

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

SPR 19-02
Application Number

12/3/19
Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: AMG & Associates, LLC
Mailing Address: P.O. Box 260770 Encino, CA 91426
Telephone Number: (818) 380-2600 Assessors Parcel Number: 083-080-638T
Property Location (Street Address): -
Property is located: Southeast side of Pacific Street, between Pacific Street and Elm Ave (Rt 198) Street

PROJECT INFORMATION:

Current Zoning: Residential High Density Proposed Zoning: Residential High Density
Existing Floor Plan: N/A Proposed Floor Area: 145,600 SF (Two stories) + 2,734 SF community building
Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.): 8 multi-family apartment buildings, 1 community center, 2 monument signs
Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units 76 Total of area (in square feet) 72,800 + 2,734 SF
Total lot coverage of buildings or structures (in square feet) 75,534 SF Percentage of lot coverage 36.86 %
Number of off street parking spaces provided. Covered 76 Open 46
Total square feet of sign area 10' x 11' * 2 Total square feet devoted to recreation and open space _____ sq ft.

Give total percentage of lot devoted to recreation and open space _____ sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area will be answered before commission meeting

Describe type and material to be used on exterior walls and doors Stucco, metal railing

Commercial

Gross floor area or building when complete _____ sq ft.
Describe sign (free standing, affixed to wall etc.): _____
Number of parking spaces provided _____ Number of customers expected per day _____
Hours and days of operation _____
Describe any outside storage of equipment or supplies: _____

Industrial

Describe any outside storage of equipment or supplies: _____

Maximum number of employees in any daily shift: _____

Number of delivery or shipping trucks per day: _____

Number of delivery or shipping trucks per day when construction is complete: _____

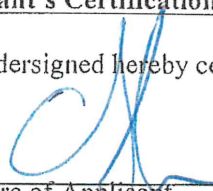
Site Plan Requirements – Mapping/Drawings

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Dedications and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

Applicant's Certification

The undersigned hereby certify that the information presented in this application is correct.



Signature of Applicant

Date

12/3/19

Signature of Record Property Owner

Date

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

SPR 19-02 12/3/19
Application Number Date

APPLICANT INFORMATION:

Applicant: AMG & Associates, LLC
Mailing Address: P.O. Box 260770, Encino CA 91426
Telephone Number: (818) 380-2600 Assessor Parcel Number: 083-080-635T
Property Owner's Name: Redevelopment Agency - City of Coalinga
Property Owner's Address: 155 W Durian Ave, Coalinga CA 93210
Contact Person: Cameron Johnson | cjohnson@amgland.com | (818) 825-5488

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 352,400 / 8.089 (only developing on 4.54 Ac)
Describe Existing Use of Property: Unimproved, vacant land

Square Feet of Existing Building Area 70 Square Feet of Existing Paved Area 10

Current Zoning Residential High Density Proposed Zoning Residential High Density

Describe in General Terms Existing Uses to the:

North: Industrial / Parking lot

South: Unimproved, vacant land

East: Single family residential

West: Commercial (automotive shop, real estate business)

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 0 Number of trees to be moved (Age & Type) 0

Residential

a. Number of Dwelling Units: 76 b. Unit Size(s) 2 bed = 821 SF
3 bed = 1,022 SF
4 bed = 1,217 SF

c. Range of Sales Prices and/or Rents (projected): \$428 Net (2BR / 1BA) - \$1,118 (Net) (4BR, 2BA)

d. Type of Household Size Expected: 2 Bedroom / 1 Bath, 3 Bedroom / 2 Bath & 4 Bedroom / 2 Bath.

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: _____

b. Square Footage of Sales Area: _____

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

d. Type of Household Size Expected: _____

e. Number of Employees: Full Time _____ Part Time _____ Seasonal _____

f. Days and Hours of Operation _____

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

Cameron Johnson

Name of APPLICANT/AGENT (Please Print)

PO Box 260770 Encino CA 91426

Mailing Address

(818) 825 - 5488

Telephone Number

Signature of OWNER

Name of OWNER (Please Print)

Mailing Address

Telephone Number



CITY OF COALINGA
The Sunny Side of the Valley

City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Redevelopment Agency - City of Coalinga
PROPERTY OWNER'S ADDRESS: 155 W. Dorian Ave., Coalinga, CA 93210
TELEPHONE: (559) 935-1533 EMAIL: _____

APPLICANT'S NAME, COMPANY/ORGANIZATION: AMG & Associates LLC
APPLICANT'S ADDRESS: P.O. Box 260770 Encino, CA 91426
TELEPHONE: 818-380-2600 EMAIL: cjohnson@amgland.com

CONTACT FOR PROJECT INFORMATION: Cameron Johnson
ADDRESS: P.O. Box 260770 Encino, CA 91426
TELEPHONE: 818-825-5488 EMAIL: cjohnson@amgland.com

2. Location and Classification

STREET ADDRESS OF PROJECT: ~ 934-958 Elm Avenue
CROSS STREETS: State Route 198 & Pacific Street
ASSESSOR'S PARCEL NUMBER(S): 083-080-035T
LOT DIMENSIONS: _____ LOT AREA (SQ FT): 14.54 Acres
ZONING DESIGNATION: R3-RHD GENERAL PLAN DESIGNATION: Residential High Density

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: Unimproved, Vacant land
 PROPOSED USE: multi-family residential
 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	—	—	76	76
Parking Spaces	—	—	1122	122
Loading Spaces	—	—	0	0
Bicycle Spaces	—	—	36	36
Number of Buildings	—	—	8 + Community	8 + Community
Height of Buildings	—	—	29'6"	29'6"
Number of Stories	—	—	2 Stories - (Community 1 story)	
Gross Square Footage (GSF)				
Residential			72,800 SF	72,800
Retail				
Office				
Industrial				
Parking				
Other <u>Community</u>			2,734 SF	2,734
Other _____				
Other _____				
Total GSF			75,534 SF	75,534 SF

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.

This affordable housing project will sit on 4.7 Acres of improved land, with a total gross building SF of 75,534 SF. This project will deliver 76 affordable-rate units to the Coalinga housing market. This project will include 25 adaptable units, 8 accessible units, and 3 sensory impaired units. The development consists of 8 buildings plus a community center. It comes complete with a pool, playground, half basketball court, picnic area and trash enclosures.

All Projects

Land Use

What is the current use of the site? Unimproved, vacant land
Please list all previous land uses of the site for the last 10 years. Unimproved, vacant land

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? _____

What is the construction date of each structure? _____

Current use of existing structure(s)? _____

Proposed use of existing structure(s)? _____

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: Along Pacific Street, west of Elm Ave (Route 198) there are single-family homes on the northern side of the street, which extend along Pacific St., from Route 198 until Forest St. Along Route 198, south of the intersection of Route 198 and Pacific Street, opposite the subject lot's frontage (other side of Rte 198), there are industrial businesses. All other sides of the lot on parcel 083-080-635T are connected to more unimproved, vacant land.

Are you proposing any new fencing or screening?

☐ Yes ☒ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.) of the fencing. _____

Is there parking on-site?

☒ Yes ☐ No

If yes, how many spaces are existing (for the entire property) and how many are proposed on-site for the project?

Existing 0

Proposed 122

Is any parking proposed off-site?

☐ Yes ☒ No

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

Are you proposing new signs with the project?

☒ Yes ☐ No

If yes, please describe the number and type. 1 lighted monument sign at Pacific street driveway, 1 lighted monument sign at Rt 198 driveway.

Are there any easements crossing the site?

☐ Yes ☒ No

Are there any trash/recycling enclosures on-site?

☒ Yes ☐ No

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

4 trash enclosures, scattered throughout perimeters of driveways

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

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	—	10'
Rear	—	10'
Streetside	—	10'
Interior Side	—	10'

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: N/A 2nd Address: N/A

Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: —

Existing Roof Materials: —

Existing Exterior Building Colors: —

Proposed Exterior Building Materials: Stucco, metal railing

Proposed Roof Materials: Stucco

Proposed Exterior Building Materials colors: exterior: tangerine, avid apricot, moroccan brown, teasing peach, antique parchment

roof: weathered terracotta range

railing: dill

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: 1
Total Dwelling Units: 76

Net Acreage of Site: 4.71 acres
Density/Net Acre: 16.17 du/ac

of Single-Family Units: —
of Multi-Family/Apartment Units: 76

of Duplex/Half-Plex Units: —
of Condominium Units: —

Structure Size

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

Residence
Garage
Other

Gross Square Footage: —
Gross Square Footage: —
Gross Square Footage: —

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

Gross Square Footage: 75,534 SF

Total Square Footage: 75,534 SF

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): 29' 2.78"

Proposed Building Height and # of Floors (from ground to the top of the roof): 29' 6"

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): 75,534 SF

Project Site Lot Area (sq. ft.): 204,906.58 SF

Total Lot Coverage Percentage: 36.86%

(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: _____

If your project includes fixed seats, how many are there? _____

Building Size

Total Building Square Footage On-Site (gross sq. ft.) _____

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		
Office Area		
Storage Area		
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: _____

Proposed Building Height and # of Floors: _____

Lot Coverage

Total Existing and Proposed Building Coverage Area* (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.)

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: 12/5/19