

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CUP 19-01
Application Number

4/2/19
Date

APPLICANT INFORMATION:

Applicant/Property Owner: PEP Partners, LLC (Simon Berdugo)

Mailing Address: 135 Main Ave., Unit B, Sacramento CA 95838

Telephone Number: 305-764-8956 Assessor Parcel Number: 08316002S

Property Location: 1717 West Elm Avenue, Unit B, Coalinga CA, 93210

Legal Description (lot, block, Tracts, etc.) _____

PROPERTY USE INFORMATION:

Current Zoning: Light Manufacturing/Business Commercial

Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 35,719 Square Feet

Proposed Use: Remodeling unit B to create a 2,100 sq. ft. cannabis edible manufacturing facility. PEP partners will be engaged in non-volatile edible manufacturing, focusing on infusion, packaging, and labeling finished products

(If additional space is required attach separate sheet of paper)

Describe any new structures or improvements associated with use (indicate total square footage of structures). _____

Please see Section A "Coalinga Manufacturing Operational Overview"

(If additional space is required attach separate sheet of paper)

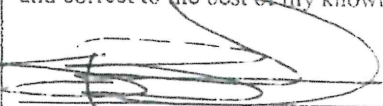
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

Please see Section A "Coalinga Manufacturing Operational Overview"

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 the 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 with 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 date 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

SIMON BERDICKO
Name of APPLICANT/AGENT (Please Print)

135 MAIN AVE. SHERMANTON, CA 95838
Mailing Address

905-764-8956
Telephone Number


Signature of OWNER

175/1717 WEST 9TH AVE, LLC (c/o Fred Barnum)
Name of OWNER (Please Print)

135 MAIN AVE. UNIT B, SACRAMENTO CA 95838
Mailing Address

916-416-8727
Telephone Number

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CUP 19-01

Application Number

4/2/19

Date

APPLICANT INFORMATION:

Applicant: PEP Partners, LLC (Simon Berdugo, owner/responsible party)

Mailing Address: 135 Main Ave., Unit B, Sacramento CA 95838

Telephone Number: 305-764-8956 Assessor Parcel Number: 08316002S

Property Owner's Name: ~~Hikoa Inc.~~ 1375/1717 W. Elm, LLC

Property Owner's Address: ~~234 E. Durian Street, Coalinga CA 93210~~

Contact Person: Simon Berdugo

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 35,719 sq. ft.

Describe Existing Use of Property: vacant, industrial uses

Square Feet of Existing Building Area 7,504 sq. ft. Square Feet of Existing Paved Area N/A: parking lot area is gravel

Current Zoning Light Manufacturing/Business Proposed Zoning _____

Describe in General Terms Existing Uses to the:

North: Industrial/commercial

South: industrial/commercial

East: industrial/commercial

West: industrial/commercial

Are there any man-made or natural water channels on property? No

If there are, where are they located N/A

Number of existing trees on the site None Number of trees to be moved (Age & Type) N/A

Residential N/A

a. Number of Dwelling Units: _____ b. Unit Size(s) _____

c. Range of Sales Prices and/or Rents (projected): _____

d. Type of Household Size Expected: _____

Commercial

- a. Orientation:
Neighborhood: District 3
City or Regional: City of Coalinga
- b. Square Footage of Sales Area: (1) Reception Area: 400 sq. ft. (2) Production & R&D Area: 500 sq. ft. (3) Storage/Inventory Area: 1250 sq. ft.
- c. Range of Sales Prices and/or Rents (Projected): _____
- d. Type of Household Size Expected: NA
- e. Number of Employees: Full Time initially 10 total fulltime or full capacity Part Time _____ Seasonal _____
- f. Days and Hours of Operation 7 days per week, hours TBD, contingent upon CUP conditions

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

SIMON BERDEJO

Name of APPLICANT/AGENT (Please Print)

135 MAIN AVE SACRAMENTO CA

Mailing Address

305-764-8956

Telephone Number

Signature of OWNER

135/1717 WEST 4TH AVE, LLC (trd name)
Name of OWNER (Please Print)

alt 135 Main Ave. Unit B, Sacramento CA 95838

Mailing Address

916-416-8727

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Hikoa Inc. 1375/1717 W. Elm, LLC
PROPERTY OWNER'S ADDRESS: 234 E. Durian Street, Coalinga CA 93210
TELEPHONE: 806-222-9228 EMAIL: _____

APPLICANT'S NAME, COMPANY/ORGANIZATION: PEP Partners, LLC (Simon Berdugo, owner/responsible party)
APPLICANT'S ADDRESS: 135 Main Ave., Unit B, Sacramento CA 95838
TELEPHONE: 305-764-8956 EMAIL: simon@ubbc.ca

CONTACT FOR PROJECT INFORMATION: Simon Berdugo ("owner"/Responsible Party)
ADDRESS: 135 Main Ave., Unit B, Sacramento CA 95838
TELEPHONE: 305-764-8956 EMAIL: simon@ubbc.ca

2. Location and Classification

STREET ADDRESS OF PROJECT: 1717 West Elm Ave., Unit B
CROSS STREETS: west elm ave and alcalde road
ASSESSOR'S PARCEL NUMBER(S): 08316002S
LOT DIMENSIONS: 230 ft. deep, 225 ft. wide at eastern end
100 feet wide at west end. LOT AREA (SQ FT): 35,719
ZONING DESIGNATION: Light Manufacturing/Business GENERAL PLAN DESIGNATION: _____

3. Project Description (please check all that apply)

- ☒ Change of Use
- ☐ Change of Hours
- ☐ New Construction
- ☒ Alterations
- ☐ Demolition
- ☐ Other (please clarify): _____

PRESENT OR PREVIOUS USE: industrial/commercial

PROPOSED USE: commercial cannabis: manufacturing infused edibles

BUILDING APPLICATION PERMIT #: _____ DATE FILED: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units	N/A:		N/A	
Parking Spaces	N/A: parking area is a gravel lot		13	
Loading Spaces	0		1	
Bicycle Spaces	N/A		N/A	
Number of Buildings	1		1	
Height of Buildings	17 ft.		17 ft.	
Number of Stories	1		1	
Gross Square Footage (GSF)				
Residential				
Retail				
Office				
Industrial	7,504 sq. ft.		7,504	
Parking				
Other <u>commercial cannabis: manufacturing</u>			2,100 sq. feet	
Other _____				
Other _____				
Total GSF				

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

All Projects

Land Use

What is the current use of the site? vacant, industrial use

Please list all previous land uses of the site for the last 10 years. _____

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area.

Site Characteristics

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? 1 building

What is the construction date of each structure? _____

Current use of existing structure(s)? vacant, industrial use/storage

Proposed use of existing structure(s)? commercial cannabis: manufacturing

Are there any trees on the project site?

☐ Yes ☒ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☐ Yes ☒ No

Does the site contain any wetland areas or areas where water pools during the rainy season?

☐ Yes ☒ No

What land uses surround the project site? (i.e., single-family residential, commercial, etc.)

Please describe: _____

North: industrial

South: industrial

East: Industrial

West: Industrial

☒ Yes ☐ No

of the fencing. chain link fence 6 ft.

☒ Yes ☐ No

Existing _____

Proposed 13☐ Yes ☒ No

If yes, where will it be located and how many spaces?

☐ Yes ☒ No

If yes, please describe the number and type.

☐ Yes ☐ No☒ Yes ☐ No

If yes, what is the size/height/materials of the enclosure(s) and where are they located?

4 yard dumpsters: 6 feet long, 3 feet wide, 4 feet tall, located on southern edge of parcel

What is the total number of cubic yards allocated for recycling? 4

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	69 ft.	69 ft.
Rear	18 ft.	18 ft.
Streetside	6 ft.	6 ft.
Interior Side	9 ft.	9 ft.

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other properties, please write "N/A."

1st Address: 1375 West Elm Ave. 2nd Address: N/A

Setback: 18 feet Setback:

Exterior Materials

Existing Exterior Building Materials: pre-fabricated steel

Existing Roof Materials: ribbed steel

Existing Exterior Building Colors: beige

Proposed Exterior Building Materials: pre-fabricated steel

Proposed Roof Materials: ribbed steel

Proposed Exterior Building Materials: pre-fabricated steel

Residential Projects

Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. Provide information below for the proposed project unless the question specifically requests information on the existing conditions of the property.

Total Number of Lots: _____

Net Acreage of Site: _____

Total Dwelling Units: _____

Density/Net Acre: _____

of Single-Family Units: _____

of Duplex/Half-Plex Units: _____

of Multi-Family/Apartment Units: _____

of Condominium Units: _____

Structure Size

Please identify the size of all existing structures to be retained (identify separately).

Residence

Gross Square Footage: _____

Garage

Gross Square Footage: _____

Other

Gross Square Footage: _____

Size of new structure(s) or building addition(s):

Gross Square Footage: _____

Total Square Footage: _____

Building Height

Building height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing Building Height and # of Floors (from ground to the plateline): _____

Existing Building Height and # of Floors (from ground to the top of the roof): _____

Proposed Building Height and # of Floors (from ground to the plateline): _____

Proposed Building Height and # of Floors (from ground to the top of the roof): _____

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): _____

Project Site Lot Area (sq. ft.): _____

Total Lot Coverage Percentage: _____

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: TBD: contingent upon conditions listed on CUP

If your project includes fixed seats, how many are there? N/A

Building Size

Total Building Square Footage On-Site (gross sq. ft.) 7,504 sq. ft.

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		550 square feet
Office Area		400 sq. feet
Storage Area	7,504 sq. ft.	1,250 square feet
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area		
Structured Parking		
Other Area*		
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: 1 floor 17 ft.

Proposed Building Height and # of Floors: 1 floor, 17 ft.

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 43,223

Project Site Lot Area (sq. ft.): 35,719

Total Lot Coverage Percentage: 21%

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Environmental Evaluation Application Submittal Checklist

Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	✓	
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.	✓	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.	✓	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	✓	
Check payable to Coalinga Community Development Department.	✓	
Letter of authorization for agent, if applicable.	✓	
Available technical studies.		✓

For Department Use Only

Application Received by Community Development Department:

By:  _____

Date: 4/2/19