

Retail Store & Lounge

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CUP 21-01
Application Number

1/12/2021
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Applicant: Coalinga Retail Partners, LLC / Owner: Estate of Mine, LLC

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

Telephone Number: (818) 635-8795 Assessor Parcel Number: 072-131-03

Property Location: 144 East Durian Avenue, Coalinga, CA 93210-2828

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

Lots 8, 9 and 10 in Block 21 of the official map of the City of Coalinga, recorded February 20, 1918 in Book 10 of Record of Surveys,

Pages 3 thru 8, Fresno County Records.

PROPERTY USE INFORMATION:

Current Zoning: PF (Public Facilities)

Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 11,590 sf

Proposed Use: Cannabis Retail Store & Lounge for onsite consumption

(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). _____

Existing 4,620 sf building to be remodeled to a cannabis retail store (1,758 sf), lounge for onsite consumption (1,124 sf), office (168 sf), employee breakroom (266 sf), storage (448 sf) and other support uses.

(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.)

Retail Store Hours of Operation: 7 days/week 8:00 a.m. to 10:00 p.m.

6 employees, approx. 50 vehicles per day; existing city and street parking sufficient

Lounge Hours of Operation: 7 days/week 10:00 a.m. to 2:00 a.m.

10 employees, approx. 50 vehicles per day; existing city and street parking is sufficient

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.

Casey Dalton
Signature of APPLICANT/AGENT

Casey Dalton
Name of APPLICANT/AGENT (Please Print)

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

(818) 635-8795
Telephone Number

Casey Dalton
Signature of OWNER

Casey Dalton
Name of OWNER (Please Print)

15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411
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Retail Store & Lounge

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CUP 21-01

Application Number

1/12/2021

Date

APPLICANT INFORMATION:

Applicant: Coalinga Retail Partners, LLC

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

Telephone Number: (818) 635-8795 Assessor Parcel Number: 072-131-03 (144 E. Durian)

Property Owner's Name: Estate of Mine, LLC

Property Owner's Address: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

Contact Person: Casey Dalton

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 11,590 sf

Describe Existing Use of Property: Vacant Commercial Office Building

Square Feet of Existing Building Area 4,620 sf Square Feet of Existing Paved Area 940 sf

Current Zoning PF (Public Facilities) Proposed Zoning PF (Public Facilities)

Describe in General Terms Existing Uses to the:

North: AT&T Fiber Optics Facility

South: Cannabis Dispensary

East: Vacant Bldg. & empty lot

West: United Security Bank

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 (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: _____

City or Regional: City & Region _____

b. Square Footage of Sales Area: 1,758 sf

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

d. Type of Household Size Expected: N/A

e. Number of Employees: Full Time 16 Part Time _____ Seasonal _____

f. Days and Hours of Operation Retail Store: 7 days/week 8:00 a.m. to 10:00 p.m.

Lounge: 7 days/week 10:00 a.m. to 2:00 a.m.

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.

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Signature of OWNER

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Mailing Address

(818) 635-8795

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Estate of Mine, LLC

PROPERTY OWNER'S ADDRESS: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

TELEPHONE: (818) 635-8795 EMAIL: casey@oceangrownextracts.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Casey Dalton

APPLICANT'S ADDRESS: 15230 Burbank Blvd. Suite 103, Sherman Oaks, CA 91411

TELEPHONE: (818) 635-8795 EMAIL: casey@oceangrownextracts.com

CONTACT FOR PROJECT INFORMATION: Casey Dalton

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

TELEPHONE: (818) 635-8795 EMAIL: casey@oceangrownextracts.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 144 E. Durian Ave., Coalinga, CA 93210

CROSS STREETS: Durian Avenue & N. 4th Street

ASSESSOR'S PARCEL NUMBER(S): 072-131-03

LOT DIMENSIONS: 75' X 150' LOT AREA (SQ FT): 11,250

ZONING DESIGNATION: PF GENERAL PLAN DESIGNATION: PF

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: Second Hand Thrift Store

PROPOSED USE: Cannabis Retail Store & Lounge

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				
Parking Spaces	17 Public	17 Public	0	17
Loading Spaces	3	3	0	3
Bicycle Spaces				
Number of Buildings	1	1	0	1
Height of Buildings	15 ft	15 ft	NA	15 ft
Number of Stories	1	1	0	1
Gross Square Footage (GSF)				
Residential	NA	NA	NA	NA
Retail	4,800	0	1,758	1,758 sf
Office	-	0	168	168 sf
Industrial /Hallways	0	0	456	456 sf
Parking	-	-	-	-
Other <u>Lounge& Serving Room</u>	NA	NA	1,124	1,124 sf
Other <u>Restrooms</u>	Unknown	0	180	180 sf
Other <u>Breakroom</u>	NA	NA	266	266 sf
Storage	Unknown	0	448	448 sf
Total GSF				4,400 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.

(*) Interior Dimensions

All Projects

Land Use

What is the current use of the site? Closed Second Hand Thrift Store

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.

None

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

What is the construction date of each structure? Unknown (circa 1950?)

Current use of existing structure(s)? Closed Store

Proposed use of existing structure(s)? Cannabis Retail Store & Lounge

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: _____

N: AT&T Fiber Optics Facility

S: Cannabis Dispensary

E: Vacant Bldg. & Empty Lot

W: United Security Bank

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 _____

Proposed _____

Is any parking proposed off-site? ☒ Yes ☐ No

If yes, where will it be located and how many spaces? Public parking on street & along south side of building

Are you proposing new signs with the project? ☒ Yes ☐ No

If yes, please describe the number and type. 1

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?

1 3 cy bin behind building

What is the total number of cubic yards allocated for recycling? 1 cy

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	Code Standard	Code Standard
Rear	Code Standard	Code Standard
Streetside	Code Standard	Code Standard
Interior Side	Code Standard	Code Standard

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: Cannabis Dispensary 2nd Address: AT&T

Setback: Code Standard Setback: Code Standard

Exterior Materials

Existing Exterior Building Materials: Stucco

Existing Roof Materials: Asphalt

Existing Exterior Building Colors: Tan & Brown

Proposed Exterior Building Materials: Tan & Brown

Proposed Roof Materials: Asphalt (no change)

Proposed Exterior Building Materials: Stucco (no change)

Proposed Building Colors: Blue

Residential Projects (NA)

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.

Retail Store: 7 days/week 8:00 a.m. to 10:00 p.m.

Hours of operation of the proposed use: Lounge: 7 days/week 10:00 a.m. to 2:00 a.m.

If your project includes fixed seats, how many are there? 10

Building Size

Total Building Square Footage On-Site (gross sq. ft.) 4,800 sf + 530 sf canopy

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		
Office Area	Unknown	168 sf
Storage Area	Unknown	448 sf
Restaurant/Bar Area / Lounge	NA	1,124 sf
Sales Area (Store)	4,800	1,758 sf
Medical Office Area		
Assembly Area (Restrooms)	Unknown	180 sf
Theater Area (Employee Breakroom)	NA	266 sf
Structured Parking		
Other Area* Hallways		456 sf
Describe use type of "Other" areas.		4,400 ()

(*) Interior demensions

Building Height

Existing Building Height and # of Floors: 15 ft 1 story

Proposed Building Height and # of Floors: 15 ft 1 story

Lot Coverage

(Lounge & Retail Portion Only)

Total Existing and Proposed Building Coverage Area* (sq. ft.): 4,620 sf

Project Site Lot Area (sq. ft.): 7,500

Total Lot Coverage Percentage: 62%

(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.		X
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.	Electronic Copies Provided	
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.	X	
Photos of the project site and its immediate vicinity, with viewpoints labeled.	X	
Check payable to Coalinga Community Development Department.	X	
Letter of authorization for agent, if applicable.		X
Available technical studies.		X

For Department Use Only

Application Received by Community Development Department:

By: Sean Brewer, Assistant City Manager

Date: 1/12/2021