

RESOLUTION 019P-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF COMBINED DEVELOPMENT APPLICATION (CDA 19-01) INCLUSIVE OF A ZONING TEXT AMENDMENT, SITE PLAN REVIEW AND ENVIRONMENTAL DETERMINATION FOR THE DEVELOPMENT OF A MEDICAL HEALTH CLINIC AT THE PROPERTY LOCATED NORTH OF POLK STREET BETWEEN ELM AVE AND W. FOREST AVE (APN: 072-123-16S)

WHEREAS, the Planning Commission of the City of Coalinga, California, did on August 13, 2019, hold a duly noticed Public Hearing for review a combined development application consisting of a site plan review, environmental determination and applicant initiated zoning text amendment to allow hospitals and clinics who exceed a gross floor area of 5,000 square feet to be permitted in the (CG) and (MX) zoning designations; and

WHEREAS, said zoning text amendment shall amend the Coalinga zoning code to repeal the restriction on limiting the gross floor area of hospitals and clinics in the (MX) and (CG) zoning designations located in Table 2.5 of the Land Use Regulations; and

WHEREAS, the Community Development Department mailed public hearing notices to all property owners within 300 feet of the site as required by Local and State law, and;

WHEREAS, the proposed Combined Development Application has been processed in accordance with the applicable provisions of the California Environmental Quality Act and determined to be a Class 32 exemption under Section 15332 (Infill Development Projects). Class 32 consists of projects characterized as in-fill development meeting the conditions described:

- (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.

WHEREAS, in approving the proposed site plan, the decision-making body found that: (1) All provisions of this title are complied with; (2) The following are 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: (a.) Facilities and improvements; (b.) Vehicular ingress, egress and internal circulation; (c.) Setbacks; (d.) Height of buildings; (e.) Location of services; (f.) Fences and/or walls; (g.) Landscaping. (3) Proposed

lighting is so arranged as to direct the light away from adjoining properties; (4) Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility; (5) Proposed development has adequate fire and police protection; (6) Proposed development can be adequately served by city sewer and water; (7) Drainage from the property can be properly handled; (8) Proposed development generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did make the following mandatory findings recommending approval of said site plan review:

(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.

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all interested persons wanting to be heard, said Planning Commission did make the following mandatory findings recommending approval of said zoning text amendment:

(1) The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

(2) 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.

(3) 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.

(4) 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 by the Planning Commission of the City of Coalinga, California, as follows:

SECTION 1. That the above recitations are true and constitute the Findings of the Planning Commission in this case;

SECTION 2. That the Planning Commission does hereby recommends approval by the City Council of the combined development application with conditions as set in Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 13th Day of August 2019.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit A

Conditions of Approval – Combined Development Application

19-01

(Adventist Health Clinic Polk Street)

Actions voiding approval. If the construction of a building or structure, or the use(s) established in the building or structure is contrary to the project approval including all application documents, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void. 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.

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.

Extensions. 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.

Fees. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.

Alterations. Any minor alternations to the approvals shall be reviewed and approved by the Community Development Director, unless under his/her discretion warrants review and approval by the Commission.

Acknowledgement. Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.

Additional Conditions

- COA 1. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA 2. The applicant shall furnish and install new water service, irrigation controller and backflow prevention device for all irrigated landscape areas of the project frontage.

- COA 3. The applicant shall comply with all 2016 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA 4. Existing storm drain facilities are available in Polk Street and are available to serve this development. Storm water runoff from the project shall be directed into Polk Street for collection by the existing storm drain facilities. No surface drainage shall be permitted to drain into adjacent properties.
- COA 5. The applicant shall obtain approval from the City Solid Waste Carrier for the on-site 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 A-4A and shall be approved by the City Engineer.
- COA 6. Public Sewer Facilities exist in Forest Avenue and are available to serve this development.
- COA 7. Public Water Facilities exist in Polk Street and are available to serve this development.
- COA 8. Public Natural Gas Facilities exist in Polk Street and are available to serve this development.
- COA 9. Mailboxes shall be located outside of secured areas for access by postal workers. Obtain final approval by Postmaster prior to installation of new mailbox.
- COA 10. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval prior to the issuance of a building permit.
- COA 11. The applicant shall reconstruct all cracked, broken or raised segments of sidewalk along the project frontage as required by the City Engineer.
- COA 12. The applicant shall comply with all requirements of the Fire Department for on-site access.
- COA 13. The applicant shall provide site exterior lighting in accordance with CMC Section 9-4.206 Lighting and Illumination.

- COA 14. The applicant shall submit a standard tentative parcel map process to merge the various existing parcels and create the one (1) parcel for development. The parcel map process will allow for the public street dedication of a portion of Polk Street and vacation of a portion of the existing public utility easement (PUE) where the applicant is requesting an encroachment of the proposed building.
- COA 15. The applicant shall provide an on-site Grading and Drainage plan showing the proposed method of directing storm water drainage to Polk Street for approval by the City Engineer.
- COA 16. The applicant shall provide a cross access easement agreement for the use of the adjoining private commercial driveway. Agreement shall allow City access for emergency/police /solid waste pickup purposes.
- COA 17. The applicant shall remove the two existing street trees and plant a total of six (6) city approved street trees within the existing tree wells along Polk Street. Street tree installation shall be in accordance with City Std. L-1 and L-1A. Initial tree size shall be 24" box. Tree selection shall be approved by the City Engineer. Street tree irrigation shall be provided by applicant.
- COA 18. Where walkways are located in the parking lot, they must be at grade (such as to accommodate ADA path of travel) the walkway must be differentiated from the paving of the parking lot by contrasting pavement such as pavers or stamped, colored concrete, or by painted stripes.
- COA 19. *Parking lot screening.* Parking lots shall be screened from adjacent streets by a ten-foot landscape easement containing landscaping, primarily trees and shrubs, a combination of shrubs and berms, not to exceed a three-to-one (3:1) slope or a low, decorative wall not to exceed thirty (30) inches in height, or twenty-four (24) inches high when combined with landscaping, for the purposes of reducing glare from vehicle headlights. Screening shall not block views between thirty (30) inches in height above sidewalk grade and six (6) feet above the sidewalk for security purposes. Planting areas shall be protected by six (6) inches curbs. All plants shall be of an age to meet the initial requirements for screening. All Trees shall be a minimum 24-inch box.
- COA 20. The security fencing shown on the site plan shall be made of wrought iron.
- COA 21. All signage will be approved by the Community Development Director in accordance with the planning and zoning code.