

RESOLUTION 017P-007

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 16-07 FOR THE DEVELOPMENT OF A NEW INDUSTRIAL COMMERCIAL CANNABIS FACILITY TO BE LOCATED ON 2.09 ACRES AT 1921 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 2.09 acres at the 1921 Mercantile Lane (APN: 083-280-12ST); 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 February 14, 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. 16-07 subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

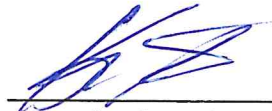
PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 14th Day of February 2017.

AYES: Stoppenbrink, Sailer, Gonzales, Jacobs, Helmar

NOES: None

ABSTAIN: None

ABSENT: None



Planning Commission Chairman/Vice Chairman

ATTEST:



City Clerk/Deputy City Clerk

**CONDITIONS OF APPROVAL
SITE PLAN REVIEW, APPLICATION NO. 16-07**

- 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.
- 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 and Enterprise frontage and curb, gutter and street lighting every 150 feet on Jayne Ave/SR33 along frontage as approved by the City Engineer and constructed to Caltrans standards.
- 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 Enterprise Parkway 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 Enterprise Parkway 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. At the Mercantile Lane driveway entrance, the applicant shall provide a Public Pedestrian Sidewalk Easement for that portion of proposed public sidewalk encroaching into the property. This shall not be accessible by the general public.
- COA-26. All building doorways located outside of security fencing shall be secured per the standards of the Police Chief and be exit only.
- COA-27. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-28. The Mercantile Lane driveway shall be moved to provide a 3-foot minimum clearance from property line.
- COA-29. The applicant shall provide wheel stops at all parking stalls that do not provide for 2-foot vehicle overhang.

- COA-30. All other required local (Police, Fire, Finance), County, State, or Federal permits shall be obtained prior to the start of operations.
- COA-31. All fire hydrant locations shall be reviewed and approved by the Fire Chief.
- i. Provide two fire hydrants, one inside each gate entrance.
 - 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-32. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-33. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-34. 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-35. A final site plan shall be submitted to the Community Development Department to ensure that all conditions of approval have been incorporated.
- COA-36. *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-37. *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-38. *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-39. 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