



CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380-5456 (209)668-5640

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

PROJECT ADDRESS: 137 W MAIN ST, TURLOCK, CA 95380
 ASSESSOR'S PARCEL NUMBER: 061-016-009 AREA OF PROPERTY (ACRES OR SQUARE FEET): 12,600 SF
 EXISTING ZONING: DC
 GENERAL PLAN DESIGNATION: DOWNTOWN (COMMERCIAL)
 DESCRIBE THE PROJECT REQUEST: CHANGE OF USE TO "EVENT CENTER" (A2) OR BANQUET HALL / MEETING ROOM.

NOTE: Information provided on this application is considered public record and will be released upon request.

APPLICANT MASACAJA MANAGEMENT PHONE NO. 209-664-3311

** Corporate partnerships must provide a list of principals. FAX NO. _____

ADDRESS OF APPLICANT: P.O. BOX 2367, TURLOCK, CA 95381

This fee is to be a deposit towards full cost of processing application. Yes ☐ No ☐ Applicant's Initials _____

APPLICATION TYPE & NO.: CUP 18-01

DATE RECEIVED: 2/9/18

CASH _____ OR _____

CHECKED BY: SQ

PC HEARING DATE: 4/5/18

CC HEARING DATE: _____

PLANNER'S NOTES: _____

PLEASE NOTE:

THIS APPLICATION FORM
(ALONG WITH THE REQUIRED
ATTACHMENTS AND EXHIBITS)
IS MADE AVAILABLE TO THE PUBLIC
ON THE CITY'S WEBSITE AND IN THE CITY'S FILES.

IF THERE IS
SENSITIVE INFORMATION CONTAINED WITHIN THE
APPLICATION, PLEASE CONTACT THE
PLANNING DIVISION AT (209) 668-5640
BEFORE SUBMITTING
THE APPLICATION.

APPLICATION QUESTIONNAIRE

This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the review of your project and minimize future requests for information. Please contact the Planning Division, 156 S. Broadway, Suite 120, Turlock, CA 95380 (209) 668-5640 if there are any questions about how to fill out this form.

PROJECT NAME: SOHO ON MAIN

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):

JOINING TWO EXISTING SPACES IN A DOWNTOWN EXISTING BUILDING TO CREATE A 3500 SF EVENT/RENTAL SPACE BY REMOVING A PARTITION (CURRENTLY 135 & 137 W MAIN ST TO BECOME 137 W MAIN ST). THIS WILL BE RENTED OUT AS A BANQUET HALL / MEETING-ASSEMBLY SPACE TO NO MORE THAN 350 OCCUPANTS. FOOD & DRINK TO BE BROUGHT IN (NO KITCHEN OR FOOD PREP). HOURS OF OPERATION: MON-SUN, 5AM-1AM, WITH SECURITY PER TPD REQ'S. OUR RENTAL CONTRACT WILL DEFINE REQD PERMITS & LICENSES AS WELL AS LIMITS SUCH AS 350 MAX. OCCUPANTS & HOURS, ETC.

APPLICANT'S NAME: MASACAJA MANAGEMENT - DEANNA LASCANO

Phone (209) 664-3311

PROJECT SITE INFORMATION:

Property Address or Location: 137 W MAIN ST., TURLOCK, CA 95380

Property Assessor's parcel Number: 061016-00 9

Property Dimensions 90' x 140'

Property Area: Square Footage 12,600 SF Acreage _____

Site Land Use: Undeveloped/Vacant _____ Developed DOWNTOWN COMMERCIAL

If developed, give building(s) square footage 18,117 SF (2ND FLOOR OCCUPIED)

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LAND USE DESIGNATIONS:

ZONING: Current: DC

Proposed (If applicable): _____

GENERAL PLAN Current: DOWNTOWN

Proposed (If applicable) _____

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:**ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)**

North COMM.

South COMM.

East COMM.

West COMM.

PROJECT CHARACTERISTICS**Site Conditions**

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable)

THESE TWO SPACES BEING JOINED (WORK @ INTERIOR ONLY) ARE CURRENTLY 135 W MAIN & 137 W MAIN. 135 IS AN 'A3' OCC. & 137 IS A 'B' OCC (CURRENTLY) TO BECOME ONE 'A2' OCCUPANCY.

Are there any trees, bushes or shrubs on the project site? if yes, are any to be removed?

If yes to above, please attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns?

 If yes, please explain:

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

Present Use of Existing Structure(s) ART GALLERY

Proposed Use of Existing Structure(s) EVENT CENTER

Are any structures to be moved or demolished? If yes, indicate on site plan which structures are proposed to be moved or demolished.

Is the property currently under a Williamson Act Contract? if yes, contract number:

If yes, has a Notice of Nonrenewal been filed? If yes, date filed:

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site? If yes, please describe and provide a copy of the recorded easement.

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

THIS BUILDING WAS BUILT IN 1908. MOST RECENT
REMODEL OF THESE SPACES IN 2014. THIS SPACE IS IN
EXCELLENT CONDITION. STYLE WILL NOT CHANGE.

Proposed Building Characteristics

NOT A NEW BUILDING N/A

Size of any new structure(s) or building addition(s) in gross sq. ft.

Building height in feet (measured from ground to highest point):

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.):

Project site coverage: Building Coverage: Sq.Ft. %

Landscaped Area: Sq.Ft. %

Paved Surface Area: Sq.Ft. %

Total: Sq.Ft. 100%

Exterior building materials:

Exterior building colors:

Roof materials: _____

Total number of off-street parking spaces provided: _____
(If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

Describe the type of exterior lighting proposed for the project (height, intensity):

Building: _____

Parking: _____

Estimated Construction Starting Date _____ Estimated Completion Date _____

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:

Residential Projects
(As applicable to proposal)

N/A

Total Lots _____ Total Dwelling Units _____ Total Acreage _____

Net Density/Acre _____ Gross Density/Acre _____

Will the project include affordable or senior housing provisions? _____ If yes, please describe:

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units				
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				

3 Bedroom

4+Bedroom

Commercial, Industrial, Manufacturing, or Other Project

(As applicable to proposal)

Type of use(s) BANQUET HALL / MEETING ROOM / EVENT SPACE

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: MON-SUN, 5AM - 1AMTotal occupancy/capacity of building(s): THIS SPACE = 3500 SF w/ 352 OCC LD.Total number of fixed seats: 0 Total number of employees: PER EVENTAnticipated number of employees per shift: —

Square footage of:

Office area —Warehouse area —Sales area —Storage area 395 SFLoading area —Manufacturing area —Total number of visitors/customers on site at any one time: TOTAL OCC. 352

Other occupants (If Applicable) _____

Will the proposed use involve any toxic or hazardous materials or waste? NO

(Please explain): _____

List any permits or approvals required for the project by state or federal agencies:

PROJECT IMPACTS

(Please compute each specific impact issue per the following criteria)

TRAFFICN/A

<u>Land Use</u>	<u>Weekday Trip End Generation Rates (100% Occ.)</u>
Single Family	10.0 trips/dwelling unit
Patio Homes/Townhomes	7.9 trips/dwelling unit
Condominiums	5.1 trips/dwelling unit
Apartments	6.0 trips/dwelling unit
Mobile Homes	5.4 trips/dwelling unit
Retirement Communities	3.3 trips/dwelling unit
Motel/Hotel	11 trips/room
Fast-Food Restaurant	553.0 trips/1,000 s.f. bldg. area
Retail Commercial	51.3 trips/1,000 s.f. bldg. area
Shopping Center	115 trips/1,000 s.f. bldg. area
Sit-Down Restaurant	56 trips/1,000 s.f. bldg. area
General Office	12.3 trips/1,000 s.f. bldg. area
Medical Office	75 trips/1,000 s.f. bldg. area
Institutions (Schools/Churches)	1.02 trips/student or 18.4 trips/1,000 s.f. bldg. area
Industrial Plant <500,000 s.f.	7.3 trips/1,000 s.f. bldg. area or 3.8 emp.
Industrial Warehouse	5.0 trips/1,000 s.f. bldg. area or 4.2 emp.

Projected Vehicle Trips/Day (using table above): _____

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? W MAIN & BROADWAYDistance from project? Amount of off-street parking provided:

If new paved surfaces are involved, describe them and give amount of square feet involved:

WATER

N/A

Land Use

Single-Family Residential

Multi-Family Residential

Offices

Retail Commercial

Service Commercial/Industrial

Estimated Water Consumption Rates (gal/day)

800 gallons/day

800/3 bd unit; 533/2 bd unit; 267/1 bd unit

100 gallons/day/1,000 s.f. floor area

100 gallons/day/1,000 s.f. floor area

Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

Estimated gallons per day (using information above): _____

Source of Water: _____

SEWAGE

N/A

Land Use

Single-Family Residential

Multi-Family Residential

Commercial

Office

Industrial

Estimated Sewage Generation Rates (gal/day)

300 gallons/day/unit

200 gallons/day/unit or 100 gallons/day/resident

100 gallons/day/1,000 s.f. floor area

100 gallons/day/1,000 s.f. floor area

Variable-[Please describe the sewage requirements for any industrial uses in your project.]

(General projection = 2,500 gallons/day/acre)

Estimate the amount (gallons/day) sewage to be generated (using information above):

Describe the type of sewage to be generated: _____

Will any special or unique sewage wastes be generated by this development?

SOLID WASTE

N/A

Land Use

Single-Family Residential

Multi-Family Residential

Commercial

Industrial

Estimated Solid Waste Generation (lb/day)

10.96 lbs./day/res.

7.37 lbs./day/unit

50 lbs. /500 s.f. floor area

Variable-[Please describe the projected solid waste to be generated by your project.]

Type: _____ Amount: _____

AIR QUALITY*Construction Schedule:*

N/A

ActivityApproximate Dates

Demolition

Trenching

Grading

Paving

Building Construction

Architectural Coatings (includes painting)

Total Volume of all Building(s) to be Demolished _____*Max Daily Volume of Building(s) to be Demolished* _____*Total Acreage to be Graded* _____*Amount of Soil to Import/Export?* _____

HAZARDOUS WASTE AND SUBSTANCE SITES LIST DISCLOSURE

PURSUANT TO

CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f)

“(f) Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to this section and shall specify any list. If the site is included on a list, and the list is not specified on the statement, the lead agency shall notify the applicant pursuant to Section 65943...”

Note: You must contact Stanislaus County Environmental Resources at (209) 525-6700; AND either:

1) Contact the Department of Toxic Substances Control at (800) 728-6942; or 2) research the property on all of the following online databases:

EPA RCRA: <https://www3.epa.gov/enviro/facts/rcrainfo/search.html>

NEPAssist: <http://www.epa.gov/compliance/nepa/nepassist-mapping.html>

California DTSC Envirostor: www.envirostor.dtsc.ca.gov/public

California Geotracker: <http://geotracker.waterboards.ca.gov/>

to determine whether there are any known or potential hazards on the property.

I HEREBY CERTIFY THAT:

_____ THE PROJECT ***IS LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f). THE SITE IS INCLUDED ON THE FOLLOWING LIST(S) SPECIFIED BELOW:

Regulatory ID Number: _____

Regulatory ID Number: _____

Regulatory ID Number: _____

OR

 X THE PROJECT ***IS NOT LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f).

I HEREBY CERTIFY THAT THE STATEMENT FURNISHED ABOVE PRESENTS THE INFORMATION REQUIRED BY CALIFORNIA GOVERNMENT CODE 65962.5(f) TO THE BEST OF MY ABILITY AND THAT THE STATEMENT AND INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

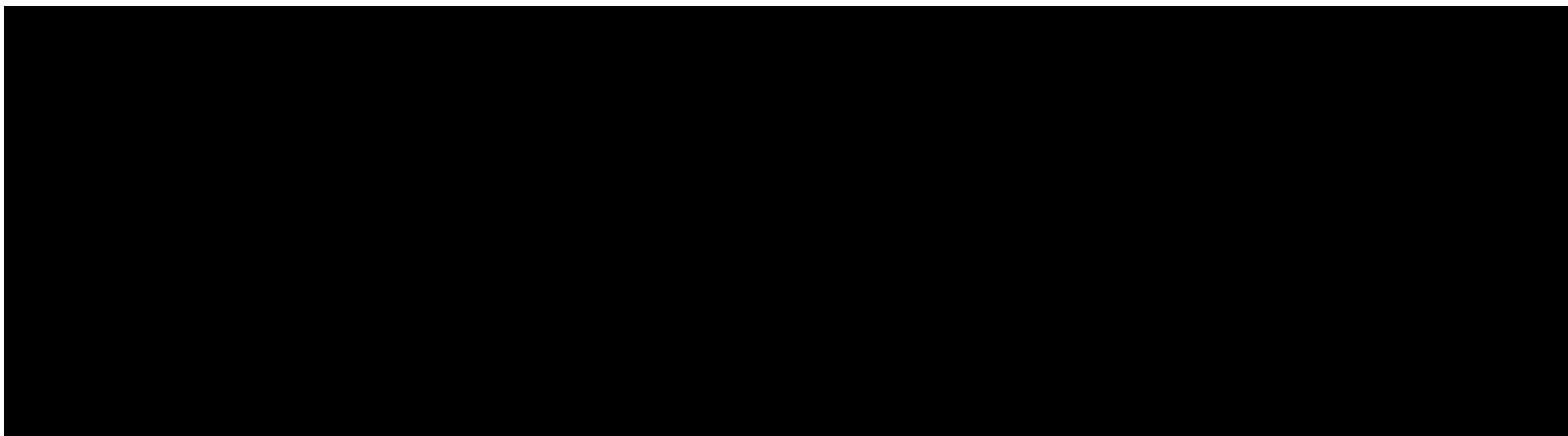


PROPERTY OWNER/APPLICANT SIGNATURE:

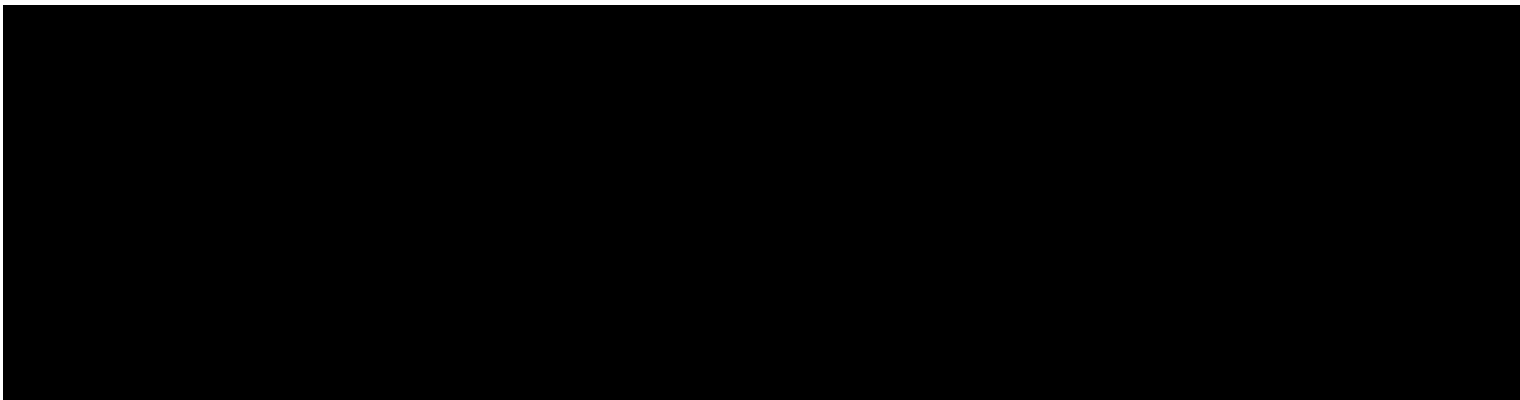
I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form including:

1. the Hazardous Waste and Substance Sites List Disclosure Pursuant to California Government Code Section 65962.5(f) on page 22;
2. the Acknowledgments/Authorizations/Waivers starting on page 24; and
3. the Indemnification on page 26; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 27.

Property Owner(s): (Attach additional sheets. as necessary)

A large black rectangular redaction box covering the signature and name of the property owner.

Applicant(s): (If different than above)

A large black rectangular redaction box covering the signature and name of the applicant.

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