

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210

TUESDAY, March 12, 2019

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

None

ROLL CALL

Commissioners:

*Chairman Sailer
Vice Chairman Jacobs
Commissioner Helmar (Absent)
Commissioner Garza
Commissioner Pruitt*

Staff:

*Community Development Director, Sean Brewer
City Clerk, Shannon Jensen*

PUBLIC COMMENTS (NONE)

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 2018 General Plan Progress Report

Community Development Director Sean Brewer gave a brief overview of the item.

Commissioner Sarah Pruitt referencing page 6, at the bottom of the page it states, for the purpose of review, a copy of the housing report has been attached, however she states there is no attachment.

Mr. Brewer explained the housing report isn't adopted; we are just filling in the blanks. A copy of the report can be emailed if the Commission would like a copy.

There is a housing needs assessment which states numbers we must meet for the different income levels for housing: extremely low, low, moderate, above moderate, etc. for each seven-year planning period. The report must be submitted to the State. Mr. Brewer stated we normally are not able to meet too many of those numbers unless we are seeing affordable housing construction projects. However, with the pricing of the DR Horton homes, we were able to qualify about 10 of those homes for our moderate-income housing quota. The lowest price point with all the new K. Hovnanian homes in Posa Chanet is \$259k. Usually a 3-bedroom, 2-bath house, under \$250k, will qualify for moderate. The only time you're going to get anything below that is with an affordability tag, like a multifamily housing project. It's been about two years since we've had anything like that built. If we can get the funding for the senior housing project on Elm Avenue it should help with our numbers.

The General Plan and Progress Report, which is required to go the office of Planning and Research on an annual basis so they can see what cities are doing in terms of planning activity. As you can see from the report, there isn't a whole lot listed. Its not that we're not doing anything, it's more about the activity that we do that influences the general plan. Every decision, every project, they all influence the general plan. However, we haven't made any changes to our policies because we haven't had any funding to do so. When we do get funds, I would like to do a comprehensive update to look at current policies and the current vision of the City since it has changed a lot from when we started back in 2004. We aren't alone, there are a lot of Cities who are still working from general plans approved in the 90s.

Commissioner Helmar noticed there were references to 2017 that she believes should be 2018.

Mr. Brewer asked the Commission to please make him aware of those so they can be updated before the report is submitted.

Commissioner Helmar detailed the corrections:

Page 2, 2nd paragraph, under Comprehensive General Plan Update 2025 – calendar year is listed as 2017

Page 4, under Active Transportation Plan – calendar year is listed as 2017

Page 4, under Active Transportation Plan, "In 2017 the _____ approved: – the missing word should be "City"

Page 5, under Schools – calendar year is listed as 2017 at the beginning of the paragraph

Page 6, the bullet point at the top of the page shows the calendar year as 2017

*Motion by Pruitt, Second by Helmar to Approve the 2018 General Plan Progress Report. **Approved** by a 5/0 Majority Voice Vote.*

PUBLIC HEARINGS (NONE)

DISCUSSION AND/OR POTENTIAL ACTION ITEMS (NONE)

DEPARTMENT REPORTS (NONE)

COMMUNICATIONS

1. Staff Announcements

Mr. Brewer informed the Commission that he gave a presentation at the Women's Club Lunch last week where he updated them on all the activities going on in the City. They did request that I give quarterly updates moving forward, which we will also be doing for the Council. The first report to the Council should be in April.

Mr. Brewer went on to announce that he is seeing a little more interest from businesses. There are a few more applications from the cannabis companies that he is expecting to come through. Next Green Wave will be moving forward with their manufacturing and their R&D facility.

Commission Garza asked for an update on Family Dollar.

Mr. Brewer stated that he hasn't heard from them. He informed the Commission that Family Dollar is owned by Dollar Tree, who recently put out a Press Release announcing they were converting 390 Family Dollar stores to Dollar Tree stores. He isn't sure how that will affect the Family Dollar project planned for the corner of Fifth and Elm.

Vice-Chairman Jacobs asked if there was an update on Kmart.

Mr. Brewer stated he has had no interest. He expects that the Fresno County Economic Development Corporation (the "EDC") will be attending the Las Vegas retail conference this summer. The real estate firm that represents the seller is a large company and he expects that the EDC will be talking with them to see if they can market it and drum up some interest.

Vice-Chairman Jacobs asked if anything came of the income survey that Self-Help was handling.

Mr. Brewer isn't sure since that was being performed through the Public Works Department, but he believes it was related to waste-water improvements.

Vice-Chairman Jacobs asked if there were currently any housing loans available through the City and Self-Help.

City Clerk Shannon Jensen stated that those grants have expired, there were three-year grants and the funding is no longer available. We are currently unable to re-apply for those grants due to our current situation with the audits.

Mr. Brewer noted that we are currently behind by two years. It is affecting us on the housing side as well as the HOME grant funds needed for the senior housing project. Also, there are a lot of street projects being delayed.

Commissioner Pruitt asked how the micro-brewery was coming along.

Mr. Brewer stated he believes the owner still has some improvements to do on the building and then he should be able to open.

2. Commissioner Announcements – None

3. Chairman Announcements

Chairman Sailer announced that the deadline for your Form 700s is fast approaching and urged the Commissioners to complete theirs by April 2nd.

Chairman Sailer voiced concern about the BBQ trailer that is setup right next to the water heater at Rico's Restaurant which is located at the corner of Van Ness and Sunset.

Mr. Brewer said he would let the Fire Chief know.

Mr. Brewer stated that we may not have a quorum for the next two scheduled meetings, therefore the next Planning Commission Meeting will be held on May 14, 2019.

ADJOURN 6:26 PM

Chairman / Vice-Chairman

Shannon Jensen, City Clerk

Date