

RESOLUTION 020P-001

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 19-01 FOR THE CONSTRUCTION OF A NEW 480 SQAURE FOOT OFFICE LOCATED AT 1245 W. ELM AVE

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a new office at 1245 W. Elm Ave; 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 18, 2019; and

WHEREAS, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15303 (Construction of Small Structures), and;

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

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on January 14, 2020; 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. 19-01 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 January 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit “A”
CONDITIONS OF APPROVAL
SITE PLAN REVIEW, APPLICATION NO. 19-01

Administrative

- 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. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-4. Any minor alternations to the site plan shall be reviewed and approved by the Community Development Director, unless under his/her discretion warrants review and approval by the Commission.
- COA-5. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-6. The applicant shall obtain all the appropriate business licenses prior to the issuance of certificate of occupancy.
- COA-7. *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-8. *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-9. *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.

- COA-10. 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.

Public Works/Engineering

- COA-11. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer and further inspected by Public Works.
- COA-12. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction.
- COA-13. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-14. The applicant shall furnish and install a backflow prevention device for the existing domestic water service to the building.
- COA-15. The applicant shall comply with all 2013 California Building Code (CBC) Chapter 11B ADA accessibility guidelines or the latest edition for disabled parking stall and access to building entrances.
- COA-16. Existing storm drain facilities are available in Elm Avenue at Alcalde Avenue and are currently serving this development. Storm water runoff from the project shall continue to be directed into the State right-of-way (SR 198) for collection by the existing storm drain facilities.
- COA-17. A Trash Enclosure is required for this project. 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. 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.
- COA-18. The applicant shall obtain an Encroachment Permit for any work within the public right-of-way (sewer, water, gas connections, ect).
- COA-19. The applicant shall provide a Knox Box for emergency vehicle access on the existing chain link rolling gate.

- COA-20. The applicant shall comply with all requirements of the Fire Department for on-site access.
- COA-21. The applicant shall provide site lighting at a minimum of 0.25-foot candles across parking area.
- COA-22. The applicant shall replace all broken, cracked or raised segments of curb & gutter or commercial driveway as required by the City Engineer.
- COA-23. All existing gravel parking lot areas shall be of sufficient thickness to support emergency/fire vehicles.
- COA-24. Show property boundary and public easements on the site plan.

Planning

- COA-25. The applicant shall comply with all the requirements of the Building Official and Community Development Director. All improvements shall be inspected by the Building Official to ensure compliance with approved plans.
- COA-26. 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.
- Weekdays from 7:00 a.m. to 6:00 p.m.;
 - Saturday from 8:00 a.m. to 5:00 p.m.;
 - Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager
- COA-27. 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 where applicable.
- COA-28. The applicant shall provide site landscaping along the Elm Avenue (SR198) frontage.
- COA-29. All landscaping shall be inspected by the City's Landscape Architect to ensure compliance with the approved plans.
- COA-30. 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. This final site plan can be submitted with the building and development plans.

