



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210
TUESDAY JANUARY 9, 2018

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

Chairman Stoppenbrink
Vice Chairman Sailer
Commissioner Jacobs
Commissioner Gonzales
Commissioner Helmar

Staff:

Sean Brewer, Community Development Director
Marissa Trejo, City Manager

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

1. Consideration of a one (1) year project approval extension request from AMG & Associates for Site Plan Review Application 16-09 for the Elm Ave Senior

Apartments

2. Approval of Minutes from the October 17, 2017 Planning Commission Meeting
3. Approval of Minutes from the October 24, 2017 Planning Commission Meeting
4. Approval of a one (1) year extension of Site Plan Review Application 16-02 (Commercial Cannabis Cultivation)

PUBLIC HEARINGS

1. Consideration of Conditional Use Permit 17-10 for a Beer and Wine Taproom to be located at 466 N. 5th Street.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements
3. Chairman Announcements

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Consideration of a one (1) year project approval extension request from AMG & Associates for Site Plan Review Application 16-09 for the Elm Ave Senior Apartments

Meeting Date January 9, 2018

Project Location: Elm Ave (Between Walnut and Cherry), Coalinga, CA 93210

Applicant: AMG & Associates, 16633 Ventura Blvd, Suite 1017, Encino, CA 91436

Owner: AMG & Associates, 16633 Ventura Blvd, Suite 1017, Encino, CA 91436

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Approval of a one (1) year extension for Site Plan Review 16-09 approved by the City of Coalinga Planning Commission on January 10, 2017.

II. BACKGROUND:

January 10, 2017, the City of Coalinga Planning Commission approved a 32-unit senior living facility to be located on the south side of East Walnut Avenue between North Maple Road and Elm Avenue (State Route [SR] 33/198). The proposed project site is a 1.52-acre vacant lot is currently zoned and designated Residential High Density (RHD).

This type of project requires several funding sources (HOME, Tax Credits, Conventional) in order to proceed to construction which are very competitive and hard to obtain.

III. PROPOSAL AND ANALYSIS:

AMG & Associates have been working diligently to pursue financing for this project but have had challenges in the state competitive tax credit market. In addition the City of Coalinga has committed funding to this project from its Affordable Housing Fund to increase the project competitiveness in the tax credit arena as well as committed to applying for HOME funds on behalf of the developer to get this project fully funded. The City is expected to apply for HOME funds in the coming months.

The developer has a proven track record in the City for following thorough affordable housing projects. AMG & Associates constructed and immediately rented up the Valle Del Sole Apartments which opened in 2016. This is a very similar project to what has been approved on Elm and Walnut.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

Affordable housing projects like this require creative funding scenarios where all areas of the financial arena need to come together. It is not uncommon where these types of projects take 2 or even 3 years to come together. Staff is recommending approval of site plan extension for 1 additional year. The new expiration date would be January 10, 2019.

ATTACHMENTS:

Description

- ☐ 1 Year Extension Request Letter
- ☐ Approved Site Plan

December 18, 2017

VIA EMAIL

Sean Brewer, Director
Community Development Director
City of Coalinga
155 W. Durian Avenue
Coalinga, CA 93210

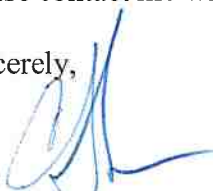
**Re: One-Year Extension of SPR-16-09
Elm Avenue Senior Apartments
32 Unit Senior Living Facility**

Dear Mr. Brewer,

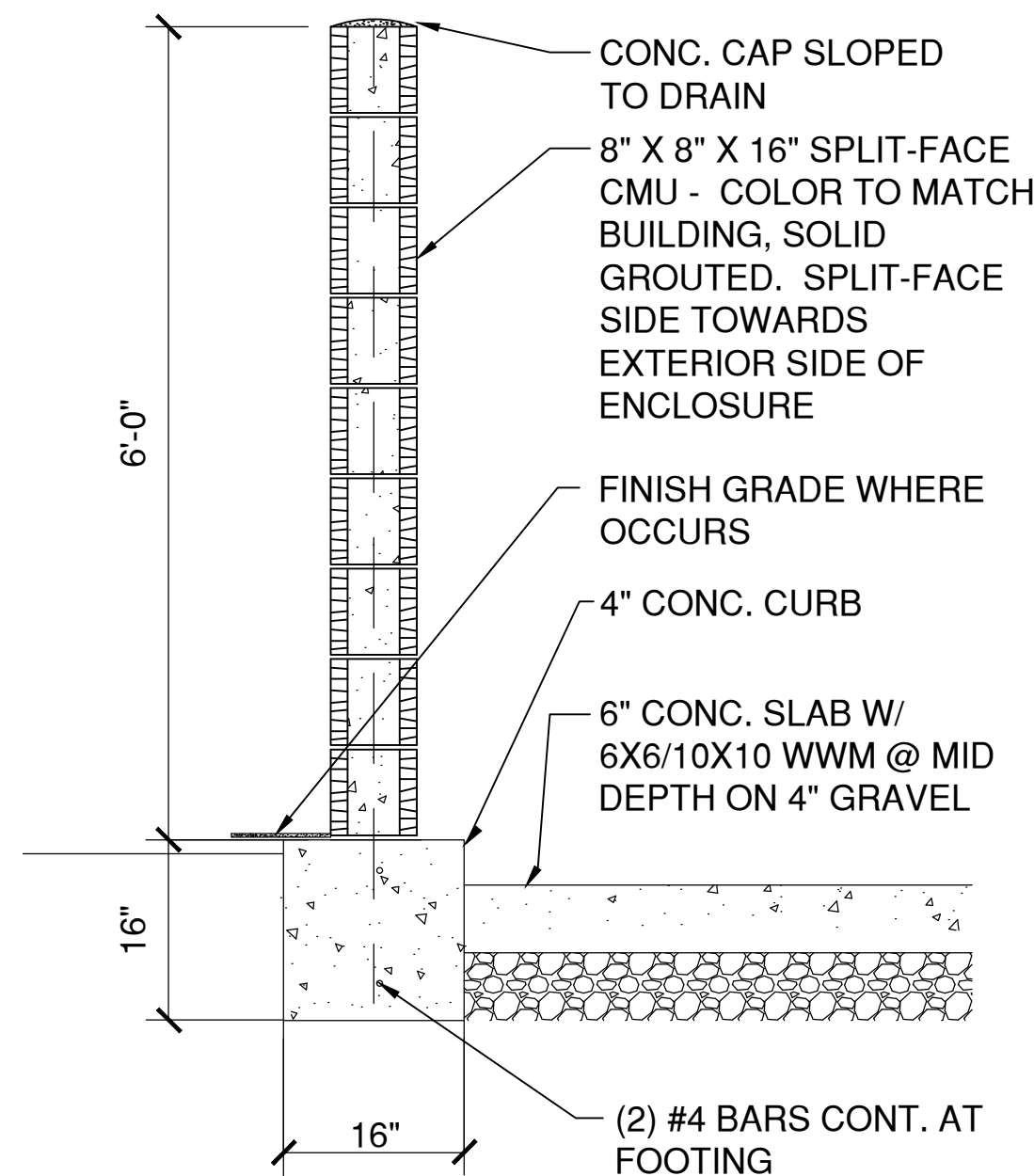
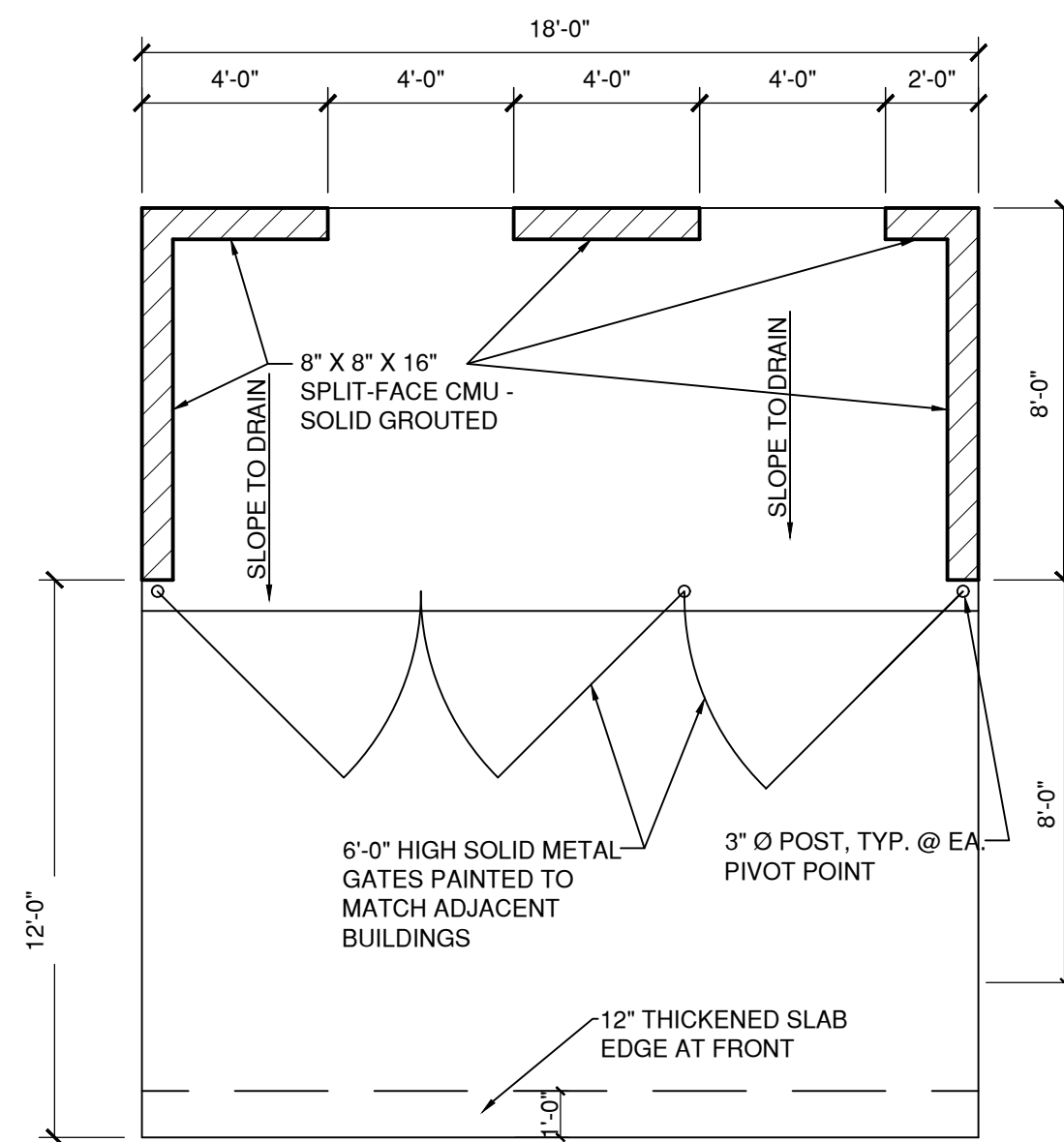
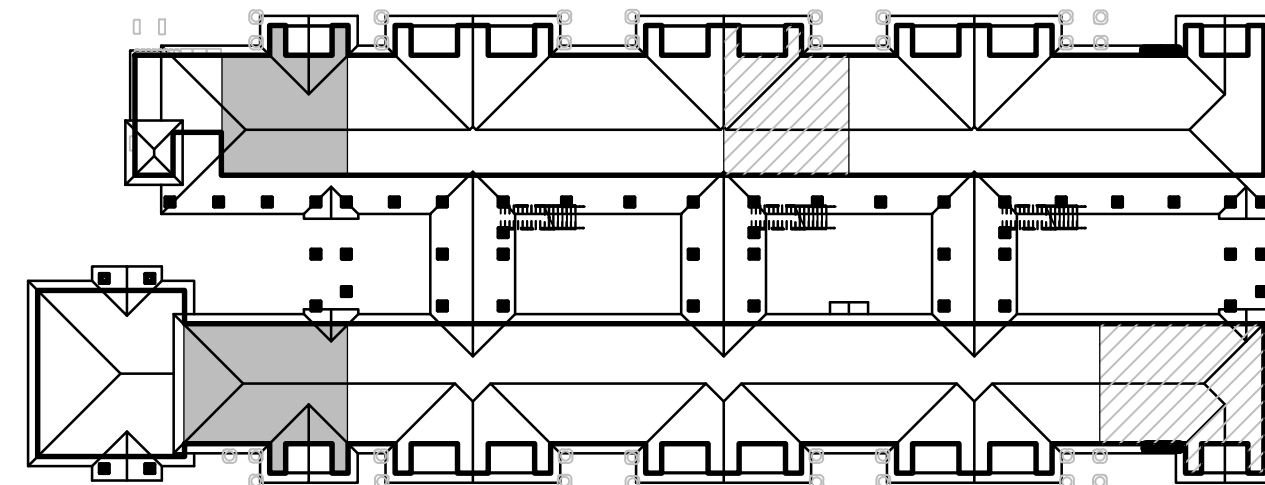
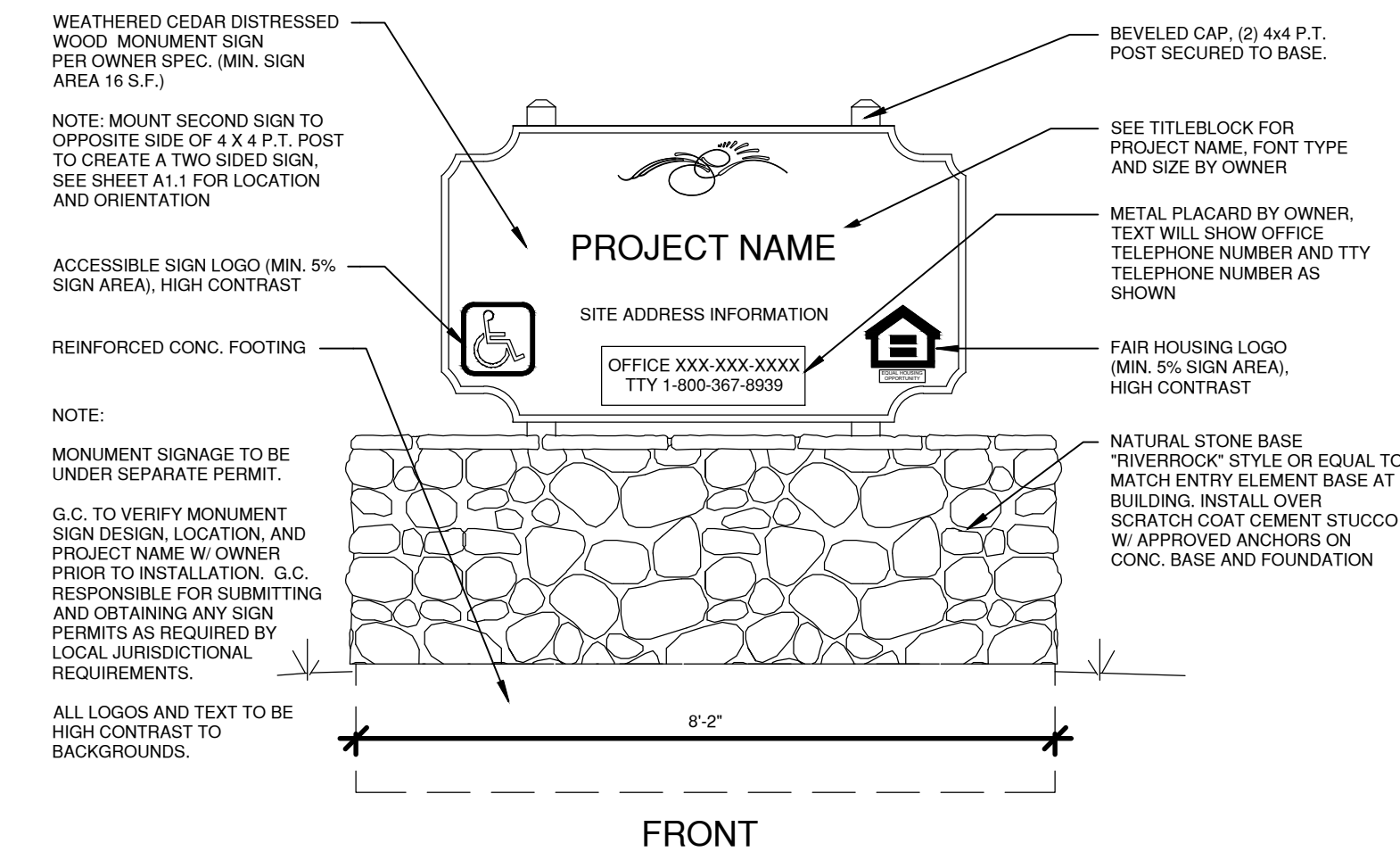
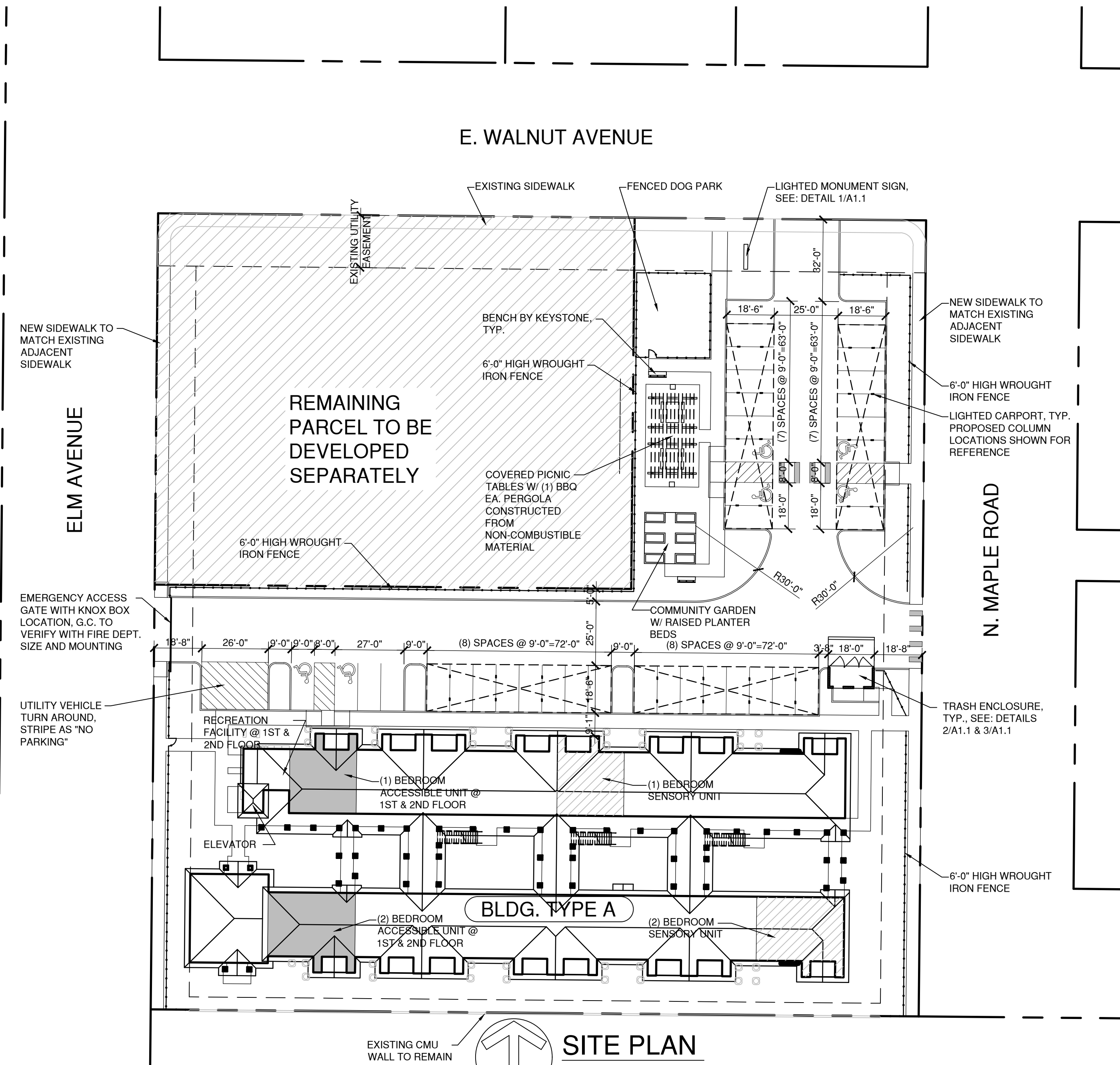
AMG & Associates, applicant for the above referenced project, respectfully requests a one-year extension of SPR-16-09. SPR-16-09 was originally approved on January 10, 2017. Since the original approval date, AMG has worked diligently in the pursuit of financing for the project. Due to the competitive nature of this financing we were unable to proceed with construction during the one-year approval period. We fully expect to pull building permits and begin construction of this project prior to the expiration of the one-year extension, should it be granted.

Please contact me with any questions you may have at 818-380-2600 extension 19.

Sincerely,



Cameron Johnson
Land Acquisition Manager
AMG & Associates



APPLICANT
COALINGA PACIFIC ASSOCIATES II - A CALIFORNIA LIMITED PARTNERSHIP
CAMERON JOHNSON
AMG & ASSOCIATES, LLC
16663 VENTURA BLVD., SUITE 1014
ENCINO, CA 91436
(818) 380-2600

ARCHITECT
PACIFIC WEST ARCHITECTURE
DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208)-461-0022 X3021

ACCESSIBILITY	# OF UNITS	PERCENTAGE
GROUND FLOOR UNITS	32	
ADAPTABLE UNITS (ALL GROUND FLOOR UNITS REQ.)	28	
ACCESSIBLE UNITS (10% TOTAL)	4	12.5 %
SENSORY IMPAIRED UNITS (4% TOTAL)	2	6.25 %

UNIT MIX SUMMARY	CONDITIONED SQ. FOOTAGES
(26) 1-BEDROOM UNITS	(26) x 613 S.F. = 15,938 S.F.
(6) 2-BEDROOM UNITS	(6) x 805 S.F. = 4,830 S.F.
(32) UNITS TOTAL	15,938 S.F. + 4,830 S.F. = 20,768 S.F.

COMMUNITY AREA	1,000 S.F.
RECREATION FACILITY	300 S.F.
TOTAL	22,068 S.F.

FIRE SPRINKLER

AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FPC'S AT EXTERIOR ACCESSIBLE FIRE SPRINKLER CLOSETS.

PARKING SUMMARY

REQUIREMENTS PER CITY OF COALINGA, TABLE 4.4

ONE BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 26 X 1 = 26 SPACES REQUIRED

TWO BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 6 X 1 = 6 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED, TABLE 4.4 = 32 SPACES

TOTAL PROVIDED: 32 COVERED SPACES (INCLUDING 4 ACCESSIBLE SPACES) + 4 UNCOVERED + 2 ACCESSIBLE = 38 SPACES

ALL TENANT PARKING SPACES TO BE ASSIGNED AND REMAINDER OF PARKING SPACES SHALL BE LABELED AS VISITOR PARKING.

SITE SIZE

66,275.82 S.F.± (1.52 ACRES±)
21.05 UNITS PER ACRE

SITE COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	13,110 S.F.	19.78%
PRIVATE CONC. PATIOS (GROUND FLOOR)	954 S.F.	1.44%
ON-SITE ASPHALT CONCRETE PAVING	19,056.58 S.F.	28.75%
SITE AMENITIES (PERGOLA, COMM. GARDEN)	1,240 S.F.	1.87%
CONCRETE WALKS & PADS	8,211.37 S.F.	12.39%
LANDSCAPE, OPEN SPACE & DOG PARK	23,703.87 S.F.	35.77%

TOTAL AREA 66,275.82 S.F. 100%

NOTE: ALL NUMBERS PROVIDED ARE **ESTIMATED** FOR SITE COVERAGE

REVISIONS

COPYRIGHT DATE

12/2/16

DRAWN BY

DE

PROJECT #

AMG16-22



Pacific West Architecture

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

ELM AVENUE SENIOR APARTMENTS

S.E.C. ELM AVE. & E. WALNUT AVE. COALINGA, CA

A1.1

SCHEMATIC SET / NOT FOR CONSTRUCTION



Staff Report- Chairman and Planning Commission

Subject: Approval of Minutes from the October 17, 2017 Planning Commission Meeting
Meeting Date January 9, 2018
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends the Approval of the Minutes from the October 17, 2017 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

- Planning Commission Minutes October 17, 2017

MINUTES

PLANNING COMMISSION 155 W. Durian Ave., Coalinga CA 93210 TUESDAY October 17, 2017

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

Chairman Stoppenbrink
Vice Chairman Sailer
Commissioner Jacobs
Commissioner Gonzales
Commissioner Helmar

Staff:

Sean Brewer, Community Development Director
Marissa Trejo, City Manager

James Vosburg, City Treasurer
Wanda Earls, Secretary/City Clerk

PUBLIC COMMENTS (None)

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes from the September 12, 2017 Planning Commission Meeting

*Motion by Sailer, Second by Gonzales to Approve Consent Calendar Minutes of September 12, 2017. Motion **Approved** by a Voice 5/0 Majority Vote.*

PUBLIC HEARINGS

1. Adoption of Planning Commission Resolution No. 017P-024 Considering City Council Amendments to the Draft Cannabis Retail Operations Ordinance, Zoning Text Changes and Various Amendments to Section 9-

5.128 of the Coalinga Planning and Zoning Code related to Commercial Cannabis Operations in accordance with the Medicinal Adult-Use Cannabis Regulation and Safety Act.

Community Development Director Sean Brewer presented the staff report:

On September 7, 2017 staff presented, to the City Council, the Planning Commission's recommendations for the retail overlay district, retail ordinance, security resolution and various changes to the City's existing commercial cannabis regulations (ordinance 797). At that meeting, the City Council made several changes to the documents presented to them at the meeting requiring consideration by the Planning Commission before Council takes final action. Staff is seeking Planning Commission consideration of the changes whether to have the Council adopt as amended, do not adopt or recommend further changes.

City Council Update: The City Council made the following changes to this section in addition to the recommendations made by the Planning Commission:

- *Include language to allow both adult-use and medicinal use products to be offered at the retail facility (this was included in the definition of retail);*
- *Include micro business as an approved use;*
- *Update language to allow within the (MBL) zones and within state law as it applied to sensitive uses (1,800-foot radius from school, day care center or youth center);*
- *Update to the minimum operating requirements and restrictions to coincide with retail facilities; and*
- *Hours of operation, parking, facility size, and signage*

City Council Update: There were some modifications to the attached draft resolution made by the City Council to include language to allow the Police Chief additional flexibility to supplement security measures for alternative means of protection as a business becomes operational to ensure immediate safety measures are taken should they become necessary. Also, there was new language regarding camera systems, track and trace and financial auditing.

The Retail Cannabis Overlay District creates a special zoning area specific for permitting Cannabis Retail Facilities within the City. The two geographical areas in which the Cannabis Retail Overlay District is located is within the Manufacturing and Business Light Zoning Designation (MBL) near West Elm Avenue Southeast of Lucille and at the Juniper Ridge Industrial Park. The Retail Cannabis Overlay District established development regulations related specific to retail cannabis operations such as identifying geographical boundaries, permitted uses, parking ratios, size limitations, and signage. The language for the Retail Cannabis Overlay District was located in SECTION 1 of draft ordinance.

City Council Update: The City Council removed the retail cannabis overlay district regulations to expand the zoning district where retail cannabis facilities can be permitted. The proposed regulations authorize a retail facility to be located within the MBL zoning designations in accordance with the 1,600 foot distance from schools, and other applicable sensitive receptors established by state law. This is consistent with the geographical locations in which all commercial cannabis operations are currently permitted. Therefore, the retail overlay district section of the ordinance has been removed.

City Council Update: *The City Council accepted all of the recommended changes that were proposed by the Planning Commission related to the Commercial Cannabis Operations. The following items were discussed and recommended by the City Council as additional changes:*

- *Co-Location of Permittees;*
- *Updated definition of premises;*
- *Distributor regulation;*
- *Operation requirements for manufacturers and testing laboratories;*
- *Hours of operation; and*
- *Update to the Confidentiality Statement.*

In accordance with the Medicinal Adult-Use Cannabis Regulation and Safety Act, the adoption of ordinances, rules, or regulations by a local jurisdiction that requires discretionary review and approval of permits, license, or other authorizations to engage in commercial cannabis activity is exempt from the California Environmental Quality Act. The ordinance that is being considered requires further discretionary approvals (conditional use permit and regulatory permit) prior to a retail facility opening, therefore, it has been determined that the forgoing actions are exempt from further CEQA review in accordance with the MAUCRSA.

There are changes to Ordinance 804 creating, by default, no overlay district. Retail has same regulations.

Commissioners reviewed documents with following comments:

- Page 4 – Section 1 is red eliminated and Section 2 is now Section 1. All open items were renumbered accordingly.
- In reference to the MBL area, does that give advantage to anyone? Build from scratch or existing building?
 - W. Elm building could be used. Could be built in Industrial Park.
 - There is only one retail facility.
- Are there available properties?
 - Any property could meet requirements.
- Planning Commission approved Ordinance and Council stepped on it. Council is recommending substantial changes.
 - City Attorney said it had to come back to Planning Commission. The Planning Commission needs to advise what should go back to Council.
- Page 5 – Co-location of business.
 - Regulations out in mid November
 - Multi-licenses – separation of operations
- Is City permitting operations?
 - City is overseeing
 - Ordinance has been simplified
 - Co-location included
- Page 6 - AB2679 manufacturers disposal of any waste products
 - Hazardous waste disposed of according to law
 - Public Access to retail facility – hours according to State guidelines for retail side.

- Page 10 – Removal – without warrant
- Page 22 – Adult Use and Medicinal – Section 2 – Include micro business – Defense of retail
- Page 23 – Section B – Only in light manufacturing zoning – State Law and other laws
- Page 24 – Section D, Subsection 1-14 (retail) 1, 2, 8, 11, 12 & D Retail
- Page 25 – Parking area and signage
 - Why onsite consumption?
 - No consumption on site.
- Sign on business as to name of business?
 - Could be State level requirement.
 - There is no sign describing what they are doing?
- Age 18 or lower if from doctor – adult 21 plus
- Page 25 – Loitering not permitted. May allow onsite public consumption.
- Delivery information – Council concurs.

Resolution

Page 1- PD has technical – Camera – tech specs on cameras (megapixels) they have to meet code – 1.3 megapixels

Page 2 scope of auditors PD and FD?

It is Gross Receipts vs. Squire Footage – means to collect taxes

Probably Scope of Work for auditors.

Cash heavy business.

Zone enterprises – need separate accounts.

Revenue vs. expenses – encourage separate accounts

Chairman Stoppenbrink opened the public hearing.

Mr. James Vosburg said he is in support of location in the downtown area. He has owned a business for 35 years and they have now opened a new computer store. He wants to stimulate business to Downtown Coalinga.

He wants to benefit from that business in the downtown area. He encourages a busy downtown area where everyone can watch and be away from criminals.

The more businesses downtown, the more business to be had.

City is on edge of fiscal responsibility. We can raise taxes to keep City services or we can cut services.

Keep downtown and keep criminal element out. We need to stimulate our downtown area.

Ms. Jackie McGowan also wants downtown and 200 feet from schools. The State has ruled to allow.

Large city being allowed 20 dispensaries. She would not recommend her client to operate there. Need less cumbersome situations.

If built from ground, you will lose this opportunity.

She is a patient and daughter of Stoner. Dad wanted her to go with medical marijuana because pills did not work. She became a patient. She encourages a decision ASAP because you may lose opportunity.

Emeryville City Council decided as an emergency. (Cannot understand following comments.) She is in favor of downtown; she is passionate for downtown.

She has to go to Oakland to get what she needs. It was drugs or recreational. Her medication contact usually wants an exclusive contract. It is possible to have her medication here. She can bring contact here.

The people voted for medical and now we have recreational. It is moving fast. We look at City regs and State regs.

State will step-in, 300 pages to be released within next several weeks.

Chairman Stoppenbrink said November 16 and Measure G allows Cannabis Retail Facility.

Mr. Brewer said micro business permitted within the City.

Chairman Stoppenbrink closed the public hearing.

Commissioner comments:

- Ordinance as written permits location in any MBL area.
- Why was this not expanded to include downtown?
 - Council Member Ramsey indicated potentially for downtown.
- If Commission were to expand to other retail areas, can we broaden areas for dispensary thru RFP process?
- We sell liquor downtown, why not marijuana?
- It would be close to PD with more eyes looking out. That is not the case when located in outskirts of town.
- Downtown would have more eyes and more people.
- Don't preclude downtown from being considered; don't narrow options.
- Lots of discussion. The Council can consider.
 - Planning Commission can recommend MBL and consideration of downtown area.
 - It is up to the Commission to direct staff.
- Commissioner said he has had some bad people in his office. It needs to be distance from downtown. We need to protect property owners.
- Those in favor of downtown need to market it.
- We need maps identifying and showing distance from schools, etc.
- Changes not in regulations

Chairman Stoppenbrink recommends multiple public hearings. Council and citizens need to promote downtown. Council needs to move on downtown and open up the areas.

Council Member Helmar recommends to approve Resolution with addition for Council to expand area to include retail area in addition to MBL.

*Motion to Adoption of Planning Commission Resolution No. 017-024 Considering City Council Amendments to the Draft Cannabis Retail Operations Ordinance Zoning Text Changes and Various Amendments to Section 9-5.128 of the Coalinga Planning and Zoning Code related to Commercial Cannabis Operations in Accordance with the Medicinal Adult-Use Cannabis Regulation and Safety Act. Direction to Staff is to put back in hands of City Council and for them to begin discussion of considering additional commercial zoning designations for permitting the future retail Cannabis facility such as the downtown area. Motion **Approved** by a 4/0 Majority Voice Vote. (Sailer voted no)*

The Planning Commission gave staff direction with the motion to continue this discussion before the Council for consideration and that the City Council, if they choose to do so, shall determine how to regulate the single retail Cannabis operation if expanded to public hearings to engage the public to discuss the possibility of expanding the zoning designations beyond the MBL zones where the single retail facility shall be permitted. This is at the discretion of the City Council.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS (None)

DEPARTMENT REPORTS (None)

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements

Commissioner Jacobs asked who to call in reference to Code Enforcement.

Mr. Brewer said to call Lieutenant Scott Ingham.

3. Chairman Announcements

The next meeting will be a public hearing on the 24th.

ADJOURN 7:12 PM

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Minutes from the October 24, 2017 Planning Commission Meeting
Meeting Date January 9, 2018
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends the Approval of the October 24, 2017 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

- Planning Commission Minutes October 24, 2017

MINUTES

PLANNING COMMISSION 155 W. Durian Ave., Coalinga CA 93210 TUESDAY October 24, 2017

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA (None)

ROLL CALL

Commissioners: Chairman Stoppenbrink – excused absence
Vice Chairman Sailer
Commissioner Jacobs
Commissioner Gonzales
Commissioner Helmar

Staff: Sean Brewer, Community Development Director
Marissa Trejo, City Manager - not present

Wanda Earls, Secretary/City Clerk

PUBLIC COMMENTS (NONE)

INFORMATION/CONSENT CALENDAR

PUBLIC HEARINGS

1. Planning Commission Consideration of a Conditional Use Permit (CUP 17-08), Site Plan and Environmental Determination, Authorizing a Commercial Cannabis Manufacturing Facility in an Existing Building at 1950 Mercantile Lane

Community Development Director Sean Brewer presented the staff report:

- Background
- Proposal and Analysis
- Products and Services
- Extraction Safety and Quality Control
- CUP Analysis
- General Plan/Zoning Consistency
- Location
- Phase (2) Site Plan
- Security

- Building Access
- Odor Control
- Hours of Operation
- Parking
- Landscaping
- Lighting
- Signage
- Fuel Storage and Potential Hazardous Materials
- Water Use
- Wastewater Disposal
- Surrounding Land Uses Settings
- Public Notification
- Environmental Clearance
- Reasons for Recommendation
 - General Plan consistency
 - Neighborhood compatibility
 - Asset for the neighborhood

Vice Chairman Sailer opened the public hearing.

Sina Sayyah, General Council 949-629-2844, 23 Corporate Plaza, Suite 150, Newport Beach, CA 92660

Stig Westling, 714-904-7844

Comments:

Contract manufacturing, towing fee and process

24 hour onsite security

Security is separate and contracted to Defcon Security 24 hours daily

Extracting and sent for testing

They work with lab to screen

They test and test again

Third party testing

Looking for pesticides

1/2 gram sample

Standards must be met

Product from growers tested and processed

Can Cannabis be absorbed through the skin?

Rarely

Can a person get high on fumes?

Odor is okay

Would public be concerned?

They have scrubbers for air through filters

They have to clean scrubbers

Will you have six hired workers?

They will have 24 hour security and patrol from site to site

It will be private security
Do you expect security issues or problems?
None because of no retail and no cash

Deliveries done offsite

Vice Chairman Sailer closed the public hearing receiving no additional comments.

*Motion by Gonzales, Second by Helmar to Approve Conditional Use Permit (CUP 17-08), Site Plan and Environmental Determination, Authorizing a Commercial Cannabis Manufacturing Facility in an Existing Building at 1950 Mercantile Lane. Motion **Approved** by a 4/0 Majority Vote. (Stoppenbrink excused absent)*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS (None)

DEPARTMENT REPORTS (None)

COMMUNICATIONS (None)

1. Staff Announcements (None)
2. Commissioner Announcements (None)
3. Chairman Announcements (None)

There will probably be no meeting on November 14th.

ADJOURN 6:38 PM

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of a one (1) year extension of Site Plan Review Application 16-02 (Commercial Cannabis Cultivation)

Meeting Date January 9, 2018

Project Location: 9840 Cody Street, Coalinga, CA 93210

Applicant: Denise & Vinny MaNguyen, 1211 Embarcadero, ste 202, Oakland, CA 94606

Owner: RED DRAGON HOLDING LLC, 4200 PARK BLVD #506, OAKLAND CA 94602-1312

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Approval of a one (1) year extension of Site Plan Review 16-02 for a Commercial Cultivation Facility to be located at 9840 Cody Street.

II. BACKGROUND:

On January 10, 2017 the Coalinga Planning Commission approved Resolution No. 017P-001 with conditions for a 22,000 commercial cannabis cultivation facility on 1.71 acres.

III. PROPOSAL AND ANALYSIS:

Since the approval, the property has been sold to Red Dragon Holding, LLC where Vinny and Denise MaNguyen are the principle owners. Staff received an email from the new owners on December 27, 2017 requesting to extend the approvals for one year to obtain the required Conditional Use Permit and Regulatory Permit. They have expressed to staff that they plan to enhance the building elevations and site design to increase the visual appearance from what was originally approved. If staff receives a revised site plan, staff will bring forward the revised plan with the owners CUP application.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

This gives the new owners an opportunity to obtain the required cannabis permits required by the City of Coalinga while maintaining the approvals they purchased.

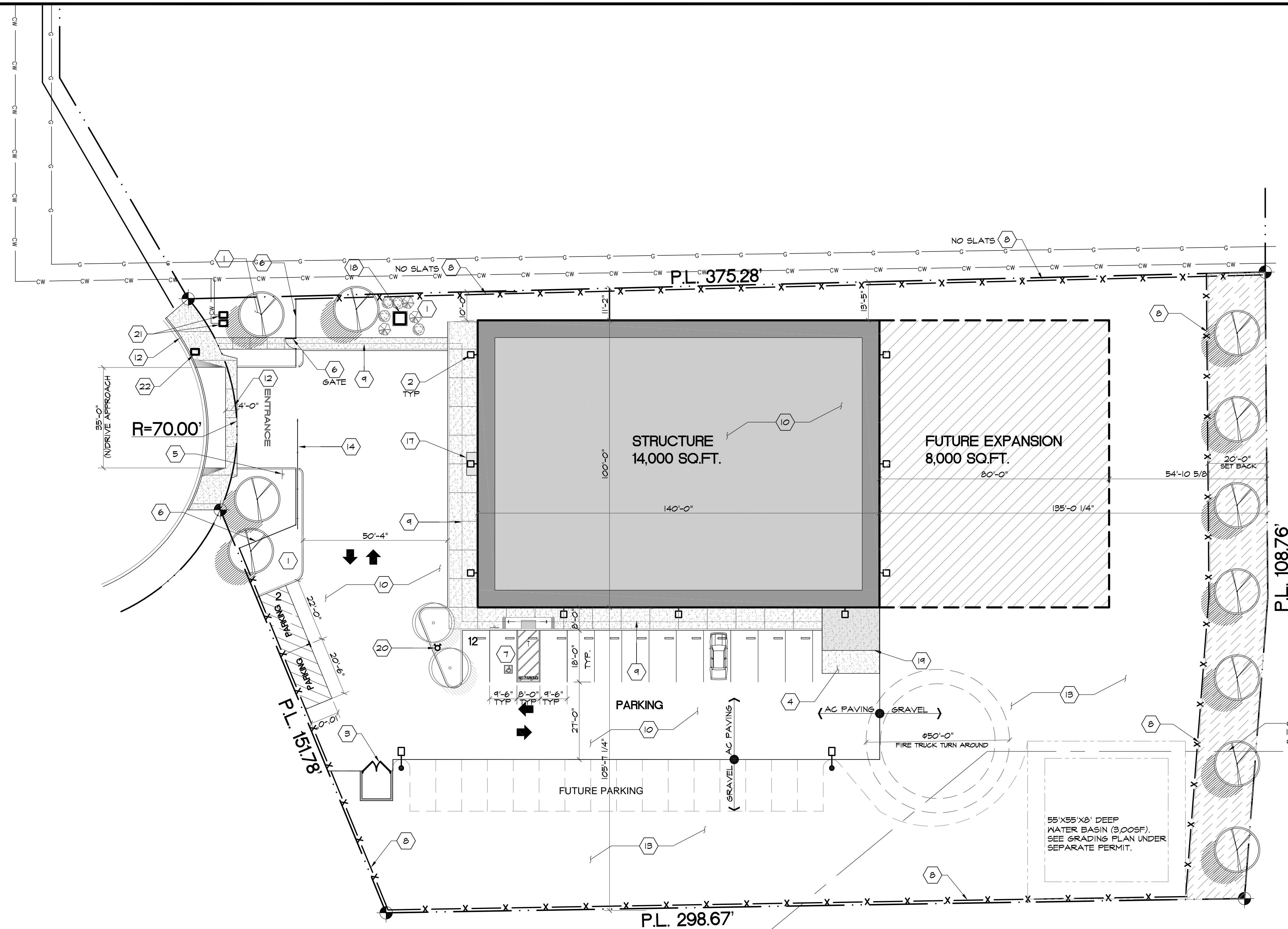
ATTACHMENTS:

Description



Original Site Plan 1-10-2017

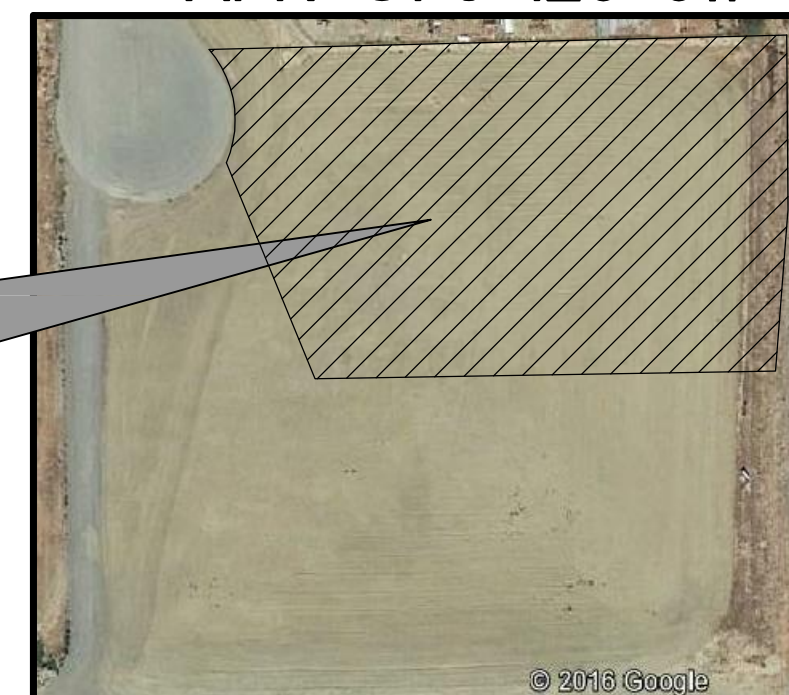
CODY STREET



SITE PLAN
1"=20'-0"

APN: 070-120-011

Project Location



VICINITY MAP

SITE PLAN KEYNOTES

- LANDSCAPE PER CITY OF COALINGA STANDARDS
- WALL PACK LIGHTING TO BE SELECTED BY OWNER
- TRASH ENCLOSURE PER CITY OF COALINGA STANDARDS REFER TO
- CONCRETE APRON
- UNAUTHORIZED VEHICLES SIGNAGE REFER TO DETAIL 1/A1.2
- WROUGHT IRON FENCE AND 36" GATE PROVIDED WITH A KEY CARD ENTER.
- ACCESSIBLE PARKING, RAMP & SIGNAGE PER CITY OF COALINGA
- 6' TALL OR LESS CHAIN LINK FENCE WITH PRIVACY SLATS - PER CITY OF COALINGA STANDARDS
- PEDESTRIAN PATH OF TRAVEL
- ASPHALT PAVING PER CIVIL DESIGN
- PROPOSED 4' MINIMUM WIDE CONC. PEDESTRIAN EASEMENT BEHIND (N) DRIVE APPROACHES PER CITY OF COALINGA STANDARDS
- PROPOSED CURB/GUTTER AND 10' FOOT COMMERCIAL SIDEWALK PATTERN PER PUBLIC WORKS STANDARDS
- PROPOSED GRAVEL
- MOTORIZED GATE (WROUGHT IRON)
- 15X20' LEAN-TO CANOPY
- 3'-0" MIN MANUAL GATE
- INDICATES ENTRY CANOPY (GABLE)
- PROPOSED ELECTRICAL TRANSFORMER LOCATION
- SHADED AREA INDICATES COVERED CANOPY ABOVE REFER TO A2.1
- PROPOSED FIRE HYDRANT PER CITY OF COALINGA FIRE DEPARTMENT STANDARDS
- CITY WATER METER LOCATION- TYPICAL OF (2) A. DOMESTIC WATER AND LANDSCAPE, BOTH PROVIDED WITH BF DEVICE
- MAIL BOX LOCATION

PROJECT INFO: APC WAREHOUSE:
9800 CODY STREET
Coalinga Ca.
APN # 0070-120-011

PROJECT OWNER: MATTHEW DUNN (Advanced Patient Collective)
6430 Selma Ave, / Hollywood, Ca. 90028
Phone:(818) 200-8198

PROJECT GENERAL CONTRACTOR: SPAN CONSTRUCTION
1841 Howard Rd / Madera Ca.
Phone:(559) 661-1111
CONTACT PERSON: FRANK FLORES

PROJECT ZONING: EXISTING M-3 TO REMAIN

PROJECT INFORMATION

SITE CALCULATIONS

Total Site Area:	1.71 Acres = 74,488 SF.
Landscape (DA)	0.05 Acres = 2,400 Sq. Ft.
AC PAVING (DA)	0.34 Acres = 15,200 Sq. Ft.
Total Dedicated	4,974/38,276= 12.9% (TOTAL SITE)
Building/Land	NEW BUILDING -14,000/74,488 = 18.7%

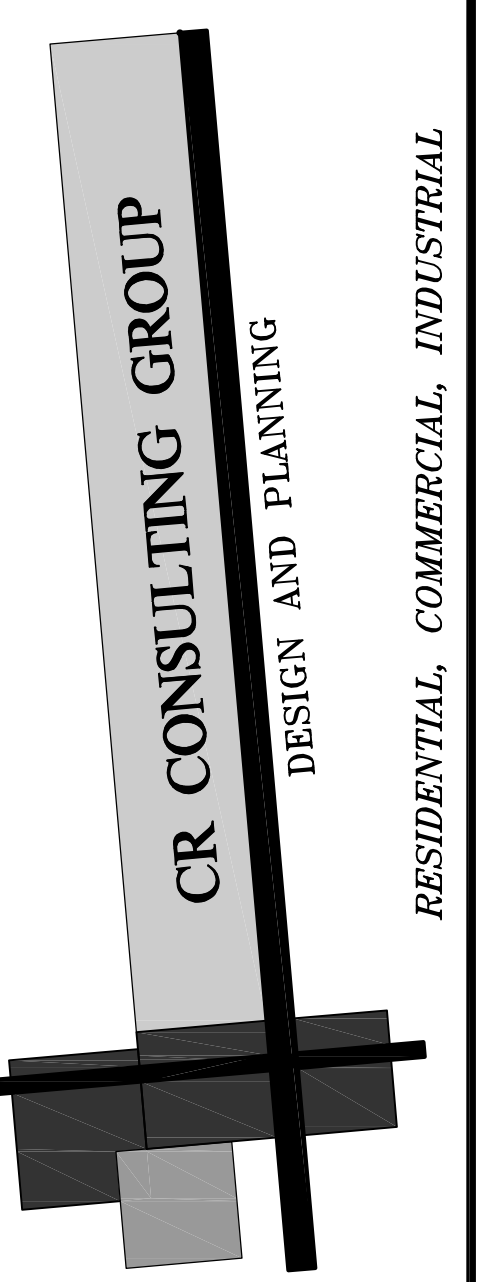
PARKING STALLS REQUIRED	PARKING 14 Stalls	TREES Trees
TOTAL PROVIDED	14 STALLS	

STALL TYPE	QUANTITY
Standard - 18'-0" x 9'-0"	12
(C) Compact - 15'-0" x 8'-0"	-
Handicap - 18'-0" x 9'-0"	1
Total	14

PARKING SUMMARY

SHELL BUILDING

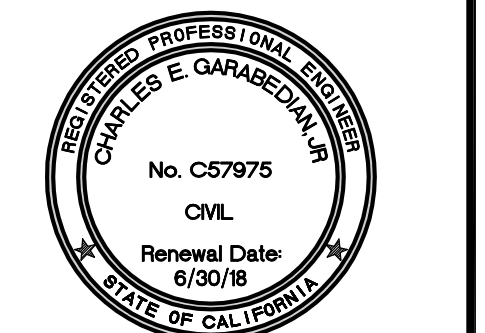
REVISIONS		
REV	DESCRIPTION	DATE



CR CONSULTING GROUP
2615 TUOLUMNE ST.,
FRESNO, CA. 93721
PH.#559-286-4605
FAX.#559-497-5484
email: crr@crconsultinggroup.net

PROJECT TITLE

NEW METAL BUILDING
w/OFFICE
FOR: APC WAREHOUSE
9800 CODY STREET
COALINGA, CA



PROJECT NUMBER: 16-030
DRAWING TITLE

SITE PLAN

SCALE:
As noted
PLOT DATE:
10/24/16
PROJECT
MANAGER:
CRR

SHEET NO.
A1.1



Staff Report- Chairman and Planning Commission

Subject: Consideration of Conditional Use Permit 17-10 for a Beer and Wine Taproom to be located at 466 N. 5th Street.

Meeting Date January 9, 2018

Project Location: 466 N. 5th Street, Coalinga, CA 93210

Applicant: Juan Maciel, 571 Menker Ave, San Jose, CA 95128

Owner: Juan Maciel, 571 Menker Ave, San Jose, CA 95128

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends approval of Conditional Use Permit 17-10 by adopting Resolution No. 018P-001 with conditions.

II. BACKGROUND:

On October 16, 2017, the Community Development Department received a Conditional Use Permit application from Juan Maciel (further identified as “applicant”) to open a taproom to serve local beers and wines produced in the surrounding areas at 466 N. 5th Street. Staff accepted the application on October 24, 2017 and began processing the application for a conditional use permit.

The requirements of a conditional use permit are intended to prevent problems associated with commercial establishments involved in the sale of alcohol for consumption on-site (on-sale) or off-premises (off-sale), and to prevent over-concentration. It has been demonstrated that such establishments can adversely affect nearby commercial and residential uses and can create substantial demands for police services. Therefore, the purpose of the CUP is to establish regulations to govern land uses involved in the dispensing of alcoholic beverages.

III. PROPOSAL AND ANALYSIS:

Project Summary: The project applicant proposes to open a taproom to serve beer and wine to customers at 466 N. 5th Street. A taproom operates the same as any other bar or lounge that serves alcoholic beverages but focuses on beer and sometimes wine. In this case the applicant is proposing to serve beer and wine only from local influences. This permit does not authorize the applicant to produce beer on-site without subsequent approval by the Planning Commission and modification of this use permit. The application submitted stated that minor production may occur on the premises in the future but there was not enough

information at the time to permit this activity under this application.

CUP Analysis

General Plan/Zoning Consistency: The current zoning and land use designation for the subject property is (CG) Commercial General. Taprooms fall under the land use classification of Bars/night clubs/lounges which are businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks. This classification includes establishments that provide dancing or entertainment. In accordance with the Coalinga Planning and Zoning Code, these uses are permitted subject to approval of a conditional use permit.

Location/Building (APN: 072-111-16ST): The proposed taproom is to be located at 466 N. 5th Street located between Birch and Cedar in the downtown plaza overlay district. The building is approximately 2,000 square feet which was previously used as an office building for the CA State Department of Conservation, Division of Oil and Gas. Interior tenant improvements will need to be made to accommodate the new use.

Surrounding Land Use Setting:

South	Commercial (CHUSD HR Office/Boardroom, Private Security -DEFCON)
West	Commercial (Mortuary)
East	Commercial (Flower Shop)
North	Commercial Zone (Existing Legal Non-Conforming Residence)

Staff has determined that there are no land use compatibility and/or transitional concerns related to the placement and approval of this use.

Operations: The taproom will be operated by the owner of the property as a sole proprietor. The sale of alcohol will only be permitted within the existing 2,000 s/f building. The 500 square foot accessory garage will be used for storage. This will not be an occupiable space for patrons. Beer and wine will be the only permitted alcoholic beverages to be sold on these premises. No spirits will be sold at this location. All sales will be monitored by the department of alcoholic beverage control (ABC) and strictly enforced.

Hours: The applicant plans to operate the taproom on the weekends (Friday - Sunday) from 12pm to 10pm.

Noise: To The proposed use does not include live entertainment, amplified music, or music speakers outside. Background music within the tasting room area will be conducted entirely within the existing building and should not create a noise impact to the surrounding uses due to the existing uses. Furthermore, conditions of approval address restrictions on entertainment and noise to reduce impacts to adjacent residents. If music is to be allowed outside, a noise management plan shall be submitted to the Community Development Department for review and approval by the Community Development Director and Police Chief. Said plan shall establish the method by which noise impacts, including but not limited to, amplified music and patron noise from within the facility as well as patrons/pedestrians outside of the facility in the back area or on the adjacent public sidewalk/street will be regulated to avoid disruption to the immediate neighborhood. Noise levels shall not exceed 65 db levels from any surrounding residential areas adjacent to the subject property.

Special Events: There may be cases where special events take place at this location and the applicant will be required to ensure the appropriate measures are taken to provide adequate crowd control and noise control. Permit requirements and measures are addressed in the conditions of approval.

Lighting: Exterior lighting will need to adequately illuminate the sidewalk and other public ways in front of the business at closing times and insure the safety of patrons and discourage loitering in front of the business. Staff will work with the applicant to ensure that the decorative lights on Plaza are in working condition to ensure lighting is adequate at the time of occupancy. Staff has included as a condition of approval to ensure adequate lighting including additional pack lighting on the building.

Parking: The site has the ability to accommodate 2 off-street parking spaces. In accordance with the Planning and Zoning Code, the parking requirement for this type of use is 1 space per 75 s/f of seating area. Therefore, the maximum required parking demand for this site is 26 taking into account full open seating within the taproom. Although the site cannot accommodate the required parking spaces, the zoning code does allow the number of parking spaces required by Table 4.4 to be reduced as well in certain circumstances on-street parking availability and the availability of public parking can't help off-set the on-site parking demand. Ample on-street public parking is available within and on the plaza from Elm Ave to Birch. This building is to be treated similar to other businesses located in the plaza who rely on on-street/downtown parking facilities to accommodate their parking demands.

If parking shortages or other parking-related problems develop, conditions of approval will require the business operator to institute appropriate operational measures necessary to minimize or eliminate the problem including, but not limited to, adjusting the operating hours of the business.

Public Notification: Public hearing notices were sent to all property owners within 300' feet of the site as required by Local and State law.

Environmental Considerations: The proposed project has been determined to be exempt from CEQA in accordance with Section 15301(a) for existing facilities. A notice of exemption will be filed with the Fresno County Clerk's Office once approval has been granted for this application.

IV. FISCAL IMPACT:

Staff expects to see and increase in sales tax from the sales of beer and wine.

V. REASONS FOR RECOMMENDATION:

A Conditional Use Permit shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record.

General Plan consistency: Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

This project furthers the advancement of the goals and objectives of the general plan by providing a diversification of uses in the commercial zone and downtown overlay districts of the City. The proposed use is consistent with the uses allowed in the general commercial zoning district and does not pose a threat to the health, safety, and welfare of the adjacent properties or the community as a whole.

GP Policy LU1-2

Retain and expand diversified business opportunities that are compatible with the environment, community values and community vision of the City.

GP Policy LU1-3

Attract new businesses to the City that are compatible with the community vision and improve the balance among commercial, professional office, and industrial businesses so that the needs of Coalinga residents are provided for without compromising the community character.

GP Policy LU5-1

The City shall actively encourage expanded commercial/retail shopping opportunities and employment generating uses in the Downtown area, generally defined as the square-shaped area between Van Ness Street to the north, Polk Street to the south, Sunset Street to the west and Hayes Street to the east, especially infill development.

GP Policy LU5-2

The City shall enhance the City's historic Downtown Core by creating an efficient, attractive, and pedestrian-oriented area that reflects the City's historic character while providing a diverse mix of uses

Neighborhood compatibility: The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;

The proposed use meets and/or exceeds all development regulations for the district that it is located and shows similar operational characteristics to its surroundings uses and zoning designations which will eliminate any adverse effect on the neighborhood and surrounding properties. With the development regulations placed on the proposed use, it will not have a significant impact on traffic and noise within the surrounding areas.

Asset for the neighborhood: The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

With the establishment of this use, there will be a reduction in vacant buildings and provide another service that is regularly used within the Community. Taprooms are a form of bar/lounge with a reduced impact to that of a traditional bar where spirits are served. Taprooms are traditionally limited to beer and wine with a unique concentration on local producers.

ATTACHMENTS:

Description

- ☐ Resolution Number 018P-001 with Conditions
- ☐ Notice of Exemption (CEQA Compliance)
- ☐ CUP 17-10 Application
- ☐ Location Map and Street View

RESOLUTION 018P-001

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 17- 10 FOR A BEER AND WINE TAPROOM TO BE LOCATED AT 466 N. 5TH STREET

WHEREAS, the City of Coalinga Community Development Department has received an application for a Conditional Use Permit for a beer and wine taproom to be located at 466 N. 5th Street; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on January 9, 2018 to take testimony with regard to the proposed application, and;

WHEREAS, Public hearing notices were sent to all property owners within 300' feet of the site as required by Local and State law.

WHEREAS, the Planning Commission has determined that this project is exempt for further environmental review under CEQA in accordance with Government Code Section 15301 (existing facilities), and;

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail, and;

WHEREAS, the Planning Commission has made the following findings based on the development proposal:

General Plan Consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood Compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties; and

Asset for the Neighborhood. The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

~~~~~

NOW THEREFORE BE IT RESOLVED, that the Planning Commission approves the proposed taproom at the above location with conditions (Exhibit A):

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 9<sup>th</sup> Day of January 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

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City Clerk/Deputy City Clerk

## **Exhibit A**

### **General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit 17-10 (466 N. 5<sup>th</sup> Street – Beer and Wine Taproom)**

REVISIONS: Any proposed changes or revisions to the approved use or activities on the site shall require submittal, review and approval of a revised conditional use permit application.

EXPIRATION: This approval shall become null and void if all conditions have not been completed and the occupancy or use of the land has not taken place within one (1) year of the effective date of conditional approval.

LICENSES: Prior to selling alcoholic beverages, the applicant shall obtain the appropriate license from the California State Department of Alcoholic Beverage Control and must follow the conditions of said license at all times.

CONTINUOUS EFFECT: All of the conditions of this approval are continuously in effect throughout the operative life of the project for the uses approved. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the use provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.

PROPERTY MAINTENANCE: The tenant and/or property owner shall continually maintain the property and its infrastructure so that it is visually attractive and not dangerous to the health, safety and general welfare of both its employees, patrons and surrounding properties.

SIGNAGE: All signage related to the sale of alcoholic beverages shall be in accordance with temporary sign regulation in the City's planning and zoning code.

POLICE DEPARTMENT: Should the Police Department determine that the sale of alcohol at this location has become an excessive burden on police services the Police Department may remedy the situation by recommending to the Planning Commission revoke the Conditional Use Permit.

ADDITIONAL CONDITIONS:

1. The applicant shall maintain, at all times, compliance with the requirements of Section 9-5.103 of the Coalinga Planning and Zoning Code pertaining to commercial establishments involved in the sale of alcoholic beverages.
2. The conditional use permit authorizes the sale of beer and wine only for on-site consumption. There shall be no production activities at this time, no on-site sales of



alcoholic beverages for off-site consumption and sales of spirits unless a revised Conditional Use Permit is approved by the Planning Commission.

3. All exterior lighting shall be reviewed and approved by the Police Chief before certificate of occupancy is granted.
4. Hours of operation are restricted to from 12:00 p.m. to 10:00 p.m. Friday through Sunday. All extended hours shall be approved by the Community Development Director and Police Chief. If it is determined that a request for extended hours shall be brought before the Planning Commission, staff will notice and schedule a hearing at its earliest convenience.
5. There shall be no loitering on the premises and shall have the proper postings necessary to discourage loitering.
6. There shall be no outdoor storage permitted on the premises.
7. The business shall be conducted, at all time, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The application and/or business owner shall institute whatever security and operational measures necessary to comply with this requirement.
8. All proposed signage will require the filing of a sign permit application with the Community Development Department.
9. Sound from the premises shall not exceed 65db from the exterior property lines of the property.
10. The presence and consumption of alcohol shall not be visible from adjacent properties or public rights of way.
11. This conditional Use Permit does not include the allowance for live entertainment. Live entertainment shall be permitted subject to an approved noise management plan. A noise management plan shall be submitted to the Community Development Department for review and approval by the Community Development Director and Police Chief. Said plan shall establish the method by which noise impacts, will be regulated to avoid disruption to the immediate neighborhood.
12. Prior to issuing a building permit the conditions of approval shall be required to be incorporated within the approved plans.
13. No on-site food preparation is permitted. Food catering for certain events shall be allowed subject to a special event permit submitted, reviewed and approved by the Community Development Director.
14. The maximum occupancy, as determined by the provisions of the California Building Code shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that this limit is not exceeded at any time. Occupant loads for the back-patio area and enclosed building shall be marked separately.

15. The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable state and /or local statutes. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
16. This use permit shall be subject to revocation by the Planning Commission at such time as any of the following conditions are found to exist:
  - a. Conditions of approval have not been fulfilled;
  - b. The use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property; or
  - c. The use has resulted in a substantial adverse impact on public facilities or services.

# Notice of Exemption

To: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

County Clerk

County of: Fresno

2220 Tulare Street

Fresno, CA 93721

From: (Public Agency): City of Coalinga

155 West Durian

Coalinga, CA 93210

Project Title: Coalinga Beer and Wine Taproom (Conditional Use Permit 17-10)

Project Applicant: Juan Maciel, 571 Menker Ave, San Jose CA 95128

Project Location - Specific:

The proposed project is located at 466 N. 5<sup>th</sup> Street in Coalinga within the Downtown district.

Project Location - City: Coalinga

Project Location - County: Fresno

Description of Nature, Purpose and Beneficiaries of Project:

The applicant is proposing a taproom that will sell, for on-site consumption, beer and wine. The facility will provide an on-site lounge and seating area for local residents and visitors.

Name of Public Agency Approving Project: City of Coalinga

Name of Person or Agency Carrying Out Project: Juan Maciel, 571 Menker Ave, San Jose CA 95128

Exempt Status: **(check one):**

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Class 1 Section 15301(a) Existing Facilities

☐ Statutory Exemptions. State code number: \_\_\_\_\_

Reasons why project is exempt:

The proposed project does not include any new construction or additions to the existing facility beyond construction of tenant improvements within the existing structure. There are no proposed on or off-site improvements and or additions to the structure. The facility is located in the unurbanized downtown district of the City of Coalinga and surrounded by the built environment.

Lead Agency

Contact Person: Sean Brewer

Area Code/Telephone/Extension: (559) 935-1533 ext. 143

**If filed by applicant:**

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

☐ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: \_\_\_\_\_

CITY OF COALINGA  
CONDITIONAL USE PERMIT APPLICATION

CVP 17-10  
Application Number

9.25.2017  
Date

APPLICANT INFORMATION:

Applicant/Property Owner: JOAN Maciel  
Mailing Address: 571 MENKER AVENUE, SAN JOSE, CA. 95128  
Telephone Number: 408-679-6311 Assessor Parcel Number: \_\_\_\_\_  
Property Location: 466 N. FIFTH STREET COALINGA, CA.  
Legal Description (lot, block, Tracts, etc.) COMMERCIAL FREE STANDING BUILDING.

PROPERTY USE INFORMATION:

Current Zoning: COMMERCIAL  
Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: \_\_\_\_\_  
Proposed Use: TAP ROOM FOR BEERS AND WINES  
PRODUCED IN THE AREA. I WILL OBTAIN ALL  
LICENSES & PERMITS FOR MICRO BREWERY IN 1-2 YEARS.  
(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).  
APPROX. 72,000 S.F. OF EXISTING BUILDING.

(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.)

TAP ROOM IS PROPOSED TO BE <sup>OPEN</sup> MOSTLY ON WEEKENDS  
FROM 12pm TO 10pm. MUSICAL GENRE WILL CONSIST  
OF CLASSIC COUNTRY, ENSURING A MATURE, RESPONSIBLE  
CUSTOMER PROFILE.

OWNER-OPERATOR WILL INITIALLY BE SOLE EMPLOYEE FOR  
FORESEEABLE FUTURE.

PARKING WILL BE MOSTLY OFF-STREET. FOR MOTOR-1  
CYCLES, AND ON-STREET FOR CARS.

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

JUAN MACIEL

Name of APPLICANT/AGENT (Please Print)

571 MENKER AVE.

Mailing Address SAN JOSE, CA. 95128

(408) 679-6311

Telephone Number

  
Signature of OWNER

JUAN MACIEL

Name of OWNER (Please Print)

571 MENKER AVE. SAN JOSE, CA.

Mailing Address 95128

(408) 679-6311

Telephone Number



## LOCATION MAP CUP 17-10 (466 N. 5<sup>th</sup> Street)



