



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY JANUARY 24, 2017

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:

<i>Chairman Stoppenbrink</i>
<i>Vice Chairman Sailer</i>
<i>Commissioner Jacobs</i>
<i>Commissioner Gonzales</i>
<i>Commissioner Helmar</i>

Staff:

<i>Sean Brewer, Community Development Director</i>
<i>Marissa Trejo, City Manager</i>

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 Minutes - 1-10-2017

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Reorganization
2. Site Plan Review Application for a Commercial Marijuana Facility (SPR 16-03)
9820 Cody Street
3. Site Plan Review Application for a Commercial Marijuana Facility (SPR 16-05)
1951 Mercantile Lane
4. Adoption of Resolution No 017P-005 Recommending to the City Council
Approval of the City of Coalinga Active Transportation Plan

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Approval of Minutes - 1-10-2017
Meeting Date January 24, 2017
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

Approval of the minutes from the January 10, 2017 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ January 10, 2017 Minutes

MINUTES
PLANNING COMMISSION
155 W. Durian, Coalinga, CA 93210
January 10, 2017

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA (None)

ROLL CALL

Commissioners: *Chairman Stoppenbrink (Excused)*
 Vice Chairman Sailer
 Commissioner Jacobs
 Commissioner Gonzales
 Commissioner Helmar

Staff: *Sean Brewer, Community Development Director*
 Marissa Trejo, City Manager (No present)

Wanda Earls, Secretary and City Clerk

PUBLIC COMMENTS (None)

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes - November 8, 2016

Vice Chairman Sailer asked if easement re: WHCC has been resolved.

Mr. Brewer indicated it has been resolved.

*Motion by Helmar, Second by Jacobs to Approve Consent Calendar Item Minutes of November 8, 2016. Motion **Approved** by a Roll-call 4/0 Vote. Stoppenbrink absent.*

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. **Site Plan Review Application (SPR 16-02) 9800 Cody Street**

Address Correction 9840 Cody Street.

Guests:

Mr. Matthew Dunn, CEO Advanced Patients Collective

Mr. Frank Floes, Business Development/Construction Manager, SPAN

Community Development Director Sean Brewer gave the staff report:

- Background
- Proposal and Analysis
 - Surrounding Land use Settings
 - Site Plan Review
 - Findings for Approval
 - Staff Analysis
 - Manufacturing and Business Development Regulation
 - Access
 - City Utilities
 - Storm Runoff
 - Gas
 - Water
 - Sewer
 - Meters
 - Parking
 - Refuge containers
 - Landscaping
 - Lighting
 - Signage
 - Offsite Improvements
 - Phasing Plan
 - Phase One
 - Phase Two
 - Environmental Considerations
 - Fiscal Impact
 - Reasons for Recommendations

Comments from Planning Commissioners:

- Concerns regarding traffic volume.

Mr. Matthew Dunn, CEO Advanced Patients Collective indicated in Phase One they would have 10-15 employees and 2 shifts.

- Security

Mr. Dunn said they would have 24 hour TV surveillance and onsite guard. They will meet requirements of PD and have camera review by PD.

- Concern expressed regarding water use

Water consumption expected to be 30-60K gallons per month and is recaptured.

Mr. Brewer said water was not an issue of the City Council. It is an indoor facility and evaporation is much less than an outdoor facility.

This item is being processed under the Urgency Ordinance because the Council wanted to move forward.

- Is very low water consumption
- Site Plan Sign is great
- Refuse – what is it?

It is organic stems and rock wool; it can go into green waste can.

- Transportation of product
- Transportation License

State Code dictates transportation of product.

Mr. Brewer said some will get Transportation Licenses. Product will be tracked, traced and verified.

- Why no CUP?

Mr. Brewer said because under the Urgency Ordinance it is committed by “right”. There are six-seven apps under the Urgency Ordinance. All future apps will require a CUP.

*Motion by Jacobs, Second by Helmar to Adopt Resolution No. 017P-001 with Conditions for the Development of a New Commercial Cannabis Facility to be Located at 9840 Cody Street. Motion **Approved** by a Roll-call 4/0 Majority Vote. (Stoppenbrink absent)*

2. **Approval of Site Plan Review 16-09 (32-Unit Elm Avenue Senior Apartments)**

Guest:

Mr. Cameron Johnson, AMG & Associates, Housing Developer

Community Development Director Sean Brewer presented the Staff Report:

- Background
- Proposal and Analysis
 - Development Density
 - Site Plan Review
 - Findings for Approval
 - Staff Analysis
 - Residential Multi-Family Development Regulations
 - Building Entrances
 - Architectural Articulations
 - Open Space and Pedestrian Conditions
 - Coalinga City-wide Design Guidelines
 - Site Planning and Design
 - Building Design

This is another project. The present facility is almost leased-up.

Concerns expressed by Planning Commissioners:

- How quickly did first facility fill-up?

Mr. Cameron Johnson said it took 1 1/2 months to fill up and they have a waiting list.

There will be two buildings with more open space. Units will have washer/dryer otherwise they are basically the same.

*Motion by Gonzales, Seconded by Helmar to Adopt Resolution 017P-002 with Conditions for the Elm Avenue Senior Apartments Project which Consists of a 32-Unit High Density, Age-restricted, housing development. Motion **Approved** by a Roll-call 4/0 Majority Vote. (Stoppenbrink-absent)*

DEPARTMENT REPORTS (None)

COMMUNICATIONS

1. Staff Announcements

Possible meetings on 24th and February 14th. Could have a second meeting in February.

ATP
Traffic Calming
Foodtruck Regulations

Additional comments:

- Subway Plan may be extended
- Business card for Commissioners – Sean will let you know.
- Cannabis – Permits/ licenses okay, manufacturing licenses ahead
- Seven apps under urgency Ordinance by Right – future apps will have CUP

2. Commissioner Announcements

Commissioner Jacobs will be gone on 24th of January.

Commissioner Jacobs still concerned about water use for agriculture production.

Mr. Brewer indicated that minimum water is required.

3. Chairman Announcements

Vice Chairman Sailer reminded that Commission needs to re-elect chair and co-chair at next meeting.

ADJOURN (7:00 PM)

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Reorganization
Meeting Date January 24, 2017
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

Staff is recommending that the Commission conduct a reorganization of the Chairman and Vice Chairman seats.

II. BACKGROUND:

The process for selecting a Chairman and Vice Chairman has occurred annually at the first or second January meeting. The sitting Commission selects a Chairman and Vice Chairman following a process of a nomination and a second of one of its sitting members and a vote. If the person received a simple majority of the vote, he/she becomes Chairman. The same process was then conducted for the Vice Chairman.

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:



Staff Report- Chairman and Planning Commission

Subject: Site Plan Review Application for a Commercial Marijuana Facility (SPR 16-03)
9820 Cody Street

Meeting Date January 24, 2017

Project Location: 9820 Cody Street, Coalinga, CA 93210

Applicant: Fred Barnum, 135 Main Ave, Suite B, Sacramento, CA 95838

Owner: Fred Barnum, 135 Main Ave, Suite B, Sacramento, CA 95838

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 017P-003 with conditions for the development of a new commercial cannabis facility to be located at 9820 Cody Street.

II. BACKGROUND:

On November 28, 2016 the Community Development Department received an application for the development of a 64,000 square foot industrial building and future 4,800 square foot commercial industrial building at 9820 Cody Street for a commercial cannabis campus style facility. The intended use for the industrial building will be for commercial cannabis cultivation, distribution, transportation, manufacturing and testing operations. The intended use of the 4,800 square foot building to the north is for a future dispensary should the operator obtain a license from the City to operate. The site plan review merely reviews the site for consistency with the City's zoning regulations. A license to operate a dispensary must be obtained for the building to use for said purpose and would have to be issued by the City Council.

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal incorporates feedback from all City Departments. The Coalinga Municipal Code requires that all applicable new structures permanent or temporary erected in the City require a site plan review and approval by the Planning Commission for consistency with all applicable zoning regulations.

III. PROPOSAL AND ANALYSIS:

The proposed project proposes to construct a 64,000 square foot two story industrial building, comprised of manufacturing space, distribution space, storage rooms, restrooms, office space, breakrooms, cultivation space on the second floor and security checkpoint. In addition to the industrial building, the applicant is planning a to construct a 4,800 square foot commercial building to house a future dispensary should the City Council issue a license in this location. The site in which the industrial building and commercial building will

be built on is approximately 2.86 acres. The General Plan designation for the parcel is (MB) Manufacturing and Business with a zoning designation of Manufacturing and Business Light (MBL). The project proposal is consistent with all the development regulations for Commercial Cannabis developments pending the outcome of the required Commercial Cannabis License. Currently, the applicant has a commercial cannabis license application under review with the police department. At this time the Council has not determined a course of action as to how to address authorizing the one commercial cannabis license in the City and where it will be situated. The 4,800 square foot building is speculative and would have to be issued a license to operate.

Surrounding Land Use Setting:

North	Industrial Zoned Property (West Hills Community College Distract Office)
South	Agricultural Land
West	Industrial Zoned Property (Claremont)
East	State Highway (City Limits – County Agricultural Land)

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all development projects within the City. The purpose of the site plan review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Coalinga Municipal Code, and to guide the Building Official in the issuance of permits.

The proposed project does not fall under the exempt projects and projects qualifying for Administrative Site Plan Review; therefore, the proposed project requires site plan approval from the Coalinga Planning Commission.

Findings for Approval

According to Section 9-6.404 of the Coalinga Municipal Code, the Planning Commission shall consider the following findings to approve a site plan:

- 1) The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- 2) The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
- 3) The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- 4) The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

Staff Analysis

As described in more detail below, City staff has determined the proposed project is in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the City.

Manufacturing and Business Development Regulations

There are several development regulations that staff reviews prior to recommending approval of a site plan

review application. This site plan application has been reviewed for compliance with the Coalinga Planning and Zoning Code and meets all applicable requirements for the proposed use based on type, location and site constraints.

Access

The primary access point for the development will be located on Cody Street at the northwest corner of the property. According the Fire Department and City Engineer there is adequate space onsite for public safety maneuvering. The need for a secondary ingress/egress point is not necessary since it would be very difficult to provide an additional ingress/egress location without accessing the property from the State Highway which staff and the City Engineer wanted to avoid.

There is a recorded 30-foot access easement in favor of West Hills College that has been identified on the plan which will continue to provide north/south directional traffic for West Hills College operations located to the south of the proposed development.

Utilities

All utilities are readily available for connection on Cody Street. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. Improvement plans will be reviewed and approved by the City Engineer.

Storm Runoff: On-site storage of storm runoff has been provided at the southeast corner of the parcel and will be screened by wrought iron on the east boundary and chain link on the interior north, west and exterior south boundary.

Gas: Public Natural Gas Facilities exist in Cody Street and are available to serve this development. The applicant shall extend natural gas service to the project site. Gas meters may be located within private property but must be accessible to meter readers.

Water: Public Water Facilities exist in Cody Street and are available to serve this development. The applicant shall extend a water service to the project site. The Public Works Director has recommended that water meters be located on or near the property line to ensure ease of meter reading.

Sewer: Public Sewer Facilities exist in Cody Street and are available to serve this development. The applicant shall extend a sewer lateral to the project site. Sewer clean out will be placed at the property line.

Meters: There shall be meters for both water and natural gas which shall be identified on the final site plan when submitted to the Planning Department for final approval. There will be separate landscape and domestic meters in order to differentiate between landscaped water and domestic water per City policy. Since this is a secure facility the water meters shall be located outside the secured area and gas meters shall be placed in a location that are protected from damage. If gas meters are to be located on-site within the secured area the applicant shall work with Public Works to determine the best practice for reading meters.

Parking

In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for the industrial building is 1 stall for every 1,000 square feet of building space and the commercial building requires 1 stall for every 300 square feet of building space. The proposed development has met the requirement by providing 82 vehicle stalls.

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Refuse Containers

The proposed development provides for the required refuse containers and their size, shape and location are consistent with that of the City requirements.

Landscaping

The proposed landscaping exceeds the city's minimum requirement for landscaped areas as it relates to site frontage, parking, highway setbacks and equipment screening. A separate landscape plan will be submitted to the Community Development Department for review and approval prior to building permit issuance.

Fencing: All interior fencing shall be of material allowed under the planning and zoning code. All fencing adjacent to public rights of way will be a combination of wrought iron and landscaping or of a decorative block material.

The proposed project is located within 200 feet of a state highway and shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. The applicant has provided the adequate setback from the state highway and will provide the required two (2) fifteen (15) gallon trees for every twenty-five (25) feet of site frontage toward the highway. This will be denoted on the final landscape plan but has been provided conceptual on this plan.

Parking facilities are located within fifty (50) feet of and visible from a right-of-way (State Route 198/33) so the area must be screened by a wall or berm at least two and one-half (2.5) feet high. In this case there is already a berm that has been constructed which will meet this criterion and behind that berm will be a conditioned 6 foot wrought iron fence constructed on the 20' public utility easement line as recommended by staff.

The site plan does provide for landscaped setbacks since there are proposed parking facilities adjacent to the onsite building. A ten (10) foot set back comprised of five (5) feet of landscaping and a paved pedestrian walkway has been provided which meets the development regulations.

Lighting

Lighting has been reviewed and approved by the Police Department to ensure that there will be no spill over lighting. The Police Department is recommending as part of the conditions of approval that the site meet or exceed the standard of 1.5 foot candle of light within the site to ensure adequate lighting. A photometric plan shall be provided and reviewed and approved by the Police Chief prior to certificate of occupancy is issued. All lighting shall use decorative poles and fixtures with LED technology and avoid HPS lighting in an effort to reduce energy consumption.

Signage

In accordance with the zoning regulations related to Commercial Cannabis facilities, no business related signage shall be provided except for those federally regulated such as ADA.

Offsite Improvements

The applicant shall furnish and install off-site Curb & Gutter, Sidewalk, Driveway Approach and Street Lighting on Cody Street frontage as approved by the City Engineer. The curb & gutter shall be designed to allow existing storm water flows from the existing northerly dirt swales to continue through the new curb & gutter and exit onto the existing dirt swale to the south.

Environmental Considerations

The Community Development Director has determined that the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332, as described below, applies to the project:

15332. In-Fill Development Projects

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

In this case, the project involves an industrial infill development on a 2.86-acre vacant lot and meets all the criteria (a through e) outlined above. Therefore, the project is exempt from further analysis under CEQA.

Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant lot with very flat topography and no habitat value. It is zoned for industrial development and the project will involve in-fill industrial development consistent with the industrial zoning. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 32 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

IV. FISCAL IMPACT:

None at this time.

V. REASONS FOR RECOMMENDATION:

Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the Coalinga zoning code in the following respects:

1. That all applicable provisions of the Code are complied with.
2. That the project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures.
3. All signs related to this development shall be reviewed and approved at a later date.

ATTACHMENTS:

	Description
<input type="checkbox"/>	Resolution No 017P-003
<input type="checkbox"/>	Exhibit A Conditions of Approval SPR 16-03
<input type="checkbox"/>	Site Plan (Official)
<input type="checkbox"/>	Conceptual Elevations
<input type="checkbox"/>	Perspective Views
<input type="checkbox"/>	Application SPR 16-03

RESOLUTION 017P-003

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 16-03 FOR THE DEVELOPMENT OF A NEW INDUSTRIAL COMMERCIAL CANNABIS FACILITY TO BE LOCATED ON 2.86 ACRES AT 9820 CODY STREET

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a commercial cannabis facility on 2.86 acres at the 9820 Cody Street (APN: 070-120-10ST); and,

WHEREAS, the subject project requires approval of a site plan review, in accordance with Title 9, Chapter 2 of the Coalinga Municipal Code; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on November 28, 2016; and

WHEREAS, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15332 (Infill Development), and;

WHEREAS, the subject application was reviewed for compliance with all applicable sections of the Coalinga Municipal Code; and

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on January 24, 2017; and

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

- All provisions of the Planning and Zoning Code are complied with;
- The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
 - Facilities and improvements;
 - Vehicular ingress, egress and internal circulation;
 - Setbacks;
 - Height of buildings;
 - Location of services;
 - Fences and/or walls;
 - Landscaping.
- Proposed lighting is so arranged as to direct the light away from adjoining properties;
- Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility;
- Proposed development has adequate fire and police protection;
- Proposed development can be adequately served by city sewer and water;
- Drainage from the property can be properly handled;

- The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does approve the site plan review Application No. 16-03 subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 24th Day of January 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman

ATTEST:

City Clerk/Deputy City Clerk

**CONDITIONS OF APPROVAL
SITE PLAN REVIEW, APPLICATION NO. 16-03**

- COA-1. The approved site plan shall become void in the event that less than fifty (50) percent of the site, or an approved phased development, has not occurred within twelve (12) months after the approval of the site plan.
- COA-2. Approval of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the first approval.
- COA-3. An occupancy permit for the new structure(s) shown on the approved site plan shall not be issued until all proposed buildings, structures and other stated improvements are completed, or the Community Development Director authorizes its issuance upon making a finding that all on-site and off-site conditions relating to the building, structure or use have been or will be met.
- COA-4. Buildings shall provide adequate architectural articulation and detail to avoid a bulky and "box-like" appearance. The building façade at ground floor street frontage level shall be articulated with measures such as, indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame, and projecting elements, such as awnings or marquees, to provide shade and shelter.
- COA-5. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-6. The applicant shall furnish and install off-site Curb & Gutter, Sidewalk, Driveway Approach and Street Lighting on Cody Street frontage as approved by the City Engineer. The curb & gutter shall be designed to allow existing storm water flows from the existing northerly dirt swales to continue through the new curb & gutter and exit onto the existing dirt swale to the south.
- COA-7. The applicant shall comply with all 2016 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-8. Direct drainage of storm water runoff over public sidewalks at driveways not permitted. On-site Storm water runoff shall be directed to on-site storm water retention facilities.
- COA-9. The applicant shall provide smooth AC pavement transitions from new concrete driveway to existing Cody Street asphalt pavement.
- COA-10. The applicant shall obtain approval from the Public Works Department for the location of the 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-11. The applicant shall construct a 6-foot-high Wrought Iron fence along the existing public utility easement line running along the rear property line of the project development.

- COA-12. Public Sewer Facilities exist in Cody Street and are available to serve this development. The applicant shall extend a sewer lateral to the project site. Sewer clean out will be placed at the property line.
- COA-13. Public Water Facilities exist in Cody Street and are available to serve this development. The applicant shall extend a water service to the project site. Water meters shall be located on or near the property line.
- COA-14. Public Natural Gas Facilities exist in Cody Street and are available to serve this development. The applicant shall extend natural gas service to the project site. Gas meters may be located within private property but must be accessible to meter readers.
- COA-15. Mailboxes shall be located outside of secured areas for access by postal workers. Obtain final approval by Postmaster prior to installation.
- COA-16. The applicant shall comply with the access requirements of an existing non-exclusive access easement to West Hills College Access along the westerly side of the property.
- COA-17. The applicant shall furnish and install new water service, irrigation controller and backflow prevention device for all irrigated landscape areas of the project frontage. Utilities and public infrastructure should be undergrounded, or screened with trees, landscaping, or public art.
- COA-18. Applicants shall obtain all necessary stormwater permits from the California Regional Water Quality Control Board, Central Valley Region.
- COA-19. On-site lighting shall be provided so that the parking areas are illuminated at a level of 1.5 foot candles. A photometric plan (not a full study) shall be provided to ensure that 1.5 FC has been met. All of the regulations in section 9-4.206 of the Coalinga Planning and Zoning Code shall be met as it relates to lighting and illumination.
- COA-20. All equipment located on roofs and on-site shall be screened from view as approved by the Community Development Director.
- COA-21. 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-22. *Setback and screening from highways.* Any site in a Manufacturing/Business district that is fully or partially located within 200 feet of a state highway shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. At least two (2) fifteen (15) gallon trees shall be provided for every twenty-five (25) feet of site frontage toward the highway.
- COA-23. *Landscaped setback of parking from on-site buildings.* In the MBL districts, parking spaces must be set back at least ten (10) feet from any building wall, and the area

between parking and building must be landscaped. Two (2) feet of the landscaped setback shall be low growing plants to allow for vehicle overhang. Up to five (5) feet of this required landscape area may be occupied by a paved pedestrian walkway.

- COA-24. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-25. A landscaping plan shall be submitted to the Community Development Department for review and approval. *Water efficient landscaping.* The model Water Efficient Landscaping Ordinance, as published by the California Department of Water Resources, pursuant to California Water Conservation in Landscaping Act (Government Code § 65591, et seq.), was adopted in full, by reference, and effective in the City of Coalinga commencing on January 1, 2010. A copy of the Water Efficient Landscaping Ordinance is retained on file in the Office of the City Manager, the Community Development Department, and the Office of the Coalinga City Clerk at all times. Landscaping plans must be consistent with the adopted Water Efficient Landscaping Ordinance.
- COA-26. *Shade trees.* A minimum of one shade tree for every ten (10) parking spaces shall be provided, which shall achieve fifty (50) percent canopy coverage of paved area at maturity. The shade trees shall be located so as to provide visual relief to long rows of parked vehicles, and to provide shade to pedestrian connections. Canopy-type trees should be used to provide a relatively consistent tree cover that will shade vehicles and pavement. Shade trees shall also be provided at appropriate intervals between perimeter parking spaces. The shade tree species shall be selected from a master tree list maintained by the City.
- COA-27. The 3-foot pedestrian gate shall be electronically accessed with the appropriate security access protocols. This shall not be accessible by the general public.
- COA-28. The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- COA-29. All other required local (Police, Fire, Finance), County, State, or Federal permits shall be obtained prior to the start of operations.
- COA-30. All fire hydrant locations shall be reviewed and approved by the Fire Chief.
- i. Provide one fire hydrant inside south gate, one at the Northeast corner of building, and one fire hydrant at Cody entrance to property.
 - ii. Remove both center card islands from gates.

- iii. All electric gates must be tied to the fire alarm system, and automatically open upon activation. All electric gates serving a building with a NFPA 72 Fire Alarm system, shall be wired so gates automatically open when the fire alarm activates. For all electric gates, provide lock box for fire department access. Approved model is Doorking Model 1400-080. You can find dealers on their website <http://doorking.com/accessories/lock-boxes>
- COA-31. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-32. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-33. In the event that archaeological remains are encountered during grading, work shall be halted temporarily and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event any archaeological remains are uncovered.
- COA-34. A final site plan shall be submitted to the Community Development Department to ensure that all conditions of approval have been incorporated.
- COA-35. *Actions voiding approval.* If the construction of a building or structure, or the use established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void.
- COA-36. *Periodic review or monitoring of conditions.* All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.
- COA-37. The applicant, within 30 days of the approved site plan, shall provide in writing a letter agreeing to comply with all of the conditions of approval stated in the project resolution.

Applicant Acknowledgement

I _____, (Applicant) have read and will fully comply with all of the conditions stated above, and understand if they are not followed, my permit may be revoked in accordance with Section 13 of the above conditions.

Applicant: _____ Date: _____
Signature



- SITE PLAN LEGEND**
- LANDSCAPE PLANTER AND TREE (typical)
 - SCREENING SHRUB
 - FIRE HYDRANT
 - TRANSFORMER

- BUILDING NOTES**
1. ALL ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW..

- SECURITY LEGEND BUILDING A**
1. ALL ACCESS TO BUILDING B SHALL BE VIA GATES THAT GRANT ENTRANCE/EXIT FROM A CARD ACCESS SYSTEM, THERE SHALL BE NO DIRECT PEDESTRIAN ACCESS.
 2. INTERIOR AND EXTERIOR SECURITY CAMERAS WILL BE INSTALLED PER THE CITY OF COALINGA ORDINANCE NO. 791.
 3. SECURITY CAMERAS WILL HAVE THE ABILITY TO BE ACCESSED BY THE CITY OF COALINGA POLICE DEPARTMENT.
 4. ALL RECORDINGS WILL BE SAVED FOR MINIMUM OF 30 DAY AND BE MARKED WITH DATES.
 5. THE BUILDING WILL HAVE A SECURITY SYSTEM INSTALLED WHICH WILL BE MONITORED BY AN APPROVED THIRD PARTY MONITORING COMPANY.
 6. ALL SECURITY EQUIPMENT SHALL BE BACKED UP BY AN ALTERNATE POWER SOURCE.



VICINITY MAP

PROJECT SUMMARY

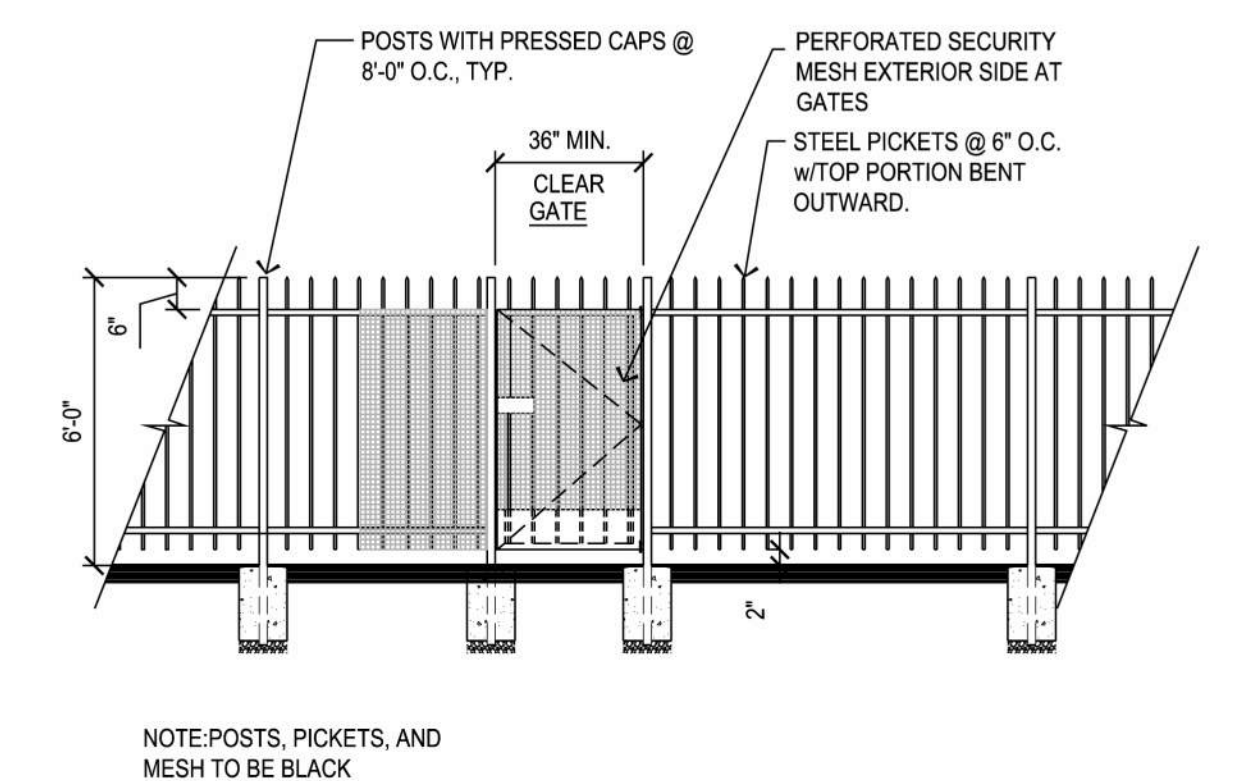
APN: 070-120-10S
PARCEL AREA: 2.86 ACRES
ZONING: MBL - MANUFACTURING/BUSINESS

BUILDING AREA:

BUILDING A	4,800SF
BUILDING B	64,000SF
TOTAL	68,800SF

PARKING DATA

BLDG	USE	AREA	RATIO	REQ'D	PROVIDED
A	RETAIL	4,800	1:300SF	16	16
B	MANUF.	64,000	1:1000SF	64	64
		TOTAL		80	82



NOTE: POSTS, PICKETS, AND MESH TO BE BLACK

1 ORNAMENTAL SECURITY FENCE
1/4" = 1'-0" S-Fence-Metal-Tube Steel 03

COALINGA MANUFACTURING CENTER SITE PLAN

9750 Cody Street, Coalinga, CA 16037 01/03/2017

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com



PERSPECTIVE VIEW



FRONT ELEVATION



SIDE ELEVATION

COALINGA MANUFACTURING

PERSPECTIVE VIEWS

9750 CODY STREET, COALINGA, CA

16037 ISSUE DATE: 11-22-16

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T|916 782 7200 borgesarch.com

ARCHITECTURAL GROUP
Borges



PERSPECTIVE VIEW



COALINA MANUFACTURING

PERSPECTIVE VIEWS

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

SPP 16-03
Application Number

11/28/2016
Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: 9750 Cody Street, LLC

Fred Barnum

Mailing Address: 135 Main Avenue, Suite B, Sacramento, CA 95838

Telephone Number: (916) 416-8727

Assessors Parcel Number: 070-120-10s

Property Location (Street Address): 9750 Cody Street, Coalinga, CA 93210

Property is located: on the east side of Cody Street, between West Gale Ave Street and
Cambridge Ave Street

PROJECT INFORMATION:

Current Zoning: MBL

Proposed Zoning: MBL

Existing Floor Plan: N/A

Proposed Floor Area: 64,000

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) Commercial Light Manufacturing Business with wall mounted sign.

Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units _____ Total of area (in square feet) _____

Total lot coverage of buildings or structures (in square feet) _____ Percentage of lot coverage _____ %

Number of off street parking spaces provided. Covered _____ Open _____

Total square feet of sign area _____ Total square feet devoted to recreation and open space _____ sq ft.

Give total percentage of lot devoted to recreation and open space _____ sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area _____

Describe type and material to be used on exterior walls and doors _____

Commercial

Gross floor area or building when complete 64,000 sq ft.

Describe sign (free standing, affixed to wall etc.) Wall mounted

Number of parking spaces provided 82 Number of customers expected per day 10

Hours and days of operation 24/7

Describe any outside storage of equipment or supplies: N/A

Industrial

Describe any outside storage of equipment or supplies: _____

Maximum number of employees in any daily shift: _____

Number of delivery or shipping trucks per day: _____

Number of delivery or shipping trucks per day when construction is complete: _____


Site Plan Requirements – Mapping/Drawings

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Dedications and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

Applicant's Certification

The undersigned hereby certify that the information presented in this application is correct.



Signature of Applicant

11-23-16

Date

Signature of Record Property Owner

Date



Staff Report- Chairman and Planning Commission

Subject: Site Plan Review Application for a Commercial Marijuana Facility (SPR 16-05)
1951 Mercantile Lane

Meeting Date January 24, 2017

Project Location: 1951 Mercantile Lane, Coalinga, CA 93210

Applicant: The Canna Agency Management Co., 4435 First Street, Suite 420. Livermore, CA 94551

Owner: Coalinga Successor Agency, 155 W. Durian, Coalinga, CA 93210

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 017P-004 with conditions for the development of a new commercial cannabis facility to be located at 1951 Mercantile Lane.

II. BACKGROUND:

On November 28, 2016 the Community Development Department received an application for the development of a phased commercial cannabis campus style facility. The intended use of the industrial buildings will be for a commercial cannabis research and development facility related to cultivation, manufacturing, and testing operations. Once the application was deemed complete staff requested comments from all the necessary City Departments. This proposal incorporates feedback from all City Departments. The Coalinga Municipal Code requires that all applicable new structures permanent or temporary erected in the City require a site plan review and approval by the Planning Commission for consistency with all applicable zoning regulations.

III. PROPOSAL AND ANALYSIS:

The proposed phased project consists of the following components:

	Start Date	Square Footage	Intended Use
Phase 1 & 2	Operational in 90 days from 2/13/2017	3,456	Temporary Research and Development Facility (cultivation, manufacturing and testing). Buildings to be removed by 1/1/2018 or no later than 6 months from Certificate of Occupancy of Phase 3.
Phase 3	6/1/2017	10,750	Permanent Research and Development Facility

			(cultivation, manufacturing and testing)
Phase 4	6/1/2017	12,350	Cultivation Facility
Phase 5	9/1/2017	8,376	Growing Complex - Secured Greenhouses
Phase 6	9/1/2017	5,776	Growing Complex - Secured Greenhouses
Phase 7	1/1/2018	24,000	Future Development

The site in which the industrial building will be built on is approximately 2.6 acres. The General Plan designation for the parcel is (MB) Manufacturing and Business with a zoning designation of Manufacturing and Business Light (MBL). The project proposal is consistent with all the development regulations for Commercial Cannabis developments pending the outcome of the required Commercial Cannabis License. Currently, the applicant has a commercial cannabis license application under review with the police department.

Surrounding Land Use Setting:

North	Agricultural Land (City Limits)
South	Industrial Land (Trucking Company)
West	Industrial Zoned Property
East	Agricultural Land (City Limits)

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all development projects within the City. The purpose of the site plan review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Coalinga Municipal Code, and to guide the Building Official in the issuance of permits. The proposed project does not fall under the exempt projects and projects qualifying for Administrative Site Plan Review; therefore, the proposed project requires site plan approval from the Coalinga Planning Commission.

Findings for Approval

According to Section 9-6.404 of the Coalinga Municipal Code, the Planning Commission shall consider the following findings to approve a site plan:

- 1) The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- 2) The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
- 3) The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- 4) The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

Staff Analysis

As described in more detail below, City staff has determined the proposed project is in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the City.

Manufacturing and Business Development Regulations

There are several development regulations that staff reviews prior to recommending approval of a site plan review application. This site plan application has been reviewed for compliance with the Coalinga Planning and Zoning Code and meets all applicable requirements for the proposed use based on type, location and site constraints.

Access

The primary access point for the development will be located on Mercantile Lane at the southwest corner of the property. According the Fire Department and City Engineer there is adequate space on-site for public safety maneuvering. The need for a secondary ingress/egress point is not necessary since it would be very difficult to provide an additional ingress/egress location without accessing the property from the State Highway (Jayne Ave/SR33 which staff and the City Engineer wanted to avoid.

Utilities

- All utilities are readily available for connection on Mercantile Lane. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. Improvement plans will be reviewed and approved by the City Engineer.

Storm Runoff: On-site storm water drainage runoff shall run to the existing storm drain facilities at Enterprise Parkway and Mercantile Lane. As a condition of approval, it will be the responsibility of the applicant to confirm sufficient capacity exists in the storm water basin serving this site. Any work needed to the storm water basin serving this development is the responsibility of the applicant. Direct drainage of storm water runoff over public sidewalks not permitted. Storm water runoff shall be directed under sidewalks.

Gas: Public Natural Gas Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend natural gas service to the project site. Gas meters may be located within private property but must be accessible to meter readers.

Water: Public Water Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend a water service to the project site. The Public Works Director has recommended that water meters be located on or near the property line to ensure ease of meter reading.

Sewer: Public Sewer Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend a sewer lateral to the project site. Sewer clean out will be placed at the property line.

Meters: There shall be meters for both water and natural gas which shall be identified on the final site plan when submitted to the Planning Department for final approval. There will be separate landscape and domestic meters in order to differentiate between landscaped water and domestic water per City policy. Since this is a secure facility the water meters shall be located outside the secured area and gas meters shall be placed in a location that are protected from damage. If gas meters are to be located on-site within the secured area the applicant shall work with Public Works to determine the best practice for reading meters.

Parking

- In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for the proposed development is 1 stall for every 1,000 square feet of building space. The proposed development has met the requirement by providing 64 vehicle stalls.

Refuse Containers

The proposed development provides for the required refuse containers and their size, shape and location are consistent with that of the City requirements.

Landscaping

The proposed landscaping exceeds the city's minimum requirement for landscaped areas as it relates to site frontage, parking, highway setbacks and equipment screening. A separate landscape plan will be submitted to the Community Development Department for review and approval prior to building permit issuance.

Fencing: All interior fencing shall be of material allowed under the planning and zoning code. All fencing adjacent to public rights of way will be a combination of wrought iron and landscaping or of a decorative block material.

The temporary modular building will be constructed as part of phase one and two. All perimeter fencing as prescribed in the municipal code shall be installed along with all required offsite improvements in this phase. Phase three is expected to be under construction immediately preceding the completion of Phase one and two. At the request of the applicant, they would like to install chain link fencing along Mercantile Lane during construction to avoid damage to permanent infrastructure during phase one construction. Staff feels that this is a reasonable request so long as the permanent wrought iron fencing along Mercantile Lane is placed prior to certificate of occupancy of Phase three along with all other on-site and off-site improvements.

The proposed project is located within 200 feet of a state highway and shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. The applicant has provided the adequate setback from the state highway and will provide the required two (2) fifteen (15) gallon trees for every twenty-five (25) feet of site frontage toward the highway. This will be denoted on the final landscape plan but has been provided conceptual on this plan.

Parking facilities are located within fifty (50) feet of and visible from a right-of-way (State Route 198/33) so the area must be screened by a wall or berm at least two and one-half (2.5) feet high. In this case there is already a berm that has been constructed which will meet this criterion and behind that berm will be a conditioned 6 foot wrought iron fence constructed on the 20' public utility easement line as recommended by staff.

The site plan does provide for landscaped setbacks since there are proposed parking facilities adjacent to the onsite building. A ten (10) foot set back comprised of five (5) feet of landscaping and a paved pedestrian walkway has been provided which meets the development regulations.

Fence Height Exception: The applicant has requested that the fence heights throughout the facility be 8 feet to enhance the safety elements of the site. The standard is seven (7) feet in the municipal code but in an effort to meet the intent of the City's commercial cannabis ordinance, increasing the height from seven (7) feet to eight (8) feet further enhances the safety of the facility. This was brought before the Police Chief and he fully supports the applicants request to have eight (8) foot around the facility without compromising the integrity of the site.

Lighting

Lighting has been reviewed and approved by the Police Department to ensure that there will be no spill over lighting. The Police Department is recommending as part of the conditions of approval that the site meet or exceed the standard of 1.5-foot candle of light within the site to ensure adequate lighting. A photometric plan shall be provided and reviewed and approved by the Police Chief prior to certificate of occupancy is issued. All lighting shall use decorative poles and fixtures with LED technology and avoid HPS lighting in an effort to reduce energy consumption.

-
Signage

In accordance with the zoning regulations related to Commercial Cannabis facilities, no business related signage shall be provided except for those federally regulated such as ADA.

-
Offsite Improvements

The applicant shall furnish and install off-site curb & gutter, sidewalk, driveway approach and street lighting on Mercantile Lane and Jayne Ave/SR33 frontage as approved by the City Engineer.

Environmental Considerations

-
The Community Development Director has determined that the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332, as described below, applies to the project:

15332. In-Fill Development Projects

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

In this case, the project involves an industrial infill development on a 2.6-acre vacant lot and meets all the criteria (a through e) outlined above. Therefore, the project is exempt from further analysis under CEQA.

Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant lot with very flat topography and no habitat value. It is zoned for industrial development and the project will

involve in-fill industrial development consistent with the industrial zoning. Therefore, there are no unusual circumstances applicable to the project.

- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 32 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

IV. FISCAL IMPACT:

None at this time.

V. REASONS FOR RECOMMENDATION:

Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the Coalinga zoning code in the following respects:

1. That all applicable provisions of the Code are complied with.
2. That the project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures.
3. All signs related to this development shall be reviewed and approved at a later date.

ATTACHMENTS:

	Description
<input type="checkbox"/>	Resolution 017P-004
<input type="checkbox"/>	Phased Site Plan Package
<input type="checkbox"/>	Application SPR 16-05
<input type="checkbox"/>	Elevations
<input type="checkbox"/>	Conditions of Approval SPR 16-05

RESOLUTION 017P-004

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 16-05 FOR THE DEVELOPMENT OF A NEW INDUSTRIAL COMMERCIAL CANNABIS FACILITY TO BE LOCATED ON 2.6 ACRES AT 1951 MERCANTILE LANE

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a commercial cannabis facility on 2.6 acres at the 1951 Mercantile Lane (APN: 083-280-13ST); and,

WHEREAS, the subject project requires approval of a site plan review, in accordance with Title 9, Chapter 2 of the Coalinga Municipal Code; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on November 28, 2016; and

WHEREAS, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15332 (Infill Development), and;

WHEREAS, the subject application was reviewed for compliance with all applicable sections of the Coalinga Municipal Code; and

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on January 24, 2017; and

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

- All provisions of the Planning and Zoning Code are complied with;
- The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
 - Facilities and improvements;
 - Vehicular ingress, egress and internal circulation;
 - Setbacks;
 - Height of buildings;
 - Location of services;
 - Fences and/or walls;
 - Landscaping.
- Proposed lighting is so arranged as to direct the light away from adjoining properties;
- Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility;
- Proposed development has adequate fire and police protection;
- Proposed development can be adequately served by city sewer and water;
- Drainage from the property can be properly handled;

- The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does approve the site plan review Application No. 16-05 subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 24th Day of January 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

COALINGA FACILITY Q4-2016

1951 MERCANTILE LANE
COALINGA, CALIFORNIA

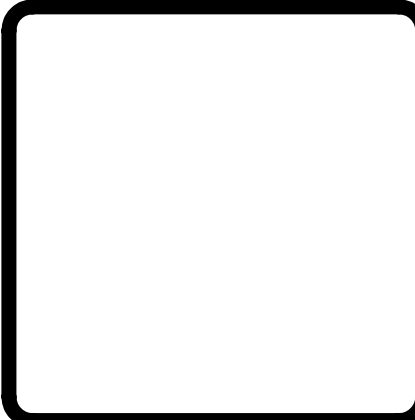
FOR:
THE CANNA AGENCY

revisions	by

HDO

architects-planners

2950 camino diablo
suite 110
walnut creek, ca 94597
(925) 256-6042



tCA

the Canna
AGENCY

Ricon

Construction Group Inc.
6263 SOUTHFRONT ROAD
LIVERMORE, CA 94551
TEL: (800) 841-3068

COALINGA FACILITY Q4 - 2016
1951 MERCANTILE LANE
COALINGA, CALIFORNIA
FOR:
THE CANNA AGENCY

drawing

COVER SHEET

drawn
RH

checked
RH

date
1/15/17

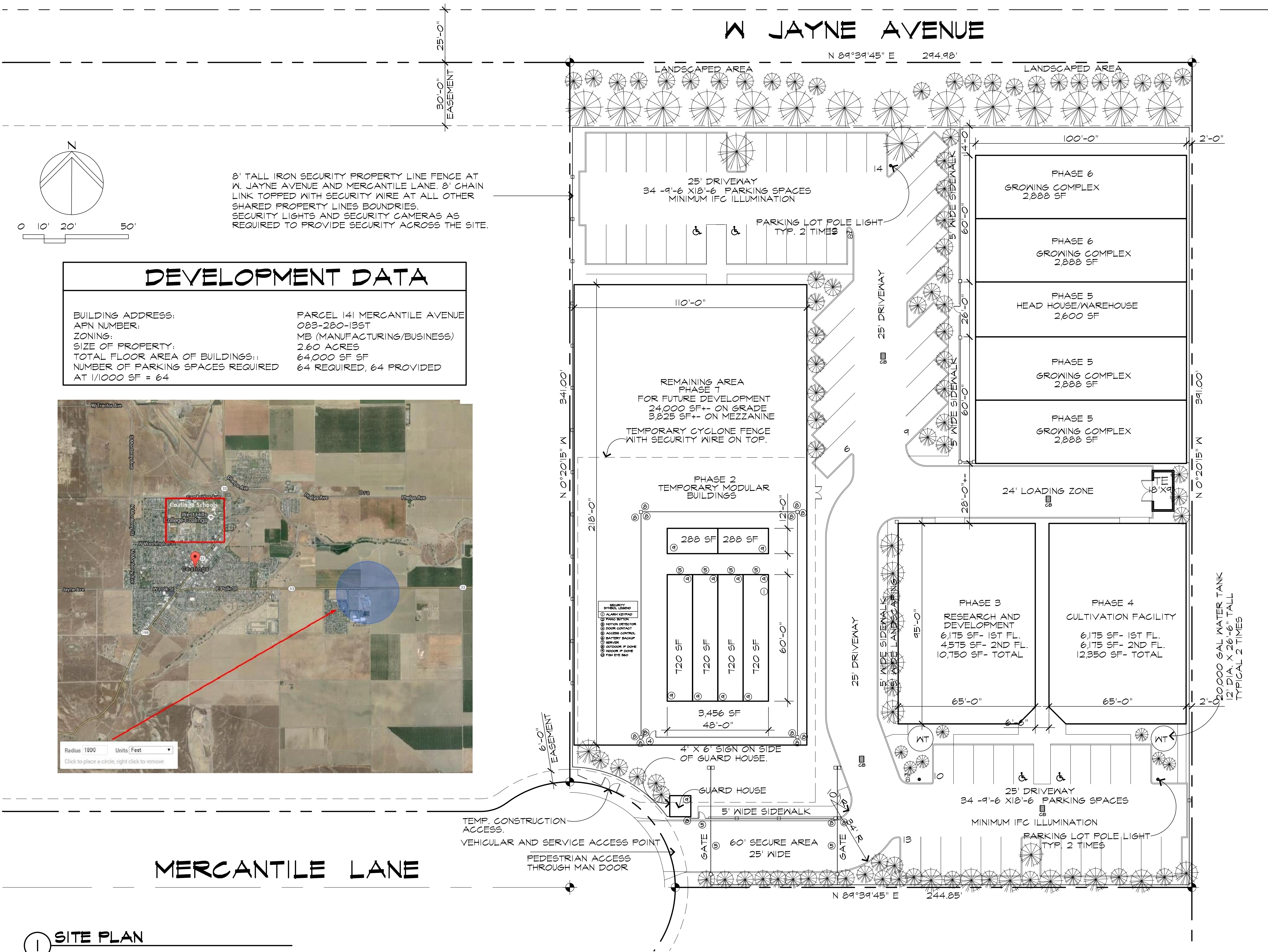
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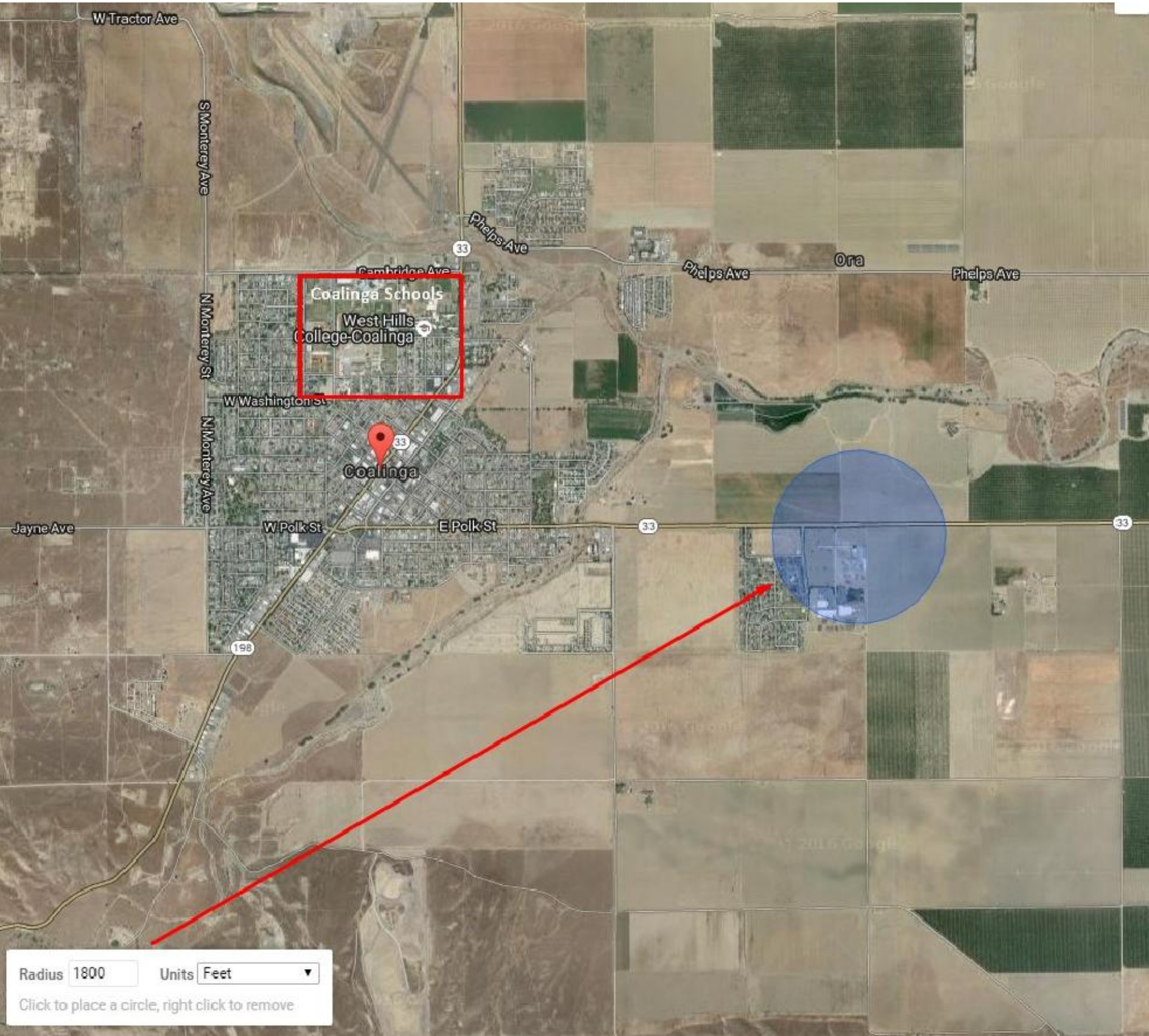
PROJECT DIRECTORY	VICINITY MAP	DRAWING INDEX
<div>DEVELOPER: THE CANNA AGENCY 4435 FIRST STREET SUITE 420 LIVERMORE, CA. 94551 (415) 720-9580</div> <div>ARCHITECT: HDO ARCHITECTS-PLANNERS 2950 CAMINO DIABLO, SUITE 110 WALNUT CREEK, CA 94597 (925) 256-6042</div> <div>CONSTRUCTION MANAGER: RICON CONSTRUCTION GROUP, INC. 6263 SOUTHFRONT ROAD LIVERMORE, CA. 94551 800-841-3068</div>		<div>ARCHITECTURAL DRAWINGS:</div> <div>A-1 COVER SHEET A-2 SITE PLAN P-1 PHASE 1 SCOPE OF WORK P-2 PHASE 2 SCOPE OF WORK P-3 PHASE 3 SCOPE OF WORK P-4 PHASE 4 SCOPE OF WORK P-5 PHASE 5 SCOPE OF WORK P-6 PHASE 6 SCOPE OF WORK P-7 PHASE 7 SCOPE OF WORK</div> <div>DEVELOPMENT DATA</div> <div><div>BUILDING ADDRESS: APN NUMBER: ZONING: SIZE OF PROPERTY: TOTAL FLOOR AREA OF BUILDINGS:: NUMBER OF PARKING SPACES REQUIRED AT 1/1000 SF = 64</div><div>PARCEL 141 MERCANTILE AVE. 083-280-135T MB (MANUFACTURING/BUSINESS) 2.60 ACRES 64,000 SF 64 REQUIRED, 64 PROVIDED</div></div> <div>CONSTRUCTION SCHEDULE</div> <div><div>PHASE: 1 2 3 4</div><div>START DATE: 2/13/17 4/1/17 6/1/17 6/1/17</div><div>DURATION: 30 DAYS 90 DAYS 6 MONTHS 6 MONTHS</div><div>PHASE: 5 6 7</div><div>START DATE: 9/1/17 9/1/17 1/1/18</div><div>DURATION: 3 MONTHS 3 MONTHS 6 MONTHS</div></div>



8' TALL IRON SECURITY PROPERTY LINE FENCE AT W. JAYNE AVENUE AND MERCANTILE LANE. 8' CHAIN LINK TOPPED WITH SECURITY WIRE AT ALL OTHER SHARED PROPERTY LINES BOUNDRIES. SECURITY LIGHTS AND SECURITY CAMERAS AS REQUIRED TO PROVIDE SECURITY ACROSS THE SITE.

DEVELOPMENT DATA

BUILDING ADDRESS: PARCEL 141 MERCANTILE AVENUE
APN NUMBER: 083-280-13ST
ZONING: MB (MANUFACTURING/BUSINESS)
SIZE OF PROPERTY: 2.60 ACRES
TOTAL FLOOR AREA OF BUILDINGS: 64,000 SF SF
NUMBER OF PARKING SPACES REQUIRED: 64 REQUIRED, 64 PROVIDED
AT 1/1000 SF = 64




MERCANTILE LANE

revisions	by



architects-planners

2950 camino diablo
suite 110
walnut creek, ca
94597
(925) 256-6042



the Canna
AGENCY



Ricon
Construction Group Inc.
6263 SOUTHERN ROAD
LIVERMORE, CA 94551
TEL: (800) 841-3068

COALINGA FACILITY Q4 - 2016

1951 MERCANTILE LANE
COALINGA, CALIFORNIA

FOR:
THE CANNA AGENCY

drawing

SITE PLAN

drawn
RH

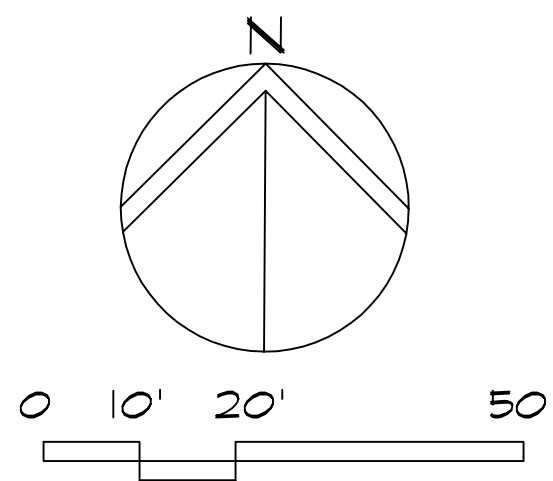
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1/15/17

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job no.
1610

sheet



DEVELOPMENT DATA

PHASE I DEVELOPMENT

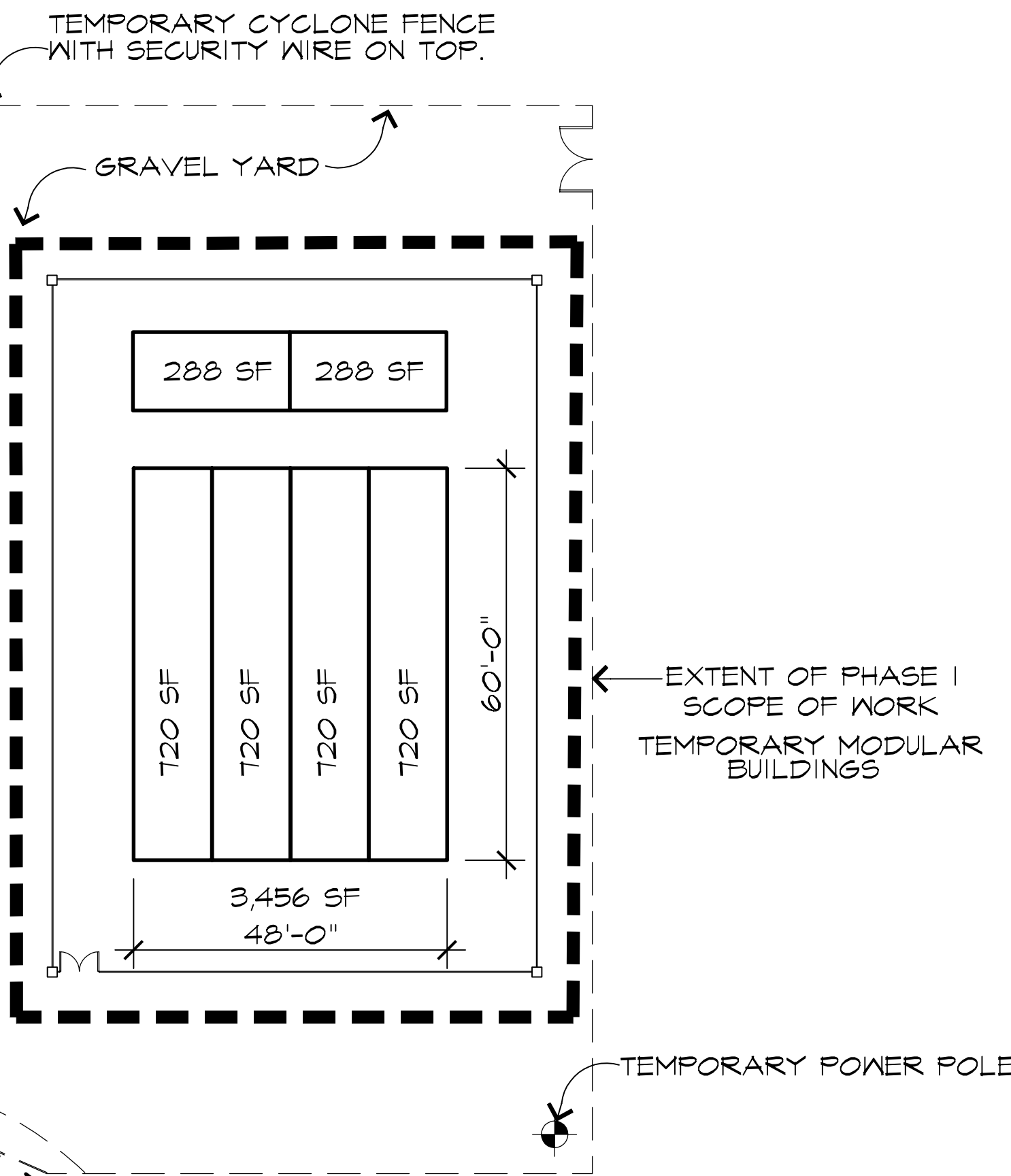
BUILDING ADDRESS:	PARCEL 141 MERCANTILE AVENUE
APN NUMBER:	083-280-135T
ZONING:	MB (MANUFACTURING/BUSINESS)
SIZE OF PROPERTY:	2.60 ACRES
TOTAL FLOOR AREA OF BUILDINGS::	3,456 SF SF
NUMBER OF PARKING SPACES REQUIRED	4 REQUIRED, 4 PROVIDED
AT 1/1000 SF = 4	

PHASE I CONSTRUCTION SCHEDULE:

START DATE:	DURATION:
2/13/17	30 DAYS

W JAYNE AVENUE
N 89°39'45" E 294.98'

N 0°20'15" W 341.00'



MERCANTILE LANE

N 89°39'45" E 244.85'

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walnut creek, ca
94591
(925) 256-6042

tca

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AGENCY

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LIVERMORE, CA 94551
TEL: (800) 841-3668

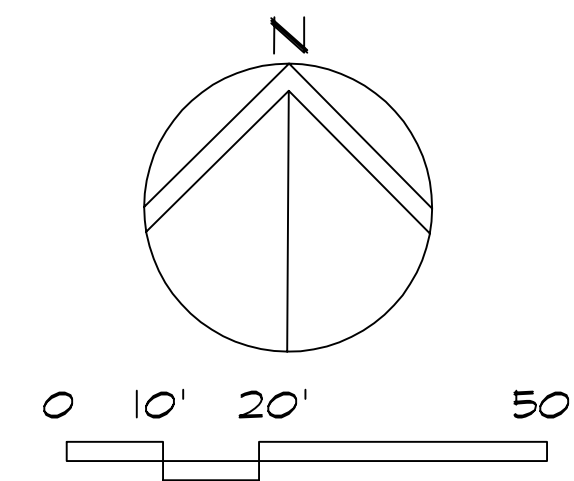
COALINGA FACILITY Q4 - 2016

1951 MERCANTILE LANE
COALINGA, CALIFORNIA
FOR:
THE CANNA AGENCY

drawing

SITE PLAN

drawn
RH
checked
RH
date
1/15/17
scale
1" = 20'-0"
job no.
1610
sheet



8' TALL IRON SECURITY PROPERTY LINE FENCE AT W. JAYNE AVENUE AND MERCANTILE LANE. 8' CHAIN LINK TOPPED WITH SECURITY WIRE AT ALL OTHER SHARED PROPERTY LINE BOUNDRIES. SECURITY LIGHTS AND SECURITY CAMERAS AS REQUIRED TO PROVIDE SECURITY ACROSS THE SITE.

DEVELOPMENT DATA

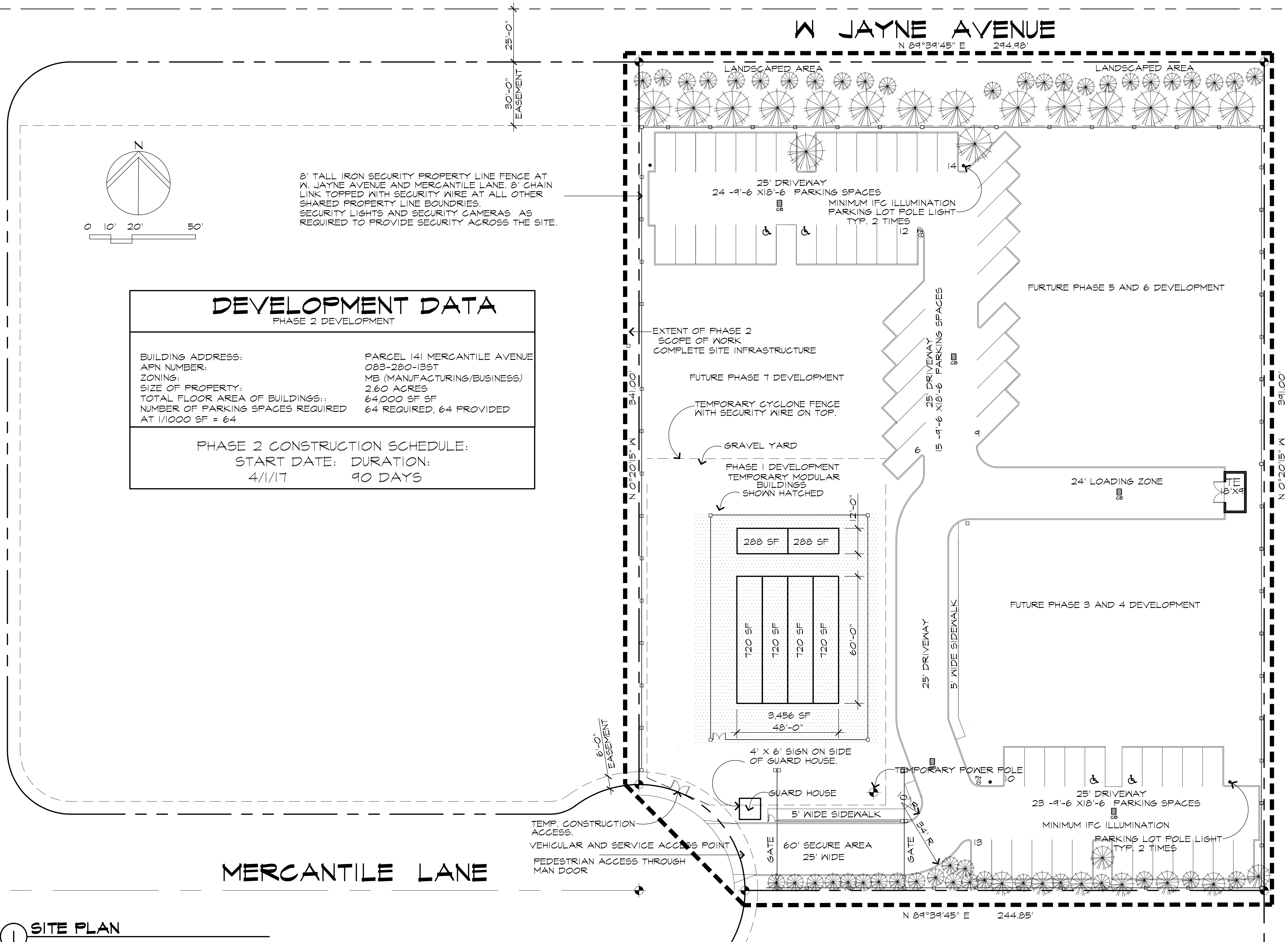
PHASE 2 DEVELOPMENT

BUILDING ADDRESS:	PARCEL 141 MERCANTILE AVENUE
APN NUMBER:	083-280-135T
ZONING:	MB (MANUFACTURING/BUSINESS)
SIZE OF PROPERTY:	2.60 ACRES
TOTAL FLOOR AREA OF BUILDINGS:	64,000 SF SF
NUMBER OF PARKING SPACES REQUIRED AT 1/1000 SF = 64	64 REQUIRED, 64 PROVIDED

PHASE 2 CONSTRUCTION SCHEDULE:

START DATE: 4/1/17

DURATION: 90 DAYS



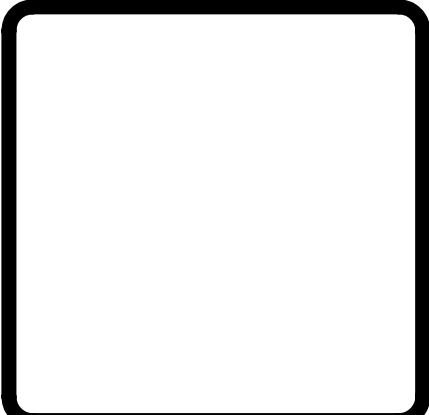
1 SITE PLAN

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COALINGA FACILITY Q4 - 2016

1951 MERCANTILE LANE
COALINGA, CALIFORNIA
FOR:
THE CANNA AGENCY

drawing

SITE PLAN

drawn
RH

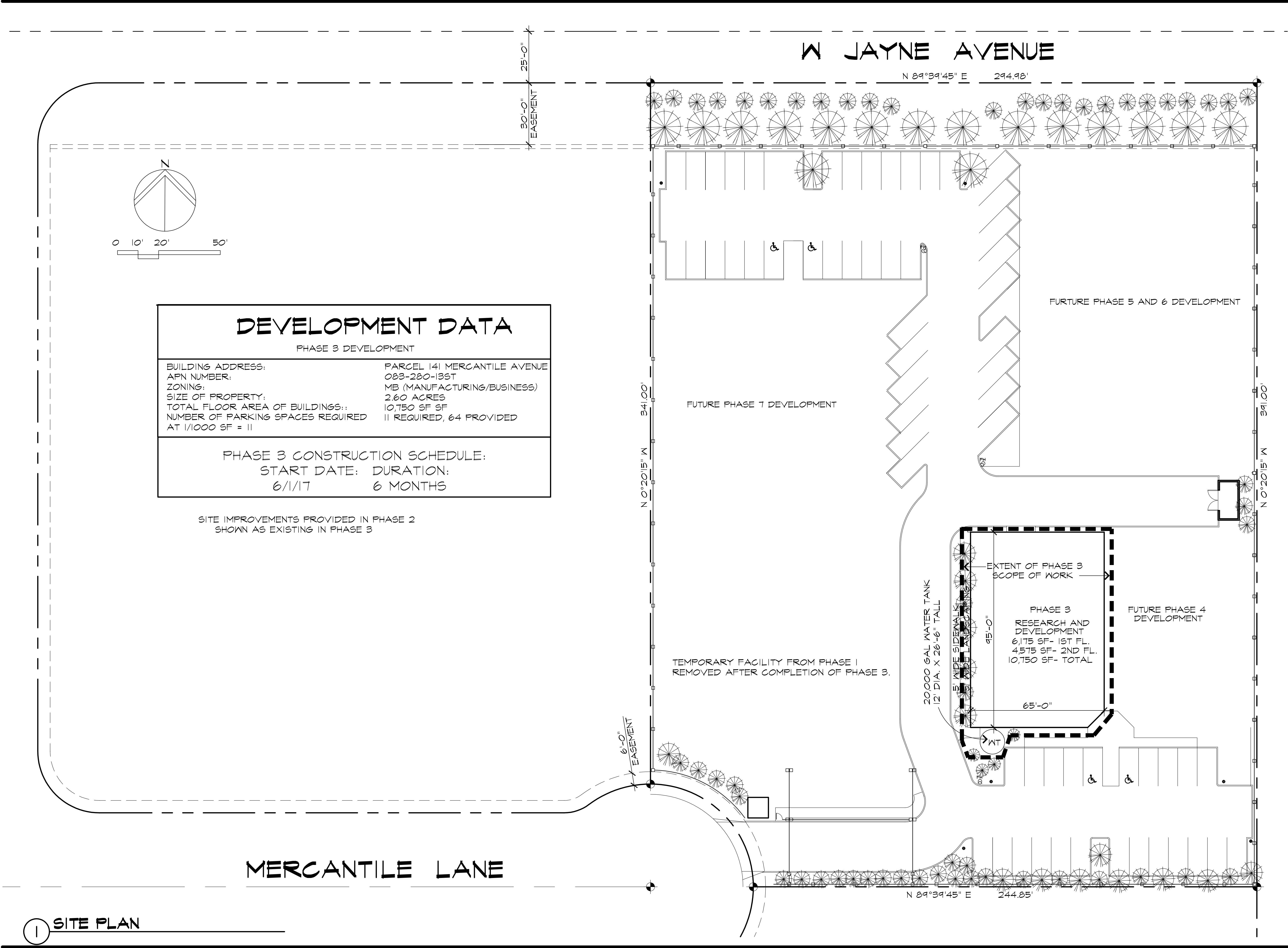
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1/15/17

scale
1" = 20'-0"

job no.
1610

sheet



DEVELOPMENT DATA	
PHASE 3 DEVELOPMENT	
BUILDING ADDRESS:	PARCEL 141 MERCANTILE AVENUE
APN NUMBER:	083-280-135T
ZONING:	MB (MANUFACTURING/BUSINESS)
SIZE OF PROPERTY:	2.60 ACRES
TOTAL FLOOR AREA OF BUILDINGS::	10,750 SF SF
NUMBER OF PARKING SPACES REQUIRED	11 REQUIRED, 64 PROVIDED
AT 1/1000 SF = 11	
PHASE 3 CONSTRUCTION SCHEDULE:	
START DATE:	DURATION:
6/1/17	6 MONTHS


SITE IMPROVEMENTS PROVIDED IN PHASE 2
SHOWN AS EXISTING IN PHASE 3

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COALINGA FACILITY Q4 - 2016

1951 MERCANTILE LANE
COALINGA, CALIFORNIA

FOR:
THE CANNA AGENCY

drawing

SITE PLAN

drawn
RH

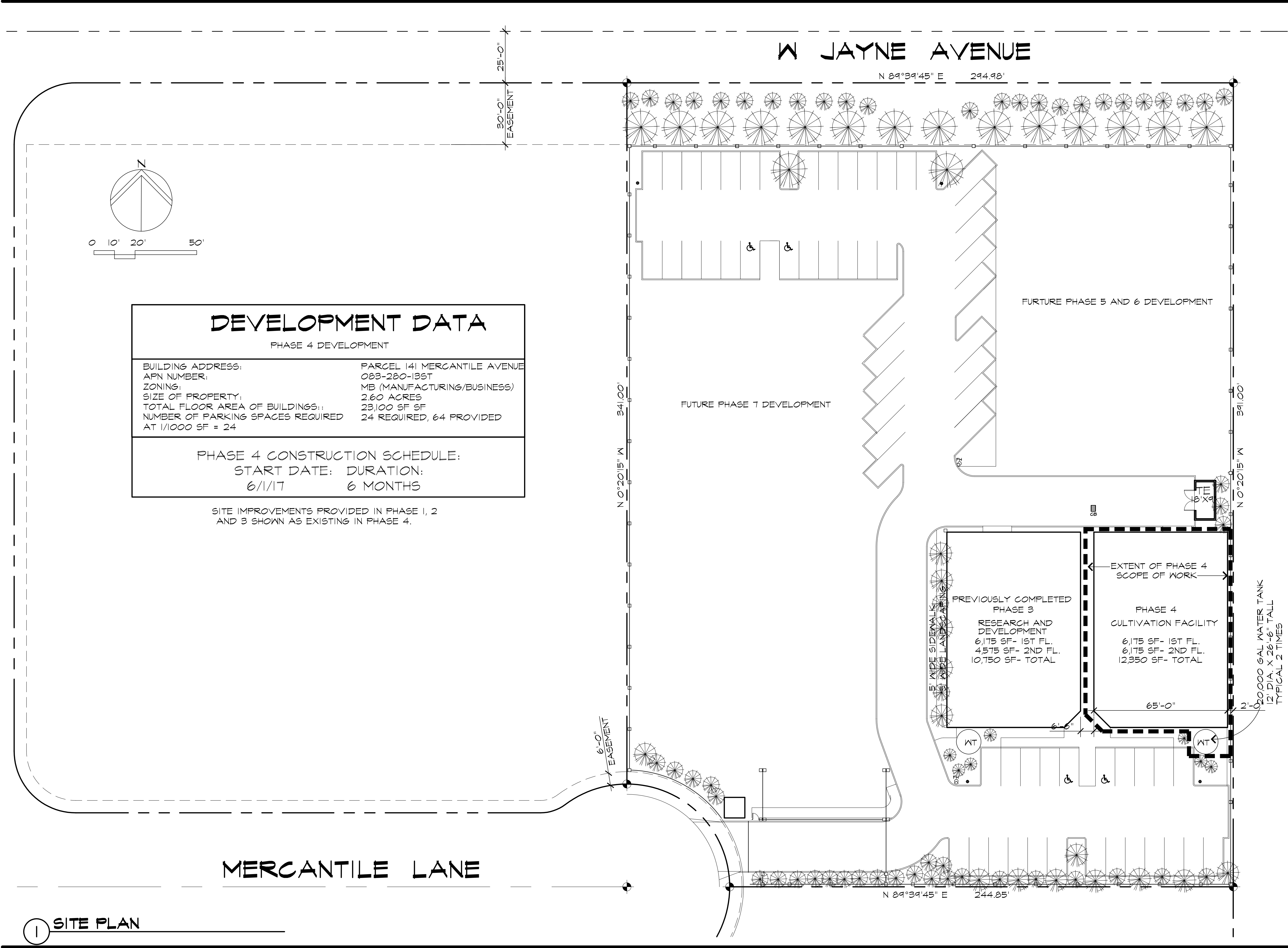
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date
1/15/17

scale
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job no.
1610

sheet



DEVELOPMENT DATA

PHASE 4 DEVELOPMENT

BUILDING ADDRESS:	PARCEL 141 MERCANTILE AVENUE
APN NUMBER:	083-280-135T
ZONING:	MB (MANUFACTURING/BUSINESS)
SIZE OF PROPERTY:	2.60 ACRES
TOTAL FLOOR AREA OF BUILDINGS:	23,100 SF SF
NUMBER OF PARKING SPACES REQUIRED	24 REQUIRED, 64 PROVIDED
AT 1/1000 SF = 24	

PHASE 4 CONSTRUCTION SCHEDULE:

START DATE:	DURATION:
6/1/17	6 MONTHS

SITE IMPROVEMENTS PROVIDED IN PHASE 1, 2 AND 3 SHOWN AS EXISTING IN PHASE 4.

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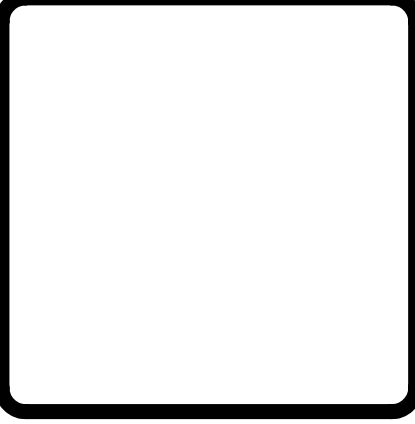
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suite 110

walnut creek, ca

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COALINGA FACILITY Q4 - 2016

1951 MERCANTILE LANE

COALINGA, CALIFORNIA

FOR:

THE CANNA AGENCY

drawing

SITE PLAN

drawn

checked

date

1/15/17

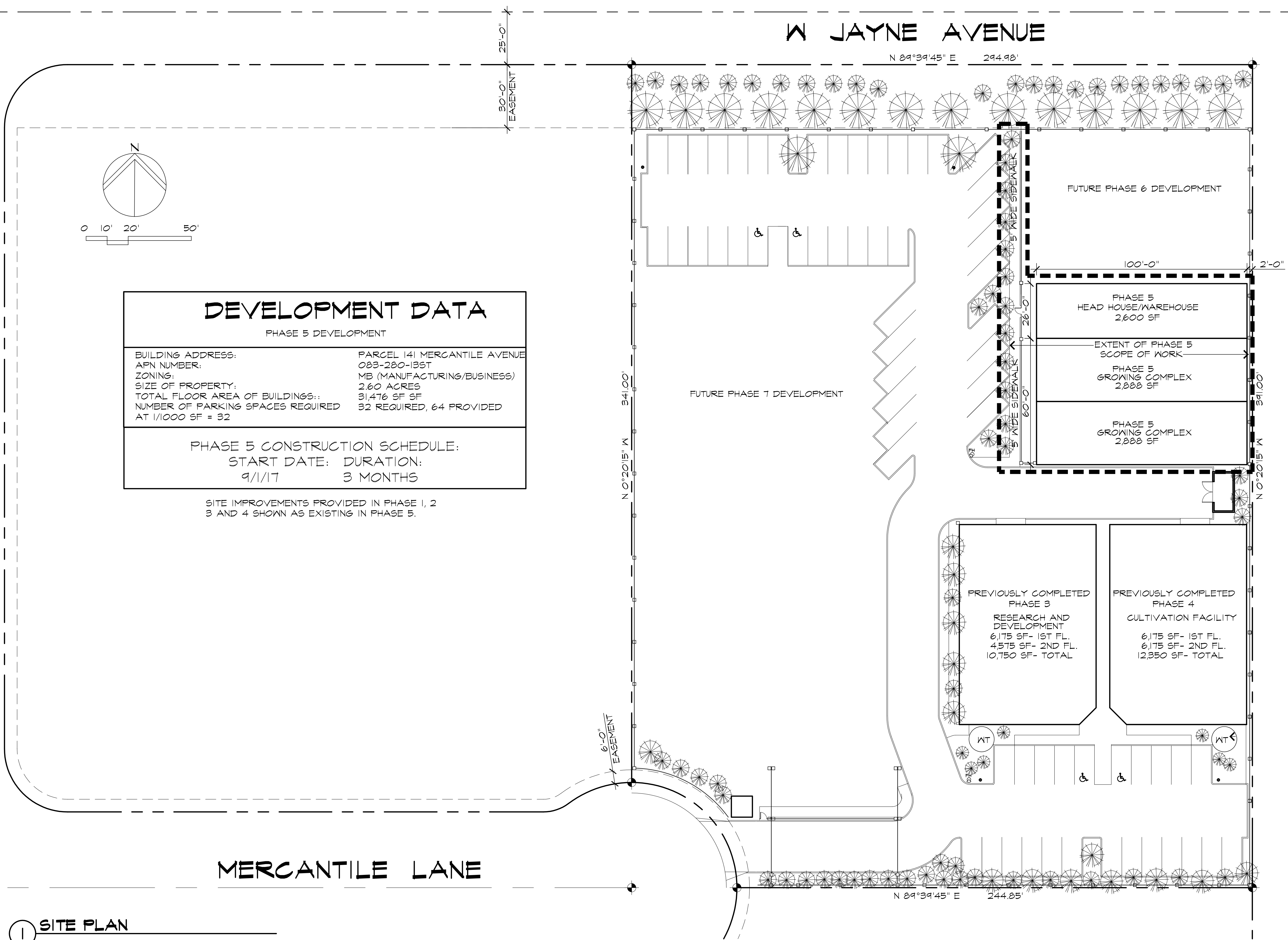
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1" = 20'-0"

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1610

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DEVELOPMENT DATA	
PHASE 5 DEVELOPMENT	
BUILDING ADDRESS:	PARCEL 141 MERCANTILE AVENUE
APN NUMBER:	083-280-135T
ZONING:	MB (MANUFACTURING/BUSINESS)
SIZE OF PROPERTY:	2.60 ACRES
TOTAL FLOOR AREA OF BUILDINGS::	31,476 SF SF
NUMBER OF PARKING SPACES REQUIRED	32 REQUIRED, 64 PROVIDED
AT 1/1000 SF = 32	
PHASE 5 CONSTRUCTION SCHEDULE:	
START DATE:	DURATION:
9/1/17	3 MONTHS

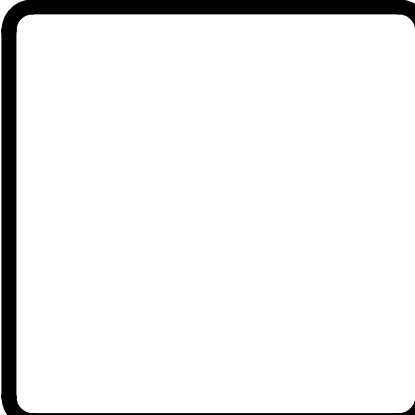
SITE IMPROVEMENTS PROVIDED IN PHASE 1, 2
3 AND 4 SHOWN AS EXISTING IN PHASE 5.

1 SITE PLAN

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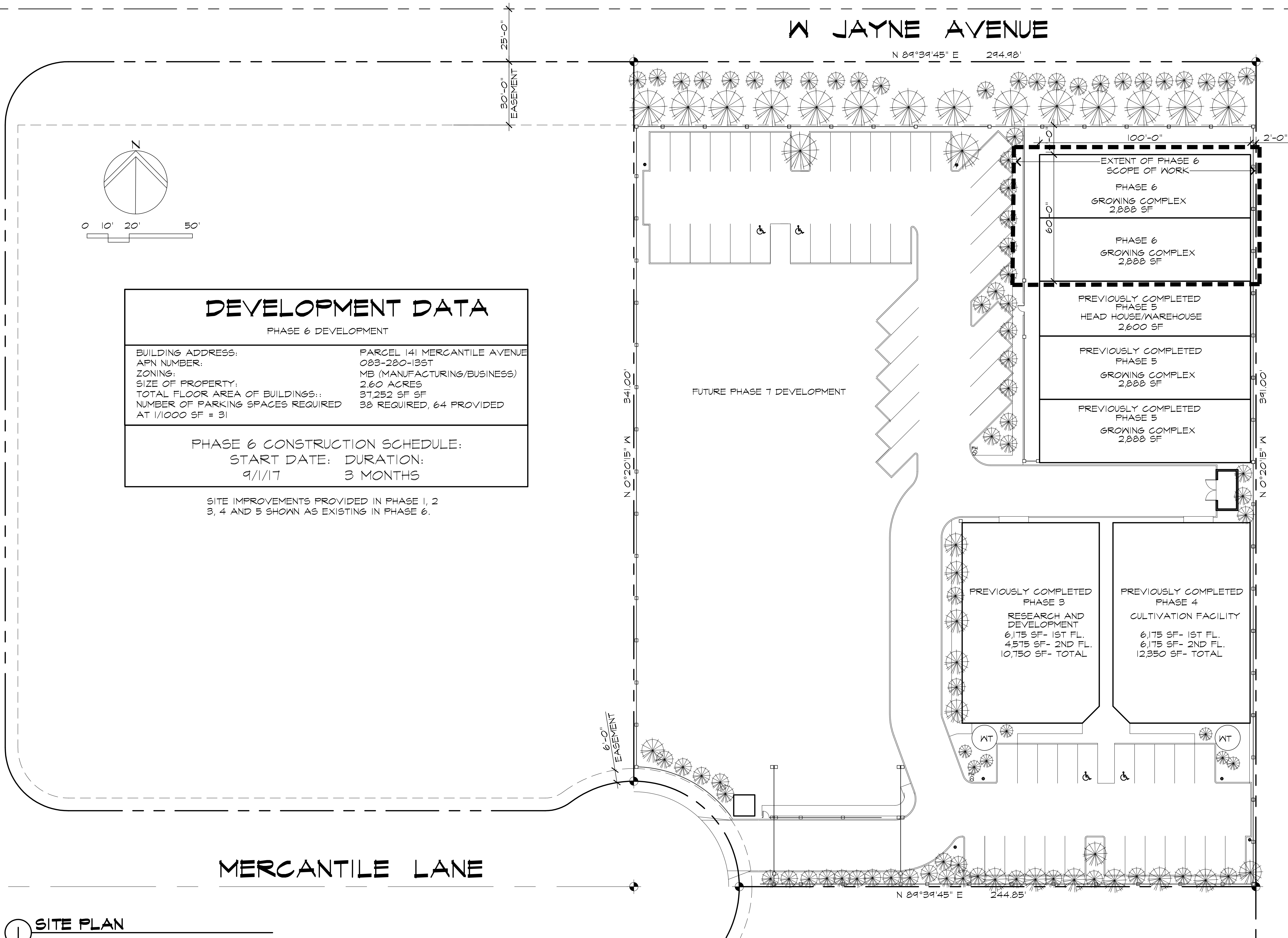
Construction Group Inc.
6263 SOUTHERN ROAD
LIVERMORE, CA 94551
TEL: (800) 841-3668

COALINGA FACILITY Q4 - 2016
1951 MERCANTILE LANE
COALINGA, CALIFORNIA
FOR:
THE CANNA AGENCY

drawing
SITE PLAN

drawn RH
checked RH
date 1/15/17
scale 1" = 20'-0"
job no. 1610
sheet

7-5



1 SITE PLAN

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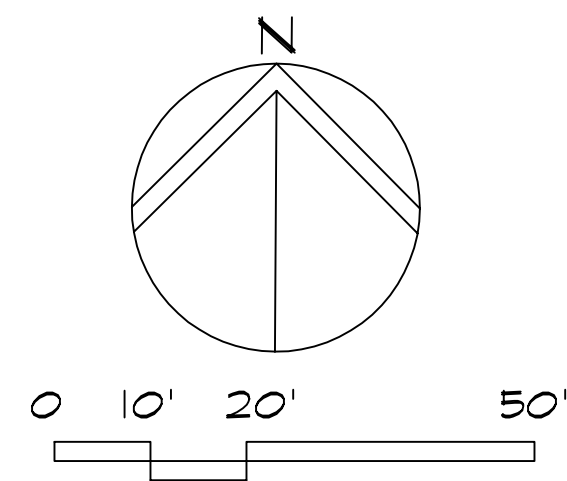
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COALINGA FACILITY Q4 - 2016
1951 MERCANTILE LANE
COALINGA, CALIFORNIA
FOR:
THE CANNA AGENCY

drawing
SITE PLAN

drawn
RH
checked
RH
date
1/15/17
scale
1" = 20'-0"
job no.
1610
sheet



DEVELOPMENT DATA

PHASE 7 DEVELOPMENT

BUILDING ADDRESS:	PARCEL 141 MERCANTILE AVENUE
APN NUMBER:	083-280-135T
ZONING:	MB (MANUFACTURING/BUSINESS)
SIZE OF PROPERTY:	2.60 ACRES
TOTAL FLOOR AREA OF BUILDINGS::	64,000 SF SF
NUMBER OF PARKING SPACES REQUIRED	64 REQUIRED, 64 PROVIDED
AT 1/1000 SF = 64	

PHASE 7 CONSTRUCTION SCHEDULE:

START DATE: 1/1/18 DURATION: 6 MONTHS

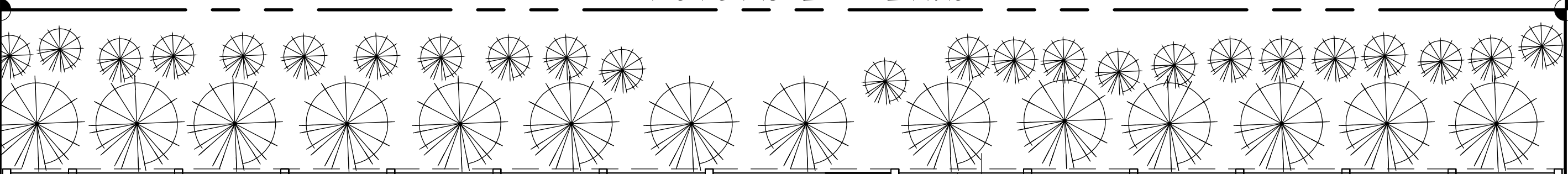
SITE IMPROVEMENTS PROVIDED IN PHASE 1, 2
3, 4, 5 AND 6 SHOWN AS EXISTING IN PHASE 7.

6'-0" EASEMENT

30'-0" EASEMENT

W JAYNE AVENUE

N 89°39'45" E 244.98'



PREVIOUSLY COMPLETED
PHASE 6
GROWING COMPLEX
2,888 SF

PREVIOUSLY COMPLETED
PHASE 6
GROWING COMPLEX
2,888 SF

PREVIOUSLY COMPLETED
PHASE 5
HEAD HOUSE/WAREHOUSE
2,600 SF

PREVIOUSLY COMPLETED
PHASE 5
GROWING COMPLEX
2,888 SF

PREVIOUSLY COMPLETED
PHASE 5
GROWING COMPLEX
2,888 SF

PHASE 7

24,000 SF+- ON GRADE
3,825 SF+- ON MEZZANINE

110'-0"

218'-0"

EXTENT OF PHASE 7
SCOPE OF WORK

PREVIOUSLY COMPLETED
PHASE 3
RESEARCH AND
DEVELOPMENT
6,175 SF- 1ST FL.
4,575 SF- 2ND FL.
10,750 SF- TOTAL

PREVIOUSLY COMPLETED
PHASE 4
CULTIVATION FACILITY
6,175 SF- 1ST FL.
6,175 SF- 2ND FL.
12,350 SF- TOTAL

N 89°39'45" E 244.85'

MERCANTILE LANE

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COALINGA FACILITY Q4 - 2016

1951 MERCANTILE LANE
COALINGA, CALIFORNIA

FOR:
THE CANNA AGENCY

drawn RH
checked RH
date 1/15/17
scale 1" = 20'-0"
job no. 1610
sheet

P-7

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

Application Number

11/22/2016

Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: The Canna Agency Management Co., LLC (Owner) for CIRCA Coalinga, LLC (Tennant)

Mailing Address: 4435 First Street, Suite 420, Livermore, CA 94551

Telephone Number: 415-720-9580

Assessors Parcel Number: 083-280-13ST

Property Location (Street Address): Parcel 141, Mercantile Lane, Coalinga, CA 93210

Property is located: North side of Mercantile Lane Street, between Enterprise Pkwy. Street and W. Jayne Avenue Street

PROJECT INFORMATION:

Current Zoning: MB / Manufacturing Business Proposed Zoning MB / Manufacturing Business

Existing Floor Plan: N/A Vacant Lot Proposed Floor Area: 31,077 SF

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) Free standing steel structures, free standing steel CEA Hybrid Greenhouse Structures

Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units N/A Total of area (in square feet) N/A

Total lot coverage of buildings or structures (in square feet) N/A Percentage of lot coverage N/A %

Number of off street parking spaces provided. Covered N/A Open N/A

Total square feet of sign area N/A Total square feet devoted to recreation and open space N/A sq ft.

Give total percentage of lot devoted to recreation and open space N/A sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area N/A

Describe type and material to be used on exterior walls and doors N/A

Commercial

Gross floor area or building when complete 31,077 sq ft.

Describe sign (free standing, affixed to wall etc.) Attached to Perimeter of Guard House

Number of parking spaces provided 34 Number of customers expected per day 2

Hours and days of operation Sunday-Saturday / 6am - 10pm

Describe any outside storage of equipment or supplies: N/A (All equipment/supplies to be warehoused and secured

Industrial

Describe any outside storage of equipment or supplies: N/A (All equipment/supplies to be warehoused and secured

Maximum number of employees in any daily shift: 18

Number of delivery or shipping trucks per day: 6

Number of delivery or shipping trucks per day when construction is complete: 4


Site Plan Requirements – Mapping/Drawings

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Dedications and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

Applicant's Certification


The undersigned hereby certify that the information presented in this application is correct.



Signature of Applicant

11/22/2016

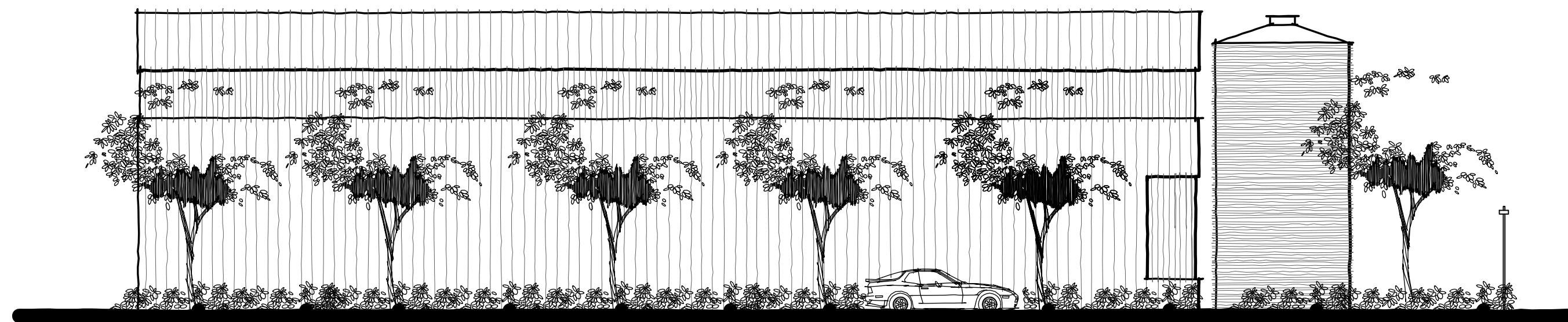
Date



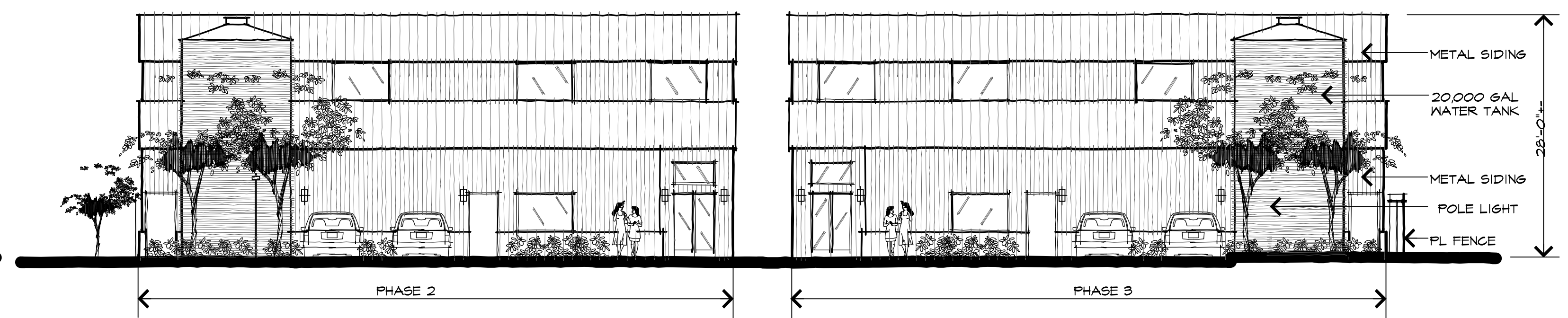
Signature of Record Property Owner

11/22/2016

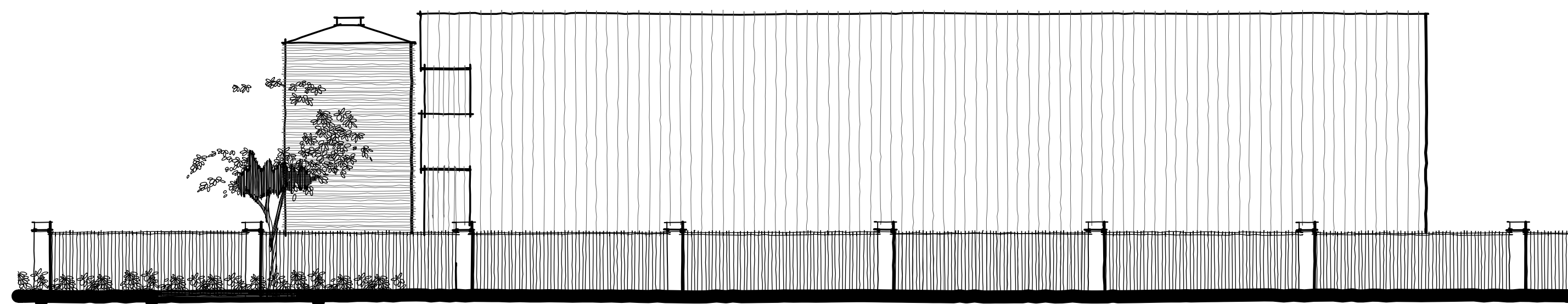
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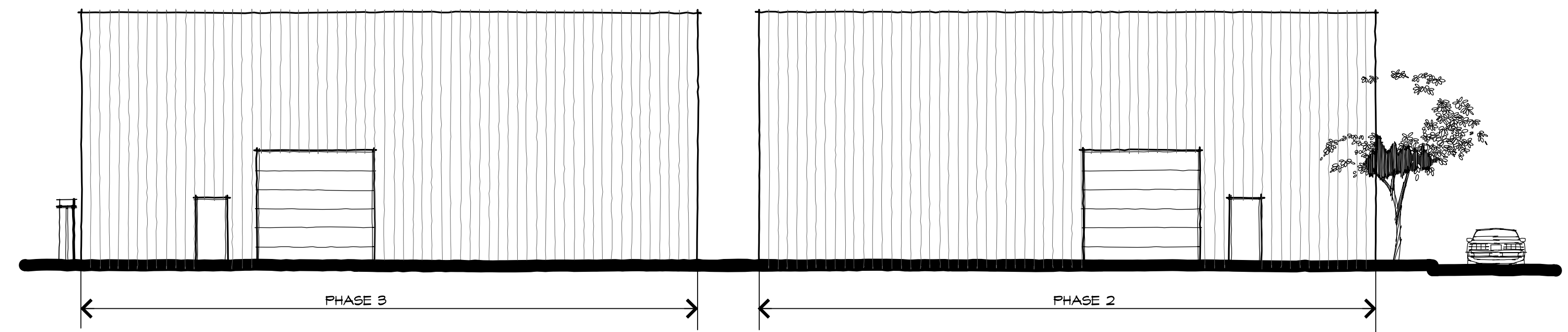
3 PHASE 2 STREET ELEVATION



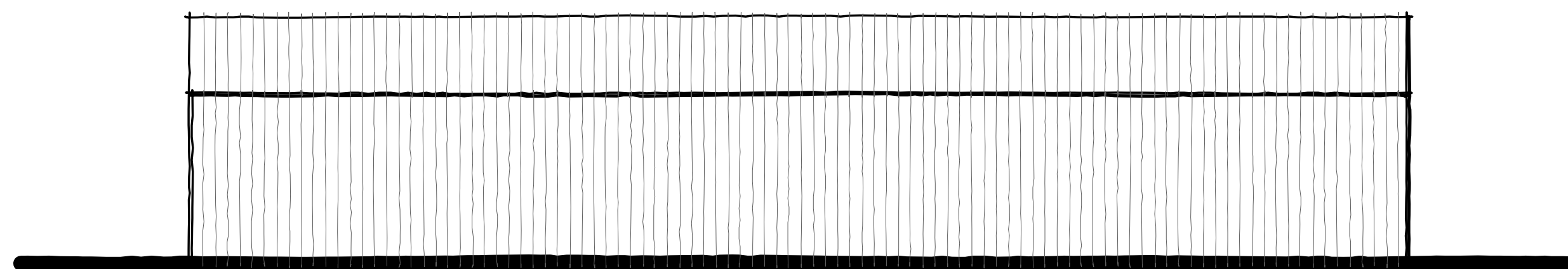
1 PHASE 2 AND 3 FRONT ELEVATION



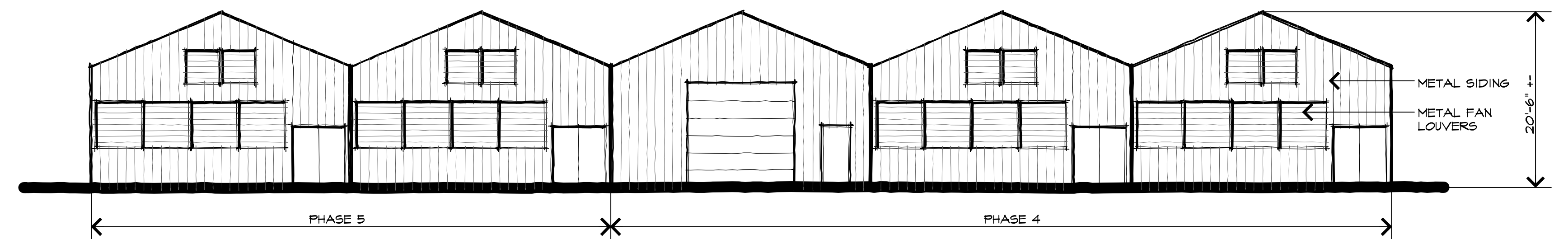
4 PHASE 3 PROPERTY LINE ELEVATION



2 PHASE 2 AND 3 REAR ELEVATION



2 PHASE 4 AND 5 SIDE ELEVATIONS



1 PHASE 4 AND 5 FRONT ELEVATION (REAR ELEVATION SIMILAR)

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COALINGA FACILITY Q4 - 2016
PARCEL 141 MERCANTILE LANE
COALINGA, CALIFORNIA
FOR:
THE CANNA AGENCY

drawing
ELEVATIONS

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date
12/01/16
scale
1" = 10'-0"
job no.
1610
sheet

A-4

CONDITIONS OF APPROVAL
SITE PLAN REVIEW, APPLICATION NO. 16-05

- COA-1. The approved site plan shall become void in the event that less than fifty (50) percent of the site, or an approved phase of development, has not occurred within twelve (12) months after the approval of the site plan.
- i. **Phase One and Two (Year 1):** Construction of the temporary modular building is expected start within ninety (90) days of the approval of the site plan. All perimeter fencing as prescribed in the staff report and conditions of approval shall be installed along with all required off-site improvements. Chain link fencing along Mercantile Lane frontage shall be permitted as long as the permanent wrought iron fencing is in place prior to certificate of occupancy of Phase three along with all other on-site improvements. All security measures of the applicant's commercial cannabis license, to the satisfaction of the Police Chief, shall be met prior to issuance of certificate of occupancy for Phase one and two. The applicant shall have one year from site plan approval to begin phase one and two.
 - ii. **Phase Three (Year 1):** Phase three includes the construction of the permanent research and development facility as identified on the approved site plan and will be started within six months to a year of site plan approval. Prior to certificate of occupancy all required on-site and off-site improvements shall be completed unless deferred by the City Engineer for reasons beyond the power of the City. In addition, the temporary structure built in phase two shall be deconstructed within six (6) months of certificate of occupancy being granted for the permanent research and development facility.
 - iii. **Phase Four (Year 1):** Phase four includes the development of the cultivation facility as identified on the approved site plan and is expected to start within six months of site plan approval. The applicant shall have one year from site plan approval to begin the development of phase four.
 - iv. **Phase Five and Six (Year 2):** This phase will include the construction of multiple growing facilities as identified on the approved site plan. These are expected to be started approximately nine (9) months after site plan approval. The phase shall be started no later than two (2) years after site plan approval.
 - v. **Phase Seven (Year 2-3):** Phase seven includes future development of a commercial cannabis facility that will be designed and built to suite for a future licensee. The development of phase seven shall be substantially complete no later than three years from site plan approval.
- COA-2. Approval of the phased site plan may be extended at the discretion of the Planning Commission for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of said phase.
- COA-3. An occupancy permit for the new structure(s) shown on the approved site plan shall not be issued until all proposed buildings, structures and other stated improvements are completed, or the Community Development Director authorizes its issuance upon making

a finding that all on-site and off-site conditions relating to the building, structure or use have been or will be met.

- COA-4. Buildings shall provide adequate architectural articulation and detail to avoid a bulky and "box-like" appearance. The building façade at ground floor street frontage level shall be articulated with measures such as, indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame, and projecting elements, such as awnings or marquees, to provide shade and shelter.
- COA-5. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer. The applicant shall furnish and install off-site Sidewalk, Driveway Approach and Street Lighting on Mercantile Lane frontage and curb, gutter and street lighting on Jayne Ave/SR33 along frontage as approved by the City Engineer.
- COA-6. The applicant shall furnish and install new water service, irrigation controller and backflow prevention device for all irrigated landscape areas of the project frontage. The applicant shall furnish a separate domestic water meter and a separate landscape meter.
- COA-7. The applicant shall comply with all 2016 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-8. The final site plan shall identify all easements effecting the parcel.
- COA-9. 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-10. The applicant shall provide smooth AC pavement transitions from new concrete driveway to existing Mercantile Lane asphalt pavement.
- COA-11. The trash enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer.
- COA-12. Public Sewer Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend a sewer lateral to the project site. The sewer clean out shall be placed at the property line.
- COA-13. Public Water Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend a water service to the project site. Water meters shall be located on or near the property line outside the secured area for ease of meter reading.
- COA-14. Public Natural Gas Facilities exist in Mercantile Lane and are available to serve this development. Gas meters that are to be located on-site within the secured area shall be reviewed and approved by public works where best practice for reading meters will be established.
- COA-15. Mailboxes shall be located outside of secured areas for access by postal workers. Obtain final approval by Postmaster prior to installation.

- COA-16. The applicant shall direct all on-site storm water drainage runoff to the existing storm drain facilities at Enterprise Parkway and Mercantile Lane. It is the responsibility of the applicant to confirm sufficient capacity exists in the storm water basin serving this site. Any work needed to the storm water basin serving this development is the responsibility of the applicant. Direct drainage of storm water runoff over public sidewalks not permitted. Storm water runoff shall be directed under sidewalks per City Standard A-14 or A-15.
- COA-17. On-site lighting shall be provided so that the parking areas are illuminated at a level of 1.5 foot candles. A photometric plan (not a full study) shall be provided to ensure that 1.5 FC has been met. All of the regulations in section 9-4.206 of the Coalinga Planning and Zoning Code shall be met as it relates to lighting and illumination.
- COA-18. All equipment located on roofs and on-site shall be screened from view as approved by the Community Development Director.
- COA-19. 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.
- i. Weekdays from 7:00 a.m. to 6:00 p.m.;
 - ii. Saturday from 8:00 a.m. to 5:00 p.m.;
 - iii. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA-20. *Setback and screening from highways.* Any site in a Manufacturing/Business district that is fully or partially located within 200 feet of a state highway shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. At least two (2) fifteen (15) gallon trees shall be provided for every twenty-five (25) feet of site frontage toward the highway.
- COA-21. The parking facing the highway must be screened by a wall or berm at least two and one-half (2.5) feet high. The screening wall shall be composed of brick, stone, stucco, or other quality durable material approved by the Community Development Director, and shall include a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Community Development Director.
- COA-22. *Landscaped setback of parking from on-site buildings.* In the MBL districts, parking spaces must be set back at least ten (10) feet from any building wall, and the area between parking and building must be landscaped. Two (2) feet of the landscaped setback shall be low growing plants to allow for vehicle overhang. Up to five (5) feet of this required landscape area may be occupied by a paved pedestrian walkway.
- COA-23. *Water efficient landscaping.* A landscaping plan shall be submitted to the Community Development Department for review and approval. The model Water Efficient Landscaping Ordinance, as published by the California Department of Water Resources, pursuant to California Water Conservation in Landscaping Act (Government Code §

65591, et seq.), was adopted in full, by reference, and effective in the City of Coalinga commencing on January 1, 2010. A copy of the Water Efficient Landscaping Ordinance is retained on file in the Office of the City Manager, the Community Development Department, and the Office of the Coalinga City Clerk at all times. Landscaping plans must be consistent with the adopted Water Efficient Landscaping Ordinance.

- COA-24. *Shade trees.* A minimum of one shade tree for every ten (10) parking spaces shall be provided, which shall achieve fifty (50) percent canopy coverage of paved area at maturity. The shade trees shall be located so as to provide visual relief to long rows of parked vehicles, and to provide shade to pedestrian connections. Canopy-type trees should be used to provide a relatively consistent tree cover that will shade vehicles and pavement. Shade trees shall also be provided at appropriate intervals between perimeter parking spaces. The shade tree species shall be selected from a master tree list maintained by the City.
- COA-25. The 3-foot pedestrian gate shall be electronically accessed with the appropriate security access protocols. This shall not be accessible by the general public.
- COA-26. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-27. All other required local (Police, Fire, Finance), County, State, or Federal permits shall be obtained prior to the start of operations.
- COA-28. All fire hydrant locations shall be reviewed and approved by the Fire Chief.
- i. Provide one hydrant on main drive near first building, and a second hydrant near the back parking area.
 - ii. All drives not to be less than 24 feet wide.
 - iii. All electric gates must be tied to the fire alarm system, and automatically open upon activation.
 - iv. All electric gates must be tied to the fire alarm system, and automatically open upon activation. All electric gates serving a building with a NFPA 72 Fire Alarm system, shall be wired so gates automatically open when the fire alarm activates. For all electric gates, provide lock box for fire department access. Approved model is Doorking Model 1400-080. You can find dealers on their website <http://doorking.com/accessories/lock-boxes>
- COA-29. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-30. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-31. In the event that archaeological remains are encountered during grading, work shall be halted temporarily and a qualified archaeologist shall be consulted for evaluation of the

artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event any archaeological remains are uncovered.

- COA-32. A final site plan shall be submitted to the Community Development Department to ensure that all conditions of approval have been incorporated.
- COA-33. *Actions voiding approval.* If the construction of a building or structure, or the use established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void.
- COA-34. *Periodic review or monitoring of conditions.* All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.
- COA-35. *Indemnification.* The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- COA-36. The applicant, within 30 days of the approved site plan, shall provide in writing a letter agreeing to comply with all of the conditions of approval stated in the project resolution.

Applicant Acknowledgement

I _____, (Applicant) have read and will fully comply with all of the conditions stated above, and understand if they are not followed, my permit may be revoked in accordance with Section 13 of the above conditions.

Applicant: _____ Date: _____
Signature



Staff Report- Chairman and Planning Commission

Subject: Adoption of Resolution No 017P-005 Recommending to the City Council Approval of the City of Coalinga Active Transportation Plan

Meeting Date January 24, 2017

Project Location: Citywide

Applicant: City of Coalinga

Owner: City of Coalinga

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends the Planning Commission approve Resolution No. 017P-005 recommending approval by the City Council the City of Coalinga Active Transportation Plan.

II. BACKGROUND:

As a part of the State's efforts to reduce greenhouse gas emissions pursuant to the California Global Warming Solutions Act of 2006, the State has emphasized the importance of "Complete Streets" by enacting the California Complete Streets Act of 2008 (also known as AB 1358). This act requires that when cities or counties revise General Plans, they identify how they will provide for the mobility needs of all users of the roadways, and view all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system. The City of Coalinga General Plan was last updated in 2009 and includes goals and policies that support AB 1358. After the Council approved these goals and policies into the General Plan, it was determined that the next step was to build upon these efforts and prepare an Active Transportation Plan.

In 2014, City staff applied for Caltrans Active Transportation Program Cycle 1 Funds and was awarded \$240,000 for the development of an Active Transportation Plan (Plan). In Spring 2015, the City of Coalinga released an RFP for the Plan and awarded a contract to Alta Planning + Design.

III. PROPOSAL AND ANALYSIS:

A vision statement and four primary goals were developed for the Plan (Chapter 4), as follows:

The City of Coalinga envisions an environment that supports people of all ages and abilities to comfortably and safely access jobs, schools, recreation, and shopping by foot or on bicycle as a part of daily life.

Goal 1: Safety – Prioritize safety for the most vulnerable roadway users.

Goal 2: Design – Design active transportation projects that are accessible and comfortable for people of all ages and abilities.

Goal 3: Network - Identify and work to implement a complete and convenient active transportation network.

Goal 4: Programs - Increase awareness and support of walking and bicycling through education, encouragement, and evaluation programs.

The final Plan is divided into four volumes. Due to the size of the plan files the document is available via the City's website at the following links:

Volume I: Active Transportation Plan

Volume II: Trails Master Plan

Volume III: Safe Routes to School Plan

Volume IV: Appendices

The Active Transportation Plan envisions Coalinga as a community where bicycling and walking can serve the transportation needs of all users. The Plan makes that vision a reality by outlining a strategy to develop a safer and more comfortable walking and bicycling network. The physical improvements would be complemented by programs designed to educate and encourage safe use of the expanded transportation and trails network. To achieve this goal, the Plan helps position the City for future funding for bicycle and pedestrian (including ADA) access improvements by identifying community needs and addressing those needs with \$19 million of identified and prioritized capital improvement projects. The Plan also contains evaluation programs to encourage forward progress by documenting progress towards the Plan's goals.

The Plan also provides a clear strategy for the development of a comprehensive bicycling and walking network. The Plan seeks to enable and encourage walking and bicycling as a reasonable, feasible, and fun form of transportation through recommended improvements like filling in sidewalk gaps, establishing new bicycling and walking paths, enhancing existing bicycling routes, providing wayfinding, amenities, and establishing secure and reliable bicycle parking. It also identifies a number of programs to educate and encourage all residents about walking, bicycling, sharing the road safely, as well as good behavior for road users.

For future capital improvement programming, the Plan provides a detailed prioritized inventory identifying over 250 projects, a strategy for implementation, potential funding sources, cost estimates that take into account typical design and construction costs, along with long-term maintenance costs, with the goal of making Coalinga a safer and more comfortable city of walking and bicycling. It references and compliments the 2013 *Americans with Disabilities Act (ADA) Draft Transition Plan for the City's Public Rights-of-Way* report. In addition to the inventory, the Plan developed conceptual designs for Elm Avenue for a potential road diet. Caltrans has shown support for the proposed redesign of Elm Avenue that would include converting the roadway to one vehicle lane in each direction, a center turn lane, buffered bicycle lanes, and more crossing opportunities. The Planning Commission and City Council were presented with this project particulars in August and September 2016, respectively.

Volumes II and III of the Plan provide more focus on two priority areas for the City of Coalinga: trails and Safe Routes to School. Volume IV provides more detail on the background data and public outreach. Appendix G provides Design Guidelines, which identifies standards for bicycle and pedestrian infrastructure improvements based on existing state and federal engineering standards and best practices.

Public Outreach

Because the City's built environment directly impacts residents' health and quality of life, the Plan's public outreach made an extra effort to reach out to residents who have the highest potential to use the walking and bicycling infrastructure. These include children and their families as well as low-income residents. In order to reach a wider audience, Spanish language translation was available for all outreach efforts including flyers and at public meetings.

Public outreach for the Plan began in fall 2015 with a series of public meetings and walking audits. Although that first round of outreach did not see any public participation, the second round a year later had much higher rates of participation. October 26, 2016 was a full day for City staff and consultants who developed a series of pop-up projects, such as temporary high-visibility crosswalks and curb extensions, to highlight project recommendations around the schools along with a Walking School Bus program. The Walking School Bus program saw over 200 students participate, with over 30 parents or guardians walking with the students to school. Finally, a public meeting was held that night with 14 attendees, including representation from the Coalinga-Huron Unified School District, the Planning Commission, City Council, and the Coalinga Police Department.

Environmental Analysis

California Environmental Quality Act (CEQA) Guidelines Section 15262 states, "(a) project involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded does not require the preparation of an EIR or negative declaration but does require consideration of environmental factors. This section does not apply to the adoption of a plan that will have a legally binding effect on later activities." The City of Coalinga's Active Transportation Plan meets these criteria because the Plan is a planning study that would serve as the basis for future updating of the Coalinga General Plan related to the education, encouragement, enforcement, and evaluation of future walking and bicycling network improvements and has no legally binding effect on current activities (e.g. development project application review) or later activities (i.e., the General Plan Update).

In consideration of the environmental factors, such as health and safety, aesthetics, historical or other environmental resources, the policies and recommendations included within the Plan would not result in any physical impacts to the environment. Furthermore, implementation of the recommendations identified in the Plan would be dependent on the availability of funding sources and would be subject to future environmental review on a case-by-case basis. Therefore, no environmental impacts would occur in connection with the adoption of the Plan. The City intends to file a Notice of Exemption.

A public notice of availability for the Plan was posted on the City website as well as at the Coalinga-Huron District Library on December 19, 2016 with instructions on how to submit comments. From the date of writing this staff report, the City has not received comments. Should comments be received prior to the Planning Commission public hearing staff will advise the Commission at the meeting.

IV. FISCAL IMPACT:

Preparation of the Active Transportation Plan has been funded by a Caltrans Active Transportation Program grant. The Plan recommends \$2,541,000 worth of "on-street" engineering projects and \$16,495,800 of trails and shared-use paths, totaling \$19,036,800. The adopted Plan will position the City to apply for several types of significant grant opportunities to help implement the engineering and programmatic recommendations from the Plan.

V. REASONS FOR RECOMMENDATION:

The Coalinga Active Transportation Plan is internally consistent and compatible with the goals, policies, and actions of the General Plan. Once adopted, the Active Transportation Plan will help the City access various sources of competitive grant funding in order to implement recommendations in the Plan and improve walking and bicycling conditions in Coalinga.

ATTACHMENTS:

Description



Resolution No. 017P-005

RESOLUTION NO. 017P-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA RECOMMENDING THE ADOPTION OF THE CITY OF COALINGA ACTIVE TRANSPORTATION PLAN TO THE CITY COUNCIL OF COALINGA

WHEREAS, the City of Coalinga acknowledges the benefits and value for the public health and welfare of reducing vehicle miles traveled and increasing transportation by walking, bicycling, and public transportation; and

WHEREAS, the City of Coalinga recognizes that the planning and coordinated development of Complete Streets infrastructure provides benefits for local governments in the areas of infrastructure cost savings, public health, and environmental sustainability; and

WHEREAS, the State of California has emphasized the importance of Complete Streets by enacting the California Complete Streets Act of 2008 (also known as AB 1358), which requires that when cities or counties revise general plans, they identify how they will provide for the mobility needs of all users of the roadways, as well as through Deputy Directive 64, in which the California Department of Transportation explained that it “views all transportation improvements as opportunities to improve safety, access, and mobility for all travelers in California and recognizes bicycle, pedestrian, and transit modes as integral elements of the transportation system”; and

WHEREAS, the California Global Warming Solutions Act of 2006 (known as AB 32) sets a mandate for the reduction of greenhouse gas emissions in California, and the Sustainable Communities and Climate Protection Act of 2008 (known as SB 375) requires emissions reductions through coordinated regional planning that integrates transportation, housing, and land-use policy, and achieving the goals of these laws will require significant increases in travel by public transit, bicycling, and walking; and

WHEREAS, in June 2009, the City of Coalinga adopted the City of Coalinga General Plan 2005-2025 (General Plan); and

WHEREAS, in 2014 the City initiated the Active Transportation Plan Project to implement General Plan goals; and

WHEREAS, after a year and a half of planning workshops, public input, and community support, staff and the consulting firm, Alta Planning + Design, Inc., published a draft Active Transportation Plan for public review and comment in December 2016; and

WHEREAS, California Environmental Quality Act (CEQA) Guidelines Section 15262 states, “(a) project involving only feasibility or planning studies for possible future actions which the agency, board, or commission has not approved, adopted, or funded does not require the preparation of an EIR or negative declaration but does require consideration of environmental factors. This section does not apply to the adoption of a plan that will have a legally binding effect on later activities.” The City of Coalinga’s Active Transportation Plan meets these criteria because the Plan is a planning study that would serve as the basis for future updating of the Coalinga General Plan related to the education, encouragement, enforcement, and evaluation of future walking and bicycling network improvements and has no legally binding effect on current activities (e.g. development project application review) or later activities (i.e., the General Plan Update). In consideration of the environmental factors, such as health and safety, aesthetics, historical or other environmental resources, the policies and recommendations included within the Plan would not result in any physical impacts to the environment. Furthermore, implementation of the

recommendations identified in the Plan would be dependent on the availability of funding sources and would be subject to future environmental review on a case-by- case basis. Therefore, no environmental impacts would occur in connection with the adoption of the Plan; and

WHEREAS, the Planning Commission, after giving all public notices required by State law and the Coalinga Municipal Code, held a duly noticed public hearing on January 24, 2017 on the proposed Plan; and

WHEREAS, at such public hearing, the Planning Commission considered all oral and written information, plans, testimony, and comments received during the public review process, including information received at the public hearing, the oral report from City staff, the written report from City staff, and all other information contained in the record of proceedings and the City's files relating to the Active Transportation Plan; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED, that based upon the evidence in the Staff Report, Public Testimony, and Project File, the Planning Commission hereby recommends that the City Council, at their next regularly scheduled meeting adopt the City of Coalinga Active Transportation Plan.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 24th Day of January 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk / Deputy Clerk