

CITY OF COALINGA  
SITE PLAN REVIEW APPLICATION

CUP 20-04

Application Number

8/27/2020

Date

**APPLICANT INFORMATION:**

Applicant/Property Owner Name: Latchkey Pioneers, LLC

Mailing Address: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Telephone Number: (818) 635-8795

Assessors Parcel Number: 070-041-17ST

Property Location (Street Address): 185 W. Gale Ave, Coalinga CA 93210

Property is located: South side of W. Gale Ave Street, between Cody Street and S. Monterey Ave. Street

**PROJECT INFORMATION:**

Current Zoning: MBL Proposed Zoning MBL

Existing Floor Plan: N/A Proposed Floor Area: N/A

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) The addition of outdoor cannibis cultivation with use of existing outbuildings for cannabis drying plus

the addition of up to 10 new Mixed Light Greenhouses and approx 2,500 ft of new cyclone fencing with privacy screen

Is project: ☒ new construction or ☐ remodeled.  
(Greenhouses only in Phase II and optional)

Residential **NA**

Number of dwelling units \_\_\_\_\_ Total of area (in square feet) \_\_\_\_\_

Total lot coverage of buildings or structures (in square feet) \_\_\_\_\_ Percentage of lot coverage \_\_\_\_\_ %

Number of off street parking spaces provided. Covered \_\_\_\_\_ Open \_\_\_\_\_

Total square feet of sign area \_\_\_\_\_ 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 \_\_\_\_\_

Describe type and material to be used on exterior walls and doors \_\_\_\_\_

Commercial **NA**

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: Standard farming equipment. Most equipment is onsite only during planting and harvesting seasons.

Maximum number of employees in any daily shift: 5

Number of delivery or shipping trucks per day: 1

Number of delivery or shipping trucks per day when construction is complete: 1


### 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

08/25/20

Date

  
Signature of Record Property Owner

08/25/20

Date