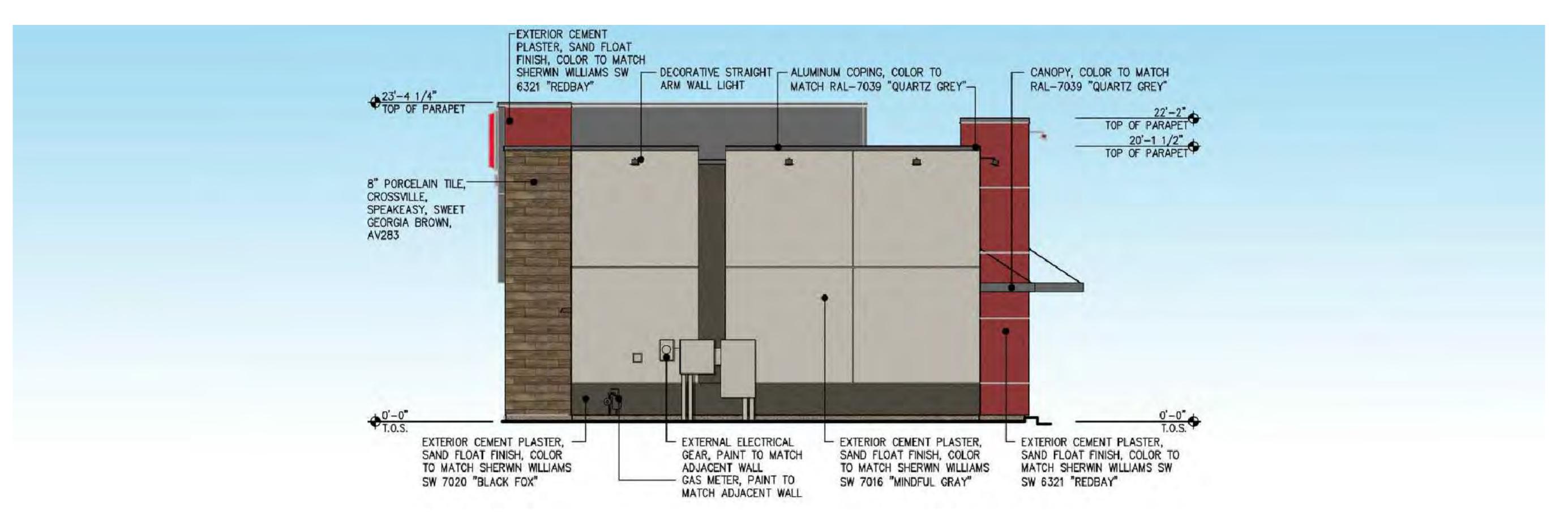
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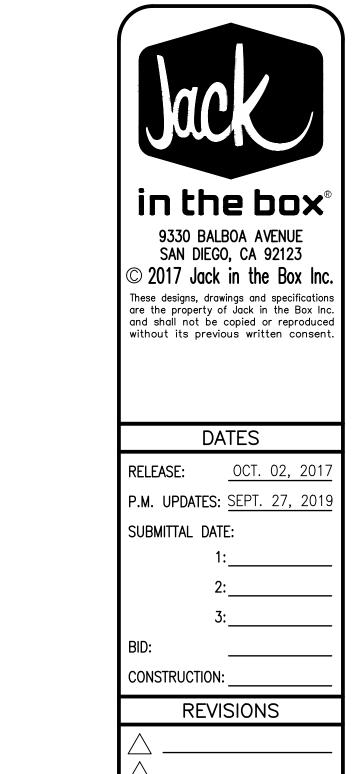
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COLOR ELEVATIONS A4.2





SOUTH ELEVATION







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SCALE: AS NOTED

EXTERIOR
COLOR
ELEVATIONS
A4.3