CITY OF COALINGA
The Sunny Side of the Valley

AGENDA
PLANNING COMMISSION

TUESDAY AUGUST 12, 2025

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 August 12, 2025 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 Stoppenbrink*
Vice Chairman Hill
Commissioner Helmar
Commissioner Yeadon
Commissioner Papietro

Staff: *Sean Brewer, Interim City Manager*
Shannon Jensen, City Clerk

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. Meeting Minutes for Approval 5-13-2025

PUBLIC HEARINGS

1. Adopt Resolution No. 025P-007 for Preliminary Approval for a Mural Application (MUR 25-01) and Approval of the Mural Artist at 486 Coalinga Plaza

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Adopt Resolution No. 025P-006 with Conditions for a Site Plan Review and Environmental Review for the Construction of Two Three-Story Buildings, Subject to Affordability for Senior Citizens

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN

CITY OF COALINGA
The Sunny Side of the Valley

Staff Report- Chairman and Planning Commission

Subject: Meeting Minutes for Approval 5-13-2025
Meeting Date Tuesday, August 12, 2025
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 5-13-2025

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210

Tuesday, May 13, 2025

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

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

1. Discussion Item 1. would be moved to the Public Hearing section as this item had been noticed as Public Hearing.

ROLL CALL

Commissioners:	*Chairman Stoppenbrink* *Vice Chairman Hill* *Commissioner Helmar* *Commissioner Papietro* *Commissioner Yeadon*
Staff:	*Interim City Manager, Sean Brewer* *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. Meeting Minutes for Approval 3-11-2025

Motion by Papietro, Second by Yeadon to Approve Information/Consent Calendar Item No. 1. Motion ***Approved*** *by a 5/0 Majority Voice Vote.*

PUBLIC HEARINGS

Discussion and/or Potential Action Item No. was moved to Public Hearing during Changes to the Agenda.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Consideration of an Appeal by CalNeva, LLC for a Sign Code Violation at 100 1st Street

Interim City Manager Sean Brewer provided a brief overview of the item.

Chairman Stoppenbrink opened the Public Hearing for comments.

Ms. Cindy Harold of CalNeva Broadband spoke against the violation.

Chairman Stoppenbrink closed the Public Hearing.

Motion by Hill, Seconded by Papietro to Adopt Resolution No. 025P-005 Denying the Appeal of a Notice of Violation Issued to the Property Owner of 100 N. 1st Street (APN: 072-144-01) for a Violation of an Unpermitted Sign. ***Approved*** *by a 4/0 Majority Roll-Call Vote. (Yeadon - Abstained)*

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

Interim City Manager Sean Brewer provided updates on several ongoing planning and development actives.

2. Commissioner Announcements

None

3. Chairperson Announcements

None

ADJOURN 6:40PM

APPROVED:

_____
Chairperson / Vice Chairperson

ATTEST:

_____
Shannon Jensen, City Clerk

_____
Date

CITY OF COALINGA
The Sunny Side of the Valley

Staff Report- Chairman and Planning Commission

Subject:	Adopt Resolution No. 025P-007 for Preliminary Approval for a Mural Application (MUR 25-01) and Approval of the Mural Artist at 486 Coalinga Plaza
Meeting Date	Tuesday, August 12, 2025
Project Location:	486 Coalinga Plaza, Coalinga, CA 93210
Applicant:	Coalinga's Gold Star Wellness Center
Owner:	Maria & Luis Altamirano
Prepared By:	Sean Brewer, City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 025P-007 for preliminary approval for a mural application (MUR 25-01) and approval of the mural artist at Coalinga's Gold Star Wellness Center located on the east corner of Coalinga Plaza and East Birch Avenue at 486 Coalinga Plaza, Coalinga, CA 93210 (APN 072-111-17).

II. BACKGROUND:

On May 22, 2025, the City of Coalinga received a mural application (MUR 25-01) to utilize the west-facing wall of the Coalinga Gold Star Wellness Center located on the east corner of Coalinga Plaza and East Birch Avenue. The project site is a 0.19-acre, lot developed with a gathering hall (Coalinga's Gold Star Wellness Center). The site is currently zoned and designated General Commercial (CG).

The applicant has received a grant from the Fresno Arts Council for the Rural Arts Access Fund to paint a mural on their building. In accordance with the Coalinga Mural Guidelines and Procedures, a mural application is required for all mural proposals within the City.

III. PROPOSAL AND ANALYSIS:

The project proposes a "Tree of Life" mural along the west-facing wall of the existing building – the entrance to the building. The mural is approximately 144 square feet that encapsulates the front double doors to the trim around the upper windows and the front side panels. Behr, Valspar, and Sherwin Williams high quality exterior house paint will be used to paint the mural, and a UV protective coating will be applied after paint is dry. Nothing will be painted on the main front walls. A rendering of the proposed mural is attached as Exhibit A.

Mural Guidelines Analysis

As described in more detail below, City staff have determined the proposed project is in substantial conformance with the Mural Guidelines adopted by the City.

1. The emphasis of the murals will be on artistic expression and must not include an advertisement or be commercial in nature. All murals must comply with City ordinances that prohibit indecency or obscenity in public.
The proposed mural is provided as an artistic expression and does not include any advertisement for the existing business. The proposed mural does not include any indecent or obscene depictions.

2. Murals shall not contain copy, lettering, symbols or references directly to the promotion of any product, business, brand, organization, service, cause or place. Murals may contain limited commercial elements so long as they are not considered commercial speech with the purpose of promoting a commercial transaction. For those mural applications that may contain limited commercial elements, the Planning Commission will ask the question - "If the business on which the mural is located were to move, would the mural still be good quality art and something the community would want to remain?" If so, the mural is not considered commercial speech or advertisement but rather pure art.
The proposed mural does not contain copy, lettering, symbols or references directly promoting any product, business, brand, organization, service, cause or place. There are no commercial elements. Therefore, the mural complies with this requirement.

3. Murals shall not be merely an extension or enlargement of a sign. If the theme of the mural is to promote a business, brand, organization, service, cause or place, it shall meet all requirements of a sign pursuant to the City of Coalinga Municipal Code.
The proposed mural is not an extension or enlargement of a sign. Therefore, the mural complies with this requirement.

4. Not more than 1% of the mural will contain the name of a sponsor and/or sponsor product likeness. The artist's signature shall not be more than 1% of the mural.
The artist's signature is not depicted on the proposal; however, the project will be conditioned to restrict the size of the artist's signature to 1% or less of the overall mural size.

5. Temporary murals will receive, as is reasonably practicable, expedited review by the Planning Commission. Temporary murals shall be required to comply with the provisions of these guidelines and will be removed no later than one year after completed. After one year, if there is a desire for the mural to remain in place, the owner will resubmit a mural application and follow the standard process as outlined herein.
This project is not proposed as a temporary mural. Therefore, this requirement does not apply to the proposed mural.

6. Mural artists will be required to demonstrate their ability and experience to create high quality, well designed and well executed murals and/or art. The artist must provide the Planning Commission a portfolio of work that is reflective of the style of the proposed mural. This will be used to help determine whether the artist will be able to uphold the standards for quality art within the City of Coalinga. For those artists without a portfolio of work, the Planning Commission will consider other presented forms of art that demonstrate an ability to create a quality mural.
The artist has provided their portfolio of work and is included as Exhibit A. The artist is a licensed art teacher and has taught art for 15 years around the world. They are a licensed contractor for painting and retain liability insurance specifically to paint murals in California. They have painted approximately 60 murals throughout Central America and California.

7. New murals erected without receiving proper approval and that did not go through the mural

application and approval process will be required to retroactively go through the process. Property owners will have 30 days after receiving notification to submit a mural application after which the mural will be deemed a sign and subject to all sign permitting requirements. The retroactive mural applications will be required to comply with all mural guidelines and must receive City Council approval. Murals that fail to be approved will be removed within 30 days after the denial at the property owners expense.

The mural is going through the mural application and approval process, and therefore, this requirement does not apply.

Surrounding Land Use Setting:

The proposed project is also compatible with surrounding uses. These uses are detailed in the table below:

Direction	Zoning
South	General Commercial
West	Residential High Density
East	General Commercial
North	General Commercial

Mural Procedures

The adopted mural guidelines and procedures document outline the steps for approval of mural applications. Typically, the mural application would be heard by the Planning Commission two (2) times: first for preliminary approval of the mural rendering then a second time for approval of the mural artist. Considering staff have all the necessary and required materials for the Planning Commission to make a determination on both items, staff recommend this item be heard by the Planning Commission only once.

Environmental Considerations

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and has been determined to be categorically exempt (Class 1) pursuant to Section 15301 of the CEQA Guidelines regarding existing facilities.

Under Section 15301/Class 1, the proposed project is exempt from CEQA requirements when the project consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use.

This project involves an existing, permitted building and use in the General Commercial (CG) zone district. The project is a proposed mural along the exterior of the entrance, which involves negligible expansion of existing commercial uses.

Based on the analysis contained above, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines, Section 15300.2 apply to this project.

IV. FISCAL IMPACT:

There is no fiscal impact to the City for this project.

V. REASONS FOR RECOMMENDATION:

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Coalinga General Plan, the Coalinga Municipal Code, and the adopted Mural Guidelines; its compatibility with surrounding existing uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above. Upon consideration of this evaluation, it can be concluded that Mural Application No. MUR25-01 is appropriate for the subject property.

ATTACHMENTS:

	Description
🗋	Attachment A
🗋	Resolution No. 025P-007


RUMMAGE SALE!
YARD!
Fire-Life Safety Class
FAMILY YOGA & FUN FITNESS
THE CENTER
GOLD ST
We offer Renta
• Events • W
•Fitne
Contac




10'
9'
8'
7'
6'
5'
4'
3'
2'
1'
4'
8'
4'
GOLD ST
We offer Renta
• Events •
•Fitn
Contac



Jennifer Butts Murals & Art

To Whom it may concern,

My name is Jennifer Butts and I am a local muralist in Hanford, California. I am a licensed art teacher and have taught for 15 years all over the world, but 6 years ago I decided to shift over to being a muralist. Now I love beautifying the world around me with murals for all to enjoy. I have a contractor's license for the state of California for painting (CA Lic # 1091147 [C-33]). I am bonded, and I have liability insurance specifically so that I can paint murals in California. I have painted approximately 60 murals up to this point, first in Honduras, Central America, where I lived for 18 years, and now in Sacramento, Lemoore, and Hanford, California.

I have been asked to share my mural portfolio with you, so that I might serve as an advisor for a mural that Tina Yeadon has mentioned creating with your local community. Along with the images of murals I have painted at the bottom of this page, here are other images that I have also painted:



If you have any questions, please feel free to contact me.

Jennifer Butts
Licensed Painter (C-33)
CA Lic #1091147

(559)-410-2576
jenniferbuttsart@gmail.com
www.jenniferlovesart.com
Instagram: jenniferbutts_murals_art





Jennifer Butts Murals & Art

July 28, 2025

To Whom It May Concern,

My name is Jennifer Butts, and I am a local muralist in Hanford, California. I am a bonded, licensed paint contractor with the state of California, CA Lic. # 1091147 (C-33) and have painted approximately 60 murals in California, as well as Honduras, Central America.

Tina Yeadon has asked me to paint a mural on the exterior front entry of the Coalinga Gold Star Wellness Center, an approximately 10 1/2'x16' area of the front wall located at 486 Coalinga Plaza, Coalinga, CA. The image requested to be painted is of a bright, colorful tree of life, with a nature theme (including birds, insects, grass, flowers, etc.). The mural rendering is drawn to a 1" to 1' scale is included as an attachment to this letter. I use high quality exterior house paint from Sherwin Williams, Valspar, and Behr for my murals, and I seal all my murals with a protective UV clear coat from either NovaColor or Rustoleum. If a graffiti coating is required, I use World's Best Graffiti Coating as a final protective coating.

I have agreed to paint the mural for Coalinga Gold Star Wellness Center for $3,700, with me supplying all things necessary for the job, including ladders and drop clothes, all paints, sealers, and graffiti coating, if needed. I also have been asked and am open to having local volunteers help paint small portions of the mural as a fun community-building opportunity, encouraging a healthy pride in the beautification of the building for all to enjoy.

If you have any questions, please feel free to contact me.

Jennifer Butts



jenniferbuttsart@gmail.com (559) 410-2576 www.jenniferlovesart.com

RESOLUTION 025P-007

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING A MURAL APPLICATION NO. 25-01 (COALINGA'S GOLD STAR WELLNESS CENTER) AND ENVIRONMENTAL REVIEW FOR THE DEVELOPMENT OF A NEW MURAL LOCATED ON THE EAST CORNER OF COALINGA PLAZA AND EAST BIRCH AVENUE

WHEREAS, the City of Coalinga Community Development Department received an application for a mural (MUR 25-01) at the east corner of Coalinga Plaza and East Birch Avenue for the "Tree of Life" mural; and,

WHEREAS, the proposed project requires approval of a mural application, in accordance with the adopted City of Coalinga Mural Guidelines and Procedures; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on May 22, 2025; and

WHEREAS, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15301 (Class 1) related to existing facilities, and;

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

WHEREAS, the Planning Commission completed its review of the proposed mural and information contained in the staff report at its meeting on August 12, 2025; and

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

- The proposed mural is provided as an artistic expression and does not include any advertisement for the existing business. The proposed mural does not include any indecent or obscene depictions;
- The proposed mural does not contain copy, lettering, symbols or references directly promoting any product, business, brand, organization, service, cause or place. There are no commercial elements. Therefore, the mural complies with this requirement;
- The proposed mural is not an extension or enlargement of a sign;
- The artist's signature is not depicted on the proposal but is conditioned to be restricted to 1% or less of the overall mural size;
- The project is not proposed as a temporary mural;
- The artist has provided their portfolio of work and is a licensed art teacher, has taught art for 15 years around the world, is a licensed contractor for painting and retains liability insurance to paint murals in California; and
- The mural application is receiving proper approval and going through the mural application and approval process.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does approve the Mural Application and Environmental Review for application No. MUR 25-01 subject to the conditions below.

COA-1 The property owner and applicant shall provide to the Community Development Director or their designee a proposed agreement which identifies the terms and conditions under which the mural will be applied. These terms and conditions include, but are not limited to, specification regarding the mural (location, size, concept and content, type of paint/media), identification of ownership of the mural image and use thereof, expected timeframe for completion, long term mural maintenance, circumstances under which the mural may be removed by the City and/or property owner (i.e., lack of maintenance or disrepair), proof of liability insurance, and landscape removal and replacement or protection if any.

COA-2 The artist's signature shall be restricted to 1% or less of the overall mural size.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 12th Day of August 2025.

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Planning Commission Chairman/Vice Chairman

ATTEST:

_____
City Clerk/Deputy City Clerk

CITY OF COALINGA
The Sunny Side of the Valley

Staff Report- Chairman and Planning Commission

Subject:	Planning Commission Adopt Resolution No. 025P-006 with Conditions for a Site Plan Review and Environmental Review for the Construction of Two Three-Story Buildings, Subject to Affordability for Senior Citizens
Meeting Date	Tuesday, August 12, 2025
Project Location:	East Walnut Avenue, between North Maple Road and East Elm Ave/SR33, Coalinga, CA 93210
Applicant:	AMG & Associates, LLC
Owner:	Cameron Johnson & Jacob Soroudi
Prepared By:	Sean Brewer, City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 025P-006 with conditions for a site plan review and environmental review for the construction of two three-story buildings, subject to affordability for senior citizens (30-60% AMI), with approximately 25,743 square feet of open space that includes a bocce ball court, two community gardens, and a dog park. The development also proposes on and off-site improvements including, but not limited to, curb, gutter, and sidewalk with 71 on-site parking spaces. The subject property is located on the south side of East Walnut Avenue, between North Maple Road and East Elm Ave/SR33.

II. BACKGROUND:

On February 5, 2024, the City of Coalinga received an application for Site Plan Review and Environmental Review, submitted by the applicant, AMG & Associates, LLC to construct a phased 62-unit senior living facility located on the south side of East Walnut Avenue between North Maple Road and Elm Avenue/SR33/198. The project site is a 1.52-acre vacant lot and is currently zoned and designated Residential High Density (RHD).

In accordance with the Coalinga Planning and Zoning Code a site plan review is required for all development projects.

Once the applications were deemed complete staff requested comments from the necessary City Departments including Caltrans. This report incorporates feedback from all City Departments including Caltrans.

III. PROPOSAL AND ANALYSIS:

The project proposes a phased construction of two three-story buildings, subject to affordability for senior citizens (30-60% AMI), with approximately 25,743 square feet of open space that includes a bocce ball court, two community gardens, and a dog park. The development also proposes on and off-site improvements including, but not limited to, curb, gutter, and sidewalk with 71 on-site parking spaces. Phase lines are depicted in the plan submittal.

Building Space	Square Footage
Building A (Phase I) w/ Community Center	11,276
Building B (Phase II)	11,196

Land Use and Zoning Compliance

The General Plan designation for the parcel is (RHD) Residential High Density with a zoning designation for (RHD) Residential High Density. The (RHD) Residential High Density is intended to accommodate attached homes, two- to fourplexes, apartment buildings, and condominiums with a maximum residential density of twenty (25) units per acre. Common amenities such as pools, landscaping, tot lots, trails and open space should be included.

The proposed project is consistent with the general plan goals and policies to expand opportunities for the community. The relevant General Plan policies are detailed below.

Goal LU-1: Preservation of the City's small-town character and neighborhood quality and long-term economic vitality of the community.

Policy LU1-2: Retain and expand diversified business opportunities that are compatible with the environment, community values and community vision of the City.

Goal LU-2: Provide creative, high-quality choices in housing types and densities in a variety of neighborhoods where residents can fulfill their varied individual housing needs and dreams of home ownership. Neighborhoods are well-insulated from high volume roadways, noise, and nonresidential land uses and harmonize and compliment one another through good urban design, architectural standards, landscaping and connectivity with surrounding neighborhoods, parks and pristine areas. New neighborhoods foster a sense of community.

Policy LU2-1: Favorable consideration shall be given to developments which further the City's goal of accommodating a broad range of housing types and densities in a variety of neighborhoods within the City.

Surrounding Land Use Setting:

The proposed project is also compatible with surrounding uses. These uses are detailed in the table below.

Direction	Zoning
South	Mixed Use
West	Public Facility (Coalinga College)
East	Residential Single Family
North	Mixed Use

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all development projects within the City. The purpose of the site plan review is to enable the Community

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

Findings for Approval

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

(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.

Staff Analysis

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

Structure: The project proposes the phased construction of two three-story buildings, subject to affordability for seniors (30-60% AMI), with approximately 25,743 square feet of open space that includes a bocce ball court, two community gardens, and a dog park. The development also proposes on and off-site improvements including, but not limited to, curb, gutter, and sidewalk with 71 on-site parking spaces. The subject property is located on the south side of East Walnut Avenue, between North Maple Road and East Elm Ave/SR33.

Access: Access to the development will be via two new drive approaches on East Walnut Avenue and North Maple Road. There is proposed pedestrian access on both East Walnut Avenue and North Maple Road.

Utilities: All utilities are readily available for connection and/or upgrading to serve this development. Utilities will be accessed from the alley across North Maple Road to the east, between East Walnut and East Locust Avenues.

Parking: The proposed development provides 71 parking spaces. The following table identifies total parking required for the proposed project:

Use	Requirement	Proposed	Required Spaces
Senior Citizen Housing	1 space per moderate- and above moderate-rate dwelling units. 1 space per .5 units available to extremely low-, very low-, and low-income dwelling units.	64 units	32 spaces
		TOTAL	**32**

Based on the analysis of the project scope, 32 parking spaces would be the maximum needed for this site, so in conclusion, 71 parking spaces will be more than sufficient for this development.

Refuse Containers: Pursuant to Section 9-4.211(a)(1)(b), there shall be a minimum of one solid waste and recycling enclosure per fifty (50) units. The site plan depicts two trash enclosures on the interior of the property, located adjacent to the hammerhead drive aisle near the southern end of the site. There are 64 units proposed for the project which requires a minimum of two solid waste and recycling enclosure. The location of the trash enclosure meets all requirements of Section 9-4.211(a)(1), however the project will be conditioned to obtain approval from the City of Coalinga's solid waste hauler.

Landscaping: The site plan exceeds the landscape requirement of 10% including providing landscaping in the parking areas and adjacent to the exterior of the building. The site is 36,930 square feet and the proposed development provides approximately 25,630 square feet of landscaping which provides approximately 69% shade cover for the entire paved area.

Lighting: A lighting plan will be provided as part of the final construction drawings and has been incorporated as a condition of approval. The project applicant will be required to provide adequate lighting illumination onsite and avoid spill over (nuisance) lighting of adjacent properties.

Signage: Signage has not been approved as part of this application and will be submitted as a typical sign permit application and reviewed and approved at an administrative level.

Development Regulations – Residential High Density District

Standard	**RHD Requirement**	**Proposed**
Maximum Height	50 feet	37 feet
Residence Front Yard Setback (Min.)	15 feet	25 feet 7 inches
Porch Front Yard Setback (Min.)	10 feet	20 feet 6 inches
Street Side Setback	10 feet	15 feet
Rear Yard Setback	15 feet	103 feet
Maximum Building Coverage (% of lot)	60%	25.38%
Private Open Space (square feet per unit)	50 square feet/unit (3,100 square feet total)	3,534 square feet
Common Open Space (square feet per unit)	100 square feet/unit (6,200 square feet total)	25,743 square feet

As shown in the above table, the project complies with the CMC development regulations for Residential districts.

Residential Multi-family Development Regulations

Parking and Garage Frontage Limitation. Pursuant to CMC Section 9-2.203(c)(1), the total frontage of parking areas visible from the street, including open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed thirty (30) percent of the lot frontage. The Community Development Director may approve a modification to this standard where existing development patterns or topographic features make it infeasible to limit parking and garage frontage to thirty (30) percent of lot frontage. Parking areas not visible from the street are not subject to this limitation.

The subject property is approximately three hundred (300) feet long, and the project proposes approximately

64 feet of the parking area to be visible from this frontage. This provides approximately 21% of the lot frontage for which is less than the maximum allowable of 30%. Therefore, the project complies with the CMC requirement pertaining to parking and garage frontage limitation.

Building Entrances – Orientation. Pursuant to CMC Section 9-2.203(c)(2)(a), all units located along public rights-of-way must have the primary entrance facing this right-of-way. Exceptions to this requirement may be approved for projects where multiple-family housing is located on four-lane streets carrying high traffic volumes and/or streets that do not allow on-street parking. In such cases, the project may be oriented around courtyards.

The project proposes no units located along any public rights-of-way. All units will be accessed from the interior of the proposed buildings. Therefore, the project complies with the CMC requirement pertaining to orientation of building entrances.

Building Entrances – Projection or Recess. Pursuant to CMC Section 9-2.203(c)(2)(b), building entrances for multi-family buildings must have a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and minimum area of fifty (50) square feet. Alternative designs that create an enhanced entry feature facing the street, such as a trellis or landscaped courtyard entry, may be approved.

All proposed main building entrances provide a porch that is approximately five (5) feet and six (6) inches deep and approximately sixty (60) square feet All interior side building entrances provide a six (6) foot roof recess. One of the three side entrances provide less than the minimum area of fifty (50) square feet, however, the design provided accomplishes similar enhancements to the requirement. Therefore, the project complies with the CMC requirement pertaining to projection and recesses of building entrances.

Architectural Articulation. Pursuant to CMC Section 9-2.203(c)(3), all multiple-family residential buildings shall include adequate design features to create visual variety and avoid a large-scale and bulky appearance. Long facades shall be broken up into small modules. This requirement can be met by using two (2) or more of the following methods:

Façade Articulation. All street-facing facades shall have at least one horizontal or vertical projection or recess at least four (4) feet in depth, or two (2) projections or recesses at least two and one-half (2.5) feet in depth, for every twenty-five (25) horizontal feet of wall. If located on a building with two (2) or more stories, the articulated elements must be greater than one story in height, and may be grouped rather than evenly spaced in twenty-five (25) foot modules. Building entrances, porches, and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises may count towards meeting this requirement.

Variable Roof Form. Variable roof forms incorporated into the building design, and no more than two (2) side-by-side units may be covered by one unarticulated roof. Articulations may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets.

Façade Detailing and Materials. All visible building façades shall incorporate details, such as window trim, window recesses, cornices, changes in materials or other design elements, in an integrated composition. Each side of a building that is visible from a public right-of-way shall be designed with a complementary level of detailing and quality of materials.

Use of Balconies, Bay Windows, and Other Such Projections or Recesses. The building shall incorporate balconies, bay windows, entry porches or other projections and recesses in a pattern that creates architectural interest across the length of the façade.

As shown in the plan submittal, the project proposes two three-story buildings providing 62 dwelling units.

Each dwelling is proposed to have a balcony or porch, depending on the floor, and these are provided approximately every ten (10) to eighteen (18) feet. All building facades incorporate various façade detailing such as window trim, façade recesses, high-quality materials, and roof overhangs. It is clear from the plan submittal that the requirements for architectural articulation are covered. Therefore, the project complies with the CMC requirement pertaining to architectural articulation.

Open Space and Pedestrian Connections – Usability. Pursuant to CMC Section 9-2.203(c)(4)(b), a surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface shall be a combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. Slope shall not exceed ten (10) percent.
As shown in the landscape plans, areas provided for open space will be surfaced with a mixture of turf grass and typical grass. Therefore, the project complies with the CMC requirement for usable open space.

Open Space and Pedestrian Connections – Accessibility. Pursuant to CMC Section 9-2.203(c)(4)(c), private open space shall be accessible to only one residential unit by a doorway to a habitable room or hallway. Common open space shall be accessible to all the residential units on the lot, and shall be served by any stairway or other accessway qualifying as an egress facility from a habitable room.

All private open space is provided through the use of balconies and porches which are accessed via their respective dwelling unit. All common open space is accessed via concrete walks and are accessible to all residential units. They are served through the use of concrete walks and safe paths of travel provided from building entrances/exits to the open space areas.

Pedestrian Connections. Pursuant to CMC Section 9-2.203(c)(4)(d), pedestrian ways five (5) feet or more in width are required to connect all buildings on the site to one another, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.

All proposed pedestrian walkways are a minimum of five (5) feet. They connect the proposed buildings to the automobile parking areas, bicycle parking areas, onsite open space, and to each other. Therefore, the project complies with the CMC requirement pertaining to pedestrian connections.
Affordability.

Incentive/Concession. The project proposes 100% age-restricted affordable housing for tenants who are 55 years or older and have income that are 30-60% of the Area Median Income (AMI). California State Affordable Housing Law allows developers of affordable housing projects certain incentives or concessions, depending on the level of affordability. This project is allowed 4 concessions/incentives. The developer has requested the following concession:
• Waive the requirement to underground the overhead utilities, including but not limited to telecommunication and cable lines

Any further requested concessions or incentives shall be reviewed and approved by the City Manager.

Density. Pursuant to Table 2.4 of Section 9-2.203 – Development Regulations of the CMC, the Residential High Density Zone District allows for a maximum of 25 dwelling units per acre (du/ac), however density bonus law allows the development an increased permitted density that is between 20-35%. The subject property is approximately 2.03 acres which, typically, would permit a total of 50 dwelling units. The proposal to develop the site with 64 dwelling units equates to a density bonus of approximately 23%, which, with the level of affordability, is permitted pursuant to Table 1 of CMC Section 9-6.1302.

Agreement. Pursuant to CMC Section 9-6.1304 – Density Bonus Agreement, the applicant is required to enter into a density bonus agreement with the City in the City's standard form of agreement that details all project information and meets the minimum requirements outlined in CMC Section 9-6.1304(b)(2).

Environmental Considerations

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and has been determined to be categorically exempt (Class 32) pursuant to Section 15332 of the CEQA Guidelines regarding infill development.

The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
The project site has no value, as habitat for endangered, rare or threatened species.

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The site can be adequately served by all required utilities and public services.

Based on the analysis contained above, none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines, Section 15300.2 apply to this project.

Public Notification

On July 31, 2025, public hearing notices were posted and mailed in accordance with state and local regulations. As of the writing of this report, no written or verbal communication has been presented to staff related to this project.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

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

Site Plan Review Findings:
1. All provisions of the Planning and Zoning Code are complied with;
2. The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
a. Facilities and improvements;
b. Vehicular ingress, egress and internal circulation;
c. Setbacks;
d. Height of buildings;
e. Location of services;
f. Fences and/or walls;
g. Landscaping.
3. Proposed lighting is so arranged as to direct the light away from adjoining properties;
4. Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility;

5. Proposed development has adequate fire and police protection;
6. Proposed development can be adequately served by city sewer and water;
7. Drainage from the property can be properly handled;
8. The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

Conclusion

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the Coalinga General Plan and the Coalinga Municipal Code; its compatibility with surrounding existing uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above. Upon consideration of this evaluation, it can be concluded that Site Plan Review Application No. SPR23-01 is appropriate for the subject property.

ATTACHMENTS:

	Description
🗋	Resolution No 025P-006
🗋	Exhibit A - Conditions of Approval
🗋	Elevations
🗋	Floor Plans
🗋	Lanscape Plans
🗋	Revised Site Plan
🗋	SPR Application
🗋	CalTrans Comments

RESOLUTION 025P-006

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING A SITE PLAN REVIEW APPLICATION NO. 23-01 (ELM AVENUE SENIOR APARTMENTS) AND ENVIRONMENTAL REVIEW FOR THE CONSTRUCTION OF A NEW 62-UNIT SENIOR APARTMENT COMPLEX LOCATED ON THE SOUTH SIDE OF EAST WALNUT AVENUE BETWEEN NORTH MAPLE ROAD AND EAST ELM AVENUE/SR33

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review and Environmental Review for the construction of a new 62-unit senior apartment complex at the south side of East Walnut Avenue between North Maple Road and East Elm Avenue; and,

WHEREAS, the proposed project requires approval of a site plan review and environmental review, in accordance with Title 9, Chapter 2 of the Coalinga Municipal Code; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on February 5, 2024; and

WHEREAS, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15332 (Class 32) related to infill development, and;

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

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on August 12, 2025; and

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

- All provisions of the Planning and Zoning Code are complied with;
- The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
    - Facilities and improvements;
    - Vehicular ingress, egress and internal circulation;
    - Setbacks;
    - Height of buildings;
    - Location of services;
    - Fences and/or walls;
    - Landscaping.
- Proposed lighting is so arranged as to direct the light away from adjoining properties;
- Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility;
- Proposed development has adequate fire and police protection;
- Proposed development can be adequately served by city sewer and water;
- Drainage from the property can be properly handled;
- The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does approve the Site Plan Review Application and Environmental Review for application No. SPR 23-01 subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 12th Day of August 2025.

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Planning Commission Chairman/Vice Chairman

ATTEST:

_____
City Clerk/Deputy City Clerk

Exhibit "A"
CONDITIONS OF APPROVAL
APPLICATION NO. SPR-23-01

The staff is recommending approval of the proposed project to the Planning Commission with the following conditions:

COA-1. The site plan approval shall lapse and shall become void two (2) years following the date of approval by the Commission, unless, prior to the expiration of two (2) years, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward the completion of the site or structures which were the subject of the site plan. An extension of one (1) year may be granted by the Community Development Director.

COA-2. Minor revisions to the site plan after Commission approval may be reviewed and approved by the Assistant City Manager. Those revisions determined to be major shall be referred to the Commission for review and approval.

COA-3. The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

COA-4. The applicant, within fifteen (15) days of approval, shall provide in writing a letter/email agreeing to comply with all of the conditions of approval stated in the project resolution.

COA-5. The applicant shall file with the Community Development Department a final site plan for review which includes all conditions of approval. This may be submitted simultaneously with the Building Permit package.

COA-6. A survey shall be conducted to ensure the property boundaries are accurate at the time of construction commencement. Setbacks shall be verified by the Building Official prior to foundation.

COA-7. All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.

COA-8. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.

COA-9. The applicant is responsible for payment of all City development impact fees including all other applicable entities such as but not limited to the School District, Parks District, and Fresno Council of Governments.

COA-10. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.

COA-11. On-site Construction Site, Grading, Utility, and Landscape & Irrigation plans shall be submitted to the City Engineer for review and approval.

COA-12. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction. All permits shall be provided to the City Building Department at the time of Building Permit Issuance.

COA-13. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.

- Weekdays from 7:00 a.m. to 6:00 p.m.;
- Saturday from 8:00 a.m. to 5:00 p.m.;
- Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.

COA-14. The applicant shall comply with the latest ADA accessibility guidelines, including the following:

- Provide an ADA accessible path of travel from the ADA parking stalls to the building entrance(s).
- All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standards P-13, P-14, and P-15.
- Provide an ADA accessible path of travel from the public street sidewalk to the building entrance.

COA-15. The applicant shall submit a lighting plan for the development project. Both the parking lot lighting and building-mounted lighting on the subject property must be evaluated for compliance with Planning and Zoning Code requirements. The lighting must be energy-efficient, and the exterior lighting plan will be reviewed by the Police Department before a building permit is issued to ensure adequate illumination and prevent light spillover. The applicant is encouraged to use the City of Coalinga Solar Street Light standards A-22 through A-25 as the site lighting for the development project.

COA-16. All outdoor walkways shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination, of the Coalinga Municipal Code.

COA-17. All trash enclosures as identified on the site plan shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer.

COA-18. The applicant shall confirm with Public Works regarding the requirement for a backflow prevention device for both the landscape and domestic water service.

COA-19. Owner/Contractor must comply with the Federal Clean Water Act, Section 402(p) and the Phase II Rule regulations under the National Pollutant Discharge Elimination System (NPDES). Since the site grading is one (1) acre, or more, the Owner/Contractor must file a Notice of Intent (NOI) with the State Water Control Board and submit a Storm Drain Pollution Prevention Plan (SWPPP) to the City of Coalinga, prior to obtaining a Grading Permit. The applicant shall use Best Management Practices to prevent or reduce the discharge of materials into the municipal storm drain to control runoff, spillage or leaks of non-storm water drainage.

COA-20. In the event that archaeological remains are encountered during grading, work shall be halted temporarily, and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event any archaeological remains are uncovered.

COA-21. Construction activities shall comply with applicable Municipal Code and Zoning Ordinance sections, including Chapter 4, Article 4, Performance Standards.

COA-22. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.

COA-23. If the construction of a building or structure, or the use established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void.

COA-24. The applicant shall comply with all the requirements of the Police Department and Fire Department and obtain all required local (Police, Fire, Finance), County, State, or Federal permits prior to the start of operations.

COA-25. The applicant shall comply with all the requirements of Caltrans (per their comment letter) and must obtain all necessary permits to work within the state highway.

COA-26. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.

COA-27. All turning radiuses shall be able to accommodate an aerial ladder apparatus seventy-five (75) feet long as approved by the Fire Department

COA-28. Two on-site fire hydrants shall be installed on the north and south end of the main drive subject to review and approval from the Coalinga Fire Department.

COA-29. An off-site fire hydrant shall be installed on the southwest corner of East Walnut Avenue and North Maple Road subject to review and approval from the Coalinga Fire Department.

COA-30. The Dog Park shall have the following amenities:
a. Bench, waste containers, hose bib, and doggy waste station.

COA-31. The applicant shall remove the existing driveway approach and replace any existing broken or cracked sidewalk along the Walnut Avenue project frontage and install new curb and gutter and residential sidewalk per City Standard P-1 and P-7.

COA-32. The applicant shall install a new residential driveway approach on Walnut Avenue and Maple Avenue for access to the project.

COA-33. The applicant shall remove the existing electrical service pole and guy wire located near the Walnut Avenue frontage.

COA-34. The applicant shall install residential sidewalk, curb, gutter and AC paving on North Maple Road fronting the development in accordance with city standards and as approved by the City Engineer.

COA-35. The applicant shall remove exiting non-compliant curb ramp and install new ADA compliant curb ramp at the southwest corner of Walnut and Elm, remove the 2 existing driveway openings and install new sidewalk and curb and gutter in compliance with Caltrans requirements and standard plans along the Elm Avenue (SR33) project frontage.

COA-36. The applicant shall contact Coalinga's Private Solid Waste Carrier of the location of the proposed on-site trash enclosure for solid waste disposal and pick up. The trash enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 & A-4A and approved by the City Engineer.

COA-37. Public Water currently exists along the Walnut Avenue and Maple Avenue frontage and is available to serve this development. Proposed city utility connections shall be per City Standards and will require approval by the City Engineer.

COA-38. Public Natural Gas currently exists along the Elm Avenue, Walnut Avenue and Maple Avenue frontage and is available to serve this development. Proposed city utility connections shall be per City Standards and will require approval by the City Engineer

COA-39. Public Sewer currently exists along the Maple Avenue frontage from the alley north to the Walnut Avenue intersection and is available to serve this development. Proposed city sewer connections shall be per City Standards and will require approval by the City Engineer.

COA-40. On-site Construction Site, Grading, Utility, Erosion Control and landscape & Irrigation plans shall be submitted to the City Engineer for review and approval

COA-41. All on-site parking lots shall be designed and installed in conformance with City of Coalinga Standard P-16.

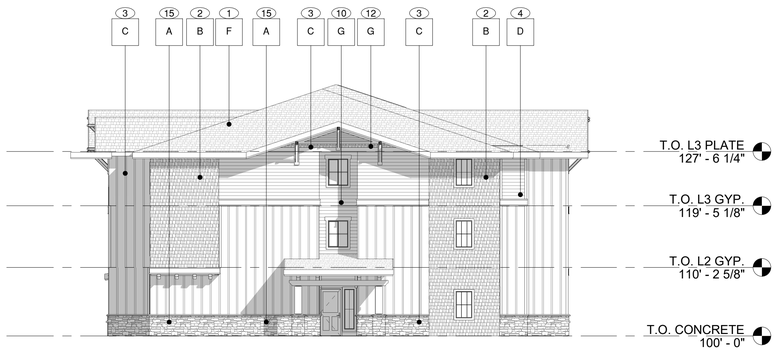
COA-42. The applicant shall direct and contain all on-site, Maple Avenue and Walnut Avenue project frontage storm water drainage runoff to an on-site stormwater drainage basin. Direct drainage of storm water runoff over public sidewalks not permitted.in lieu of the on-site stormwater drainage basin requirement the applicant shall provide evidence of an agreement to construct and contain stormwater drainage runoff on adjacent property generally located at the intersection of Locust Avenue and Acabedo Lane

COA-43. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.

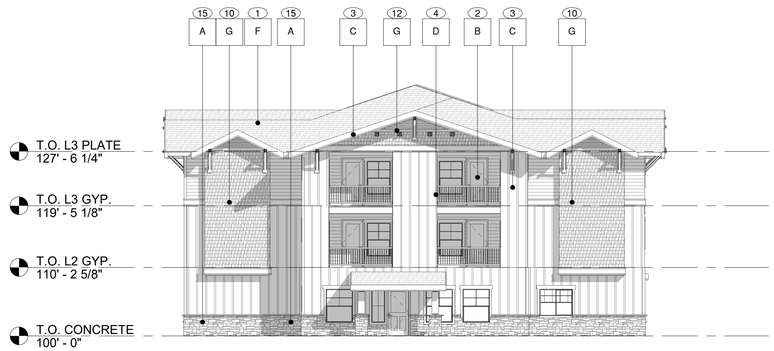
COA-44. The applicant shall obtain approval from Caltrans for any work on Elm Avenue (SR33). The construction shall be in accordance with Caltrans Standards and permitting.



1 FRONT ELEVATION
3/32" = 1'-0"



2 LEFT ELEVATION
3/32" = 1'-0"



3 RIGHT ELEVATION
3/32" = 1'-0"



4 REAR ELEVATION
3/32" = 1'-0"

KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

MATERIAL FINISHES (SCHEME A-1):

A. CULTURED STONE
B. HORIZONTAL SIDING
C. CEMENTITIOUS SHINGLE SHAKE SIDING
D. CEMENTITIOUS BATTEN & BOARD SIDING
E. 30 YEAR COMPOSITE SHINGLE
F. TRIM PAINTED WHITE

GENERAL NOTES

A. SEE BUILDING SECTIONS AND STRUCTURAL SERIES FOR PLATE HEIGHTS.
B. ELEVATION (0'-0") IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS.
C. SEE ROOF PLANS FOR ATTIC VENTILATION REQUIREMENTS, SLOPES, AND OVERBUILD AREAS.
D. SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION PLANS/ DETAILS.
E. SEE CIVIL, PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR LOCATIONS OF EXTERIOR MOUNTED UTILITIES AND METER BANKS.
F. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTIONS ALLOWED W/ OUT PRIOR APPROVAL BY ARCHITECT OR ENGINEER OF RECORD.
G. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ALL WINDOWS, VENTS, UTILITY METERS, AND EXTERIOR FINISHES WITH OWNER DESIGNATED THIRD-PARTY SUBCONTRACTOR FOR SOLAR GENERATION ENERGY SYSTEM.
H. ALL GALVANIZED IRON CAPS AT HALF-WALLS AND COUNTER FLASHING TRIM AT PATIOS SHALL BE PAINTED TO MATCH ACCENT COLOR NOTED.
I. ALL EXPOSED ROOF TOP PENETRATIONS, INCLUDING, BUT NOT LIMITED TO VENT STACKS FOR SEWER, ATTIC VENTS, AND EXHAUST GAS HOUSING SHALL BE PAINTED IN THE FIELD TO MATCH ADJACENT MAIN FIELD COLOR OF CONCRETE ROOFING.
J. EXTERIOR UTILITY ENCLOSURE CABINETS TO BE PER LOCAL UTILITY PROVIDER'S SPECIFICATIONS FOR SIZE, ORIENTATION, AND INSTALLATION REQUIREMENTS. PROVIDE FINISH AT ENCLOSURE TO MATCH ADJACENT SIDING. COORDINATE LOCATIO NOF ACCESS PATHS AND PADS WITH CIVIL AND LANDSCAPE DRAWING SERIES.
K. AT LOCATIONS OF ELECTRICAL PANEL INSTALLATION AT EXTERIOR STUCCO, PROVIDE COUNTER FLASHING AND EXPOSED SUBSTRATE PER MFR. RECOMMENDATIONS.
L. ALL SILL HEIGHTS FOR OPERABLE WINDOWS SHALL COMPLY WITH 2022 CBC, SECTION 1015.8.
M. FOR PENETRATIONS OF EXHAUST FANS AT BATHROOMS, LAUNDRY, RANGE HOODS, AND VENT PIPING FOR WATER HEATERS AND FURNACES, SEE ASSOCIATED MECHANICAL AND PLUMBING PLAN SHEETS (M&P SERIES) INCLUDED IN THIS PLAN SET. PROVIDE ARCHITECTURAL GRADE PENETRATIONS SPECIFIC TO FINISH TYPE AND PAINT TO MATCH ADJACENT MATERIAL FINISH.

REVISIONS

COPYRIGHT DATE
10/26/2023
DRAWN BY
JS
PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIA. UNAUTHORIZED USE OF ANY PART OF THIS DRAWING MAY INFRINGE ON THE RIGHTS OF THE AUTHOR. ALL OF THE INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIA. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.
COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET
COALINGA, CA

*A4.2
EXTERIOR ELEVATIONS PHASE 1

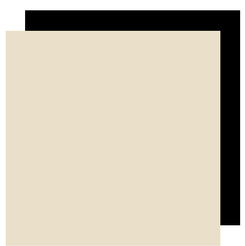
10/26/23 ENTITLEMENT APPLICATION



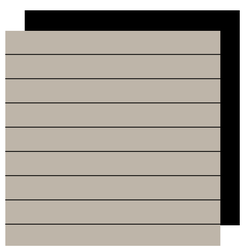
1 LEFT ELEVATION - COLOR SCHEME
NTS



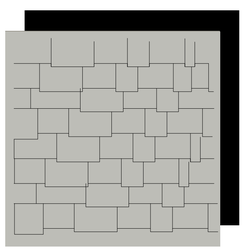
1 FRONT ELEVATION - COLOR SCHEME
NTS



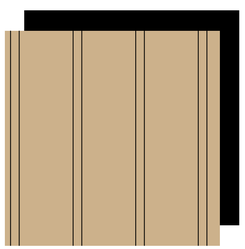
A TRIM BOARDS AND BELLY BANDS, COLOR TO MATCH SHERWIN WILLIAMS "MUSLIN" 6133



B 6" HORIZONTAL SIDING, COLOR TO MATCH SHERWIN WILLIAMS "AMAZING GRAY" 7044



C SHAKE SIDING, COLOR TO MATCH SHERWIN WILLIAMS "ARGOS" 7065



D BOARD & BATTEN SIDING COLOR TO MATCH SHERWIN WILLIAMS "SAFARI" 7679



E DOOR PANEL, COLOR TO MATCH SHERWIN WILLIAMS "SECRETE COVE" 9058



F MASONRY TO MATCH ELDORADO STONE STACKED STONE "ALDERWOOD"



G ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"

KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIC UNAUTHORIZED USE OF THIS DRAWING IN ANY FORM OR BY ANY METHOD, WHETHER ELECTRONIC OR MECHANICAL, FOR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIC IS PROHIBITED. IT IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

Pacific West Architecture

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

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

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET COALINGA, CA

*A4.3A

COLOR BOARD

10/26/23 ENTITLEMENT APPLICATION



1 RIGHT ELEVATION - COLOR SCHEME

NTS

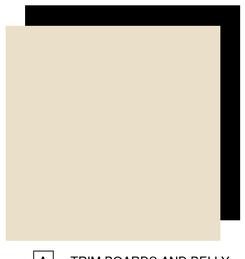
KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

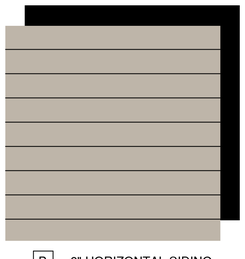


1 REAR ELEVATION - COLOR SCHEME

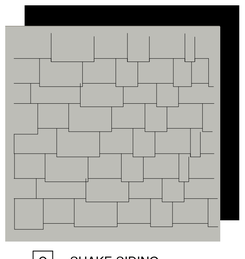
NTS



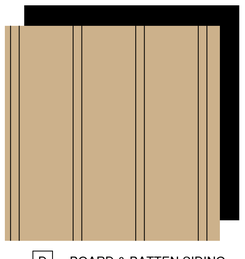
A TRIM BOARDS AND BELLY BANDS, COLOR TO MATCH SHERWIN WILLIAMS "MUSLIN" 6133



B 6" HORIZONTAL SIDING, COLOR TO MATCH SHERWIN WILLIAMS "AMAZING GRAY" 7044



C SHAKE SIDING, COLOR TO MATCH SHERWIN WILLIAMS "ARGOS" 7065



D BOARD & BATTEN SIDING COLOR TO MATCH SHERWIN WILLIAMS "SAFARI" 7679



E DOOR PANEL, COLOR TO MATCH SHERWIN WILLIAMS "SECRETE COVE" 9058



F MASONRY TO MATCH ELDORADO STONE STACKED STONE "ALDERWOOD"



G ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIC. UNAUTHORIZED USE OF DOUGLAS L. GIBSON, AIC. OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIC. SHALL NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

Pacific West Architecture

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

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

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET COALINGA, CA

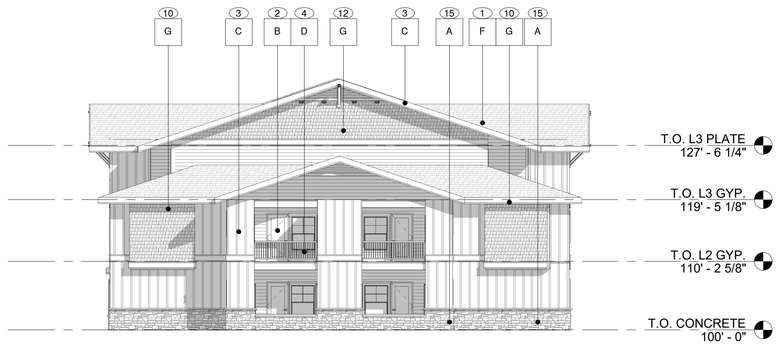
*A4.3B

COLOR BOARD

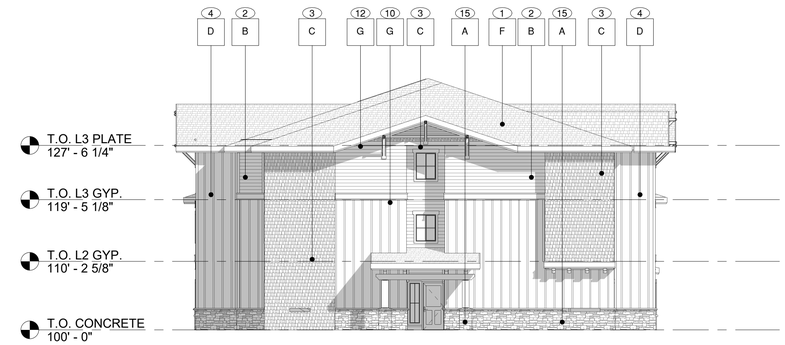
10/26/23 ENTITLEMENT APPLICATION



1 FRONT ELEVATION PHASE 2
3/32" = 1'-0"



2 LEFT ELEVATION PHASE 2
3/32" = 1'-0"



3 RIGHT ELEVATION PHASE 2
3/32" = 1'-0"



4 REAR ELEVATION PHASE 2
3/32" = 1'-0"

KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

MATERIAL FINISHES (SCHEME A-1):

A. CULTURED STONE
B. HORIZONTAL SIDING
C. CEMENTITIOUS SHINGLE SHAKE SIDING
D. CEMENTITIOUS BATTEN & BOARD SIDING
E. 30 YEAR COMPOSITE SHINGLE
F. TRIM PAINTED WHITE

GENERAL NOTES

A. SEE BUILDING SECTIONS AND STRUCTURAL SERIES FOR PLATE HEIGHTS.
B. ELEVATION (0'-0") IS FOR REFERENCE ONLY. SEE CIVIL DRAWINGS FOR ACTUAL FLOOR ELEVATIONS.
C. SEE ROOF PLANS FOR ATTIC VENTILATION REQUIREMENTS, SLOPES, AND OVERBUILD AREAS.
D. SEE STRUCTURAL DRAWINGS FOR FRAMING AND FOUNDATION PLANS/ DETAILS.
E. SEE CIVIL, PLUMBING, ELECTRICAL AND JOINT TRENCH DRAWINGS FOR LOCATIONS OF EXTERIOR MOUNTED UTILITIES AND METER BANKS.
F. SEE SPECIFICATIONS FOR APPROVED MANUFACTURERS. NO SUBSTITUTIONS ALLOWED W/ OUT PRIOR APPROVAL BY ARCHITECT OR ENGINEER OF RECORD.
G. GENERAL CONTRACTOR TO COORDINATE LOCATIONS OF ALL WINDOWS, VENTS, UTILITY METERS, AND EXTERIOR FINISHES WITH OWNER DESIGNATED THIRD-PARTY SUBCONTRACTOR FOR SOLAR GENERATION ENERGY SYSTEM.
H. ALL GALVANIZED IRON CAPS AT HALF-WALLS AND COUNTER FLASHING TRIM AT PATIOS SHALL BE PAINTED TO MATCH ACCENT COLOR NOTED.
I. ALL EXPOSED ROOF TOP PENETRATIONS, INCLUDING, BUT NOT LIMITED TO VENT STACKS FOR SEWER, ATTIC VENTS, AND EXHAUST GAS HOUSING SHALL BE PAINTED IN THE FIELD TO MATCH ADJACENT MAIN FIELD COLOR OF CONCRETE ROOFING.
J. EXTERIOR UTILITY ENCLOSURE CABINETS TO BE PER LOCAL UTILITY PROVIDER'S SPECIFICATIONS FOR SIZE, ORIENTATION, AND INSTALLATION REQUIREMENTS. PROVIDE FINISH AT ENCLOSURE TO MATCH ADJACENT SIDING. COORDINATE LOCATIO NOF ACCESS PATHS AND PADS WITH CIVIL AND LANDSCAPE DRAWING SERIES.
K. AT LOCATIONS OF ELECTRICAL PANEL INSTALLATION AT EXTERIOR STUCCO, PROVIDE COUNTER FLASHING AND EXPOSED SUBSTRATE PER MFR. RECOMMENDATIONS.
L. ALL SILL HEIGHTS FOR OPERABLE WINDOWS SHALL COMPLY WITH 2022 CBC, SECTION 1015.8.
M. FOR PENETRATIONS OF EXHAUST FANS AT BATHROOMS, LAUNDRY, RANGE HOODS, AND VENT PIPING FOR WATER HEATERS AND FURNACES, SEE ASSOCIATED MECHANICAL AND PLUMBING PLAN SHEETS (M&P SERIES) INCLUDED IN THIS PLAN SET. PROVIDE ARCHITECTURAL GRADE PENETRATIONS SPECIFIC TO FINISH TYPE AND PAINT TO MATCH ADJACENT MATERIAL FINISH.

REVISIONS

COPYRIGHT DATE
10/26/2023
DRAWN BY
JS
PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIC UNAUTHORIZED USE OF ANY PART OF THIS DRAWING AND ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIC IS STRICTLY AGAINST TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.
COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET COALINGA, CA

*A5.2
EXTERIOR ELEVATIONS PHASE 2

10/26/23 ENTITLEMENT APPLICATION



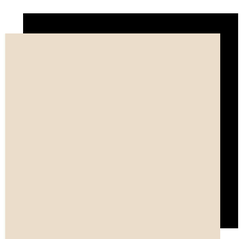
1 LEFT ELEVATION - COLOR SCHEME
NTS



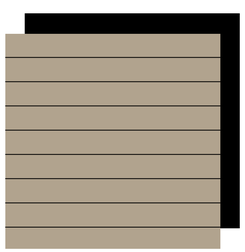
1 FRONT ELEVATION - COLOR SCHEME
NTS

KEY NOTES

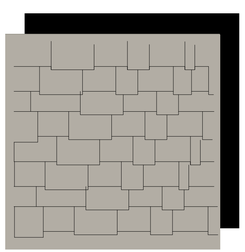
1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.



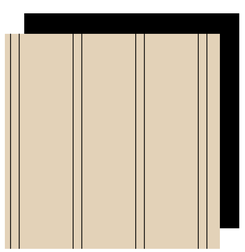
A TRIM BOARDS AND BELLY BANDS, COLOR TO MATCH SHERWIN WILLIAMS "BUSCUIT" 6112



B 6" HORIZONTAL SIDING, COLOR TO MATCH SHERWIN WILLIAMS "PRARIE GRASS" 7546



C SHAKE SIDING, COLOR TO MATCH SHERWIN WILLIAMS "PUSSYWILLOW" 7643



D BOARD & BATTEN SIDING COLOR TO MATCH SHERWIN WILLIAMS "IRISH CREAM" 7537



E DOOR PANEL, COLOR TO MATCH SHERWIN WILLIAMS "ROCKWOOD JADE" 2812



F MASONRY TO MATCH ELDORADO STONE STACKED STONE "ALDERWOOD"



G ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIC UNAUTHORIZED USE OF DOUGLAS L. GIBSON, AIC'S DRAWINGS, IN ANY FORM, IS PROHIBITED. ALL RIGHTS ARE RESERVED. ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIC IS STRICTLY PROHIBITED. ALL PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

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

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

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET
COALINGA, CA

*A5.3A
COLOR BOARD

10/26/23 ENTITLEMENT APPLICATION



1 RIGHT ELEVATION - COLOR SCHEME

NTS

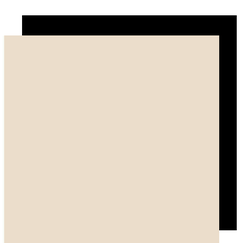
KEY NOTES

1. 30 YEAR TYPE 'A' COMPOSITE SHINGLE, TYP.
2. PAINTED HORIZONTAL CEMENTITIOUS SIDING OR APPROVED EQUAL
3. PAINTED CEMENTITIOUS SHINGLE/ SHAKE STYLE SIDING OR APPROVED EQUAL.
4. PAINTED CEMENTITIOUS BOARD & BATTEN OR APPROVED EQUAL
5. WHITE VINYL WINDOWS. SEE FLOOR PLANS, WINDOW SCHEDULE, AND SPECIFICATIONS.
6. EXTERIOR DOOR. SEE FLOOR PLANS, DOOR SCHEDULE, AND SPECIFICATIONS, PAINT AS NOTED.
7. DOOR/WINDOW TRIM, PAINT AS NOTED.
8. PRE-FINISHED METAL GUTTER. SEE ROOF PLAN FOR EXTENT. COLOR AS NOTED, DOWNSPOUT TO MATCH.
9. PAINTED WOOD OUTRIGGER. COLOR AS NOTED.
10. 2x HORZONTAL TRIM PAINTED, ALIGN TRIM AS SHOWN.
11. 4" VERTICAL TRIM, TYP.
12. 1x FINISH FASCIA, MDF OR EQUAL, SEE DETAILS.
13. METAL RAILING SYSTEM. COLOR AS NOTED. SEE BUILDING CROSS SECTIONS.
14. ARCHITECTURAL GABLE END VENT, PAINT AS NOTED. SEE ROOF PLANS.
15. CULTURED STONE, SET IN MORTAR BED WITH FLASHING AND WEEP SCREED. SEE SPECIFICATIONS.
16. COLUMN, POST, AND BEAM, REFER TO BUILDING CROSS SECTIONS & DETAILS.
17. WOOD TRIM OR ARCHITECTURAL FEATURE. SEE BUILDING SECTIONS.
18. PAINTED METAL HANDRAIL.

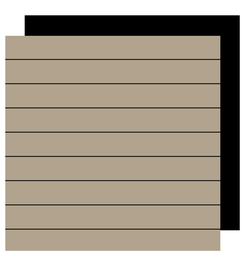


1 REAR ELEVATION - COLOR SCHEME

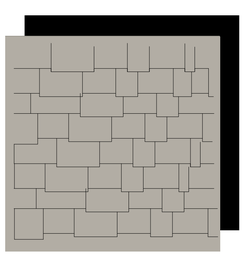
NTS



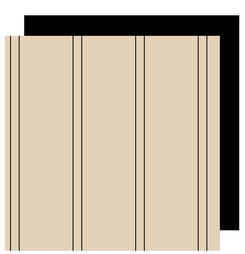
A TRIM BOARDS AND BELLY BANDS, COLOR TO MATCH SHERWIN WILLIAMS "BUSCUIT" 6112



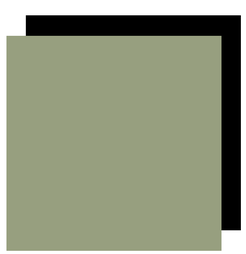
B 6" HORIZONTAL SIDING, COLOR TO MATCH SHERWIN WILLIAMS "PRARIE GRASS" 7546



C SHAKE SIDING, COLOR TO MATCH SHERWIN WILLIAMS "PUSSYWILLOW" 7643



D BOARD & BATTEN SIDING COLOR TO MATCH SHERWIN WILLIAMS "IRISH CREAM" 7537



E DOOR PANEL, COLOR TO MATCH SHERWIN WILLIAMS "ROCKWOOD JADE" 2812



F MASONRY TO MATCH ELDORADO STONE STACKED STONE "ALDERWOOD"



G ASPHALT ROOFING TO MATCH PABCO PREMIER "DRIFTWOOD"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIA. UNAUTHORIZED REPRODUCTION OF ANY PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIA IS PROHIBITED. NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

Pacific West Architecture

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

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

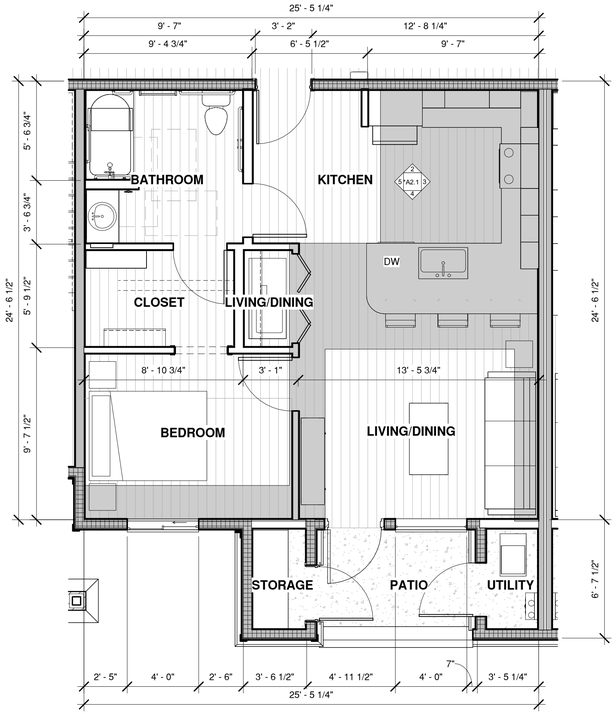
PROJECT

ELM AVENUE SENIOR APARTMENTS

EIGHTH STREET PENN VALLEY, CA

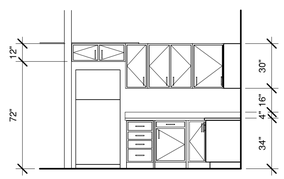
10/26/23 ENTITLEMENT APPLICATION

*A5.3B

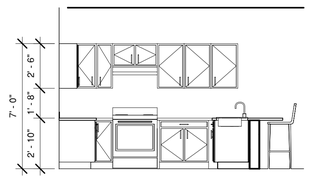


1 1-BEDROOM UNIT PLAN
1/4" = 1'-0"

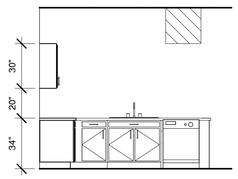
604 CONDITIONED SF



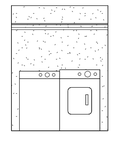
2 1-BEDROOM KITCHEN - A
1/4" = 1'-0"



3 1-BEDROOM KITCHEN B
1/4" = 1'-0"



4 1-BEDROOM KITCHEN - C
1/4" = 1'-0"



5 1-BEDROOM LAUNDRY - DB
1/4" = 1'-0"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIC UNAUTHORIZED USE OF DOUGLAS L. GIBSON, AIC ALONE MAY BE CONSTRUED AS AN INFRINGEMENT OF COPYRIGHT. ALL INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIC IS PROHIBITED. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

Pacific West Architecture

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

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

PROJECT

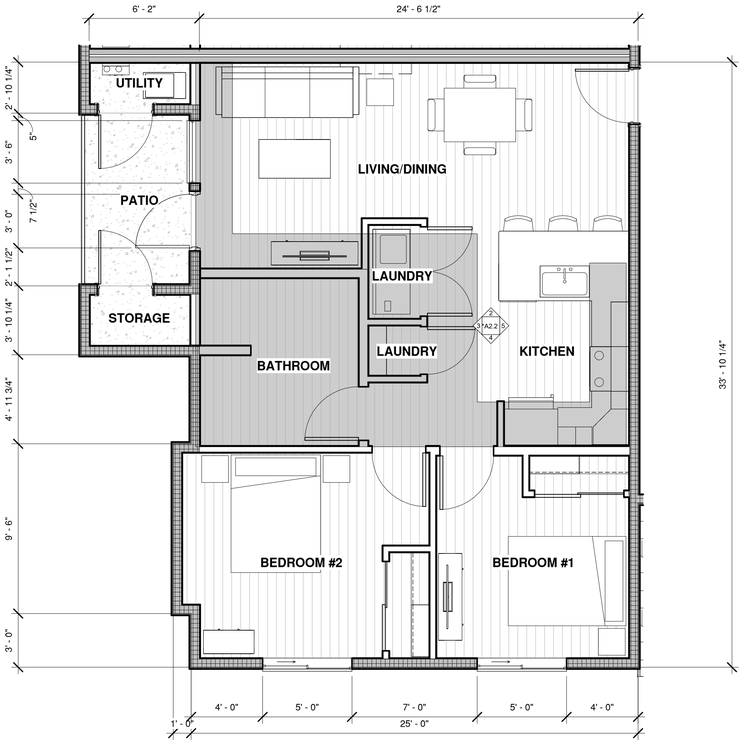
ELM AVENUE SENIOR APARTMENTS

EIGHTH STREET COALINGA, CA

*A2.1

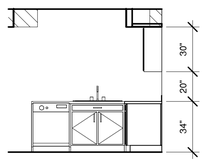
1-BEDROOM UNIT PLAN & INTERIOR ELEVATIONS

10/26/23 ENTITLEMENT APPLICATION

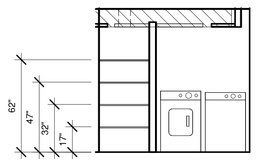


1 2-BEDROOM UNIT PLAN
1/4" = 1'-0"

805 CONDITIONED SF



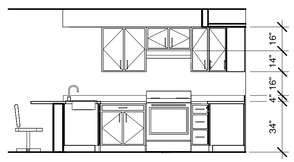
2 2-BEDROOM KITCHEN - A
1/4" = 1'-0"



3 2-PANTRY & LAUNDRY - B
1/4" = 1'-0"



4 2-BEDROOM KITCHEN - C
1/4" = 1'-0"



5 2-BEDROOM KITCHEN PANTRY/LAUNDRY - D
1/4" = 1'-0"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIC UNAUTHORIZED USE OF SAID INFORMATION IS PROHIBITED. ALL OR PART OF THE INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIC IS PROHIBITED. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

Pacific West Architecture

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

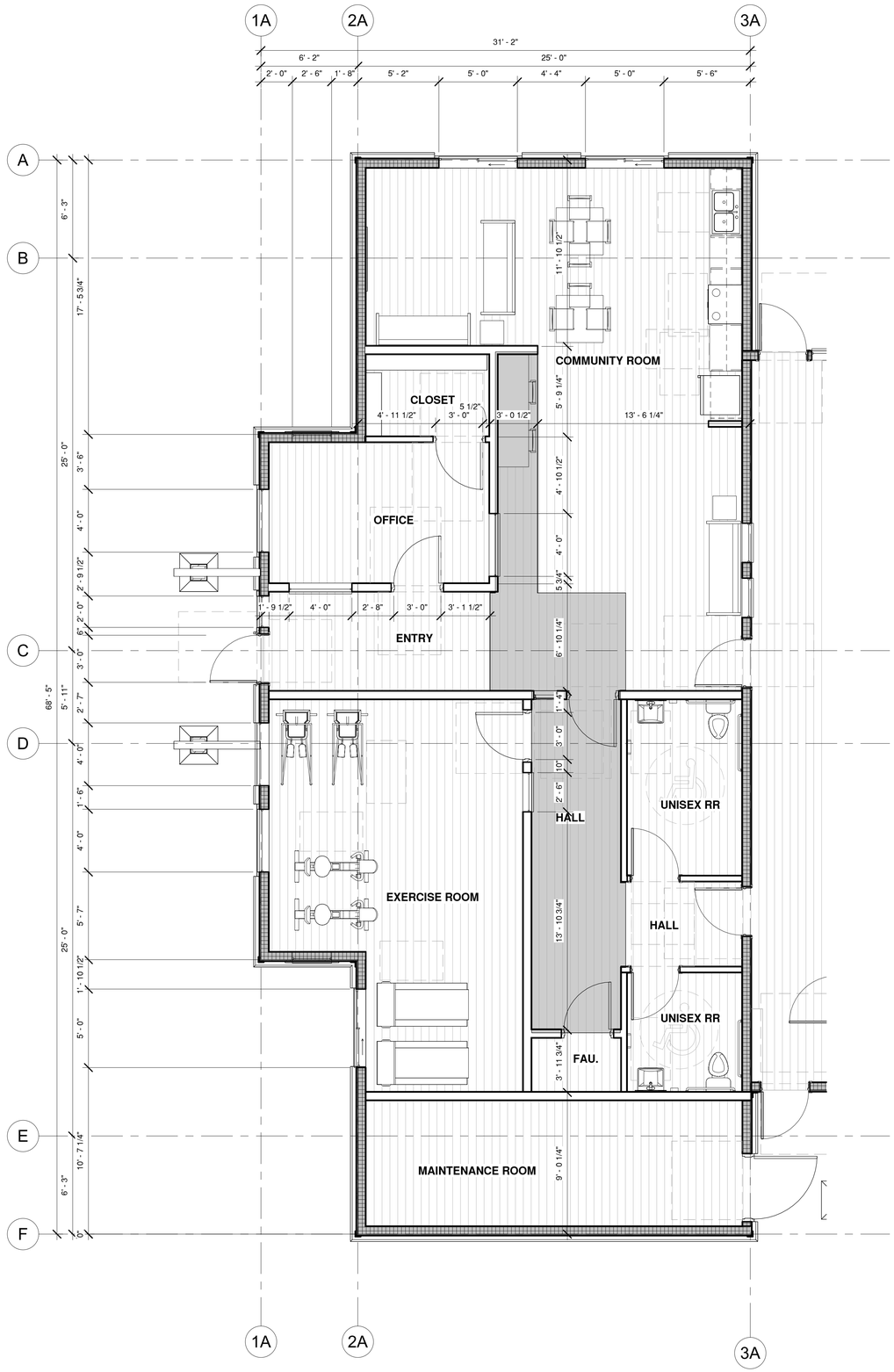
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET
COALINGA, CA

*A2.2

2-BEDROOM UNIT PLAN & INTERIOR ELEVATIONS

10/26/23 ENTITLEMENT APPLICATION



1 COMMUNITY BLDG. FLOOR PLAN - 1,814 S.F.
1/4" = 1'-0"

GENERAL NOTES

A. ALL INSULATION MATERIAL, INCLUDING FACINGS, WHERE SPECIFIED, ARE REQUIRED TO HAVE A FLAME SPREAD OF 25 OR BETTER AND A MAX. SMOKE DENSITY OF 450 PER THE 2022 CBC, SECTION 720.2.

B. PENETRATIONS THROUGH WALLS OF FIRE RESISTIVE CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, MEMBRANE PENETRATIONS SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE 2022 CBC.

C. ALL AREAS RECEIVING GYP. BRD. ARE TO BE TAPED AND MUDDED AND RECEIVE FINISH AS NOTED ON FINISH SCHEDULE AND/OR SPECIFICATIONS. VERIFY FINISHES WITH OWNER.

D. PROVIDE FULL BATT INSULATION BETWEEN BATHROOMS AND BATHROOMS AND ADJACENT SPACES.

E. WHERE GYPSUM BOARD FINISH IS INDICATED IT SHALL MEET THE APPEARANCE SPECIFICATIONS A A US GYPSUM LEVEL 4, U.O.N.

F. VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT PROVIDED BY OWNER OR OWNER'S AGENTS.

G. IF GLAZING FOR WINDOW IS WITHIN 18" OF FINISHED FLOOR SURFACE AND/OR WITHIN 24" OF PASS THROUGH DOOR THEN TEMPERED GLASS IS REQUIRED.

H. CARPET TO HAVE TEXTURED LOOP CARPET WITH A MAX. PILE HEIGHT TO BE 1/2". CARPETS SHALL BE SECURELY ATTACHED WITHOUT CUSHION PAD AND HAVE A LEVEL LOOP, TEXTURED LOOP, OR LEVEL CUT/ UNCUT PILE TEXTURE. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGES.

I. HARD FLOOR SURFACES IN RESTROOMS TO BE A HARD, NONABSORBENT SURFACE PER 2022 CBC SECTION 1210.2.1

J. AT TOILET REINFORCEMENT FOR GRAB BARS SHALL BE LOCATED AT THE HEIGHT OF 32" TO 38". REINFORCEMENT SHALL BE ON BOTH SIDES OF TOILET, OR ON SIDE AND IN BACK OF TOILET. BACK REINFORCEMENT IS A MIN. OF 40" IN LENGTH. SIDE REINFORCEMENT IS ALIGNED WITH THE FRONT OF THE TANK AND EXTENDS A MIN. OF 26" IN FRONT OF TOILET FIXTURE.

K. GRAB BAR REINFORCEMENTS SHALL BE CAPABLE OF SUPPORTING A POINT LOAD OF 250# MIN. REINFORCEMENTS SHALL BE A MIN OF 6" HIGH.

L. FLUSH VALVE SHALL BE LOCATED ON WIDE SIDE OF TOILET AND MAX. 44" A.F.F. VALVE SHALL BE OPERABLE WITH ONE HAND AND SHOULD NOT REQUIRE A TIGHT GRASP, PINCHING OR TWISTING OF WRIST. A MAX. 5# FORCE SHALL BE REQUIRED TO OPERATE.

M. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHOULD NOT REQUIRE A TIGHT GRASP, PINCHING OR TWISTING OF WRIST. A MAX. 5# FORCE SHALL BE REQUIRED TO OPERATE CONTROLS. SELF-CLOSING VALVES SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.

N. THE TOP OF BOX OF THE OPERATING HANDLE OF SWITCHES USED TO CONTROL LIGHTS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS SHALL BE LOCATED NO HIGHER THAN 48", AND THE BOTTOM OF BOX NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20 & 25"IN DEPTH, THE MAX. HEIGHT IS REDUCED TO 44". OBSTRUCTIONS MAY NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH THE RECEPTACLE.

O. ELECTRICAL OUTLETS TO BE LOCATED 15" MIN. FROM FINISH FLOOR OR CARPET SURFACE TO BOTTOM OF OUTLET BOX.

P. CONFIRM LIGHTING LAYOUT AND ENERGY CODE COMPLIANCE FOR LIGHTING DESIGN WITH RESPECTIVE ELECTRICAL DRAWINGS SERIES.

Q. PROVIDE SOLID COUNTER TOP, BACK SPLASH, AND ASSOCIATE ASSEMBLIES AT KITCHEN AND BATHROOM CABINETS, PER SPECIFICATIONS. TOP SHALL BE WITHIN ACCEPTABLE ADAAG RANGES, U.N.O.

R. EVERY ENTRY, OPENING OR PASSAGE DOOR MUST PROVIDE A MIN. OF 32" CLEAR OPENING BETWEEN THE FACE OF THE DOOR AND THE STOP WHEN THE DOOR IS IN THE 90 DEGREE OPEN POSITION.

S. ALL INTERIOR DOORS SHALL HAVE A LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS, EXTENDING 18" PAST THE STRIKE EDGE OF THE DOOR.

T. INTERIOR PASSAGE DOORS SHALL HAVE DOOR OPENING HARDWARE CENTERED BETWEEN 34" & 44" ABOVE FINISH FLOOR PER 2022 CBC 11B-404.2.7 AND SHALL BE OPERABLE WITH A SINGLE EFFORT BY A LEVER TYPE HARDWARE. HALLWAYS, WHERE OCCUR, SHALL BE A MIN. OF 36" IN WIDTH.

U. EXTERIOR DOOR THRESHOLDS AND ALL FLOORING TRANSITION STRIPS TO BE A.D.A. COMPLIANT.

V. SEE DOOR, WINDOW, AND FINISH SCHEDULES FOR INFORMATION ON DOORS, HARDWARE, WINDOWS, AND INTERIOR INFORMATION.

W. DISCHARGE POINT FOR EXHAUST AIR SHALL BE A T LEAST 3'-0" FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. REQUIRED EXHAUST FANS IN BATH AND/ OF LAUNDRY ROOMS MUST CONNECT DIRECTLY TO THE OUTSIDE AND MUST PROVIDE FOR (5) AIR CHANGES PER HOUR PER CBC.

X. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

Y. SEAL ALL PENETRATIONS IN BUILDING ENVELOPE PER CALIFORNIA TITLE 24 REQUIREMENTS.

Z. WHERE COMMON LAUNDRY ROOMS ARE SHOWN, THEY SHALL BE CONSTRUCTED IN CONFORMANCE WITH 2022 CBC SECTION 1127A.10.

KEY NOTES

1. AT ALL EXTERIOR EGRESS LOCATIONS, PROVIDE A MIN. 5'-0" x 5'-0" DEEP CONC. SIDEWALK. ALIGN EDGE OF SIDEWALK WITH HINGE SIDE OF DOOR SO AS TO PROVIDE 4" OF SIDEWALK BEYOND STRIKE SIDE OF DOOR. SEE SHEET A1.1 FOR LAYOUT.
2. MDF SHELVES.
3. 24" DEEP COUNTER. TOP OF COUNTER TO BE 34" MAX A.F.F. AND PROVIDE 27" MIN. CLEAR TO BOTTOM OF COUNTER. KNEE AND TOE CLEARANCES SHALL COMPLY WITH 2019 CBC SECTION 11B-306. BRACING TO BE SPACED A MIN. OF 30". PROVIDE (4) GROMMETS, VERIFY WITH OWNER FOR SPACING.
4. GAS METERS. WINDOW OPENINGS MUST BE A MIN. OF 3'-0" FROM GAS METERS. SEE MEP SHEETS FOR INFORMATION.
5. PARTIAL HEIGHT 2x6 WALL. SEE BUILDING SECTIONS.
6. 2x4 INTERIOR WALL W/ 5/8" GYP. EACH SIDE. FINISH PER SPECIFICATIONS & ROOM FINISH SCHEDULE.
7. 2x6 INTERIOR WALLS W/ 5/8" GYP. EACH SIDE. FINISH PER SPECIFICATIONS & ROOM FINISH SCHEDULE.
8. NOT USED
9. WASHER, TYP. PROVIDE (1 MIN.) A.D.A. WASHER. WASHER MUST BE FRONT LOADING AND COMPLY W/ CBC 2019, SECTION 1127A.10 AND 11B-611. SEE DETAIL 3/A8.4 FOR ACCESSIBLE WASHER/DRYER REACH RANGE. (4) TOTAL WASHERS TO BE PROVIDED. SEE PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS. OWNER TO PROVIDE ALL WASHERS.
10. DRYER, TYP. PROVIDE (1 MIN.) A.D.A. DRYER. DRYER MUST BE FRONT LOADING AND COMPLY W/ CBC 2019, SECTION 1127A.10 AND 11B-611. SEE DETAIL 3/A8.4 FOR ACCESSIBLE WASHER/DRYER REACH RANGE. (4) TOTAL DRYERS TO BE PROVIDED. SEE PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS. OWNER TO PROVIDE ALL DRYERS.
11. FLOOR DRAIN. SLOPE FLOOR TO FLOOR DRAIN. SEE PLUMBING DRAWINGS FOR LOCATIONS. G.C. TO COORDINATE LOCATIONS WITH ALL DISCIPLINES.
12. JANITORS SINK, SEE PLUMBING DRAWINGS FOR LOCATIONS.
13. WALL MOUNTED SINK, TOP OF SINK RIM TO BE AT 34" A.F.F.
14. NOT USED.
15. PROVIDE BLOCKING IN WALL FOR FUTURE EQUIPMENT. G.C. TO VERITY LOCATION.
16. PROVIDE BLOCKING IN WALL FOR SHELVING. G.C. TO VERITY LOCATION.
17. ELECTRICAL PANELS. SEE ELECTRICAL SHEETS FOR INFORMATION.
18. PROTEX WDS-311 THROUGH-THE-WALL PAYMENT DROP BOX.

1-HOUR RATED EXTERIOR WALL, SEE DETAIL 1/A8.2

1-HOUR RATED UNIT SEPARATION WALL, SEE DETAIL 2/A8.1
1-HOUR RATED STAIR/ CORRIDOR WALL, SEE DETAIL 5/A8.1

2 X 6 INTERIOR WALL WITH 5/8" TYPE 'X' GYP. BRD. EACH SIDE, FULL HEIGHT

2 X 4 INTERIOR WALL WITH 5/8" TYPE 'X' GYP. BRD. EACH SIDE,FULL HEIGHT

WALL TYPES LEGEND
12" = 1'-0"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIA UNAUTHORIZED REPRODUCTION OR USE OF ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIA IS PROHIBITED TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

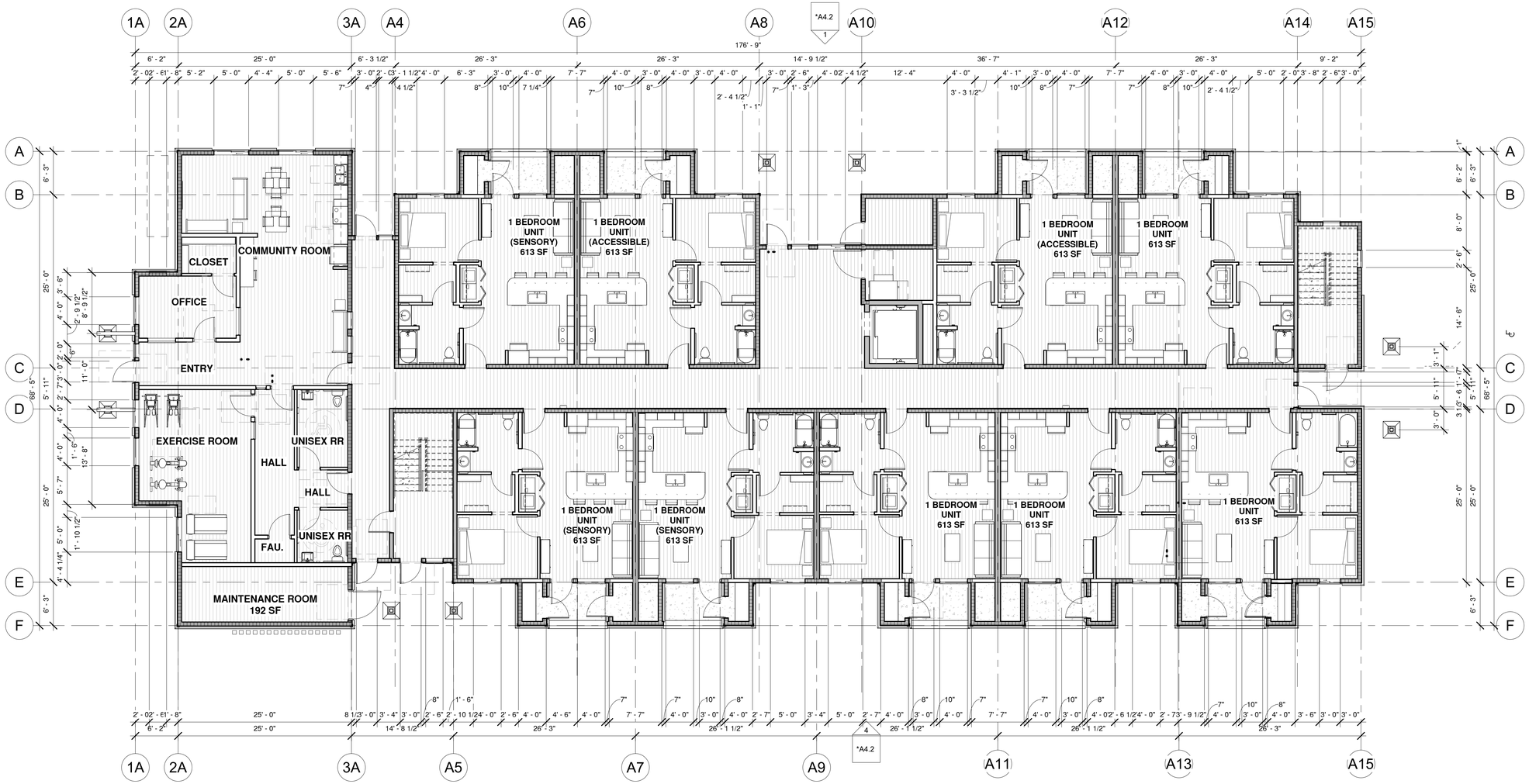
Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

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

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET
PENN VALLEY, CA

*A3.1

10/26/23 ENTITLEMENT APPLICATION



1 T.O. CONCRETE
1/8" = 1'-0"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIC UNAUTHORIZED USE OF SAID INFORMATION IS PROHIBITED. ALL OR ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIC IS STRICTLY PROHIBITED. NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

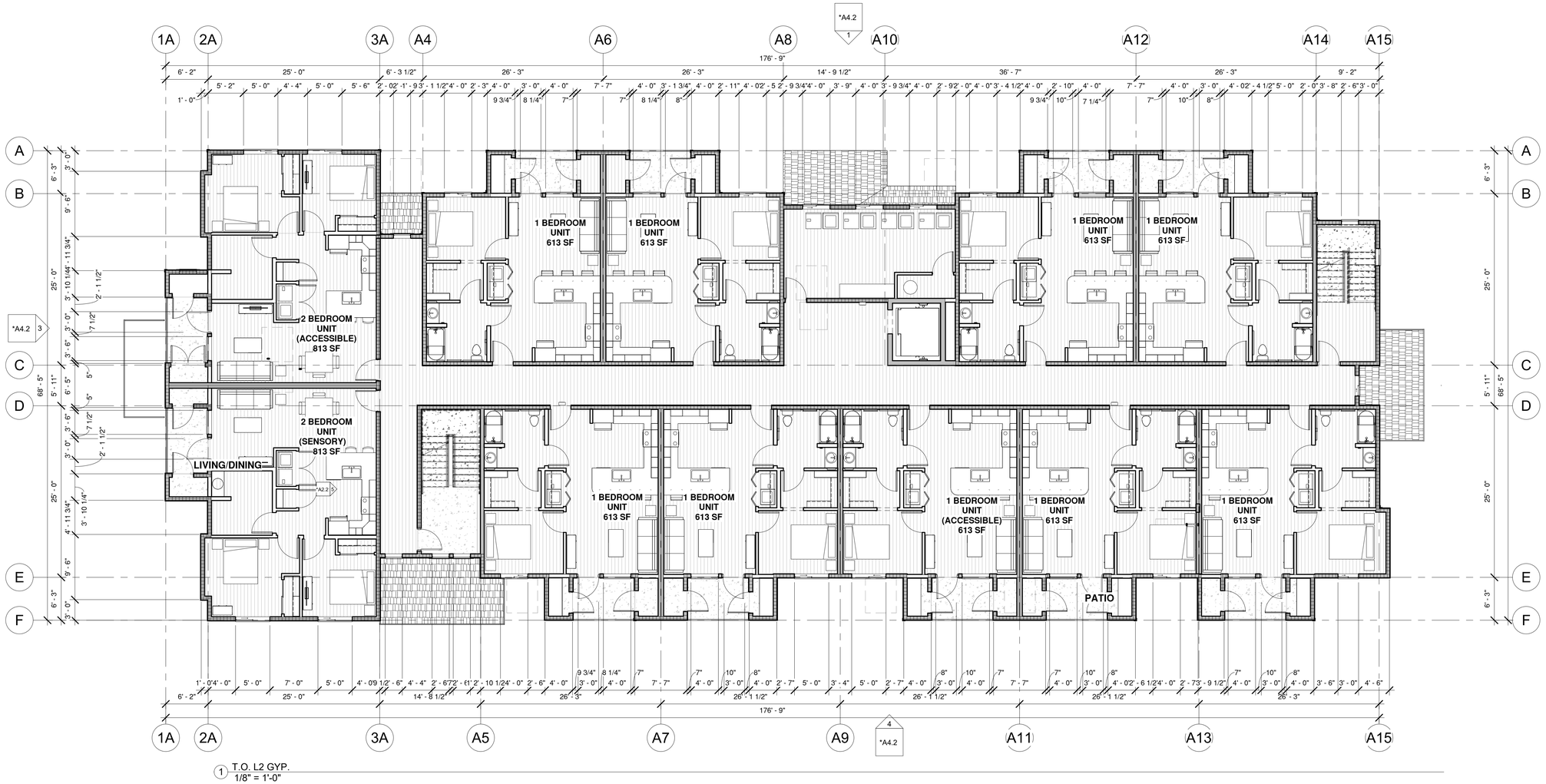
Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

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

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET COALINGA, CA

*A4.1A
1ST FLOOR PLAN

10/26/23 ENTITLEMENT APPLICATION



REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIA. UNAUTHORIZED USE OF SAID INFORMATION IN WHOLE OR IN PART IS PROHIBITED. ALL RIGHTS TO ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIA ARE RESERVED. IT IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

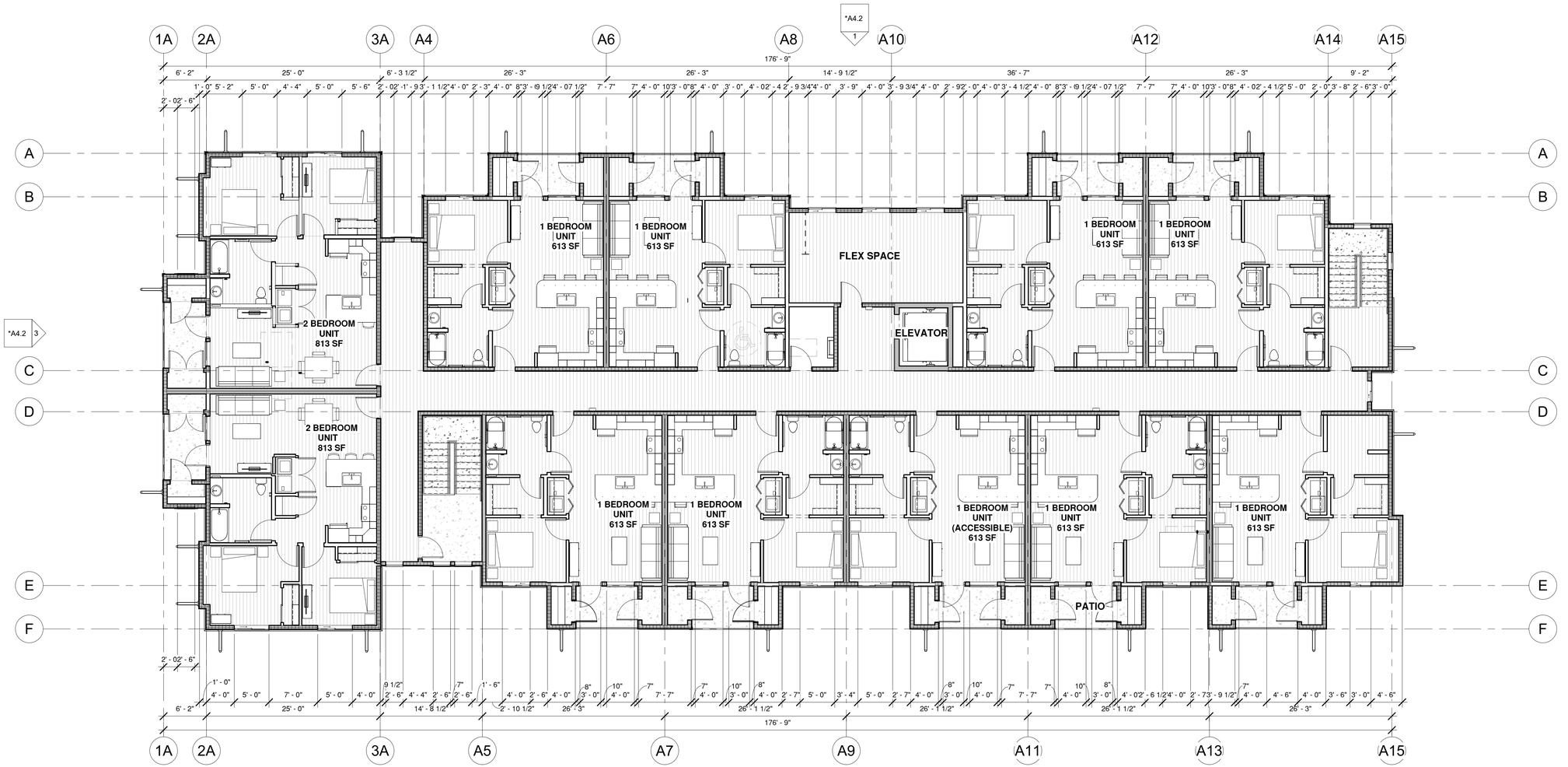
Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

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

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET
COALINGA, CA

*A4.1B
2ND FLOOR PLAN

10/26/23 ENTITLEMENT APPLICATION



1 T.O. L3 GYP.
1/8" = 1'-0"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIA. UNAUTHORIZED USE OF SAID INFORMATION IN WHOLE OR IN PART IS PROHIBITED. NO PART OF ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR USED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIA. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

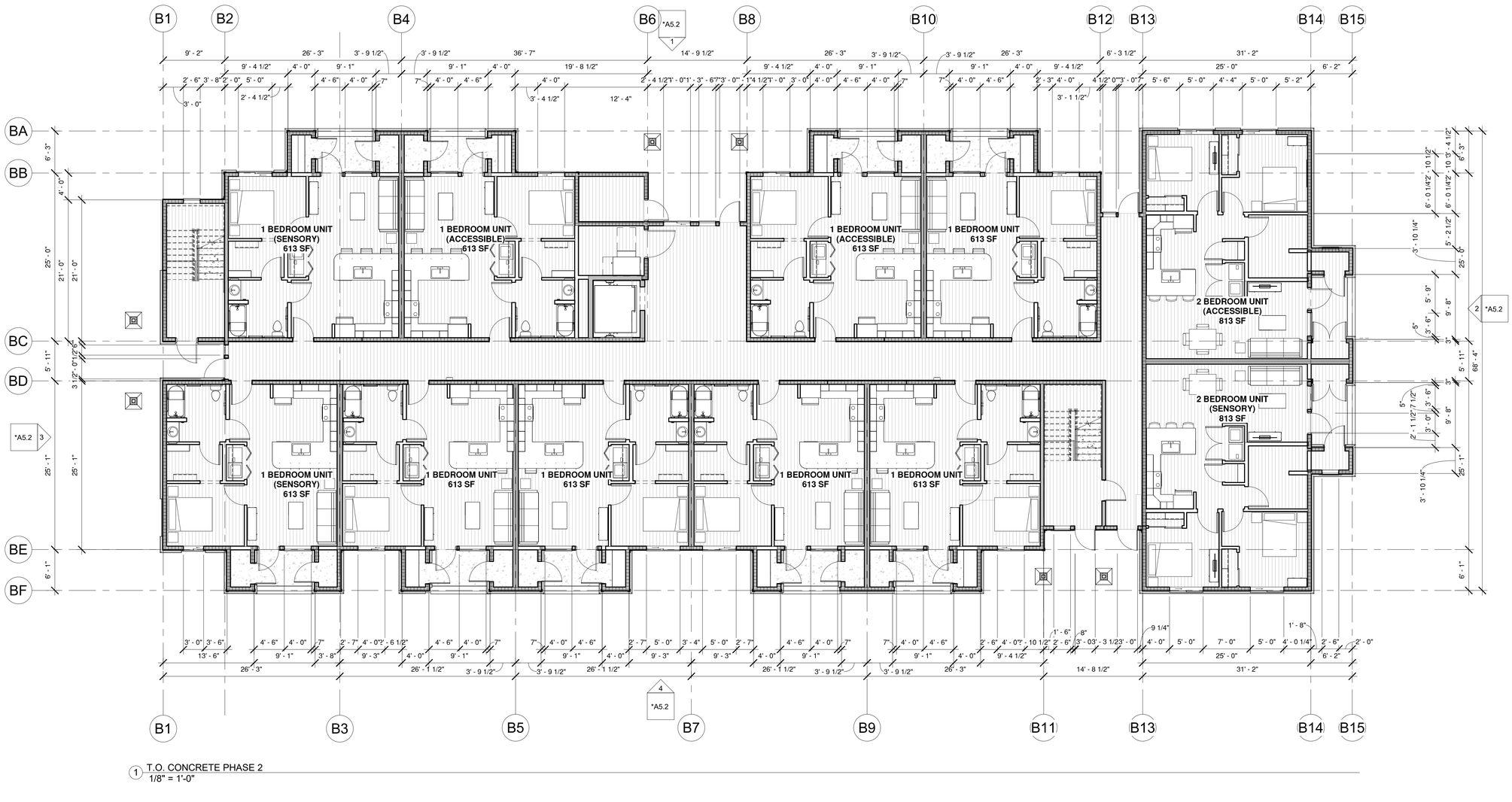
Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267

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

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET
COALINGA, CA

*A4.1C
3RD FLOOR PLAN

10/26/23 ENTITLEMENT APPLICATION



1 T.O. CONCRETE PHASE 2
1/8" = 1'-0"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIA. UNAUTHORIZED USE OF SAID INFORMATION IS PROHIBITED. ALL OR PART OF THE INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIA IS PROHIBITED. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

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

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

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET COALINGA, CA

*A5.1A
1ST FLOOR PLAN - PHASE 2

10/26/23 ENTITLEMENT APPLICATION



1 T.O. L2 GYP. PHASE 2
1/8" = 1'-0"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIA UNAUTHORIZED USE OF SAID INFORMATION IS PROHIBITED. ANY INFORMATION CONTAINED HEREIN WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON, AIA SHALL NOT BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

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

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

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET
COALINGA, CA

*A5.1B
2ND FLOOR PLAN - PHASE 2

10/26/23 ENTITLEMENT APPLICATION

GENERAL NOTES

A. REFER TO SHEET A2.1 FOR DETAILED FLOOR PLANS FOR TYPICAL UNIT TYPES.

B. REFER TO STRUCTURAL DRAWINGS SERIES FOR ADDITIONAL INFORMATION.

C. PROVIDE FULL WALL BATT INSULATION ISOLATING BATHROOMS FROM ALL ADJACENT SPACES.

D. DRAFTSTOP PER 2022 CBC SECTION 718.4 - SEE STRUCTURAL DETAIL. SIM. CONDITION AT SHEARWALL. MIN. MATERIAL THICKNESS PER 2022 CBC 718.3.1. RE: ROOF PLANS.

E. PROVIDE FIRE BLOCKING IN CONCEALED SPACES, STUD WALLS AT THE CEILING AND FLOOR LEVELS, AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.

F. PROVIDE BACKING FOR FUTURE GRAB BARS IN ALL BATHROOMS AT ALL UNITS AS PER HUD FAIR HOUSING GUIDELINES.

G. REFER TO ARCHITECTURAL SITE PLAN FOR EXTERIOR AMENITIES, PATIO SPECIFICATIONS, AND APPURTENANCES.

H. SEE DETAIL SHEET FOR MORE INFORMATION AND BUILDING DETAILS.

I. ALL WALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.

J. VERIFY DIMENSIONS OF ALL FIXTURES AND EQUIPMENT PROVIDED BY OWNER OR OWNER'S AGENTS.

K. PROVIDE BLOCKING AT ALL HAND RAILS, GRAB BARS AND RELATED ASSEMBLIES AS INDICATED.

L. ALL AREAS RECEIVING GYP. BOARD ARE TO BE TAPED AND RECEIVE FINISH AS NOTED ON FINISH SCHEDULE AND/ OR SPECIFICATIONS.

M. SEE SPECIFICATION SECTIONS ŧ1 30 00 FOR CONTRACTOR PROVIDED RESIDENTIAL EQUIPMENT. VERIFY WITH PLUMBING & ELECTRICAL DRAWING SERIES PRESENCE OF GAS AND POWER FOR APPLIANCES.

N. GENERAL CONTRACTOR TO INSTALL FIRE EXTINGUISHER(S) & CABINET(S) PER LOCAL FIRE DEPARTMENT REGULATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING LOCAL FIRE DEPARTMENT FOR REQUIREMENTS. CABINETS TO BE RECESSED AND ESTABLISHED AT HEIGHTS CONSISTENT WITH INTENDED USES. PROVIDE FIRE-RATED CABINETS WHERE REQUIRED TO MAINTAIN RATING OF WALL. CABINETS WHERE REQUIRED TO MAINTAIN RATING OF WALL.

O. G.C. TO INSTALL PORTABLE FIRE EXTINGUISHERS PER 2022 CBC. SECTION 906.1.

P. PER 2022 CBC, SECTION 11B703.5.5 AND 502.1, ADDRESS AND BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. G.C. TO COORDINATE LOCATION AND NUMBERS WITH ALL LOCAL JURISDICTIONAL AUTHORITIES. MOUNTING HEIGHTS AND ORIENTATION SHALL BE CONFIRMED WITH LOCAL JURISDICTION AUTHORITIES.

Q. AT ALL SHOWERS, CAULK ENTIRE EDGE AROUND TUB/SHOWER PRIOR TO PAINT FOR WATER PROOF CONSTRUCTION. INSTALL TOP SET BASE AT VINYL FLOORING PER SPECIFICATIONS.

R. AT ALL SINKS, SEALANT/ TYP. BOARD PATCH FOR FINISHED APPEARANCE AT ALL PLUMBING PENETRATIONS BENEATH SINKS.

S. AT ALL PLATES INSTALL SWELLSTOP WATERSTOP 1" x 3/4" SILL PLATE SEALANT

T. SEAL ALL PENETRATIONS IN BUILDING ENVELOPE PER CALIFORNIA TITLE 24 REQUIREMENTS.

U. SEE ROOF PLANS FOR LOCATIONS & SPECIFICATIONS ON ATTIC ACCESS PANELS. COORDINATE LOCATIONS W/ ROOF TRUSSES. WHERE ATTIC ACCESS IS TO BE INSTALLED IN 1-HOUR CEILING PROVIDE RATED ASSEMBLY.

V. SEE UNIT PLANS FOR DROPPED CEILING LOCATIONS.

W. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 3/4" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS OR 1/2" FOR OTHER DOORS PER CBC 2022 1010.1.7.

X. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

Y. INSTALL FIRE SUPPRESSION EQUIPMENT THAT DOES NOT CONTAIN HALON PER THE CALIFORNIA GREEN BUILDING CODES STANDARDS 5.508.1.2.

Z. SEE WINDOW TYPES AND WINDOW NOTES FOR SIZE OF WINDOWS AND HEADER/SILL HEIGHTS. ALL SILL HEIGHTS FOR OPERABLE WINDOWS SHALL COMPLY WITH 2022 CBC, SECTION 1015.8.

KEY NOTES

1. 1-HOUR UNIT SEPARATION WALL PER 2019 CBC 708.1. SEE DETAIL 2/A8.1.
2. 1-HOUR WALL. SEE DETAIL 5/A8.1.
3. FIRE SPRINKLER CLOSET.
4. PRE-MANUFACTURED METAL STAIRS W/ CONCRETE TREADS. SEE SHEET A5.1.
5. NOT USED.
6. GAS METERS. WINDOW OPENINGS MUST BE A MIN. OF 3'-0" FROM GAS METERS. SEE MEP SHEETS FOR INFORMATION.
7. ELECTRICAL PANELS. SEE MECHANICAL SHEETS FOR INFORMATION.
8. SEMI-RECESSED FIRE EXTINGUISHER LOCATION PER 2019 CBC, SECTION 906.1. SEE SPECIFICATIONS SECTION 10 44 43. G.C. TO VERIFY THE LOCATION DOES NOT CONFLICT WITH OTHER EXTERIOR MOUNTED FEATURES. FIRE RATED WHERE REQUIRED.
9. 22" x 30" NYSTROM 1 1/2 HOUR RATED IJT SERIES ACCESS PANEL WITH LOCK. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. MIN. HEAD HEIGHT ABOVE THE ACCESS OPENING TO BE A MIN. 30" PER CBC 1208.2. BAFFLE WITH ATTIC INSULATION TO BE INSTALLED ON BACKSIDE OF ATTIC ACCESS HATCH.

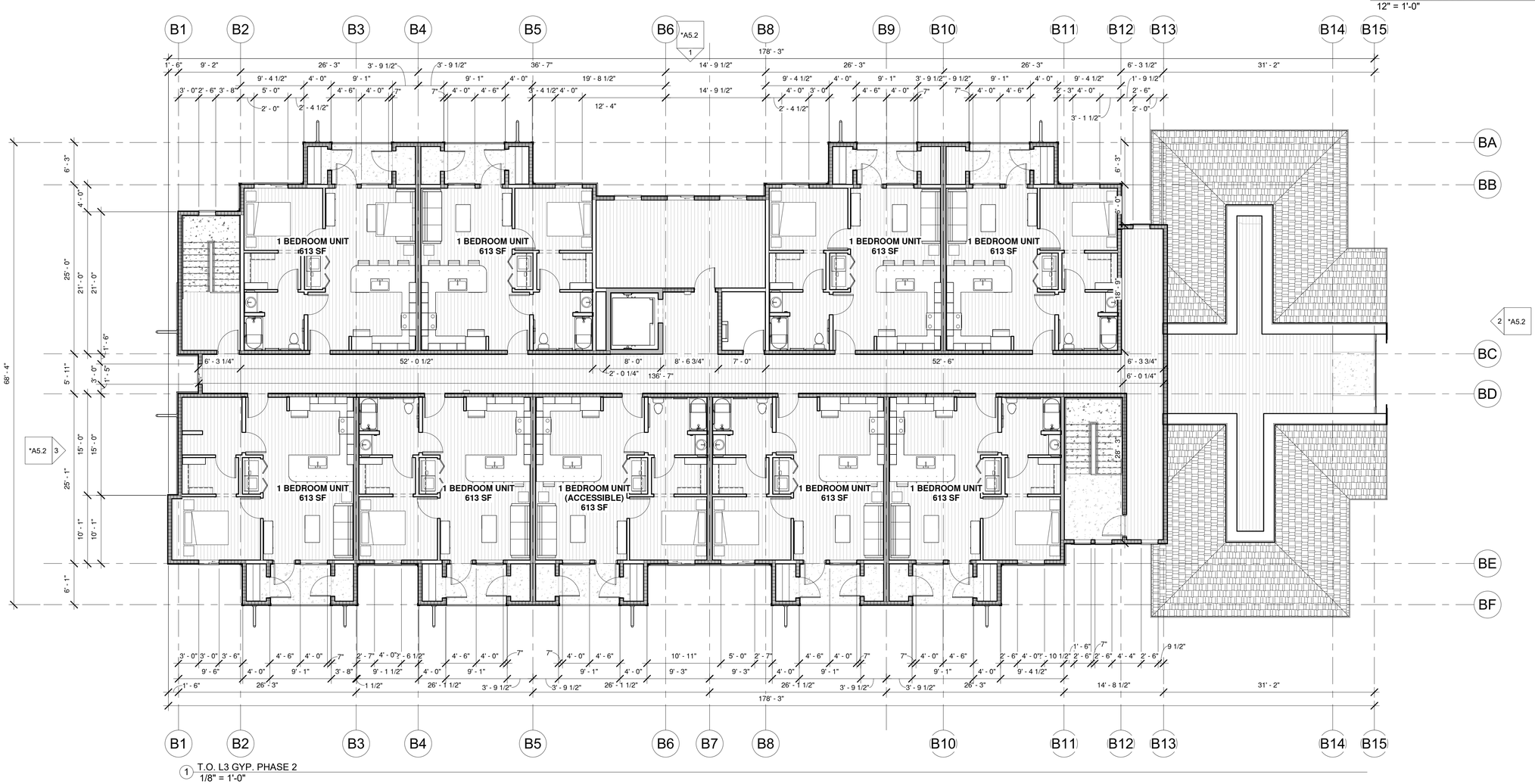
1-HOUR RATED EXTERIOR WALL, SEE DETAIL 1/A8.2

1-HOUR RATED UNIT SEPARATION WALL, SEE DETAIL 2/A8.1
1-HOUR RATED STAIR/ CORRIDOR WALL, SEE DETAIL 5/A8.1

2 X 6 INTERIOR WALL WITH 5/8" TYPE 'X' GYP. BRD. EACH SIDE, FULL HEIGHT

2 X 4 INTERIOR WALL WITH 5/8" TYPE 'X' GYP. BRD. EACH SIDE,FULL HEIGHT

WALL TYPES LEGEND
12" = 1'-0"



1 T.O. L3 GYP. PHASE 2
1/8" = 1'-0"

REVISIONS

COPYRIGHT DATE
10/26/2023

DRAWN BY
JS

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, AIC UNAUTHORIZED USE OF SAID INFORMATION IN ANY FORM WHATSOEVER IS PROHIBITED. NO PART OF ANY INFORMATION CONTAINED HEREIN MAY BE REPRODUCED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF DOUGLAS L. GIBSON, AIC. THIS PLAN NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.

COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

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

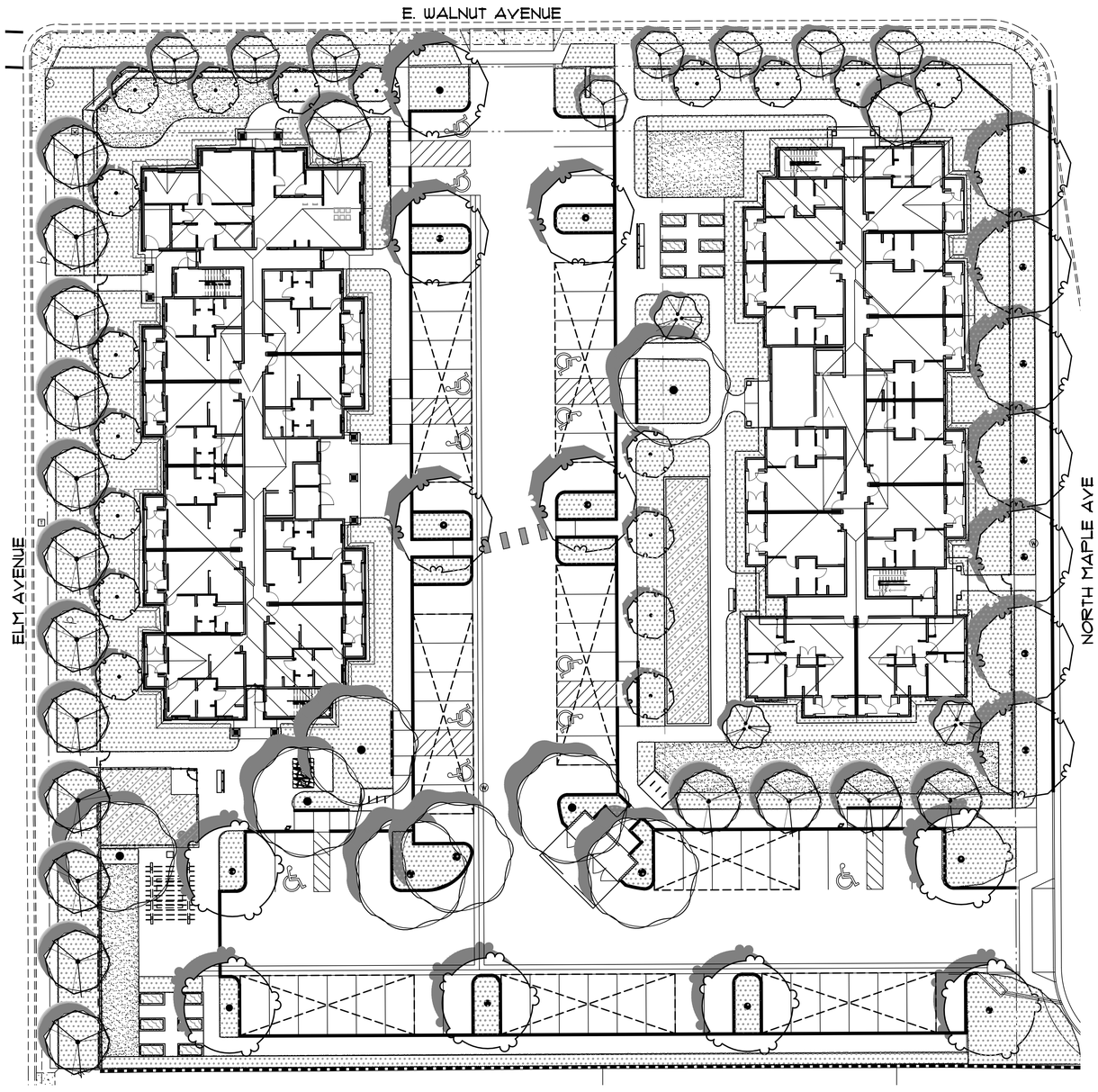
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEW MEXICO - NEVADA - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT
ELM AVENUE SENIOR APARTMENTS
EIGHTH STREET
COALINGA, CA

*A5.1C
3RD FLOOR PLAN - PHASE 2

10/26/23 ENTITLEMENT APPLICATION

2024-02-21 13:12



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	GINKGO BILOBA `PRINCETON SENTRY`	PRINCETON SENTRY GINGKO	15 GAL		18
	LAGERSTROEMIA X `TUSCARORA`	CRAPE MYRTLE CORAL PINK	15 GAL		8
	PISTACIA CHINENSIS `KEITH DAVEY`	KEITH DAVEY CHINESE PISTACHE	15 GAL		12
	PLATANUS X ACERIFOLIA `YARWOOD`	LONDON PLANE TREE	15 GAL		8
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	15 GAL		18
	VITEX AGNUS-CASTUS	CHASTE TREE	15 GAL	MULTI-STEM	3
	ZELKOVA SERRATA `VILLAGE GREEN`	SAWLEAF ZELKOVA	15 GAL		6

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUB AREAS						
	VEGETABLES & CUT FLOWERS	OWNER'S CHOICE	---			274 SF
GROUND COVERS						
	SHRUB & GROUND COVER	PLANTING AREA	---			27,607 SF
MATERIALS						
	DECOMPOSED GRANITE	4`` DEPTH	---			1,678 SF
TURF GASS						
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD			3,833 SF

NOTES:

A. SOIL PREPARATION AND AMENDING:

1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROUTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.

1) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
NITROGEN STABILIZED AND IRON FORTIFIED COMPOST:PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
PELLETIZED FERTILIZER (21-0-0) 10LBS., OR AS PER SOIL ANALYSIS RECOMMENDATIONS
SOIL SULFUR: PER SOIL ANALYSIS RECOMMENDATIONS

2) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL

3) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.

4) INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS: LANDSCAPE FABRIC TO BE 'DEWITT ROC-KLOTH BROWN 3.5OZ. SECURE WITH HEAVY DUTY 'U' STAPLES EVERY 4', OR EQUAL. SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"X1"X6" STEEL 'U' SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.

B. INSTALL ROCK MULCH AS PER THE PLAN NOTES, OR 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

NOTES:

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
(A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
(1) PROJECT INFORMATION:
(A) DATE
(B) PROJECT APPLICANT
(C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
(D) TOTAL LANDSCAPE AREA (SQUARE FEET)
(E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
(F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
(G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
(H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
(I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
(2) WATER EFFICIENT LANDSCAPE WORKSHEET:
(A) HYDROZONE INFORMATION TABLE
(B) WATER BUDGET CALCULATIONS
1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
2. ESTIMATED TOTAL WATER USE (ETWU)
(3) SOIL MANAGEMENT REPORT:
(4) LANDSCAPE DESIGN PLAN:
(5) IRRIGATION DESIGN PLAN: AND
(6) GRADING DESIGN PLAN.

LANDSCAPE MASTER PLAN

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
Idaho Landscape Architect #LA-16771
California Landscape Architect #4122
Hawaii Landscape Architect #LA-16112
Arizona #76633

P.O.BOX 170129
Boise, Idaho 83717-0129
thp@idlainc.net
(208) 906-1300

REVISIONS

COPYRIGHT DATE
10/26/23
DRAWN BY
JS / DE
PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L GIBSON, NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE DRAWINGS MAY BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L GIBSON. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.
COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

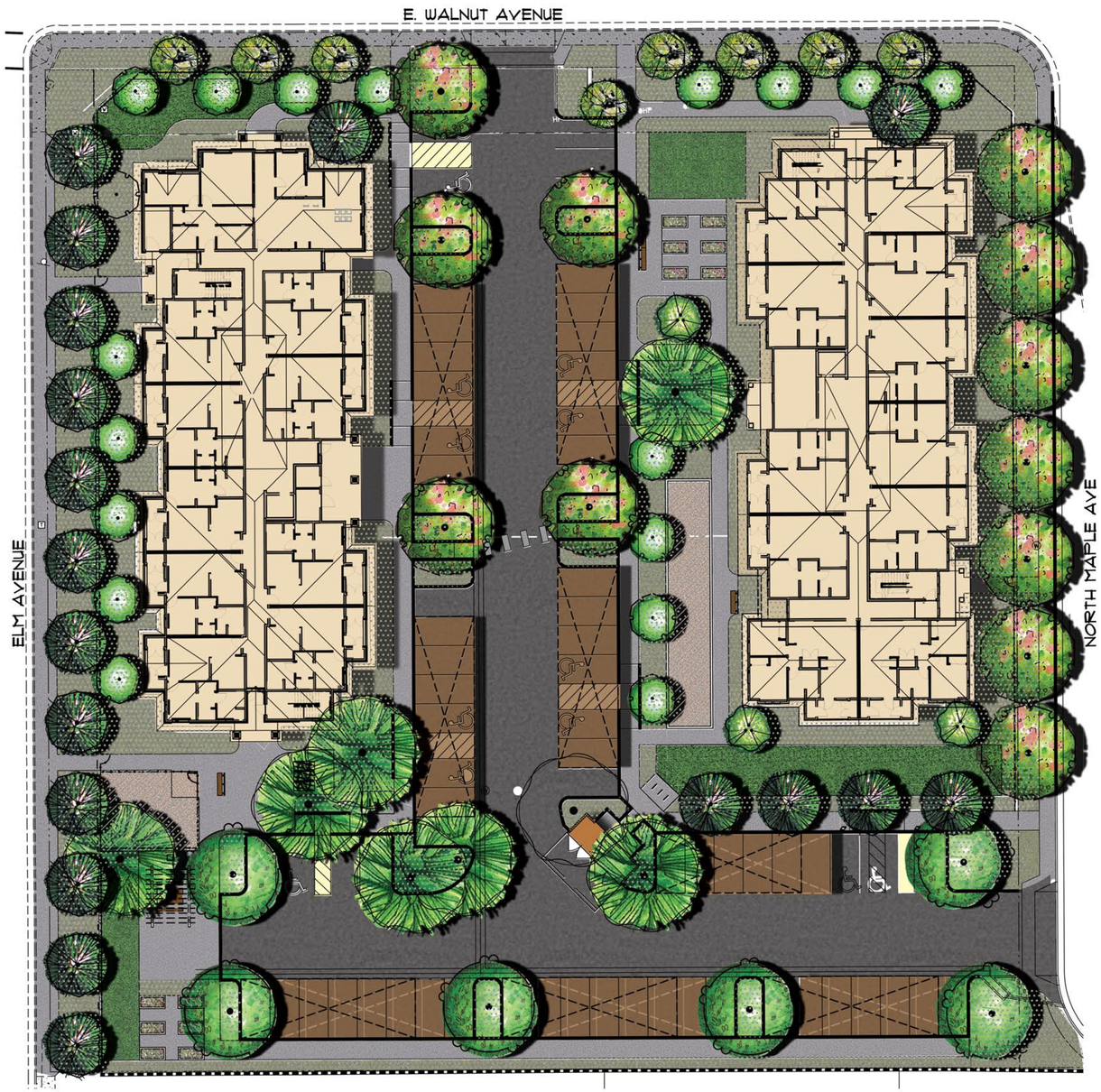
LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS 4122
Expires
08/31/24
Renewal Date
STATE OF CALIFORNIA

Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT
ELM AVENUE SENIOR APARTMENTS
S.E.C. ELM AVE. & E. WALNUT AVE.
COALINGA, CA

L1

SCHEMATIC SET / NOT FOR CONSTRUCTION



2024-02-21 13:12

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES					
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINGKO	15 GAL		18
	LAGERSTROEMIA X 'TUSCARORA'	CRAPE MYRTLE CORAL PINK	15 GAL		8
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL		12
	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL		8
	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	15 GAL		18
	VITEX AGNUS-CASTUS	CHASTE TREE	15 GAL	MULTI-STEM	3
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL		6

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUB AREAS						
	VEGETABLES & CUT FLOWERS	OWNER'S CHOICE	---			274 SF
GROUND COVERS						
	SHRUB & GROUND COVER	PLANTING AREA	---			27,607 SF
MATERIALS						
	DECOMPOSED GRANITE	4`` DEPTH	---			1,678 SF
TURF GASS						
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD			3,833 SF

NOTES:

A. SOIL PREPARATION AND AMENDING:

1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.

1) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
NITROGEN STABILIZED AND IRON FORTIFIED COMPOST:PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
PELLETIZED FERTILIZER (21-0-0) 10LBS., OR AS PER SOIL ANALYSIS RECOMMENDATIONS
SOIL SULFUR: PER SOIL ANALYSIS RECOMMENDATIONS

2) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL

3) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.

4) INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS: LANDSCAPE FABRIC TO BE 'DEWITT ROC-KLOTH BROWN 3.5OZ. SECURE WITH HEAVY DUTY 'U' STAPLES EVERY 4', OR EQUAL. SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"x1"x6" STEEL 'U' SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.

B. INSTALL ROCK MULCH AS PER THE PLAN NOTES, OR 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

NOTES:

A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
(A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SIX (6) ELEMENTS:
(1) PROJECT INFORMATION:
(A) DATE
(B) PROJECT APPLICANT
(C) PROJECT ADDRESS (IF AVAILABLE, PARCEL AND/OR LOT NUMBER(S))
(D) TOTAL LANDSCAPE AREA (SQUARE FEET)
(E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
(F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL
(G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
(H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
(I) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
(2) WATER EFFICIENT LANDSCAPE WORKSHEET:
(A) HYDROZONE INFORMATION TABLE
(B) WATER BUDGET CALCULATIONS
1. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
2. ESTIMATED TOTAL WATER USE (ETWU)
(3) SOIL MANAGEMENT REPORT:
(4) LANDSCAPE DESIGN PLAN:
(5) IRRIGATION DESIGN PLAN: AND
(6) GRADING DESIGN PLAN.

LANDSCAPE MASTER PLAN

0 20 40 60 feet
SCALE: 1" = 20'

NORTH

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
Idaho Landscape Architect #LA-16771
California Landscape Architect #4122
Hawaii Landscape Architect #LA-16112
Arizona #76633

P.O.BOX 170129
Boise, Idaho 83717-0129
lhp@idlainc.net
(208) 906-1300

REVISIONS

COPYRIGHT DATE
10/26/23
DRAWN BY
JS / DE
PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON, NO UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS MAY BE MADE WITHOUT THE AGREEMENT THEREFOR WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.
COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

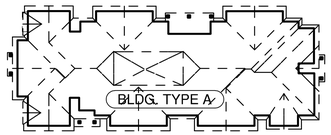
LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS 4132
Expires
08/31/24
Renewal Date
STATE OF CALIFORNIA

Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

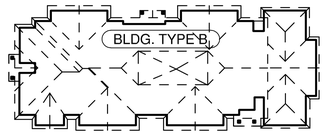
PROJECT
ELM AVENUE SENIOR APARTMENTS
S.E.C. ELM AVE. & E. WALNUT AVE. COALINGA, CA

L1

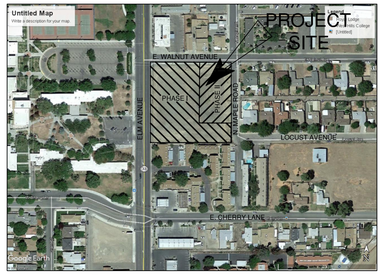
SCHEMATIC SET / NOT FOR CONSTRUCTION



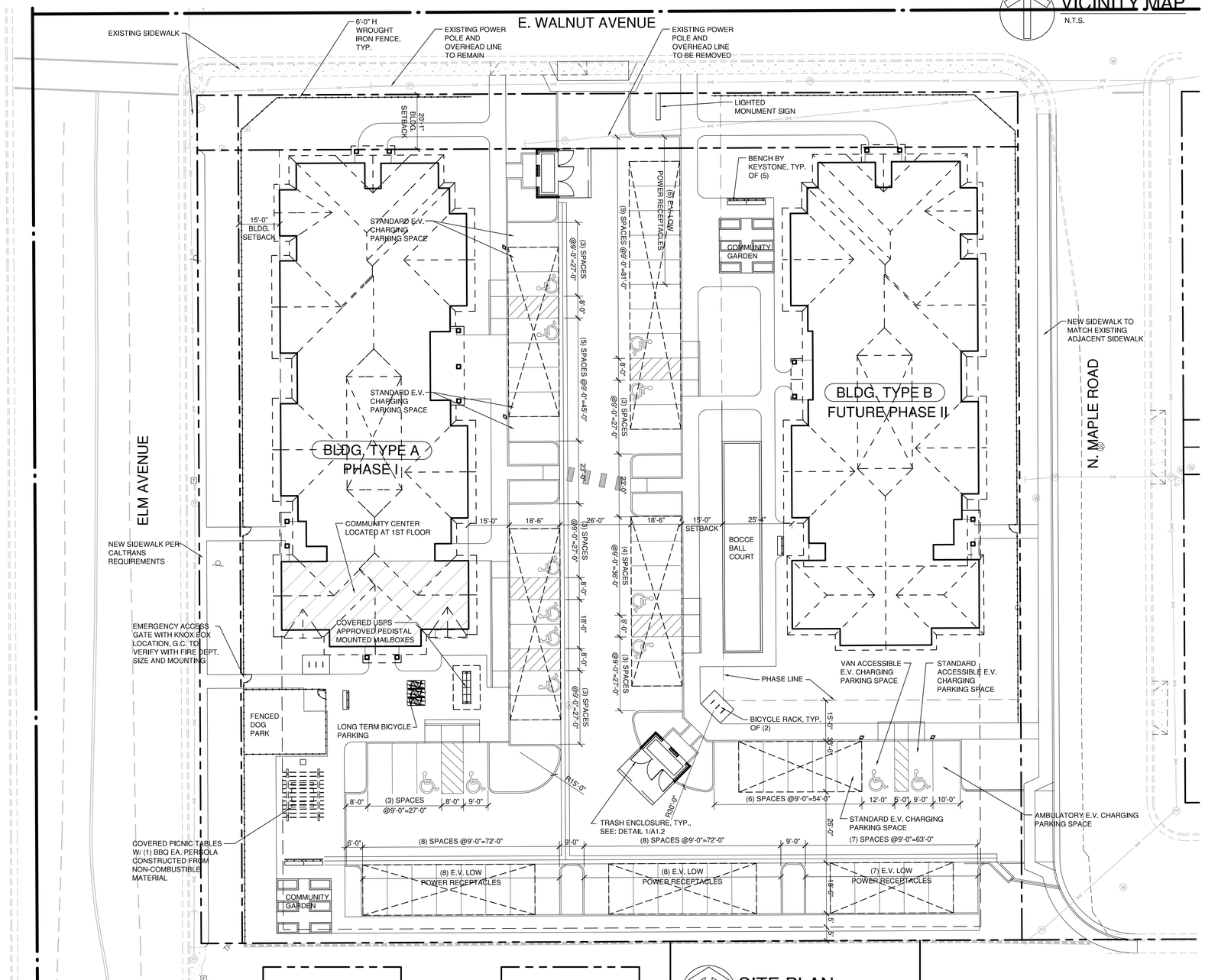
BUILDING TYPE A
(1) BLDG. PHASE I
(1) BLDG. TOTAL
FOOTPRINT - 11,276 S.F.
MAXIMUM HEIGHT - 38'-0"± (3) STORY
OCCUPANCY - APARTMENTS = R2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



BUILDING TYPE B
(1) BLDG. PHASE II
(1) BLDG. TOTAL
FOOTPRINT - 11,196 S.F.
MAXIMUM HEIGHT - 38'-0"± (3) STORY
OCCUPANCY - APARTMENTS = R2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA



VICINITY MAP
N.T.S.



SITE PLAN
SCALE: 1" = 20'-0"

APPLICANT

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

ARCHITECT

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

ACCESSIBILITY (PHASE I)

	# OF UNITS	PERCENTAGE
ADAPTABLE UNITS (ALL GROUND FLOOR UNITS REQ.)	22	70.97%
ACCESSIBLE UNITS (15% TOTAL)	5	16.13 %
SENSORY IMPAIRED UNITS (10% TOTAL)	4	12.90 %

UNIT MIX SUMMARY

	CONDITIONED SQ. FOOTAGES
PHASE I	
(27) 1-BEDROOM UNITS	(27) x 613 S.F. =16,551 S.F.
(4) 2-BEDROOM UNITS	(4) x 813 S.F. = 3,252 S.F.
(31) UNITS TOTAL	16,551 S.F. + 3,252 S.F.= 19,779 S.F.
COMMUNITY AREA	1,917 S.F.
PHASE II	
(27) 1-BEDROOM UNITS	(27) x 613 S.F. = 16,551 S.F.
(6) 2-BEDROOM UNITS	(6) x 813 S.F. = 4,878 S.F.
(33) UNITS TOTAL	16,551 S.F. + 4,878 S.F.= 21,429 S.F.
TOTAL - PHASE I	21,688 S.F.
TOTAL - PHASE II	21,429 S.F.
TOTAL	43,117 S.F.

PARKING SUMMARY

REQUIREMENTS PER CITY OF COALINGA, TABLE 4.4

ONE BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 54 X 1 = 54 SPACES REQUIRED

TWO BEDROOM UNIT CALCULATIONS:
RESIDENT SPACES REQUIRED: 8 X 1 = 8 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED, TABLE 4.4 = 62 SPACES

TOTAL PROVIDED - 51 COVERED SPACES (INCLUDING 10 ACCESSIBLE) + 2 ACCESSIBLE + 1 VAN ACCESSIBLE E.V. CHARGING SPACE, 1 ACCESSIBLE E.V. CHARGING SPACE+ 1 AMBULATORY E.V. CHARGING SPACE + 4 STANDARD E.V. CHARGING SPACES +11 STANDARD SPACES = 71 SPACES

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

ELECTRIC VEHICLE PARKING SUMMARY

REQUIRED - 71 SPACES * 40% = 29 E.V. READY LOW POWER RECEPTACLES
71 SPACES * 10% = 8 E.V. CHARGING SPACES

PROVIDED - ? E.V. READY LOW POWER RECEPTACLES + 1 VAN ACCESSIBLE E.V. CHARGING SPACE + 1 STANDARD ACCESSIBLE E.V. CHARGING SPACE +1AMBULATORY E.V. CHARGING SPACE + 5 STANDARD E.V. CHARGING SPACES = 33 SPACES

FIRE SPRINKLER

AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FPC'S AT EXTERIOR ACCESSIBLE FIRE SPRINKLER CLOSETS. NFPA 13

SITE SIZE (PHASE I)

64,344.61 S.F.± (1.48 ACRES±)
20.95 UNITS PER ACRE

SITE SIZE (PHASE II)

26,408.55 S.F.± (0.61 ACRES±)
54.10 UNITS PER ACRE

TOTAL SITE SIZE

88,528.34 S.F.± (2.03 ACRES±)
31.53 UNITS PER ACRE

SITE COVERAGE

	SQ. FT.	PERCENTAGE
BUILDING FOOTPRINTS	22,471.50 S.F.	25.38%
ON-SITE ASPHALT CONCRETE PAVING	26,602.22 S.F.	30.05%
SITE AMENITIES	3,004.51 S.F.	3.40%
CONCRETE WALKS & PADS	10,707.42 S.F.	12.09%
LANDSCAPE, OPEN SPACE & DOG PARK	25,742.69 S.F.	29.08%
TOTAL AREA	88,528.34 S.F.	100%

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

REVISIONS
- - -

COPYRIGHT DATE
2/17/25

DRAWN BY
JS / DE

PROJECT #
AMG22-27

PACIFIC WEST ARCHITECTURE

THE DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF DOUGLAS L. GIBSON. THE UNAUTHORIZED REUSE OR DUPLICATION OF THESE PLANS IS PROHIBITED. NO REPRODUCTION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN CONSENT OF DOUGLAS L. GIBSON HAS BEEN MADE OR PUBLISHED. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.
COPYRIGHT © BY PACIFIC WEST ARCHITECTURE

Pacific West Architecture
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 461-0022
fax (208) 461-3267
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO - LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON - SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT
ELM AVENUE SENIOR APARTMENTS
S.E.C. ELM AVE. & E. WALNUT AVE.
COALINGA, CA

SCHEMATIC SET / NOT FOR CONSTRUCTION

A1.1

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

Application Number _____ Date 2/5/24

APPLICANT INFORMATION:

Applicant/Property Owner Name: AMG & Associates, LLC

Mailing Address: PO Box 260770, Encino, CA 91316

Telephone Number: (310)968-3196 Assessors Parcel Number: 071-162-01ST & 02ST

Property Location (Street Address): —

Property is located: South side of Walnut Ave ~~Street~~, between Elm Ave ~~Street~~ and Maple Road ~~Street~~

PROJECT INFORMATION:

Current Zoning: RHD Proposed Zoning RHD

Existing Floor Plan: — Proposed Floor Area: 66,776.61 SF (Phase 1 size)

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) apartments

Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units 62 Total of area (in square feet) 19,779 SF + 1,917 SF Comm. bldng.

Total lot coverage of buildings or structures (in square feet) 11,276 Percentage of lot coverage 16.89 %

Number of off street parking spaces provided. Covered 47 Open 27

Total square feet of sign area _____ Total square feet devoted to recreation and open space 70,713.5 sq ft.

Give total percentage of lot devoted to recreation and open space 75.86% (Between both phases) sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area 72,630.5 SF

Describe type and material to be used on exterior walls and doors Board & Batten Siding, Stacked Stone Shake siding

Commercial

Gross floor area or building when complete 1,917 sq ft.

Describe sign (free standing, affixed to wall etc.) —

Number of parking spaces provided 74 Number of customers expected per day Residents only

Hours and days of operation —

Describe any outside storage of equipment or supplies: —

Industrial

Describe any outside storage of equipment or supplies: _____

_____

Maximum number of employees in any daily shift: _____

Number of delivery or shipping trucks per day: _____

Number of delivery or shipping trucks per day when construction is complete: _____

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 Dedications 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 _____ Date 2/5/24

Signature of Record Property Owner _____ Date 2-5-24

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.

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?_____

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:

North: Royal Lodge Motel & Single Family Homes

South: Peppertree Apartments

East: Single Family Homes

West: West Hills College

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. 6'0" wrought iron fence along permeter

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 74

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. Monument sign near Walnut Ave entrance

Are there any easements crossing the site? ☐ Yes ☒ No

Are there any trash/recycling enclosures on-site? ☐ Yes ☒ No

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

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

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	—	20' 6"
Rear	—	
Streetside	—	15'
Interior Side	—	15'

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: 760 E Elm Ave. Coalinga, CA 93210 2nd Address:

Setback: 15' Setback:

Exterior Materials

Existing Exterior Building Materials: —

Existing Roof Materials: —

Existing Exterior Building Colors: —

Proposed Exterior Building Materials: Board & Batten siding, Shake siding, Stacked stone

Proposed Roof Materials: Asphalt Roofing

Proposed Exterior Building Materials:

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: 2
Total Dwelling Units: 62
Net Acreage of Site: 2.14 acres
Density/Net Acre: 28.97

# of Single-Family Units: _____
# of Multi-Family/Apartment Units: 62
# of Duplex/Half-Plex Units: _____
# of Condominium Units: _____

Structure Size

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

Residence — Gross Square Footage: —
Garage — Gross Square Footage: —
Other — Gross Square Footage: —

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

Gross Square Footage: 19,779 Res-Phase 1
1,917 Comm-Phase 1
Total Square Footage: 19,771 Res-Phase 1
41,459 SF TOTAL

Building Height

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

Existing Building Height and # of Floors (from ground to the plateline): —
Existing Building Height and # of Floors (from ground to the top of the roof): —
Proposed Building Height and # of Floors (from ground to the plateline): 38'0", 3 stories
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.): 22,471.50 SF
Project Site Lot Area (sq. ft.): 93,185.16 SF
Total Lot Coverage Percentage: 24.14 %.

(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:_____
If your project includes fixed seats, how many are there?_____

Building Size

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

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

Building Height

Existing Building Height and # of Floors:_____
Proposed Building Height and # of Floors:_____

Lot Coverage

Total Existing and Proposed Building Coverage Area* (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.)

Environmental Evaluation Application Submittal Checklist

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

For Department Use Only

Application Received by Community Development Department:

By: _____ Date: _____

Industrial

Describe any outside storage of equipment or supplies: _____

_____

Maximum number of employees in any daily shift: _____

Number of delivery or shipping trucks per day: _____

Number of delivery or shipping trucks per day when construction is complete: _____

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 Dedications 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 _____ Date _____

Signature of Record Property Owner _____ Date _____

California Department of Transportation

DISTRICT 6 OFFICE
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616
(559) 908-7064 | FAX (559) 488-4195 | TTY 711
www.dot.ca.gov

June 6, 2023

FRE-33-16.422
Application for STP – Site Plan Review
SPR 23-01
https://ld-igr-gts.dot.ca.gov/district/6/report/29817

SENT VIA EMAIL

Sean Brewer, Assistant City Manager
City of Coalinga
155 W. Durian
Coalinga, CA 93210

Dear Mr. Brewer:

Thank you for the opportunity to review Site Plan Review (SPR) 2023-01, which proposes to construct a 2-phased 66-unit senior living facility with two 10,677 square-feet multifamily buildings and a 2,213 square-feet community building. Additional features include open space, community gardens, bicycle lockers, and a fenced dog park. The project is located on the southeast corner of State Route (SR) 33. (Elm Avenue) and Walnut Avenue in the City of Coalinga.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

Specific Comments:

1. As a point of information: There is currently a Caltrans pavement rehabilitation project on Elm Avenue (S R33) to reconstruct the pavement and to implement complete street elements including a road diet with construction scheduled for the 2023/24 Fiscal Year.

2. The existing curbs, gutters, sidewalks, and drainage facilities along the project frontage should be reconstructed. **The site plan should be updated to indicate the removal of the current driveways on Elm Avenue and include the addition of a 10-foot sidewalk, standard curb ramp, and gutter implementation**.

3. It is recommended that any utilities be placed underground to minimize obstructions.

4. To help increase safety, **a left turn improvement onto Walnut Avenue would be**

necessary to accommodate traffic volumes.

5. Work completed in the State's right-of-way (ROW) must adhere to the current Caltrans Highway Design Manual (HDM) and State Standard Plans and Specifications.

6. With the concurrent project on Elm Avenue (SR 33), **please confirm that the project proponents will be constructing the entire length of the sidewalk along Elm Avenue (SR 33) and the curb ramp at the southeast corner of Elm Avenue and Walnut Avenue in Phase 1 of the project**.

7. Caltrans requests the proposed construction schedule for this project be provided to coordinate with the Caltrans' Elm Avenue (SR 33) project.

8. **It is recommended that the site plans include measurements for corner sight distance from Walnut Avenue to Elm Avenue (SR 33) for safety purposes, as well as a cross-section of the project frontage on Elm Avenue (SR 33).**

9. According to Caltrans' Transportation Concept Report (TCR) for SR 33, the ultimate concept for this segment is a 4-lane conventional highway with an ultimate right-of-way (ROW) width of 110 feet (55 feet from the centerline). Caltrans ROW maps shows this segment of SR 33 existing at 60 feet with approximately 30 feet from the centerline on the east side of SR 33.

   Understanding that the City is no longer envisioning a 4-lane conventional highway for SR 33, an additional 25 feet (55 feet from the centerline) is **no longer** being requested for an irrevocable offer of dedication (IOD).

   However, **it is requested that the building be set back outside 55 feet from the center line to improve safety as well as accommodate corner sight distance needs for the Walnut Avenue approach**.

10. An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights-of-way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. Engineering plans, calculations, specifications, and reports (documents) shall be stamped and signed by a licensed Engineer or Architect. Engineering documents for encroachment permit activity and work in the State right-of-way may be submitted using English Units. The Permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. The Streets and Highways Code Section 670 provides Caltrans discretionary approval authority for projects that encroach on the State Highway System. Encroachment permits will be issued in accordance

with Streets and Highway Codes, Section 671.5, "Time Limitations." Encroachment permits do not run with the land. A change of ownership requires a new permit application. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit.

11. Prior to an encroachment permit application submittal, the project proponent is required to schedule a "Pre-Submittal" meeting with District 6 Encroachment Permit Office. To schedule this meeting, please call the Caltrans Encroachment Permit Office - District 6: 1352 W. Olive, Fresno, CA 93778, at **(559) 488-4058**

    Please review the permit application - required document checklist at:
    https://forms.dot.ca.gov/v2Forms/servlet/FormRenderer?frmid=TR0402&distpath=MAOTO&brapath=PERM

    Please also review the permit application - processing checklist at:
    https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/tr-0416-a11y.pdf

General Comments:

1. Caltrans recommends that the City consider creating a VMT Mitigation Impact Fee to help reduce potential impacts on the State Highway System.

2. Caltrans recommends the project proponents consider working with the City to convert a portion of the planned residential units to affordable housing units.

3. Alternative transportation policies should be applied to the development. An assessment of multimodal facilities should be conducted to develop an integrated multimodal transportation system to serve and help alleviate traffic congestion resulting from the project and related development in the area of the City. The assessment should include the following:

    a. Pedestrian walkways should not only be limited to the project's internal connectivity but be connected to existing walkways and transit facilities outside the project area.

    b. The project should consider coordinating connections to local and regional bicycle pathways to encourage the use of bicycles for commuter and recreational purposes.

    c. If transit is not available within 1/4-mile of the project area, transit should be extended to provide services to high-activity centers of the project.

4. As part of the statewide effort to reduce greenhouse gas emissions, Caltrans

recommends the project proponents consider the installation of public Level 2 Electric Vehicle (EV) and DC Fast Charging EV charging stations into this development.

5. Active Transportation Plans and Smart Growth efforts support the state's 2050 Climate goals. Caltrans supports reducing VMT and GHG emissions in ways that increase the likelihood that people will use and benefit from a multimodal transportation network

If you have any other questions, please call or email Christopher Xiong at (559) 908-7064 or Christopher.Xiong@dot.ca.gov.

Sincerely,

DAVID PADILLA, Branch Chief
Transportation Planning – North