



AGENDA

PLANNING COMMISSION

TUESDAY JULY 25, 2023

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.

Notice is hereby given that the Planning Commission will hold a Regular Meeting, on July 25, 2023 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA.

Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

- Chairman Sailer*
- Vice Chairman Stoppenbrink*
- Commissioner Helmar*
- Commissioner Hill*
- 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 - 05-23-2023

PUBLIC HEARINGS

1. Planning Commission Consideration of Tentative Parcel Map 22-02 (SE Corner of Elm Ave/SR33/198 and El Rancho Blvd)
2. Planning Commission Consideration of Combined Development Application (CDA 22-02) - 256 E. Polk 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 - 05-23-2023
Meeting Date
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes for Approval 5-23-2023

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210
Tuesday, May 23, 2023

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 (6:00PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

Assistant City Manager Sean Brewer announced the following changes to the Agenda:

None

Consensus of the Commission is to accept the Changes to the Agenda.

ROLL CALL

Commissioners: Chairman Sailer
Vice Chairman Stoppenbrink – Absent
Commissioner Helmar
Commissioner Pruitt – Absent
Commissioner Hill

Staff: Assistant City Manager, Sean Brewer
Public Works and 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.

None

INFORMATION/CONSENT CALENDAR

1. Approve Minutes – 05-09-2023
2. Approve Minutes – 04-25-2023
3. Planning Commission Review and Approval of a 2.5 year extension of Planning Application No. CUP 21-06 Related to an Approved Commercial Cannabis Facility Planned to be Located at 1950 Mercantile Lane

*Motion by Helmar, Second by Hill to Approve Information/Consent Calendar Item Nos. 1 through 3. Motion **Approved** by a 3/0 Majority Voice Vote. (Pruitt and Stoppenbrink – Absent)*

PUBLIC HEARINGS

1. Planning Commission Consideration of Conditional Use Permit and Modified Site Plan Review (CUP 23-01) for the Remodel of the Retail Building at 25 W. Polk Street

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

Chairman Sailer opened the Public Hearing for comments. Seeing none, Chairman Sailer closed the Public Hearing.

*Motion by Hill, Second by Helmar to Adopt Resolution No. 023P-006 Approving a Site Plan Review, Environmental Review, and Conditional Use Permit for the Conversion of the Existing Retail Building located at 25 W. Polk Street. Motion **Approved** by a 3/0 Majority Roll-Call Vote. (Pruitt and Stoppenbrink – Absent)*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Discussion Related to the Draft Cycle 6 Multi-Jurisdictional Housing Element

Assistant City Manager Sean Brewer gave a brief overview of the item and introduced Lucy, Project Manager from PlaceWorks.

Lucy presented the draft Multi-Jurisdictional Housing Element.

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

Commissioner Hill announced that the Horned Toad Derby will start on Friday and run through Monday.

3. Chairman Announcements

None

ADJOURN 6:43PM

APPROVED:

Chairman / Vice Chairman

ATTEST:

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Consideration of Tentative Parcel Map 22-02 (SE Corner of Elm Ave/SR33/198 and El Rancho Blvd)

Meeting Date July 25, 2023

Project Location: APN: 070-100-21S (SE Corner of Elm Ave/SR33/198 and El Rancho Blvd)

Applicant: Lore Engineering, Inc., 620 DeWitt Ave, Suite 101, Clovis, CA 93612

Owner: James S. Anderson, 35244 Oil City Road, Coalinga, CA 93210

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Planning Commission approval of Resolution 023P-007 recommending approval of a Tentative Parcel Map to the City Council to subdivide parcel APN: 070-100-21S into four (4) commercial zoned parcels in conformance with the City of Coalinga General Plan.

II. BACKGROUND:

In March, 2023 the City accepted for processing an application to subdivide the existing approximate 7.69 net acre property into 4 parcels. The purpose of this request to subdivide the parcel, is to allow for the property owner to sell the commercial zoned parcels of land to prospective commercial developers, consistent with the Subdivision Map Act. The project is currently designated for Commercial land use by the Coalinga General Plan and zoned as General Commercial.

III. PROPOSAL AND ANALYSIS:

The purpose of the Applicant's request is to subdivide the existing parcel (APN: 070-100-21S) within the City limits of the City of Coalinga into four (4) Commercial General (CG) zoned parcels with the intention of developing the commercial zoned parcels into future commercial. The parcel sizes proposed are consistent with the General Plan and Municipal Code minimum lot size standard. Approval of this request would allow the Applicant or their designee, to subsequently submit an application for development, so long as the proposal is consistent with the General Commercial zoning designation.

This application does not include any land use entitlements which will require separate application, future studies, environmental review including consultation with Caltrans for access off the state highway.

The project qualifies for Class 15/Section 15315 Minor Land Division exemption. Therefore, a Notice of Exemption in compliance with the California Environmental Quality Act (CEQA) was prepared. Given the

nature of the project to subdivide a parcel into four (4) commercial zoned parcels and no development occurring, it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

A Public Notice for this project was noticed in accordance state and local noticing requirements. Additionally, adjacent property owners within 300 feet of the Project Site were notified of the hearing by the City via a public notice mailed out on July 13, 2023.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

When approving a Tentative Parcel Map, the following findings must be made by the Planning Commission. Staff feels that that the following findings have been met based on the evidence in the application and applying the standards of the subdivision map act and zoning regulations.

1. The Planning Commission finds that the proposed Project will provide a stable and diverse community, is consistent with orderly physical development of the community, and is not detrimental to the health, safety, and general welfare of the City. The Project significantly supports the character and quality of life in the community, and there are no physical constraints that would prohibit future development.
2. The Planning Commission finds that the proposed Project meets the requirements and standards of the Subdivision Map Act and City Municipal Code.
3. The proposed Project design and improvements are consistent with the General Plan and any applicable specific plans since the design complies with the goals and policies set forth in the General Plan document.
4. The Project provides for the logical and orderly expansion of the City of Coalinga. The Project Site is physically suitable for the proposed future commercial development due to the proposed lot sizes, and access to approved streets.
5. All dedications, street improvements, the installation of infrastructure such as sewer and water lines, storm drain facilities, and other public improvements have been evaluated to connect to existing public facilities.

ATTACHMENTS:

Description

- ☐ Resolution No. 023P-007 with Conditions
- ☐ Application Package
- ☐ Tentative Parcel Map

RESOLUTION NO. 023P-007

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA, CALIFORNIA RECOMMENDING APPROVAL OF THE TENTATIVE PARCEL MAP NO. 22-02 WITH CONDITIONS, NOTICE OF EXEMPTION, AND MAKING FINDINGS IN SUPPORT THEREOF

RECITALS

WHEREAS, in March of 2023, James S. Anderson, (“Applicant”), filed the completed Application No. 22-02 with the City of Coalinga, requesting the approval of Tentative Parcel Map described herein (“Application” or “Project”); and

WHEREAS, on June 27, 2023, the City of Coalinga Planning Commission, at a regularly scheduled meeting, held a public hearing to consider the request by the Applicant for approval of Tentative Parcel Map No. 22-02. The Project is to subdivide the existing approximate 7.69 parcel located along the east side of Elm Avenue (SR33) between Phelps Avenue and El Rancho Blvd (APN: 070-100-21S) (“Project Site”), into four (4) commercial zoned parcels.

WHEREAS, approval of this Project does not include the approval of any development on-site, and any future development would be subject to additional entitlements and environmental review at that time; and

WHEREAS, the Project qualifies for a Class 15/Section 15315 Minor Land Division exemption, and therefore, a Notice of Exemption in compliance with the California Environmental Quality Act (CEQA) was prepared; and

WHEREAS, public notice of the Planning Commission’s July 25, 2023 public hearing for the Project was noticed on July 13, 2023, in compliance with the City’s Municipal Code and Government Code Section 65091; and

WHEREAS, public notice of the Planning Commission’s July 25, 2023 public hearing for the Project was also mailed to property owners within 300 feet of the Project Site, on July 13, 2023; and

WHEREAS, on July 25, 2023, the Planning Commission of the City of Coalinga conducted a duly noticed public hearing on the Application, and considered all evidence written and oral; and

WHEREAS, based on substantial evidence provided in the record before the Planning Commission regarding CEQA compliance and public comments related to the Project, it has been determined that there is no possibility that this Project will have significant effects on the environment; and

WHEREAS, the Planning Commission deliberated and hereby makes the following Findings for the Project and recommends approval of the Project.

FINDINGS:

1. The Planning Commission finds that the proposed Project will provide a stable and diverse community, is consistent with orderly physical development of the community, and is not detrimental to the health, safety, and general welfare of the City. The Project significantly supports the character and quality of life in the community, and there are no physical constraints that would prohibit future development.
2. The Planning Commission finds that the proposed Project meets the requirements and standards of the Subdivision Map Act and City Municipal Code.
3. The proposed Project design and improvements are consistent with the General Plan and any applicable specific plans since the design complies with the goals and policies set forth in the General Plan document.

4. The Project provides for the logical and orderly expansion of the City of Coalinga. The Project Site is physically suitable for the proposed future commercial development due to the proposed lot sizes, and access to approved streets.
5. All dedications, street improvements, the installation of infrastructure such as sewer and water lines, storm drain facilities, and other public improvements have been evaluated to connect to existing public facilities.

NOW THEREFORE, BE IT RESOLVED, that the City of Coalinga Planning Commission hereby finds and takes the following actions:

1. The Planning Commission finds that all of the facts set forth in the Recitals of this Resolution are true and correct and are incorporated herein by reference.
2. All necessary public meetings and opportunities for public testimony and comment have been conducted in compliance with State Law and the City Municipal Code.
3. Upon independent review and consideration of all pertinent written information contained in the Staff Report and reflecting independent judgment and analysis, the Planning Commission hereby finds and determines that the proposed Project, No. 22-02, will not have any significant impacts on the environment. Based on these findings, the Planning Commission recommends adoption of the Notice of Exemption. The Planning Commission further approves the Project subject to the Conditions of Approval attached hereto as Exhibit A.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Coalinga at a regular meeting held on July 25, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CHAIRPERSON OF
THE COALINGA PLANNING COMMISSION

ATTEST:

City Clerk/Deputy City Clerk

Exhibit A: Conditions of Approval for Application No. 22-01

Consider a Tentative Parcel Map application filed by property owner James S. Anderson (“Applicant”).

The project proposes to subdivide an approximately 7.69 acre parcel located along the east side of Elm Avenue (SR33) between Phelps Avenue and El Rancho Blvd (APN: 070-100-21S) (“Project Site”), into four (4) commercial zoned parcels (“Project”). The Project Site is zoned CG General Commercial.

CONDITIONS:

Planning/Engineering Division

1. Tentative Parcel Map No. 22-02 is approved subject to the conditions as developed.
2. Failure to record a final map within twenty-four (24) months from the date of approval or conditional approval of the tentative map, or within any extension of time thereof granted by the City Council, shall terminate all proceedings. The Applicant, or successor in interest, to an approved tentative map may request an extension of twelve (12) months. The City Council shall consider all extension requests.
3. Every lot or parcel shall have frontage on a public street, except when the lots/parcels are located within a Commercial District and the following conditions are met in order to secure the enforceability of properties’ obligations for retention and maintenance of access, utilities, facilities, and improvements:
 - a. Execute a Mutual Easements and Reciprocal Use Agreement between Parcels “1”, “2”, “3” and “4” of Tentative Parcel Map No. 22-02 dated March 29, 2023. The Mutual Easements and Reciprocal Use Agreement shall, at a minimum, provide: (1) Mutual and reciprocal access to Elm Avenue (SR33) and El Rancho Blvd; (2) Cross drainage; (3) Shared parking and/or solid waste facilities (if desired/applicable); and, (4) Provisions and obligations for retention and maintenance of shared access, utilities, fire suppression systems, storm drainage retention facilities and improvements on the subject property; or, alternatively, demonstrate the existing agreement meeting City of Coalinga standards and requirements are recorded and/or in effect prior to recordation of a Parcel Map.
 - i. Access, circulation, and parking on all of the properties to be included within, and made party to the easements and agreements required herein above shall be provided and maintained in accordance with approved entitlements for the respective properties; or, any revisions or amendments thereto, as may be approved by the Community Development Department. No modifications to said access, circulation, parking, or easements and agreements authorized for purposes of satisfying the conditions contained herein may be made without prior approval from the Community Development Department.
4. Approval of the Tentative Parcel Map does not allow for the development of any of the proposed parcels. Any development proposals must be in compliance with all applicable sections of the Zoning Ordinance, Engineering, Public Works Improvement Standards and Community Development Department land entitlement requirements.
5. All parcels within this parcel map (including parcel 1) shall be considered adjacent to the residential district to the east. At the time of developing these parcels into future commercial businesses, the first parcel to submit an application for development shall be responsible for completing the required transitional standards along all the proposed parcels adjacent to the residential district to ensure property separation from the adjacent residential district. This includes but not limited to fencing, building heights, setbacks, ect.

6. The Applicant, or successor in interest, shall relay all Conditions of Approval for this Tentative Parcel Map to all subsequent purchasers of the individual parcels, if applicable, and/or to subsequent purchasers of this entire Tentative Parcel Map.

CITY OF COALINGA
TENTATIVE PARCEL MAP APPLICATION

TPM 22-02

3/27/2023

Application Number

Date

APPLICANT INFORMATION:

Applicant's Name: Lore Engineering, Inc.

Property Owner's Name: James S. Anderson

Applicant's Mailing Address: 620 DeWitt Ave., Suite 101 Clovis, CA 93612

Telephone Number: (559)297-5200

Assessor Parcel Number: 070-100-21S

Property Location (Street Address): SE Corner of Elm Ave. and El Rancho Blvd.

Legal Description (Lot, Block, Tracts, etc.): see attached

PROPERTY USE INFORMATION:

Current Zoning: General Commercial

Existing Use: empty lot

Existing Structures: none

Existing Number of Lots: one

Proposed Number of Lots: four

Area of Parcel (sq or acs.) 7.69 ac

Minimum Lot Size (sq. ft.) 60,103 sf

Proposed Zoning General Commercial

Proposed Use: Four parcel subdivision - no implied development

Existing Easements and Use: 15-ft PUE on Phelps Ave. and on Elm Ave. we have a 26-ft sewer easement and a 30-ft PUE

Are all public improvements currently installed? ☐ Yes ☒ No

Will all improvements meet City Minimum Requirements? ☒ Yes ☐ No

If no, list exceptions and give justification

Describe Improvements for:

Street Trees (List Type & Interval of Spacing) N/A

Drainage Collection & Disposal: N/A

N/A

Domestic Water Supply (Include Fire Hydrants): _____

Proposed Sewer Collection & Disposal: N/A

Other Public Utilities (Power, Telephone, Irrigation, Cable TV) N/A

ATTACH PRELIMINARY TITLE REPORT DESCRIBING THE STATUS OF ALL INTEREST IN PARCEL

CERTIFICATION:

Owner of property hereby certifies that he is the owner of the property on which the map is proposed for subdivision, and that he has examined the map and consents to the submissions of the map and this application.

Owner's Signature _____

James S. Anderson

Owner's Name (Please Print) _____

35244 Oil City Road, Coalinga, CA 93210

Address _____

Telephone _____

Lore Engineering Inc.

Owner's Agent _____

620 DeWitt Ave., Suite 101, Clovis, CA 93612

Address _____

(559)297-5200

Telephone _____

Hal Lore

Engineer of Map _____

620 DeWitt Ave., Suite 101, Clovis, CA 93612

Address _____

(559)297-5200

Telephone _____

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

TPM 22-02

3/27/2023

Application Number

Date

APPLICANT INFORMATION:

Applicant: Lore Engineering, Inc. - Hal Lore, PE

Mailing Address: 620 Dewitt Avenue, Suite 101, Clovis, CA 93612

Telephone Number: (559)297-5200 Assessor Parcel Number: APN: 070-100-21S

Property Owner's Name: James S. Anderson

Property Owner's Address: 35244 Oil City Rd, Coalinga, CA 93210

Contact Person: Hal Lore, PE

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 7.69 AC

Describe Existing Use of Property: Vacant Land

Square Feet of Existing Building Area N/A Square Feet of Existing Paved Area N/A

Current Zoning General Commercial Proposed Zoning same

Describe in General Terms Existing Uses to the:

North: Vacant Land

South: Existing city trail, and city street (Phelps Avenue)

East: single family residential

West: Caltrans HWY 33

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 none Number of trees to be moved (Age & Type) N/A

Residential

a. Number of Dwelling Units: N/A b. Unit Size(s) _____

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

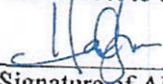
d. Type of Household Size Expected: _____

Commercial

- a. Orientation:
Neighborhood: _____
City or Regional: _____
- b. Square Footage of Sales Area: unknown
- c. Range of Sales Prices and/or Rents (Projected): unknown
- d. Type of Household Size Expected: unknown
- e. Number of Employees: Full Time _____ Part Time _____ Seasonal _____
- f. Days and Hours of Operation unknown

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

Hal Lore

Name of APPLICANT/AGENT (Please Print)

620 Dewitt Avenue, Suite 101, Clovis, CA 93612

Mailing Address

(559)297-5200

Telephone Number



Signature of OWNER

James S. Anderson

Name of OWNER (Please Print)

35244 Oil City Rd, Coalinga, CA 93210

Mailing Address

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: James S. Anderson

PROPERTY OWNER'S ADDRESS: 35244 Oil City Rd, Coalinga, CA 93210

TELEPHONE: _____ EMAIL: _____

APPLICANT'S NAME, COMPANY/ORGANIZATION: Lore Engineering, Inc. (Hal Lore)

APPLICANT'S ADDRESS: 620 Dewitt Avenue, Suite 101, Clovis, CA 93612

TELEPHONE: (559)297-5200 EMAIL: hal@lore-engineering.com

CONTACT FOR PROJECT INFORMATION: Hal Lore, PE

ADDRESS: 620 Dewitt Avenue, Suite 101, Clovis, CA 93612

TELEPHONE: (559)297-5200 EMAIL: hal@lore-engineering.com

2. Location and Classification

STREET ADDRESS OF PROJECT: NE corner of Phelps Ave and Elm Ave

CROSS STREETS: Phelps Avenue and El Rancho Blvd

ASSESSOR'S PARCEL NUMBER(S): APN: 070-100-21S

LOT DIMENSIONS: unknown LOT AREA (SQ FT): N/A

ZONING DESIGNATION: General Commercial GENERAL PLAN DESIGNATION: General Commercial

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: Vacant Land

PROPOSED USE: parcel map

BUILDING APPLICATION PERMIT #: TBD 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	unknown		unknown	
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? Vacant Land

Please list all previous land uses of the site for the last 10 years. Vacant Land

Neighborhood Contact

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

none

Site Characteristics

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

Are there any structures or buildings on the project site? ☐ Yes ☒ No

If yes, how many? N/A

What is the construction date of each structure?

Current use of existing structure(s)?

Proposed use of existing structure(s)?

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: single-family residential on the east side of the project, and vacant land to the north, the west is Caltrans hwy 33, and to the south we have an existing city trail and city street for Phelps Avenue with vacant land to the south of street.

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 0

Proposed unknown

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. unknown

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?

unknown

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

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	<u>N/A</u>	<u>TBD</u>
Rear	<u></u>	<u></u>
Streetside	<u></u>	<u></u>
Interior Side	<u></u>	<u></u>

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: N/A, unknown 2nd Address: N/A, unknown

Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: N/A

Existing Roof Materials: N/A

Existing Exterior Building Colors: N/A

Proposed Exterior Building Materials: unknown

Proposed Roof Materials: unknown

Proposed Exterior Building Materials: unknown

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: N/A

Total Dwelling Units:

of Single-Family Units:

of Multi-Family/Apartment Units:

Net Acreage of Site: N/A

Density/Net Acre:

of Duplex/Half-Plex Units:

of Condominium Units:

Structure Size

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

Residence

Garage

Other

Gross Square Footage: N/A

Gross Square Footage:

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): N/A

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: unknown

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

Building Size

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

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area	N/A	unknown
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: none

Proposed Building Height and # of Floors: unknown

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): unknown

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.)

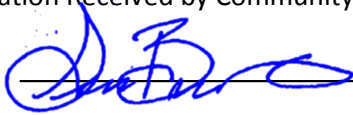
Environmental Evaluation Application Submittal Checklist

Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.	ok	
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.		n/a
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.		n/a
Photos of the project site and its immediate vicinity, with viewpoints labeled.		n/a
Check payable to Coalinga Community Development Department.	ok	
Letter of authorization for agent, if applicable.	ok	
Available technical studies.		n/a

For Department Use Only

Application Received by Community Development Department:

By:



Date:

3/27/2023

TO: City of Coalinga
155 W. Duraian Avenue
Coalinga, CA 93210

DATE: Oct 5, 2022

PROJECT: Parcel Map Application
NE corner of Phelps Avenue and Elm Avenue – APN 070-100-21S

SUBJECT: Authorization of Agent

James S. Anderson, is the applicant for the above referenced project. This letter is to give Hal Lore of Lore Engineering Inc., permission to discuss, coordinate, and act as an agent for the above referenced project with Caltrans on our behalf. Thank you.



James S. Anderson

LEGEND

- PARCEL MAP/TRACT PROPERTY BOUNDARY
STREET ROW
CENTERLINE
PROPOSED/EXISTING EASEMENTS
PROPOSED LOT LINE

APPLICANT/SUBDIVIDER

JAMES S. ANDERSON
35244 OIL CITY ROAD
COALINGA, CA 93210

RECORD OWNER

JAMES S. ANDERSON
35244 OIL CITY ROAD
COALINGA, CA 93210

ENGINEER

HAL LORE, PE
LORE ENGINEERING, INC.
620 DEWITT AVENUE, SUITE 101
CLOVIS, CA 93612
(559) 297-5200 EXT: 1

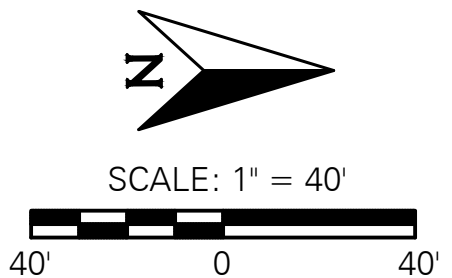
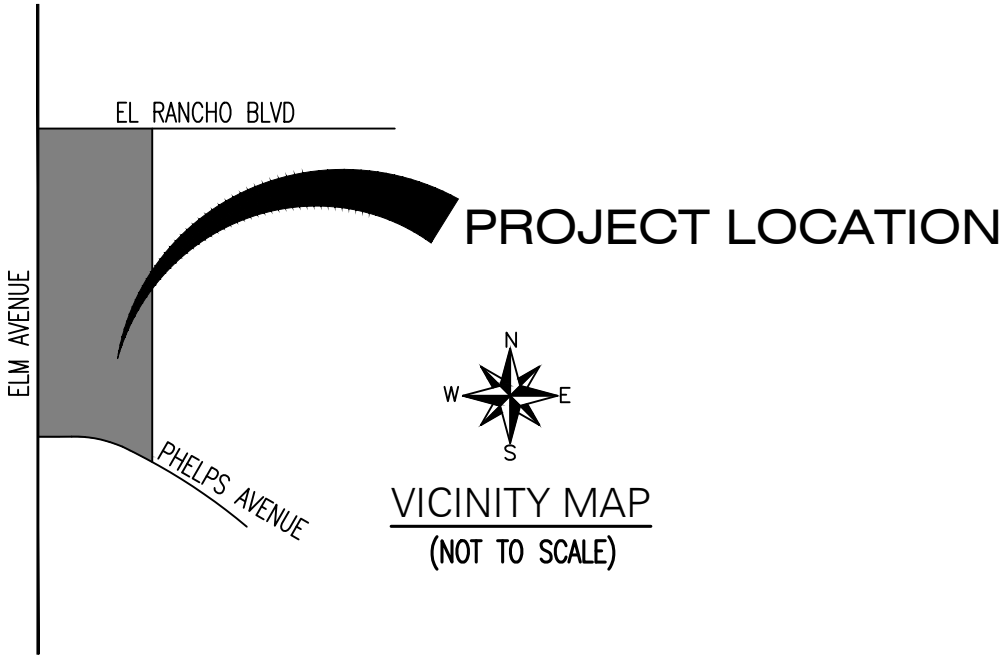
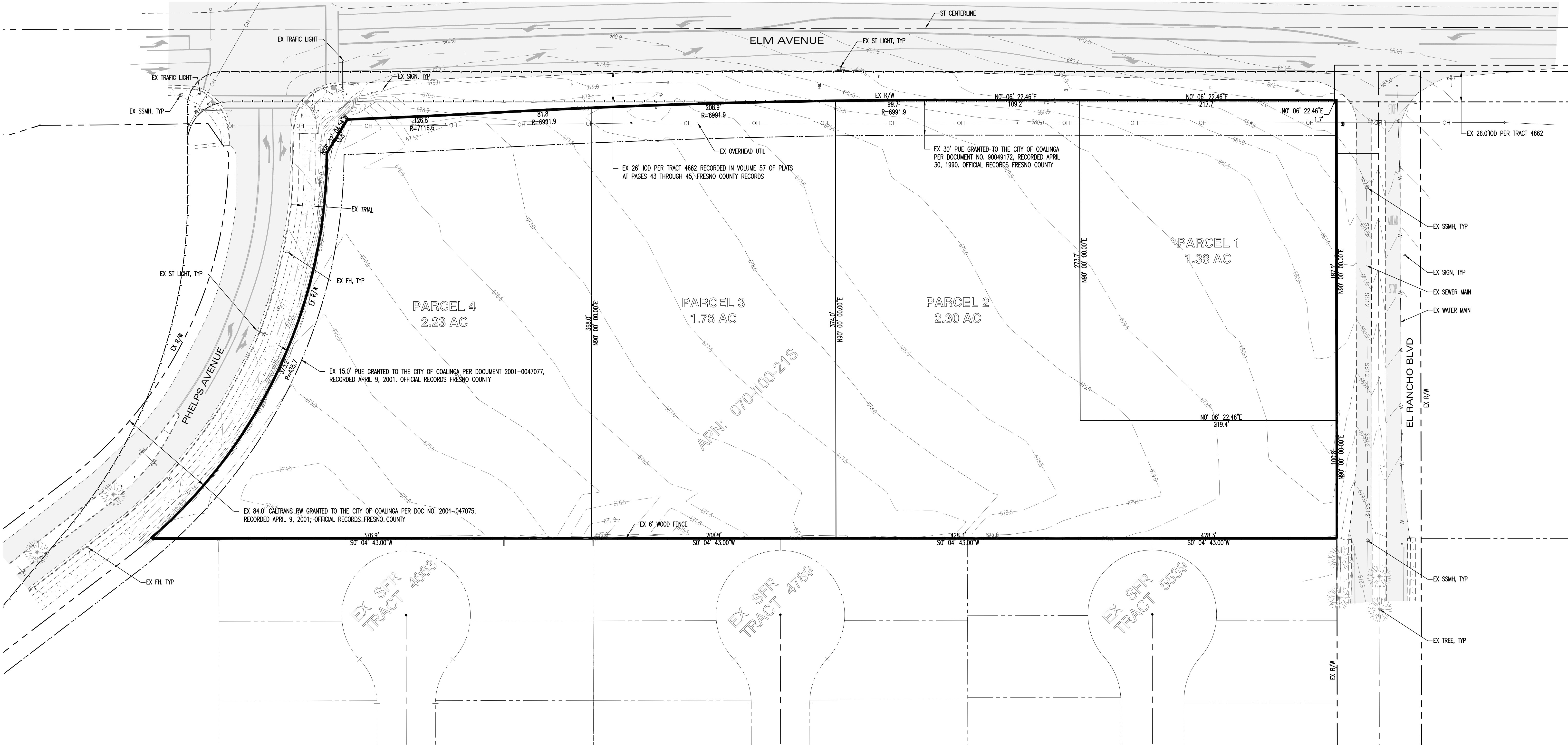
LEGAL DESCRIPTION

LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THOSE PORTIONS OF LOT 5 OF TRACT NO. 4662, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 57, PAGES 43, 44 AND 45 OF PLATS, FRESNO COUNTY RECORDS, AND LOT 128 OF TRACT NO. 5339, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 74, PAGES 3 THROUGH 5 OF PLATS, FRESNO COUNTY RECORDS, LYING IN SECTION 28, TOWNSHIP 20 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28, THENCE SOUTH 89°48'06" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 68.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 00°04'33" WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 534.46 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 398.92 FEET TO THE EAST LINE OF SAID LOT 5; THENCE SOUTH 00°04'43" WEST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 1056.37 FEET TO THE NORTHERLY LINE OF THE LAND DESCRIBED IN THE DEED TO THE CITY OF COALINGA RECORDED APRIL 9, 2001 AS DOCUMENT NO. 2001-047075, ALSO BEING THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 435.70 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 50°14'12" EAST; THENCE NORTHWESTERLY A DISTANCE OF 378.88 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°49'25"; THENCE NORTH 58°13'40" WEST A DISTANCE OF 33.83 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA RECORDED APRIL 9, 2001, AS DOCUMENT NO. 2001-047076, ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE WEST HAVING A RADIUS OF 7116.13 FEET TO WHICH POINT A RADIAL LINE BEARS NORTH 88°14'05" EAST; THENCE NORTHERLY A DISTANCE OF 126.82 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'16" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE TO THE EAST HAVING A RADIUS OF 6991.47 FEET AND TO WHICH POINT A RADIAL LINE BEARS SOUTH 87°12'49" WEST; THENCE NORTHERLY A DISTANCE OF 390.41 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°11'58"; THENCE NORTH 00°06'22" EAST ALONG THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO THE STATE OF CALIFORNIA, A DISTANCE OF 326.85 FEET; THENCE NORTH 89°53'38" WEST CONTAINING ALONG SAID EASTERLY LINE A DISTANCE OF 24.46 FEET; TO THE WEST LINE OF SAID LOT 5; THENCE NORTH 00°04'33" EAST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 37.66 FEET TO THE TRUE POINT OF BEGINNING.

TENTATIVE PARCEL MAP 20XX-XY

FOR SUBDIVISION PURPOSES
IN THE CITY OF COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA

EXISTING ZONING	COMMERCIAL
PLANNED LAND USE	C
PROPOSED ZONING	UNCHANGED
SOURCE OF WATER	CITY OF COALINGA
SOURCE OF SEWER DISPOSAL	CITY OF COALINGA
STORM DRAINAGE	CITY OF COALINGA
GROSS ACREAGE	7.69 AC
NET ACREAGE	7.69 AC
PRIOR PLANNING ENTITLEMENT	NONE



NE CORNER OF ELM/PHELPS AVENUES	
TENTATIVE PARCEL MAP	
COALINGA, CALIFORNIA	
LORE ENGINEERING, INC. CIVIL ENGINEERING • CONSULTING • PLANNING 620 DEWITT AVENUE, SUITE 101 CLOVIS, CA 93612 EMAIL: HAL@LORE-ENGINEERING.COM • WWW.LORE-ENGINEERING.COM (559) 297-5200 TEL (559) 297-5205 - FAX	
REV NO	DATE DESCRIPTION
GRADING/UTILITY PERMIT:	DEVELOPMENT PERMIT:
JOB: JND.2201 SHEET NO: TM-1 SHEET 1 OF 1 DATE: 02/07/23 DESIGNED BY: HML DRAWN BY: GNX CHECKED BY: HML	



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Consideration of Combined Development Application (CDA 22-02) - 256 E. Polk Street

Meeting Date June 27, 2023

Project Location: APN(s): 083-102-06, 083-102-07, and 083-102-08 - 256 E. Polk Street

Applicant: JR's Auto Sales, LLC, 296 E. Polk Street, Coalinga, CA 93210

Owner: Rito Gutierrez, Gutierrez Properties, 195 W. Elm Ave, Coalinga, CA 93210

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Adopt Resolution 023P-008 recommending to the City Council approval of a combined Development Application with conditions which includes the following actions by the Commission:

- Approval of a General Plan Land Use Amendment from Mixed Use Commercial (MX) to Commercial Service (CS);
- Approval of a Zone Map Change from Mixed Use Commercial (MX) to Commercial Service (CS);
- Approval of a Site Plan Review Application;
- Approval of a Conditional use permit for Automotive Review at 256 E. Polk Street; and
- Approval of a Notice of Exemption pursuant to the California Environmental Quality Act section 15301, Class 1 for existing facilities.

II. BACKGROUND:

The City of Coalinga received an application from Rito Gutierrez for a General Plan Amendment, Re-Zone for APN's 083-102-06, 083-102-07, and 083-102-08 (herein referred to as "the properties") including applications for a Site Plan Review, Conditional Use Permit and Environmental Review for 256 E. Polk Street (APN: 083-102-06) in order to facilitate opening an automotive repair facility. APN's 083-102-07 and 083-102-08 were included in the rezone and general plan amendment to facilitate orderly zoning district boundaries since 256 E. Polk is west of the two adjacent parcels. These parcels are not included in the site plan review and conditional use approval. They will be reserved for future land use activity and subject to subsequent land use approvals not determined at this time. No business activity will be permitted at these locations until subsequent permits are issued.

Currently the land use and zoning designations for 256 E. Polk Street is Mixed Use (MX) which currently prohibits automotive related activities. The applicant is requesting that the land use designation be changed from Mixed Use (MX) to Commercial Service (CS) which would allow for automotive uses subject to a conditional use permit.

III. PROPOSAL AND ANALYSIS:

The applicant is requesting these amendments to facilitate the use of the property as an automotive repair facility. The applicant plans to use the south portion of the building for vehicle maintenance and repair for vehicles being sold at Jr's Auto Sales lot to the east of the subject properties at 296 E. Polk Street. The north half of the building will be used for office space. The applicant has stated that there may be other maintenance and repair options occurring beyond that of vehicles preparing for sale. This may include a customer base from Coalinga and surrounding communities. The property is currently developed and requires primarily interior tenant improvements, on and off-site improvements and safety inspections to allow occupancy. This will be discussed in more depth within the Site Plan and Conditional Use Permit Section.

General Plan / Zoning Map Revision

The applicant is requesting a General Plan Amendment and Re-Zone for APN's 083-102-06, 083-102-07, and 083-102-08. The applicant is requesting that the land use designation be changed from Mixed Use (MX) to Commercial Service (CS).

The General Plan Amendment and Zone Change is not expected to have an impact on the surrounding neighborhood with conditions imposed. The Commercial Service (CS) designation proposed will increase the allowable uses permitted at the subject property but will not significantly change the type or intensity of uses that could be proposed for the site in the future beyond what has already been recognized in the General Plan Land Use Element.

The General Plan Land Use Element states that all uses allowed in the Commercial General (CG) and Commercial Service (CS) designations are allowed in the Mixed Use (MX) designation. Therefore, a land use change from Mixed Use (MX) to Commercial Service (CS) is consistent to the City's General Plan policies and further implements the intent of the General Plan.

Implementation Measure LU1-1.4

The City shall prepare and maintain zoning standards that encourage infill development and intensification of land use through the reuse, redevelopment or mixed-use of vacant, underutilized sites where infrastructure supports such use.

Policy LU1-2

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

Policy LU1-3

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

Any potential impacts associated with this policy have been addressed in the General Plan's Master Environmental Impact Report through mitigation measures and further implemented through the City's zoning

regulations. This will ensure the future land use compatibility with various residential and commercial uses.

As Commercial Service (CS), the site will accommodate uses that are compatible with the surrounding land uses and zoning. The north border of the site is currently Commercial General (CG), to the south the land use is medium density residential (RMD), service commercial (CS) to the east and Mixed Use (MX) designations on the west. Commercial Service (CS) zoning allows for various commercial uses which are intended to be compatible with and complementary to residential land uses with the imposition of transitional standards.

Conditional Use Permit / Site Plan Review

Certain commercial uses that are more intense and posed a possible impact to surrounding properties are regulated through a conditional use permit process where uses 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 (CUP) applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions. An automotive repair facility, major is permitted subject to a conditional use permit in the Service Commercial (CS) zoning district.

Under this application the applicant is requesting a CUP for an automotive repair facility (major) at 256 E. Polk Street. Automobile/vehicle repair, major is defined as 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. The use of this property will be limited to tire servicing (patching plugging tires), including rotating tires and other same day services such as oil/filter changes, belt replacements, minor repairs, ect. with no vehicles being stored overnight unless in certain circumstances where a vehicle must remain overnight will be placed in a bay within the facility. These would be vehicles that are visually operational. No wrecked, dismantled or inoperable vehicles will be left overnight and/or stored on this property.

Hours of operation/Personnel: In updated correspondence from the applicant, they plan to operate Monday through Sunday from 10:00am to 6:00pm with 2 employees.

Structure: The existing 3,400 square foot structure will be used for office space and auto repair. According to the site plan, 2,000 square feet will be used for office space and 1,400 square feet will be used for auto repair (1 bay). The existing footprint of the structure will not be modified other than modifications to accommodate auto repair and occupancy for office space.

Access: Access for this site will be via the entrance on E. Polk Street. As a condition of approval, the existing driveway will be reduced to a standard commercial width of twenty-seven feet (27') to accommodate vehicular traffic. Currently, the driveway is the full width of the lot which produces unsafe vehicular movements and backing into traffic. Also, the driveway that is located on E. Valley Street will be required to be removed and constructed with new curb, gutter, and sidewalk. East Valley Street is not a wide enough street nor is it necessary to introduce commercial traffic to the residential street when there is sufficient on-site maneuvering available.

Utilities: Since this is an existing facility, utility connections are currently in place. The applicant shall obtain an Encroachment Permit for any work within the public right-of-way.

Hydrant(s): There is currently a hydrant on E. Valley Street to accommodate this development.

Parking: In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for an office is (1) space per 400 square feet of floor area and 1 space per bay for the automotive repair facility. Therefore, based on the proposed office space and one (1) bay, this site must provide 6 parking spaces.

The proposed site plan provides for 17 on-site (off-street) parking spaces (including 1 ADA stall), however, space #17 identified on the site plan will have to be removed to accommodate the 15 foot setback on the block wall.

Site Improvements: The applicant will be removing and providing new asphalt within the project area including landscaping along the Polk Street frontage and E. Valley Street Frontage.

Transitional Standards: Since this project is adjacent to a residential district (E. Valley Street), transitional standards must be applied to reduce the impact of the commercial development. Where a parcel in a commercial district is adjacent to a residential district, a solid masonry wall not less than six (6) feet nor more than seven (7) feet in height shall be erected along such property line. Since the district boundary is a street, the wall constructed along such street in the Commercial District shall be set back from the property line. The setback for this development was established at 15' 6" feet to match the setback of the properties to the east. The space between the street and the block wall shall be landscaped with trees and shrubs reviewed and approved by the Community Development Department.

Refuse Containers: The proposed development does not show the location of the refuse enclosures and their size, shape and location must be consistent with that of the City requirements. The applicant will be required to provide a location, as approved by the City, for the required trash enclosure. The addition of a trash enclosure is not expected to reduce the parking space count below the minimum standards.

Public Notification

In accordance with State law and the City's zoning regulations notices were mailed to each property owner within 300 feet of the boundary of the subject property. The notice was also posted on the City's website, and at 3 public places (Library, City Hall and Chamber of Commerce) since the City does not have paper of general circulation.

Environmental Clearance

The Community Development Director has determined that the proposed general plan amendment and zone change are exempt from environmental review under CEQA, pursuant to Section 15301, Class 1. – Existing Facilities.

Any potential impact related to this general plan amendment and zone change has been identified in the General Plan Master EIR and self-mitigated through General Plan policies, goals and implementation measures as well as zoning regulation.

IV. FISCAL IMPACT:

The project has the potential to increase commercial opportunity and generate sales tax from parts sales and other future uses.

V. REASONS FOR RECOMMENDATION:

The following standard findings must be made for each General Plan Amendment and Zone Change. Specific findings may also be required by the decision-making body on a case-by-case basis.

General Plan Amendment Findings

The following standard findings must be made for each General Plan amendment. Specific findings may also be required by the decision-making body on a case-by-case basis.

- The potential effects of the proposed General Plan amendment have been evaluated and have been determined not to be detrimental to the public health, safety, or welfare of the City.
- The proposed General Plan amendment is internally consistent and compatible with the goals, policies, and actions of the General Plan.
- If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
- The proposed General Plan amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

Rezone Findings

The following standard findings must be made for each Zoning Ordinance amendment. Specific findings may also be required by the decision-making body on a case-by-case basis.

- The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
- If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
- The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

Site Plan Findings

The following standard findings must be made for each site plan review. Specific findings may also be required by the decision-making body on a case-by-case basis.

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

Conditional Use Permit Findings

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.

Staff feels that the findings for a conditional use permit have been met and will not have a detrimental effect on health, safety and general welfare of the community.

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

- ☐ Application Package CDA 22-02
- ☐ Site Plan CDA 22-02
- ☐ Site Location Map
- ☐ Aerial Map CDA 22-02
- ☐ Zoning and GPA Exhibits
- ☐ Resolution No. 023P-008 with conditions

**CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION**

CDA 22-02
Application Number

11/3/22
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Gutierrez Properties LLC
Mailing Address: 195 W Elm Ave. Coalinga, CA 93210
Telephone Number: (559) 304-1889 Assessor Parcel Number: 083-102-06
Property Location: 256 E. Polk St. Coalinga Ca 93210
Legal Description (lot, block, Tracts, etc.) 100 ft x 250 ft on Polk 290 ft W
OF Barker.

PROPERTY USE INFORMATION:

Current Zoning: .CM
Existing Number of Lots: 1 Proposed Number of Lots: _____ Area of Parcel: 25,000 ft
Proposed Use: Automotive Repair, Major.

(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).
None

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

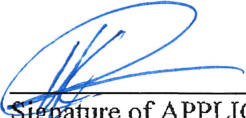
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

2 employees, Monday-Sunday From 10:00am - 8:00pm.
8 existing parking spaces.

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

Jrs Auto Sales LLC - Rito Gutierrez

Name of APPLICANT/AGENT (Please Print)

296 E. Polk St. Coalinga, CA 93210

Mailing Address

(559) 304-1889

Telephone Number



Signature of OWNER

Gutierrez Properties LLC - Rito Gutierrez

Name of OWNER (Please Print)

195 W. Elm Ave. Coalinga, CA

Mailing Address

(559) 304-1889

Telephone Number

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

CDA 22-02

11-8-2022

Application Number

Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: Jrs Auto Sales LLC
Mailing Address: 296 E Polk St. Coalinga, CA 93210
Telephone Number: (559) 821-8373 Assessors Parcel Number: 083-102-06
Property Location (Street Address): 256 E Polk St. Coalinga, CA 93210
Property is located: South side of Polk Street, between Louisiana Street and Barker Street

PROJECT INFORMATION:

Current Zoning: Mx Proposed Zoning CS
Existing Floor Plan: 3678' Proposed Floor Area: 3678'
Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) Commercial Building - Auto Repair

Is project: ☐ new construction or ☒ remodeled.

Residential

Number of dwelling units N/A Total of area (in square feet) _____
Total lot coverage of buildings or structures (in square feet) _____ Percentage of lot coverage _____ %
Number of off street parking spaces provided. Covered _____ Open _____
Total square feet of sign area _____ Total square feet devoted to recreation and open space _____ sq ft.
Give total percentage of lot devoted to recreation and open space _____ sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).
Total square feet of common recreation and open space area _____
Describe type and material to be used on exterior walls and doors _____

Commercial

Gross floor area or building when complete 3678 sq ft.
Describe sign (free standing, affixed to wall etc.) Free standing
Number of parking spaces provided 7 Number of customers expected per day 10
Hours and days of operation Monday - Sunday 10:00 am - 6pm
Describe any outside storage of equipment or supplies: None

Industrial

Describe any outside storage of equipment or supplies: N/A

Maximum number of employees in any daily shift: N/A

Number of delivery or shipping trucks per day: N/A

Number of delivery or shipping trucks per day when construction is complete: N/A

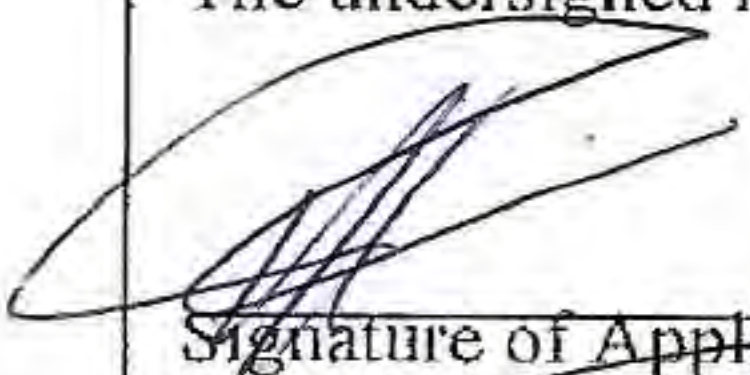
Site Plan Requirements – Mapping/Drawings

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

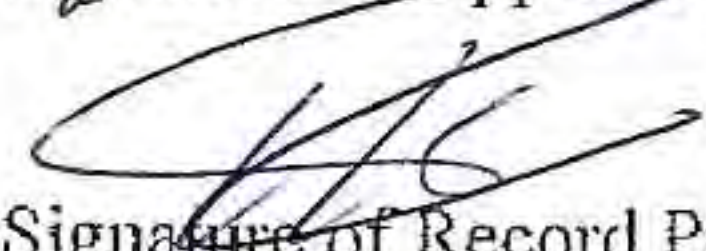
1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Deductions and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

Applicant's Certification

The undersigned hereby certify that the information presented in this application is correct.


Signature of Applicant

8-28-2021
Date


Signature of Record Property Owner

8-28-2021
Date

CITY OF COALINGA
CHANGE OF ZONING DISTRICT APPLICATION

CDA 22-02

11/8/2022

Application

Date

APPLICANT INFORMATION:

Applicant/ Property Owner Name: Jrs Auto Sales LLC
Mailing Address: 296 E. Polk St Coalinga, CA 93210
Telephone: (559) 821-8373 Assessor Parcel Number: 083-102-06
Legal Description (lot, block, tracts, etc.) 100 FT x 250 FT On Polk 290
FT West of Barker.

PROPERTY USE INFORMATION:

Current zoning: Mx Proposed Zoning CS
Existing Use: None
General Plan Land Use Designation: _____
Existing Number of Lots 1 Proposed Number of Lots 1
Area of Parcel: 25,000' Proposed Use: Auto Repair.

Important: The City of Coalinga will only accept for processing an application for a Change of Zoning District Amendment if the proposed Zoning District is consistent with the Coalinga General Plan. The reason for this policy is that State Law requires that the City's Zoning Ordinance be consistent with the General Plan. Before beginning this application, you should check with the Secretary of the Planning Commission to determine if the zoning you are proposing is consistent with the General Plan.

Signature of BOTH the APPLICANT and the RECORDING 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

Rito Gutierrez

Name of APPLICANT/AGENT (Please Print)

296 E Polk St Coalinga, CA 93210

Mailing Address

(559) 304-1889

Telephone Number

Signature of Owner

Rito Gutierrez

Name of OWNER (Please Print)

195 W Elm Ave. Coalinga, CA

Mailing Address

(559) 304-1889

Telephone Number

CITY OF COALINGA
GENERAL PLAN AMENDMENT
APPLICATION

CDA 22-02

11/8/2022

Application Number

Date

APPLICANT INFORMATION:

Applicant/Property Owner: Jrs Auto Sales LLC
Applicant's Mailing Address: 296 E. Polk St. Coalinga Ca 93210
Telephone Number: (559) 821-8373 Assessor Parcel Number: 083-102-06
Property Location (Street Address): 256 E. Polk St. Coalinga, Ca 93210
Legal Description (lot, block, tracts, etc.): _____

PROPERTY USE INFORMATION:


Current Zoning: MX Proposed Zoning: CS
Existing Use: N/A.
Current General Plan Land Use Designation: _____
Existing Number of Lots: 1 Proposed Number of Lots: 1
Area of Parcel (s): 9,750' Proposed Use: Mechanics shop

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

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


Name of APPLICANT/AGENT (Please Print)

195 W Elm Ave.
Mailing Address
Coalinga Ca 93210

559-304-1889
Telephone Number

Rito Gutierrez
Signature of OWNER

Rito Gutierrez
Name of OWNER (Please Print)

195 W Elm Ave.
Mailing Address
Coalinga, CA 93210

559-304-1889
Telephone Number

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CDA 22-02

11/8/2022

Application Number

Date

APPLICANT INFORMATION:

Applicant: Jrs Auto Sales LLC
Mailing Address: 296 E. Polk St. Coalinga, CA 93210
Telephone Number: (559) 821-8373 Assessor Parcel Number: 083-102-06
Property Owner's Name: Gutierrez Properties LLC
Property Owner's Address: 195 W. Elm Ave. Coalinga Ca 93210
Contact Person: Rito Gutierrez

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 25,000
Describe Existing Use of Property: None

Square Feet of Existing Building Area 3678 Square Feet of Existing Paved Area _____
Current Zoning MX Proposed Zoning CS

Describe in General Terms Existing Uses to the:

North: Commercial Business
South: Residential
East: Commercial
West: Commercial

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 _____ Number of trees to be moved (Age & Type) _____

Residential

a. Number of Dwelling Units: N/A b. Unit Size(s) N/A

c. Range of Sales Prices and/or Rents (projected): N/A

d. Type of Household Size Expected: N/A

Commercial

a. Orientation:

Neighborhood: Commercial mixed.

City or Regional: Coalinga

b. Square Footage of Sales Area: 3678'

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

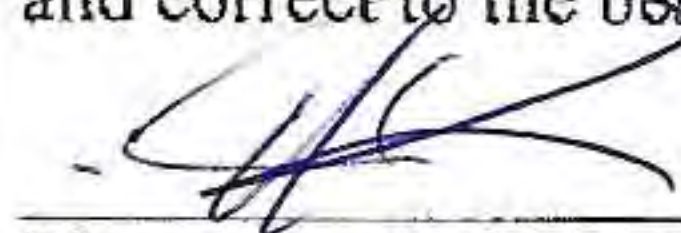
d. Type of Household Size Expected: N/A

e. Number of Employees: Full Time 3 Part Time 0 Seasonal 0

f. Days and Hours of Operation Monday - Sunday 10:00am - 6:00pm

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

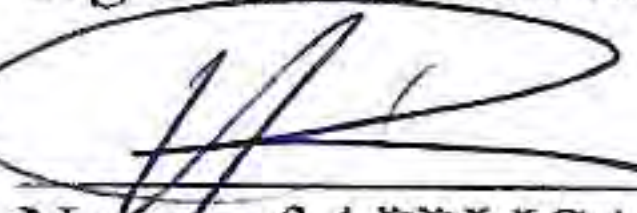
The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.



Signature of APPLICANT/AGENT



Signature of OWNER



Name of APPLICANT/AGENT (Please Print) Rito Gutierrez

Name of OWNER (Please Print) Rito Gutierrez

Name of APPLICANT/AGENT (Please Print)

296 E. Polk St. Coalinga Ca 93210

Mailing Address

Name of OWNER (Please Print)

195 W. Elm Coalinga, CA 93210

Mailing Address

(559) 304-1889

Telephone Number

(559) 304-1889

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Gutierrez Properties LLC
PROPERTY OWNER'S ADDRESS: 195 W. Elm Ave. Coalinga, CA 93210
TELEPHONE: (559) 304-1889 EMAIL: ritogutierrez@yahoo.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Jrs Auto Sales LLC
APPLICANT'S ADDRESS: 296 E. Polk St. Coalinga Ca 93210
TELEPHONE: (559) 821-8373 EMAIL: ritogutierrez@yahoo.com

CONTACT FOR PROJECT INFORMATION: Rito Gutierrez
ADDRESS: 195 W Elm Ave. Coalinga Ca 93210
TELEPHONE: (559) 304-1889 EMAIL: ritogutierrez@yahoo.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 256 E. Polk St. Coalinga, Ca 93210
CROSS STREETS: Louisiana St & Barker St.
ASSESSOR'S PARCEL NUMBER(S): 083-102-06
LOT DIMENSIONS: 100' x 250' LOT AREA (SQ FT): 25000'
ZONING DESIGNATION: MX GENERAL PLAN DESIGNATION: _____

3. Project Description (please check all that apply)

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

PRESENT OR PREVIOUS USE: None

PROPOSED USE: Auto Repair

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	0	0	0	0
Parking Spaces	10	10	0	10
Loading Spaces	0	0	0	0
Bicycle Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Buildings	16 feet	16 feet	0	16 ft.
Number of Stories	1	1	0	1
Gross Square Footage (GSF)				
Residential	0	0	0	0
Retail	500 feet	500 feet	0	500 ft.
Office	500 ft.	500 ft.	0	500 ft.
Industrial	0	0	0	0
Parking	2500 ft.	2500 ft.	0	2500 ft.
Other _____				
Other _____				
Other _____				
Total GSF	3500 ft	3500 ft	0	3500 ft.

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? None
Please list all previous land uses of the site for the last 10 years. unknown.
New purchase

Neighborhood Contact

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

None

Site Characteristics

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

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? 1

What is the construction date of each structure? 1967

Current use of existing structure(s)? None

Proposed use of existing structure(s)? Auto Repair.

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 front and sides,
residential in the back.

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 7
Proposed _____

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? N/A

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	<u>50 ft. +</u>	<u>30 ft. +</u>
Rear	<u>5 + ft.</u>	<u>5 + ft.</u>
Streetside	<u>20 + ft.</u>	<u>20 + ft.</u>
Interior Side	<u>100 + ft.</u>	<u>100 + ft.</u>

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: 256 E. Polk St. 2nd Address: 256 E. Polk St.
Setback: 130' 25' 2' Setback: 60'

Exterior Materials

Existing Exterior Building Materials: Metal
Existing Roof Materials: Metal
Existing Exterior Building Colors: Blue
Proposed Exterior Building Materials: same
Proposed Roof Materials: same
Proposed Exterior Building Materials: same

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: <u>N/A</u>	Net Acreage of Site: <u>N/A</u>
Total Dwelling Units: <u>N/A</u>	Density/Net Acre: <u></u>
# of Single-Family Units: <u>N/A</u>	# of Duplex/Half-Plex Units: <u>N/A</u>
# of Multi-Family/Apartment Units: <u></u>	# of Condominium Units: <u></u>

Structure Size

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

Residence	Gross Square Footage: <u>N/A</u>
Garage	Gross Square Footage: <u>N/A</u>
Other	Gross Square Footage: <u>3678'</u>

Size of new structure(s) or building addition(s):	Gross Square Footage: <u>3678'</u>
	Total Square Footage: <u>3678'</u>

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):	<u>N/A</u>
Existing Building Height and # of Floors (from ground to the top of the roof):	<u>12'10", 12'14"</u>
Proposed Building Height and # of Floors (from ground to the plateline):	<u>N/A</u>
Proposed Building Height and # of Floors (from ground to the top of the roof):	<u>N/A</u>

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.):	<u>N/A</u>
Project Site Lot Area (sq. ft.):	<u>25,000</u>
Total Lot Coverage Percentage:	<u>100%</u>

(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: N/A.
If your project includes fixed seats, how many are there? _____

Building Size

Total Building Square Footage On-Site (gross sq. ft.) N/A.

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area	N/A.	
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

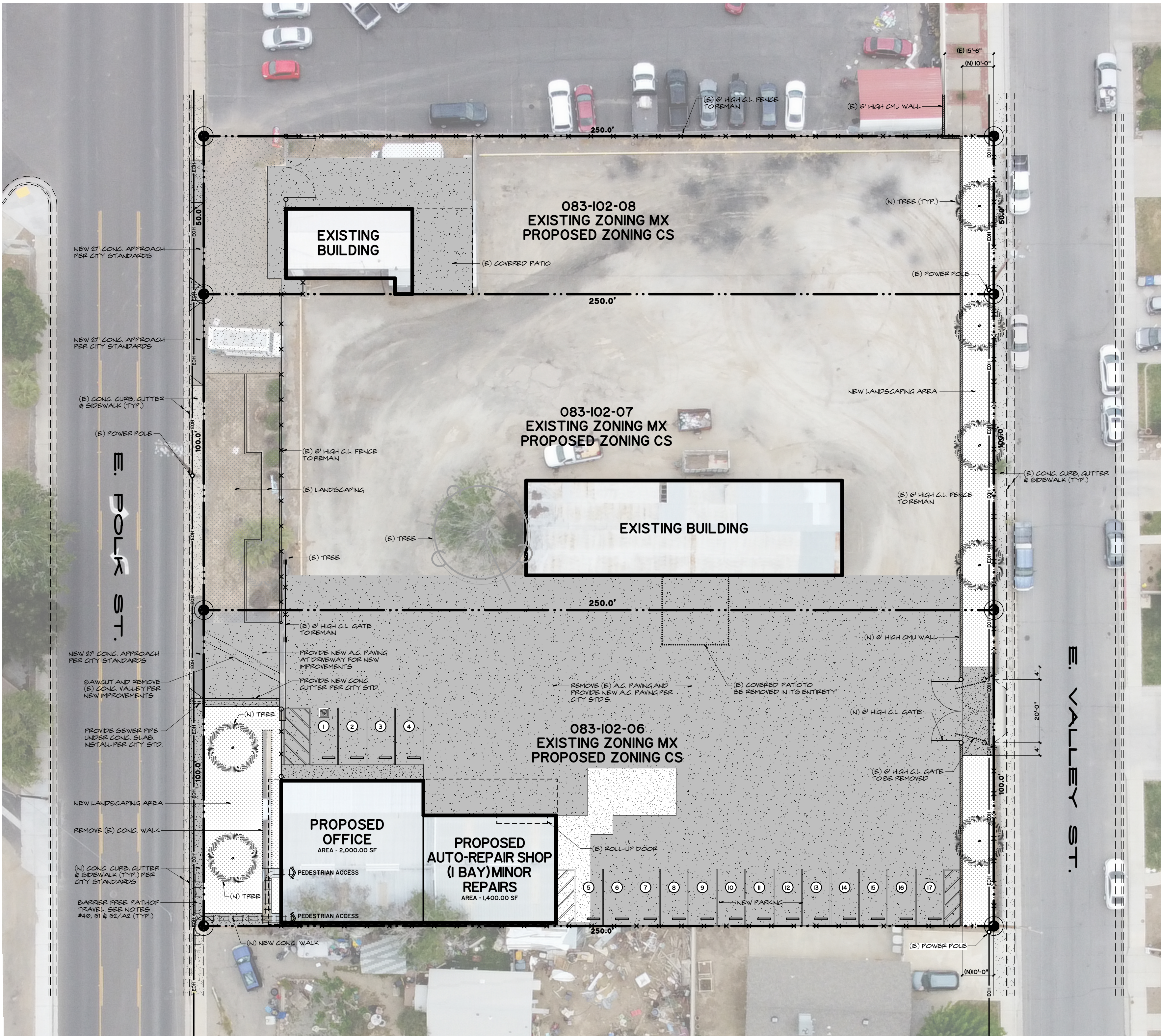
Existing Building Height and # of Floors: N/A.
Proposed Building Height and # of Floors: _____

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): N/A.
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.)



general site plan
SCALE: 1" = 20'-0"

OWNER'S DATA:

MR. RITO GUTIERREZ
195 ELM AVE.
COALINGA, CA 93210
(999) 304-1889

PLANNING DEPARTMENT:

CITY OF COALINGA
PLANNING DIVISION
155 WEST DURAN
COALINGA, CA 93210
PHONE: (999) 936-1933

PROJECT DATA	
EXISTING USE:	COMMERCIAL
SITE ADDRESS:	250 E. POLK ST. COALINGA, CA 93210
APN:	083-102-06, 083-102-07 & 083-102-08
EXISTING ZONING:	MX (MIXED USE)
PROPOSED ZONING:	CS (SERVICE COMMERCIAL)
EXISTING BUILDING OCCUPANCY GROUP:	S-1, B1
EXISTING CONSTRUCTION TYPE BUILDING:	II-B, I-B
REQUIRED FIRE SPRINKLERS:	NOT REQUIRED
REQUIRED ALARM SYSTEM:	NOT REQUIRED
LOT AREA:	25,000.00 SQ. FT.
EXISTING BUILDING AREA:	3,400.00 SQ. FT.
EXISTING LOT COVERAGE:	13.60%
OFF STREET PARKING: (PER COALINGA MUNICIPAL CODE CHAPTER 4, ARTICLE 3)	
OFFICES (1 PER 400 SQ FT OF FLOOR AREA)	REQUIRED 1
AUTOMOBILE/VEHICLE REPAIR, MINOR (2 PER SERVICE BAY)	EXISTING 1 BAY REQUIRED 2
PROVIDED PARKING:	4 PARKING STALLS (1 VAN ACCESSIBLE)

REQUIRED ACCESSIBLE PARKING STALLS	TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
	1 TO 25	1
	26 TO 50	2
	51 TO 75	3
	76 TO 100	4
	101 TO 150	5
	151 TO 200	6
	201 TO 300	7
	301 TO 400	8
	401 TO 500	9
	501 TO 1000	2 PERCENT OF TOTAL
	1001 AND OVER	20 PLUS (1) FOR EACH 100 OVER 1000

ACCESSIBLE PARKING STALL NOTES:

1. ACCESSIBLE SPACE MUST PERMIT USE OF EITHER CAR DOOR WITH AN UNLOADING AREA ON THE PASSENGER SIDE.
2. WHEELSTOPS ARE REQUIRED WHEN NO CURB OR BARRIER IS PROVIDED OR FACES OF BUILDINGS, SIGNS OR OTHER OBJECTS CAN BE DAMAGED.
3. WHEELCHAIR USERS MUST NOT BE FORCED TO GO BEHIND PARKED CARS OTHER THAN THEIR OWN.
4. SURFACE SLOPES OF PARKING AREAS FOR THE DISABLED SHOULD BE MINIMAL BUT ARE REQUIRED NOT TO EXCEED 2% IN ANY DIRECTION.
5. RAMPED SURFACES SHALL NOT ENCRUSH INTO ANY PARKING OR UNLOADING SPACE.
6. ACCESSIBLE SPACES SHALL BE AS CLOSE AS POSSIBLE TO ACCESSIBLE PRIMARY ENTRANCES OF BUILDINGS.
7. WHEN ONLY ONE SPACE IS PROVIDED IT HAS TO BE A 17' WIDE VAN ACCESSIBLE SPACE.
8. ACCESSIBLE SPACES MUST BE PROVIDED IN THE UNLOADING AND UNLOADING AREA ON THE PASSENGER SIDE OF THE STALL.
9. WHEN MORE THAN 1 SPACE IS REQUIRED, 2 SPACES CAN BE PROVIDED WITHIN A 23' WIDE AREA.
10. A 30' CLEAR ROUTE IS REQUIRED BETWEEN THE ACCESSIBLE PARKING SPACES & THE ADJACENT BUILDING.
11. 6' HIGH WHEELSTOP WHERE NO RAISED CURB EXISTS AT VAN PARKING.

JURISDICTION:

JURISDICTION: CITY OF COALINGA
GOVERNING CODES: 2019 CALIFORNIA BUILDING CODES
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ADMINISTRATIVE CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STD'S CODE

SCOPE OF WORK:

1. CHANGE OF ZONING FROM MX (MIXED USE) TO CS (SERVICE COMMERCIAL).
2. PARKING LOT RECONFIGURATION WITH ADA UPGRADES.

SHEET INDEX:

ARCHITECTURAL:
SPR-1 GENERAL SITE PLAN FOR APN: 083-102-06, 083-102-07, 083-102-08, PROJECT DATABOOK OF WORK & SHEET INDEX

SITE PLAN NOTES:

1. ALL DEVELOPMENT SHALL TAKE PLACE IN ACCORDANCE W/ ALL THE CITY/ COUNTY LAWS AND REGULATIONS.
2. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A LICENSED LAND SURVEYOR IN THE STATE OF CALIFORNIA.
3. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT PRIOR TO OCCUPANCY.
4. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY BASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA) CALL 1-800-842-2444.
5. DESK (S) OR EASEMENT(S) FOR THE REQUIRED PREDICATION(S) SHALL BE PREPARED BY THE OWNER / DEVELOPER'S ENGINEER AND SUBMITTED TO THE CITY WITH VERIFICATION OF OWNERSHIP PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. PROVIDE A MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY, AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.
7. THE PERFORMANCE OF ANY WORK WITHIN THE PUBLIC STREET/W/ REQUIRES A STREET WORK PERMIT PRIOR TO COMMENCEMENT OF WORK. ALL ROAD STREET IMPROVEMENTS MUST BE COMPLETED AND ACCEPTED BY THE CITY/ COUNTY PRIOR TO OCCUPANCY.
8. ANY WORK DONE WITHIN THE COUNTY ROAD RIGHT-OF-WAY TO CONSTRUCT A NEW DRIVEWAY OR IMPROVE AN EXISTING DRIVEWAY WILL REQUIRE AN EASEMENT PERMIT FROM THE ROAD MAINTENANCE AND OPERATIONS DIVISION.
9. OFF-STREET PARKING FACILITIES AND GEOMETRIES SHALL CONFORM TO THE CITY OF COALINGA PUBLIC WORKS DEPARTMENT PARKING MANUAL AND STANDARD DRAWINGS.
10. SUBMIT STREET LIGHTING PLANS TO PUBLIC WORKS DEPARTMENT, TRAFFIC AND ENGINEERING SERVICES.
11. NO USES OF LAND BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
12. FUTURE FENCES SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIALS IS ENCOUNTERED DURING THE PROJECT SURVEYING, GRADING, EXCAVATING OR CONSTRUCTION, WORK SHALL STOP IMMEDIATELY.
14. IF THERE ARE SUSPECTED HUMAN REMAINS, THE COUNTY OF FRESNO SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER ARCHAEOLOGICAL MATERIALS IS POSSIBLY NATIVE AMERICAN IN ORIGIN, THE NATIVE AMERICAN HERITAGE COMMISSION PHONE (916) 851-4035 SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS. AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT. THE SITE SHALL BE FORMALLY RECORDED AND RECOMMENDATIONS MADE TO THE CITY/ COUNTY AS TO ANY OTHER FURTHER SITE INVESTIGATION OR SITE AVOIDANCE / RESERVATION.
15. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY U.C. BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. AN ASSESSMENT SHALL BE CONDUCTED BY A PALEONTOLOGIST AND IF THE PATENTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT IT SHALL BE PRESERVED.
16. NO STRUCTURE OF ANY KIND (INCLUDING SIGNS AND/OR FENCES) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPED AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICES) ETC. ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OF SETBACKS OR ON THE STREET FRONTS OF THE BUILDINGS. ALL TRANSFORMERS, AND ETC. SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW PREVENTION DEVICES SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
17. PROVIDE A 2% SLOPE AWAY FROM THE PROPOSED BUILDING(S) FOR A MINIMUM OF 3'-0".
18. FINISHED FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET.
19. A GRADING PERMIT IS REQUIRED FOR ANY GRADING PROPOSED WITH THIS APPLICATION.

cad's in

299 N. HANEY AVE.
REDFLY, CA 93664
PH (559) 643-7156
codesign76@gmail.com

SHEET NAME:
GENERAL SITE PLAN

DATE:
PROJECT No. CD212
REVISION: DATE:
1
2
3
4
5
6

PROJECT NAME:
PROPOSED CHANGE OF ZONING,
& PARKING RE-LAYOUT FOR:
MR. RITO GUTIERREZ
PROJECT SITE: 250 E. POLK ST. & 083-102-06
COALINGA, CA 93210

DRAWN BY:
arao

DRAWING:
SPR-1

Site Location – 296 E. Polk Street
Exhibit “A”



Vicinity Map



Existing General Plan and Zoning Designation Mixed Use (MX)



Proposed General Plan and
Zoning Designation
Commercial Service (CS)



RESOLUTION 023P-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT, ZONING AMENDMENT, CONDITIONAL USE PERMIT, SITE REVIEW APPROVAL AND ENVIRONMENTAL REVIEW FOR APN'S 083-102-06, 083-102-07, AND 083-102-08

WHEREAS, the Planning Commission of the City of Coalinga, California, did on June 25, 2023, hold a duly noticed Public Hearing to recommend to the City Council the following:

- General Plan Amendment (MU - Mixed Use to CS - Service Commercial); and
- Zoning Amendment (MX – Mixed Use to CS – Service Commercial); and
- Site Plan Review for 256 E. Polk Street (APN: 083-102-06); and
- Conditional use permit for 256 E. Polk Street for a proposed automotive repair facility, and;
- Submission of a notice of exemption in accordance with the California Environmental Quality Act.

WHEREAS, the subject properties are located on E. Polk Street between Barker and Louisiana, identified more particularly described as (APN(s): 083-102-06, 083-102-07, and 083-102-08; and

WHEREAS, said combined development application (CDA) has complied with the requirements the California Environmental Quality Act of 1970 (CEQA), in that the Coalinga Community Development Department has determined that said CDA is subject to CEQA and a notice of exemption was prepared for this project; and,

WHEREAS, the Community Development Department mailed public hearing notices to all property owners within 300 feet of the site as required by Local and State law, and;

GENERAL PLAN AMENDMENT

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did make the following mandatory findings recommending approval of said General Plan Amendment:

1. The potential effects of the proposed General Plan amendment have been evaluated and have been determined not to be detrimental to the public health, safety, or welfare of the City.
2. The proposed General Plan amendment is internally consistent and compatible with the goals, policies, and actions of the General Plan.
3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed General Plan amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

REZONING

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did make the following mandatory findings recommending approval of said Zone Change:

1. The potential effects of the proposed Zone Change has been evaluated and has been determined not to be detrimental to the public health, safety, or welfare of the City.
2. The proposed Zone Change is internally consistent and compatible with the goals, policies, and actions of the General Plan and Zoning Ordinance.
3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed Zone Change has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

SITE PLAN REVIEW

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did make the following mandatory findings recommending approval of said site plan review:

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

CONDITIONAL USE PERMIT

WHEREAS, the Planning Commission finds that all of the criteria for approving a conditional use permit has been met together with the provisions for its design and improvement in including the following findings:

- **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 by the Planning Commission of the City of Coalinga, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case;

SECTION 2. That the Planning Commission does hereby recommend the City Council approve the combined development application with conditions as set in Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 25th Day of June 2023.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit A

General On-going Procedural and Operational Conditions of Approval CDA 22-02

1. *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.
2. 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.
3. Within fifteen (15) 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.
4. This approval shall become null and void if all conditions have not been completed and the occupancy or use of 256 E. Polk Street has not taken place within one (1) year of the effective date of conditional approval.

Public Works/Engineering

5. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
6. The applicant shall provide smooth AC pavement transitions from new curb & gutter to Polk Street asphalt pavement.
7. The applicant shall remove the existing lowered curb & gutter along the Polk Street project frontage and install new curb & gutter per City Standard P-1, new commercial sidewalk per City Standard P-4 and new commercial driveway (27') approach per City Standard P-6 as required by the City Engineer. Site frontage shall be landscaped. A landscape plan shall be prepared, submitted and approved by the Community Development department prior to installation.
8. The applicant shall comply with all 2018 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.

9. The applicant shall comply with all of the requirements of the Building Official.
10. The applicant shall obtain approval from the Public Works Department and Coalinga's Private Solid Waste Carrier for the location of the proposed on-site trash enclosures for solid waste disposal and pick up. The trash enclosures shall be designed and installed in conformance with City of Coalinga Standards A-4 and CMC Section 9-4.211 approved by the City Engineer.
11. Public Water, Sewer and Natural Gas currently exist along the Polk Street frontage and are available to serve this development. Proposed city utility connections shall be per City Standards and will require approval by the City Engineer. Existing utilities that currently serve the existing building shall be maintained and protected during construction.
12. On-site Construction Site, Grading, Utility and landscape & Irrigation plans shall be submitted to the City Engineer for review and approval.
13. All on-site parking lots shall be designed and installed in conformance with City of Coalinga Standard P-16.
14. The applicant shall direct all on-site parking lot storm water drainage runoff to the existing public streets. Direct drainage of storm water runoff over public sidewalks not permitted.
15. The covered patio that currently encroaches over the east property line shall be removed.
16. The applicant shall construct a 6-foot-high CMU block wall along the south property. The block wall shall be set back 15'-6" from the property line to conform with the block wall located east of the development.
17. The applicant shall provide landscaping and irrigation over the 15'-6" setback along Valley Street frontage. A landscape plan shall be prepared and submitted to the City for review and approval prior to installation.
18. The applicant shall remove the existing access gate and driveway approach along the Valley Street frontage and construct new curb gutter & sidewalk per City Standards as required by the City Engineer.
19. The applicant shall provide a 26' wide fire lane from the driveway entrance to the rear of the property. The applicant shall provide a 40'-radius clear turn area for the emergency vehicle turning movements. The fire lane shall be marked in red "FIRE LANE KEEP CLEAR".

Planning Conditions

20. The automotive repair facility shall be limited to activities identified in the application and staff report. The use of this property will be limited to tire servicing (patching plugging tires), including rotating tires and other same day services such as oil/filter changes, belt replacements, minor repairs, ect. with no vehicles being stored overnight unless in certain circumstances where a vehicle must remain overnight will be placed in a bay within the facility.

21. All work shall be conducted within an enclosed building except pumping motor vehicle fluids and checking and supplementing various fluids. in accordance with Section 9-5.106.
22. No vehicles shall be left overnight at this location unless within an enclosed building. No vehicle or parts thereof that is inoperative, wrecked or dismantled shall be stored at this property. There shall be no outside storage permitted at this property or any adjacent property within this application unless permitted subject to section 9-4.208.
23. Hours of operation are limited to 10:00am – 6:00pm daily unless authorized through an amended conditional use permit.
24. Parking space #17 shall be removed to accommodate the setback requirement for the block wall on E. Valley Street.
25. Any on-site lighting shall be reviewed and approved by the Community Development Department prior to installation so as not to produce obtrusive glare onto the public right-of-way or adjoining properties.
26. The proposed development shall not exceed the noise exposure above the acceptable levels prescribed in the Safety, Air Quality and Noise Element of the General Plan. This would typically be exposing residential uses to DNL above 65 decibels.
27. All signage shall be reviewed and approved by the Community Development Department through the sign permit process. No other signage shall be permitted in this site or adjacent site unless approved by the City through a sign permit.