

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY July 9, 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
Commissioner Garza
Commissioner Pruitt

Staff: Community Development Director, Sean Brewer
City Clerk, Shannon Jensen

PUBLIC COMMENT (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 (NONE)

PUBLIC HEARINGS

1. Planning Commission Approval of Resolution 019P-007 Recommending to the City Council Approval of a City Initiated Zoning Text Amendment (ZTA 19-02) Adopting an Ordinance

Amending Article 2 of Chapter 6 of the Planning and Zoning Code Related to Legal Non-Conforming Status

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

Commissioner Helmar asked if staff had seen any instances that were longer than 1 year?

Mr. Brewer answered, no.

Chairman Sailer asked if staff had received any comments?

Mr. Brewer answered, no.

Vice Chairman Jacobs mentioned how confusing the legal non-conforming language can be.

Mr. Brewer agreed.

Vice Chairman Jacobs asked about CEQA.

Mr. Brewer explained CEQA, or the California Environmental Quality Act is a statewide policy of environmental protection. Anytime you have a zoning amendment, or a conditional use permit it will usually trigger CEQA. Staff has found this project does not have the potential for causing a significant effect on the environment.

Chairman Sailer opened the Public Hearing for public comment. Seeing none, Chairman Sailer closed the Public Hearing.

*Motion by Helmar, Second by Pruitt to **Approve** Resolution No. 019P-007 Recommending the City Council Approve a City Initiated Zoning Text Amendment (ZTA 19-02) Adopting an Ordinance Amending Article 2 of Chapter 6 of the Planning and Zoning Code Related to Legal Non-Conforming Status. **Approved** by a 5/0 Roll-Call Vote.*

2. **Planning Commission Adoption of Resolution No. 019P-006, Approving a Modification to Conditional Use Permit 14-02 (Application CUP-M 19-01), Approving the On-Site Sale of Beer, Wine and Distilled Spirits at the Existing Best Western Hotel Located at 1786 Jayne Ave.**

Community Development Director gave a brief overview of the item.

Vice Chairman Jacobs asked if this was for mini-bars or sales?

Mr. Brewer indicated it would be for sales too.

Chairman Sailer mentioned seeing a surveyor out at the vacant lot next door to the hotel last month, but he didn't recall seeing it up for sale.

Mr. Brewer stated the property to the East has a new owner who had made inquiries about a gas station/mini mart. The current owner of the Best Western has purchased the property to the West and plans to expand.

Chairman Sailer opened the Public Hearing for public comment. Seeing none, Chairman Sailer closed the Public Hearing.

*Motion by Jacobs, Second by Garza to **Approve** Resolution No. 019P-06 Approving a Modification to Conditional Use Permit No. 14-02 (Application CUP-M 1901), Approving the On-Site Sale of Beer, Wine and Distilled Spirits at the Existing Best Western Hotel Located at 1786 Jayne Ave. **Approved** by a 5/0 Roll-Call Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS (NONE)

DEPARTMENT REPORTS (NONE)

COMMUNICATIONS

1. Staff Announcements

Mr. Brewer announced his recent transition as the Interim Public Works and Utilities Director. The previous Public Works Director resigned a couple of weeks ago. Mr. Brewer continues to become familiar with the operations of the position.

Mr. Brewer mentioned the migration of the permit system. It will be fully integrated into the finance software. The change should streamline permit process. The software will also include modules for Community Development and Business License departments.

Mr. Brewer plans to discuss the "Cottage Home Program" with the Council in August. The program originated in Clovis and could assist with our housing shortage. The program allows for 300-500 square foot homes to be built off the alley of an existing home.

Staff is processing the combined development application and plans to bring this before the Planning Commission at their next meeting on August 13, 2019.

Staff is working on a Request for Proposals for grant writing services. The request will be for full spectrum services from A to Z and will be for use by the City as a whole.

The City Council will be considering different options on streaming the City Council meetings at their next meeting on July 11, 2019.

Staff is looking at implementing an administrative policy change for land use for some owners of commercial property. We find that some people acquire commercial property but may not have a use for the property right away. The policy would allow the owner to use the property for personal use, more like a residence, for store or working on a personal vehicle or a piece of equipment. It would be nonpermanent, and they would be required to sign a stipulation on annual basis.

The 5-year review of the zoning code is coming up. Staff will be scheduling the Planning Commission's review over the next several meetings.

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:53PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date