



*Commissioners: Chairman Sailer  
Vice Chairman Jacobs*

*Commissioner Helmar  
Commissioner Garza  
Commissioner Pruitt*

*Staff: Sean Brewer, Assistant City Manager  
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. Approve Minutes - 12-8-2020
2. Approve Minutes - 1-12-2021

#### PUBLIC HEARINGS

1. Planning Commission Adoption of Resolution No. 021P-001 Approving Conditional Use Permit Application CUP 21-01 for a Cannabis Retail Facility with Delivery and On-Site Consumption at 144 E. Durian Street

#### DISCUSSION AND/OR POTENTIAL ACTION ITEMS

#### DEPARTMENT REPORTS

#### COMMUNICATIONS

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

#### ADJOURN



## **Staff Report- Chairman and Planning Commission**

**Subject:** Approve Minutes - 12-8-2020  
**Meeting Date** February 9, 2021  
**Project Location:** 155 W Durian Ave., Coalinga, CA  
**Applicant:** N/A  
**Owner:** N/A  
**Prepared By:**

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### **I. RECOMMENDATION:**

### **II. BACKGROUND:**

### **III. PROPOSAL AND ANALYSIS:**

### **IV. FISCAL IMPACT:**

### **V. REASONS FOR RECOMMENDATION:**

#### **ATTACHMENTS:**

##### **Description**

☐ 12-08-2020 PC Minutes

# MINUTES

## PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210  
Tuesday, December 8, 2020

*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 (6:03 PM)

*Meeting also conducted via Zoom webinar for the public's participation.*

Pledge of Allegiance

### CHANGES TO THE AGENDA

None

### ROLL CALL

*Commissioners:* Chairman Sailer  
Vice Chairman Jacobs - Absent  
Commissioner Helmar  
Commissioner Garza  
Commissioner Pruitt

*Staff:* Assistant City Manager, Sean Brewer  
Public Utilities Coordinator, Larry Miller  
City Clerk, Shannon Jensen

### 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. Approve MINUTES – 9-28-2020

*Motion by Helmar, Second by Garza to Approve Consent Calendar Item Nos. 1. Motion **Approved** by 4/0 Majority Voice Vote. Jacobs Absent.*

### PUBLIC HEARINGS

None

## DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Approval of Site Plan Review 20-01 (Warthan Place Apartment Phase 2, an 81-Unit Multi-Family Development)

Assistant City Manager Sean Brewer gave a brief overview of the item.

*Motion by Garza, Second by Helmar to Approve Site Plan Review 20-01 (Warthan Place Apartment Phase 2, an 81-Unit Multi-Family Development). Motion **Approved** by 4/0 Majority Voice Vote. Jacobs Absent.*

## DEPARTMENT REPORTS

None

## COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

Commissioner Helmar inquired about the completion date for the Cambridge signalization.

Assistant City Manager Sean Brewer estimated the project to be completed sometime in January. Mr. Brewer announced the Polk and Sunset project is scheduled to begin next week and will last approximately three months.

3. Chairman Announcements

None

## ADJOURN 6:44PM

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Chairman/Vice Chairman

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Shannon Jensen, City Clerk

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Date



## **Staff Report- Chairman and Planning Commission**

**Subject:** Approve Minutes - 1-12-2021  
**Meeting Date** February 9, 2021  
**Project Location:** 155 W Durian Ave., Coalinga, CA  
**Applicant:** N/A  
**Owner:** N/A  
**Prepared By:**

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### **I. RECOMMENDATION:**

### **II. BACKGROUND:**

### **III. PROPOSAL AND ANALYSIS:**

### **IV. FISCAL IMPACT:**

### **V. REASONS FOR RECOMMENDATION:**

#### **ATTACHMENTS:**

##### **Description**



1-12-2021 PC Minutes

# MINUTES

## PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210  
Tuesday, January 12, 2021

*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 (6:05 PM)

*Meeting also conducted via Zoom webinar for the public's participation.*

Pledge of Allegiance

### CHANGES TO THE AGENDA

None

### ROLL CALL

*Commissioners:* Chairman Sailer  
Vice Chairman Jacobs - Absent  
Commissioner Helmar  
Commissioner Garza  
Commissioner Pruitt

*Staff:* Assistant City Manager, Sean Brewer  
Public Utilities Coordinator, Larry Miller  
City Clerk, Shannon Jensen

### PUBLIC COMMENTS

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

### INFORMATION/CONSENT CALENDAR

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

Assistant City Manager Sean Brewer gave a brief overview of the item, explaining that the Agenda Item states a 1-year extension, however staff is recommending a 2-year extension knowing how long the process takes.

*Motion by Helmar, Second by Pruitt to Approve a Two (2) Year Project Extension for AMG & Associates for Site Plan Review Application 16-09 for the Elm Ave Senior Apartments. Motion **Approved** by 5/0 Majority Voice Vote.*

## PUBLIC HEARINGS

None

## DISCUSSION AND/OR POTENTIAL ACTION ITEMS

### 1. Planning Commission Reorganization

Chairman Sailer explained the Commission discusses the reorganization of the Planning Commission annually at the first or second meeting of the year.

*Motion by Helmar, Second by Pruitt to Appoint Commissioner Sailer as Chairman. Motion **Approved** by 5/0 Majority Voice Vote.*

*Motion by Helmar, Second by Garza to Appoint Commissioner Jacobs as Vice Chairman. Motion **Approved** by 5/0 Majority Voice Vote.*

## DEPARTMENT REPORTS

None

## COMMUNICATIONS

### 1. Staff Announcements

Assistant City Manager Sean Brewer gave an overview of the many projects scheduled through the Community Development and Public Works and Utilities departments.

### 2. Commissioner Announcements

None

### 3. Chairman Announcements

None

## ADJOURN 6:56PM

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Chairman/Vice Chairman

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Shannon Jensen, City Clerk

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Date





## **Staff Report- Chairman and Planning Commission**

**Subject:** Planning Commission Adoption of Resolution No. 021P-001 Approving Conditional Use Permit Application CUP 21-01 for a Cannabis Retail Facility with Delivery and On-Site Consumption at 144 E. Durian Street

**Meeting Date** February 9, 2021

**Project Location:** 144 E. Durian Avenue, Coalinga, CA 93210

**Applicant:** Coalinga Retail Partners, LLC, 15230 Burbank Blvd, Suite 103, Sherman Oaks, CA 91411

**Owner:** Estate of Mine, LLC, 15230 Burbank Blvd, Suite 103, Sherman Oaks, CA 91411

**Prepared By:** Sean Brewer, Assistant City Manager

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### **I. RECOMMENDATION:**

Staff recommends approval of Conditional Use Permit Application Number CUP 21-01 by adopting Resolution No. 021P-001 with conditions for a retail cannabis facility with delivery and onsite consumption to be located at 144 E. Durian Ave.

### **II. BACKGROUND:**

On January 12, 2021, the Community Development Department received a Conditional Use Permit application from Casey Dalton of Coalinga Retail Partners, LLC (further identified as “applicant”) to open a retail cannabis facility in the existing building located at 144 E. Durian Ave. Staff accepted the application on January 19, 2021 and began processing the application for a conditional use permit.

Conditional use permits are issued for uses that require special consideration to ensure that they 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.

### **III. PROPOSAL AND ANALYSIS:**

**Project Summary:** The project applicant proposes to open a retail cannabis facility with consumption lounge and delivery service in the existing building at 144 E. Durian Ave. A cannabis consumption lounge shall mean a location with both onsite retail sale and areas to consume cannabis or cannabis products. A consumption cafe/lounge shall have a licensed retail premises that is a physical location from which commercial cannabis activities are conducted. The consumption cafe/lounge shall only sell cannabis or cannabis products to adults 21 years of age or older for onsite consumption, either through smoking, vaping,

or ingestion of edible or topical products. The space occupied by a consumption cafe/lounge shall be definite and distinct from the space where other activities licensed are exercised and shall be accessed through a separate entrance. Onsite Consumption lounges and cafes shall only be permitted in the Downtown Overlay District.

### **CUP Analysis**

**General Plan/Zoning Consistency:** The current zoning and land use designation for the subject property is (CG) Commercial General. Retail Sales (consumption lounge), cannabis is permitted subject to approval of a conditional use permit (CUP) and Regulatory Permit issued by the Police Chief.

**Location/Building (APN: 072-131-03):** The property at 144 E. Durian Ave is approximately 4,800 square feet and is currently vacant with an anticipated interior square footage of 4,400 square feet. Coalinga Retail Partners intend to remodel the facility, which will not result in changes to total interior square footage. The remodel will include demo, construction of various rooms, electrical, mechanical, painting, finish work and signage. A copy of the floor plans and elevations for the first and second story have been included. Here is a breakdown of the interior square footage.

Location	Square Footage
Retail Area	1,758
Office	168
Hallways	456
Lounge Area (Future Space on Plan)	1,124
Restroom	180
Breakroom	266
Storage	448

### **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.

South	Commercial (Office/Retail)
West	Commercial/Public Facilities (Frame Park)
East	Commercial (Office/Retail)
North	Commercial (Office/Retail)

Section 9-5.129(d)(9) specifies that a retail premises/facility shall not be located within a 600-foot radius of a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center that is in existence at the time the license is issued in addition a retail premises/facility shall not be located within one hundred (100) feet of a residential district. Staff has verified that this requirement has been met and the retail location is outside the limited areas for sensitive receptors identified in the planning and zoning code.

**Operations:** The applicant plans to feature a dual-venue adult use retail cannabis store with a cannabis consumption lounge and a technology-driven delivery service with a range of top-quality licensed products sourced locally and throughout the State. The design will focus on creating an intimate, entertaining, and inclusive facility with a stylish edge. The customers will enter the retail store where they will be asked for their ID and be checked into the computer system. They will have the ability to speak to a product expert who can provide education and answer any questions prior to making a purchase. The customer will have the option at that point of entering the consumption lounge if they choose.

The consumption lounge is an 1,100 sq foot room that is not accessible from the outside identified as “future” on the initial construction plans. The staff will be well trained on all products carried and also be able to provide education of product qualities (e.g. likely impacts on consumers and on-set times) of the various products and delivery systems (edibles, smoke, topical, and vape). The only cannabis products allowed in the lounge are those purchased by the retail store attached. The delivery service will carry a limited menu and operate out of the back of the store. This will help keep the front of the store strictly for customers in person. The front of the building will be glazed to avoid visual access to the retail space and odor control will be installed to prevent odor from escaping the facility to adjacent properties.

**Hours:** The retail store including delivery hours of operation are expected to be from 8:00am to 10:00pm daily. Currently, the planning and zoning code limits retail cannabis store hours from 6:00am to 9:00pm unless authorized under the issuance of a conditional use permit which allows the commission to extend those hours to specified time if it is found that the extended hours will not have an impact on the operation and surrounding properties. Staff does not feel that the additional hours (10:00PM) will have an impact on the surrounding properties. The lounge is expected to operate from 10:00am to 2:00am which is consistent with the planning and zoning code for consumption lounges.

**Employees:** The Applicant’s anticipate requiring a minimum of 6 retail employees to conduct daily operations upon opening and expects 10 employees to manage the consumption lounge. Each employee will be at least the legal age to work in a cannabis retail facility and will be required to possess a valid “Cannabis Employee Permit” issued by the Coalinga Police Department.

**Security:** The applicant will provide technology to deter any breaches, such as state-of-the-art alarm, camera and lighting systems that significantly exceed state requirements for resolution clarity, frames per second, backup tapes and remote access for law enforcement. They will meet the states requirement for surveillance cameras and data storage.

The facility has been designed to facilitate a robust and integrated system of access-control, commercial grade locks and a backup system that integrates mechanical and electronic access features, alarm systems and surveillance cameras. All security guards will be state-licensed and carry a valid Department of Consumer Affairs’ “Security Guard Card” at all times. One guard shall be on the premises 24-7 to greet patrons, support efficient visitor flow through ID checks and to be instantly available if any employee needs backup assistance in any situation. The applicant’s guards will meet with Coalinga patrol officers to review protocol, exchange cards and ensure seamless coordination of our prevention duties with local law enforcement. The security team will patrol the business during all hours of consumption operations, adding to neighborhood public safety and ensuring patrons are safe, as well as passerby’s. Additionally, the applicant stated that to ensure a safe, pleasant consumption experience, the security guards supporting patrons in the consumption operations will receive additional training to detect early signs of impairment and intoxication.

The security plan and access control plan will be reviewed and approved by the Police Chief in accordance with State and Local law prior to issuance of the applicant’s regulatory permit.

**Traffic:** The property is situated between 4<sup>th</sup> Street and 5<sup>th</sup> Street on E. Durian Ave, with West Elm being a major arterial in the City. The total Average Daily Traffic (ADT) volume on West Elm and North 5<sup>th</sup> Street is 7,952 vehicles. Traffic is expected to increase with the proposed use, however, it is not expected to exceed that expected volumes beyond that of a typical retail operation. It is expected to see an increase at the initial opening of the facility then balance out during normal operating conditions (100 vehicle trips per day). Determining traffic levels for a retail cannabis operation is difficult to estimate as there are very few state licensed dispensaries operating within a rural environment similar to the City of Coalinga. However, with an existing facility currently operating in Coalinga, it has not impacted the traffic nor parking availability in the

immediate area.

**Parking:** The parking standard for retail cannabis operations is 1/300 square foot of floor area. Therefore, this facility is required to provide 15 parking stalls for its staff and patrons. However, this facility is centrally located downtown in Coalinga Plaza and can take advantage of the parking available along its frontage and surrounding downtown area. There are 8 parking stalls that are directly in front of the facility with an additional 8 stalls located in front of the adjacent AT&T building which never uses the open stalls for operations. In addition, there is a City parking facility adjacent to the proposed locations building to the north which can accommodate additional parking as well. There are also several other parking locations in the downtown area near the proposed facility that can be used to accommodate parking demand. Lastly, this facility will operate during normal business hours similar to that of surrounding uses, however, when parking demand is increased in the evening hours, surrounding uses will be closed and available parking in the downtown will be readily available.

**Delivery:** The proposed cannabis retail and consumption lounge facility will provide delivery services in accordance with the planning and zoning code and state law.

**Signage:** Cannabis facilities are typically permitted one attached sign per street frontage that does not exceed twelve (12) square feet in area or 20 percent of the window area of the retail facility, whichever is less, unless a larger sign is permitted under a conditional use permit not exceeding that of the Downtown Overlay District. Detached signs are not permitted.

The applicant is proposing two (2) light blue (PMS 2191) illuminated wall mounted signs totaling approximately 58 square feet (see attached elevation plan for sign style). One will be located on the west facing building frontage (Durian Ave at 20 square feet) and the other south facing (City Parking Lot at 38 square feet). The sign code, within the downtown overlay district, allows for 0.5 square feet of sign area per linear foot of frontage. Based on review of the signage plan, the square footage, linear frontage, location and types of signs proposed, the proposed signs meet the sign regulations within the downtown overlay district as prescribed by the City's Cannabis Retail Sign Regulations.

#### **Public Notification**

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

**Environmental Considerations:** Since this proposed use is not expanding the footprint of the existing building and a permitted use subject to CUP, 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:**

The City is expected to receive cannabis tax and licensing revenues from this facility including newly created local jobs.

#### **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**

- ☐ Floor Plan and Elevation
- ☐ Project Pictures
- ☐ CUP 21-01 Application Package
- ☐ Resolution 021P-001 with Conditions



# ТЕМЕКА



**Carille**  
**Coatsworth**  
**Chitticks, Inc.**  
1800 MACARTHUR BLVD  
SUITE 300  
Irvine, California, 92612  
Phone 942.633.9200  
Fax 942.633.7400



PROJECT NO.	2017
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DATE:	10/20/2020
RAWN BY:	AC/AL

CALE.	AS NOTED
11 E.	

DOOR AREA 4.998 S.F.

7,000 C.I.T.

Emissions

**MEET TITLE**

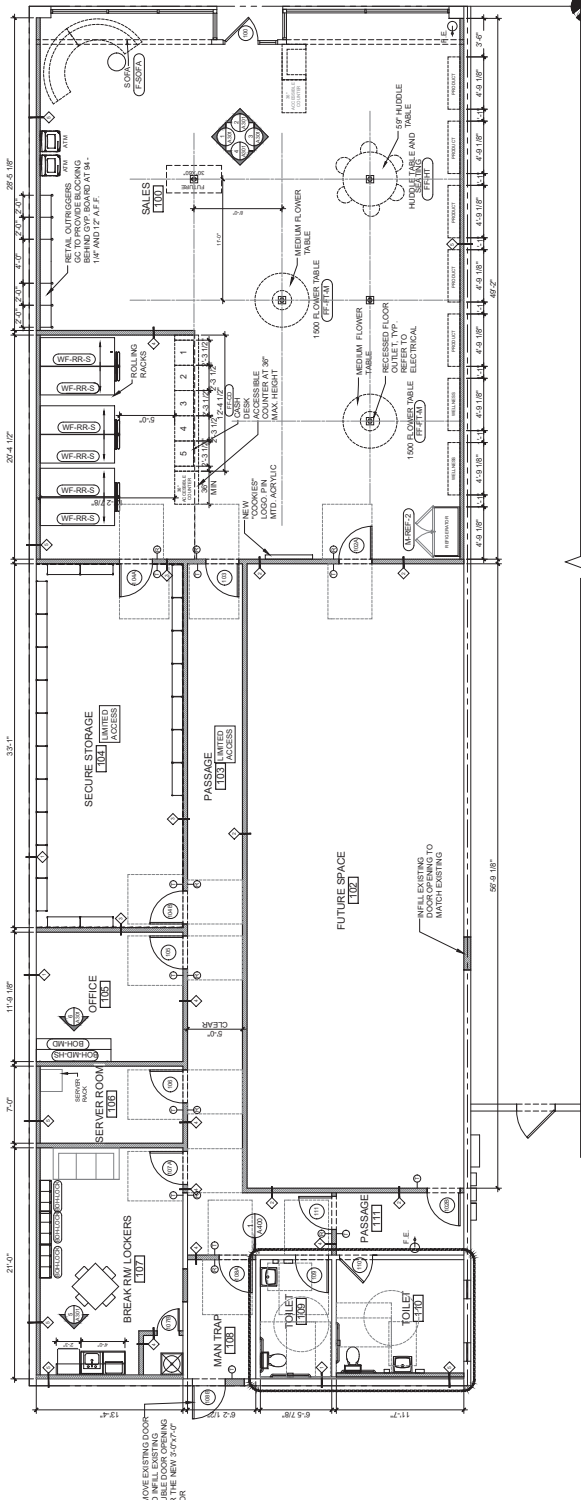
## FLOOR PLAN

**Cookies**  
144 E DURIAN AVE  
COALINGA, CA 93210

A101

**LEGEND**

1. ALL WOOD USED FOR BLOORING OR FRAMING IS TO BE FIRE-RETARDANT TREATED.
2. ALL GLASS IS TO BE LOW-E, SINGLE PANE WITH AN INSULATION VALUE OF R=5. AT THE TIME OF FINAL INSPECTION.
3. ALL HARDWARE SHALL BE LEVER TYPE DESIGN. ALL CLOSERS SHALL BE FULLY ADJUSTED AND ALL HARDWARE, THRESHOLD, ETC. SHALL CONFIRM TO THE MANUFACTURER'S SPECIFICATIONS.
4. ALL NEW DOORS, JAMBS AT HINGE SIDE SHALL BE SET 1/4" FROM ADJACENT WALL UNLESS AVAILABLE WALL SPACE REQUIRES OTHERWISE.
5. DIMENSIONS ARE TO FINISHED WALL. CONFIRM ALL MEASUREMENTS.



**FLOOR PLAN**



TEMEKA  
Architects, Inc.  
144 E DURIAN AVE  
COALINGA, CA 93210  
TEL: 805.241.1111  
WWW.TEMEKA.COM



Coastal  
Architects, Inc.  
144 E DURIAN AVE  
COALINGA, CA 93210  
TEL: 805.241.1111  
WWW.COASTALARCH.COM



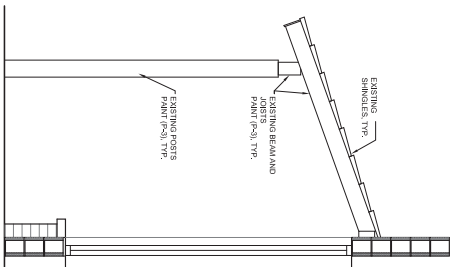
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DATE	10/20/2020
DRAWN BY	ACAL
SCALE	AS NOTED
FILE	
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REVISIONS:

SHEET TITLE:  
EXTERIOR  
ELEVATIONS

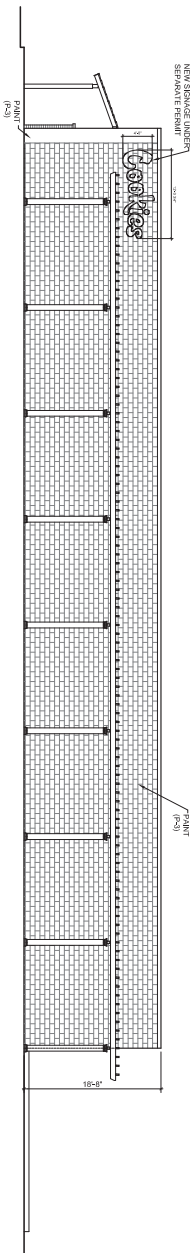
**Cookies**  
144 E DURIAN AVE  
COALINGA, CA 93210

**A303**



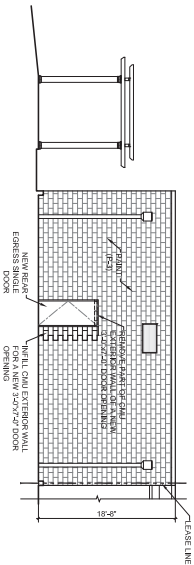
STOREFRONT SECTION

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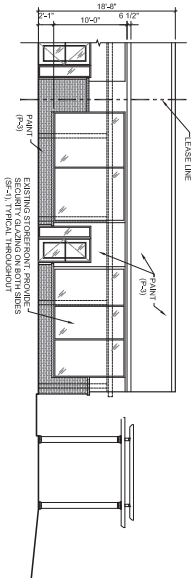
EAST ELEVATION

SCALE: 1/8" = 1'-0"



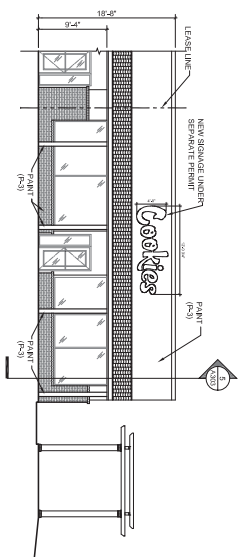
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

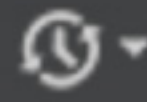
SCALE: 1/8" = 1'-0"



144 E Durian Ave  
Coalinga, California



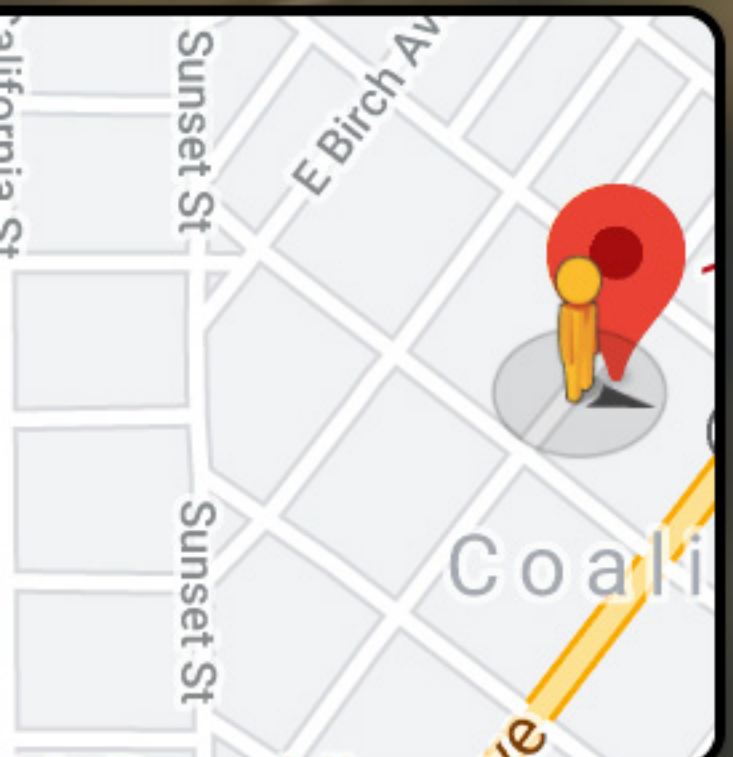
Google



Street View

NOT PART OF PROJECT

PROJECT LOCATION



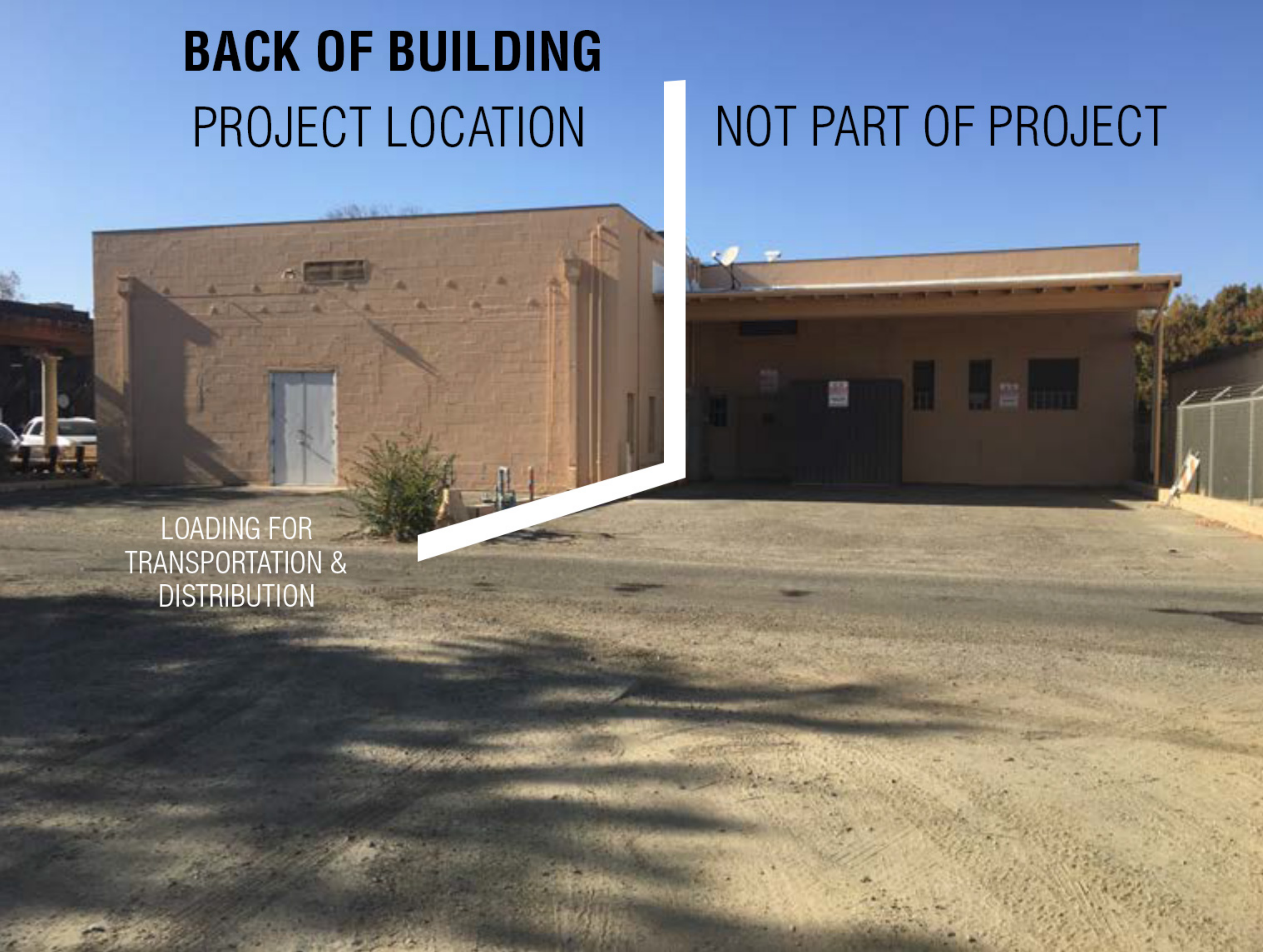
Google



**BACK OF BUILDING**  
PROJECT LOCATION

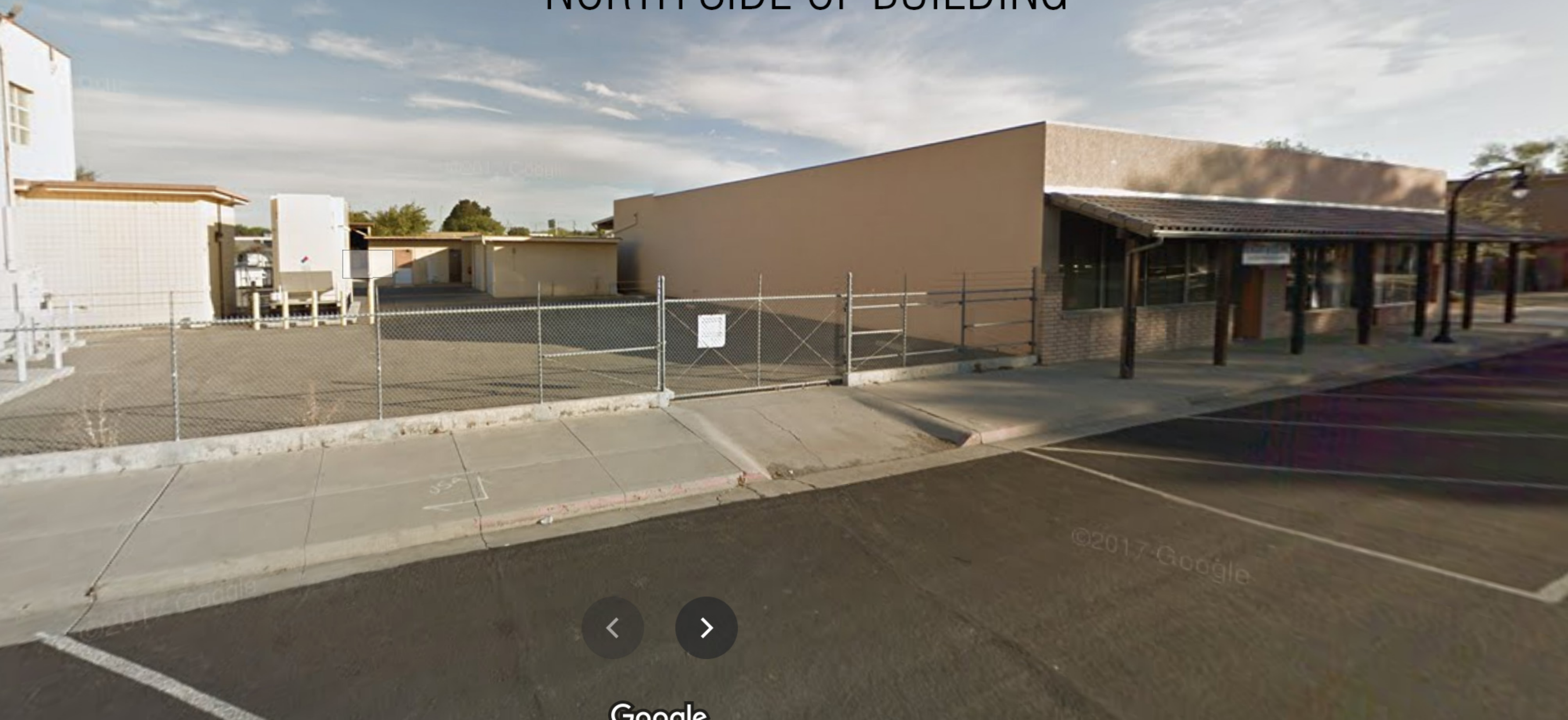
NOT PART OF PROJECT

LOADING FOR  
TRANSPORTATION &  
DISTRIBUTION





# NORTH SIDE OF BUILDING

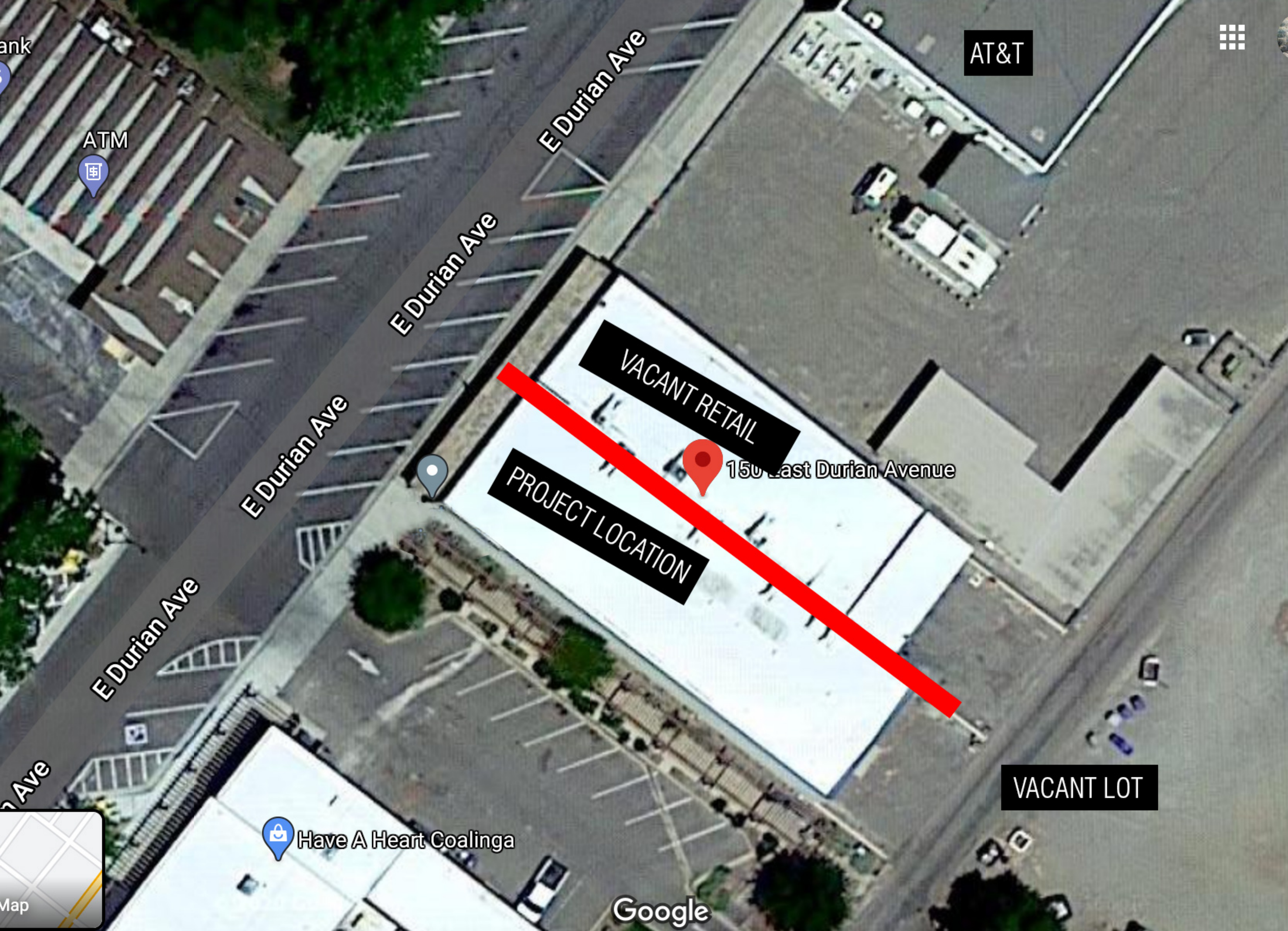




# SOUTH SIDE OF BUILDING







AT&T



ATM



E Durian Ave

E Durian Ave

E Durian Ave

E Durian Ave

Ave

VACANT RETAIL

PROJECT LOCATION

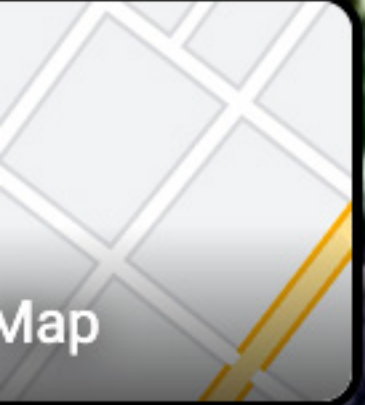
150 East Durian Avenue

VACANT LOT



Have A Heart Coalinga

Google



Map





Google



# PUBLIC PARKING FRONT OF BUILDING



140 E Durian Ave





Google



# PARKING SOUTH SIDE OF BUILDING (CITY-OWNED PARKING LOT)



140 E Durian Ave



# PUBLIC PARKING ON DURIAN AVE

E Durian Ave

140 E Durian Ave



Retail Store & Lounge

**CITY OF COALINGA**  
**CONDITIONAL USE PERMIT APPLICATION**

CUP 21-01  
Application Number

1/12/2021  
Date

**APPLICANT INFORMATION:**

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

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

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

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

Legal Description (lot, block, Tracts, etc.) \_\_\_\_\_

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

Pages 3 thru 8, Fresno County Records.

**PROPERTY USE INFORMATION:**

Current Zoning: PF (Public Facilities)

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

Proposed Use: Cannabis Retail Store & Lounge for onsite consumption

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

Describe any new structures or improvements associated with use (indicate total square footage of structures). \_\_\_\_\_

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

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

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

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

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

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

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



The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER(S) are required below as applicable.

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

Casey Dalton  
Signature of APPLICANT/AGENT

Casey Dalton  
Name of APPLICANT/AGENT (Please Print)

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

(818) 635-8795  
Telephone Number

Casey Dalton  
Signature of OWNER

Casey Dalton  
Name of OWNER (Please Print)

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

(818) 635-8795  
Telephone Number

# Retail Store & Lounge

CITY OF COALINGA  
ENVIRONMENTAL REVIEW APPLICATION

CUP 21-01

Application Number

1/12/2021

Date

## APPLICANT INFORMATION:

Applicant: Coalinga Retail Partners, LLC

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

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

Property Owner's Name: Estate of Mine, LLC

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

Contact Person: Casey Dalton

## PROPERTY USE INFORMATION:

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

Describe Existing Use of Property: Vacant Commercial Office Building

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

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

Describe in General Terms Existing Uses to the:

North: AT&T Fiber Optics Facility

South: Cannabis Dispensary

East: Vacant Bldg. & empty lot

West: United Security Bank

Are there any man-made or natural water channels on property? No

If there are, where are they located N/A

Number of existing trees on the site 0 Number of trees to be moved (Age & Type) 0

Residential (N/A)

a. Number of Dwelling Units: \_\_\_\_\_ b. Unit Size(s) \_\_\_\_\_

c. Range of Sales Prices and/or Rents (projected): \_\_\_\_\_

d. Type of Household Size Expected: \_\_\_\_\_

Commercial

a. Orientation:

Neighborhood: \_\_\_\_\_

City or Regional: City & Region \_\_\_\_\_

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

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

d. Type of Household Size Expected: N/A

e. Number of Employees: Full Time 16 Part Time \_\_\_\_\_ Seasonal \_\_\_\_\_

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

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

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER (S) are required below as applicable.

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

Casey Dalton

Signature of APPLICANT/AGENT

Casey Dalton

Name of APPLICANT/AGENT (Please Print)

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

Mailing Address

(818) 635-8795

Telephone Number

Casey Dalton

Signature of OWNER

Casey Dalton

Name of OWNER (Please Print)

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

Mailing Address

(818) 635-8795

Telephone Number



**City of Coalinga**  
**Community Development Department**

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**APPLICATION FOR ENVIRONMENTAL EVALUATION**

**1. Owner/Applicant Information**

PROPERTY OWNER'S NAME: Estate of Mine, LLC

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

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

APPLICANT'S NAME, COMPANY/ORGANIZATION: Casey Dalton

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

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

CONTACT FOR PROJECT INFORMATION: Casey Dalton

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

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

**2. Location and Classification**

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

CROSS STREETS: Durian Avenue & N. 4th Street

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

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

ZONING DESIGNATION: PF GENERAL PLAN DESIGNATION: PF

**3. Project Description (please check all that apply)**

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

PRESENT OR PREVIOUS USE: Second Hand Thrift Store

PROPOSED USE: Cannabis Retail Store & Lounge

BUILDING APPLICATION PERMIT #: \_\_\_\_\_ DATE FILED: \_\_\_\_\_

#### 4. Project Summary Table

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

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition (*)	Project Totals (*)
Project Features				
Dwelling Units				
Parking Spaces	17 Public	17 Public	0	17
Loading Spaces	3	3	0	3
Bicycle Spaces				
Number of Buildings	1	1	0	1
Height of Buildings	15 ft	15 ft	NA	15 ft
Number of Stories	1	1	0	1
Gross Square Footage (GSF)				
Residential	NA	NA	NA	NA
Retail	4,800	0	1,758	1,758 sf
Office	-	0	168	168 sf
Industrial /Hallways	0	0	456	456 sf
Parking	-	-	-	-
Other <u>Lounge&amp; Serving Room</u>	NA	NA	1,124	1,124 sf
Other <u>Restrooms</u>	Unknown	0	180	180 sf
Other <u>Breakroom</u>	NA	NA	266	266 sf
Storage	Unknown	0	448	448 sf
Total GSF				4,400 sf (*)

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

(\*) Interior Dimensions

## All Projects

### Land Use

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

Please list all previous land uses of the site for the last 10 years. \_\_\_\_\_

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### Neighborhood Contact

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

None

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### Site Characteristics

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

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? 1

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

Current use of existing structure(s)? Closed Store

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

Are there any trees on the project site?

☐ Yes ☒ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

Please describe: \_\_\_\_\_

N: AT&T Fiber Optics Facility

S: Cannabis Dispensary

E: Vacant Bldg. & Empty Lot

W: United Security Bank

Are you proposing any new fencing or screening?

☐ Yes ☒ No

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

Is there parking on-site?

☐ Yes ☒ No

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

Existing \_\_\_\_\_

Proposed \_\_\_\_\_

Is any parking proposed off-site?

☒ Yes ☐ No

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

Are you proposing new signs with the project?

☒ Yes ☐ No

If yes, please describe the number and type. 1 \_\_\_\_\_

Are there any easements crossing the site?

☐ Yes ☒ No

Are there any trash/recycling enclosures on-site?

☒ Yes ☐ No

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

1 3 cy bin behind building

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

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

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

1<sup>st</sup> Address: Cannabis Dispensary

2<sup>nd</sup> Address: AT&T

Setback: Code Standard

Setback: Code Standard

### Exterior Materials

Existing Exterior Building Materials: Stucco

Existing Roof Materials: Asphalt

Existing Exterior Building Colors: Tan & Brown

Proposed Exterior Building Materials: Tan & Brown

Proposed Roof Materials: Asphalt (no change)

Proposed Exterior Building Materials: Stucco (no change)

Proposed Building Colors: Blue

### **Residential Projects** (NA)

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

Total Number of Lots: \_\_\_\_\_

Net Acreage of Site: \_\_\_\_\_

Total Dwelling Units: \_\_\_\_\_

Density/Net Acre: \_\_\_\_\_

# of Single-Family Units: \_\_\_\_\_

# of Duplex/Half-Plex Units: \_\_\_\_\_

# of Multi-Family/Apartment Units: \_\_\_\_\_

# of Condominium Units: \_\_\_\_\_

### **Structure Size**

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

Residence

Gross Square Footage: \_\_\_\_\_

Garage

Gross Square Footage: \_\_\_\_\_

Other

Gross Square Footage: \_\_\_\_\_

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

Gross Square Footage: \_\_\_\_\_

Total Square Footage: \_\_\_\_\_

### **Building Height**

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

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

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

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

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

### **Lot Coverage**

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

Project Site Lot Area (sq. ft.): \_\_\_\_\_

Total Lot Coverage Percentage: \_\_\_\_\_

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

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



### Non-Residential Projects

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

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

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

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

### **Building Size**

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

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

(\*) Interior demensions

### **Building Height**

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

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

### **Lot Coverage**

(Lounge & Retail Portion Only)

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

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

Total Lot Coverage Percentage: 62%

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

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

## Environmental Evaluation Application Submittal Checklist

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

### For Department Use Only

Application Received by Community Development Department:

By: Sean Brewer, Assistant City Manager

Date: 1/12/2021

## RESOLUTION 021P-001

### **A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER CUP 21-01 FOR A COMMERCIAL CANNABIS RETAIL FACILITY WITH DELIVERY SERVICES AND ONSITE CONSUMPTION, AS PERSCRIBED BY CALIFORNIA STATE LAW, TO BE LOCATED AT 144 E. DURIAN AVE.**

**WHEREAS**, the City of Coalinga Community Development Department has received an application from the applicant, Casey Dalton, Coalinga Retail Partners, LLC (“Applicant”), for a Conditional Use Permit to operate a Retail Cannabis Facility with Delivery Services and Onsite Consumption (Consumption lounge) to be located at 144 E. Durian Ave; and

**WHEREAS**, the Planning Commission held the scheduled and noticed public hearing on February 9, 2021 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 and posted as required by Local and State law, 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 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 applicants application to operate a Commercial Retail Cannabis Facility with Delivery and Onsite Consumption at the above location with conditions (Exhibit A).

**PASSED AND ADOPTED**, by the City of Coalinga Planning Commission at their special meeting held on the 9<sup>th</sup> day of February 2021.

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 21-01 (144 E. Durian Ave)

#### Administrative

1. This Conditional Use Permit shall only remain valid so long as the applicant maintains, in good standing, an approved regulatory permit issued by the Coalinga Police Department, and valid State of California Commercial Cannabis License as prescribed by law. Without a valid regulatory permit and State of California Issued Cannabis license, as prescribed by law, this Conditional Use Permit is null and void.
2. The applicant shall at all times comply with all applicable State, Federal and Local ordinances, statutes and regulations related to Retail Commercial Cannabis Operations.
3. *Transferability.* This conditional use permit shall run with the land and require a newly issued regulatory permit by the Coalinga Police Department in order to transfer said permit.
4. *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 State law, statute and regulation, or City Ordinance is violated. 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 9-6.114.
5. 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.
6. Within fifteen (10) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant/Developer 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.

### **Planning Conditions**

7. Any proposed change to the approved use or activity on the site shall require submittal, review and approval of an additional land use application if determined to be substantial by the Community Development Director and in conjunction with the Police Chief.
8. This approval shall become null and void if all conditions have not been completed and the occupancy or use of 144 E. Durian Ave has not taken place within one (1) year of the effective date of conditional approval.
9. Any patron lines created by increased traffic shall be organized and shall not impede on path of travel.
10. The tenant and/or property owner shall continually maintain the inside and outside of 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.
11. All development on the Project Site shall be in compliance with all applicable provisions of the City's Municipal Code as well as all applicable provisions of the adopted Building and Fire Codes. All applicable construction shall obtain a building permit and comply with the requirements of the Planning, Building, and Fire Departments.
12. No Certificate of Occupancy (CofO) shall be granted until all Conditions of Approval have been completed and approved by the Planning, Engineering, Building, and Fire Departments unless otherwise identified herein. A Temporary Certificate of Occupancy (TCO) may be issued for a specific time period if a significant number of issues has been resolved and there remains only minor issues that do not pose a threat to health & safety. This shall be approved by the Community Development Director, Building Official, Fire Chief and Police Chief.
13. The project site shall be in substantial compliance with the exhibits contained in the regulatory permit project file for the applicant and CUP Application documents, as shown in all exhibits attached hereto and incorporated herein by this reference.
14. All signage related to the facility shall be installed per the plan provided and approved in this application. Any deviation from the approved plan will require subsequent approval of a sign permit application by the Community Development Department.

### **Fire Department Conditions**

15. The applicant shall adhere to all the requirements of the Fire Department.
16. Prior to Occupancy the applicant shall submit a report to the Fire Development on all hazardous or toxic substances being used on site and said report shall be reviewed and approved by the Fire Chief. No hazardous materials shall be stored and/or used within the building, which exceeds quantities listed in most current version of the California

Building Code. An up-to-date list of all hazardous materials being stored and/or used in the facility shall be available for inspection at all times at the subject location.

17. The applicant shall file an evacuation plan in the event of an emergency with the Fire Department that would detail how the building would be secured and how first responders would gain access.
18. The Applicant/Developer shall submit one (1) set of tenant improvement construction drawings to the Coalinga Fire Department located at 300 W. Elm Ave in Coalinga for review and approval prior to issuance of any permits. Said construction drawings shall demonstrate project adherence to all provisions of the currently adopted Uniform Fire Code.

#### **Police Department Conditions**

19. The Applicant/Developer shall comply with all the requirements of the Police Department and the approved regulatory permit issued including Resolution 3784 related to retail cannabis security requirements or as amended.
20. There shall be no loitering within the perimeter of the retail facility and the applicant shall be responsible to ensuring compliance with this condition.
21. The applicant shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the facility that is distinctive to its operation is not detected outside the premises, outside the building housing of the cannabis operations, or anywhere on adjacent property or public rights-of-way.
22. The Applicant/Developer shall incorporate all aspects of Crime Prevention through Environmental Design for visual surveillance, access control and territorial reinforcement where applicable. These measures shall be approved by the Police Chief.
23. Prior to the issuance of a Certificate of Occupancy site lighting shall be inspected and approved by the Police Department and Community Development Department. The Planning and / or Police Departments may require additional lighting to prevent unintended dark spots prior to final occupancy.
24. Lighting provides adequate visibility, face & color recognition, and a sense of security for employees and visitors.
  - a. LED and / or Metal Halide lights are recommended.
  - b. Lighting shall be shielded through the use of fixture design and placement, and shrouds so that nuisance spillover at the property line is eliminated.
  - c. Prior to issuance of building permits, the building plans shall indicate that motions sensors are installed on the building rooftops, subject to review and approval by the City of Coalinga Police Department. Specifications for the motions sensors shall be included in the building plan set.
25. Delivery operations shall adhere to all the regulations identified in Section 9-5.129(l) of the Coalinga Municipal Code or as amended.

26. All employees, regardless of status, shall be subject to Live Scan and issued an employee permit through the City of Coalinga Police Department. All employees shall be issued photo ID cards and shall keep the card on her / his person at all times.
27. Private security service that uses security guards with uniforms shall assure to the satisfaction of the City of Coalinga Police Department that the uniforms are sufficiently different in appearance from any uniform of the Police Department.
28. Security cameras shall be utilized to capture video of the perimeter of the building as well as interior areas as determined in the regulatory permit.
29. The camera system shall have recording and back up capabilities for 60 days and will be made accessible to the Police Department on demand. Should this requirement change within State law, the most restrictive shall be followed.
30. Prior to issuance of occupancy permits, the applicant shall provide in the security plan that at all times at least one staff member has knowledge of the operation of all video surveillance equipment and is capable of assisting the Police Department at any time the Police have need of such assistance. Any security plan changes shall be provided to the police department for review and approval to ensure compliance with all State and Local regulations.