



AGENDA

PLANNING COMMISSION

SPECIAL

TUESDAY MARCH 19, 2024

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.

Notice is hereby given that the Planning Commission will hold a Regular Meeting, on March 19, 2024 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA.

Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

Chairperson Pruitt
Vice Chairman Stoppenbrink
Commissioner Helmar
Commissioner Hill
Commissioner Papietro

Staff:

Sean Brewer, Assistant City Manager
Marissa Trejo, City Manager

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. Planning Commission Recommendation to the City Council for Approval of the 2023 General Plan Progress Report

PUBLIC HEARINGS

1. Adoption of Resolution No. 024P-001 Recommending to the City Council Consideration and Approval of Ordinance No. 865, Amending the Planning and Zoning Code Related to Permitting Limited Accessory Structures within the Rear Yard Setback of Residential Zoned Properties (Zoning Text Amendment Application ZTA 24-01).

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Recommendation to the City Council for Approval of the 2023 General Plan Progress Report

Meeting Date Tuesday, March 19, 2024

Project Location: City of Coalinga

Applicant: City of Coalinga

Owner: City of Coalinga

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

That the Planning Commission by motion, recommend to the City Council adoption of the attached resolution accepting the 2023 General Plan Progress Report and further direct staff to submit the report to the Governor's Office of Planning and Research and the Housing Community Development Department in accordance with Government Code Section 65400(b)(1).

II. BACKGROUND:

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent of this statute is to ensure that the general plan directs all land use decisions and remains an effective guide for future development. Because the role of the general plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the general plan and its implementation. The Progress Report is a tool for monitoring this.

The Progress Report is useful to OPR in a number of ways. The report provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision making throughout the State of California. This information is critical to OPR to serve in its capacity as the statewide planning agency.

III. PROPOSAL AND ANALYSIS:

The attached General Plan Annual Progress Report has been prepared in accordance with the suggested Guidelines issued by the Office of Planning and Research.

IV. FISCAL IMPACT:

- None. The General Plan Progress Report is required

V. REASONS FOR RECOMMENDATION:

Failure to submit the General Plan Annual Progress Report to the Office of Planning and Research could limit the City's ability to apply for and be issued grants and/or funding for projects administered by the State Housing and Community Development Department including but not limited to the Community Development Block Grant Program.

ATTACHMENTS:

Description



2023 General Plan Progress Report

ANNUAL PROGRESS REPORT

Coalinga General Plan and Housing Element



CITY OF COALINGA
The Sunny Side of the Valley

REPORTING PERIOD: Calendar Year 2023
(In Accordance with Government Code Section 65400)

INTRODUCTION

This report is intended to comply with the requirements of Government Code Section 65400 for the completion of an annual General Plan Progress Report. This report identifies the status of the City's General Plan and its progress in its implementation. This report represents the Community Development activity for planning year 2023.

The City of Coalinga City Council took action to adopt this report on March 21, 2024 at a regularly scheduled meeting.

Following the presentation of the report, the City Council accepted the report and authorized the Assistant City Manager to forward the report and minutes indicating acceptance to the Office of Planning and Research and the California Department of Housing and Community Development.

COMPREHENSIVE GENERAL PLAN UPDATE 2025

The City adopted its Comprehensive Update to its General Plan (2005-2025) in July of 2009. The update included a full update to the Land Use, Open Space, Safety/Noise, Circulation, and Public Facilities Elements. In 2012 the City completed its comprehensive zoning ordinance update to be in conformity with the recently adopted General Plan.

The City of Coalinga continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2023 reporting period. The information to follow is organized to correspond with the elements of the Coalinga General Plan.

LAND USE ELEMENT

AMENDMENTS

There were no amendments to the Land Use Element during Calendar Year 2023.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE LAND USE ELEMENT

- The City is working to secure funding to update various sections of the land use element to reflect the current policies and direction the City of Coalinga is moving.
- Staff is continuing to update zoning regulations to ensure consistency with the General Plan and its land use policies and implementation measures. The city will be continuing its 5-year code amendment to review and update the City's zoning code as needed.

OPEN SPACE AND CONSERVATION ELEMENT

AMENDMENTS

There were no amendments to the Open Space and Conservation Element during 2023.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE OPEN SPACE AND CONSERVATION ELEMENT

- The zoning codes open space regulations provide for both private and public projects (OSC1-2.2).
- The new zoning code included Development and Implementation of a Resource Extraction Overlay District (*Goal OSC-4*).

CIRCULATION ELEMENT

AMENDMENTS

There were no amendments to the Circulation Element during Calendar year 2023.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE CIRCULATION ELEMENT

- **Highway 33 Road Rehabilitation Project – Spring/Summer 2025**

The City has been collaborating with Caltrans on a complete rehabilitation of highway 33 through the City where a large component of the project is applying “complete streets” elements to the downtown corridor in order to enhance walking and biking as well as enhancing the downtown character with safer streets.

- **Various ADA Improvements in the Downtown District and Neighborhoods – ON GOING**

The City Council has shown continued commitment to a bi-annual ADA improvement program in order to improve accessibility within the commercial core of the City. The improvements include new sidewalks where none exist, curb ramps and alley approaches. The council has made a commitment to the community on a bi-annual basis to budget \$50,000 towards the implementation of the City's ADA transition plan. In addition the City has hired precision concrete cutting to shave down all trip hazards on sidewalks throughout the City.

- **Various Maintenance Projects – ONGOING**

The City is continuing its efforts maintain a reliable circulation system within the City by focusing efforts towards street maintenance and rehabilitation (overlay, reconstruction, sidewalks, lighting and cross walks (RRFB's). Sources of funding come from, local street funds, tax measures, SB1 and Federal and State grants.

- **Cherry Lane Reconstruction – Complete**

The City of Coalinga reconstructed Cherry Lane from the Coalinga High School to Elm Ave in an effort to ensure safe access for students and transportation to and from school and the West Hills Community College. This project included new pavement, raised pedestrian crossings that served as both cross walks and speed tables to reduce traffic speeds. This was funded with SB 1 Funds.

Active Transportation Plan

In 2017 the City approved an Active Transportation Plan (ATP) to further the goals, policies and implementation measures of the General Plan. The Coalinga Active Transportation Plan provides a strategy for the development of a comprehensive bicycling and walking network throughout Coalinga, as well as strategy for support facilities and education, encouragement, enforcement, and evaluation programs. It includes a Trails Master Plan that provides a strategy for the development of Class I shared-use paths or trails in and surrounding Coalinga. The Safe Routes to School Plan provides a strategy for the City and Coalinga-Huron School District to partner and provide safer and accessible routes to and from school for all travel modes, focusing on walking and bicycling, through a series of project and programmatic recommendations.

The City is participating with the Fresno Council of Governments in the 5-Year regional active transportation plan update on in ATP in the coming year.

Active Transportation Projects

- Multi-Use Trails Projects (ATP Cycle 4, 5, 6 & CMAQ). The City applied and was awarded funds for segments 1, 2, 13 and 14 and a portion of segments 3, 3N 4 and 9 of the multi-use trails master plan for walking and biking to provide alternative forms of transportation and recreation for the community. These projects have funding authorization and environmental has been certified for both and are now entering the right-of-way and design phase of the project funding. These projects are funded through the State of CA Active Transportation Program and CMAQ program funds.

All of the proposed street improvements projected in the upcoming year will help meet the goal of providing a balanced, safe and efficient circulation system that includes cars, public transportation, bicycles and pedestrians with the mind set of anticipated growth (*Goal C1*).

These transportation projects also help in maintaining and improving the City's existing circulation and transportation facilities. Through the budget process and street maintenance planning, the City has been able to identify the necessary improvements within the planning area that will have the highest level of impact.

The City currently uses Street saver to monitor and select appropriate treatments for the City streets in an effort to maximize funding sources available for street maintenance projects. In addition to the use of Street saver, the City entered into a contract with Good Roads to use new technologies such as artificial intelligence to determine pavement conditions and recommended treatments.

SAFETY, AIR QUALITY AND NOISE ELEMENT

AMENDMENTS

There were no amendments to the Safety, Air Quality and Noise Element during Calendar year 2023.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE SAFETY, AIR QUALITY, AND NOISE ELEMENT

Noise

- Due to the nature of the guiding and implementing policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors.
- Performance Standards have been included into the new zoning ordinance to address noise related impacts due to new development such as noise or acoustical studies, sound walls, and other attenuation measures. The City will be soon undertaking a review of its noise standards and update them to have a more clear and concise standard when reviewing projects. Currently the City, absent of strict guidelines, relies on the use of the state model noise standards.
- When projects are brought before the City, staff carefully reviews projects for potential noise impacts to surrounding properties.

Safety

- All new construction and certain building renovations are reviewed for compliance with the Uniform Building Code for seismic safety.
- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.

PUBLIC FACILITIES AND SERVICES ELEMENT

AMENDMENTS

There were no amendments to the Public Facilities and Services Element during Calendar year 2023.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE PUBLIC FACILITIES AND SERVICES ELEMENT

Schools

- In 2023, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Coalinga Huron Unified School District's projected demand for future school uses. The School District has been improving school facilities based on their approved bond in 2021.
- In 2023, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

Utilities

- In 2023, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Coalinga.
- The City of Coalinga raised water and sewer rates in order to increase revenues to support the ongoing water and sewer operations of the City including the issuance of a \$7M Water and Wastewater Bond for major improvements to the City's infrastructure. These projects are currently underway and several are expected to be under construction in FY24/25.
- The City has approved, maintained and implemented the following utility master plans in order to guide and ensure the capacity to serve new growth area identified by the General Plan. These plans are in need of updating and staff is working to develop a cost plan to update said plans.
 - a. Wastewater Master Plan, Water Master Plan, Storm Water Master Plan, Natural Gas Master Plan
- The City of Coalinga is currently working on several water and sewer infrastructure projects to enhance the reliability of the City's wastewater and water treatment facilities including its distribution and collection systems.

HOUSING ELEMENT

AMENDMENTS

There were no amendments to the Housing Element during Calendar Year 2023.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE HOUSING ELEMENT

Cycle 6 Housing Element 2024-2032 (GPA) – Under HCD Review

The City of Coalinga is collaborating with (12) twelve Fresno County Jurisdictions to develop the cycle 6 Multi-Jurisdictional Housing Element which serves as the regional housing document that effectively acts as the State-mandated housing element for all participating jurisdictions. Participating jurisdictions included Fresno County, Coalinga, Fowler, Huron, Kerman Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

1. The Multi-Jurisdictional Housing Element is a single document, made up of two sections: the main body, which described demographics, housing needs, resources, and constraints at a regional level and included goals and policies common to all participating jurisdictions; and
 2. Individual appendices, which contained details for each jurisdiction (i.e., sites inventory, governmental constraints, evaluation of existing Housing Element) and individual implementation programs for Coalinga.
- The City completed the RHNA Process and submitted its methodology to HCD in 2021 and the Cycle 6 housing element is under HCD review and expected to be certified in spring 2024.



Staff Report- Chairman and Planning Commission

Subject: Adoption of Resolution No. 024P-001 Recommending to the City Council Consideration and Approval of Ordinance No. 865, Amending the Planning and Zoning Code Related to Permitting Limited Accessory Structures within the Rear Yard Setback of Residential Zoned Properties (Zoning Text Amendment Application ZTA 24-01).

Meeting Date Tuesday, March 19, 2024

Project Location: City of Coalinga

Applicant: City of Coalinga, 155 W. Durian, Coalinga, CA 93210

Owner: City of Coalinga, 155 W. Durian, Coalinga, CA 93210

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff is recommending that the Planning Commission approve Resolution No. 024P-001 Recommending to the City Council Consideration and Approval of Ordinance No. 865, Amending the Planning and Zoning Code Related to permitting limited accessory structures within the rear yard setback of residential lots (Zoning Text Amendment Application ZTA 24-01).

II. BACKGROUND:

The City Council directed staff to prepare a recommendation regarding a proposed zoning text amendment to permit accessory structures (no greater than 120 square feet) in the required rear yard setback of residential lots within the City. The council feels that the proposed amendment aims to address specific constraints faced by property owners and enhance flexibility in land use, while ensuring compatibility with existing zoning regulations and the broader community's interests.

III. PROPOSAL AND ANALYSIS:

A setback is defined as the area between a property line and a building or structure, which must be kept clear or open. Section 9-5.101(d)(6) states that setbacks, when located in the rear one-third of a lot, detached accessory buildings shall not be located closer than five (5) feet to any rear property line. In instances where the rear property line is coterminous with an alley right-of-way, the accessory building shall not be closer than one foot to such rear property line. Detached accessory buildings shall meet all other setback requirements of the main building.

The Council directed staff to amend the zoning code to allow detached accessory buildings to be located within one (1) foot of any rear property line when the rear property line is adjacent to an alley right-of-way, street right-of-way, park or other open space. In addition, if an accessory building is no larger than 120 square feet, it may be permitted within the required side yard setback so long as it is located in the rear one third of the lot. Detached accessory buildings shall meet all other setback requirements of the main building.

Environmental Review: Staff finds and determines that this ordinance, which supports the placement of small structures within a rear yard setback, will not have a significant effect on the environment and is not expected to impact surrounding properties. Accordingly, staff finds that the provisions of Section 15303(e) of the CEQA guidelines supports the filing of a notice of exemption related to new construction or conversion of small structures specifically accessory structures.

Public Notification: A public hearing notice was prepared and circulated in accordance with State and Local law as it relates to zoning text amendments. The Public hearing notice was posted at City Hall, the Police Department, Fire Department, Coalinga Library, Coalinga Area Chamber of Commerce, City's Website and it ran in the Coalinga Press.

IV. FISCAL IMPACT:

No fiscal impact determined at this time.

V. REASONS FOR RECOMMENDATION:

The following standard findings must be made for each Zoning Ordinance amendment:

- The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
- If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
- The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

Permitting accessory structures, on a limited basis, within required rear yard setback of a residential lot should not negatively impact the surrounding land uses or neighborhood character as it will limit the structures permitted to those no greater than 120 square feet or any structure that do not require a building permit. This ordinance will still allow staff to ensure that the structures placed in these setbacks provide adequate safety and accessibility, particularly at intersections, to maintain public safety. The ordinance aims to address specific constraints faced by property owners and enhance flexibility in land use, while ensuring compatibility with existing zoning regulations and the broader community's interests.

ATTACHMENTS:

Description

- ☐ Ordinance No. 865 - Accessory Structures
- ☐ PC Resolution No. 024P-001 Accessory Structures

ORDINANCE NO. 865

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA, CALIFORNIA AMENDING TITLE 9 OF THE COALINGA MUNICIPAL CODE – ACCESSORY USES AND STRUCTURES (SETBACKS) IN RESIDENTIAL DISTRICTS.

WHEREAS, Title 9 of the Coalinga Municipal code establishes regulations, requirements and standards including but not limited to: controlling the uses of land, the density of population, the uses and locations of structures, the height and bulk of structures, open spaces surrounding buildings, the areas and dimensions of lot areas and building sites, the location, size, and illumination of signs, and requiring the provision of usable open space, screening and landscaping, off-street parking and loading facilities, and;

WHEREAS, the City wishes to update Title 9 of the Municipal Code to update regulations related to permitting the placement of accessory structures in a residential zoning district in the City; and

WHEREAS, the Council wishes to reduce the setback requirement for accessory structures in rear yards in particular circumstances; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COALINGA DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that all the facts, findings, and conclusions set forth above in this Ordinance are true and correct.

SECTION 2. The City Council hereby amends Section 9-5.101(D)(6) of the Coalinga Municipal Code to read as follows:

(6) Setbacks. When located in the rear one-third of a lot, detached accessory buildings shall not be located closer than five (5) feet to any rear property line, except when the rear property line is adjacent to an alley right-of-way, street right-of-way, park or other open space, the accessory building shall not be closer than one foot to such rear property line. If an accessory building is or under 120 square feet, it may be permitted within the required side yard setback so long as it is located in the rear one third of the lot. Detached accessory buildings shall meet all other setback requirements of the main building.

SECTION 3. Severability Clause:

Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION 4. Effective Date:

This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code Section 36937 and shall supersede any conflicting provision of any City of Coalinga ordinance.

SECTION 5. Certification:

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2024.

Mayor/Mayor Pro-Tem, City of Coalinga

ATTEST:

City Clerk/Deputy City Clerk

RESOLUTION 024P-001

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION RECOMMENDING APPROVAL OF A ZONING TEXT AMENDMENT TO AMEND THE PLANNING AND ZONING CODE RELATED TO SETBACKS FOR ACCESSORY STRUCTURES LOCATED IN THE REAR YARDS OF RESIDENTIAL ZONING DISTRICTS

WHEREAS, the City of Coalinga desires to permit, in limited circumstances, accessory structures within the required rear yard setback in residential zoning districts, and furthermore the City Council of the City of Coalinga directed staff to initiate a zoning text amendment for the abovementioned; and

WHEREAS, a Notice of Public Hearing was provided to the Coalinga Press, posted at City Hall, Police Department bulletin board, Fire Department Bulletin Board, Coalinga District Library, Chamber of Commerce, and City of Coalinga website, on March 7, 2024, and;

WHEREAS, the Planning Commission held the noticed Public Hearing on March 19, 2024 to take testimony with regard to the proposed Zoning Text Amendment; and

WHEREAS, the Planning Commission completed its review of the proposed Zoning Text Amendment and details in the Staff Report and has considered the testimony received during the public hearing process, and;

WHEREAS, the Planning Commission has made the following findings based on the Zoning Text Amendment proposal:

- The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
- If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
- The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission recommends approval to the City Council adoption of Ordinance No. 865 (Exhibit "A") to amend the planning and zoning code related to permitting accessory structures within the required rear yard setbacks in residential zoning districts.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regular meeting held on the 19th day of March 2024.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit "A"
Ordinance No. 865