

CITY OF COALINGA  
MODIFICATION OF  
USE PERMIT APPLICATION

CVP 17-10-M  
Application Number

12-19-2018  
Date

APPLICANT INFORMATION:

Applicant/Property Owner: JUAN MACIEL  
Applicant's Mailing Address: 571 MENKER AVENUE SAN JOSE CA. 95128  
Telephone Number: (408) 679-6311 Assessor Parcel No.: 072-111-16T  
Property Location: 466 N. FIFTH ST. COALINGA, CA.

Legal Description (lot, block, tracts, etc.)

Beginning at a point on the Northeasterly line of Fifth Street, distant thereon 50 feet  
Southeasterly from the corner formed by the intersection of the Northeasterly line of fifth Street  
with the Southeasterly line of "B" Street; thence Southeasterly along said Northeasterly line of  
Fifth Street a distance of 75 feet; thence at right angles Northeasterly 100 feet; thence at right  
angles Northwesterly 75 feet; thence at right angles Southwesterly 100 feet to the place of  
beginning.

Said property is also described as Lot 14 in Block 8 according to the Official Map recorded in  
Book 10 Page 5 of Record of Surveys, in the office of the County Recorder of said County.

PROPERTY USE INFORMATION:

Current Zoning: COMMERCIAL Existing Use: COMMERCIAL OFFICE SPACE

Existing Number of Lots: \_\_\_\_\_ Proposed Number of Lots: \_\_\_\_\_

Area of Parcel (s): \_\_\_\_\_

Proposed Use: SMALL-BATCH BREWERY USING TRADITIONAL INGREDIENTS AND METHODS,

IN A WESTERN DECOR SETTING. ESTABLISHMENT WILL BE FAMILY & PET FRIENDLY.  
(If additional space is required attach separate sheet of paper) COMMERCIAL KITCHEN TO BE INSTALLED BY SUMMER OF 2019

Describe any new structures or improvements associated with modification of the use (indicate total square foot of structures):

USING THE 1,670 SF OF SPACE, WITH A PORTION OF IT DEDICATED TO  
BEER PRODUCTION, AND THE REMAINDER FOR SEATING AND BEER TASTING.  
(If additional space is required attach separate sheet of paper) FOOD PREPARATION & DINING TO FOLLOW ONCE PERMITTED.

Describe operational characteristics of use (Hours of operation, Number of Employees, Vehicle Traffic, to and from use, Parking requirements, etc.):

PROPOSED HOURS OF BUSINESS: THURSDAY, FRIDAY, SAT. AND SUNDAY,  
FROM 12NOON TO 10PM DAILY, EXCEPT 11PM ON SATURDAYS. OCCASSIONAL LIVE MUSIC.  
(If additional space is required attach separate sheet of paper)

Give justification for Modification of existing use permit: TO OPERATE A SUSTAINABLE, PROFITABLE  
BUSINESS THAT EMPLOYS LOCAL PEOPLE, GIVES BACK TO THE COMMUNITY  
AND PUTS COALINGA ON THE "BEST SMALL-TOWN BREWERIES MAP!"

- Adhering to all Health and Safety codes, a commercial kitchen  
permit will be applied for, to serve as a small-business incubator  
for aspiring chefs & bakers that hail from the local community.

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands that this Conditional Use Permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans within one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the Planning Commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline for the completion of said project.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER(S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

  
Signature of APPLICANT/AGENT

JUAN MACIEL

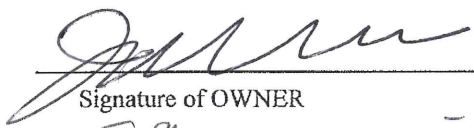
Name of APPLICANT/AGENT (Please Print)

571 MENKER AVE. SAN JOSE, CA  
95128

Mailing Address

(408) 679-6311

Telephone Address

  
Signature of OWNER

JUAN MACIEL

Name of OWNER (Please Print)

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