



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION DATE: September 6, 2012

TO: Planning Commission

APPLICANT: Tavistock Freebirds, LLC
6475 Christie Avenue, Suite 300
Emeryville, CA 94608

CASE NO.: 12-CUP-003

LOCATION: 29125 Canwood Street, Building B1, Suite A
(Freebirds, in the Shops at Oak Creek Shopping Center)

REQUEST: Request for a Conditional Use Permit to allow for an Alcoholic Beverage Control license type 41 (beer and wine) for consumption on the premises of an existing restaurant.

ENVIRONMENTAL ANALYSIS: Exempt from CEQA per Section 15301 (Existing Facilities)

RECOMMENDATION: Staff recommends that the Planning Commission approve Conditional Use Permit Case No. 12-CUP-003, subject to conditions.

ZONING DESIGNATION: CRS-FC (Commercial Retail Service-Freeway Corridor)

GENERAL PLAN DESIGNATION: CRS (Commercial Retail Service)

I. PROJECT DESCRIPTION AND BACKGROUND

On July 8, 2009, the City Council adopted a new ordinance that requires an approval of a Conditional Use Permit from the Planning Commission for new on-sale and off-sale alcoholic

beverage establishments, and changes to existing California Alcoholic Beverage Control (ABC) licenses.

Tavistock Freebirds, LLC, owners of Freebirds World Burrito have applied for a Conditional Use Permit to serve alcohol in their restaurant. The restaurant is located at 29125 Canwood Street, Building B1, Suite A in the Shops at Oak Creek shopping center. The restaurant opened in December, 2011, with the outdoor dining area completed in February, 2012, and has been operating since that time without serving alcohol. The owners are now seeking a type 41 license from the California Alcoholic Beverage Control Department, which cannot be approved until the request is approved by the City.

ABC defines on-sale alcoholic beverage establishments as “any establishment where in alcoholic beverages are sold, served, or given away to be consumed on the premises, and which has obtained or intends to obtain an Alcoholic Beverage Control license type 40, 41, 42, 47, 48, 51, 52, 61, and/or 75. References to an on-sale alcoholic beverage establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the permittee. It shall also include any facility, inclusive of a portion thereof, which is rented out for special event functions wherein alcoholic beverages are sold or given away on the premises and are to be consumed on the premises.”

This particular type of license, type 41, will allow the consumption of beer, and wine only on the premises as long as the owners maintain the premises as a restaurant. The alcohol can be served outside as well but is subject to ABC’s design restrictions. Typically, ABC requires that the tables be separated from the pedestrian walkway to distinguish the restaurant space from the public space which has been done with the Outdoor Dining Permit. The company is opening several facilities in California, with 14 active license requests. The only approved facility to serve alcohol is located in Marina Del Rey, California.

II. STAFF ANALYSIS

The City Council’s decision to initiate and approve the Alcoholic Beverage Establishment Ordinance was to achieve greater control over potential nuisance-type issues related to alcoholic beverage establishments, such as noise, particularly related to the proximity to residential areas, as well as overall safety issues, and any impacts related to the concentration of such businesses. The Conditional Use Permit allows for review by the Planning Commission and any appropriate conditions included on a case-by-case basis, following a public hearing. Accordingly, in addition to the findings currently required for approval of a Conditional Use Permit, the new Ordinance also requires the Planning Commission make additional findings relative to alcohol beverage sales and service.

The facility is a 2,943 square-foot tenant space with outdoor dining on the interior side of the retail center. Out of the total tenant space, 1,415 square feet (48%) is dedicated to food service and sit-down eating. The restaurant is open Monday through Thursday from 10:30 a.m. to 9:30 p.m., Friday and Saturday from 10:30 a.m. to 10:00 p.m. and Sunday from 10:30 a.m. to 9:00 p.m. The restaurant has been successfully operating for less than a year and the request does not

entail physical changes to the floor plan. The request is not subject to additional parking requirements and no live entertainment is proposed at this time.

The service of alcohol will occur in a facility that is located in a commercial corridor on the north side of Canwood Street along the freeway on a parcel zoned Commercial Retail Service (CRS). The CRS zone is a zone which permits retail, sit-down and fast-service restaurants, professional office and a variety of service-oriented uses. The recently completed retail center is surrounded by commercial uses to the east and west, multi-family residential use to the north and, the freeway right-of-way to the south. The retail center to the west, the Kanan Plaza, leases space to tenants with valid alcohol licenses, specifically to Pizza Hut and Sushi Raku, both of which received their ABC licenses prior to the City Conditional Use Permit requirement, as well as the Liquor Chest, a retail liquor store. The adjacent parcel to the east is occupied by Jinky's restaurant, and a specialty grocery store, Trader Joe's.

The City has issued seven Conditional Use Permits since the Ordinance was adopted in 2009. Six of the seven were for eating establishments and the other was for an off-sale retail establishment (Trader Joe's). The proposed CUP would be located in a Census Tract with the fewest number of alcoholic beverage establishment. A map of the existing facilities in the City with ABC issued licenses and City issued Conditional Use Permits is attached to this report for the Commission's review.

Freebirds is one of four fast-service restaurants in the Shops at Oak Creek shopping center. Thus far, it is the only one of those restaurants to seek an alcoholic beverage license. In considering the findings for the request, staff looked at the potential impacts to nearby sensitive uses, such as the Archstone Oak Creek Apartments to the north and any nearby schools, and public parks. The Archstone Oak Creek Apartments are separated from the retail center parking lot by walls and landscaping, although open pedestrian access is provided between the properties.

The retail center provides ambient music through the use of outdoor speakers up until the businesses' closing hours (10:00 p.m.). Since the opening of the shopping center, no complaints from the residential community have come to the City's attention regarding noise or disturbance impacts. There are not any schools or parks, located within 500 feet of the site, which is the threshold used by the City Ordinance and ABC in considering applications for alcoholic beverage licenses. The nearest school is Agoura High School, located at a driving distance of over one mile from the restaurant and 2,000 feet from a bird's eye view. The nearest park, Chumash Park, is located approximately one mile driving distance from the restaurant and 800 feet from a bird's eye view. Staff contacted the Los Angeles County Sheriff Department-specifically the Lost Hills Crime Analysis Unit, to discuss the number of incidents, if any, at the site. A total of 7 incidents were reported in the overall retail center between January and December, of 2011, and a total of 4 incidents since January 2012. Only one incident was associated with the restaurant since it opened. Staff finds the number of reported incidents to be low.

Based on the above analysis, staff finds the proposed use will not negatively impact surrounding properties or neighborhoods. The Planning Commission may consider imposing additional

conditions of the permit to address potential impacts related to the availability of alcohol and to keep the character of the restaurant as an eating establishment, including: 1) limiting the hours of operation; 2) serving alcohol in non-disposable containers; and 3) requiring that the alcohol be served with a meal only.

Staff finds the proposed Conditional Use Permit application to be categorically exempt from the requirements of the California Environmental Quality Act as an existing facility, per CEQA Guidelines Section 15301, in that the proposal includes an upgrade to an existing restaurant, and does not include the expansion of the tenant space.

III. RECOMMENDATION

Based on the above mentioned findings, staff recommends that the Planning Commission approve Conditional Use Permit Case No. 12-CUP-003, subject to conditions.

IV. ATTACHMENTS

- Draft Resolution and Conditions of Approval
- CUP Burden of Proof
- Vicinity/Zoning Map
- Reduced Plans
- Businesses with Approved Alcohol Beverage Licenses Map
- Photographs

CASE PLANNER: Valerie Darbouze, Associate Planner

DRAFT RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS APPROVING CONDITIONAL USE PERMIT CASE NO. 12-CUP-003 FOR THE ON-SITE SALE OF ALCOHOL AT A RESTAURANT LOCATED AT 29125 CANWOOD STREET

THE PLANNING COMMISSION OF THE CITY OF AGOURA HILLS DOES HEREBY RESOLVE, FIND, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. An application was duly filed by Tavistock Freebirds, LLC with respect to the property located at 29125 Canwood Street, Building B1, Suite A (Assessor's Parcel No. 2048-011-074), requesting the approval of a Conditional Use Permit (Case No. 12-CUP-003) to allow the on-site sale of alcoholic beverages, specifically beer and wine, at an existing restaurant. A public hearing was duly held on September 6, 2012, at 6:30 p.m. in the Council Chambers of City Hall, 30001 Ladyface Court, Agoura Hills, California. Notice of the time, date, place and purpose of the aforesaid meeting was duly given and published as required by state law.

Section 2. Evidence, both written and oral, including the staff report and supporting documentation, was presented to and was considered by the Planning Commission at the aforesaid public meeting.

Section 3. Based on the evidence presented at the public hearing, including the staff report and oral and written testimony, the Planning Commission finds, pursuant to the Agoura Hills Municipal Code Sections 9673.2.E and 9396.3, that:

A. The proposed use, as conditioned, is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the use is located. The sale of alcoholic beverages will occur on-site at an existing permitted restaurant, within a retail center located in the CRS-FC zone. The CRS-FC zone specifically allows for restaurant uses, and the on-site sale of alcoholic beverages is allowed pursuant to the approval of this Conditional Use Permit. Thus, the proposed use is consistent with the objectives of the Zoning Ordinance and the purposes of the CRS-FC zone.

B. The proposed use, as conditioned, is compatible with the surrounding properties, and with the other uses in the retail center. The restaurant shares tenant spaces with other retail, office and restaurant uses. Sufficient separation exists with potential sensitive uses in vicinity of the site, including apartment units north of the retail center.

C. The proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare. Pursuant to this Conditional Use Permit, alcoholic beverages are to be consumed indoors and in a permitted patio area adjacent to the tenant space. The total seating floor area for the alcoholic beverage

establishment will not expand beyond the seating floor area approved for the restaurant. The alcohol use will occur in conjunction with the restaurant use, which will reduce potential public safety hazards related to the consumption of alcohol on-site.

D. The proposed use, as conditioned, will comply with each of the applicable provisions of the Zoning Ordinance. This permit allows for the on-site sale of alcoholic beverages in a restaurant. The restaurant use is a permitted use in the CRS-FC zone, and the on-site sale of alcohol is allowed pursuant to this Conditional Use Permit. No Variance request is considered as part of this application. Thus, the proposed use will comply with the Zoning Code.

E. The distance from other similar and like uses is sufficient to maintain the diversity of the community. The proposed use would not duplicate any nearby restaurant uses. The request is subject to the Department of Alcoholic Beverage Control's final determination for concentration of licenses.

F. The proposed use is consistent with the goals, objectives and policies of the General Plan. The specialty restaurant adds to the diversity of the eating establishments within the community, which conforms to the general plan. The proposed restaurant use is consistent with the general plan's vision for the Freeway Corridor and with respect to the economic development in the area.

G. The requested use at the proposed location will not adversely affect the use of a school, park, playground or similar use within a 500-foot radius as these types of uses are located 2,000 feet and 800 feet away respectively.

H. The requested use, as conditioned, at the proposed location is sufficiently buffered by private improvements from residentially zoned areas within the immediate vicinity so as not to adversely affect said areas. There is a 200-foot separation between the restaurant and the nearest residential unit to the north. The adjacent residential development (Archstone Oak Creek Apartments) is separated from the retail center by property line walls. The hours of operation of the restaurant chain are limited to 10:00 pm, at the latest. Thus, the potential for additional noise is not expected to impact the public safety and welfare of the nearest residential development.

I. The alcoholic beverages sales will occur within an existing building which will remain compatible with the City's Architectural and Design Standards and Guidelines and within a delineated outdoor dining area. As the external appearance will not change, the proposed use will not cause blight or property deterioration nor affect property values in the surrounding neighborhood.

J. The upkeep and operating characteristics are compatible with and will not adversely affect the livability or appropriate development and use of abutting properties and the surrounding neighborhood. No physical changes to the site are proposed with this application. No consumption of alcohol within areas outside the establishment, or its

approved patio space, is approved with this permit. The on-site consumption of alcohol will not affect the use of abutting properties because the commercial building is located 200 feet away from the nearest residential building. The restaurant use will be held to the same operational standards as the remaining commercial establishments in the center, and subject to the City's nuisance laws.

K. The proposed hours of alcohol beverage sales, as conditioned, ensure that activities related to the project are compatible with the quiet enjoyment of the neighborhood. The on-sale of alcoholic beverages in the restaurant is permitted between 10:30 a.m. and 10:00 p.m. at the latest, which will not impact the quiet enjoyment of the neighborhood beyond the normal business operations.

L. The requested use will not contribute to an undue concentration of alcoholic beverage establishments in the area. No other restaurant in the retail center serves alcohol. Approval of this requested use will not create an undue concentration of alcohol beverage establishments.

M. The requested use is not located in a high-crime area, or where a disproportionate number of police calls occur.

Section 4. The project is exempt from the California Environmental Quality Act, as defined in CEQA Guidelines Section 15301 (Class 1) and does not require the adoption of an environmental impact report or negative declaration. The project consists of providing additional services in an existing establishment without the expansion of space.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Case No. 12-CUP-003, subject to the Conditions of Approval, which are attached hereto as Exhibit A and incorporated herein by this reference.

Section 6. The Secretary of the Planning Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and his certification to be entered in the Book of Resolutions of the Planning Commission of the City.

PASSED, APPROVED, and ADOPTED this 6th day of September 2012, by the following vote to wit:

AYES: (0)
NOES: (0)
ABSENT: (0)
ABSTAIN: (0)

Draft Resolution No. _____

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John O'Meara, Chairperson

Mike Kamino, Secretary

Exhibit A

CONDITIONS OF APPROVAL (Case No. 12-CUP-003)

STANDARD CONDITIONS

1. This action shall not be effective for any purpose until the applicants have agreed in writing that the applicants are aware of, and accept all, Conditions of Approval of this permit with the Department of Planning and Community Development. Any conditions on such acceptance or challenges, including the filing of legal action, relating to the permit or the conditions shall be treated as a failure to meet this Condition and shall nullify and void this permit.
2. Except as modified herein, the approval of this action is limited to and requires complete conformation to the labeled exhibits approved by the Planning Commission.
3. It is hereby declared to be the intent that if any provision of this Permit is held or declared to be invalid, the Permit shall be void and the privileges granted hereunder shall lapse.
4. It is further declared and made a Condition of this action that if any Condition herein is violated, the Permit shall be suspended and the privileges granted hereunder shall lapse; provided that the applicants have been given written notice to cease such violation and has failed to do so for a period of thirty (30) days.
5. All requirements of the Zoning Ordinance and of the specific zoning designation of the subject property must be complied with unless set forth in the Conditional Use Permit.
6. Unless this permit is used within two (2) years from the date of City approval, Case No. 12-CUP-003 will expire. A written request for a one (1) year extension may be considered prior to the expiration date.

SPECIAL CONDITIONS

7. The applicants shall comply with all requirements of the State Department of Alcoholic Beverage Control.
8. This permit shall be valid strictly for license type 41 as defined by the State Department of Alcoholic Beverage Control.
9. No additional signage is made part of this approval.
10. Consumption of alcoholic beverages (license type 41) is allowed in the restaurant's existing outdoor patio. Consumption of alcoholic beverages in other public areas outside the tenant space is prohibited.

11. The Director of Planning and Community Development is authorized to prepare a letter of Public Necessity for this approval if required by the California Alcohol Beverage Control.
12. In accordance with Zoning Ordinance Section 9710, reconsideration of the Conditional Use Permit by the City shall be required when any of the following conditions of the business apply:
 - A. The establishment changes its type of retail liquor license with the Department of Alcoholic Beverage Control;
 - B. There is substantial modification to the mode or character of operation, including, but not limited to, any increase of 20% or more in the floor area.
 - C. The alcoholic beverage license has either been revoked or suspended for any period by ABC.

END

**CONDITIONAL USE PERMIT
BURDEN OF PROOF FORM**

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Planning Commission, the following facts;

A. That the requested use at the location proposed will not:

- 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
- 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
- 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare because;

Freebirds World Burrito is an established and highly respected restaurant chain with over seventy

 locations throughout the southwester United States. It has a record of responsible beverage service

 and alcoholic beverage law compliance in each state where it operates. The officers, owners and

 employees of Freebirds World Burrito are very aware of their responsibility to community in

 ensuring that they do no impact negatively on neighborhood tranquility and/or traffic safety.

 They are committed strongly to responsible serving practices and avoiding youth access to alcohol

 and preventing over consumption. It is an integral part of the company's mission of "Feed your

 Belly, and feed your soul" is a commitment to give back to the community and every Freebirds

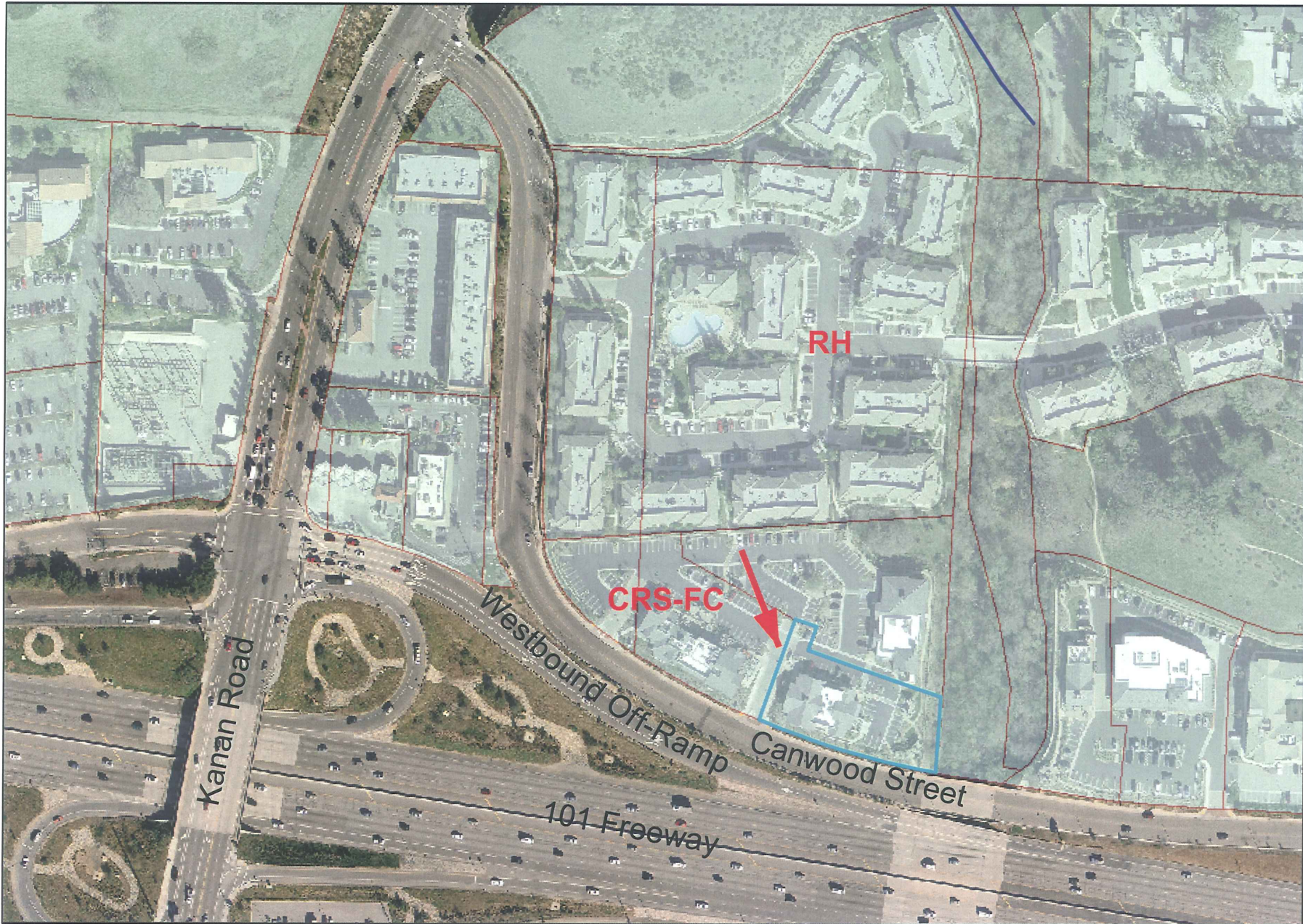
 World Burrito partners with two local charities who share the company's vision of serving

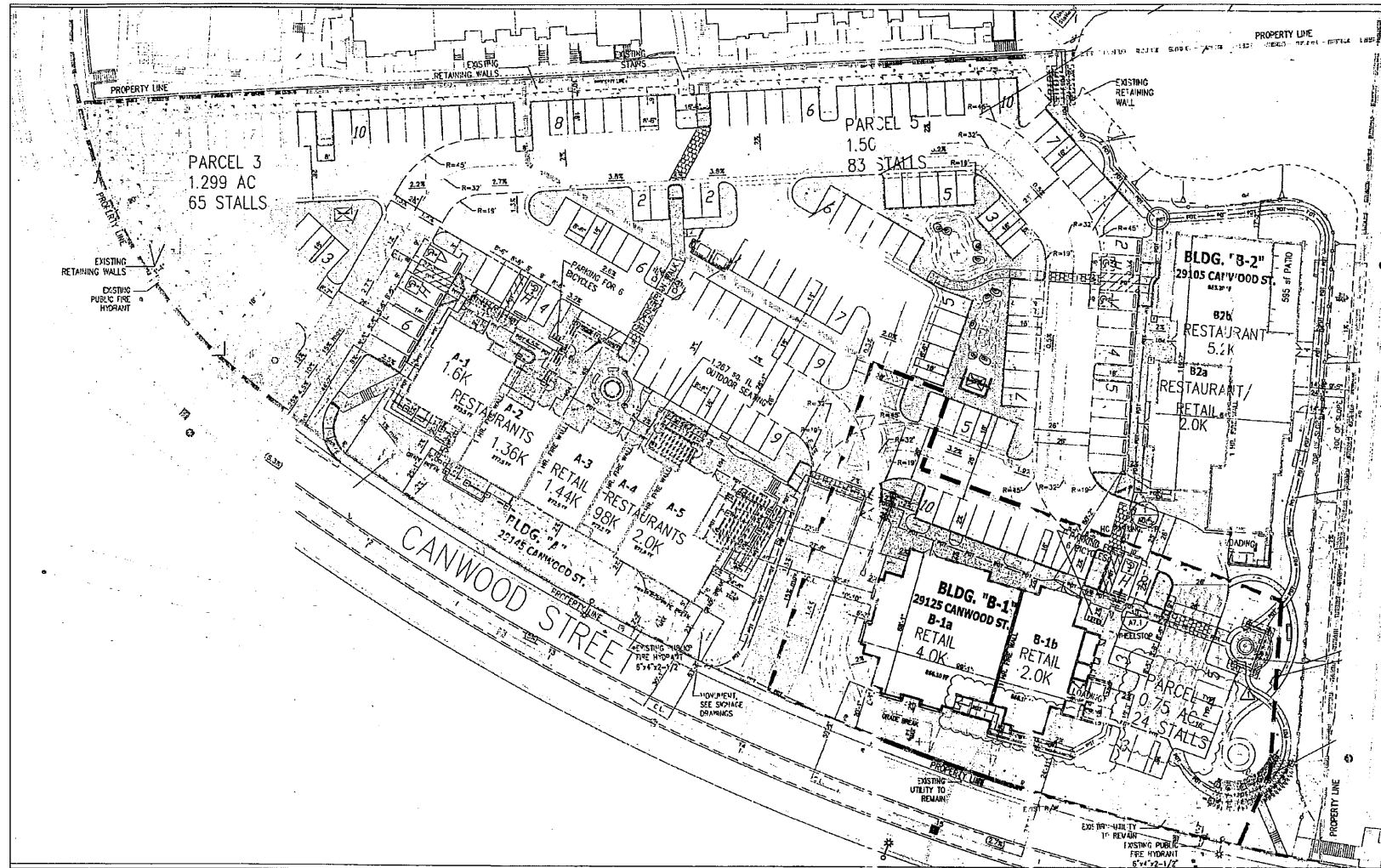
 others to create a better world.

City of Agoura Hills

Vicinity/Zoning
Map

Conditional Use Permit
Case No. 12-CUP-003

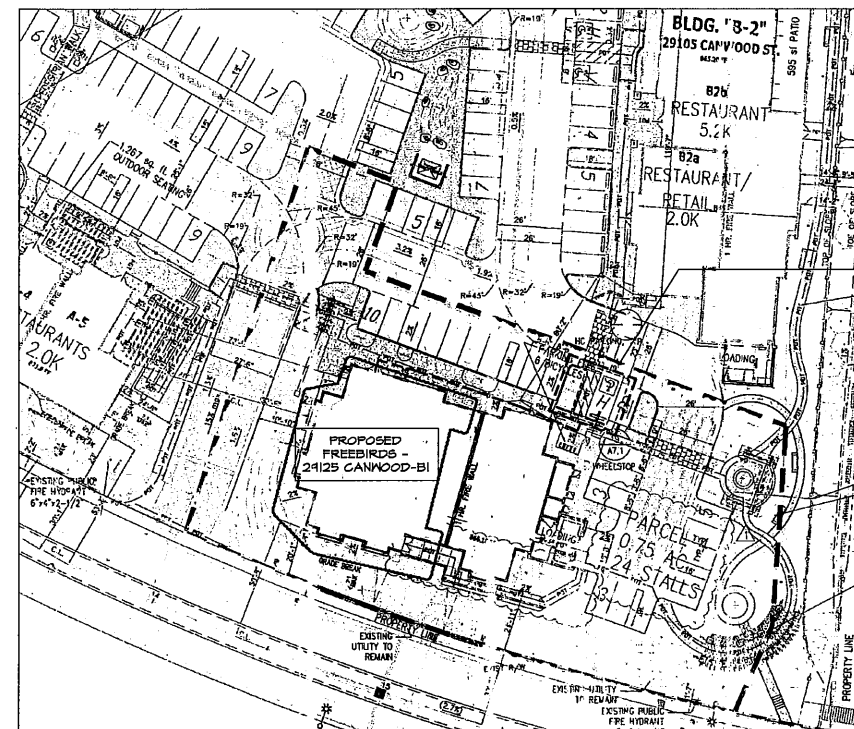




OVERALL SITE PLAN

NOT TO SCALE

north



ENLARGED SITE PLAN

NOT TO SCALE

north



FOR REFERENCE ONLY. THIS SITE PLAN HAS BEEN REPRODUCED FROM THE ORIGINAL SHELL DRAWINGS. THE PURPOSE OF THIS SITE PLAN IS TO IDENTIFY THE PROPOSED SITE LOCATION, HANDICAP PATH OF TRAVEL AND EXISTING TRASH ENCLOSURE.

PROJECT NUMBER
11124

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SUBMITTAL DATE
Agoura Hills Building Dept. 08.05.11

REVISION

NUMBER	DATE	DESCRIPTION
△	-	-
△	-	-
△	-	-
△	-	-

Tenant improvement for:



FREEBIRDS

It's not normal

29125 Canwood Street
Suite B-1
Agoura Hills, CA 91301

**TORRES
ARCHITECTS
INC.**

2209 TORRANCE BLVD.
TORRANCE CALIFORNIA 90501
VOICE 310-320-6285
FAX 310-320-6670

SHEET TITLE
**REFERENCE
SITE PLAN**

DRAWN BY:
D.A.T.
PLAN DATE

07.18.11

SHEET NUMBER

A1.0

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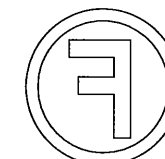
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SUBMITTAL DATE
Agoura Hills Building Dept. 08.05.11

REVISION

NUMBER	DATE	DESCRIPTION
△	-	-
△	-	-
△	-	-
△	-	-

Tenant Improvement for:



FREEBIRDS
It's not normal

29125 Canwood Street
Suite B-1
Agoura Hills, CA 91301

TORRES ARCHITECTS INC.

2209 TORRANCE BLVD.
TORRANCE CALIFORNIA 90501
VOICE 310-320-6285
FAX 310-320-6670

SHEET TITLE

FLOOR PLAN AND NOTES

DRAWN BY:
D.A.T.
PLAN DATE

07.18.11

SHEET NUMBER

A2.0

CONFIDENTIAL
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FLOOR PLAN KEY NOTES

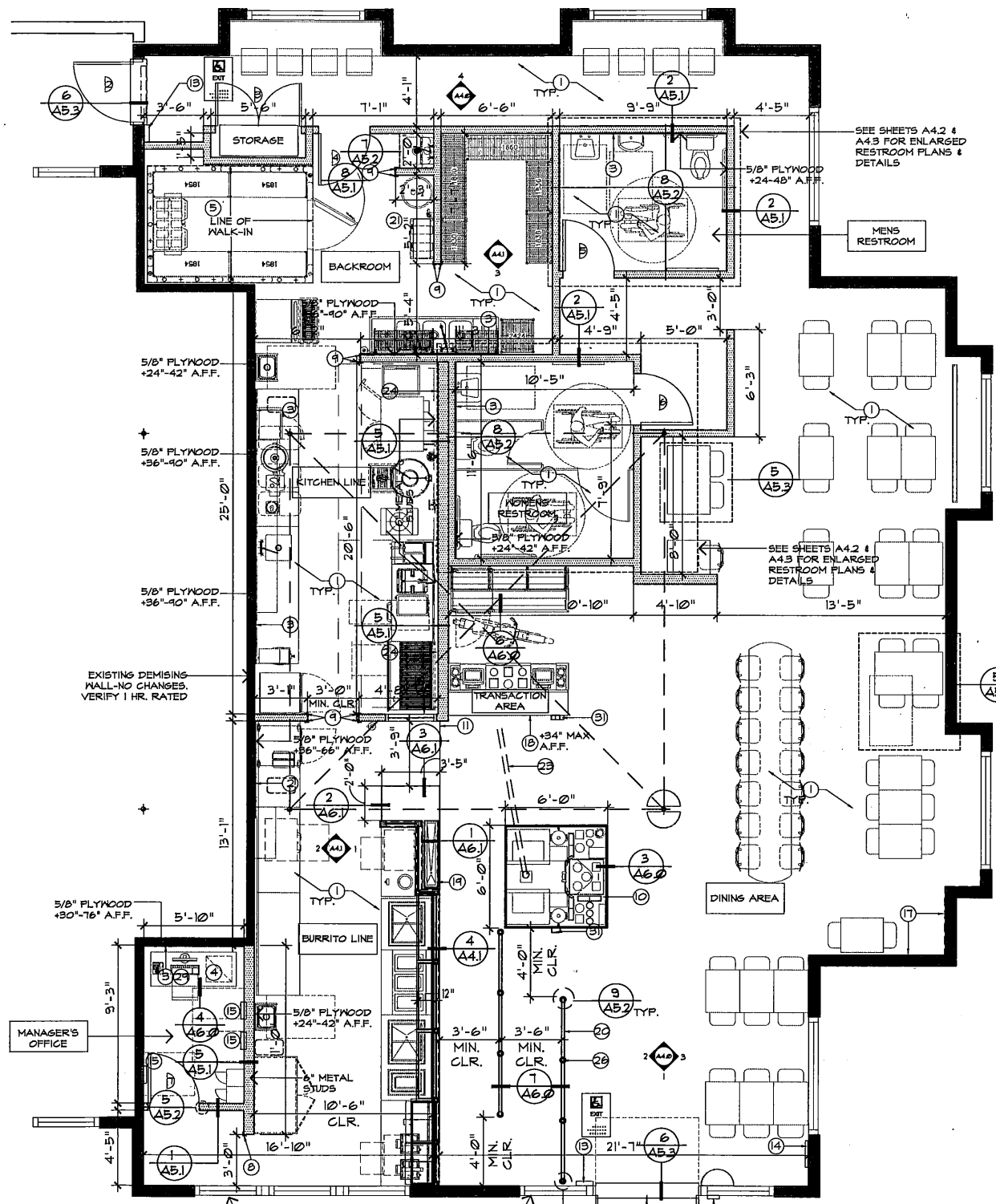
- ① GC TO ENSURE THE CONCRETE IS PREPPED FOR TILE. VERIFY CORRECT MOISTURE LEVEL PRIOR TO TILE INSTALLATION.
- ② 5/8" TYPE 'X' GYP. BD. ON 3-5/8" x 20 GA. METAL STUDS @ 16" O.C. WITH BATT INSULATION FURRING WALL.
- ③ INSTALL 5/8" PLYWOOD SHEATHING FOR WALL MOUNTED ITEMS AND SHELVING SUPPORT IN ALL KITCHEN/OFFICE AREAS AND RESTROOM ACCESSORIES, INCLUDING OWNER INSTALLED ITEMS.
- ④ GC TO INSTALL MANAGER'S DESK AND SHELVING.
- ⑤ LOCATION OF WALK-IN COOLER. SEE FOOD SERVICE DRAWINGS.
- ⑥ NOT USED.
- ⑦ NOT USED.
- ⑧ CORNER GUARD TO BE 2" WIDE & 5' TALL (ADHERE TO WALL W/ SILICON-NO SCREWS), FURNISHED & INSTALLED BY MILLWORK COMPANY. SEE DETAIL #8 ON SHEET A5.3
- ⑨ "U" SHAPED CORNER GUARD TO BE 2" WIDE & 5' TALL (ADHERE TO WALL W/ SILICON-NO SCREWS), FURNISHED AND INSTALLED BY MILLWORK COMPANY. SEE DETAIL #8 ON SHEET A5.3
- ⑩ BEVERAGE/CONDIMENT STATION FURNISHED AND INSTALLED BY OWNER AND GC (GC TO COORDINATE WITH OWNER IN FIELD)
- ⑪ NOT USED
- ⑫ NEW ENTRANCE SIGNAGE 5"x5" INTERNATIONAL SYMBOL OF ACCESSIBILITY AT 60" A.F.F. DISPLAYED ON THE RIGHT SIDE OF A PAIR OF DOORS PER CBC 1013 AND 111TB.1
- ⑬ TACTILE EXIT SIGNAGE-PROVIDE ON INSIDE OF ALL EXIT DOORS (INCLUDING BRAILLE)
- ⑭ MAXIMUM OCCUPANT LOAD SIGN FURNISHED BY OWNER AND INSTALLED BY GC. VERIFY FINAL LOCATION & TYPE WITH FIRE DEPT. PRIOR TO FABRICATION & INSTALLATION.
- ⑮ ELECTRICAL PANELS. PROVIDE MINIMUM 3'-0" CLEARANCE IN FRONT. FULLY RECESS PANELS INTO FURRING SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- ⑯ 5/8" DUROCK ON 3-5/8" x 20 GA. METAL STUDS @ 16" O.C. WITH BRICK VENEER ONLY.
- ⑰ INSTALL 1/4" DUROCK OVER EXISTING 5/8" TYPE 'X' GYP. BD AT BRICK VENEER ONLY.
- ⑱ FOS COUNTER FURNISHED & INSTALLED BY OWNER. TOP OF COUNTER TO BE MAX. 34" A.F.F. WITH 3" WIDE TRANSACTION COUNTER.
- ⑲ DRINK TROUGH. SEE EQUIPMENT SCHEDULE.
- ⑳ 2" DIA. GALVANIZED PIPE RAIL, 36" A.F.F. W/ 1 INTERMEDIATE HORIZONTAL RAIL 4'-6" MAX. SPAN BETWEEN SUPPORTS
- ㉑ BAG-IN-BOX BY VENDOR
- ㉒ GC TO PROVIDE STUBS FOR THE SODA SYRUP & CONDENSER LINES, COLD WATER & FOR ELECTRICAL. FIELD VERIFY. REFER TO KITCHEN DRAWINGS FOR MORE INFORMATION.
- ㉓ GC TO RUN THE CO2 AND 6" CONDUIT FOR SYRUP LINES TO BE ROUTED UNDER SLAB FROM BAG IN BOX/CO2 TO THE BEVERAGE STATION. FIELD VERIFY LOCATION AT BEVERAGE STATION.
- ㉔ STAINLESS STEEL PANELS FROM FLOOR TO T.O. HOOD, FURNISHED AND INSTALLED BY GC.
- ㉕ NOT USED
- ㉖ SECURE PIPE FLANGE TO CONCRETE USING (3)-1/2" DIA. x 3" EXPANSION ANCHORS AT NON-FOOTING LOCATIONS.
- ㉗ NOT USED.
- ㉘ FIRE-RESISTANT GLAZING AND FRAME.
- ㉙ ADD 2x4 SOLID BLOCKING BEHIND 5/8" PLYWOOD BACKING FOR MANAGER'S AREA - SEE MILLWORK.
- ㉚ NOT USED.
- ㉛ INSTALL MILLWORK SUPPLIED STAINLESS STEEL "TO GO" MENU HOLDER. VERIFY FINAL LOCATION WITH FBCC.
- ㉜ NOT USED.
- ㉝ EXISTING BLANK CONDUIT STUBOUT-2 LOCATIONS. CLEAN & CAP W/ IDENTIFICATION AT FLOOR LEVEL. VERIFY W/ FBCC & LL PRIOR TO WORK COMMENCEMENT.
- ㉞ EXISTING SENEER CLEAN OUT TO BE MAINTAINED & IDENTIFIED IF ALTERED FOR LOCATION OR OTHERWISE. VERIFY W/ FBCC AND LL PRIOR TO WORK COMMENCEMENT.

WALL LEGEND

- EXISTING METAL STUD WITH GYP. BD. DEMISING WALLS - NO CHANGES. EXISTING GYPSUM BOARD ON TENANT SIDE TO REMAIN, U.N.O. PATCH + PAINT AS NEEDED.
- EXISTING CMU BLOCK WALL - NO CHANGES
- EXISTING ALUMINUM STOREFRONT W/ GLAZING - NO CHANGES
- NEW METAL STUD WALLS (SEE WALL ASSEMBLIES)
- NEW STUB WALL (3 5/8" x 20 GA. METAL) BY GC SEE PLAN FOR HEIGHT OF WALL.

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH WALL, U.N.O.
2. PROVIDE SOLID BACKING AT ALL WALL MOUNTED FIXTURES, SINKS, WALL SHELVING, MENU BOARD, DESKS, ETC. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
3. HEALTH DEPARTMENT REQUIRES SNEEZE GUARD TO BE PLACED AT ALL OPEN FOOD AREAS
4. MAX. EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LB. FOR BOTH EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAX. EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAX. ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LB.
5. SCOPE OF WORK FOR PAINTING IS TO INCLUDE ALL EXISTING WALLS, EXCEPT FACE BRICK.
6. GC TO PROVIDE DOOR & HARDWARE SUBMITTALS FOR REVIEW BY ARCHITECT & FREEBIRDS CONSTRUCTION MANAGER.
7. SCOPE OF WORK PAINTING IS TO INCLUDE ALL EXISTING WALLS, EXCEPT FACE OF BRICK.
8. PROVIDE MINIMUM 3'-0" CLEARANCE IN FRONT OF ELECTRICAL PANELS.
9. ADD DURAROCK FROM FINISH FLOOR TO 18" A.F.F. OR ABOVE CURB ON ALL KITCHEN WALLS AND BATHROOM WALLS, PROVIDE DURAROCK TOP TO BOTTOM ON ALL WALLS IN MOP SINK STALL.
10. GC TO PROVIDE A WARRANTY PERIOD OF ONE (1) YEAR ON ALL ITEMS INSTALLED TO BEGIN ON THE DATE OF FINAL COMPLETION & ACCEPTANCE BY OWNER.
11. GC TO FILL NEW TRENCH AREAS WITH CONCRETE. INSTALL LEVELING COMPOUND AND SAND SMOOTH. APPLY SPECIFIED FLOOR-LEVELING UNDERLAYMENT CONCRETE COMPOUND (INCLUDING PRIMER AND OTHER RECOMMENDED PRE-APPLICATION RECOMMENDATION) IN STRICT ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS TO ACHIEVE FLOOR FLATNESS.
12. FEATHER SURFACE AROUND FLOOR DRAINS 4'-0" DIA. FOR SMOOTH TRANSITION.
13. VERIFY SEALANT & CONCRETE FLOORINGS SAMPLE WITH FREEBIRDS CONSTRUCTION MANAGER PRIOR TO INSTALLATION OF ANY MATERIALS. VERIFY CORRECT MOISTURE LEVELS PRIOR TO ANY TILE INSTALLATION.
14. INSTALL 5/8" PLYWOOD SHEATHING BEHIND ALL KITCHEN EQUIPMENT REQUIRING SHELVING SUPPORT, PROVIDE NECESSARY BLOCKING.
15. PROVIDE VISUAL AND AUDIBLE DEVICES FOR THE FIRE ALARM SYSTEM THROUGHOUT THE TENANT SPACE - ALL FIRE ALARM/LIFE SAFETY PLANS ARE A DEFERRED SUBMITTAL BY DESIGN/BUILD CONTRACTOR.
16. REFER TO KITCHEN DRAWINGS FOR ADDITIONAL INFORMATION AND SHOP DRAWINGS
17. REFER TO SHEET A3.0 FOR DOOR HARDWARE AND SCHEDULES.



FLOOR PLAN
SCALE: 1/4"=1'-0"
 north

PROJECT NUMBER
11124

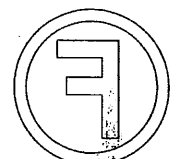
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SUBMITTAL DATE
Agoura Hills Building Dept. 08.05.11

REVISION

NUMBER	DATE	DESCRIPTION
△		
△		
△		
△		

Tenant improvement for:



FREEBIRDS

It's not normal

29125 Canwood Street
Suite B-1
Agoura Hills, CA 91301

TORRES ARCHITECTS INC.

2209 TORRANCE BLVD.
TORRANCE CALIFORNIA 90501
VOICE 310-320-6285
FAX 310-320-6670

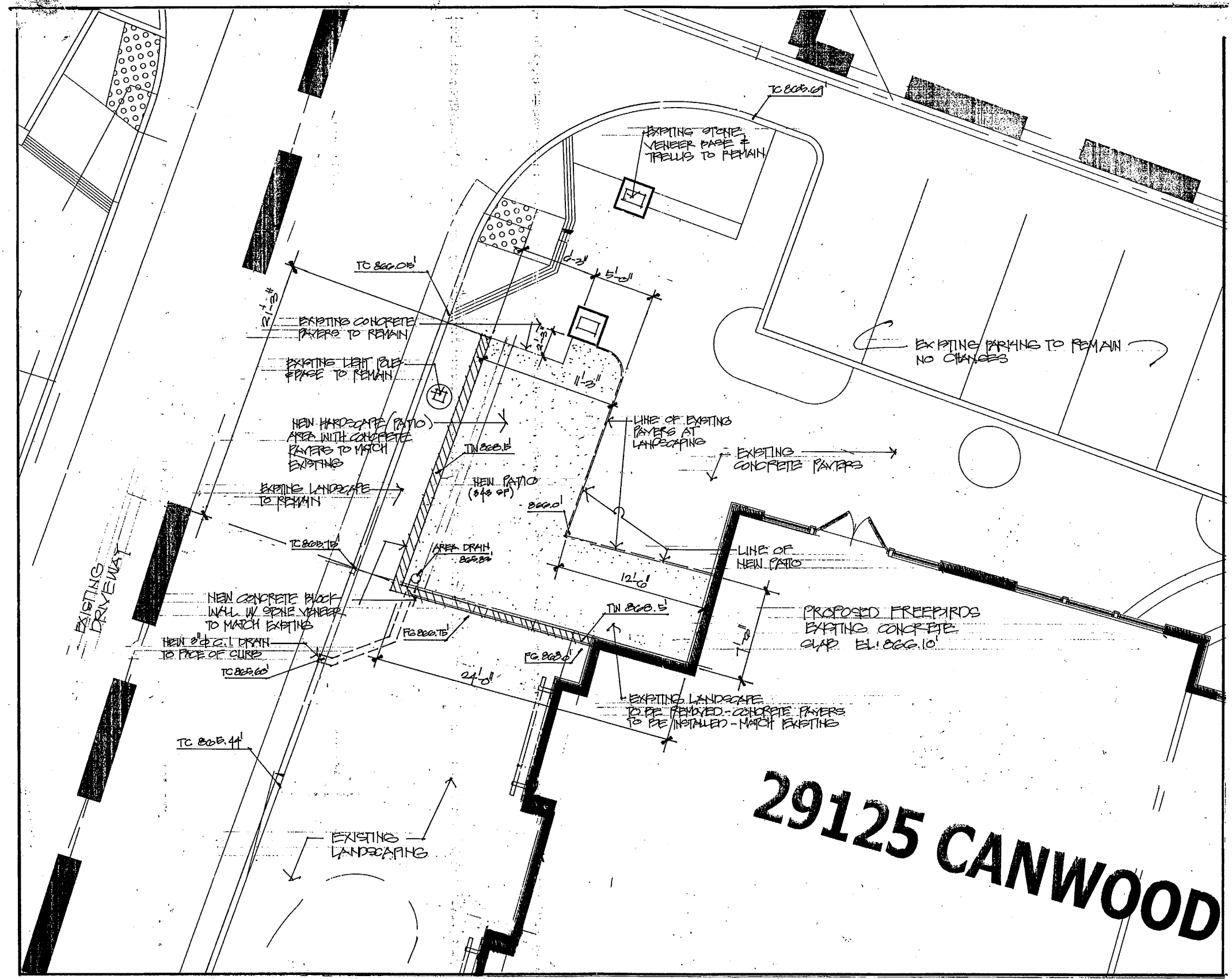
SHEET TITLE

PATIO PLAN

DRAWN BY:
D.A.T.
PLAN DATE
07.18.11

SHEET NUMBER

A1.1



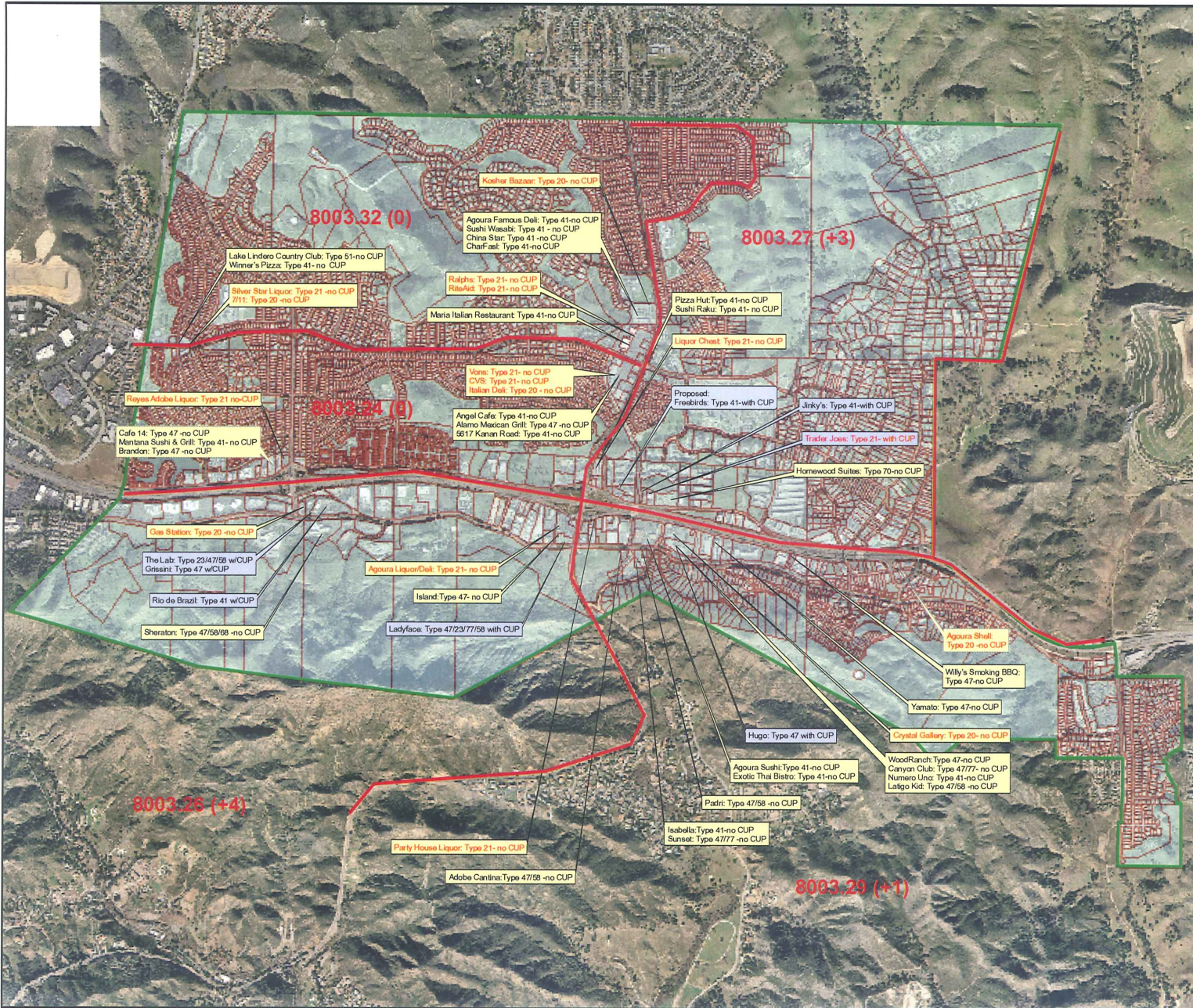
29125 CANWOOD

PATIO PLAN
SCALE: 1/4"=1'-0"



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City of Agoura Hills ABC Issued Licenses City Issued CUPs as of August 2012 (Per 7/09 Ordinance)



- City Issued CUPs:
- Trader Joes: 09-CUP-006
 - Ladyface Ale: 09-CUP-008
 - Grissini: 09-CUP-009
 - Hugo: 10-CUP-005
 - Jinky's: 10-CUP-007
 - The Lab: 11-CUP-001
 - Freebirds: 12-CUP-003
 - Rio de Brazil: 12-CUP-004

Census Tract Number/Boundary

WITH CUPs

On-Sale Licenses

Off-Sale Licenses

WITHOUT CUPs

On-Sale Licenses

Off-Sale Licenses



CONDITIONAL USE PERMIT—CASE NO. 12-CUP-003

