



# City of Clearlake

14050 Olympic Drive, Clearlake, California 95422

(707) 994-8201 Fax (707) 995-2653

(Please type or print)

## Planning Application

## Use Permit

**Project Name:** JS Market

**Assessor's Parcel #:** 040-376-20 and 21

### INITIAL FEES:

Admin Permit

Use Permit

CEQA

Receipt #

Received By

MR

Date

10/26/2021

### APPLICANT:

**NAME:** Wafaa Almahamid

**MAILING ADDRESS:** 1984 Heaton Cir

**CITY:** Concord

**STATE:** CA

**ZIP:** 94520

**PRIMARY PHONE:** 925 360-0552

**EMAIL:** wafaa@waa-design.com

**SIGNATURE:** *wafaa Almahamid*

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application

### PROPERTY OWNER (IF NOT APPLICANT):

**NAME:** Sunil Joshi

**MAILING ADDRESS:** 25 C Street

**CITY:** Lakeport

**STATE:** CA

**ZIP:** 95453

**PRIMARY PHONE:** 404 992-0561

**EMAIL:** sunil\_143us@yahoo.com

**SIGNATURE:** *Sunil Joshi*

I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application

### PROJECT LOCATION:

**ADDRESS:** 6653 Old Highway 53, Clearlake, CA 95422

**PROPERTY SIZE:** 7,047 SQ FT.

**PRESENT USE OF LAND:** Commercial Market Space

**WATER SUPPLY:** Highlands Mutual Water Company

**SEWER/SEPTIC:** Lakeport

**FLOOD ZONE:** Zone X

### OFFICE ONLY:

**ZONING:**

**GENERAL PLAN:**

**APPROVED:**

**DATE:**

**RELATED FILES:**

**NOTES:**

### DESCRIPTION OF PROJECT:

Converting an existing on-site market into coin operated laundry service

Constructing a new ground up of approximately 3000 sq. ft including pizza, deli space with outdoor seating and drive through and a retail space (sell-only construction to be rented out to future tenants)

Constructing a new ground up of approximately 6000 sq. ft super market / convenience store with two condo units on top

## CITY OF CLEARLAKE

PERMIT NO. GRD-

14050 Olympic Drive, Clearlake, CA 95422

Phone 707-994-8201 Fax 707-995-2653

## GRADING APPLICATION AND PERMIT

ASSESSOR PARCEL NUMBER _____ ZONING _____	TYPE OF PERMIT New <input checked="" type="checkbox"/> Addition <input checked="" type="checkbox"/> Utilities <input type="checkbox"/> Drainage <input type="checkbox"/> Retaining Walls <input type="checkbox"/>
JOB ADDRESS <b>6653 Old Highway 53, Clearlake, CA 95422</b>	Describe Work Incl. CY of material: _____
OWNERS NAME <b>Sunil Joshi</b> TELEPHONE _____	Converting an existing on site market into coin operated laundry service
OWNER MAILING ADDRESS <b>25 C Street, Lakeport, CA 95453</b>	Constructing a new ground up of approximately 3000 sq. ft including pizza, deli space with outdoor seating and drive through
CONTRACTOR NAME <b>TBD</b>	Constructing a new ground up of approximately 6000 sq. ft super market / convenience store with two condo units on top
CONTRACTOR MAILING ADDRESS _____	_____
<b>GRADING PERMIT (UBC Ch.33)</b> <b>TABLE NO. A-33-A PLAN CHECKING REVIEW FEES</b> 50 cubic yards or less..... No Fee 51 to 100 cubic yards..... \$23.50 101 to 1000 cubic yards..... \$37.00 1001 to 10,000 cubic yards..... \$49.25 10,001 to 100,000 cy- \$49.25 for the first 10,000 cubic yards, plus \$24.50 for each additional 10,000 cubic yards or fraction thereof. 100,001 to 200,00 cy- \$269.75 for the first 100,000 cubic yards plus \$13.25 for each additional 10,000 cubic yards or fraction thereof. 200,001 cy or more- \$402.25 for the first 200,000 cubic yards, plus \$7.25 for each additional 10,000 cubic yards or fraction thereof Other Plan Check Fees: 1. Additional plan review required by changes, additions or revisions or approved plans..... \$50.50 per hour* (minimum charge-one-half hour) *Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all employees involved.	<b>TABLE NO. A-33-B GRADING PERMIT FEES</b> 50 cubic yards or less..... \$23.50 51 to 100 cubic yards..... \$37.00 101 to 1,000 cy- \$37.00 for the first 100 cubic yards, plus \$17.50 for each additional 100 cubic yards or fraction thereof. 1,001 to 10,000 cy- \$194.50 for the first 1,000 cubic yards plus \$14.50 for each additional 1,000 cubic yards or fraction thereof. 10,001 to 100,000cy - \$325.00 for the first 10,000 cubic yards, plus \$66.00 for each additional 10,000 cubic yards or fraction thereof. 100,001cy or more- \$919.00 for the first 100,000 cubic yards plus \$36.50 for each additional 10,000 cubic yards or fraction thereof. Other Inspection Fees: 2. Inspection outside of normal business hours----- \$50.50 per hour* (minimum charge-two hours) 3. Reinspecton fee assessed under provisions----- \$50.50 per hour* of section 108.8 4. Inspection for which no fee is specifically indicated \$50.50 per hour* (minimum charge-one-half hour)
<b>CONTRACTOR'S LICENSE LAW</b> <b>I declare under penalty of perjury: (check one)</b> <input type="checkbox"/> I am Licensed under provisions of Chap. 9, Div 3 of the Business and Professions Code and my license is in full force and effect. License No. _____ Classification _____ <input type="checkbox"/> I, as the Owner, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Section 7044) <input type="checkbox"/> I, as the owner, am exclusively contracting with Licensed Contractors. (Section 7044) <input type="checkbox"/> I am Exempt under Sec. _____, Business and Professions Code, for this Reason _____	<b>WORKERS COMPENSATION INSURANCE</b> <b>I declare under penalty of perjury: (check one)</b> <input type="checkbox"/> The permit valuation is \$100.00 or less. <input type="checkbox"/> I have placed on file with the City of Clearlake, Building Department a Certificate of Workers Compensation Insurance or a Certificate of Consent to Self-Insure. <input type="checkbox"/> I shall not employ any person in any manner so as to become subject to Workers Compensation Laws of California. <b>Notice to Applicant:</b> If, after making this statement, you become subject to the Workers Compensation provisions of the Labor Code, you must, forthwith, comply with such provisions or this permit shall be deemed revoked.
I certify that I have read this application and state that the above information is correct. I agree to comply with all City Ordinances and State Laws relating to building construction, and hereby authorize representatives of the City of Clearlake to enter upon the above-mentioned property for inspection purposes. I also agree to save, indemnify and keep harmless the City & its agents against all liabilities, judgments, costs, and expenses which may in any way accrue against said agency in consequence of the granting of this permit. <i>Sunil Joshi</i> Applicants Signature: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contractor <input type="checkbox"/> Agent _____ Date _____	<b>GRADING PERMIT FEE</b> Plan Check Fee _____ Permit Fee _____ Addtl Plan Check Fee _____ Addtl Inspection Fee _____ Issuance Fee <u>\$25.00</u> PERMIT TOTAL _____ Receipt# _____ Approved By: _____ Date _____ Expiration Date _____ Inspected and Approved _____

NOTE: The fee for a grading permit authorizing additional work to an existing valid permit shall be the difference between the fee paid for the original permit and the fee calculated for the entire project.

# JS MARKET

6653 OLD HIGHWAY 53  
CLEAR LAKE, CA

10/25/21

## DESIGN REVIEW NARRATIVES



### General

The proposed mixed-use commercial development is located at 6653 and 6673 Old Highway 53 in the City of Clearlake. The development consists of two parcels notated on the drawings as: Lot 1 and Lot 2. The zoning classification for the two parcels is GC general commercial.

The proposed development is designed in accordance with the City of Clearlake zoning ordinance and design guidelines. The site proposal includes the tenant improvement of an existing market space on Lot 2 to be converted into a coined laundromat, and a newly proposed retail space encompassing a drive through pizzeria, deli, ice cream shop, and outdoor dining area. On Lot 1, the development will include a two-story mixed use building with a convenience store on the ground floor and two residential units on the second floor.

The development will facilitate the following:



- Lot 1
- (1) 1495 Sq. Ft. Apartment
  - (1) 1600 Sq. Ft. Apartment
  - (1) 3095 Sq. Ft. Convenience store including storage and maintenance facility
  - (12) Parking spaces
  - Trash pickup designated area

- Lot 2
- (1) 500 Sq. Ft. Water Purification facility
  - (1) 1540 Sq. Ft. Coined Laundromat
  - (1) 980 Sq. Ft. Retail space including storage and maintenance
  - (1) 1315 Sq. Ft. Pizza
  - (1) 480 Sq. Ft. Deli
  - (1) 450 Sq. Ft. Ice Cream Shop
  - (24) Parking spaces

**Access to the development site**

The proposed development takes place on two adjacent parcels located at the intersection of Old Hwy 53 and Lakeview Ave. Old Hwy 53 will serve as the frontage road. The private driveway is accessible from two points on Old Hwy 53; on the eastern end it wraps around in an L shape to exit from the western end,

and on the western end continues to the drive-thru to exit from the Eastern end. Both lots are easily accessible by pedestrians from both Avenues, with a private stair entrance to the residential units on Lot 1. Pedestrian walkways will connect to the public sidewalks along Old Hwy 63 and Lakeview Ave.

The number of Parking spaces provided for each parcel meets Clearlake planning parking requirements. Service vehicles such as solid waste will access the parcels entering from the Old Hwy 53 Western Entrance and exiting from the Western Entrance.

### **Location, Alignment, and Setbacks**



Setbacks requirements per local zoning ordinance are met for each parcel individually. Fencing between the site and neighboring residences is proposed along the southern property line.

### **Civil**

The project calls for the development of the entire lot. Approximately 65 percent of the site is covered completely with impervious surfaces. Drainage for the site and surrounding area is managed by 2-36" corrugated metal culverts that cross the site. The inlet is located in the center of property along Old Hwy 53 and drains approximately 50 acres of the surrounding area to the North East. A preliminary hydrology study calculates 22 CFS of run-off during a peak 10 year event. The 2-36" CMP culverts have a capacity of over 50 CFS. The culverts will need to be replaced and relocated per the plan. The South West portion of the site will need to be cut to provide appropriate grading across the site for parking and accessibility access. The total cut quantity for the project is approximately 500 CY. New curb, gutter and sidewalks will need to be installed along Lakeview Way and Old Hwy 53. The entire parking area will be regraded and repaved. New utilities including water, sewer, and fire mains will need to be installed to service the new project. Existing water mains and sewer mains are located in Old Hwy 53 and will provide connection to the site

### **Landscape and Stormwater Management**

The landscape planting and irrigation design conforms to the Lake County Low Impact Development Standards and the City of Clearlake's Water Efficient Landscaping and the Landscaping Design Standards and Guidelines.

The landscape design plan meets the maximum applied water allowance calculation. All plant materials, even those in the bio-swale areas, are low water use as defined by the Water Use Classifications of Landscape Species (WUCOLS) update #4 for the California climate zone #2. The planting design would easily satisfy the MWELo requirements.

Four Valley Oaks are incorporated in the plan to offset the removal of the Blue Oaks on site. These trees will be quicker growing and just as drought tolerant once established as the Blue Oaks.

Species selection is in consideration of significant pedestrian and guest use of the site. The design also seeks to ease maintenance to ensure an attractive and functional landscape as an improvement to the surrounding neighborhood. Numerous California and western states natives, as well as wildlife attracting species, have been integrated into the design.

### **Architectural Design, Colors, and Materials**

The design for the proposed retail storefronts utilizes gray stucco, metal wall panels, and black anodized aluminum curtain wall trims for a sleek, modern aesthetic. Additionally, secondary accents of cedar wood siding are added to bring warmth and a natural feel to the design. The existing building will be covered by a perforated metal screen to match the aesthetic of the new additions and create a more cohesive feel to the site. Entrances will be distinguished by metal canopies which will also allow opportunities for lighting, and a designated space for outdoor dining. The convenience store will continue this approach, while the residential units will be distinguished by the use of additional cedar wood placed strategically in elegant recessions to create a clean, volumetric look.

The design will convey an image of quality and durability whilst maintaining a natural feel.





### **Conclusion**

The development of the two separate parcels located at the intersection of Old Hwy 53 and Lakeview Ave offers a significant improvement and value to the neighborhood. It allows opportunities for local business growth and introduces spacious, tenant-friendly living spaces.