



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY SEPTEMBER 11, 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 Sailer
Vice Chairman Gonzalez
Commissioner Jacobs
Commissioner Helmar
Commissioner Garza

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. Approval of Minutes - August 14, 2018

PUBLIC HEARINGS

1. Consideration of Conditional Use Permit 18-04 for the issuance of a permit to sell alcoholic beverages for on-site consumption at 260 and 270 Van Ness Ave (Whiskey Row)
2. Consideration of a Combined Development Application (CDA 18-03), submitted by the applicant, ECO World, requesting a Conditional Use Permit for the placement of two (2) unattended collected bins at 198 W. Forest Ave (Coalinga Community Foundation Thrift Store), 210 E. Elm Ave (Family Discount Market), 270 W. Elm Ave (Royal Liquor), 309 E. Polk Street (Coalinga Market) and 638 E. Polk Street (Valley Food Mart).

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: Approval of Minutes - August 14, 2018
Meeting Date September 11, 2018
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Department

I. RECOMMENDATION:

Approval of the minutes from the August 14, 2018 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes 8-14-2018

MINUTES

Planning Commission

155 W Durian, Coalinga, CA 93210

TUESDAY August 14, 2018

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners: *Chairman Sailer*
 Vice Chairman Gonzales
 Commissioner Jacobs
 Commissioner Helmar
 Commissioner Garza

Staff: *Sean Brewer, Community Development Director*
 Marissa Trejo, City Manager

Wanda Earls, City Clerk

PUBLIC COMMENTS

Mr. Richard Hill expressed his unhappiness and disappointment regarding the Commission's vote at the last meeting. He feels the vote was immature and possibly against the old timers. He feels the Commission could have passed it up to the Council.

He expressed concerns regarding his grandchildren being exposed to the dispensary right downtown. They will be walking right past this building and will be exposed to whatever elements are around. With them claiming to do 500-700 transaction per day it can interfere with events being held on the Plaza. It can interfere with the businesses around the dispensary as to available parking etc.

It should have been away from the kids. There is driver's training in the next building. He asked if you could take another vote. You don't have to be the bad guys, let the City Council be the bad guys. Vote it down or let the Council approve it.

Youth constantly parks across the street. Citizens, kids, relatives don't need to walk past this place.

People want places to park. You need to think about it. It's about money. There is not enough in the entire industry when placing our kids in harm's way. Dope heads are going to be around our citizens.

Ms. Mary Jones said she is not a pot smoker. Our youth can access drugs from many places. The Committee suggested this location including the Chief to avoid problems.

Have a Heart is one of the largest companies in the nation. You are dealing with Tiffany Jewelry vs. something from a Palm Shop. Thank you for making this happen and keep your eyes open. She is excited for growth. She took a tour and it is all first class.

Ms. Terri Yanez said she has some of the same concerns. She received her notification two days after the meeting. She talked to several people downtown and they indicated they did not receive letters. She feels the Cannabis industry will continue to change. There could be a devaluation of property values. What is a school wants to purchase a building downtown?

Mr. Brewer indicated the dispensary was there first.

Ms. Yanez asked about Coalingafest, parades, car events, weddings in Frame Park and Halloween. She is worried that 500-700 transactions per day will leave no parking. What about the new restaurant going in across the street? It is too tight downtown. How would you do National Night Out? Will they close their business to allow activities downtown?

Ms. Mary Jones expressed concerns as to why Mayor Vosburg and Council Member Lander had to recuse themselves from the vote at the Council Meeting when Commissioner Jacobs did not.

Commissioner Jacobs said he doesn't own the property.

It was pointed out that Council Member Lander does not own the property where his business is located.

Mr. Brewer said he will check into this and will follow-up.

Commissioner Jacobs said the parking is the major concern.

Chairman Sailer asked that the meeting move on to the business at hand.

INFORMATION/CONSENT CALENDAR

1. Minutes from the July 24, 2018 Meeting
2. Minutes from the June 26, 2018 Meeting

*Motion by Helmar, Second by Gonzales to Approve Consent Calendar and Minutes of July 24, 2018 and June 26, 2018 with correction to Minutes of July 24 to read it was Mary Jones not Commission Helmar that related to the parking situation never coming up in reference to Dr. Griffin's office locating downtown. Motion **Approved** by a Voice 5/0 Majority Vote.*

PUBLIC HEARINGS- None

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. **Consideration of Site Plan Review Application 18-02 for the Development of a 9,180 Square Foot Family Dollar Retail Building at the southeast corner for 5th and Elm Ave (SR33/198)**

Mr. Lerik Silva

ATC Design Group

Escondido CA

760-738-8800 Ext. 113

Community Development Director Sean Brewer

Staff recommends that the Planning Commission adopt Resolution No. 018P-006 with conditions for the development of a new 9,180 Square Foot Retail Family Dollar Store.

On July 3, 2018 the City of Coalinga received an application for site plan review for the development of a new 9,180 square foot Family Dollar retail store to be located at the southeast corner of Elm Ave and 5th Street. In accordance with the Coalinga Planning and Zoning Code a site plan review is required for all commercial, industrial, institutional, and residential development projects.

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal incorporates feedback from all City Departments. The Coalinga Municipal Code requires that all applicable new structures permanent or temporary erected in the City require a site plan review and approval by the Planning Commission for consistency with all applicable zoning regulations.

The proposed project proposes to construct a new 9,180 square foot single-story Family Dollar commercial building for the sales of retail goods. The site in which the proposed commercial building will be constructed is on approximately 0.69 acres on four (4) parcels (APN(s): 072-127-05T, 6T, 7T, 8T).

The General Plan designation for the parcel is (CG) Commercial General with a zoning designation of (CG) Commercial General. The project proposal is a permitted use as well as consistent with all the development regulations for retail operations.

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all development projects within the City. The purpose of the site plan review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Coalinga Municipal Code, and to guide the Building Official in the issuance of permits. The proposed project does not fall under the exempt projects and projects qualifying for Administrative Site Plan Review; therefore, the proposed project requires site plan approval from the Coalinga Planning Commission.

According to Section 9-6.404 of the Coalinga Municipal Code, the Planning Commission shall consider the following findings to approve a site plan:

- The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
- The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

As described in more detail below, City staff has determined the proposed project is in substantial conformance with the General Plan, Zoning Ordinance, and any applicable plans adopted by the City.

Commercial Development Regulations: The specific purposes of the "Commercial" Districts are to: (1) Provide for a full range of commercial uses. (2) Strengthen the city's economic base and provide employment opportunities for residents of the city. (3) Ensure the provision of services and facilities needed to accommodate planned population densities. (4) Identify appropriate standards for new development.

(CG) General Commercial. The purpose of the Commercial General Zone is to encourage areas of concentrated retail, generally located adjacent to major streets, such as Elm Avenue at Polk Street. The CG designation permits food, drug, clothing and other retail uses and services including small restaurants, laundry outlets among other services. Hotels, motels, and medical and professional offices are allowed in CG areas, subject to zoning provisions.

Access: Access to the proposed development will be via a new driveway at the southwest corner of the property on Elm Ave as shown on the site plan. In addition, the applicant has proposed to use the existing alley on 5th Street/SR 33. On July 17, 2018 Caltrans provided a comment letter for the project identifying trip generations and did not oppose the proposed drive at the southwest corner of the lot. Staff met with Caltrans staff to discuss the project and stated that the proposed driveway would be acceptable. A copy of the Caltrans comment letter has been included and incorporated into the conditions of approval where applicable.

Utilities: All utilities are readily available for connection to serve this development. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. Improvement plans, including grading and drainage plans will be reviewed and approved by the City Engineer.

- Natural gas facilities exist in the alley off 5th Street between Elm and Forest to serve this development. The applicant shall install public natural gas service connections in accordance with City of Coalinga standards as required by the City

Engineer.

- Public sewer and water facilities exist in the alley off 5th Street between Elm & Forest to serve this development. The applicant shall install all public utility service connections in accordance with City of Coalinga standards as required by the City Engineer

- Parking: In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for retail sales is one (1) stall per 300 square foot of floor area therefore, requiring 33 total parking stalls to serve this development. The proposed development project includes 31 onsite parking spaces. In accordance with Section 9-3.103(c)(2), for properties within the Downtown Overlay District, on-street parking directly adjacent to the property may be counted towards required on-site parking as outlined in Chapter 4, Article 3, Off Street Parking and Loading. Staff has determined that 4 additional parking spaces could reasonably be provided directly adjacent to the property increasing the parking provided to 35 exceeding the parking requirement.

- Refuse Containers: The site plan provides for a trash enclosure at the northeast corner of the site. It is placed in way that will provide adequate maneuverability for solid waste pick up.

- Landscaping: The site plan exceeds the landscape requirement of 10% including providing landscaping in the parking areas and adjacent to the exterior of the building.

- Lighting: The site plan identifies on-site lighting that is in compliance with the planning and zoning code as it relates to height (max 16 feet in the Downtown Overlay District), shielding, and glare.

- Signage: No signage has been provided as part of this application. A signage plan application shall be submitted to the Community Development Department prior to installation.

- Environmental Considerations

The Community Development Director has determined that the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332, as described below, applies to the project:

15332. In-Fill Development Projects

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

In this case, the project involves a commercial infill development on a 0.69-acre vacant lot and meets all the criteria (a through e) outlined above. Therefore, the project is exempt from further analysis under CEQA.

The City will generate sale tax revenue from the sales of products at this location. In addition the City will collect applicable development impact fees for various services in the City.

Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the Coalinga zoning code in the following respects:

- That all applicable provisions of the Code are complied with.
- That the project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures.
- All signs related to this development shall be reviewed and approved at a later date.

Mr. Brewer indicated that Items 18 and 23 are removed. They refer to the Sports Complex and do not belong here. He also referred to Item 44 and 42 but the Clerk could not understand exactly what was being said.

Commissioner Jacobs expressed concerns regarding the placement of the building on the lot. From Elm and 5th you see the sides of the building. Usually the store front faces the front of the main street.

Chairman Sailer asked about access to the alley.

Mr. Brewer pointed it out on the map. They still have to get their encroachment permit.

Chairman Sailer asked about the timeline.

Mr. Lerik indicated about three months from approval.

Mr. Richard Hill had discussion with the Mr. Lerik over the location of the building on the lot. It would look better if the building were turned 180 degrees around.

There was also discussion between Mr. Hill and others at the Dais regarding the position of the building on the lot. It was pointed out that from the corner of Elm Avenue and 5th Street; you are looking at 3 walls.

Mr. Brewer pointed out if you were to change it, you would be taking out the driveway approved by Caltrans.

Commissioner Garza indicated it is similar to the Tropicana building. It is a Caltrans issue.

Commissioner Jacobs asked about a controlled intersection.

Mr. Brewer indicated we are still waiting for the signal at Cambridge.

Ms. Terri Yanez asked how many square feet is the building.

Mr. Brewer said approximately 10K square feet. They will own the lot

*Motion by Gonzales, Second by Garza to Approve Site Plan Review Application 18-02 and Resolution No. #018-006 for the Development of a 9,180 Square Foot Family Dollar Retail Building at the southeast corner of 5th and Elm Ave (SR33/198). Motion **Approved** by a Voice 5/0 Majority Vote.*

DEPARTMENT REPORTS - None

COMMUNICATIONS

1. Staff Announcements - None
2. Commissioner Announcements - None
3. Chairman Announcements – Chairman Sailer addressed the following: *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.*

ADJOURN 6:40 PM

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Consideration of Conditional Use Permit 18-04 for the issuance of a permit to sell alcoholic beverages for on-site consumption at 260 and 270 Van Ness Ave (Whiskey Row)

Meeting Date September 11, 2018

Project Location: 260/270 Van Ness Street, Coalinga, CA 93210

Applicant: Dustin Ramsey, Whiskey Row, 270 Van Ness Street, Coalinga, CA 93210

Owner: Randall S. Young, 160 Alamo Place, Unit 753, Alamo, CA 94507

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends approval of Conditional Use Permit 18-04 by adopting Resolution No. 018P-009 with conditions.

II. BACKGROUND:

On August 13, 2018, the Community Development Department received a Conditional Use Permit application from Dustin Ramsey of Whiskey Row (further identified as “applicant”) requesting a permit to operate a full-service bar with limited counter food service during daytime and evening hours. Staff accepted the application on August 15, 2018 and began processing the application for a conditional use permit. Currently Whiskey Row operates under the section 9-5.103(d) where a full-service restaurant in conjunction with the sales of alcohol is exempt from the use permit requirement. The applicant will be transitioning from a full-service restaurant to providing counter service requiring the issuance of 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 is requesting a permit to operate as a full-service bar at 260/270 Van Ness to engage in the sale of alcoholic beverages for on-site consumption with over the counter food service to the public. The applicant plans to shorten the menu to Burgers and a few sandwiches which will

also be available for take-out. There are also plans for limited seating per the attached facility map.

CUP Analysis

General Plan/Zoning Consistency: The current zoning and land use designation for the subject property is (CG) Commercial General. The proposed use falls under the land use classification of Bars/night clubs/lounges where businesses serve alcoholic 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: The subject use is currently located at 260/270 Van Ness Street located between Elm Ave and Lincoln Street and directly north of Van Ness Street. The total square footage of the establishment is 2,500 square feet. There are no proposed interior tenant improvements that will need to be made to accommodate the existing use except for the relocation of movable equipment and furniture.

Surrounding Land Use Setting:

South	Commercial
West	Residential
East	Commercial
North	Commercial/Residential

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

Operations: Whiskey Row will remain under its current ownership and the applicants will be the ABC permit holders. The sale and consumption of alcohol will only be permitted within the existing 2,500 s/f tenant space (260/270 Van Ness). The applicant will be applying for a type 48 (On-Sale General for Public Premises) through the State of California Alcohol and Beverage Control.

ON SALE GENERAL – PUBLIC PREMISES - (Bar, Night Club) Authorizes the sale of beer, wine and distilled spirits for consumption on the premises where sold. Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are not allowed to enter and remain (see Section 25663.5 for exception, musicians). Food service is not required. All sales will be monitored by the department of alcoholic beverage control (ABC) and strictly enforced.

Hours: The applicant plans to operate the bar seven (7) days a week from 11am to 2am. Hours of operations may be amended upon approval of the Police Chief.

Noise: Live entertainment and amplified music within the bar 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 inside the building 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.

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.

Parking: This facility is located within an existing shopping center with adequate parking to support the use.

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:

None determined at this time.

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;

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;

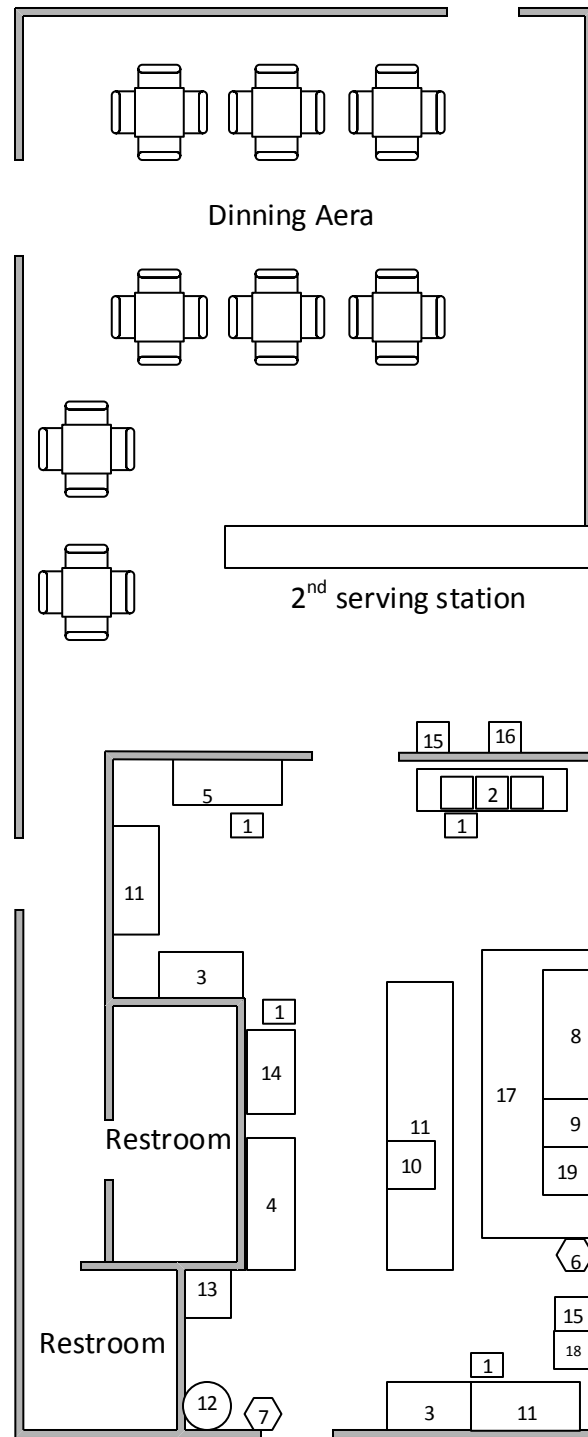
Asset for the neighborhood: The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service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

ATTACHMENTS:

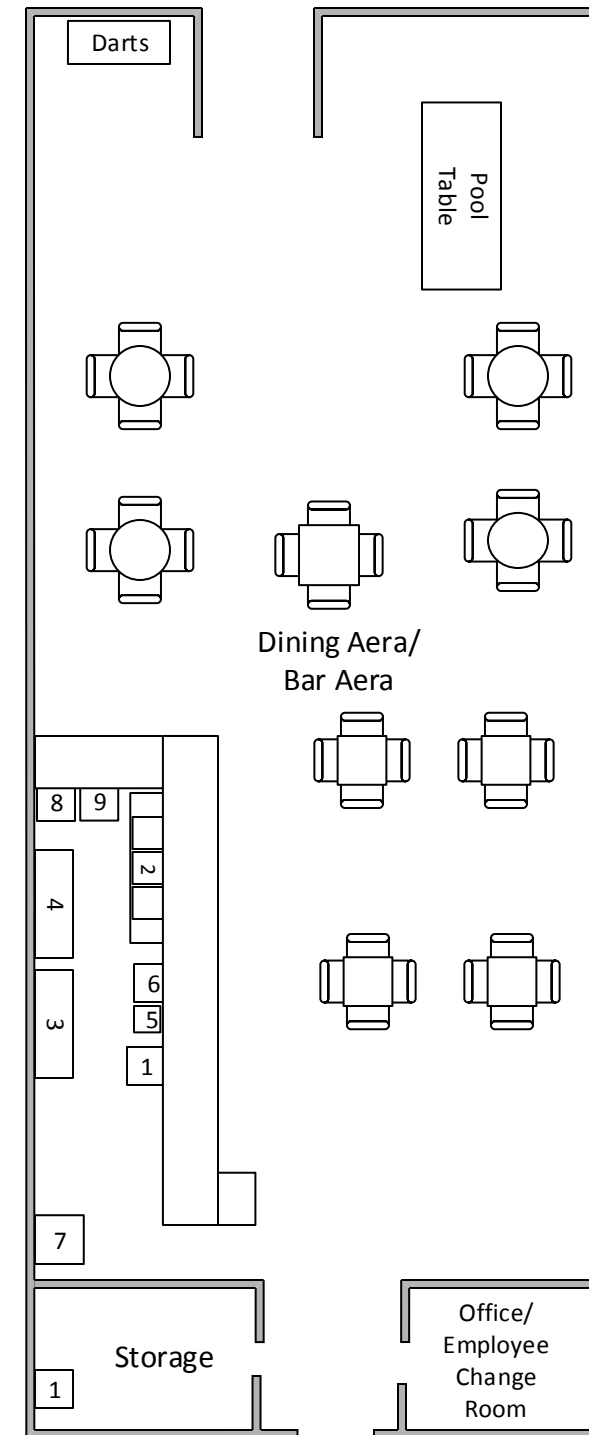
Description

- ☐ Facility Map
- ☐ CUP 18-04 Application
- ☐ Resolution No. 018P-009

260 Van Ness



270 Van Ness



1. Floor Sink
2. 3 Basin Sink with drain pans
3. True Freezer
4. Traulsen Refrigerator
5. ADCRAFT Refrigerator
6. Ansul System: Kitchen Kight II PCL-460

7. Type K: Fire Extinguisher
8. 5' Flat Grill
9. Single Pot Burner
10. 30"x20" heat Lamp
11. Prep Table: Stainless
12. Water Heater

13. 2'x2' mop sink
14. 400 lb Ice Machine
15. Hand Sink
16. Soda Fountain
17. Hood
18. Vegetable Sink
19. Deep Fryer

1. Floor Sink
2. 3-Compartment Sink
3. Kegarator
4. Refrigeration

5. Soda Gun
6. Ice Chest
7. Ice Machine
8. Hand Sink
9. Drain Sink with Side Splash Guards

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CVP 18-04
Application Number

8/13/18
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Whiskey Row LLC

Mailing Address: 220 Van Ness St, Coalinga, CA 93210

Telephone Number: 559-232-4899 Assessor Parcel Number: _____

Property Location: 260-220 Van Ness St, Coalinga, CA 93210

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

PROPERTY USE INFORMATION:

Current Zoning: CG (commercial general)

Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: _____

Proposed Use: Bar/Night club, License 48-Openale general - public premises

(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). _____

N/A

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

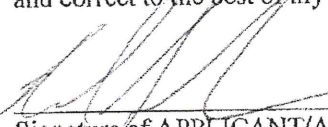
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

Hours of operation 11am-2pm. 3-6 employees, vehicular traffic entering through Lincoln & Elm St. Existing shopping center will provide parking. Security available for events. Food will be served at announced intervals. Full service kitchen utilized for events and appetizers.

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 that 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 within 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.

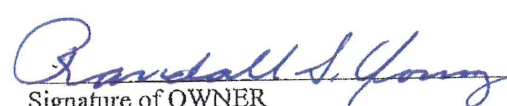
The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.


Signature of APPLICANT/AGENT

Michael Schneider
Name of APPLICANT/AGENT (Please Print)

220 Van Ness St
Mailing Address

559-232-4899
Telephone Number


Signature of OWNER

RANDALL S. YOUNG
Name of OWNER (Please Print)

160 ALAMO PLACE
UNIT 753
ALAMO, CA 94507
Mailing Address

925-209-3956
Telephone Number

RESOLUTION 018P-009

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 18-04 FOR THE ISSUANCE OF A PERMIT TO SELL ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AT 270 AND 260 VAN NESS AVENUE

WHEREAS, the City of Coalinga Community Development Department has received an application for a Conditional Use Permit for a full-service bar to be located at 270 and 260 Van Ness Ave; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on September 11, 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.

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NOW THEREFORE BE IT RESOLVED, that the Planning Commission approves the request for the sale of alcoholic beverage on-site 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 11<sup>th</sup> Day of September 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 18-04 (260/270 Van Ness Ave - Full Service Bar)**

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: The applicant shall apply for and obtain the appropriate license from the California State Department of Alcoholic Beverage Control and must follow the conditions of said license at all times based on the approved use.

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 included 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, wine and spirits for on-site consumption in accordance with the approved ABC License.
3. This use permit is non-transferrable to a new tenant unless all conditions in this approval are met, compliance with all zoning regulations are met, and operations are similar in nature to the previous use as determined by the Community Development Director.



4. All exterior lighting shall be reviewed and approved by the Police Chief.
5. Hours of operation are restricted to from 11:00 a.m. to 2:00 a.m. seven (7) days a week. 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.
6. There shall be no loitering on the premises and shall have the proper postings necessary to discourage loitering.
7. Security. A security plan shall be prepared including, but not limited to, the periods of time and staffing levels for security personnel, duties, responsibilities and qualifications of security staff for review and approval by the Coalinga Chief of Police within fourteen (14) days of this Conditional Use Permit approval.
8. There shall be no outdoor storage permitted on the premises.
9. 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.
10. All proposed signage will require the filing of a sign permit application with the Community Development Department.
11. Sound from the premises shall not exceed 65db from the exterior property lines of the property.
12. The presence and consumption of alcohol shall not be visible from adjacent properties or public rights of way.
13. The maximum occupancy, as determined by the provisions of the California Building Code and Fire Chief shall be posted in public view within the premises, and it shall be the responsibility of management to ensure that the limit is not exceeded at any time. Occupant loads for the back-patio area and enclosed building shall be marked separately.
14. If the applicant requests to use the rear patio area for patrons to consume alcoholic beverages in the future, the request shall be reviewed and approved by the Community Development Director and Police Chief to ensure compliance with section 9-5.103 of the Planning and Zoning Code. This approval does not allow for the consumption of alcohol on the rear patio unless approved as stated above.
15. Should complaints be received regarding noise disruption, the applicant shall take reasonable and practical steps as directed by the Director to reduce the intensity, number and/or occurrences of these disruptions. Said steps may include, but are not limited to, the reduction of the number and/or volume of microphones, amplifiers and

- speakers; the installation of certain physical improvements designed to attenuate noise generation; the relocation of patron waiting/queuing areas to a location found to be acceptable to the Director; and/or the reduction in hours for the commercial activities. The Director may require the preparation of an acoustical evaluation to quantify the noise levels and to suggest appropriate attenuation measures. Such an evaluation shall be funded by the applicant and directed by the Director to be performed with no notice to owner/operator.
16. 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.
  17. 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.
  18. Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.



## Staff Report- Chairman and Planning Commission

**Subject:** Consideration of a Combined Development Application (CDA 18-03), submitted by the applicant, ECO World, requesting a Conditional Use Permit for the placement of two (2) unattended collected bins at 198 W. Forest Ave (Coalinga Community Foundation Thrift Store), 210 E. Elm Ave (Family Discount Market), 270 W. Elm Ave (Royal Liquor), 309 E. Polk Street (Coalinga Market) and 638 E. Polk Street (Valley Food Mart).

**Meeting Date** September 11, 2018

**Project Location:** Various Locations, Coalinga, CA 93210

**Applicant:** ECO World, 5024 W. Minarets Ave, Fresno CA 93722

**Owner:** ECO World, 5024 W. Minarets Ave, Fresno CA 93722

**Prepared By:** Sean Brewer, Community Development Director

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### I. RECOMMENDATION:

Staff recommends approval of Combined Development Application 18-03 by adopting Resolution No. 018P-008 with conditions for the placement of unattended collection boxes at various locations within the City.

### II. BACKGROUND:

On August 7, 2018, the Community Development Department received six (6) Conditional Use Permit applications from ECO World, LLC (further identified as “applicant”) to place two (2) unattended collection boxes at six (6) commercial locations in the City. Staff accepted the applications on August 16, 2018 and began processing the application as a combined development application to expedite the processing time.

Unattended collection boxes. Any unattended container, receptacle or similar device that is located on any lot within the city that is used for soliciting and collecting donations of clothing and other salvageable personal property by a non-profit entity with tax exempt status. This includes for profit business partnering with non-profit entities.

This term does not include recycle bins for the collection of recyclable material and facilities identified as reverse vending machines, small or large recycling facilities, or any unattended donation box located within a building. The placement of unattended collection boxes requires the issuance of a conditional use permit.

Section 9-5.119(a)(4) provides additional development regulations specific to unattended collection boxes and compliance with said section has been incorporated into the conditions of approval.

### III. PROPOSAL AND ANALYSIS:

**Project Summary:** The project applicant proposes to place (2) unattended collection boxes at six (6) different commercial locations in the City of Coalinga to provide an easy drop of location for used clothing that would normally end up in the landfill. The applicant will partner with local thrifts and charities to provide new product from what is collected in addition to purchasing product that cannot be sold or that is overfilling their capacity. The attached resolution provides conditions of approval that will ensure compliance with all planning and zoning codes related to the placement of unattended collection boxes.

The six (6) locations where the unattended collection boxes will be placed at are:

1. 198 W. Forest Ave (Coalinga Community Foundation Thrift Store)
2. 210 E. Elm Ave (Family Discount Market)
3. 270 W. Elm Ave (Royal Liquor)
4. 309 E. Polk Street (Coalinga Market)
5. 638 E. Polk Street (Valley Food Mart)
6. 702 E. Elm Ave (Jiffy Food)

#### **CUP Analysis**

**General Plan/Zoning Consistency:** The zoning designations for all locations are classified as commercial (CG, CS, MX, CR) and land use designations are Commercial. In accordance with the Coalinga Planning and Zoning Code, these uses are permitted subject to approval of a conditional use permit in any commercial zone. The placement of the unattended collection boxes meets or exceeds the regulations identified in section 9-5.119(a)(4) of the Coalinga planning and zoning code.

**Location/Building:** The unattended collection boxes shall have been placed on the sites with an existing primary commercial or religious facility use which is in compliance with zoning, building and fire code of the City of Coalinga. Unattended collection boxes will remain in the exact location for which a permit was issued and shall not be moved unless the box is removed from the property or replaced with an identical box in the same location. The boxes are approximately 4ft by 3ft. by 6ft. which follow the City's requirements for the size of these boxes.

**Surrounding Land Use Setting:** 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 donation boxes will be placed in an area where they are visible to public with easy access to the drop door where clothing and shoes are placed. Maintenance of the unattended collection boxes plan to be maintained in good condition and appearance with no structural damage, holes or visible rust and shall be free of graffiti. The unattended collection boxes will be cleaned and emptied once a week by ECO World, LLC employees.

**Public Notification:** Public hearing notices were sent to all property owners within 300' feet of each site location 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:

None determined at this time.

#### 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;

**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;

**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.

#### ATTACHMENTS:

##### Description

- ☐ Resolution No. 018P-008
- ☐ 198 W. Forest Street Application
- ☐ 210 E. Elm Ave Application
- ☐ 270 W. Elm Ave Application
- ☐ 309 E. Polk Street Application
- ☐ 638 E. Polk Street Application
- ☐ 702 E. Elm Ave Application
- ☐ ECO World Business Plan
- ☐ Letter of Support - Coalinga Community Foundation
- ☐ Letter of Support - Neighborhood Industries

# RESOLUTION 018P-008

## **A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS A COMBINED DEVELOPMENT APPLICATION CDA 18-03 FOR THE PLACEMENT OF TWO (2) UNATTENDED COLLECTION BOXES EACH AT SIX (6) DIFFERENT LOCATIONS IN THE CITY OF COALINGA**

WHEREAS, the City of Coalinga Community Development Department has received a combined development application for six (6) Conditional Use Permits to place unattended collections boxes at 198 W. Forest Ave (Coalinga Community Foundation Thrift Store), 210 E. Elm Ave (Family Discount Market), 270 W. Elm Ave (Royal Liquor), 309 E. Polk Street (Coalinga Market), and 638 E. Polk Street (Valley Food Mart); and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on September 11, 2018 to take testimony with regard to the proposed applications, and;

WHEREAS, public hearing notices were sent to all property owners within 300' feet of each site location 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 location of two (2) unattended collection boxes at each of the above locations with conditions (Exhibit A). This resolution shall serve as approval for each location individually which can be acted upon individually under the permit revocation regulations in the planning and zoning code.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 11th Day of September 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit A

General On-going Procedural and Operational Conditions of Approval – Combined Development Application 18-03 (Unattended Collection Bins – Various Locations)

APPLICABILITY: Each location where an unattended collection box has been granted a conditional use permit shall be considered permitted independently of the other permitted locations and shall be subject to all of the regulations and conditions set forth in this approval. The revocation of a permit at one location shall not negate a permit of another location.

REVISIONS: Any proposed changes or revisions to the approved use or activities on the site shall be reviewed and approved by the community development director.

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.

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.

ADDITIONAL CONDITIONS:

1. The applicant shall maintain, at all times, compliance with the requirements of Section 9-5.119(a)(4) of the Coalinga Planning and Zoning Code pertaining to unattended collection boxes.
2. It shall be at the discretion of the Community Development Director to impose increased frequency of cleaning and pick up times if it is deemed necessary to preserve the public health safety and welfare.
3. If an additional box, not to exceed a total of three (3) at one location, is needed and demonstrated by the operator, the Community Development Director may approve one additional box to be placed adjacent to the existing boxes.
4. 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.

5. 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.

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CDA 18-03
Application Number

7-12-18
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Eco World
Mailing Address: 5024 W. MINARETS AVE FRESNO CA 93702
Telephone Number: 551-840-5501 Assessor Parcel Number: _____
Property Location: 198 W. FOREST AVE COALINGA CA 93210
Legal Description (lot, block, Tracts, etc.) LOT

PROPERTY USE INFORMATION:

Current Zoning: _____
Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: _____
Proposed Use: PLACEMENT OF DEVIATION BIN ON PROPERTY OUT
OF PARKING SPACES AND NOT ON CITY PROPERTY

(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). _____
BIN IS 3FT LONG, 4FT WIDE, + 5 1/2 FT TALL

(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.)

BIN WILL BE CLEANED + EMPTIED OUT ONCE A
WEEK BY ECO WORLD EMPLOYEE

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

Signature of OWNER

Name of APPLICANT/AGENT (Please Print)

Name of OWNER (Please Print)

5024 W. MILVARD'S AVE
Mailing Address
FRESNO, CA 93722

Mailing Address

559-840-5501
Telephone Number

Telephone Number

Google Maps 198 W Forest Ave

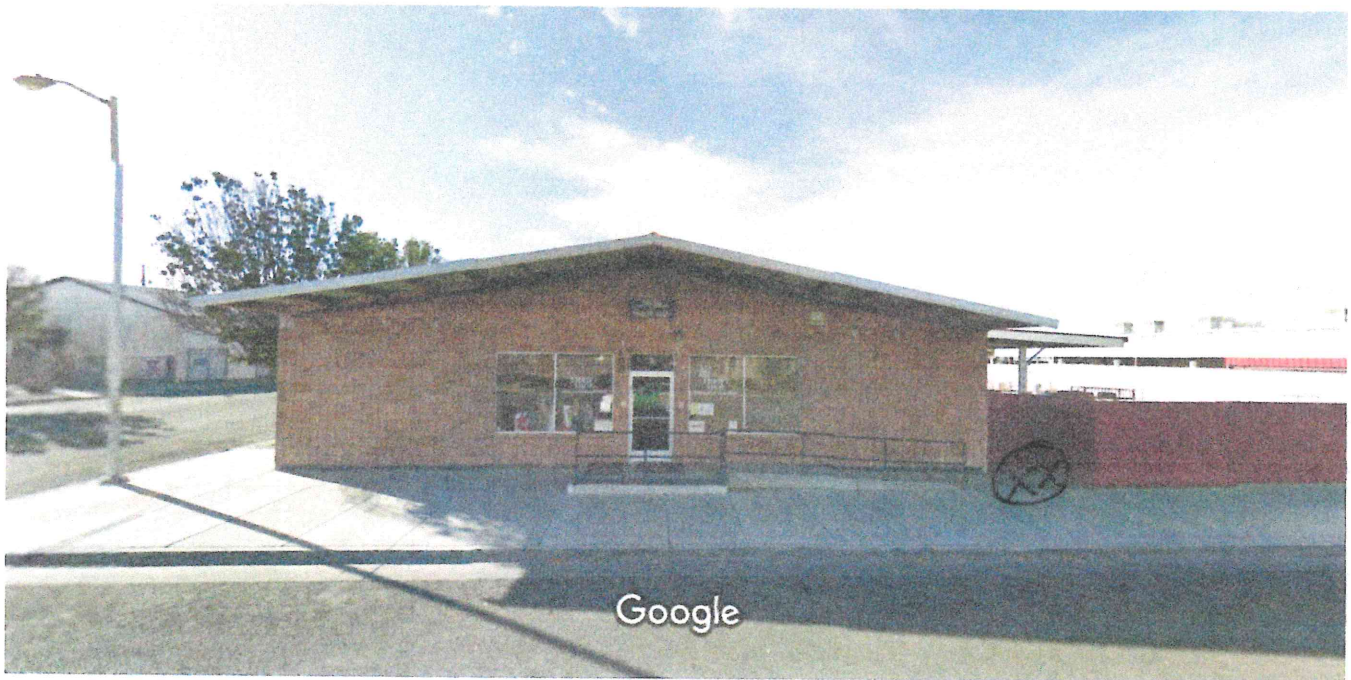


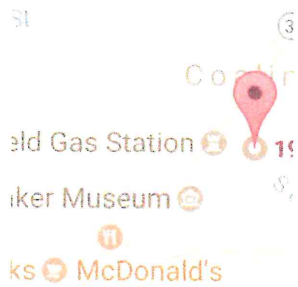
Image capture: Oct 2015 © 2018 Google

Coalinga, California

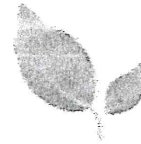
Google, Inc.

Street View - Oct 2015

COALINGA THRIFT
198 W. FOREST AVE.
2 BIDS



Glenn Mitchell
President of the Board, Coalinga Community Foundation
PO Box 124
Coalinga California
93210



2018/ June 5/

City of Coalinga

155 W. Duran St.

Coalinga, CA. 93210

ATTN: Sean Brewer Community Development Director

Summary: This is a letter of support for EcoWorld, a recycler applying to do business in Coalinga.

A committee of Board and Staff members at the Coalinga Thrift Shop heard a presentation from EcoWorld. From the discussion that followed it was agreed that the benefits EcoWorld provides outweigh the risks. We endorse EcoWorld. Further, we will partner with them and host two collection bins on our property.

Yours in Community Service.

Glenn E. Mitchell

Coalinga Community Foundation

President of the Board

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CDA 18-03
Application Number

7-12-18
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Eco World
Mailing Address: 5024 W. MINARETS AVE FRESNO CA 93722
Telephone Number: 559-840-5501 Assessor Parcel Number: _____
Property Location: 210 E ELM AVE. COALINGA CA 93210
Legal Description (lot, block, Tracts, etc.) LOT

PROPERTY USE INFORMATION:

Current Zoning: _____
Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: _____
Proposed Use: PLACEMENT OF DONATION BIN ON PROPERTY OUT OF PARKING STALES AND NOT ON CITY PROPERTY.

(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).
BIN IS 4 FT WIDE, 3 FT. DEEP, + 5 1/2 FT TALL

(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.)

BIN WILL BE CLEANED + EMPITIED OUT ONCE A WEEK BY ECO WORLD EMPLOYEE

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

Signature of OWNER

JENE RICKETT
Name of APPLICANT/AGENT (Please Print)

Name of OWNER (Please Print)

5024 W. MINARETS AVE.
Mailing Address
PESQUO, CA 93722

Mailing Address

(559) 940-5501
Telephone Number

Telephone Number

Eco World.

Cashforclothesfresno@gmail.com

(559)360-7673

(559)840-5501

Site Finder Name: J

Date: 6-24-18

Eco World Donation Bin Consent Form

Business Name:

FAMILIES Discount Market

Business Address:

210 E BM AVE.
COMMITTEE 09 93210

Owner/Supervisor Printed Name:

ALI

Owner/Supervisor Signature:



Comments on Bin Location:

SIDE OF BUILDING BY VALLEY NOT IN PARKING AREA

2 BINS

Google Maps 198 N 4th St



Image capture: May 2016 © 2018 Google

Coalinga, California

Google, Inc.

Street View - May 2016

2 BINS
210 E. BM AVE
FAMILY'S DISCOUNT MARKET



Station

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CDA 18-03
Application Number

8/8/18
Date

APPLICANT INFORMATION:

Applicant/Property Owner: ECO WORLD
Mailing Address: 5024 W. MINARETS AVE. FRESNO, CA 93722
Telephone Number: 551-840-5501 Assessor Parcel Number: _____
Property Location: 270 W. ELM AVE. COALINGA CA 93210
Legal Description (lot, block, Tracts, etc.) LOT

PROPERTY USE INFORMATION:

Current Zoning: _____
Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: _____
Proposed Use: PLACEMENT OF DONATION BIN ON PROPERTY OUT OF
PARKING SPILLS NOT ON CITY PROPERTY BY WATER FILL UP

(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). _____
BIN IS 4 FT WIDE 3 FT DEEP BY 5 1/2 FT TALL

(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.)

BIN WILL BE CLEANED ONCE A WEEK BY ECO WORLD
EMPLOYEE

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.

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Signature of APPLICANT/AGENT

Signature of OWNER

JENE BRICKETT

Name of APPLICANT/AGENT (Please Print)

Name of OWNER (Please Print)

5024 W. MINARETS AVE FRESNO

Mailing Address

Mailing Address

559-840-5501

Telephone Number

Telephone Number

Eco World.
Cashforclothesfresno@gmail.com
(559)360-7673
(559)840-5501

Site Finder Name: J

Date: 5-9/13

Eco World Donation Bin Consent Form

Business Name:

Royal Liquor Market

Business Address:

270 W. EDM AVE
CORNINGA, CA 93210

Owner/Supervisor Printed Name:

AMER NAKOVA

Owner/Supervisor Signature:

AMER NAKOVA


Comments on Bin Location:

BY WATER FILL UP
* PICTURE INCLD



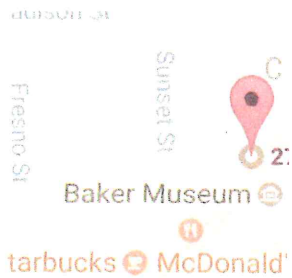
(X) REPRESENTS LOCATION OF
DONATION BIN

Image capture: May 2016 © 2018 Google

Coalinga, California

Google, Inc.

Street View - May 2016



CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CDA 18-03
Application Number

7-12-18
Date

APPLICANT INFORMATION:

Applicant/Property Owner: ECO WORLD
Mailing Address: 5024 W. MINARETS AVE FRESNO CA 93722
Telephone Number: (559) 840-5501 Assessor Parcel Number: _____
Property Location: 309 E POLK ST. COALINGA CA 93210
Legal Description (lot, block, Tracts, etc.) LOT

PROPERTY USE INFORMATION:

Current Zoning: _____
Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: _____
Proposed Use: PERMANENT OF DONATION BIN ON PROPERTY OUT
OF PARKING SPACES AND NOT ON CITY PROPERTY

(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).
BIN IS 4 FT WIDE, 3 FT LONG, & 5 1/2 FT TALL

(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.)

BIN WILL BE CLEANED + EMPTIED OUT ONCE A WEEK
BY ECO WORLD EMPLOYEE

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.

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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

Signature of OWNER

JENE PRICKETT

Name of APPLICANT/AGENT (Please Print)

Name of OWNER (Please Print)

5024 W. MILAKETS AVE FRESNO 93722

Mailing Address

Mailing Address

(559) 840-5501

Telephone Number

Telephone Number

Eco World.
Cashforclothesfresno@gmail.com
(559)360-7673
(559)840-5501

Site Finder Name: J

Date: 6-24-18

Eco World Donation Bin Consent Form

Business Name:

Cash for Clothes

Business Address:

309 E Park St. Fresno CA 93710

Owner/Supervisor Printed Name:

ALI

Owner/Supervisor Signature:



Comments on Bin Location:

2 BWS



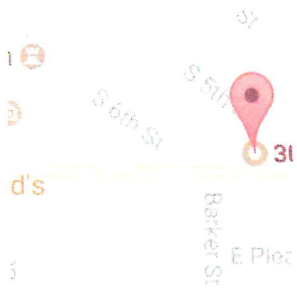
Coalinga Market
304 E POLK ST.
1ST BLDG

Image capture: Oct 2015 © 2018 Google

Coalinga, California

Google, Inc.

Street View - Oct 2015



Google Maps 358 E Polk St



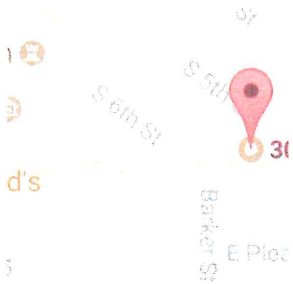
COMING MARKET
301 E POLK ST
2ND BLDG

Image capture: Oct 2015 © 2018 Google

Coalinga, California

Google, Inc.

Street View - Oct 2015



CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CDA 18-03
Application Number

6-8-18
Date

APPLICANT INFORMATION:

Applicant/Property Owner: ECO WORLD
Mailing Address: 5024 W. MINARETS AVE. FRESNO, CA 93722
Telephone Number: 551-840-5501 Assessor Parcel Number: _____
Property Location: 638 E. POLK ST. COALINGA CA 93210
Legal Description (lot, block, Tracts, etc.) LOT

PROPERTY USE INFORMATION:

Current Zoning: _____
Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: _____
Proposed Use: PLACEMENT OF DURATION BIN ON PROPERTY OUT OF
PARKING SPACES NOT ON CITY PROPERTY BY PAY PHONE

(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). _____
BIN IS 4 FT WIDE 3 FT DEEP 5 1/2 FT TALL

(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.)

BIN WILL BE CLEANED AND EMPTIED OUT ONCE A WEEK
BY ECO WORLD EMPLOYEE.

Eco World.

Cashforclothesfresno@gmail.com

(559)360-7673

(559)840-5501

Site Finder Name: J

Date: 5-9-18

Eco World Donation Bin Consent Form

Business Name:

Valley Food Mart

Business Address:

688 E. Folsom St
Corning CA 93210

Owner/Supervisor Printed Name:

KALWINDER BASWA

Owner/Supervisor Signature:

OWNER

Comments on Bin Location:

By PAY PHONES

Google Maps 635 E Polk St



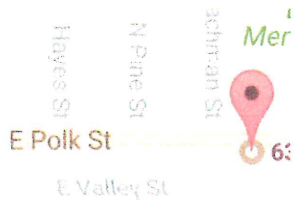
Image capture: Dec 2016 © 2018 Google

Coalinga, California

Google, Inc.

Street View - Dec 2016

⊗ REPRESENTS PLACEMENT OF
DONATION BIN



CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CDA 18-03
Application Number

6-8-18
Date

APPLICANT INFORMATION:

Applicant/Property Owner: ECO WORLD
Mailing Address: 5024 W. MINARETS AVE FRESNO, CA 93722
Telephone Number: 559-840-5501 Assessor Parcel Number: _____
Property Location: 702 E. ELM AVE COALINGA, CA 93210
Legal Description (lot, block, Tracts, etc.) LOT

PROPERTY USE INFORMATION:

Current Zoning: _____
Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: _____
Proposed Use: PLACEMENT OF DONATION BIN ON PROPERTY OUT OF
PARKING SPACES NOT ON CITY PROPERTY ON SIDE OF BUILDING

(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). _____
BIN IS 4 FT WIDE BY 3 FT DEEP BY 5 1/2 FT TALL

(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.)

BIN WILL BE CLEANED AND EMPTIED OUT ONCE A WEEK
BY ECO WORLD EMPLOYEE

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

Signature of OWNER

JENE PRICKETT
Name of APPLICANT/AGENT (Please Print)

Name of OWNER (Please Print)

5024 W. MINARETS AVE. FRESNO
Mailing Address

Mailing Address

559-840-5501
Telephone Number

Telephone Number

Eco World.
Cashforclothesfresno@gmail.com
(559)360-7673
(559)840-5501

Site Finder Name: J

Date: 5-9-18

Eco World Donation Bin Consent Form

Business Name:

Jiffy Food

Business Address:

702 E. Elm Ave, Coalinga, CA 93210

Owner/Supervisor Printed Name:

Ricardo Mendonca

Owner/Supervisor Signature:

Ricardo Mendonca

Comments on Bin Location:

ON SIDE THATS OPEN



ⓧ REPRESENTS PLACEMENT OF BIN

Image capture: Oct 2015 © 2018 Google

Coalinga, California

Google, Inc.

Street View - Oct 2015



ECO WORLD

Clothing & Shoes Donation Bins

Outline



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May 9, 2018



1. Clothing and shoes donation bins

A. About Us

- i. Eco World works with a local nonprofits such as Neighborhood Thrift, which takes part in many programs to help rebuild our community. We are an environment friendly, reuse, and rewear company. We work hard to keep all gently used clothing and shoes in our local community. Those items that cannot be used are recycled and kept out of our local landfills. All while hiring local, giving locals a chance to give back directly to their own community, and doing our part to keep our community green.
- ii. Eco World is interested in working with your company/organization to get donation bins in easily accessible areas for our community. We would like to help the community to have an easy drop off location for used clothing with the knowledge that it is staying local. Not only does this help the community have access to donate, but it keeps clothing and shoes out of our landfills, all while Eco World maintains the bins. We currently work with local businesses by placing a donation bin in a location that is easy to access to the community without disturbing access to the business. This also helps the business keep what is thrown in their trash bins to a minimal when it comes to clothing and shoes. Which then allows room for other items that could be placed in the trash bins and helps our local landfills stay free of items that could otherwise be recycled.

2. F.A.Q.

- What happens to the items that are donated?

We have partnered with a local nonprofit Neighborhood Recycling/Thrift to keep gently used items local, while those that are not reusable are recycled and kept out of our local landfills.

- What do you accept?

We accept clothing, shoes, purses, and backpacks. New or used items are welcome as long as they are not wet or molded.

- Who maintains the bins?

Eco World takes full responsibility of the cleanliness and neatness of the donation bin and its surroundings. We make sure that they are emptied weekly, freshly painted with no graffiti, always locked, and clean of trash and weeds. If the property owner notices any damage or unsightly surroundings of the bin in between our pickups we have our personal numbers listed to be contacted immediately.

- How do I know the bin will be maintained?

Eco World is a locally owned and operated company. We hire local which allows us to take immediate action. The bins are on routes and emptied as needed by the location. If a location fills up fast the location will be on route more frequently, or multiple bins can be added with the property owner's permission.

- How big are the donation bins?

The donation bins are approximately 4ft. by 3ft. by 6ft. for outdoor locations.

- Where should the bin be placed?

The donation bins are best if placed in a visible area to the public with easy access to the drop door where the clothing and shoes are placed. The more people can visibly see the bin the more donations will be given and out of our land fills.

- Can I get a tax write off for my donations?

Yes, all donations can be used for a tax write off. If a receipt is needed for your records please contact either number listed and a receipt will be mailed or emailed to you. The bin as a whole is a write off the the business that allows it to be placed on their property, as it is taking up square feet of the property.

- Will donating to these bins hinder local charities/thrift stores?

No, Eco World works with multiple charities, churches, and thrift stores like Neighborhood Thrift. We can provide new product and work with local thrifts and charities by purchasing the product that can not be sold or that is overfilling their capacity.

Eco World not only partners with local thrifts and charities but recently started working with local disposal companies to help with their conversion. We are working together to keep a top contaminant, clothing and shoes, out of our local landfills. We would like to extend this opportunity to you to help do your part at keeping your community green.

Eco World proudly works with The Red Cross of Fresno and Kings County chapters to help with disaster relief situations. We provide vouchers to local thrifts for clothing and shoes to families in these counties who lost their belongings due to a disaster. Not only will we provide vouchers or clothing to victims but all our donation bins are considered disaster relief drop off locations.

This means you can donate near you which can help someone where a disaster may occur. We are looking forward to expand this program to other counties in California as well.

We look forward to getting feedback from your company/organization and working together to keep our community green. If you have any further questions please do not hesitate to contact.

Jené Prickett, Owner

(559)840-5501

Cashforclothesfresno@gmail.com

Daren D'Ambrosio, Owner

(559)360-7673

Darencashforclothes@gmail.com



DAREN D'AMBROSIO

5024 W. Minarets Ave. Fresno, CA 93722

(559)360-7673

Darencashforclothesfresno@gmail.com

OBJECTIVE

Eco World would like to offer other local businesses the opportunity to give back to their local community. We thrive on keeping our community as green as possible by limiting clothing and shoes out of our landfills and back in the hands of our community. Donation bins are a great way to insure all items placed in it will be reused or recycled. We offer donation bins to be placed on local business properties with their consent. With this we promise to empty bins, maintain them, and offer tax write off receipts for all donations. Our services help you do your part to keep our community green.

EXPERIENCE

Eco World

Owner, Founded in 2011 to current

- As owner it is my personal responsibility to oversee all employees and that their position is being upheld to the highest standards. I personally oversee loads that are sent to our local thrift stores, loads that are sent to recycling centers, and that all donation locations are properly placed and maintained.

DS Concessions

Owner, 2000-2012

- DS Concessions had contracts with fairs along the west coast to provide food stands. My responsibilities were to bid and book fairs, build concession stands, place stands on locations, set up and shut down stands daily, and run a functional, profitable, and organized staff.

Martin Archery

Professional Archer, 1995-2000

- As a professional Archer it was required of me to travel to archery shoots around the nation. I was responsible for showing and selling new equipment to archery shops, working with engineers at the manufacturing factory to better designs for equipment, and represent the company in a professional and respectable manner.

EDUCATION

Fresno High School, class of 1995.

- Very proud to be a Fresno High School alumni, this has a great deal of why I am passionate to work locally and help our community.



JENÉ PRICKETT

5024 W. Minarets Ave. Fresno, CA 93722

(559)840-5501

Cashforclothesfresno@gmail.com

OBJECTIVE

Eco World would like to offer other local businesses the opportunity to give back to their local community. We thrive on keeping our community as green as possible by limiting clothing and shoes out of our landfills and back in the hands of our community. Donation bins are a great way to insure all items placed in it will be reused or recycled. We offer donation bins to be placed on local business properties with their consent. With this we promise to empty bins, maintain them, and offer tax write off receipts for all donations. Our services help you do your part to keep our community green.

EXPERIENCE

Eco World

Owner, founded in 2011

- As owner it is my personal responsibility to oversee all employees and that their position is being upheld to the highest standards. I personally oversee loads that are sent to our local thrift stores, loads that are sent to recycling centers, and that all donation locations are properly placed and maintained. My responsibilities also carry over to the office portion of our company by maintaining all our books, payroll, and phone calls.

Yukons

Bartender, 2014 to current

- As the day time bartender/server it is my responsibility to maintain and keep a fully stocked and operable bar and restaurant. I am responsible to balance my cash drawer and all charges daily.

Mike's Pizzeria

Bartender, 2006-2011

- As the closing shift bartender/server it was my responsibility to maintain and keep a fully stocked and operable bar and restaurant. I was responsible to balance all cash and charge transactions and

make a drop nightly. Beings that I was the closing employee I was responsible to set alarms and lock up nightly.

Bartender, 2004-2006

- As a nightclub bartender I covered night shifts at various night clubs. It was my responsibility to keep the energy up and master many mixed drinks while entertaining the crowds. All while keeping order, maintaining a full bar, and balancing all transactions on the cash drawer.

Retail Sales Associate, 1999-2004

- As soon as I could legally work I started in sales associate positions for retail stores at both Fashion Faire Mall and Sierra Vista Mall depending on which store needed coverage. I learned basic sales pitching, store front design, and responsible for cashing out all clients I personally styled.

EDUCATION

MILAN Institute 2010-2011

- Licensed Cosmetologist

Sanger High School

- Graduated class of 2002

Eco World Donation Bins



Eco World.
Cashforclothesfresno@gmail.com
(559)360-7673
(559)840-5501

Site Finder Name:

Date:

Eco World Donation Bin Consent Form

Business Name:

Business Address:

Owner/Supervisor Printed Name:

Owner/Supervisor Signature:

Comments on Bin Location:

Glenn Mitchell
President of the Board, Coalinga Community Foundation
PO Box 124
Coalinga California
93210



2018/ June 5/

City of Coalinga

155 W. Durian St.

Coalinga, CA. 93210

ATTN: Sean Brewer Community Development Director

Summary: This is a letter of support for EcoWorld, a recycler applying to do business in Coalinga.

A committee of Board and Staff members at the Coalinga Thrift Shop heard a presentation from EcoWorld. From the discussion that followed it was agreed that the benefits EcoWorld provides outweigh the risks. We endorse EcoWorld. Further, we will partner with them and host two collection bins on our property.

Yours in Community Service.

Glenn E. Mitchell
Coalinga Community Foundation
President of the Board

May 24, 2018

To whom it may concern,

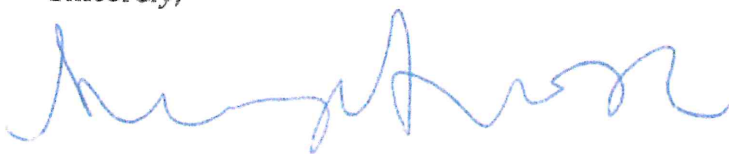
The intent of this letter is to inform on the partnership between Neighborhood Industries and Eco World.

Neighborhood Industries (NI) is a 501(c)3 non-profit organization based in Fresno Ca. Our mission is to operate businesses that reveal value in people so that they can be positive contributors in their homes and neighborhoods. In essence, our aim is to economically develop our marginalized neighborhoods, one paycheck at a time. Through our Pathways to Employment Program, we have had the privilege of employing hundreds of people over the past decade of existence, investing over \$660,000 into Fresno's neighborhoods of concentrated poverty in 2017 alone. As an organization, we strive to adhere to what is known as "the triple bottom line", the measurement of social responsibility, economic value and environmental impact.

Partnerships like the one we have with Eco World have only helped us increase our capacity to fulfill our mission. To date, NI and Eco World have kept well over 5.9 million pounds of textiles out of our CA landfills. Beyond the environmental impact, we have been able to create and sustain 12 full time jobs, mostly employing our program graduates. It has been a pleasure and privilege to partner with a company like Eco World over the past 3 years. We have created a relationship that works hand in hand to improve the quality of life of our valley residents.

Please don't hesitate to reach out with any questions or comments!

Sincerely,



Anthony "AP" Armour
Executive Director
Neighborhood Industries
EIN# 74-3252737