

# MINUTES

## PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210  
TUESDAY August 13, 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

*Discussion and/or Potential Action Item No. 2, the Swearing in of Planning Commissioner Joshua Sailer will be moved to just after Roll Call.*

### ROLL CALL

Commissioners:      Chairman Sailer  
                                 Vice Chairman Jacobs  
                                 Commissioner Helmar  
                                 Commissioner Garza  
                                 Commissioner Pruitt

Staff:                      Community Development Director, Sean Brewer  
                                 Public Works & Utilities Secretary Kristi Anderson  
                                 (in for City Clerk Shannon Jensen)  
                                 City Attorney Andrew Brownson

### 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. Approval of the Minutes from the February 26, 2019 Meeting

*Motion by Jacobs, Second by Pruitt to **Approve** the Minutes from the February 26, 2019 Meeting. **Approved** by a 5/0 Majority Voice Vote.*

## PUBLIC HEARINGS

1. Planning Commission Consideration and Recommendation to the City Council, Approval of a Combined Development Application No. CDA 19-01 For A Zoning Text Amendment, Site Plan Review and Notice of Exemption for a Proposed Medical Clinic at the Southeast Corner of E. Polk Street and Forest Ave

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

Commissioner Helmar asked if Mr. Brewer had received any responses from the notices sent out to property owners?

Mr. Brewer answered no, I did not receive any responses.

Commissioner Pruitt asked about the environmental review exemption language.

Mr. Brewer explained, an environmental review is done based on the project being approved and then the Zoning Text Amendment would be filed with the County Clerk's office.

Vice Chairman Jacobs asked if Mr. Brewer had met with the applicant in May?

Mr. Brewer stated he was unsure of when they first met.

Chairman Sailer stated he does not agree with the City Engineer's findings regarding the on-street parking. Given it is a truck route and a curved street he would recommend striking the on-street parking.

*It is the Consensus of the Planning Commission to remove the on-street parking.*

Commissioner Sailer opened the Public Hearing for comment.

Adventist Health Care Senior Project Manager for the office of Design and Construction Ms. Amber Schafer was present for any construction related questions. Ms. Schafer stated she wouldn't be able to answer questions unrelated to construction, however she would be happy to pass those questions along to the appropriate parties.

Vice Chairman Jacobs commented how beautiful the plans were.

Commissioner Sailer asked if Ms. Schafer would be able to answer provider questions?

Ms. Schafer answered no, but she could address those questions with the appropriate parties.

Commissioner Pruitt asked how long would it take to get answers back from the appropriate parties?

Ms. Schafer stated she had attempted to get information from a higher-level administrator in anticipation of tonight's meeting, but she is on vacation until Monday. Hopefully by the end of the next week I would be able to follow up with answers to any questions.

Vice Chairman Jacobs mentioned 16 personnel would be on staff, is that correct?

Ms. Schafer said there would be 4 primary care providers. She is unsure whether they would be pulled from existing staff at the clinic or new hires.

Chairman Sailer asked if the x-ray equipment was for dental or all-purpose?

Ms. Schafer stated it is for dental only.

Chairman Sailer asked what the procedure room would be used for?

Ms. Schafer did not have an answer but will pass the question on to the appropriate party.

Commissioner Pruitt asked, aside from having the physician and dentist onsite, what lab, imaging, and the like will be provided? What category of patients will be served? Also, will the existing clinic be closed and consolidating into the new facility?

Ms. Schafer stated she believes an overall operations statement would best answer these questions and she will assure that one is provided.

Commissioner Helmar asked what types of insurance will be accepted?

Ms. Schafer did not have an answer but will pass the questions along to the appropriate party.

Commissioner Helmar noted the hours were 8:00am to 5:00pm Monday through Friday, is there consideration for expanding those hours, adding evening hours and weekend hours?

Ms. Schafer did not have the answer but will pass the questions along to the appropriate party.

Vice Chairman Jacobs asked what level of trauma will they be able to handle?

Ms. Schafer stated it is her understanding that it is a standardized clinic. She is not sure if emergency services or urgent care services will be provided.

Commissioner Pruitt mentioned the clinic would work with our current waste management service, who will handle the medial waste?

Ms. Schafer asked if you are looking for a specific provider Adventist utilizes for those services?

Commissioner Pruitt answered, yes.

Ms. Schafer stated she would pass the question along to the appropriate party.

Chairman Sailer asked, if there are patients who need to be referred for outside services, where would they be referred?

Ms. Schafer did not have the answer but will pass the question along to the appropriate party.

Commissioner Helmar asked how will the services at the new facility differ from what is currently being provided at the clinic?

Ms. Schafer did not have the answer but will pass the question along to the appropriate party.

Commissioner Pruitt mentioned the proposed trees going in along the sidewalk area, how will those be irrigated?

Ms. Schafer stated, the trees should be located on the landscape plans, however they have only recently been made available to her as they were submitted prior to her involvement with the project. She will provide a reference sheet with the irrigation information. I would assume it would be consistent with California Green Code regulations and take into consideration any restrictions you may have locally.

Mr. Bill Lewis is opposed to the approval of the facility.

Ms. Sonja Murphy is opposed to the approval of the facility.

Mr. Nathan Vosburg is opposed to the approval of the facility.

Ms. Melanie Vargas is opposed to the approval of the facility.

Andrea (last name not given) is opposed to the approval of the facility.

Mrs. Mary Jones is opposed to the approval of the facility.

Efrain (could not make out last name from recording) is opposed to the approval of the facility.

Mr. James Vosburg is opposed to the approval of the facility.

Ms. Trish Hill is opposed to the approval of the facility.

Dr. Singh is opposed to the approval of the facility.

Ms. Barbara Rodriguez is opposed to the approval of the facility.

Seeing no further comments, Chairman Sailer closed the Public Hearing.

Commissioner Helmar asked Dr. Singh if he had a similar exclusivity clause in the contracts for the other hospitals he has acquired?

Dr. Singh explained he has learned by his mistakes. This is the first hospital project he has been involved with that it has been necessary to include the clause. This isn't a competition issue with Adventist. Rural hospitals never make any money, they only try to make enough to pay the bills. That can only happen when the local clinics support them.

Commissioner Helmar asked what insurances will the hospital accept?

Dr. Singh answered, all insurances are accepted including medical. A hospital cannot deny any insurance.

Vice Chairman Jacobs asked Dr. Singh if he had an idea of when the hospital would reopen?

Dr. Singh explained, when a hospital license goes into suspension all those licenses must be reinstated, the pharmacy license takes the longest. The Medicare number also takes a long time to obtain. Expects to be ready by December/January.

Commissioner Pruitt asked Dr. Singh how many people he expects to employ at the hospital? And would you give hiring preference to employees who were formally employed at the hospital who were laid off with the closure?

Dr. Singh explained it is always the preference to have previous employees come back. We will need 300 to 400 employees depending on the services provided. We could need more.

*Motion by Pruitt, Second by Garza to **Not Approve** the Combined Development Application No. CDA 19-01 for a Zoning Text Amendment, Site Plan Review and Notice of Exemption for a Proposed Medical Clinic at the Southeast Corner of E. Polk Street and Forest Avenue. **Approved** by a Roll-Call 4/0 Majority Vote. (Helmar Voted "No").*

Chairman Sailer asked, now that the item has been voted down, there is no need for the Commission to vote on the Site Plan Review?

Mr. Brewer stated, basically it will be a negative recommendation to the Council.

Vice Chairman Jacobs commented, I believe Mr. Brewer received some heat for bringing this to the Commission for consideration, but the Planning Commission has always been pro-growth and we've always taken all applications for any business. I think it was the right way to do it and please keep doing what you're doing.

Commissioner Pruitt remarked that the City has the 5,000 square foot limitation on medical facilities for a reason.

Chairman Sailer thanked all who came to participate in the discussion tonight.

Chairman Sailer called for a 10-minute recess.

## **DISCUSSION AND/OR POTENTIAL ACTION ITEMS**

1. **Coalinga Planning and Zoning Code 5-Year Review Update: (1) Purpose and Intent (2) Definitions**

*Consensus of the Commission is to Continue Coalinga Planning and Zoning Code 5-Year Review Update: (1) Purpose and Intent (2) Definitions to the next Planning Commission Meeting.*

2. **Swearing in of Planning Commissioner Joshua Sailer**

*Swearing in of Planning Commissioner Joshua Sailer was moved to just after Roll Call.*

Mayor Lander swore in Planning Commissioner Joshua Sailer.

## **DEPARTMENT REPORTS**

None

## **COMMUNICATIONS**

1. Staff Announcements

Community Development Director Sean Brewer announced the next Planning Commission Meeting is scheduled for August 27, 2019.

2. Commissioner Announcements

Commissioner Pruitt announced she is no longer at Cambridge, she now at the High School and has completed her Masters.

3. Chairman Announcements

None

## **ADJOURN 7:59PM**

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Chairman/Vice Chairman

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Shannon Jensen, City Clerk

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Date