

RESOLUTION NO. 020P-002

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 19-02 (PACIFIC STREET AND ELM AVENUE AFFORDABLE HOUSING APARTMENTS) TO BE LOCATED SOUTH OF THE PACIFIC STREET AND ELM AVENUE INTERSECTION

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a new 76-unit affordable housing multi-family development project south side of the Pacific Street and Elm Avenue (SR 33/198) intersection; 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 December 5, 2019; 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 January 21, 2020; and

WHEREAS, the Planning Commission has made the following findings based on the development proposal:

(1) That all applicable provisions of the Code are complied with. (2) That the 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 properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures. (3) All signs related to this development shall be reviewed and approved at a later date.

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**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission does approve the site plan review Application No. 19-02 subject to the conditions attached hereto which are also incorporated by this reference as Attachment A.

**PASSED AND ADOPTED**, by the City of Coalinga Planning Commission at Special meeting held on the 21<sup>st</sup> of January 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Commission Chairman/Vice Chairman

ATTEST:

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City Clerk/Deputy City Clerk

**Attachment "A"**  
**CONDITIONS OF APPROVAL**  
**SITE PLAN REVIEW, APPLICATION NO. 19-02**

The staff is recommending approval of the proposed project to the Planning Commission with the following conditions:

- COA-1. The site plan approval shall lapse and shall become void one (1) year following the date of approval by the Commission, unless, prior to the expiration of one (1) year, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward the completion of the site or structures which were the subject of the site plan.
- COA-1. 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-2. Minor revisions to the site plan after Commission approval may be reviewed and approved by the Community Development Director. Those revisions determined to be major shall be referred to the Commission for review and approval.
- COA-3. The applicant, within 15 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.
- COA-4. 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-5. 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-6. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-7. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.

- COA-8. Payment of City related Development Impact fees may be deferred until the issuance of Certificate of Occupancy. Applicant must work directly with other local and regional entities who impose impact fees for deferment.
- COA-9. All improvements within City rights-of-way, including but not limited to, new sidewalk, curb and gutter and approaches shall conform to current City of Coalinga Standards.
- COA-10. New utilities, such as sanitary sewer, water meter and/or natural gas meter required for the development will be the responsibility of the owner/developer and shall be to current City Standards. These utility connections shall be located from Elm Avenue. A utility plan for the development shall be submitted for review and City approval.
- COA-11. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction. All permits shall be provided to the City Building Department at the time of Building Permit Issuance.
- COA-12. 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.
- a. Weekdays from 7:00 a.m. to 6:00 p.m.;
  - b. Saturday from 8:00 a.m. to 5:00 p.m.;
  - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA-13. The applicant shall replace all non-compliant, broken, cracked or raised segments of curb, gutter and sidewalk as required by the City Engineer within and adjacent to the development.
- COA-14. The applicant shall comply with all ADA accessibility guidelines, including the following:
- a. Provide an ADA accessible path of travel from the ADA parking stalls to the building entrance(s);
  - b. All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standard P-13, P-14 and P-15.
  - c. Provide an ADA accessible path of travel from the public street sidewalk to the building entrance.
- COA-15. On-site Construction Site, Grading, Utility and Landscape & Irrigation plans shall be submitted to the Community Development Department for review and approval by City Engineer.
- COA-16. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval by the City Engineer and Community Development Director prior to the issuance of a building permit.
- COA-17. All on-site parking lots shall be designed and installed in conformance with City of Coalinga Standard P-16.

- COA-18. The applicant shall direct all on-site parking lot storm water drainage runoff to the existing storm drain facilities located in Pacific Street. Direct drainage of storm water runoff over public sidewalks is not permitted. Storm water runoff shall be directed under sidewalks per City Standard A-14 or A-15.
- COA-19. All trash enclosures as identified on the site plan shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer. The applicant shall obtain approval from the City Solid Waste Carrier for the on-site locations of the trash enclosures for solid waste disposal and pick up.
- COA-20. The applicant shall construct a Class 1 shared use Multi-Path along the project frontage (Elm Ave/SR 198 and Pacific) in accordance with the City of Coalinga Trails Master Plan as required by the City Engineer.
- COA-21. The applicant shall install new City Standard LED Street Lights per City Std. A-7 and A-8 along the project frontage. The Street lights shall be set at 150 feet spacing.
- COA-22. All security and site lighting shall be shielded to avoid "spill over" nuisance lighting to the existing adjacent uses. A photometric plan delineating lighting in accordance with the City of Coalinga Planning and Development Lighting standards shall be reviewed and approved prior to permit issuance.
- COA-23. The trees located on the Elm Avenue (SR198) property frontage shall be shown on the final site plan as being removed and replaced in accordance with the design standards for the multi-use trail.
- COA-24. The Applicant shall remove the non-compliant curb ramp at Elm Avenue and Pacific Street and construct new curb ramp in accordance with Caltrans and City of Coalinga standards as required by City Engineer.
- COA-25. All signs related to this development shall be submitted in a separate application and reviewed and approved by the Community Development Department in accordance with the applicable signage regulations. A permit must be issued by the Community Development Department prior to installation.
- COA-26. Fire hydrants and Fire Protection Systems shall be required for this development. City of Coalinga Fire Chief shall verify and approve all fire hydrant locations and spacing.
- COA-27. The applicant shall confirm with Public Works regarding the requirement for a backflow prevention device for both the landscape and domestic water service.
- COA-28. The applicant shall install a Bus Stop and Shelter along Pacific Street at Elm Avenue as required by the City Engineer.
- COA-29. All turning radiuses shall be able to accommodate a Fire Truck forty-five (45) feet long.

- COA-30. Dry chemical fire extinguishers to be mounted as per City standards on the exterior of each building.
- COA-31. Owner/Contractor must comply with the Federal Clean Water Act, Section 402(p) and the Phase II Rule regulations under the National Pollutant Discharge Elimination System (NPDES). Since the site grading is one (1) acre, or more, the Owner/Contractor must file a Notice of Intent (NOI) with the State Water Control Board, and submit a Storm Drain Pollution Prevention Plan (SWPPP) to the City of Coalinga, prior to obtaining a Grading Permit.
- COA-32. COA-8. 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-33. Construction activities shall comply with applicable Municipal Code and Zoning Ordinance sections, including Chapter 4, Article 4, Performance Standards.
- COA-34. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-35. All required local, County, State, or Federal permits shall be obtained prior to the start of operations.
- COA-36. Upon issuance of a building permit by the City, all existing uses at the subsection location are terminated.
- COA-37. 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-38. The project boundaries shall include wrought iron fencing as recommended in the City-Wide Design Guidelines. Location, height, and design of the wrought iron fencing shall be reviewed and approved by the Community Development Department prior to building permit approval.
- COA-39. Plans submitted for Building Permit shall be in substantial conformance with plans approved by the Community Development Department.
- COA-40. The applicant shall comply with all the requirements of the Police Department and Fire Department and obtain all required local (Police, Fire, Finance), County, State, or Federal permits prior to the start of operations.

- COA-41. Any 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-42. The applicant shall provide a Knox Box for emergency vehicle access on new chain link rolling gates.