



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY MAY 28, 2019

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:

<i>Chairman Sailer</i>
<i>Vice Chairman Jacobs</i>
<i>Commissioner Helmar</i>
<i>Commissioner Garza</i>
<i>Commissioner Pruitt</i>

Staff:

<i>Sean Brewer, Community Development Director</i>
<i>Marissa Trejo, City Manager</i>

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

PUBLIC HEARINGS

1. Planning Commission Consideration of Resolution No. 019P-005 with

conditions approving Conditional Use Permit application No. 19-03 for a Tire and Automotive Repair Facility located at 234 W. Forest Street.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

1. Community Development Quarterly Presentation

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Consideration of Resolution No. 019P-005 with conditions approving Conditional Use Permit application No. 19-03 for a Tire and Automotive Repair Facility located at 234 W. Forest Street.

Meeting Date May 28, 2019

Project Location: 234 W. Forest Ave, Coalinga, CA 93210

Applicant: Luis A. Guzman / Jose L. Guzman, 13650 ½ Dronfield Ave, Sylmar, CA 91342

Owner: Luis A. Guzman / Jose L. Guzman, 13650 ½ Dronfield Ave, Sylmar, CA 91342

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 019P-005 with conditions approving Conditional Use Permit application No. 19-03 for a Tire and Automotive Repair Facility located at 234 W. Forest Street.

II. BACKGROUND:

On April 25, 2019, the Community Development Department received a conditional use permit application for a tire and automotive repair shop to located in the existing buildings at 234 W. Forest Ave. The zoning classification for the proposed use is “automobile/vehicle repair, major”. This classification consists of the repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, and tire sales and installation, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Conditional Use Permit Application

In accordance with Section 9-2.302, automotive /vehicle repair, major is a permitted use subject to the approval of a conditional use permit. This use classification requires special consideration to ensure that it can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of Conditional Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions.

California Environmental Quality Act

This application constitutes a project in accordance with the California Quality Act, therefore staff has prepared an environmental analysis as part of this land use application.

Comments

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal including conditions of approval reflect feedback from the necessary City Departments.

III. PROPOSAL AND ANALYSIS:

General Plan/Zoning Consistency

The general plan land use designation for the Tire and Automotive Repair Facility is classified as (CS) Service Commercial with a corresponding zoning designation of Service Commercial (CS). The project proposal is consistent with both the General Plan and Zoning Designations for automotive/vehicle repair, major.

Project Summary

The applicant is seeking approval to operate an automotive tire and repair facility which will include services such as:

- Tire Services (Tire purchases & tire installation, Computerized Wheel balancing, tire repair, tire rotation, tire pressure inflation to appropriate level)
- New and Used Tires (Tire range from Off road tires to low profile run flat tires. Brands include Michelin, Hankook, Doral, Goodyear, and Yokohama to name a few)
- Tire pressure Monitoring System TPMS Repair
- Brake Services (brake inspection, brake rotor replacement, front disc brake repair, Parking brake adjustment, Rear disc brake repair, Rear drum brake repair)
- Axle replacement (axle inspection, axle replacement)
- Suspension Repairs (ball joint replacement, inner tie rod & outer tie rod replacement, shocks replacement, strut replacement, sway bar link replacement)
- 4 Wheel Computerized Alignments (A wheel alignment consists of adjusting the wheels of your vehicle so that all wheels are parallel to each other and perpendicular to the ground)
- Lube oil and filter change
- Fluids check
- Cooling system repair (cooling system flush & fill, cooling system pressure test, replace radiator, replace thermostat, replace water pump)
- Belt and Hose Replacement (radiator hose replacement, serpentine belt replacement)
- Engine Diagnoses (Tune-up)

The applicant plans to use the existing buildings on forest for services rendered as well as for a sales area. All work shall be conducted within the enclosed buildings. The building adjacent to 6th Street will be used for storage only (approximately 400 s/f).

Location: 234 W. Forest Ave (Map & Floor Plans Attached)

Building Access: Vehicular access will be via the 6th Street driveway and pedestrian access will be located at the building adjacent to W. Forest Ave. The 6th Street driveway is currently non standard and will need to be reconstructed to current City Standard per the City Engineer.

Hours of Operation: Monday through Saturday 6:00am – 6:00pm (7:00am – 7:00pm Saturday)

Parking: Employee and customer parking will be available on site as well as provided on street. In accordance with table 4.4 of Section 9-4.302 Automobile/Vehicle Repair, Major or Minor use classifications

require two (2) spaces per bay. The facility has three (3) bays therefore requiring six (6) on-site parking spaces where one (1) shall be made ADA accessible. A minimum of ten (10) percent of a parking lot shall be landscaped. A vehicle accommodation area shall include the area of a lot used by vehicles for access, circulation, parking, loading and unloading areas; it does not include space provided for display purposes or enclosed vehicle storage areas. The construction and restriping of any parking space or facility shall be reviewed and approved by the Community Development Director in conjunction with the City Engineer.

Outdoor Storage: At this time the applicant has not expressed the intent to having outdoor storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than seventy-two (72) hours. Outdoor storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than seventy-two (72) hours in the Commercial Service (CS) zoning designation requires the issuance of a conditional use permit. Should it be requested in the future it will require an amendment to this use permit unless conditioned in this application to permit outdoor storage in accordance within the regulations of Section 9-4.208. There shall be no outside storage of used or new tires on the premises. All tires shall be stored in an enclosed building.

Fuel Storage and other Potential Hazardous Materials: The applicant will be required to meet with the Fire Marshall and Building Official to determine the level of safety protection required based on the desired storage of all hazardous and/or combustible materials on site.

Solid Waste: The applicant will be required to utilize the City of Coalinga's solid waste hauler (Mid-Valley Disposal) for all solid waste needs. Solid waste receptacles will be located in the back of the building and inside the fence.

Surrounding Land Uses:

Surrounding Land Use Setting	
South	Commercial - Vacant
West	Commercial – Thrift Shop
East	Commercial – O’Riley Auto Parts
North	Commercial – Auto Museum

Public Notification: On May 16, 2019 public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law.

Environmental Review: Section 21084 of the Public Resources Code requires the California Environmental Quality Act (CEQA) Guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources has found that several classes of projects listed in Article 19 of the CEQA Guidelines do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

The project site is located within the City of Coalinga limits on a commercially zoned parcel surrounded by existing commercial development and does not have any value as a habitat for endangered, rare, or threatened species. The proposed project would not result in any significant effects related to biological resources, traffic, noise, air quality, or water quality, and the site would be adequately served by all required utilities and public services. Therefore, the proposed project meets all requirements established by Section 15301 of CEQA Guidelines and can consequently be considered exempt from the provisions of CEQA under a Class 1 exemption (existing facilities).

IV. FISCAL IMPACT:

None

V. REASONS FOR RECOMMENDATION:

Conditional Use Permit finding of Approval

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 019P-005
- ☐ CUP 19-03 Application
- ☐ Site Photos 1
- ☐ Site Photos 2

RESOLUTION 019P-005

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT APPLICATION NO. 19-03 FOR AN AUTOMOTIVE TIRE AND REPAIR FACILITY LOCATED 234 W. FOREST AVE.

WHEREAS, the City of Coalinga Community Development Department received an application for Conditional Use Permit and Environmental Review from Luis Guzan, Applicant to open an automotive tire and repair facility in two existing commercial buildings on 0.43 acres at 234 W. Forest Ave (APN: 072-125-07; and,

WHEREAS, the subject project requires approval of a conditional use permit with environmental review in accordance with Title 9, Chapter 2 of the Coalinga Municipal Code; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on April 30, 2019; and

WHEREAS, the Planning Commission has determined that this project is exempt from further environmental review under CEQA Guidelines §15301 as a Class 1 exemption (existing facilities), and;

WHEREAS, the subject application was reviewed for compliance with all applicable sections of the Coalinga Municipal Code; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on May 28, 2019 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, 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 conditional use permit 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 does approve the Conditional Use Permit Application (CUP 19-03) subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 28th Day of May 2019.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit “A”
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT APPLICATION NO. 19-03

Administrative

- COA-1. *Actions voiding approval.* If the construction of a building or structure, or the use(s) established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void.

This Conditional Use Permit shall only remain valid so long as the applicant maintains, in good standing. If a property or a portion of a property that received a Conditional Use Permit is abandoned or vacated for more than six (6) months, a new Conditional Use Permit shall be required for the same conditional use to be reinstated.

- COA-2. *Periodic review or monitoring of conditions.* All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.

- COA-3. *Indemnification.* The applicants/developers 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 promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in 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.

- COA-4. *Extensions.* Approval of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the first approval.

- COA-5. *Fees.* All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit. The Developer is

responsible for paying all applicable development impact fees as well all regional fees related to the project.

- COA-6. *Alterations.* Any minor alternations to the approvals shall be reviewed and approved by the Community Development Director, unless under his/her discretion warrants review and approval by the Commission. This includes but is not limited to site design, floor plans and security related plans. Any change in use shall require review and approval by the Planning Commission.
- COA-7. *Acknowledgement.* 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.
- COA-8. *Revocation of approvals.* Any permit granted may be revoked or modified if any of the terms or conditions of approval are violated, or if any law or City Ordinance is violated in connection. The City Council and Planning Commission, by their own action, or following a recommendation from the Community Development Director, may initiate revocation or modification proceedings. A public hearing shall be held pursuant to [Section 9-6.111](#),

Public Works/Engineering

- COA-9. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-10. The applicant shall comply with all 2016 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-11. The applicant shall comply with all of the requirements of the Building Official.
- COA-12. The illegal structure (carport) located on the corner of 6th Street and the Alley shall be removed prior to the granting of occupancy.
- COA-13. The applicant shall obtain approval from the City Solid Waste Carrier for the on-site location of the trash enclosure for solid waste disposal and pick up.
- COA-14. The applicant shall confirm with Public Works whether a backflow prevention device for the existing domestic water service to the building is required.
- COA-15. All parking facilities shall be designed and striped to City standards.

- COA-16. The applicant shall provide a 4-foot wide unobstructed sidewalk path of travel behind the existing driveways on 6th Street. Commercial driveways shall be reconstructed per City of Coalinga standard P-6.
- COA-17. Applicant shall reconstruct all cracked, broken or raised segments of sidewalk along project frontage as required by the City Engineer.
- COA-18. Applicant shall replace all dead or dying street trees along project frontage.

Planning

- COA-19. An occupancy permit for the existing structure(s) shall not be issued until all proposed buildings, structures and other stated improvements are completed, or the Community Development Director authorizes its issuance upon making a finding that all on-site and off-site conditions relating to the building, structure or use have been or will be met.
- COA-20. The applicant shall adhere to all applicable additional development regulations related to Automobile/Vehicle service and repair, major and minor uses (Section 9-5.106).
- COA-21. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
 - a. Weekdays from 7:00 a.m. to 6:00 p.m.;
 - b. Saturday from 8:00 a.m. to 5:00 p.m.;
 - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager
- COA-22. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-23. All rusted, damaged and unused siding shall be replaced on the buildings located on the property, including the replacement of any broken windows.
- COA-24. All materials such as scrap metal, piping, and other various equipment shall be removed and/or stored within an enclosed building and not visible from any rights of way or alley.
- COA-25. A sign permit shall be obtained for all signage, reviewed and approved by the Community Development Department prior to installation.
- COA-26. A three-foot wide landscaping buffer shall be provided along all 6th Street and Forest Ave property lines. Additional landscaping may be required where

necessary to prevent visual impacts on adjacent properties. All landscaped areas shall be permanently maintained in compliance with Section 9-4.204.

- COA-27. At the close of business all vehicles remaining on-site must be stored within an enclosed building and not visible from adjacent properties.
- COA-28. Any other conditions that the Commission deems necessary to improve the public health, safety and welfare.

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CUP 19-03
Application Number

4/25/19
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Luis A. Guzman / Jose L. Guzman
Mailing Address: 13650 1/2 Drownfield Ave Sylmar CA, 91342
Telephone Number: (661) 645-4042 Assessor Parcel Number: 072-125-07
Property Location: 234 West Forest Ave Coalinga CA 93210
Legal Description (lot, block, Tracts, etc.) Lots 24-28 BLK 27 City of Coalinga

PROPERTY USE INFORMATION:

Current Zoning: CS
Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: 18,330 sq ft.
Proposed Use: see attached form

(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).
Using all existing structures.

(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.)

6am - 6pm Mon - Sat / 7am - 7pm Mon - Sat
1 employee (SELF) (see attached form)
I plan to improve the space to current landscaping standards related to both parking & street frontage.

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

Luis A. Gorman
Name of APPLICANT/AGENT (Please Print)

13650 1/2 Drenfield Ave
Mailing Address SYlmar CA, 91342

(661) 645-4047
Telephone Number


Signature of OWNER

Jose L. Gorman
Name of OWNER (Please Print)

13650 1/2 Drenfield Ave SYlmar CA, 91342
Mailing Address

(661) 312-3699
Telephone Number

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

AP 19-03
Application Number

4/25/19
Date

APPLICANT INFORMATION:

Applicant: Luis A. Guzman
Mailing Address: 13650 1/2 Drownfield Ave Sylmar CA, 91342
Telephone Number: (661) 645-4042 Assessor Parcel Number: 072-125-07
Property Owner's Name: Jose L. Guzman
Property Owner's Address: 13650 1/2 Drownfield Ave Sylmar CA, 91342
Contact Person: Luis A. Guzman

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 18,330 ft² / 0.42 acres
Describe Existing Use of Property: Non Operational

Square Feet of Existing Building Area 3860/3325^{ft²} Square Feet of Existing Paved Area 4,052 ft²
Current Zoning CS Proposed Zoning CS
Describe in General Terms Existing Uses to the:
North: Thrift Shop
South: Empty lot
East: O'Reilly Auto Parts
West: Richfield Gas Station
Are there any man-made or natural water channels on property? NA
If there are, where are they located _____
Number of existing trees on the site _____ Number of trees to be moved (Age & Type) _____
Residential
a. Number of Dwelling Units: _____ b. Unit Size(s) _____
c. Range of Sales Prices and/or Rents (projected): _____
d. Type of Household Size Expected: _____

Commercial

a. Orientation:

Neighborhood: Commercial land use

City or Regional: Commercial land

b. Square Footage of Sales Area: 532 ft²

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

d. Type of Household Size Expected: _____

e. Number of Employees: Full Time 1 self Part Time _____ Seasonal _____

f. Days and Hours of Operation Mon - Sat 6:00AM - 6:00PM / 7:00AM - 7:00PM

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.

Luis A. Guzman
Signature of APPLICANT/AGENT

Luis A. Guzman
Name of APPLICANT/AGENT (Please Print)

13650 1/2 Drownfield Ave Sylmar CA 91342
Mailing Address

(661) 645-4042
Telephone Number

Jose L. Guzman
Signature of OWNER

Jose L. Guzman
Name of OWNER (Please Print)

13650 1/2 Drownfield Ave Sylmar CA 91342
Mailing Address

(661) 312-3699
Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Jose L. Guzman
PROPERTY OWNER'S ADDRESS: 13650 1/2 Drownfield Ave Sylmar CA 91342
TELEPHONE: (661) 312-3699 EMAIL: luis.guzman70@yahoo.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Luis A. Guzman / Guzman Tires & Auto Repair
APPLICANT'S ADDRESS: 13650 1/2 Drownfield Ave Sylmar CA, 91342
TELEPHONE: (661) 645-4042 EMAIL: luis.guzman1710@gmail.com

CONTACT FOR PROJECT INFORMATION: Luis A. Guzman
ADDRESS: 13650 1/2 Drownfield Ave Sylmar CA 91342
TELEPHONE: (661) 645-4042 EMAIL: luis.guzman1710@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 234 West Forest Ave Coalinga CA 93210
CROSS STREETS: Forest & 6th street
ASSESSOR'S PARCEL NUMBER(S): 072-125-07
LOT DIMENSIONS: 148 ft X 123 ft LOT AREA (SQ FT): 18,330 sq ft
ZONING DESIGNATION: CS GENERAL PLAN DESIGNATION: CS

3. Project Description (please check all that apply)

- ☒ Change of Use
- ☒ Change of Hours
- ☐ New Construction
- ☐ Alterations
- ☐ Demolition
- ☐ Other (please clarify):

PRESENT OR PREVIOUS USE: Machine shop

PROPOSED USE: Tire shop

BUILDING APPLICATION PERMIT #: _____ DATE FILED: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units				
Parking Spaces				
Loading Spaces				
Bicycle Spaces				
Number of Buildings				
Height of Buildings				
Number of Stories				
Gross Square Footage (GSF)				
Residential				
Retail				
Office				
Industrial				
Parking				
Other _____				
Other _____				
Other _____				
Total GSF				

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

All Projects

Land Use

What is the current use of the site? N/A

Please list all previous land uses of the site for the last 10 years. Machine Shop

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area.

N/A

Site Characteristics

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? Two

What is the construction date of each structure?

Current use of existing structure(s)? Now operational

Proposed use of existing structure(s)? Tire Shop

Are there any trees on the project site?

☐ Yes ☒ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☐ Yes ☒ No

Does the site contain any wetland areas or areas where water pools during the rainy season?

☐ Yes ☒ No

What land uses surround the project site? (i.e., single-family residential, commercial, etc.)

Please describe: commercial

To the north there is a thrift shop.

To the south there is an empty lot

To the East there is an O'Reilly Auto Parts

To the west there is the Richfield Gas station

Are you proposing any new fencing or screening?

☐ Yes ☒ No

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

Is there parking on-site?

☐ Yes ☒ No

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

Existing _____

Proposed 10

Is any parking proposed off-site?

☐ Yes ☒ No

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

Are you proposing new signs with the project?

☐ Yes ☐ No

If yes, please describe the number and type. _____

Are there any easements crossing the site?

☐ Yes ☒ No

Are there any trash/recycling enclosures on-site?

☐ Yes ☒ No

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

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

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

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other properties, please write "N/A."

1st Address: _____ 2nd Address: _____

Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: Steel

Existing Roof Materials: Steel

Existing Exterior Building Colors: Tan & Red

Proposed Exterior Building Materials: Steel

Proposed Roof Materials: Steel

Proposed Exterior Building Materials: Steel

Residential Projects

Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. Provide information below for the proposed project unless the question specifically requests information on the existing conditions of the property.

Total Number of Lots: _____

Net Acreage of Site: _____

Total Dwelling Units: _____

Density/Net Acre: _____

of Single-Family Units: _____

of Duplex/Half-Plex Units: _____

of Multi-Family/Apartment Units: _____

of Condominium Units: _____

Structure Size

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

Residence

Gross Square Footage: _____

Garage

Gross Square Footage: _____

Other

Gross Square Footage: _____

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

Gross Square Footage: _____

Total Square Footage: _____

Building Height

Building height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing Building Height and # of Floors (from ground to the plateline): _____

Existing Building Height and # of Floors (from ground to the top of the roof): _____

Proposed Building Height and # of Floors (from ground to the plateline): _____

Proposed Building Height and # of Floors (from ground to the top of the roof): _____

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): _____

Project Site Lot Area (sq. ft.): _____

Total Lot Coverage Percentage: _____

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: 7am - 7pm / 6am - 6pm Mon - sat.
If your project includes fixed seats, how many are there? _____

Building Size

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

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		
Office Area		
Storage Area		
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area		
Structured Parking		
Other Area*		
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: 21 ft 1 floor
Proposed Building Height and # of Floors: _____

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 7,185 sq ft.
Project Site Lot Area (sq. ft.): 18,330 ft²
Total Lot Coverage Percentage: 39%.

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

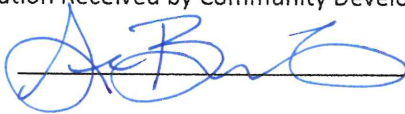
Environmental Evaluation Application Submittal Checklist

Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	✓	
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.		✓
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.		✓
Photos of the project site and its immediate vicinity, with viewpoints labeled.	✓	
Check payable to Coalinga Community Development Department.	✓	
Letter of authorization for agent, if applicable.		✓
Available technical studies.		✓

For Department Use Only

Application Received by Community Development Department:

By:



Date:

4/25/19







CONCRETE
MIX
60LBS
BASALITE

7'
POSTMASTER
8'

S. SIXTH 200



















Car
Entrance



196 N 6th St

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Blair
Iron
Works

234

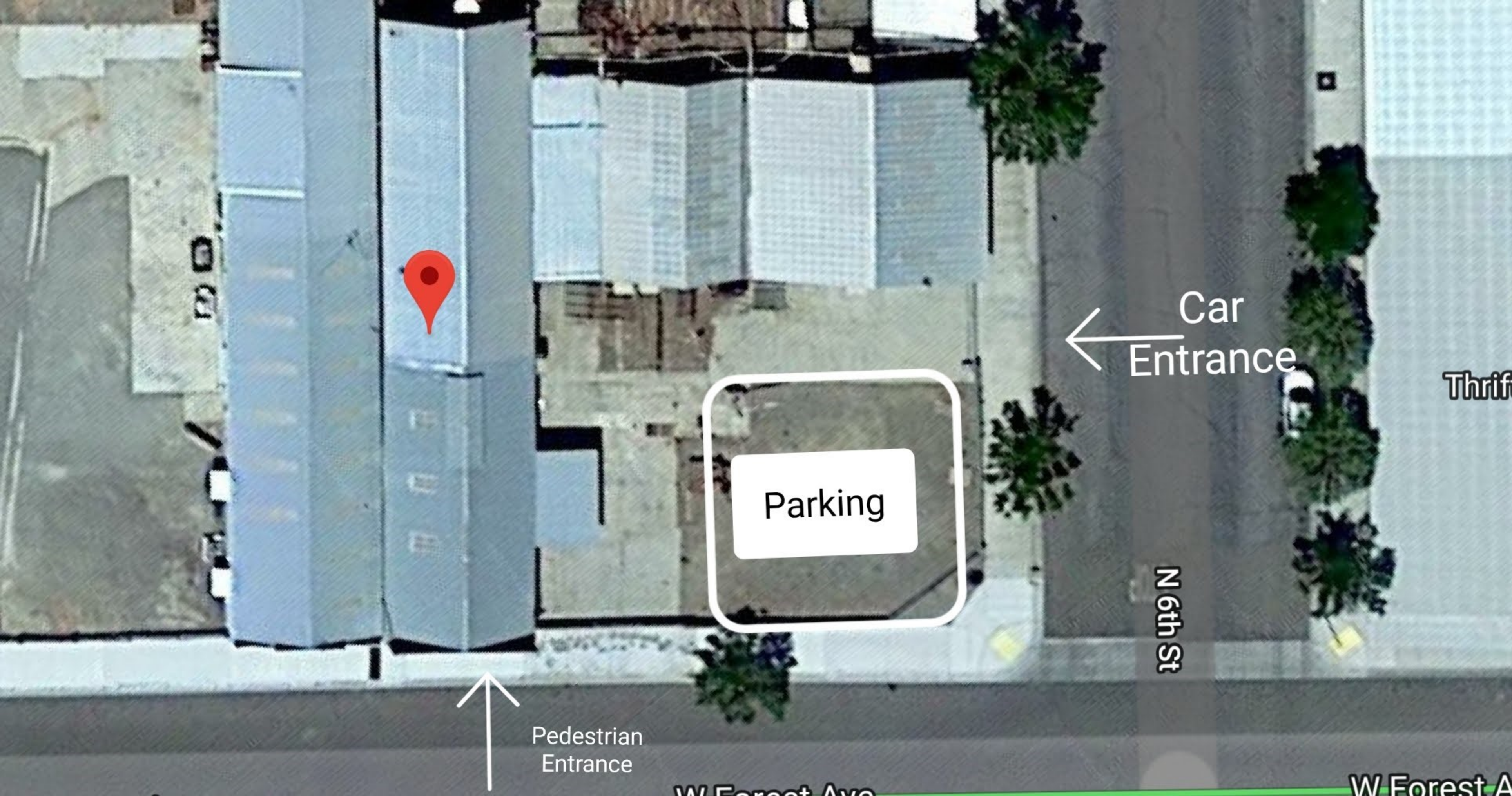


Pedestrian
Entrance



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234 W Forest Ave



Car
Entrance

N 6th St

Pedestrian
Entrance

W Forest Ave

W Forest A

Thrif

Trash
Recepticals



W Forest Ave

W Forest Ave

W F