



AGENDA

PLANNING COMMISSION

CITY COUNCIL CHAMBERS 155 W. DURIAN, COALINGA, CA 93210

TUESDAY AUGUST 11, 2015

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

- Chairman Hill*
- Vice Chairman Sailer*
- Commissioner Jacobs*
- Commissioner Stoppenbrink*
- Commissioner Gonzales*

Staff:

- Sean Brewer, Assistant Community Development Director*
- Marissa Trejo, Interim City Manager*

PUBLIC COMMENTS

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

INFORMATION/CONSENT CALENDAR

1. Approval of the June 23, 2015 Minutes

PUBLIC HEARINGS

1. Conditional Use Permit Application 15-04 (900 E. Polk Street - Dance Hall & Restaurant)

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN

Next Meeting: August 25, 2015



Staff Report- Chairman and Planning Commission

Subject: Approval of the June 23, 2015 Minutes
Meeting Date August 11, 2015
Project Location: N/A
Applicant: N/A
Owner: N/A
Prepared By: Sean Brewer, Assistant Community Development Director

I. RECOMMENDATION:

That the Planning Commission **APPROVE** the minutes from the June 23, 2015 regular meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes 6-23-2015

MINUTES
PLANNING COMMISSION
City Council Chambers 155 W. Durian, Coalinga, CA 93210
TUESDAY June 23, 2015

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

CALL MEETING TO ORDER (6:00 PM)

Vice Chairman Sailer called the meeting to order at 6:00 PM.

Pledge of Allegiance led by Vice Chairman Sailer.

CHANGES TO THE AGENDA - None

ROLL CALL

*Commissioners: Chairman Hill – excused absence
Vice Chairman Sailer
Commissioner Jacobs
Commissioner Stoppenbrink
Commissioner Gonzales – excused absence*

*Staff: Sean Brewer, Assistant Community Development Director
Wanda Earls, City Clerk*

PUBLIC COMMENTS - None

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

INFORMATION/CONSENT CALENDAR

1. Approval of the April 28, 2015 Minutes

*Motion to Approve Information/Consent Calendar Made by Commissioner Stoppenbrink, Second by Commissioner Jacobs. Motion **Approved** by a Roll-call (3/0)
Majority Vote: Stoppenbrink, Jacobs, Sailer (Hill, Gonzales Absent)*

PUBLIC HEARINGS

1. **Determination of Unspecified Use - Fitness Studio (CPU 15-01)**

Staff is recommending that the Planning Commission approve the following use as permitted subject to a conditional use permit in the Manufacturing/Business Light (MBL) zoning district.

Use Classification: Fitness Studio (Building area not to exceed 10,000 square feet)

Defined: Studios that are intended to provide members of the public with facilities for individual and group exercise, fitness training, cross-fit training, box training, gymnastics, dance, martial arts, self-defense, or instruction or similar activities.

Permitted Zones:

- Light Manufacturing and Business (MBL) - Conditional Use Permit
- Commercial General (CG), Commercial Service (CS), and Mixed Use (MU) - Permitted by right. *Additional Regulation:* No activity shall be conducted outdoors.

The applicant is requesting that the Planning Commission review and approve their application for creating a use classification for “Fitness Studio” as a conditionally permitted use within the Light Manufacturing zoning designations and permitted by right in the CS, CG, and MX zoning designations.

The applicant is currently applying for a business license to operate a “Cross Fit Style” training facility to be located at 1305 W. Elm Ave. The current zoning on the property is MBL (Light Manufacturing/Business) with a Land Use designation of Light Manufacturing/Business. Under the current planning and zoning code this type of use would closely fall under “Fitness Centers” which applies to buildings with an area of 10,000 square feet and larger.

The Coalinga Municipal Code currently classifies Fitness Centers under the “large scale” sub classification of cinema/theaters.

Fitness centers are intended to provide members of the public with facilities for individual and group exercise, aerobics, yoga, Pilates, fitness training, gymnastics, dance, martial arts, self-defense or instruction or similar activities.

Staff is recommending that a new classification for “fitness studio” where the use occupies no more than 10,000 square feet of building area. These centers are intended to provide members of the public with facilities for individual and group exercise, fitness training, cross-fit training, box training, gymnastics, dance, martial arts, self-defense, or instruction or similar activities. These uses would be permitted in the MBL zoning designation subject to a conditional use permit.

The proposed “Fitness Studio” use classification would apply to similar uses with no more than 10,000 square feet of building area and expand the permitted zones to the

Light Manufacturing and Business designation and various commercial zones as mentioned above.

The City as well as several Cities' throughout the state have received requests to locate, and in fact permit to be located, fitness centers that provide services in various warehouse buildings located in industrial zoning districts of varying sizes. These units afford large physical spaces that are well-suited to conducting exercise movements at relatively lower lease rates than comparable commercially zoned property.

The Institute of Transportation Engineers (ITE), for purposes of trip and parking generation, use health and fitness facilities which are 10,000 square feet or larger. Fitness studios as defined above are usually less than 6,000 square feet. The hours of operation are usually off-peak hours of surrounding businesses with the majority of clients using the facility early morning, before 10:00 a.m., and after 4:00 p.m. Due to the small size and tendency to have peak operations at times when industrial businesses are not operating, fitness studios have minimal traffic impacts and are well-suited to sharing parking with other tenants in light industrial complexes (if available). Their peak usage occurs when other businesses in the complex or adjacent area are not operating at their peak volumes. This also holds true for the commercial districts.

As such, when properly conditioned (including, but not limited to the number of customers and hours of operation), these uses do not represent a risk to public health or welfare and may be permitted with a minimal level of review. Therefore, a conditional use permit is an appropriate process to review these types of exercise/fitness facilities.

General Conditions that may apply to Exercise/Fitness Studios:

1. The fitness/exercise studio is 10,000 square feet or less.
2. Group sessions shall have no more than 15 clients at a time; individual training shall have no more than 2 clients at a time.
3. Morning group sessions begin no earlier than 5:30 a.m. and end no later than 11:00 a.m.; evening group sessions begin no earlier than 3:00 p.m. and end no later than 8:00 p.m.
4. Parking will be evaluated at a 1:300.

Findings of Fact

In classifying an unlisted use, the Planning Commission, and the City Council in case of an appeal, shall first make a finding that all of the following conditions exist:

- (1) That investigations have disclosed that the subject use and its operation are compatible with the uses permitted in the district wherein such use is proposed to be located;

(2) That the subject use is similar to one or more uses permitted in the district within which such use is proposed to be located;

(3) That the subject use will not cause significant reduction to the values of the property in the neighborhood or district within which such use is proposed to be located; and

(4) That the subject use will be so designed, located, and operated that the public health, safety, and general welfare will be protected.

Staff feels that the proposed use classification is consistent with that of the General Plan and the Commission can make all of the required findings necessary to approve this request.

He is happy to answer any clarifications/questions you may have.

Commissioner Stoppenbrink asked about the staffing ratios with respect to the oversight. If there are 30 clients present do you have to have a minimum number of employees overseeing the activities?

Mr. Brewer said that we can ask the questions of the applicant either now or during the CUP process and establish that information. It will either be one or two.

Commissioner Jacobs asked the MBL (cannot understand word) is over 10,000 square feet.

Mr. Brewer said currently the way the zoning is set up is we have a two use classification under the cinemas and that covers large use operations like fitness centers. He left the definition of Large-scale as drive-in theaters, driving ranges, golf courses and larger types of facilities. They are all facilities with more than 10,000 square feet. The problem if we go small-scale it doesn't identify as less than 10,000 square feet or identify the small-scale with all these same uses but less than 10,000 square feet. That may be the easiest fix down the road. This was the easiest way to get this process moving in a timely matter but if there is something the commissioners would like to clarify we can always revise it. It would, basically, be a rezone because you are revising the text of the document. This way it is not specified in the code in terms of what a fitness studio or a fitness center would look like less than 10,000 square feet. We did some research, too, and looked at fitness studios compared to fitness centers. They are a little different. Fitness studios are would include uses such as Yoga and Pilates and other similar uses and it won't necessarily be the same as Cross Fit. It is really geared to the group type exercise atmosphere and not necessarily the individual type uses.

Commissioner Jacobs said this could open up more businesses opportunity. Mr. Brewer said it will have more flexibility for sure. One of the things is, it opens these

opportunities in the light industrial areas where the code does not currently permit.

That is something we may need to revisit, too, and expand the 10,000 square foot and larger to the industrial area. He sent an email to our California League of Cities list serve and it is all a bunch of planners from the State of California and he got a tremendous amount of response specific to cross-fit facilities and the request to go into these industrial areas because they like the open box-type facilities for indoor and outdoor activities which are more suited in the industrial area. The noise levels are more accepted than in a commercial area. That is why we specified these not in a commercial area where there could be no permitted outside but in the industrial area where they are permitted.

Tonight staff is seeking direction to make a determination by motion. He did not prepare a resolution; it would just, basically, be on the record that we have it as a specified use and we have established the use classification and how it is defined in the permitted uses and then we go ahead and apply it to any other request in the future. We can move forward to the next item after we close this public hearing to actually do the CUP for that particular application.

Commissioner Stoppenbrink said he does have some questions better addressed to the applicant.

Vice Chairman Sailer opened the public hearing for comments either for or against this item. Hearing no comments, the public hearing was closed.

*Motion to Approve the Conditional Use Permit 15-01 - Unspecific Use - Fitness Studio in the Manufacturing/Business Light (MBL) Zoning District Made by Commissioner Stoppenbrink, Second by Commissioner Jacobs. Motion **Approved** by a Roll-call (3/0) Majority Vote: Stoppenbrink, Jacobs, Sailer (Absent: Hill, Gonzales)*

2. Consideration of a Conditional Use Permit Application 15-03 for 1305 W. Elm Ave (Cross Fit Facility)

Staff recommends approval of Conditional Use Permit 15-05 by adopting Resolution No. 015P-004 with Conditions.

The applicant is proposing to use the building located at 1305 W. Elm Ave as a Cross Fit Training Facility. This use is classified as a Fitness Studio since the facility is less than 10,000 square feet.

Cross Fit is a core strength and conditioning program. The Cross Fit program is designed to elicit as broad an adaptation response as possible. Cross Fit is not a specialized fitness program but a deliberate attempt to optimize physical competence in

several fitness domains such as Cardiovascular and Respiratory Endurance, Stamina, Strength, Flexibility, Power, Speed, Coordination, Agility, Balance and Accuracy.

General Plan/Zoning Consistency: The location in which the proposed use is located is within the Light Manufacturing and Business (MBL) land use and zoning designation. The MBL zoning designation encourages a mix of light industrial, secondary office, bulk retail, and service uses. This district allows for uses such as, warehouse, mini-storage, research and development, wholesale, bulk retail, and office space with limited customer access. This district also allows for other uses, such as commercial recreation, distribution centers, or other uses that require large, warehouse-style buildings. In accordance with the land use regulations table Fitness Studios are permitted subject to a conditional use permit.

Location: 1305 W. Elm Ave (Map Attached)

Building: The proposed use will be located in an existing industrial building totaling 5,400 square feet with multiple offices, break room, lounge, and restrooms. Upon being issued a business license the unit will be inspected by the building department to ensure ADA compliance and maximum occupancy levels. Should the interior of the unit be altered, building plans will need to be provided to the building Department for consistency with the use as a fitness facility.

Business Activities: The applicant is proposing a training facility that combines both indoor and outdoor workouts within a 1 hour class. Indoor activities consist of the following but not limited to kettle ball exercises, rowing, pull ups, muscle ups, wall balls, squats, dead lifts, rope climbs, double unders, toes to bar, and box jumps. Outdoor activities consist of but not limited to tire flipping, sled push pull, sprints, trail runs, sandbag exercise, partner carry and lunges. Class sizes will be limited to 12 people per session.

Hours of Operation: 5:30AM – 8:30PM Monday through Sunday. Staff has attached a copy of the proposed daily schedule for Cross Fit Greenshed.

Ingress/ Egress and Parking: Access to the Cross Fit Facility will be via W. Elm Ave. The driveway is designed to accommodate both incoming and outgoing traffic simultaneously. The parking ratio is 1 space for every 300 square feet of use. Therefore, the applicant shall provide 18 parking stalls and one shall be ADA compliant. Staff feels that this can be accommodated onsite and will be included as a condition of approval.

Surrounding Uses: The project site is located at the southern portion of the City and within an existing industrial zoning district. Therefore, staff has determined that there are no land use compatibility and/or transitional concerns related to the placement and approval of this use.

East: Industrial

West: City Limits – Agricultural/Cabrillo Club
North/South: Industrial

A Conditional Use Permit shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record.

General Plan consistency: Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

This project furthers the advancement of the goals and objectives of the general plan by providing a diversification of uses in the industrial districts of the City. The proposed use is consistent with the uses allowed in the Light Business/Industrial zoning district and does not pose a threat to the health, safety, and welfare of the adjacent properties or the community as a whole.

Neighborhood compatibility: The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;

The proposed use meets and/or exceeds all development regulations for the district that it is located and shows similar operational characteristics to its surroundings uses and zoning designations which will eliminate any adverse effect on the neighborhood and surrounding properties. The proposed use is not within and/or adjacent to any residential districts.

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

With the establishment of this use, there will be a reduction in vacant buildings and provide another service to the community in an area suitable for this proposed use.

Staff is recommending adoption of Resolution 01-15P-004 with the Conditions. The Conditions are attached to the Resolution. If you have any questions, he is pleased to answer them.

Vice Chairman Sailer received no questions for staff and he opened the public hearing to anyone wishing to speak for or against this item.

Commissioner Stoppenbrink asked about staffing ratios.

Mr. Buckner said he is the only staff as of right now. He researched a lot of boxes around the world and they don't really require a certain number of staff members per client. You can grow as much as you want. The only thing that suffers is if you grow over thirty people. You really want to concentrate on individual performances. You want to keep it rather small in scale but it won't affect anything as to their workouts, etc. There are no particular requirements relative to staffing ratios.

Commissioner Stoppenbrink asked if there were regulations you are governed by other than your personal observation for general safety, obviously, for the clients.

Mr. Buckner said he goes over safety extensive to insure that they do things properly so no one gets hurt. There are no requirements for extra staff with the available client.

Commissioner Stoppenbrink asked about his experience. Has he done this before or have you participated in it? What is your breakdown?

Mr. Buckner said he has been doing it, personally, for a few years now. He has competed in two open competitions and those are pretty cool because it is a World Wide Competition over the Internet. You do a series of five workouts over five weeks and it leads to the Regional's and from the Regional's it goes to profit gain. You have probably seen it on TV. He competed in the Open twice and he has, actually, started training the local Cross Fit high school team here as their strength and conditioning coach for six months. This is his experience in cross fit alone but he has had experience in weight lifting and exercises his whole life. He is pretty familiar with it.

Commissioner Stoppenbrink said his last question is from a marketing perspective have you done some research to find out what the demand might be. A lot of times, businesses open and close because no due diligence was done. He realizes it is your money you are spending but what type of marketing research have you done to determine what the demand might be?

Mr. Buckner said there is plenty of demand. He told some friends about it and within a three week period, 20-25 people have already spoken to him and want to sign up. There is a good demand and he researched about the boxes around the world and there are more than

10 000 of these things around the world. He did some research on the owner of Starbucks compared to Cross Fix and Cross Fix in the time from which it started, has grown faster than Starbucks' Corporation. The people really enjoy it; it is sorted like the Army where you go through hard workouts and you become a team.

Commissioner Stoppenbrink said Boot Camp mentality.

Mr. Buckner said people come and they seem to bring more people with them. The growth is excellent.

Commissioner Stoppenbrink asked if Cross Fit is a franchise.

Mr. Buckner said it is like a franchise. The owner of Cross Fit allows people to get training to become certified in Cross Fit. He has his Level 1 Certificate to train in Cross Fit. You just pay a fee and become trained in Cross Fit.

Vice Chairman Sailer said he likes the pictures you provided. He has heard of Cross Fit but never seen what was involved. How much of this training are you going to do here? Are you going to have a climbing rope and all that type of equipment?

Mr. Buckner said he does competitions so he tries to do everything that the Cross Fit athletes do in a competition. He has learned how to do everything so he can teach everybody how to climb ropes, muscle up, gymnastics, and any kind of Olympic lifting. There are endless possibilities and never gets tiring because you have so much variety.

Commissioner Stoppenbrink said do you see this as a compliment or not integrating in with the current fitness centers that are here in the community. Are there different types of approaches?

Mr. Buckner said he knows there are a couple of places where they combine it; they have half the building (cannot understand words). That is fine, but for him, personally, he is more hardcore Cross Fit; he tries to stay away from machines. In Cross Fit they say your body is the machine. You use your body to workout instead of a treadmill.

Commissioner Stoppenbrink said he is asking if you see clients that want to be involved in both types of activities. Would you see clients wanting to continue in both types of training and want to come over to your facility, too?

Mr. Buckner said they can do both; whatever they feel like they need to do. They can come over and get more cardio or training in lifting, etc.

Commissioner Stoppenbrink asked if he sees any hope for guys like him.

Mr. Buckner said definitely for you. It is really diverse in ages because there is Cross Fit for children and he has actually seen people up to 80 and 90 years old doing Cross Fit. It is completely scalable so there is hope.

Commissioner Stoppenbrink quickly said that he is not that old. (Much laughter.)

Mr. Brewer said he just wants to verify that you understand and agree to all the Conditions of approval.

Mr. Buckner responded to the affirmative.

Commissioner Stoppenbrink asked about the parking and the parking ratios.

Mr. Brewer said they will have to do a few improvements. He is not sure what his plan is but they will have to do some improvements for the parking stalls.

Commissioner Stoppenbrink asked about the time limit and when he plans to be fully operational.

Mr. Buckner said as soon as it is approved they are going to purchase all the equipment and it takes a week and one half to receive it. As soon as they hear from the building inspector and the Fire Department, they will plan to open. The Fire Department has already given him all the requirements and they have taken care of those. He will open as soon as everything is taken care of legally. It will be as soon as possible within a month, hopefully.

Mr. Brewer said there is a 10-day Appeal Period on CUP's. The fact is we have never received any protests. It is probably not going to occur in your situation. There is always that length of time in which we could receive something.

Commissioner Jacobs asked if he will be selling product there, shirts, etc.

Mr. Buckner said they plan on having their own shirts, etc. and we might sale drinks for people who did not bring water, etc.

We have a nice logo with our name of it. We will want to hand them out for advertisement.

Commissioner Jacobs said he saw that you have a comparable cost for the surrounding area. Is that you price; is it going to be close to that?

Mr. Buckner said that is a rough estimate. They are trying to decide what would be good for them and, also, what would be attractive to people. It seems pricey, but it is really personal in a large group so you get concentrated training. It is going to be around \$120 - \$130. There are family packages where each sibling will become cheaper and cheaper in price. The military, fire, police will receive a 15% discount.

Vice Chairman Sailer closed the public hearing receiving no additional comments.

Commissioner Stoppenbrink has a question for staff. He sees an inconsistency on the agenda with the permit application 15-03 and the Resolution of 15-04.

Vice Chairman Sailer said in the staff report it says 15-03 but in the actual application, it says 15-04.

Commissioner Stoppenbrink said the resolution is 15-04 and the application on the agenda says 15-03. They should be consistent.

Mr. Brewer said he received two applications at the same time so he probably got caught up in the CPU and the CUP thing. It is 15-05. The one for the bowling alley coming in July is 15-04.

The agenda posted within the 72 hours says 15-05. The Resolution is correct as 15-04. He is sorry for the confusion.

*Motion to Approve CUP 15-05 and Adopt Resolution No. 15-04 a Resolution of the City of Coalinga with Conditions Made by Commissioner Stoppenbrink, Second by Commissioner Jacobs. Motion **Approved** by a Roll-call (3/0) Majority Vote: Stoppenbrink, Jacobs, Sailer (Hill, Gonzales – absent)*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS - None

DEPARTMENT REPORTS - None

COMMUNICATIONS

1. Staff Announcements - None
2. Commissioner Announcements - None
3. Chairman Announcements - None

ADJOURN

Vice Chairman Sailer adjourned the Planning Commission Meeting at 6:32 PM.

Next Meeting: July 14, 2015



Staff Report- Chairman and Planning Commission

Subject: Conditional Use Permit Application 15-04 (900 E. Polk Street - Dance Hall & Restaurant)
Meeting Date: August 11, 2015
Project Location: 900 E. Polk Street (APN 083-090-04S)
Applicant: Rito Gutierrez, 195 E. Elm Ave, Coalinga, CA 93210
Owner: Rito Gutierrez, 195 E. Elm Ave, Coalinga, CA 93210
Prepared By: Sean Brewer, Assistant Community Development Director

I. RECOMMENDATION:

Staff is recommending that the Planning Commission approve Conditional Use Permit Application 15-04 by adopting Resolution 015P-005 with conditions.

II. BACKGROUND:

The Community Development Department received an application in April 29, 2015 from Mr. Gutierrez to re-open the building at 900 E. Polk Street (known as the "Old Bowling Alley") as a dance hall and restaurant. The Dance Hall and Restaurant are proposed to be located in the existing 16,656 square foot building which was originally used as a bowling alley and subsequently a feed store. Due to the intensification of the use, the restaurant, dance hall and bar exceeding 3,000 square feet requires a conditional use permit reviewed and approved by the Commission prior to occupancy.

Staff has requested comments from various city departments (Fire, Police, Building, Engineering and Public Works) as well as Caltrans since the project is adjacent to State Route 33 and there are currently no off-site improvements (curb, gutter and sidewalk) at the project frontage.

III. PROPOSAL AND ANALYSIS:

General Plan/Zoning Consistency: The subject property is currently located within the Commercial General (CG) zoning designation. The proposed use as a dance hall and restaurant/bar is permitted within this zoning designation subject to conditional use permit.

Location: 900 E. Polk Street (Map Attached), APN: 083-090-04S

Building: The building is currently 16,656 square feet with several partitions for the restaurant, dance hall, bar, arcade and 2 small to medium conference/banquet rooms. According to the plans, the maximum occupancy has been set at 1,854 for all uses. This is based on an occupant load factor determined by use types and seating configurations. After discussions with the Fire Department and the Building Official, the occupancy was reduced due to the limited parking availability. With the past use being a bowling alley the occupancy was significantly less because the way in which the lanes were calculated for parking. With the change in use from a bowling alley to a dance hall and restaurant, the parking availability shall be the determining factor in setting a reasonable occupancy load for the building without creating a significant impact to on street parking and surrounding neighborhoods.

After discussion with the project applicant, building official and fire staff, it has been determined that the maximum occupancy load will be 280 persons.

Occupancy Determination:

Use Type	Square Feet	Occupant Load Factor	Maximum Occupancy
Restaurant	1,477	1/15	114
Dance Hall	732 (allowed per parking availability)	1/15	52
Banquet Room 1	709	1/15	47
Banquet Room 2	1009	1/15	67
Total			280

As part of the conditions of approval, staff is recommending that the Commission permit an increase in occupancy should more parking be provided to the west in the future. This parking configuration shall be reviewed and approved by the Community Development Director and occupancy updated by the Fire Department.

Parking: The project is proposing to utilize the existing parking configuration with some small modifications to accommodate functional circulation. 64 Stalls inclusive of 3 ADA stalls are being provided to accommodate the proposed uses.

Business Activities: The applicant has provided a business plan which staff has attached for reference. The expected business operation shall include a Mexican restaurant with a family atmosphere, separate bar area (alcoholic beverages served), and dance hall that is expected to provide a variety of events such as teen dances, concerts, weddings, conferences, baby/wedding showers, and meetings. The Police Department has made the requirement that 1 security guard be provided for every 50 persons occupying the dance hall.

Hours of Operation: The restaurant is expected to be open 7 days a week (Monday through Thursday from 8:00 a.m. to 8:00 p.m., Friday and Saturday 8:00 a.m. to 12:00 a.m.). The bar area is expected to be open Sunday through Thursday from 7:00 a.m. to 10:00 p.m., Friday and Saturday 7:00 p.m. to 12:00 a.m. Events in the dance hall will be upon request and or scheduled in advance during various dates and times but will be limited to the hours of 8:00 a.m. to 12:00 a.m. Monday through Sunday.

Ingress/ Egress: Access to the site will be provided via a driveway, not to exceed 35 feet, at the eastern portion of the property. This will provide both ingress and egress for the patrons. In their comments dated June 19, 2015 Caltrans was amenable to accepting an additional emergency access driveway to the west. This additional emergency access was recommended by the Coalinga Fire Department as a secondary access point in case of an emergency.

Solid Waste: The solid waste enclosure shall be provided on the eastern boundary of the property and will accommodate both recycling and garbage. The enclosure shall be installed to current city standards.

Surrounding Uses:

Direction	Use
North	Agricultural Use – Not in City Limits
South	Residential – Large Lot
East	Public Facilities (PG&E Substation)
West	Vacant Commercial Land

Utilities: The existing site has available water and gas connections readily available for connection. Sewer is currently being provided by an onsite septic system and will be required to be abandoned and removed now that service is available for connection. The applicant will tie into a future 6” connection that will be available at the northeastern property line once the City receives approval from the City Council to design and construct a tie-in at Merced Ave.

In October of 2001 the City had discussed designing and constructing a new 6” sewer line from the new service which is now Merced Ave connection to the 6” stub out located at the northeastern property line. Once a use permit has been granted and all appeal periods have expired staff will seek approval from the City Council to design and install the 220 foot of 6-inch sewer line. If such approval is not granted by the City Council, either the Commission can condition the project to require the applicant to install the 220 feet of sewer line or allow the septic system to remain.

Off-Site Improvements: Per Caltrans comments and staff recommendations, the applicant will be required to install (2) new driveways (one emergency and one for general access), curbs, gutters and sidewalks at the frontage of the property. These off-sites shall be reviewed and approved by the City Engineer, and then subsequently reviewed and approved by Caltrans for the issuance of an encroachment permit.

City Department Comments: All City Department comments have been incorporated within the conditions of approval.

Environmental Considerations: The proposed project has been determined to be exempt from CEQA in accordance with Section 15301(a) for existing facilities. A notice of exemption will be filed with the Fresno County Clerk’s Office once approval has been granted for this application.

IV. FISCAL IMPACT:

The redevelopment of the building will increase property tax revenue and sales tax generation.

V. REASONS FOR RECOMMENDATION:

A Conditional Use Permit shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record.

General Plan consistency: Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of

the General Plan and any other applicable plan that the City has adopted;

This project furthers the advancement of the goals and objectives of the general plan by providing a diversification of uses in the commercial zone districts of the City. The proposed use is consistent with the uses allowed in the general commercial zoning district and does not pose a threat to the health, safety, and welfare of the adjacent properties or the community as a whole.

Neighborhood compatibility: The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;

The proposed use meets and/or exceeds all development regulations for the district that it is located and shows similar operational characteristics to its surroundings uses and zoning designations which will eliminate any adverse effect on the neighborhood and surrounding properties. With the development regulations placed on the proposed use, it will not have a significant impact on traffic and noise within the surrounding areas.

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

With the establishment of this use, there will be a reduction in vacant buildings and provide another service to the community in an area suitable for this proposed use. This proposed reuse of the “old bowling alley” is a great rehabilitation of a building and property that has been vacant and underutilized for more than a decade.

ATTACHMENTS:

Description	
☐	Application CPU 15-04
☐	Site Pictures
☐	Eastern Property View
☐	Western Property View
☐	Center Property View
☐	APN Page 083
☐	Location Map
☐	Site Plan
☐	Resolution No 015P-005 w/ Conditions
☐	Department Comments

**CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION**

CVP 15-04
Application Number

4/29/15
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Jose Rito Gutierrez Gomez
Mailing Address: 195 W Elm Ave
Telephone Number: (559) 935-8853 Assessor Parcel Number: 083-090-045-0
Property Location: 900 E Polk St. Coalinga, CA 93210
Legal Description (lot, block, Tracts, etc.) See Attached legal description

PROPERTY USE INFORMATION:

Current Zoning: Commercial General (CG)
Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: _____
Proposed Use: Dining & Dance Hall

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

Describe any new structures or improvements associated with use (indicate total square footage of structures). 16,656
N/A

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

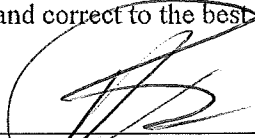
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

M-Thur 8:00am-8:00pm, Friday 8:00am-12:00am, Sat & Sun 7:00am-10:pm, 5 employees, 20-30 vehicles throughout the day
50 parking spaces.

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

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

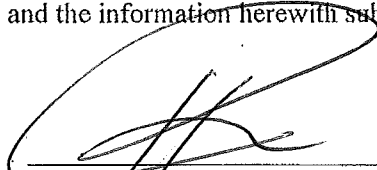
The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.


Signature of APPLICANT/AGENT

Jose Rito Gutierrez Gomez
Name of APPLICANT/AGENT (Please Print)

195 W Elm Ave. Coalinga, CA 93210
Mailing Address

(559) 304-1889
Telephone Number


Signature of OWNER

Jose Rito Gutierrez Gomez
Name of OWNER (Please Print)

195 W Elm Ave. Coalinga, CA 93210
Mailing Address

(559) 935-8853
Telephone Number

EXHIBIT "A" LEGAL DESCRIPTION

That portion of Section 4, Township 21 South, Range 15 East, Mount Diablo Base and Meridian, according to the official plat thereof, described as follows:

Beginning at a point on the Southerly boundary line of Polk Street, which point is 30 feet Southerly and 238.71 feet Westerly from the Northeast corner of said Section 4; thence Westerly along the Southerly boundary of said Polk Street to a point thereon which is 10.38 feet more or less, Easterly from the city Limits of the City of Coalinga, as the same existed on June 25, 1959; thence Southerly and parallel with and distant 10.38 feet Easterly of said City Limits, a distance of 270 feet, more or less, to the Northerly boundary of the Coalinga Cemetery, as the same existed on June 25, 1959; thence Easterly and on a line parallel with the South line of said Polk Street, to a point which is 238.71 feet Westerly and 300 feet Southerly from the Northeast corner of said Section 4; thence Northerly on a line parallel with the Easterly boundary of said Section 4 and 238.71 feet Westerly therefrom, a distance of 270 feet, more or less, to the point of beginning.

Excepting therefrom all oil, gas, minerals, underlying said premises as reserved by Brix Estates Co., A California corporation, and H. H. Welsh, a single man, in deed recorded August 12, 1938, in Book 1677 Page 409 of Official Records.

Also excepting therefrom any and all oil, mineral, gas and other hydrocarbon rights associated with the real property as reserved in the Deed recorded June 30, 1998 as Document No. 98092075, official Records.

Business Plan

The Paradise of Coalinga

Executive Summary

The community members of the city of Coalinga would greatly benefit from an additional business that offers authentic Mexican food and a place for everyone of all ages to enjoy. *The Paradise of Coalinga* offers a place where people can hold any size of event, have a family night out, meet new people, and have a fun dining experience.

Company Overview

MISSION STATEMENT- We will combine menu variety, atmosphere, ambiance, special theme nights and a friendly staff to create a sense of "place" in order to reach our goal of overall value in the dining/entertainment experience.

Our company is owned by a sole proprietor and resident of the City of Coalinga who is also investing in the housing market in Coalinga. Rito Gutierrez, founder of *The Paradise of Coalinga*, has been involved in the city of Coalinga's beautification efforts.

Products and Services

The food served would be authentic Mexican food. On Sundays, special food with hand-made tortillas served all day. On very special occasions such as mother's day, there will be Mariachi playing on the restaurant area. On Thanksgiving Day we will open to serve free meals to any person that is in need.

Every Friday, there will be free D.J. music in the dance hall area, especially for teens to enjoy an alcohol free, healthy environment.

On weekends, part of the building (the dance hall area) will be rented out to provide a place for large parties such as weddings. Two additional sections will be separated for smaller events such as birthdays or baby showers. Two or more parties can be taking place at the same time in the same building, and the rooms will be sound controlled.

Our banquet rooms may also be used by any special group or association that may need to use it for presentations or meetings. It can accommodate large or small groups, depending on the need. Schools are welcome to hold special events and/or awards banquets. The facility would be provided to schools, church groups, or any non-profit organizations at no cost to them.

Target Market

The Paradise of Coalinga intends to cater to a wide group of people. We want everyone to feel welcome and enjoy the cozy atmosphere with a varied menu. It is our goal to have “something for everyone” everyday on our menu. In looking at our market analysis, we have defined the following groups as targeted segments.

The Family: The perfect place for a family dinner. Families will come for the accommodative menu and friendly service. The excellent value in their meals will keep The Paradise in favor with the parents. Kid size meals will be available in addition to an arcade section especially for children to enjoy.

The business person: They work hard all day. They need a competent establishment that helps impress his clients and prospects. During evening business meetings, they can have drinks at the bar.

The teens and young adults: It will be a fun and healthy “hang out” place with a friendly atmosphere as well as an affordable selection of meals. They can also enjoy the arcade.

Singles: A perfect place to go on a date. We will offer a variety of costly plates to impress that special someone. They can also enjoy drinks at the bar.

The hard worker: We will have lunch specials and we want to make the waiting time minimal.

The party people: drinks, good food, music, FUN.

Marketing and Sales Plan

The restaurant will be open 7 days a week. The hours of operation will be Monday- Thursday from 8:00 a.m. to 8 p.m. Fridays and Saturdays from 8:00 a.m. to 12:00 am. Sundays from 7:00 a.m. to 10:00 pm. During special holidays, the hours may be extended.

The bar area will be open Monday to Thursday from 7:00 p.m. to 10:00 p.m. and Fridays and Saturdays from 7:00 p.m. to 12:00 a.m. The bar area will only be available to anyone 21 years of age and older with proper identification.

We will have special theme nights, and occasional holiday specials as specified previously. Its location is beneficial, since it is located in one of the few entrances of the city. We will join the Chamber of Commerce and have a Grand Opening. It will be featured on the newspaper, and the most popular social media.

Management Team

Our management team will consist of well experienced staff that has worked in the food industry for years. We will have security guards and additional staff as needed. This project will also open up employment positions for several residents of Coalinga.

Financials

This project will be completely funded by Gutierrez Properties, LLC where Rito Gutierrez is the CEO.



















Google

14839 Jayne Ave

Eastern Property Line



Coalinga, California

Street View - Jun 2014

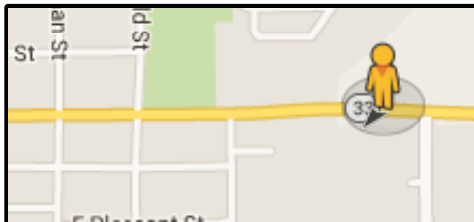


Image capture: Jun 2014 © 2015 Google



Google

1645 Jayne Ave

Western View



Coalinga, California

Street View - Jun 2014

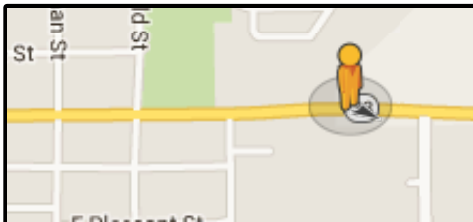


Image capture: Jun 2014 © 2015 Google



Google

8913 Jayne Ave

Property View



Coalinga, California

Street View - Jun 2014

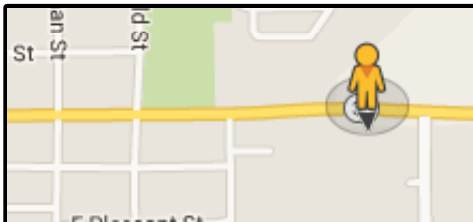
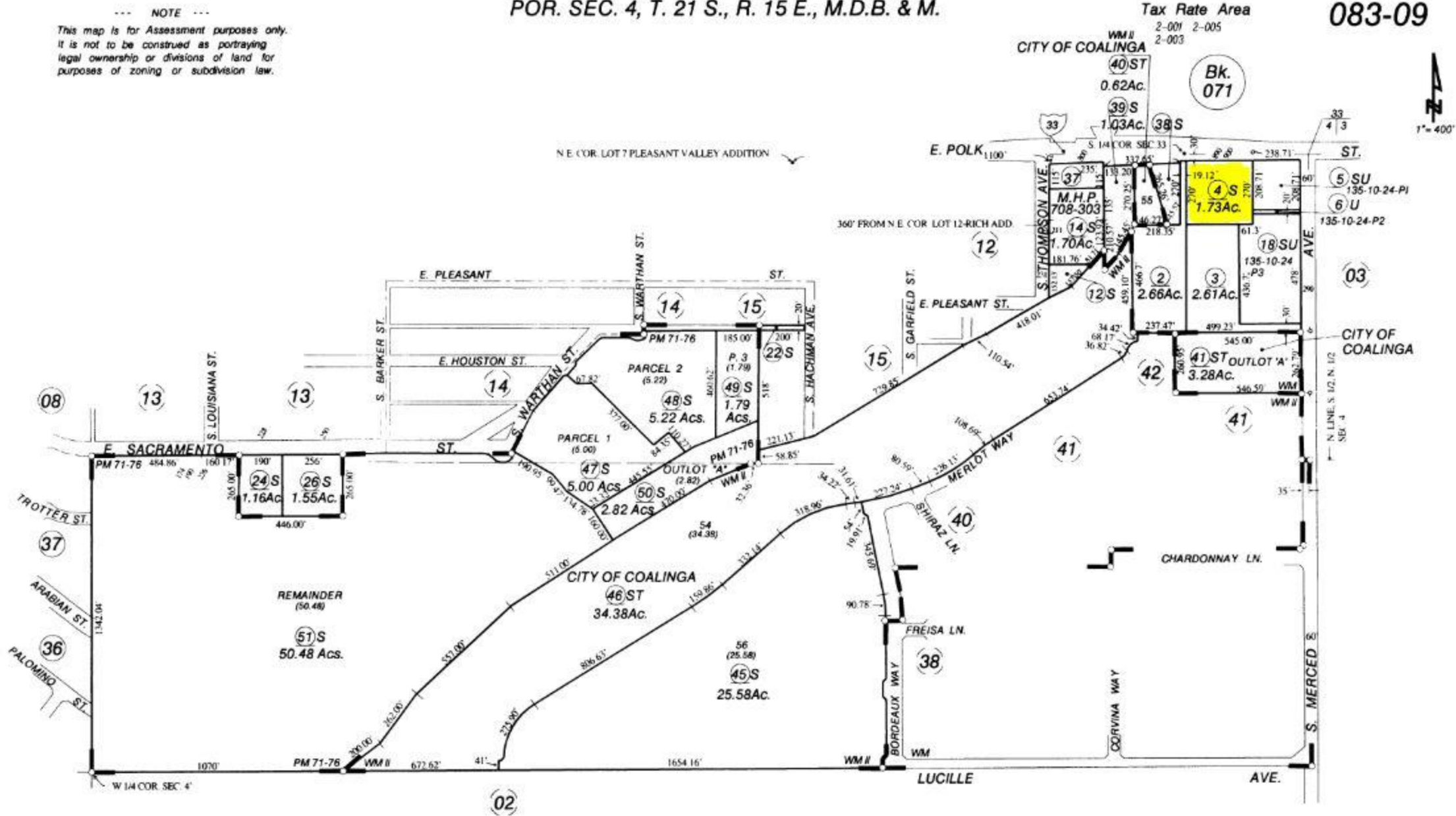


Image capture: Jun 2014 © 2015 Google

*This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.*

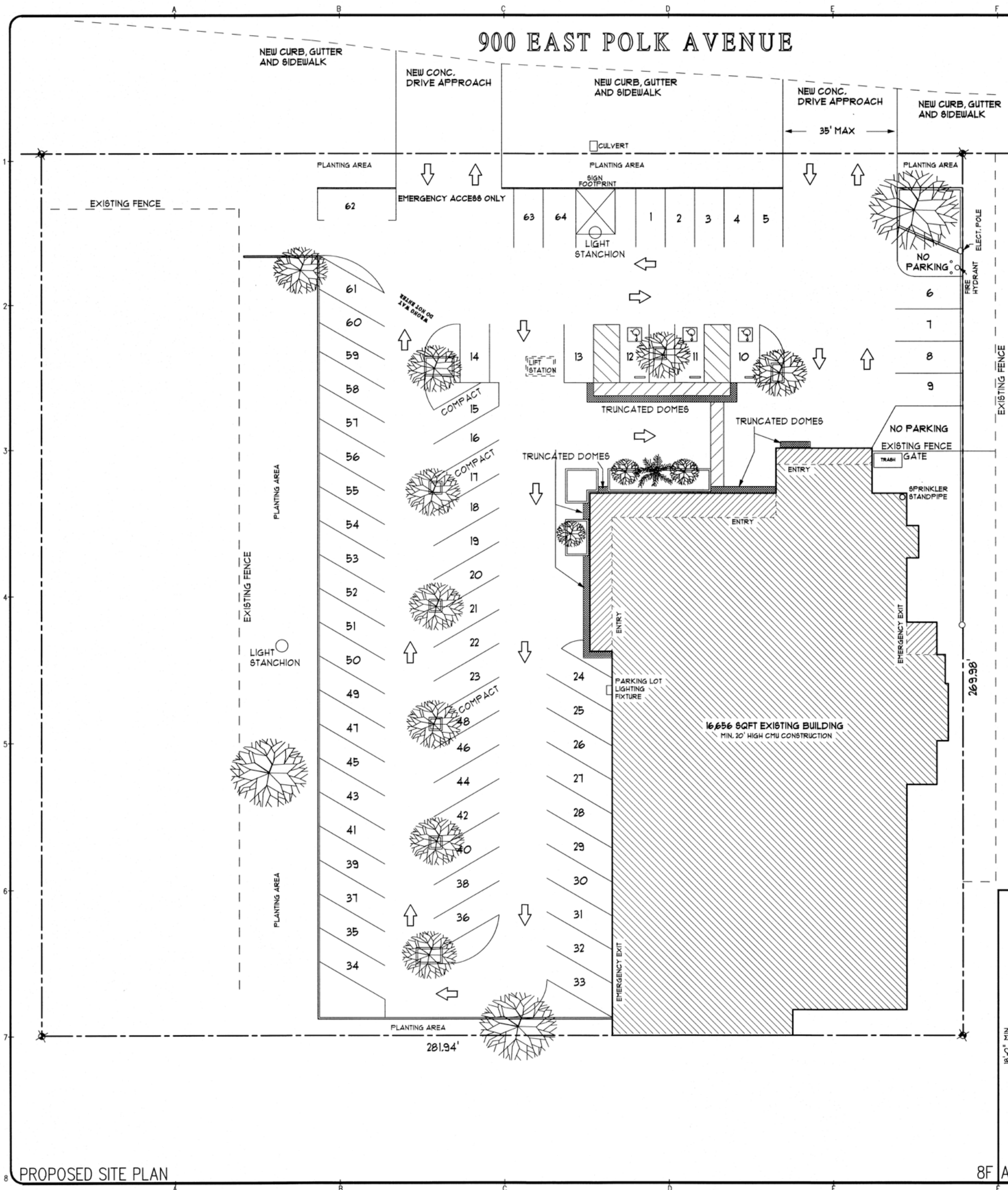
Tax Rate Area
2-001 2-005
2-003

083-09



Project Location





BUILDING ADDRESS: 900 EAST POLK STREET
COALINGA CA 93201

APN: 083-090-046

OWNERS: RITO GUTIERREZ
(OWNER'S ADDRESS) 195 WEST ELM AVE
COALINGA CA 93210

PHONE: 559-304-1839

OCCUPANCY GROUP: A-2 / NIGHT CLUB, TAVERN, RESTAURANT

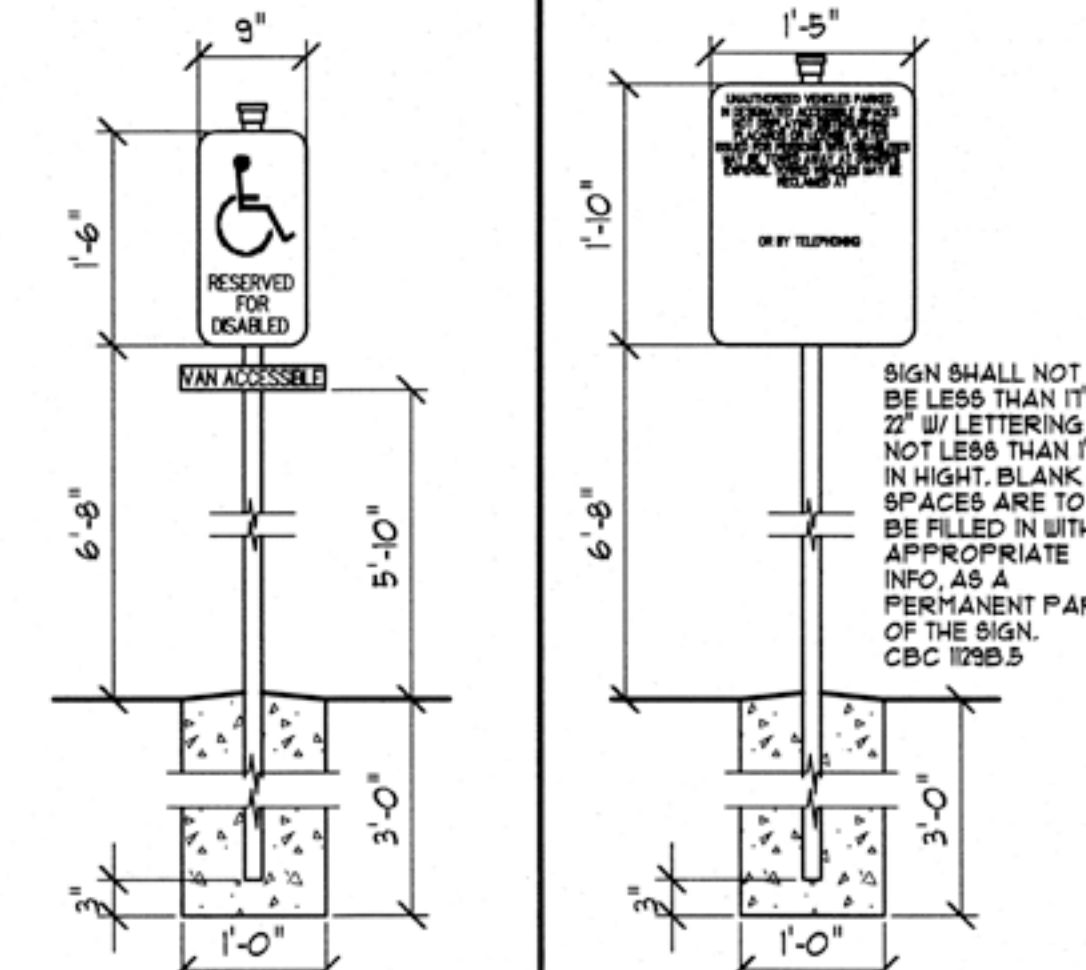
CONSTRUCTION TYPE: XXX

DESIGN OCCUPANT LOAD: 1854

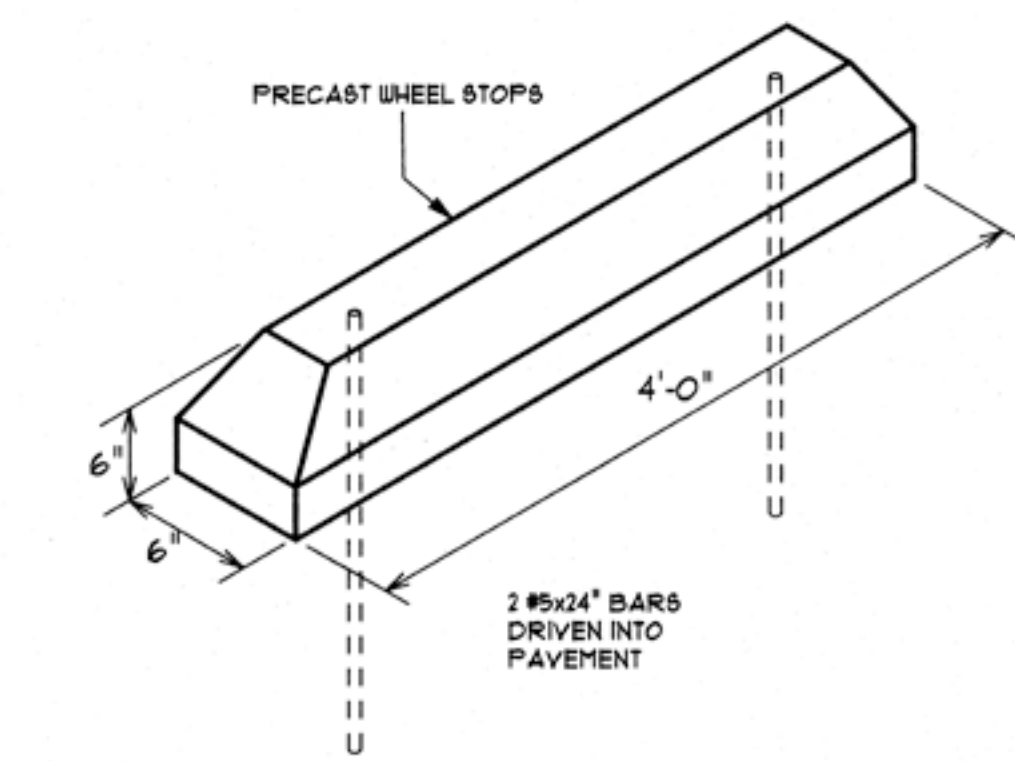
SETBACKS: FRONT - 10'
SIDE - 5'
STREET SIDE - N/A
REAR - XX'

FLOOR AREA: 16,656 SQUARE FEET ALL SPACES

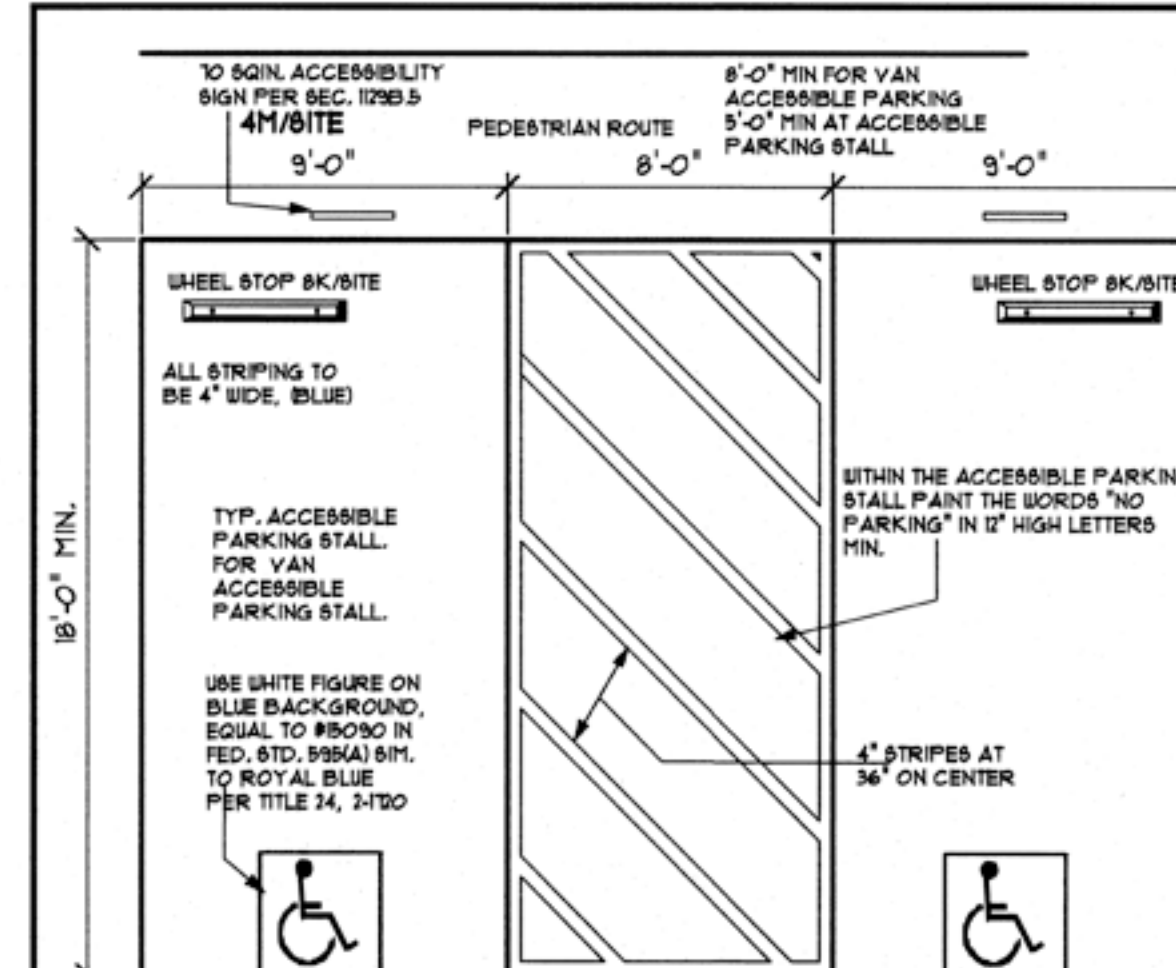
PROJECT INFORMATION



STALL SIGN 4J ENTRY SIGN 4K



6H WHEEL STOP 6K



8F ACCESSIBLE PARKING

- ALL WORK SHALL CONFORM TO THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, RESIDENTIAL CODE, TITLE 24 AND ALL STATE AND LOCAL CODES.
- THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AT THE JOB SITE, AND SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND/OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK. ANY DAMAGE TO EXISTING PROPERTY THAT MAY OCCUR DURING THE COURSE OF WORK SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR.
- ROLE OF THE DRAFTSMAN:
 - THE DRAFTSMAN WAS RETAINED BY THE OWNER:
 - TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND TO SECURE APPROVAL FOR ISSUING REQUIRED GENERAL BUILDING PERMIT.
 - TO PROVIDE ADDITIONAL CONSULTING SERVICES WHEN AND IF SO REQUIRED BY THE OWNER DURING THE CONSTRUCTION PHASE.
 - THE DRAFTSMAN WILL NOT PARTICIPATE IN OTHER CONSTRUCTION PHASE ACTIVITIES EXCEPT AS MAY BE REQUIRED BY LOCAL JURISDICTION.
 - THE DRAFTSMAN WILL ACCEPT NO FINANCIAL RESPONSIBILITY ARISING FROM ERRORS OR OMISSIONS CONTAINED IN THESE OR OTHER DOCUMENTS PREPARED BY THE DRAFTSMAN. THE BUILDING CONTRACTOR MUST REVIEW ALL DOCUMENTS FOR ERRORS PRIOR TO ACCEPTANCE OF DOCUMENTS.

8H GENERAL NOTES

Revisions	By
15 JUN 2015	Pat

Construction Design
Patrick Panzera
(559) 584-3306

PHYSICAL ADDRESS:
311 E. FOURTH STREET
HANFORD CA 93230

MAILING ADDRESS:
P.O. BOX 1987
HANFORD CA 93232

www.constructiondesign.com
Patrick Panzera, © 2015

CHANGE OF USE FOR:
RITO GUTIERREZ
195 WEST ELM AVE
COALINGA CA 93210
559-304-1839

Date: 20 MAR 2015
Scale: 1/4" = 1' U.O.N.
Drawn: Pat Panzera
Job:

SHEET NUMBER
Sheet
SITE
Of

RESOLUTION 015P-005

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT APPLICATION NUMBER 15-04 WITH CONDITIONS FOR THE RENOVATION OF 900 E POLK STREET TO A RESTAURANT A DANCE HALL

WHEREAS, the City of Coalinga Community Development Department has received an application for a Conditional Use Permit for a proposed Restaurant and Dance Hall to be located at 900 E. Polk Street; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on August 11, 2015 to take testimony with regard to the proposed application, and;

WHEREAS, the Planning Commission has determined that this project is exempt for further environmental review under CEQA in accordance with Government Code Section 15301 (existing facilities), and;

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail, and;

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

General Plan Consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood Compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties; and

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

~~~~~

NOW THEREFORE BE IT RESOLVED, that the Planning Commission approves the proposed Dance Hall and Restaurant with conditions (Exhibit A):

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 11<sup>th</sup> Day of August 2015.

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Planning Commission Chairman/Vice Chairman

ATTEST:

---

City Clerk/Deputy City Clerk

## **Exhibit A**

### **General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit 15-04 (900 E. Polk Street – Dance Hal/Restaurant)**

REVISIONS: Any proposed change to the approved use or activity on the site shall require submittal, review and approval of an additional land use application. Any minor changes can be reviewed and approved by the Community Development Director unless determined that the City Council shall approve such change.

EXPIRATION: This approval shall become null and void if all conditions have not been completed and the occupancy or use of the land has not taken place within one (1) year of the effective date of conditional approval.

PERMITS: Prior to occupancy, all licenses and permits shall be obtained from all applicable City Departments (Fire department, Building Department, Business, ect.).

CONTINUOUS EFFECT: All of the conditions of this approval are continuously in effect throughout the operative life of the project for the uses approved. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the use provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.

PROPERTY MAINTENANCE: The tenant and/or property owner shall continually maintain the property and its infrastructure so that it is visually attractive and not dangerous to the health, safety and general welfare of both its employees, patrons and surrounding properties.

SIGNAGE: All signage shall be reviewed and approved by the Community Development Department and in accordance with Chapter 4 Article 5 of the Planning and Zoning Code.

ADDITIONAL CONDITIONS:

- COA-1. The project proponent shall provide to the Community Development Department a parking plan (design, material, and striping).
- COA-2. Maintain existing fire sprinkler system, and provide any additional fire protection or life safety (ie fire alarm, hood extinguishing system, exiting requirements) found to be required by code during plan review.
- COA-3. The dance hall is required to have security at all events at a ratio of 1 security guard per 50 patrons.
- COA-4. The applicant shall maintain adequate parking lot lighting and no loitering shall be permitted on the premise or parking lot.

- COA-5. Per Caltrans comments dated June 10, 2015, the applicant shall enter into a traffic mitigation agreement with Caltrans in the amount of \$2,525. This agreement shall be executed and fee paid prior to obtaining certificate of occupancy.
- COA-6. All on and off-site improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-7. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction.
- COA-8. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
- a. Weekdays from 7:00 a.m. to 6:00 p.m.;
  - b. Saturday from 8:00 a.m. to 5:00 p.m.;
  - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA-9. The applicant shall furnish and install off-site public AC pavement, curb & gutter, sidewalk, and street lighting along Polk Street (SR33) from the end of the existing curb, gutter and sidewalk at the Warthan Creek Bridge to their easterly property line in accordance with Caltrans Construction requirements.
- COA-10. The applicant shall furnish and install a new state certified backflow prevention device for the existing water service to the building in accordance with the backflow protection regulations adopted by the State Water Resources Control Board.
- COA-11. The applicant shall comply with all ADA accessibility guidelines, including the following:
- a. Provide an ADA accessible path of travel from the ADA parking stall to the building entrance(s);
  - b. All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standard P-13, P-14 and P-15.
  - c. Provide an ADA accessible path of travel from the public street sidewalk to the building entrance.
- COA-12. On-site Construction Site, Grading, Utility and landscape & Irrigation plans shall be submitted to the City Engineer for review and approval.
- COA-13. All security and site lighting shall be shielded to avoid “spill over” nuisance lighting to the existing adjacent properties.

- COA-14. The development is prohibited from the outdoor storage of any items.
- COA-15. The applicant shall submit to the Community Development Department all signage for review and approval prior to installation. The existing sign pole may remain but the new sign shall be in compliance with the sign regulations of the City Planning and Zoning Code (size, height, area, ect.).
- COA-16. The applicant shall comply with the requirements of the Fire Department, Building Department. All permits must be secured from the appropriate City/County Departments prior to any construction related activities commencing unless otherwise approved by the building Official.
- COA-17. The applicant shall obtain a license from the State Department of Alcohol and Beverage Control in order to sell alcoholic beverages on site.
- COA-18. The applicant shall submit a revised/corrected final site plan with the building plans and shall include all conditions of approval for review and approval prior to the issuance of a building permit.
- COA-19. The applicant shall pay all applicable development impact fees at the time of building permit issuance unless authorized at certificate of occupancy.
- COA-20. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-21. The City of Coalinga is currently providing natural gas service from a 2-inch natural gas line fronting the development. An encroachment permit shall be obtained by Public Works before the start of work.
- COA-22. The City of Coalinga is currently providing domestic water service from a 6-inch water main fronting the development. An encroachment permit shall be obtained by Public Works before the start of work.
- COA-23. Existing Sewer Facilities consist of an on-site Sewage Septic System constructed in 2001 and designed to handle 700 gpd (based on historical water use of the Bowling Alley facility at the time). This development proposal is for a family dining restaurant facility which increases the sewer flows to a total of 16,700 gpd (based on 1000 gpd flow for every 1000 square foot of building area). The city will work with the applicant on extending a 6-inch public sewer main approximately 220 feet westerly from an existing 6-inch sewer lateral stub on Merced Avenue to an existing 6-inch sewer stub located at the northeast corner of the subject property to serve this development. Once a use permit has been granted and all appeal periods have expired staff will seek approval from the City Council to design and install the 220 foot of 6-inch sewer line. If such approval is not granted by the City Council, either the Commission can condition

the project to require the applicant to install the 220 feet of sewer line or allow the septic system to remain.

- COA-24. The existing septic system shall be abandoned in a manner prescribed by law. The abandonment plan shall be reviewed and approved by the City Engineer.
- COA-25. All on-site parking lots shall be designed and installed in conformance with City Standard P-16.
- COA-26. Permanent storm water drainage facilities are not available to serve this development. The applicant shall direct all on-site parking lot storm water drainage runoff to an on-site storm water drainage retention basin. This shall be reviewed and approved by the City Engineer.
- COA-27. No storm water runoff from the proposed project shall flow into the State right-of-way (SR 33) without approval from the District Hydraulic Engineer.
- COA-28. The applicant shall obtain approval from the City of Coalinga's Private Solid Waste provider (Mid Valley Disposal, Attn. Shaun Kalpakoff) for the location of a 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 and approved by the City Engineer.
- COA-29. The Emergency driveway shall be gated or chained in a manner approved by the Fire Department and Caltrans.
- COA-30. The tree and concrete planter located on south end of parking lot near space 36 shall be removed.
- COA-31. The fire sprinkler post indicator valve near sign footprint to be raised to appropriate height.
- COA-32. The curbing around the sewer lift station and sewer lift station shall be brought to grade level in order to allow for vehicle travel.
- COA-33. The established occupancies shall be as follows:
  - a. Occupancy for the Dance Hall:
    - i. 166 if no Banquet Halls are being used
    - ii. 119 if Banquet Hall 2 is used simultaneously
    - iii. 99 if Banquet Hall 2A is used simultaneously
    - iv. 52 if both Banquet Rooms are used simultaneously
    - v. Unused Banquet Halls must be locked.
  - b. Occupancy for the Restaurant (114 persons)

- COA-34. A fire Flow test must be conducted as part of the submission of sprinkler plans to ensure there is appropriate fire flow to support the modified sprinkler configuration.
- COA-35. If the applicant requests to expand the parking facilities at the site in order to increase the occupant load, the applicant shall provide a parking plan in accordance with the Coalinga Planning and Zoning Code. The parking plan will have to be reviewed and approved by the City Engineer, Fire Department and Community Development Department. Occupancy shall be increased at the same ratio as determined for the dance hall and restaurant for this permit.

**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 445-5868

FAX (559) 445-5875

TTY 711

www.dot.ca.gov



*Flex your power!  
Be energy efficient!*

June 10, 2015

213-IGR/CEQA  
06-FRE-033-14.805  
CUP 15-04  
Restaurant/Dance Hall

Mr. Sean Brewer  
Assistant Community Development Director  
City of Coalinga  
155 W. Durian Avenue  
Coalinga, California 93210

Dear Mr. Brewer:

Caltrans has reviewed the proposed project to renovate an existing building at 900 E. Polk Street (State Route 33) to a restaurant and dance/event hall located in the City of Coalinga. The total building area is 16,656 square feet. Caltrans has the following comments:

The two existing driveways do not meet current spacing standards. The existing spacing is approximately 114 feet. In this area, the speed limits transition from 35 MPH to 55 MPH in which the minimum distance between driveways is 161 feet for an urban setting and 232 feet for rural. In addition, the driveways will need to be constructed to current Caltrans standards.

For the purpose of the trip generation and fair share calculations, the ITE Code 932, High-Turnover (Sit Down) Restaurant was used assuming approximately 2,760 square feet of usable restaurant space. Other uses proposed in the remodel project (e.i. dance hall/event hall) would generate off-peak trips. The Project would generate approximately 30 AM Peak hour trips and 27 PM Peak hour trips.

Previous traffic studies have identified the need for improvements to State facilities within the area in order to accommodate projected future demand. The following improvements are relevant to this project and are presented in the following table:

**Signalization Improvement Option**

| State Facility        | Improvement Cost | Cost per Trip | P.M. Peak Hour Project Trips* | Mitigation Cost |
|-----------------------|------------------|---------------|-------------------------------|-----------------|
| SR 33/5th Street      | \$470,000        | \$280         | 5                             | \$1,400         |
| SR 33/3rd Street      | \$470,000        | \$375         | 3                             | \$1,125         |
| Total Mitigation Cost |                  |               |                               | \$2,525         |

\*The P.M. peak hour project trip generation is based on the *Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Land Use Code 932, High-Turnover (Sit Down) Restaurant* – Attached and the trip distribution was manually distributed based on existing traffic patterns and the use of engineering judgment.

### **Roundabout Improvement Option**

| State Facility        | Improvement Cost | Cost per Trip | P.M. Peak Hour Project Trips* | Mitigation Cost |
|-----------------------|------------------|---------------|-------------------------------|-----------------|
| SR 33/5th Street      | \$2,335,000      | \$1,401       | 5                             | \$7,005         |
| SR 33/3rd Street      | \$2,335,000      | \$1,870       | 3                             | \$5,610         |
| Total Mitigation Cost |                  |               |                               | \$12,615        |

\*The P.M. peak hour project trip generation is based on the *Trip Generation, 9<sup>th</sup> Edition, Institute of Transportation Land Use Code 932, High-Turnover (Sit Down) Restaurant – Attached* and the trip distribution was manually distributed based on existing traffic patterns and the use of engineering judgment. The improvement cost is a district wide average from recently constructed roundabouts.

Therefore, the projects proportional share for these improvements would be \$2,525. Upon this amount being made a condition of approval for this project, the applicant will need to enter into a Traffic Mitigation Agreement with Caltrans. Should the applicant not concur with our mitigation estimate, it is recommended that the applicant obtain the services of a qualified independent traffic consultant.

A future roundabout at the intersection of SR 33/5<sup>th</sup> Street and SR 33/3<sup>th</sup> Street should be considered to ease the right-of-way issues caused by existing structures. If the City pursues this option, then the proportional share for these improvements would be \$12,615.

If you have any further questions, please contact David Padilla, Associate Transportation Planner, Planning and Local Assistance at (559) 444-2493.

Sincerely,



MICHAEL NAVARRO  
Chief, Planning North Branch

**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 445-5868  
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*Flex your power!  
Be energy efficient!*

June 19, 2015

213-IGR/CEQA  
06-FRE-033-14.805  
CUP 15-04  
Restaurant/Dance Hall/Addendum

Mr. Sean Brewer  
Assistant Community Development Director  
City of Coalinga  
155 W. Durian Avenue  
Coalinga, California 93210

Dear Mr. Brewer:

We are providing an addendum to the proposed renovation project for an existing building at 900 East Polk Street (State Route 33). The renovation project is to convert an existing bowling alley to a restaurant and dance/event hall located in the City of Coalinga. The purpose of the addendum is to provide the applicant options to address driveway concerns and emergency access. Caltrans has the following comments:

In our previous comments, it states that the two existing driveways do not meet current spacing standards. It further explains the existing spacing is approximately 114 feet. In this area, the speed limits transition from 35 MPH to 55 MPH in which the minimum distance between driveways is 161 feet for an urban setting.

The applicant should consider consolidating the two existing driveways and construct a single driveway with a maximum width of 35 feet for two-way travel. The driveways shall be constructed to meet current Caltrans standards.

If an emergency access is considered, then the access shall be designed to avoid general use. It is recommended that a conceptual layout be submitted to Caltrans for review and comment.

If you have any further questions, please contact David Padilla, Associate Transportation Planner, Planning and Local Assistance at (559) 444-2493.

Sincerely,

A blue ink signature of Michael Navarro, consisting of stylized, flowing letters.

MICHAEL NAVARRO  
Chief, Planning North Branch

## Sean Brewer

---

**From:** John Self  
**Sent:** Wednesday, May 20, 2015 7:29 AM  
**To:** Sean Brewer  
**Subject:** Dance Hall

Sean

The Dance Hall with the occupancy loads set on preliminary paperwork will require a major rework of the exits, restroom, ADA, and Sewer suggest that the owner reduce occupancy load and set maximum occupancy for each area. The remodel will need to accommodate the occupancy limits requested.

John Self  
Building Official  
City of Coalinga

Fire Department Comments:

1. Emergency driveway to be gated or chained in an approved manner.
2. Remove concrete planter on south end of parking lot near space 36.
3. Relocate fire hydrant to planter.
4. Fire Sprinkler post indicator valve near sign footprint to be raised to appropriate height.
5. Remove parking space 13.
6. Remove curbing around pump station and pump station to be at grade level
7. Occupancy for Dance Hall:
  - a. 159 if no Banquet Halls used.
  - b. 112 if Banquet Hall 2 used simultaneously.
  - c. 92 if Banquet Hall 2A used simultaneously.
  - d. 45 if both Banquet Rooms used simultaneously.
  - e. Unused Banquet Halls must be locked.
8. Provide and maintain access for emergency vehicles and personnel.
9. Maintain existing fire sprinkler system, and provide any additional fire protection or life safety (ie fire alarm,
  - a. hood extinguishing system, exiting requirements) found to be required by code during plan review.



4630 West Jennifer Avenue, Suite 101  
Fresno, CA 93722-6415  
Tel: (559) 447-9075  
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Email: Info@TriCityEngineering.com  
www.TriCityEngineering.com

## MEMORANDUM

**To:** Sean Brewer, Community Development Coordinator  
**From:** Marilu Morales, Coalinga City Engineer   
**Subject:** CUP#15-04 – Old Bowling Alley - Polk & Warthan Creek  
**Date:** May 22, 2015

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Sean: I have reviewed the site plan received March 20, 2015 and have the following comments.

The City Engineer is recommending approval of the site plan with the following conditions:

1. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
2. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction.
3. 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.
  1. Weekdays from 7:00 a.m. to 6:00 p.m.;
  2. Saturday from 8:00 a.m. to 5:00 p.m.;
  3. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
4. The applicant shall furnish and install approximately 470 lineal feet of off-site public AC pavement, Curb & Gutter, Sidewalk, and Street Lighting along Polk Street (SR33) from the end of the existing curb, gutter and sidewalk at the Warthan Creek Bridge to the end of the curb, gutter and sidewalk on Merced Avenue in accordance with Caltrans Construction requirements.
5. The applicant shall furnish and install a new state certified backflow prevention device for the existing water service to the building in accordance with the backflow protection regulations adopted by the State Water Resources Control Board.

- 
6. The applicant shall comply with all ADA accessibility guidelines, including the following:
    - a. Provide an ADA accessible path of travel from the ADA parking stall to the building entrance(s);
    - b. All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standard P-13, P-14 and P-15.
    - c. Provide an ADA accessible path of travel from the public street sidewalk to the building entrance.
  7. On-site Construction Site, Grading, Utility and landscape & Irrigation plans shall be submitted to the City Engineer for review and approval.
  8. All security and site lighting shall be shielded to avoid “spill over” nuisance lighting to the existing adjacent properties.
  9. The development is prohibited from the outdoor storage of any items.
  10. The applicant shall submit to the Community Development Department all signage for review and approval prior to installation.
  11. The applicant shall comply with the requirements of the Fire Department.
  12. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval prior to the issuance of a building permit.
  13. The applicant shall pay all applicable development impact fees at time of building permit issuance.
  14. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
  15. The City of Coalinga is currently providing natural gas service from a 2-inch natural gas line fronting the development.
  16. The City of Coalinga is currently providing domestic water service from a 6-inch water main fronting the development.
  17. Existing Sewer Facilities consist of an on-site Sewage Septic System constructed in 2001 and designed to handle 700 gpd (based on historical water use of the Bowling Alley facility at the time). This development proposal is for a family dining restaurant facility which increases the sewer flows to a total of 16,700 gpd (based on 1000 gpd flow for every 1000 square foot of building area). The applicant shall extend a 6-inch public sewer main approximately 220 feet westerly from an existing 6-inch sewer
-

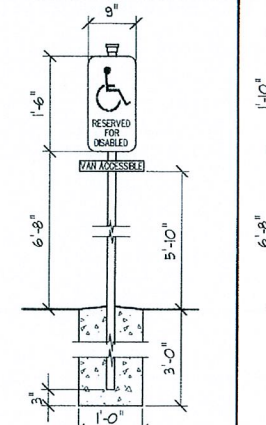
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lateral stub on Merced Avenue to an existing 6-inch sewer stub located at the northeast corner of the subject property to serve this development.

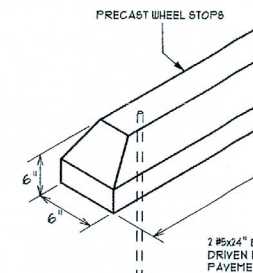
18. All on-site parking lots shall be designed and installed in conformance with City Standard P-16.
19. Permanent storm water drainage facilities are not available to serve this development. The applicant shall direct all on-site parking lot storm water drainage runoff to an on-site storm water drainage retention basin.
20. No storm water runoff from the proposed project shall flow into the State right-of-way (SR 33) without approval from the District Hydraulic Engineer.
21. The applicant shall obtain approval from the City of Coalinga's Private Solid Waste provider (Mid Valley Disposal, Attn. Shaun Kalpakoff) for the location of a 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 and approved by the City Engineer.

|                       |                                 |
|-----------------------|---------------------------------|
| OCCUPANCY GROUP:      | A-2 /                           |
| CONSTRUCTION TYPE:    |                                 |
| ZONE:                 | XXX                             |
| DESIGN OCCUPANT LOAD: | 1854                            |
| SETBACKS:             | FRONT<br>SIDE<br>STREET<br>REAR |
| FLOOR AREA            | 16656                           |

## PROJECT INFORMATION



|            |       |
|------------|-------|
| STALL SIGN | 4J EN |
|------------|-------|



6H WHEEL STOP

1. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, RESIDENTIAL CODE, TITLE 24 AND ALL OTHER APPLICABLE CODES.
2. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, SITE, AND SHALL BE SOLELY RESPONSIBLE FOR THE COMPLETION OF MATERIALS AND/OR EQUIPMENT TO COMPLETE THE WORK. ANY DAMAGE TO EXISTING CONDITIONS MAY OCCUR DURING THE COURSE OF THE WORK OR REPLACED BY THE CONTRACTOR AT HIS OWN RISK.
3. ROLE OF THE DRAFTSMAN:
  1. THE DRAFTSMAN WAS RETAINED TO:
    - A. TO PREPARE SUFFICIENT DRAWINGS AND SPECIFICATIONS FOR REVIEW BY THE AGENCIES HAVING JURISDICTION OVER THE BUILDING PERMIT.
    - B. TO PROVIDE ADDITIONAL DRAWINGS WHEN AND IF SO REQUIRED BY THE AGENCIES DURING THE CONSTRUCTION PHASE.
  2. THE DRAFTSMAN WILL NOT PARTICIPATE IN THE CONSTRUCTION OF THE PROJECT.

