



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
(707) 994-8201 Fax (707) 995-2653

RECEIVED

Planning Application

CONDITIONAL USE PERMIT ^{10 9 2026} CEQA: Categorical Exemption ^{2:00 pm}

CITY OF CLEARLAKE

OFFICE USE ONLY

INITIAL FEES

Permit Fee	100	2,200.00
Categorical Exemption Fee	106	150.00
General Plan Maintenance Fee	226	25.00
Technology Fee (2%)	225	47.50
County Clerk Processing Fee for CE/MND (County Requirement)	291	50.00
Subtotal		2,472.50
3% CC/DC Processing Fee (\$74.18)		
Total		2472.50
Date:		
Receipt Number:	10944	
File Number:	CUP 20 26 - 03	
	CE 20 26 03	

APPLICANT

NAME: Mohammad M. Sattar
 MAILING ADDRESS: 303 S Cherokee Ln
 CITY: Lodi
 STATE: CA ZIP CODE: 95240
 PRIMARY PHONE: 209 663 6698
 EMAIL: mm.sattar09@gmail.com
 SIGNATURE: Mohammad Sattar

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all 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: Abdul Sattar
 MAILING ADDRESS: _____
 CITY: Same
 STATE: _____ ZIP CODE: _____
 PRIMARY PHONE: 209 625 8423
 EMAIL: _____
 SIGNATURE: Abdul - Sattar

I declare under penalty of perjury that I am the owner of said property or have written authority from the property owner to file this application. I certify that all 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: 3511 Redwood St, 3520, 3510
 ASSESSOR PARCEL NUMBERS: 039-174-45
Carpet & Flooring
 PRESENT USE OF LAND: Commercial Also
 WATER SUPPLY: PUBLIC GROUNDWATER WELL
 SANITATION: PUBLIC SEWER SEPTIC SYSTEM
 FLOOD ZONE: N/A

OFFICE USE ONLY

ZONING DISTRICT: _____
 GENERAL PLAN DESIGNATION: _____
 RELATED FILE NUMBERS: _____
 NOTES: _____
 APPROVED: _____ DATE: _____

DESCRIPTION OF PROJECT

Building Property Address 3511, 3520, 3510 Redwood St
open Tire Shop and wheel Alignment shop.
we will use 3511 Redwood St as our main office and customer
waiting area show room and building 3510 and 3511 will be
used as work shops and approx 3 lifts will be installed
in Building 3520 for Alignment work and 3510 Building
will have Tire changer machine and Tire Balancer machine.
we will not be doing any modification to the existing buildings
and structures. will try to keep as clean and simple as
we can.

MOHAMMAD SATTAR

3511,3510 & 3520 REDWOOD ST CLEARLAKE, CA 95422

209-663-6698

mmsattar09@gmail.com

Date: 03/10/2026

To:

City of Clearlake

Community Development Department

14050 Olympic Drive

Clearlake, CA 95422

Attn: City Manager / Senior Planner

RE: Request for Deferral of Curb, Gutter, and Sidewalk Improvements – [3511,3510 & 3520 redwood st Clearlake, CA]

To the Community Development Department,

I am writing to formally request a deferral for the installation of the curb, gutter, and sidewalk improvements required for my commercial use permit at **[3511,3510 & 3520 redwood st Clearlake, CA]**

While I fully intend to comply with the City of Clearlake Municipal Code Section, I am requesting that these improvements be deferred until after the business has commenced operations.

The startup costs for establishing this tire shop—including necessary specialized equipment and initial inventory—have exhausted my current capital. Deferring this requirement will allow the business to generate the necessary cash flow to fund the high-quality installation the City requires.

My Proposed Compliance Timeline:

- **Immediate Action:** Within 30 days of permit approval, I will contract a California Licensed Civil Engineer to begin the [required stamped plans and engineering drawings](#).
- **Construction Commencement:** I commit to beginning the physical installation of the sidewalk, curb, and gutter within six (6) months of the start of business operations.

I am prepared to enter into a [Deferred Improvement Agreement](#) or similar legal instrument to ensure these improvements are completed within this timeframe and do not remain unfinished indefinitely.

Thank you for considering the financial realities of a new small business in Clearlake. I look forward to contributing to the city's economic growth and infrastructure.

Sincerely,

MOHAMMAD SATTAR

Business Operations, Safety, and Compliance Statement

Our Business is dedicated to establishing a professional, safe, and fully compliant automotive service facility in the **City of Clearlake**.

1. Professional Installation & Equipment Safety:

Prior to the commencement of business operations, all specialized shop equipment—including **automotive lifts, wheel alignment systems, and tire mounting/dismounting machinery**—will be professionally installed. All associated **electrical work** and equipment setup will be performed by licensed professionals to ensure full compliance with **OSHA guidelines** and local building codes, guaranteeing a safe environment for both staff and the public.

2. Licensing and Regulatory Oversight:

We will obtain and maintain all necessary **City of Clearlake and State of California licenses**. Our business will be registered as an **Automotive Repair Dealer (ARD)** with the **Bureau of Automotive Repair (BAR)**, and we will strictly follow their guidelines for service and consumer protection.

3. Environmental Responsibility (CalRecycle):

As a registered **Tire Generator** with **CalRecycle**, we will manage waste tires responsibly. We will obtain a **Tire Program Identification (TPID) Number** and ensure that all scrap tires are collected **weekly or bi-weekly** by a **registered waste tire hauler**. We will maintain all required **Tire Disposal Certificates** and manifest logs to ensure 100% legal disposal.

4. Workplace Standards:

We are committed to maintaining a clean, organized facility that adheres to all **OSHA workplace safety regulations**, including proper signage, tool maintenance, and hazardous material protocols."

Project Description and Facility Operational Plan

We will operate a full-service tire and alignment center across three dedicated buildings, ensuring a clear separation between customer amenities and technical shop operations.

Building 1: 3511 Redwood St – Main Office & Customer Showroom

This building serves as our primary point of contact for the public.

- **Customer Experience:** It will feature a professional showroom, a dedicated customer waiting area, and a snack bar providing light refreshments.
- **Facilities:** A clean, maintained **restroom facility** will be provided for patron use, meeting all [California Health and Safety Code](#) requirements for accessibility and sanitation.
- **Safety:** This building will remain free of heavy machinery and hazardous stock to ensure a quiet and safe environment for customers.

Building 2: 3510 Redwood St – Inventory & Tire Service

This facility is dedicated to inventory management and primary tire services.

- **Equipment:** We will house professional **tire changers and balancing machines** in this location.
- **Inventory Management:** We will maintain a rotating stock of approximately **100–150 tires** of various sizes, along with wheel accessories.
- **Fire Safety & Compliance:** Tires will be stored on professional **tire racks** that are specifically designed not to be over-packed.
 - Storage will comply with Fire safety code regarding pile dimensions and indoor storage clearances.
 - We will maintain a clear 4-foot clearance from the ceiling to mitigate fire risks.

Building 3: 3520 Redwood St – Alignment & Heavy Service

This building is designated for precision alignment and vehicle lifting.

- **Specialized Equipment:** This site will house a professional **wheel alignment machine**.
- **Professional Installation:** We will have **two (2) 2-post car lifts** installed exclusively by certified professionals.
- **Safety Standards:** All installation and operation of heavy machinery will follow strict **OSHA guidelines** to prevent workplace accidents and ensure structural integrity.

Supplemental Data for Use Permit

Please answer the following questions as thoroughly as possible. If questions do not apply to your project, please provide an explanation of why. Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE CITY OF CLEARLAKE - PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: Tire shop

Product or service provided: Tires & Auto parts

Hours of operation: 9 AM - 5 PM Days of operation: APPROX 7 DAYS

Number of shifts (normal): N/A Number of shifts (peak): N/A

Employees per shift (normal): N/A Employees per shift (peak): N/A

Number of deliveries per day: N/A Number of customer per day: N/A

Number of pick-ups per day: N/A Lot size: ± 5000 SQ F

Number and type of company Vehicles: 0 Type of loading facilities: N/A

Floor area of existing structures: ± 5000 SF Proposed building floor area: 5000 SF

Number of existing parking spaces: N/A Number of proposed parking spaces: N/A

Number of floors: 1

Additional relevant information: _____

Supplemental Data Continued)

When do you anticipate starting construction?

no construction needed, using existing Building

How long will construction take?

N/A

What days/times will construction occur?

N/A

What type of construction equipment will be used?

N/A

How many truck/vehicle trips will be necessary for construction?

N/A

Will equipment be idling during construction?

N/A

Where will construction equipment be staged/stored?

N/A

Will any trees or vegetation be removed? If yes, please provide type and amounts.

N/A

Supplemental Data (Continued)

How much grading is anticipated to occur and where?

N/A

Will soil be imported or exported to/from the site? If so from where and what amount?

N/A

Is trenching required? If yes, please provide location, dimensions and cubic yards.

N/A

How much water will be used for construction, operation and maintenance? What is the water source?

N/A

Describe how scenic views or vistas are impacted by the cultivation site.

N/A

What lighting is proposed for the project? Will areas be lit at night?

N/A

What type of hazardous materials may and/or will occur on site? How will the hazardous material be disposed of?

N/A

Supplemental Data for (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

No

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

N/A

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

N/A

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

N/A

Describe and site or buildings have any archaeological or historical significance.

N/A

What are the slopes on project site?

N/A

Supplemental Data (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

N/A

Describe methods to be taken to reduce greenhouse gases.

N/A

Will solid waste be produced? If yes, how will it be disposed of?

No

N/A

Will hazardous waste be produced? If yes, how will it be disposed of?

No

N/A

How will vegetative waste be managed?

N/A

How will growth medium waste be managed?

N/A

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

N/A

Supplemental Data (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

N/A

Do portions of the cultivation site periodically flood?

N/A

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

N/A

What Best Management Practices (BMP's) or measures will be implemented in order to prevent erosion and impacts to water quality?

N/A

Is wastewater treatment required for the project? If yes, what is the source?

N/A

Describe how this project is consistent with the City's General Plan and Zoning Ordinance.

N/A

Describe the level and frequency of noise or vibration that will be generated from this project.

No noise

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate emergency services (Fire, Police, etc.).

Fire and Police will have easy access to our Building.

How is the site accessed?

By Public Road "Redwood street"

Describe the amount of traffic the project will generate.

Not much maybe ^{approx} 10 cars a day For Tire change.

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

N/A

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

No

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

No

What sources of energy will be used?

City of Clearlake or PGE whatever is available



3511 Redwood St
near Clearlake



3511 Redwood St
3511 Redwood St



Receipt Number: R00010944

Cashier Name: Register Operator

Terminal Number: 2

Receipt Date: 3/9/2026 5:23:37 PM

ABDUL SATTAR CUP26-03

Trans Code: 106 - Planning/Zoning **Name: ABDUL SATTAR CUP26-03** **\$2,200.00**
 Product: PLANNING/ZONING Units: 0.00 Amount: 2200.00
 ABDUL SATTAR CUP26-03 2200.00
 PLANNING/ZONING 2200.00
 100-414-510 -2200.00

Trans Code: 106 - Planning/Zoning **Name: CATEGORICAL EXEMPTION FEE** **\$150.00**
 Product: PLANNING/ZONING Units: 0.00 Amount: 150.00
 CATEGORICAL EXEMPTION FEE 150.00
 PLANNING/ZONING 150.00
 100-414-510 -150.00

Trans Code: 226 - GENERAL PLAN MAINTENANCE **Name: Miscellaneous Receipt** **\$25.00**
 Product: GENERAL PLAN MAINTENANCE Units: 0.00 Amount: 25.00
 Miscellaneous Receipt 25.00
 GENERAL PLAN MAINTENANCE 25.00
 250-417-879 -25.00

Trans Code: 225 - TECH FEE **Name: Miscellaneous Receipt** **\$47.50**
 Product: TECH FEE Units: 0.00 Amount: 47.50
 Miscellaneous Receipt 47.50
 TECH FEE 47.50
 250-416-878 -47.50

Trans Code: 251 - RECORDING FEES **Name: Miscellaneous Receipt** **\$50.00**
 Product: RECORDING FEES Units: 0.00 Amount: 50.00
 Miscellaneous Receipt 50.00
 100-244-01 -50.00

Total Balance Due: \$2,472.50

Payment Method: CHECK Payor: ABDUL SATTAR CUP26-03 Reference: 3660

Amount: \$2,472.50

Total Payment Received: \$2,472.50

Change: \$0.00