

**CITY OF COALINGA
GENERAL PLAN AMENDMENT
APPLICATION**

CDA 17-01
Application Number

02-25-2020
Date

APPLICANT INFORMATION:

Applicant/Property Owner: FAIR FIND ENTERPRISES
Applicant's Mailing Address: 3071 W ASHLAN AVE, FRESNO CA 93722
Telephone Number: 559 800 3312 Assessor Parcel Number: 083-121-065
Property Location (Street Address): 150 S HACHMAN ST, COALINGA
Legal Description (lot, block, tracts, etc.): SVR RT LOT 7 PLEASANT VALLEY ADD

PROPERTY USE INFORMATION:

Current Zoning: MIXED USE Proposed Zoning: MEDIUM DENSITY
Existing Use: MEDIUM DENSITY
Current General Plan Land Use Designation: MIXED USE BUSINESS / RESIDENTIAL
Existing Number of Lots: 4 Proposed Number of Lots: 5
Area of Parcel (s): 5.00089 Proposed Use: RESIDENTIAL

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

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

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

Paramjit Singh Mond
Signature of APPLICANT/AGENT

FAIR FIND ENTERPRISES LLC
Name of APPLICANT/AGENT (Please Print)

3071-W ASHLAN AVE, FRESNO CA 93722
Mailing Address

559-800-3312
Telephone Number

Paramjit Singh Mond
Signature of OWNER

PARAMJIT SINGH MOND
Name of OWNER (Please Print)

3071-W ASHLAN AVE, FRESNO CA 93722
Mailing Address

559-800-3312
Telephone Number

CITY OF COALINGA
CHANGE OF ZONING DISTRICT APPLICATION

CDA-17-01
Application

02-25-2020
Date

APPLICANT INFORMATION:

Applicant/ Property Owner Name: FAIR FIND ENTERPRISES LLC
Mailing Address: 3071 W ASHLAN AVE, FRESNO CA 93722
Telephone: 559 800 3312 Assessor Parcel Number: 083-121-065
Legal Description (lot, block, tracts, etc.) SUR RT LOT 7 PLEASANT VALLEY ADD

PROPERTY USE INFORMATION:

Current zoning: MIXED USE Proposed Zoning MEDIUM DENSITY RESIDENTIAL
Existing Use: RESIDENTIAL USE
General Plan Land Use Designation: _____
Existing Number of Lots ONE (1) Proposed Number of Lots FIVE (5)
Area of Parcel: 25000 SQ FT Proposed Use: FIVE (5) LOTS WITH A MINIMUM OF 5000 SQ FT EACH

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

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

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

Laramjit Singh Hund
Signature of APPLICANT/AGENT

FAIR FIND ENTERPRISES LLC
Name of APPLICANT/AGENT (Please Print)

3071-W ASHLAN AVE, FRESNO CA 93722
Mailing Address

559- 800- 3312
Telephone Number

same
Signature of Owner

same
Name of OWNER (Please Print)

same
Mailing Address

same
Telephone Number

CITY OF COALINGA
TENTATIVE SUBDIVISION MAP APPLICATION

CDA-17-01
Application Number

02-25-2020
Date

APPLICANT INFORMATION:

Applicant's Name: FAIR FIND ENTERPRISES LLC
Property Owner's Name: FAIR FIND ENTERPRISES LLC
Applicant's Mailing Address: 3071 W ASHLAN AVE
Telephone Number: 559 800 3312 Assessor Parcel Number: 683-121-065
Property Location (Street Address): 150 S HACHMAN ST
Legal Description (lot, block, tracts, etc.): S4R RT LOT 7 PLEASANT VALLEY ADD

PROPERTY USE INFORMATION:

Current Zoning: MU Existing Use: RESIDENTIAL
Existing Structures: 3 Proposed Number of Lots: 5
Existing Number of Lots: 1 Minimum Lot Size (Sq. Ft.): 5000 SF
Area of Parcel (Sq. or Acs.): 25000 Proposed Use: RESIDENTIAL

Existing Easement and Use N/A

Proposed Restrictive Requirements (if any): N/A

Will all improvement meet City of Coalinga Requirements ☒ Yes ☐ No

If no, list exceptions and give justification: _____

If no, list exceptions and give justification: _____

Describe Improvement for:

Street Trees (List type & interval of spacing): N/A

Drainage Collection & Disposal: N/A

Domestic Water Supply (include Fire Hydrants): N/A

Proposed Sewer Collection & Disposal: N/A

Other Public Utilities (Power, Telephone, Irrigation, Cable T.V.): N/A

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

CERTIFICATION:

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

Laramjit Singh Mond
Owner's Signature

FAIR FIND ENTERPRISES LLC
Owner's Name (Please Print)

3071 W ASHLAN AVE, FRESNO CA 93722
Address

559-800-3312
Telephone

Laramjit Singh Mond
Owner's Agent

3071-W ASHLAN AVE FRESNO CA 93722
Address

559-800-3312
Telephone

MELISSA F. CAMP
Engineer of Map

4812 AVE 400, DINUBA, CA 93618
Address

559-300-7661
Telephone

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

CDA 17-01

Application Number

02-25-2020

Date

APPLICANT INFORMATION:

Applicant: FAIR FIND ENTERPRISES LLC

Mailing Address: 3071 W ASHLAN AVE FRESNO, CA 93722

Telephone Number: 559 800 3312 Assessor Parcel Number: 083-121-065

Property Owner's Name: FAIR FIND ENTERPRISES LLC

Property Owner's Address: 3071 W ASHLAN AVE FRESNO, CA 93722

Contact Person: PARAMJIT SINGH MOND

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 25000

Describe Existing Use of Property: RESIDENTIAL

Square Feet of Existing Building Area 2910 SF, Square Feet of Existing Paved Area 960 SF

Current Zoning MU Proposed Zoning SFR

Describe in General Terms Existing Uses to the:

North: RESIDENTIAL

South: RESIDENTIAL

East: RESIDENTIAL

West: RESIDENTIAL

Are there any man-made or natural water channels on property? N/A

If there are, where are they located _____

Number of existing trees on the site 4 Number of trees to be moved (Age & Type) N/A

Residential

a. Number of Dwelling Units: 3 b. Unit Size(s) 1204 SF/966 SF/740 SF

c. Range of Sales Prices and/or Rents (projected): 150,000 - 125,000 SALES PRICE

d. Type of Household Size Expected: 4 MEMBERS (2 ADULTS, 2 CHILDREN)

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: _____

b. Square Footage of Sales Area: N/A

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

d. Type of Household Size Expected: _____

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

f. Days and Hours of Operation _____

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.

Paramjit Singh Mond
Signature of APPLICANT/AGENT

PARAMJIT SINGH MOND
Name of APPLICANT/AGENT (Please Print)

3071-W ASHLAN AVE, FRESNO CA 93722
Mailing Address

559-800-3312
Telephone Number

Same
Signature of OWNER

Same
Name of OWNER (Please Print)

Same
Mailing Address

Same
Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: FAIR FIND ENTERPRISES LLC
PROPERTY OWNER'S ADDRESS: 3071 W ASHLAN AVE
TELEPHONE: 559 800 3312 EMAIL: MONDFRESNO66@GMAIL.COM

APPLICANT'S NAME, COMPANY/ORGANIZATION: _____
APPLICANT'S ADDRESS: _____
TELEPHONE: _____ EMAIL: _____

CONTACT FOR PROJECT INFORMATION: PARAMJIT SINGH MOND
ADDRESS: 3071 W ASHLAN AVE
TELEPHONE: 559 800 3312 EMAIL: MONDFRESNO66@GMAIL.COM

2. Location and Classification

STREET ADDRESS OF PROJECT: 150 S. HACH HAN ST. COALINGA, CA
CROSS STREETS: POLK, VALLEY
ASSESSOR'S PARCEL NUMBER(S): 083-121-065
LOT DIMENSIONS: 5000 SF x 5 LOT AREA (SQ FT): 25000
ZONING DESIGNATION: MU GENERAL PLAN DESIGNATION: MU

3. Project Description (please check all that apply)

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

PRESENT OR PREVIOUS USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

BUILDING APPLICATION PERMIT #: N/A DATE FILED: N/A

4. Project Summary Table

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

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units	3	3	0	3
Parking Spaces	6	6	0	6
Loading Spaces	0	0	0	0
Bicycle Spaces	0	0	0	0
Number of Buildings	3	3	0	3
Height of Buildings	16 FT	16 FT	0	16 FT
Number of Stories	1	1	0	1
Gross Square Footage (GSF)				
Residential	2910	2910	0	2910
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other _____	0	0	0	0
Other _____	0	0	0	0
Other _____	0	0	0	0
Total GSF	2910	2910	0	2910

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

All Projects

Land Use

What is the current use of the site? RESIDENTIAL
Please list all previous land uses of the site for the last 10 years. RESIDENTIAL

Neighborhood Contact

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

NONE

Site Characteristics

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

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? 3 RESIDENTIAL UNITS

What is the construction date of each structure? (1) 1980's (2) 1950's

Current use of existing structure(s)? RESIDENTIAL

Proposed use of existing structure(s)? RESIDENTIAL

Are there any trees on the project site?

☒ Yes ☐ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☒ Yes ☐ No

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

☐ Yes ☒ No

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

Please describe: SINGLE-FAMILY RESIDENTIAL TO NORTH,
WEST AND SOUTH SIDE OF THE PROPERTY.
COMMERCIAL USE TO THE WEST SIDE OF THE
SUBJECT PROPERTY

Are you proposing any new fencing or screening?

☐ Yes ☒ No

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

Is there parking on-site?

☒ Yes ☐ No

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

Existing 6

Proposed 6

Is any parking proposed off-site?

☐ Yes ☒ No

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

Are you proposing new signs with the project?

☐ Yes ☒ No

If yes, please describe the number and type. _____

Are there any easements crossing the site?

☐ Yes ☒ No

Are there any trash/recycling enclosures on-site?

☐ Yes ☒ No

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

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

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

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

1st Address: _____ 2nd Address: _____

Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: STUCCO AND WOOD SIDING

Existing Roof Materials: COMPOSITION SHINGLES

Existing Exterior Building Colors: NEUTRAL / EARTH TONES

Proposed Exterior Building Materials: STUCCO & WOOD SIDING

Proposed Roof Materials: COMPOSITION SHINGLES

Proposed Exterior Building Materials: STUCCO & WOOD SIDING

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: 5

Net Acreage of Site: 0.57

Total Dwelling Units: 3

Density/Net Acre: 0.57

of Single-Family Units: 3

of Duplex/Half-Plex Units: N/A

of Multi-Family/Apartment Units: N/A

of Condominium Units: N/A

Structure Size

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

Residence

Gross Square Footage: 2590

Garage

Gross Square Footage: 320

Other

Gross Square Footage: 0

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

Gross Square Footage: N/A

Total Square Footage: N/A

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): 16 FT (1 FLOOR)

Existing Building Height and # of Floors (from ground to the top of the roof): 16 FT (1 FLOOR)

Proposed Building Height and # of Floors (from ground to the plateline): 16 FT (1 FLOOR)

Proposed Building Height and # of Floors (from ground to the top of the roof): 16 FT (1 FLOOR)

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): 2910 SF

Project Site Lot Area (sq. ft.): 25000 SF

Total Lot Coverage Percentage: 11.64%

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

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

Non-Residential Projects

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

Hours of operation of the proposed use: N/A

If your project includes fixed seats, how many are there? N/A

Building Size

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

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

Project Site Lot Area (sq. ft.): N/A

Total Lot Coverage Percentage: N/A

(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:

2/25/2020