

# MINUTES

## PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210  
TUESDAY September 24, 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  
                             Public Works & Utilities Secretary Kristi Anderson  
                             (in for City Clerk Shannon Jensen)

### PUBLIC COMMENTS

*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.*

None

## INFORMATION/CONSENT CALENDAR

1. Approval of a one (1) year extension of Site Plan Review Application 16-07 for a Commercial Cannabis Manufacturing Facility at 1921 Mercantile Lane

*Motion by Helmar, Second by Garza to **Approve** a one (1) year extension of Site Plan Review Application 16-07 for a Commercial Cannabis Manufacturing Facility at 1921 Mercantile Lane. **Approved** by a 5/0 Majority Voice Vote.*

2. Approval of the Minutes from the March 12, 2019 Meeting

Commissioner Helmar stated she was listed as absent; however, she was in fact present for the meeting.

*Motion by Helmar, Second by Garza to **Approve** the Minutes from the March 12, 2019 with the correction of the error showing Commissioner Helmar absent. **Approved** by a 5/0 Majority Voice Vote.*

## PUBLIC HEARINGS

None

## DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Coalinga Planning and Zoning Code 5-Year Review Update (on-going)

Community Development Director Sean Brewer gave a brief overview of the item, specifying the sections for review are Chapter 1, Article 2 – Definitions and Chapter 2, Article 4 – Manufacturing/Business Districts.

Chairman Sailer asked what is draft brew?

Mr. Brewer explained that means the beer is from a tap versus from a can.

Commissioner Helmar asked for status of the microbrewery.

Mr. Brewer stated he believed their inspections are scheduled for next week.

Mr. Brewer went on to speak about land use classification and recreational vehicle storage. The City has not been prohibiting or is necessarily opposed to it, but it is not clearly expressed in the code. Would the Commission be opposed to allowing recreational vehicle storage in industrial zones?

*Consensus of the Commissioner is to allow recreational vehicle storage in industrial zones.*

Mr. Brewer went on to review Land Use Regulations – Manufacturing/Business Districts (“MBL”). MBL zones are primarily located on the north, south and east parts of town. The Heavy Manufacturing/Business (“MBH”) is essentially the garlic plant and the parcel located directly behind it.

Vice Chairman Jacobs asked why the salvage and wrecking could only be MBL, wouldn't that be heavy?

Mr. Brewer stated he has never driven by a salvage or wrecking yard that is really appealing and that is probably why it is restricted to MBH.

Chairman Sailer indicated the code states the opposite, that it shows yes for MBL and no for MBH.

Mr. Brewer stated we only have that one area designated for MBH so it is really limiting as to what we want to be able to include there. Until we can expand there are no other areas to add any other high industrial type uses. In the General Plan it is all MB and it isn't broken up between MB and MH. When it comes to pre-zoning annexed land the Commission and the Council will have the ability to decipher whether or not it will be an MBL or MBH designation when those types of projects come up for review.

Chairman Sailer asked about the status of the parcel behind the garlic plant, is it for sale?

Mr. Brewer stated yes. The Juniper Ridge Project I had received an application on, Caltrans was killing them with traffic requirements and because that was the primary access point, it became a big issue. It is my understanding it is up for sale again, but I believe the garlic plant is looking to expand.

Commissioner Helmar asked, in terms of the standards, these are really based on what is currently here, right? For instance, the lot area and lot width, those kinds of things are based on what is historically present, correct?

Mr. Brewer answered yes, as well as standard industrial type uses. These are minimums of what people will need to have in order to develop.

Chairman Sailer, referencing the development regulations, asked why the maximum height is the same for MBL and MBH?

Mr. Brewer indicated that is the maximum height, however there is remove for exception to height.

*Consensus of the Commissioner is to make the recommended changes.*

Commissioner Pruitt asked for clarification on recreational vehicle storage, that would be allowed on private property? She knows there is a need within the community.

Mr. Brewer indicated he would put a specific definition together.

Commissioner Pruitt requested something about racecars be added.

Mr. Brewer answered yes, indicating that was the purpose of the administrative policy for personal use of commercial property, to allow that flexibility.

## **DEPARTMENT REPORTS**

None

## **COMMUNICATIONS**

## 1. Staff Announcements

Mr. Brewer announced he and several staff members will be attending a weeklong training conference on emergency response so the meeting on the 8th will be cancelled. The next meeting will be held on the October 22, 2019.

## 2. Commissioner Announcements

Vice Chairman Jacobs asked for an update regarding his request to look at blocking parking access near the crosswalks.

Mr. Brewer said the Chief did not believe restricting the parking at controlled intersection would alleviate the issue. However, the uncontrolled intersections are an issue and we are looking at addressing those.

Commissioner Pruitt stated Fourth and Elm is really bad.

Mr. Brewer said the curb in front of the Courthouse was painted red a while back and we will be looking at doing that on other uncontrolled intersections. You will likely not see any changes to the controlled intersections as it will not enhance the safety since everyone is already stopping and should be looking. That incident happened because someone wasn't paying attention.

Commissioner Pruitt, referencing the Juniper Ridge area, requested reflectors be added to the curb so the center dividers are more visible in the poor lighting in that area.

Commissioner Helmar asked if there was an updated on the Cambridge traffic light.

Mr. Brewer stated he just signed the PG&E contract a few days ago and we hope to go out to bid soon. The issue is that traffic signals take a long time to order and part of the plan will require approval from Sacramento, which is always slow. We hope the installation will be complete by next spring.

## 3. Chairman Announcements

Chairman Sailer asked if Mr. Brewer ever heard anything from Adventist Health?

Mr. Brewer answered no, but there is a clinic going in next door to Goin' Postal.

Commissioner Pruitt asked what type of clinic will it be?

Mr. Brewer was not sure but believed it will include behavioral health and urgent care.

Commissioner Garza, referencing the transit bus stop on Elm Avenue, asked why the curb is painted red? Shouldn't it be green or yellow?

Mr. Brewer said he would look into it.

Commissioner Garza asked if the curbs by the fire hydrants would be painted red?

Mr. Brewer said Public Works is working on them now.

Commissioner Garza asked who is responsible for the tumble weeds along the east side of the curb along Elm Avenue from Lucille to Janye?

Mr. Brewer indicated that would be the property owner.

**ADJOURN 6:37PM**

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Chairman/Vice Chairman

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Shannon Jensen, City Clerk

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Date