



Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

PLANNING PERMIT APPLICATION REFERRAL

Date: October 30, 2017

MWSD Projects Only:
Urban / Rural
(E) Well: Y / N Year: ____
2nd Unit Project: Y / N

TO:

- X Department of Public Works
X Environmental Health
X Midcoast Community Council
X Sewer Districts - Multiple GRANADA SANITARY DISTRICT

FROM: Summer Burlison, Project Planner
SBurlison@smcgov.org
650 363-1815

INSTRUCTIONS:

Please review this form and the attached planning permit application materials with regard to your area of responsibility. For additional information, or to discuss the project, please feel free to contact me. Please notify me immediately if you require additional plans, specifications, reports or other application materials. Then complete your review and return this form only by 11/13/2017 to avoid delay in permit processing. Thank you for your cooperation.

APPLICATION INFORMATION:

Planning Case Number: PLN2016-00525
Property Owner: MICKELSEN CHRISTIAN R
Project Applicant: HMB DISTILLERY

Assessor's Parcel Number: 047023450

PROJECT LOCATION: 155 BROADWAY, EL GRANADA, CA

PROJECT DESCRIPTION:

CDP & Use Permit for the HMB Distillery. The Distillery already has a UP to operate at a different location, but they are proposing to move to another location in Princeton. This is a change of use for this new location & an intensification of use, thus requiring a new UP & CDP. Project qualifies for a Use Permit in the CCR zoning district because they do limited indoor sales during tasting tours.



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Date: October 30, 2017

DECISION MAKER:

Staff [] Zoning Hearing Officer [X] Planning Commission []
Board of Supervisors [] Design Review Committee/Officer []

COMMENTS ON PROPOSAL:

State any comments, concerns or recommendations you have with regard to this project. Please be specific in project references. Attach additional sheets as necessary.

No Comments [] Refer to Permit Plan for Comments []
Other Comments: []

RECOMMENDED CONDITIONS OF APPROVAL (AGENCIES ONLY):

List any conditions which you would recommend be imposed if the project is approved. Again, please be specific, use exact working and indicate any adopted plans, policies or ordinances upon which your recommendations are based. Attach additional sheets as necessary.

No Recommended Conditions [] Refer to Permit Plan for Comments []
Refer to Attached Material for Conditions []
Other Conditions: []

Name of Person Completing this Form (Print): [] Date: []

Phone: [] Email: []

RETURN THIS FORM TO:

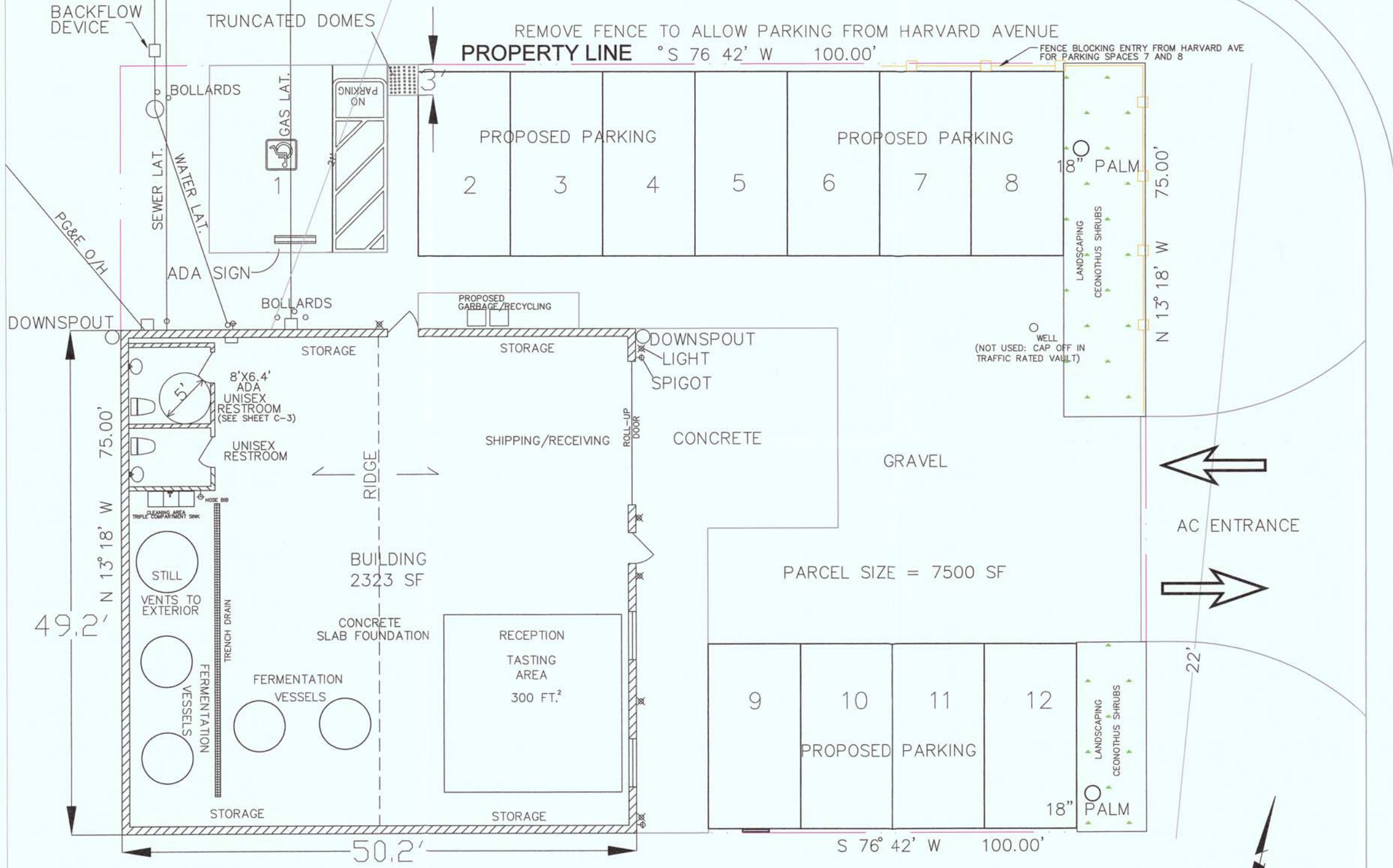
Summer Burlison
Planning and Building Department
455 County Center, 2nd Floor
Mail Drop PLN122
Redwood City, CA 94063

HARVARD AVE.

REMOVE FENCE TO ALLOW PARKING FROM HARVARD AVENUE

PROPERTY LINE °S 76 42' W 100.00'

FENCE BLOCKING ENTRY FROM HARVARD AVE FOR PARKING SPACES 7 AND 8

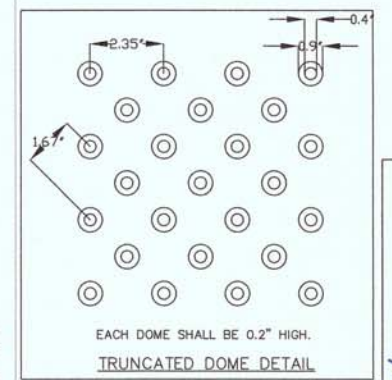
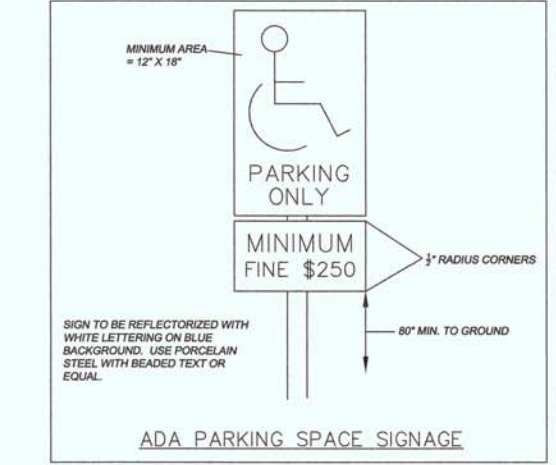


GENERAL NOTES

1. PLANS PREPARED AT THE REQUEST OF: ULLI BISONO, OWNER
TEL: 650-283-4721
2. SITE MAP BY SIGMA PRIME, WITH TAPE MEASURE. CONTOURS ARE APPROXIMATE, BASED ON GOOGLE EARTH.
3. THIS IS NOT A BOUNDARY SURVEY.
4. PROPOSED WORK:
MOVE DISTILLING EQUIPMENT INTO BUILDING, WITH TABLES AND CHAIRS FOR VISITORS;
CAP OFF EXISTING WELL IN TRAFFIC-RATED VAULT;
MARK 12 SPACES FOR PARKING.

SIGNAGE NOTES

1. SIGNAGE AT EACH SPACE TO BE PROVIDED, USING COUNTY SIGN STANDARDS.
2. 18"x24" SIGN SHALL STATE: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING Distinguishing PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING _____"
3. HANDICAPPED PARKING SIGNS SHALL BE IN FRONT OF EACH PARKING SPACE DESIGNATED FOR HANDICAPPED USE.
4. LETTERS STATING "NO PARKING" IN ACCESSIBLE LANE SHALL BE NO LESS THAN 12" HIGH.



REGISTERED PROFESSIONAL ENGINEER
 CHARLES M. NISSNER
 No. 62264
 8-30-18 EXPIRES
 CIVIL
 STATE OF CALIFORNIA

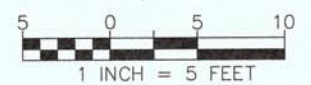
DATE: 3-30-17
 DRAWN BY: CMK
 CHECKED BY: AZG
 PROJECT NO.: 17-118
 REV. DATE: 8-31-17
 REV. DATE:
 REV. DATE:

SITE PLAN
 HMB DISTILLERY
 155 BROADWAY
 HALF MOON BAY, CA
 047-023-450

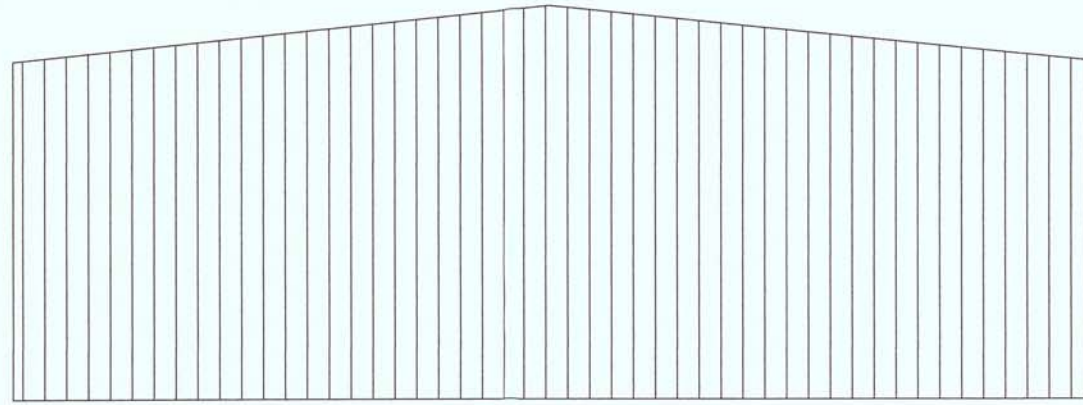
RECEIVED

OCT 10 2017

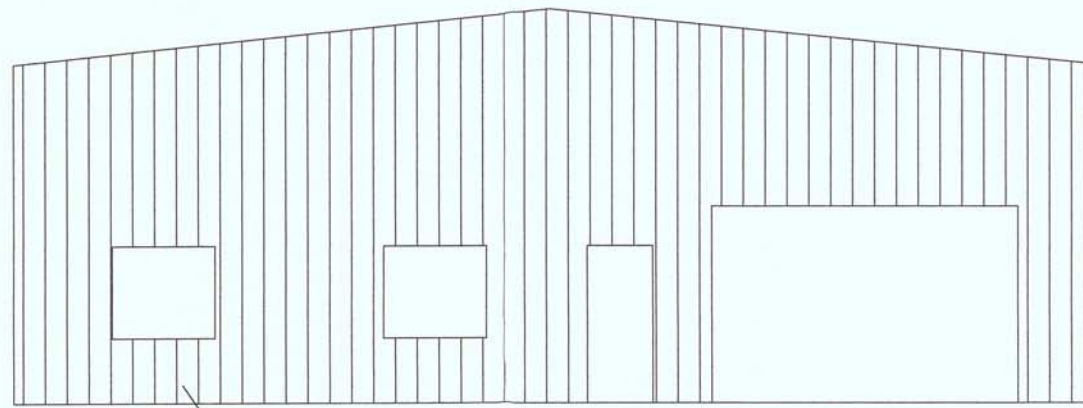
San Mateo County
 Planning Division



SHEET
 C-1

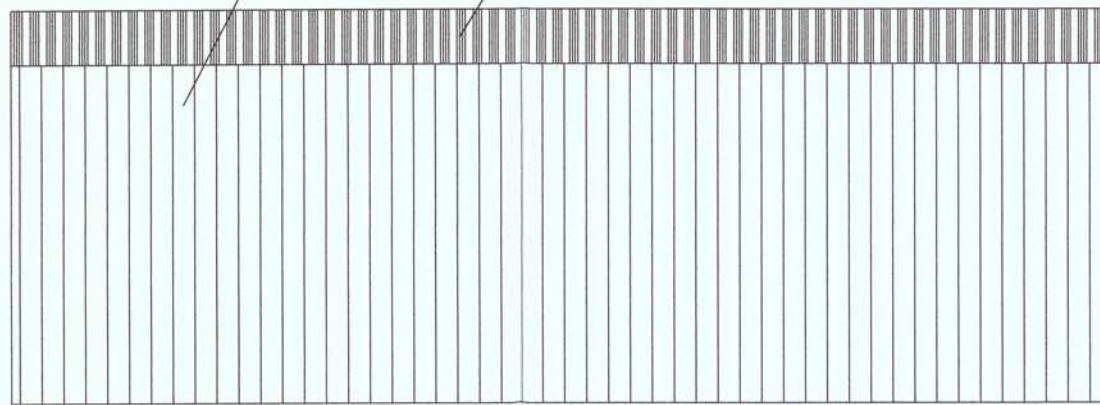


WEST ELEVATION

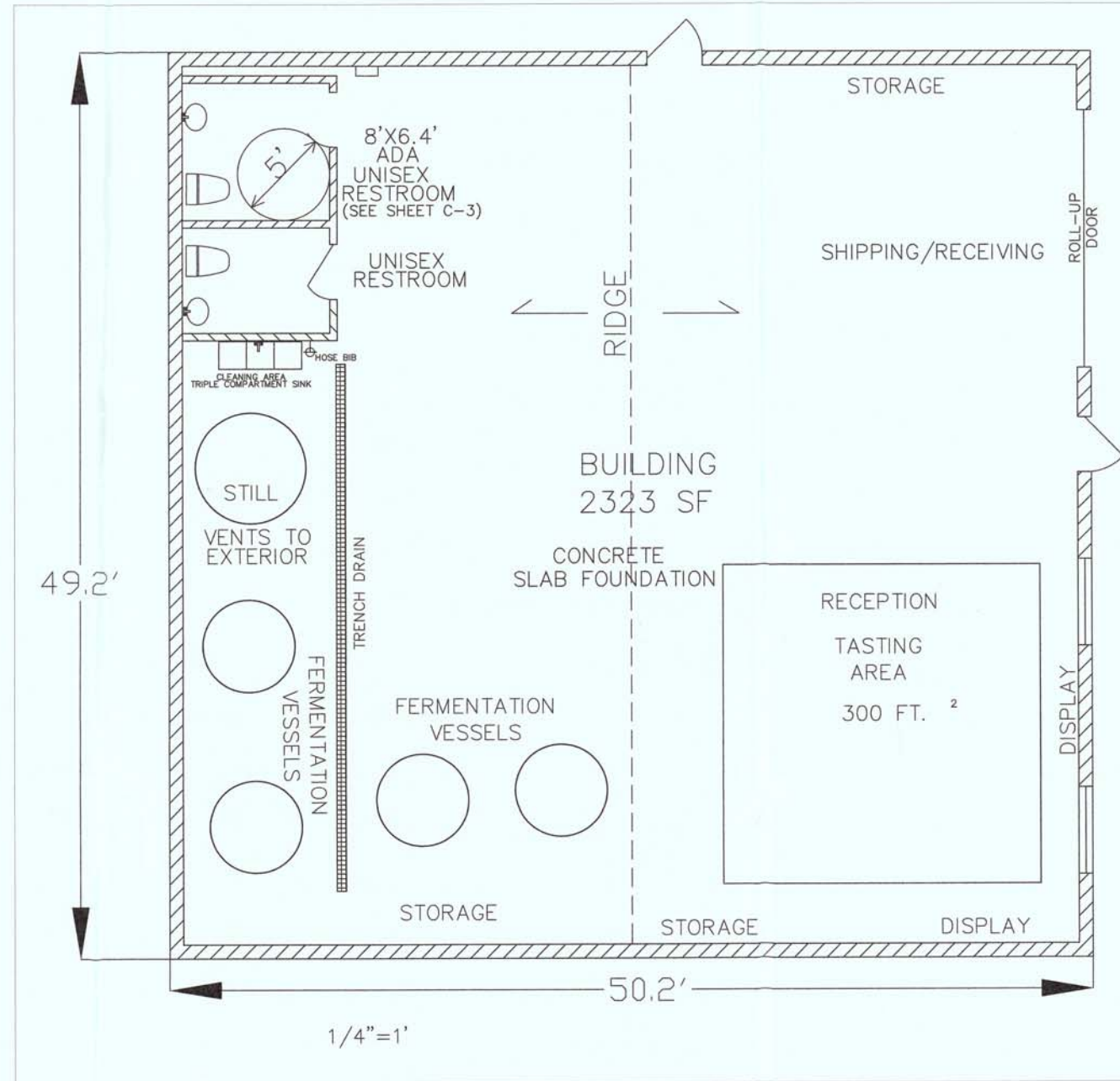
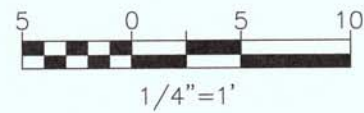


EAST ELEVATION

26 GAUGE METAL WALL PANELS
26 GAUGE METAL ROOF PANELS



NORTH AND SOUTH ELEVATION



Sigma Prime Geosciences, Inc.
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

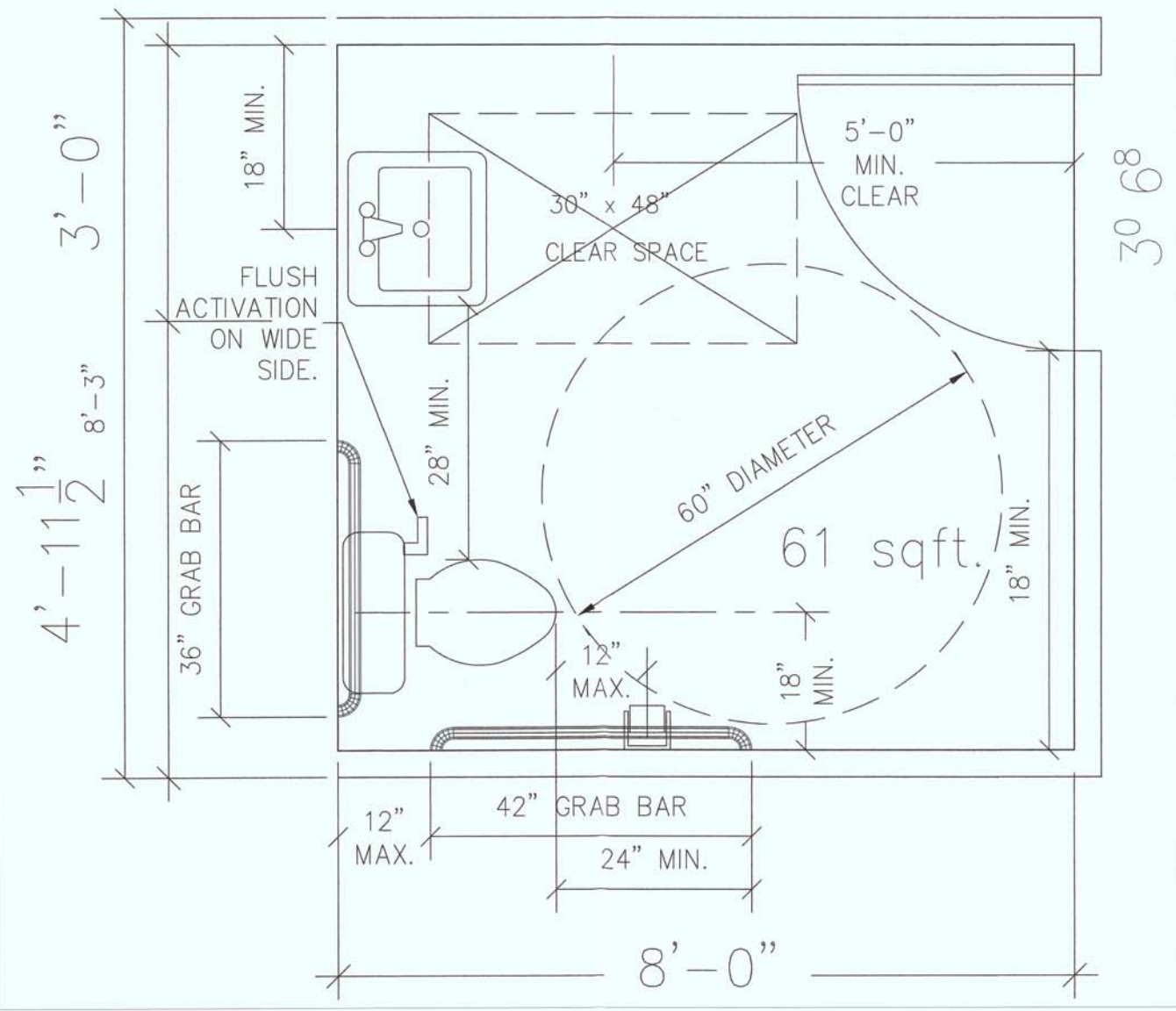
DATE: 3-30-17	DRAWN BY: CMK
CHECKED BY: AZG	PROJECT NO.: 17-118
REV. DATE: 8-31-17	REV. DATE:
REV. DATE:	REV. DATE:

**ELEVATIONS,
FLOOR PLAN**
HMB DISTILLERY
155 BROADWAY
HALF MOON BAY, CA
047-023-450

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OCT 10 2017
San Mateo County
Planning Division

SHEET
C-2

UNISEX RESTROOM

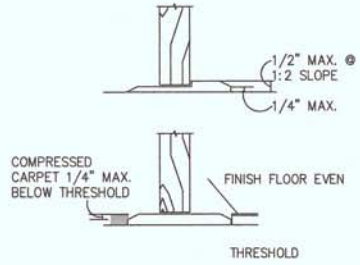


30 68

INTERNATIONAL ACCESSIBILITY SYMBOL

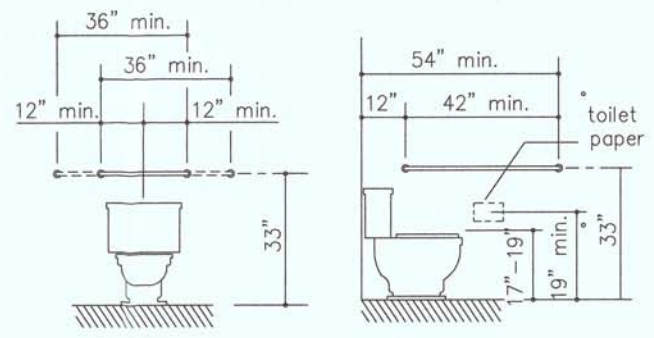


AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL, THERE SHALL BE A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES. (CBC 1127B.3)

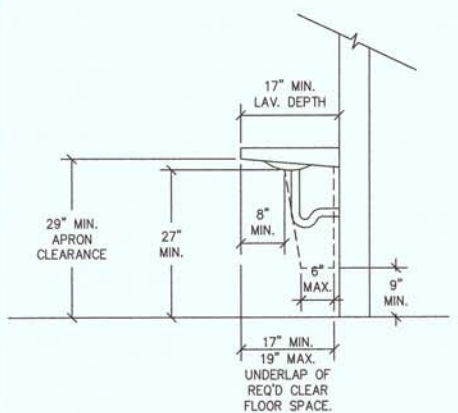


THRESHOLD DETAILS

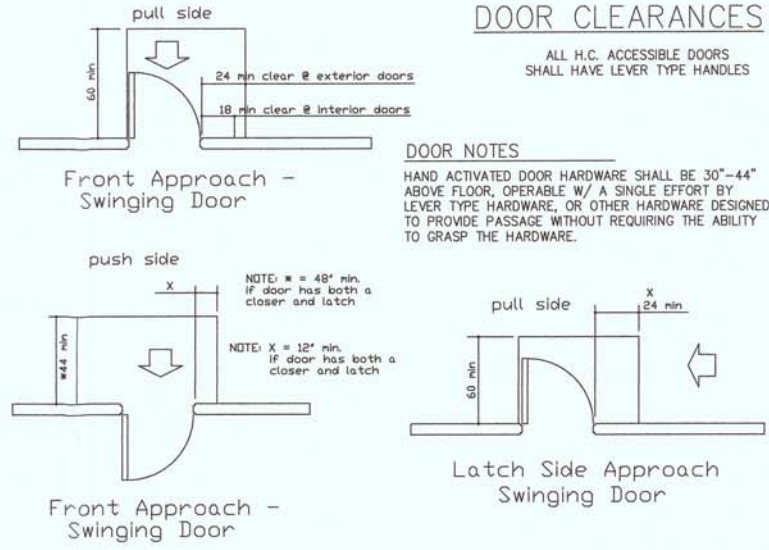
TOILET CLEARANCES



ADA COMPLIANT LAVATORY

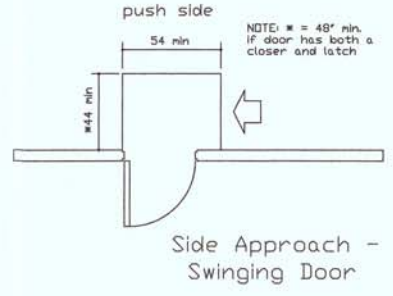


DOOR CLEARANCES



ALL H.C. ACCESSIBLE DOORS SHALL HAVE LEVER TYPE HANDLES

DOOR NOTES
HAND ACTIVATED DOOR HARDWARE SHALL BE 30"-44" ABOVE FLOOR, OPERABLE W/ A SINGLE EFFORT BY LEVER TYPE HARDWARE, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE HARDWARE.



GENERAL NOTES

PLUMBING AND ELECTRICAL SYSTEM ARE EXISTING AND NEED ONLY MINOR UPGRADES.

HOT WATER HEATER TO BE REPLACED WITH A TANKLESS ON-DEMAND UNIT.

ADA GENERAL NOTES

ACCESSIBLE COUNTER TOPS SHALL BE 28" TO 34" FROM THE FLOOR FOR AT LEAST 36" IN LENGTH PER SECTION 1122B.4, CBC.

27" KNEE SPACE SHALL BE PROVIDED UNDER FIXED COUNTER TOPS THAT ARE 30" WIDE AND 19" DEEP PER SECTION 1122B.3, CBC.

ADA RESTROOM NOTES

PROVIDE 2x6 BLOCKING @ ALL HARDWARE REQUIRED, MUST BE ABLE TO RESIST 250 lbf IN ANY DIRECTION.

TOILET ROOM FLOOR SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES. (CBC 807.1.1)

WALLS WITHIN 2' OF THE FRONT AND SIDES OF WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE TO A HEIGHT OF 4', AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIAL USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (CBC 807.1.2)

WHEN GYPSUM IS USED AS A BASE FOR TILE OR WALL PANELS FOR WATER CLOSET COMPARTMENT WALLS, WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED. (CBC 2512)

THROUGHOUT FLOOR COVERING- SHEET VINYL COVERED MIN. 5" UP WALLS.

PROVIDE TOILET PAPER DISPENSER 19" ABOVE FLOOR AND 12" FROM FRONT OF WATER CLOSET (ROLL TYPE WALL MOUNTED)

MIRRORS: MOUNT WITH BOTTOM EDGE NO MORE THAN 40" FROM FLOOR

WATER CLOSET : THE HEIGHT IS REQUIRED TO BE MINIMUM 17" TO MAXIMUM 19" FROM FLOOR TO TOP OF SEAT.

GRAB RAILS : SIDE RAIL 42" LONG EXTENDING 24" BEYOND THE FRONT OF WATER CLOSET, REAR RAIL 36" LONG- RAILS TO BE 33" ABOVE FLOOR.

LAVATORIES: @ MAX. 34" ABOVE FLOOR.
KNEE SPACE: 29" HIGH, 30" WIDE, & 8" DEEP
TOE SPACE: 9" HIGH, 17" DEEP
EXPOSED PIPES SHALL BE INSULATED W/ NO SHARP OR ABRASIVE SURFACES.

OPERATING MECHANISMS: SHALL BE OPERABLE W/ ONE HAND & NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

PROVIDE ADA APPROVED SIGN ON WALL ADJACENT TO LATCH SIDE OF DOOR-

RAISED LETTERS: 1- 1/2" TO 2" HIGH, RAISED 1/32", SANS SERIF (UPPER CASE), NON-GLARE, CONTRASTING BACKGROUND.

BRAILLE: GRADE II, DOTS=1/10" ON CENTER IN EACH CELL WITH 1/20" SPACE BETWEEN CELLS, RAISED 1/40".

DOOR SIGNAGE: WOMEN'S = CIRCLE, 1" THICK, 12" DIAMETER. (+60")
MEN'S = EQUILATERAL TRIANGLE 1" THICK, 12" LONG, & VERTEX UPWARD. (+60") SEE DETAIL ABOVE.

LAVATORIES SHALL HAVE CONTROL VALVES TO LIMIT MIXED WATER TEMPERATURE TO 120°F UPC 410.7

PAINT REMAINDER OF WALLS AND CEILINGS WITH A GLOSSY ENAMEL PAINT IN ORDER TO PROVIDE AN EASILY WASHABLE SURFACE.

STALL PARTITIONS TO BE MADE OF WASHABLE, CORROSION RESISTANT, TYPICAL COMMERCIAL TYPE STEEL OR POLYMER MATERIAL.



Sigma Prime Geosciences, Inc.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 8-31-17
DRAWN BY: AZG
CHECKED BY: CMK
PROJECT NO.: 17-118
REV. DATE:
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TENANT IMPROVEMENTS
RECONSTRUCT RESTROOM FOR
ADA COMPLIANCE

HMB DISTILLERY
155 BROADWAY
HALF MOON BAY, CA
047-023-450

RECEIVED

OCT 10 2017

PLN2016-00525

San Mateo County
Planning Division

SHEET
C-3



County of San Mateo

Planning & Building Department

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Redwood City, California 94063
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PLANNING PERMIT APPLICATION REFERRAL

Date: June 06, 2017

DECISION MAKER:

Staff [] Zoning Hearing Officer [x] Planning Commission []
Board of Supervisors [] Design Review Committee/Officer []

COMMENTS ON PROPOSAL:

State any comments, concerns or recommendations you have with regard to this project. Please be specific in project references. Attach additional sheets as necessary.

No Comments [] Refer to Permit Plan for Comments []
Other Comments: [x] Please see comments in email dated 6/23

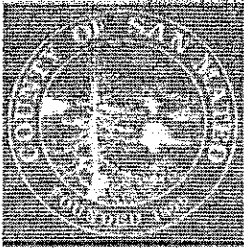
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No Recommended Conditions [] Refer to Permit Plan for Comments []
Refer to Attached Material for Conditions []
Other Conditions: []

Name of Person Completing this Form (Print): Renee Ananda Date: June 23, 2017
Phone: 415-904-5292 Email: renee.ananda@coastal.ca.gov

RETURN THIS FORM TO: Summer Burlison
Planning and Building Department
455 County Center, 2nd Floor
Mail Drop PLN122
Redwood City, CA 94063



County of San Mateo

Planning & Building Department

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Redwood City, California 94063
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PLANNING PERMIT APPLICATION REFERRAL

Date: June 06, 2017

TO:

- X California Coastal Commission
X Department of Public Works
X Environmental Health
X Midcoast Community Council
X Sewer Districts - Multiple GRANADA SANITARY DISTRICT
X Water Districts - Multiple

RECEIVED
JUN 08 2017
CALIFORNIA COASTAL COMMISSION

MWSD Projects Only:
Urban / Rural
(E) Well: Y / N Year:
2nd Unit Project: Y / N

FROM: Summer Burlison, Project Planner
SBurlison@smcgov.org
650 363-1815

INSTRUCTIONS:

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APPLICATION INFORMATION:

Planning Case Number: PLN2016-00525
Property Owner: MICKELSEN CHRISTIAN R
Project Applicant: HMB DISTILLERY

Assessor's Parcel Number

047023450

PROJECT LOCATION: 155 BROADWAY, EL GRANADA, CA

PROJECT DESCRIPTION:

CDP & Use Permit for the HMB Distillery. The Distillery already has a UP to operate at a different location, but they are proposing to move to another location in Princeton. This is a change of use for this new location & an intensification of use, thus requiring a new UP & CDP. Project qualifies for a Use Permit in the CCR zoning district because they do limited indoor sales during tasting tours.

The project is appealable to the Coastal Commission.

Ananda, Renee@Coastal

From: Ananda, Renee@Coastal
Sent: Friday, June 23, 2017 4:55 PM
To: 'Summer Burlison'
Subject: RE: HMB Distillery Project Referral

Dear Ms. Burlison (Summer),

Thank you for allowing additional time for us to complete our review of the Planning Permit Application Referral for PLN2016-00525 (HMB Distillery). Our comments are provided below.

The proposed project site is located within the CCR/DR/CD district and has a "Light Industrial" land use designation. The parcel is in proximity to two shoreline access points: at the end of Broadway (this is the closest one) and an access trail off Prospect Way located southeasterly of the site. The applicant's written description in the "Statement of Use" indicates there is adequate parking for ten vehicles and "ample" street parking; although the plans propose eight parking spaces on the site (including an ADA space). We suggest that the County's evaluation address the proposed project's consistency with the LCP policies for parking and shoreline access in the area. This includes Section 6118 which provides the general requirements for off-street parking and LCP Policy 10.22 that requires continued use of existing off-street parking for shoreline access areas, such as at the end of Broadway, in order to maintain existing parking levels and to confine negative impacts to areas already disturbed. The proposed distillery use will include public tours of the facility not to exceed a maximum number of 55 people in the building at any time. The analysis must consider the impact to parking as a result of these tours; including the potential to cause parking to overflow to areas in the vicinity and adjacent to existing parking for shoreline access.

Thank you, RTA



*Renée T. Ananda, Coastal Program Analyst
California Coastal Commission – North Central Coast District
45 Fremont Street, Suite 2000
San Francisco, CA 94105
Phone – Direct: (415) 904-5292 Main: (415) 904-5260
renee.ananda@coastal.ca.gov*

From: Summer Burlison [<mailto:sburlison@smcgov.org>]
Sent: Wednesday, June 21, 2017 9:02 AM
To: Ananda, Renee@Coastal
Subject: HMB Distillery Project Referral

Hi Renee,

Thank you for your voice message regarding this project referral. I am still waiting for a few other agency responses as well which I expect by end of next week, if that works for you.

Regards,

Summer Burlison
Planner III

County of San Mateo
Planning & Building Department
455 County Center, 2nd Floor
Redwood City, CA 94063
Tel: 650/363-1815
FAX: 650/363-4849
<http://planning.smcgov.org>

Please be aware that I am out of the office every other Monday. For immediate assistance, contact the Planning counter at 650/363-1825.



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PLANNING PERMIT APPLICATION REFERRAL

Date: June 06, 2017

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TO:

- California Coastal Commission
- Department of Public Works
- Environmental Health
- Midcoast Community Council
- Sewer Districts - Multiple GRANADA SANITARY DISTRICT
- Water Districts - Multiple

*7/31/17 email planner LK
re parking + landscaping*

FROM: Summer Burlison, Project Planner
SBurlison@smcgov.org
650 363-1815

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<u>Planning Case Number</u>	<u>Property Owner</u>	<u>Project Applicant</u>
PLN2016-00525	MICKELSEN CHRISTIAN R	HMB DISTILLERY

Assessor's Parcel Number
047023450

PROJECT LOCATION: 155 BROADWAY, EL GRANADA, CA

PROJECT DESCRIPTION:

CDP & Use Permit for the HMB Distillery. The Distillery already has a UP to operate at a different location, but they are proposing to move to another location in Princeton. This is a change of use for this new location & an intensification of use, thus requiring a new UP & CDP. Project qualifies for a Use Permit in the CCR zoning district because they do limited indoor sales during tasting tours.

Ulrike and Caesar Bisono
Half Moon Bay Distillery
103 Harvard Avenue #4
Half Moon Bay, CA 94019

December 12, 2016

County of San Mateo
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

Proposal for a Distillery at 155 Broadway, Half Moon Bay (Princeton), California

Statement of Intended Use

Dear San Mateo County Planning and Building Department,

Half Moon Bay Distillery has been operating at its current location at 103 Harvard Avenue #4, Half Moon Bay (Princeton), CA 94019, in unincorporated San Mateo County, since 2014. We have an opportunity to move our business operation from our current location to a larger building in the same area. We are respectfully submitting this request for permission to operate a craft distillery at 155 Broadway, Half Moon Bay (Princeton), CA 94019, in unincorporated San Mateo County. We believe that this space meets the County's requirements for our intended purpose. The County's approval of this site is a prerequisite to obtaining the necessary federal and California permits to operate such a business.

1. Our production process:

Our operation will consist of a small 40 gallon still, which is powered by gas (utilities are fully connected at the site). Also on site will be containers made of wood, glass or plastic for fermentation and storage. We intend to ferment and distill fruit and grains.

The process for producing our product is simple, and it entails the following steps:

First, we mash up fruit and/or grain, add yeast to the mash and allow it to ferment. Fermentation takes an average of 7 days. During this step of the process, the naturally occurring sugar and/or starch in the fruit or grain is being converted to alcohol.

The second step is to distill the fermented mash. The distillate, which is highly concentrated, is then diluted with water to the desired alcohol content of the product (typically, around 40% alcohol or 80 proof).

The distillate will then be bottled and sold to our wholesale distributor, and we will have limited direct sales to consumers, as permitted by the State of California according to our Type 74 CA Craft Distillers License. The entire product cycle from fruit or grain to finished product is between 3-8 weeks. Certain products may require longer times for aging.

Our products are made from all natural ingredients. There are no chemicals, artificial ingredients or additives used in the process. The fruit and grain residue is 100% biodegradable and can be composted or used as animal feed. There is no noise or pollution generated in the process.

We have been producing our products at our current location for more than 2 years. We have not generated any complaints, violations of codes or other problems. The business community in the Princeton area has been supportive and accepting of our business.

2. Distillery tours:

Our facility will be open to the public for distillery tours. Tours will take place between the hours of 11 a.m. and 6 p.m. The maximum number of people in the building at any time shall not exceed 55. We have adequate parking space for 10 vehicles, plus there is ample street parking available.

3. Commercial deliveries:

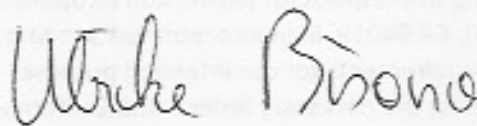
All commercial deliveries and pick up of product occurs during regular business hours, Monday through Friday (8 a.m. to 5 p.m.).

4. Employees:

The distillery has 2 full time employees at this time, Ulli and Caesar Bisono (the founders). We anticipate hiring part time employees as tour guides once operation at our new facility commences.

Please feel free to contact us if you would like additional information about our distillery. We would be happy to meet with you to personally discuss this proposal at any time. We would also like to invite you to visit our current location, where we offer limited distillery tours on Friday, Saturday and Sunday afternoons.

Sincerely,



Caesar and Ulrike Bisono
Half Moon Bay Distillery
103 Harvard Avenue #4
Half Moon Bay, CA 94019

Summer Burlison

From: Ulli Bisoño <ulli@hmbdistillery.com>
Sent: Friday, April 21, 2017 2:52 PM
To: Summer Burlison
Subject: Re: HMB Distillery at 155 Broadway
Attachments: IMG_9051 (1).JPG

Hello Summer,

Thank you for your emails from today - let me answer your questions first:

1. Food items: No, we do not offer food to our visitors. There will be no food on the premises, and we don't want people to bring "outside food" to the distillery either. It is not an eating establishment.
2. We would like to place 5 tall tables (bar height) for visitors to "group around" during the presentation. We do not plan on having chairs around these tables. Visitors are going to be standing around those tables for the tasting. We are planning on having a limited number of chairs available for visitors with health conditions, which would require them to be seated rather than stand for 45 minutes (the typical duration of our distillery tours). These chairs will be stored away unless needed as a special accommodation for a guest who prefers to be seated.
3. There is an existing chain link fence, and I submitted a photo of it with the re-submission documents. We were planning on leaving the existing chain link fence. The fence is metal and it is 7 feet tall. I am attaching a photo of the existing fence to this email also.
4. If this is required, we can put a wooden enclosure around garbage/recycle bins. We would paint the wood in a color to match the siding of the building as closely as possible.

Thank you for explaining the different zoning to me as well - glad to hear that there is a bit more flexibility with the new location as far as hours for being open to the public. If possible, then, we would like to amend our distillery tour dates to include Thursday, Friday, Saturday and Sunday between the hours of 11 a.m. and 5 p.m. And we would like to request up to 20 "flex days" per year to schedule additional tours, such as on holidays etc. I don't think that we would max this out during the first year or two at the new location, but if it is permissible, it is probably a good idea to request these parameters now.

Do you need me to re-write the letter or can you amend the application request with the answers provided in this email? Please advise.

Also, I would like to ask you whether you think it might be a good idea to schedule a special building inspection for 155 Broadway now, since this will give us extra time to make any upgrades or changes the building inspector may require. Do I need to wait for anything from your department prior to scheduling the first building inspection?

Thanks, Summer! Have a great weekend.

Ulli Bisoño
Half Moon Bay Distillery

On Fri, Apr 21, 2017 at 2:19 PM, Summer Burlison <sburlison@smcgov.org> wrote:

Planning and Building Department

455 County Center, 2nd Floor • Redwood City CA 94063
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849
 www.co.sanmateo.ca.us/planning

Planning Permit Application Form

PLN: 2016-00525

BLD:

Applicant/Owner Information

Applicant: Half Moon Bay Distillery
 Mailing Address: P.O. Box 2079
 El Granada, CA Zip: 94018
 Phone, W: 650-728-7226 H:
 E-mail Address: info@hmbdistillery.com FAX:

Name of Owner (1): Chris Mickelsen	Name of Owner (2):
Mailing Address: P.O. Box 3234 Half Moon Bay, CA Zip: 94019	Mailing Address:
Phone, W: 650-888-7684	Phone, W:
H:	H:
E-mail Address: uli@hmbdistillery.com	E-mail Address:

Project Information

Project Location (address): 155 Broadway Half Moon Bay CA 94019	Assessor's Parcel Numbers: 047-023-450
Zoning: CCR/DK/CD	Parcel/lot size: SF (Square Feet)

List all elements of proposed project (e.g. access, size and location, primary and accessory structures, well, septic, tank)

use existing structure for operation of craft distillery
 no changes to existing structure

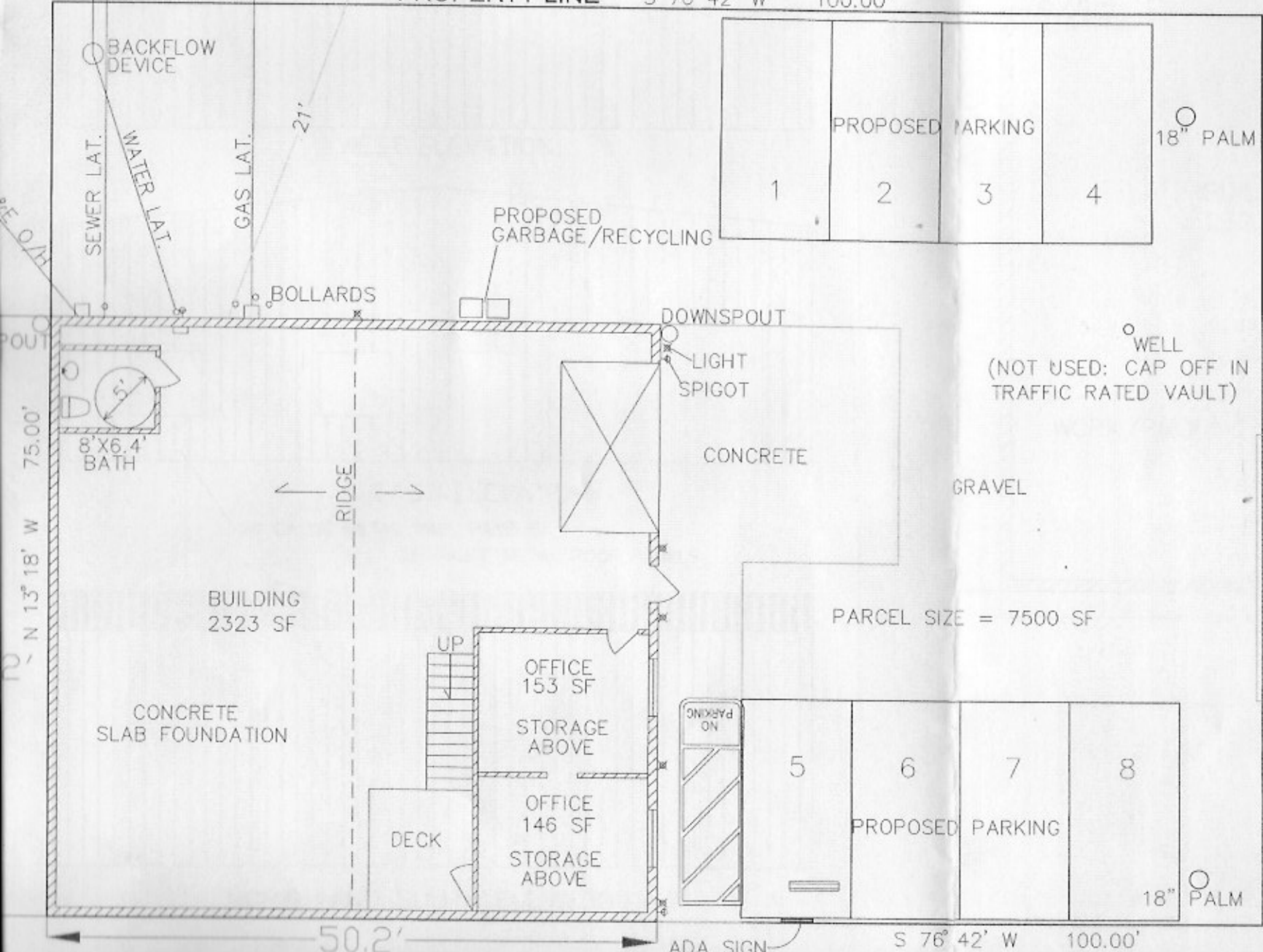
Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

Level lot, existing warehouse structure
 2 palm trees

Describe Existing Structures and/or Development:

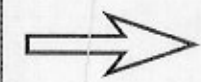
warehouse (with roll up door); fully fenced

PROPERTY LINE S 76° 42' W 100.00'



N 13° 18' W 75.00'

← AC ENTRANCE



22'

S 76° 42' W 100.00'

