

MINUTES
PLANNING COMMISSION
155 W. Durian, Coalinga, CA 93210
TUESDAY September 10, 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
 Interim Police Chief Darren Blevins
 City Clerk, Shannon Jensen

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

None

PUBLIC HEARINGS

1. Planning Commission Consideration and Recommendation to the City Council Approval of a City Initiated Zoning Text Amendment (No. ZTA 19-03) Amending the Commercial Cannabis Regulations Related to 24-hour Onsite Security

Mr. Brewer gave a brief overview of the item.

Commissioner Helmar asked if Mr. Brewer had received any comments back from the notices that were sent out?

Mr. Brewer indicated he did not receive any comments.

Commissioner Helmar asked what, if anything, was the public told about 24-hour security of cannabis businesses back when the City was first talking about allowing such facilities in town? Is there a general expectation that would lead the public to expect 24-hour security?

Mr. Brewer commented that he could only say that it would have gone through the same process, a public hearing, as we are doing with this amendment. Obviously, security was a concern during initial discussions, but I do not believe it was specifically mentioned during this process. It was adopted in the ordinance, but not in the retail ordinance.

Commissioner Helmar asked Interim Police Chief Darren Blevins if he had received any comments or inputs from the public regarding the security around these facilities?

Chief Blevins answered no, he has not.

Commissioner Helmar asked what exactly was meant by "business hours"? Do all the cannabis businesses have the same operating hours?

Chief Blevins stated the hours would be based on individual businesses operating hours.

Vice Chairman Jacobs asked if the businesses had already cut back?

Chief Blevins stated no, only the retail facility Have-A-Heart, who is not required to under the ordinance, has cut back on their night security.

Vice Chairman Jacobs asked if the security personnel are inside at Have-A-Heart?

Chief Blevins answered yes, they are stationed just inside the front doors.

Vice Chairman Jacobs commented that he always thought it was concerning to have an armed guard stationed outside.

Chief Blevins mentioned that we had received several calls. Having that person there, armed, seemed to challenge the general public. We recommended that they only have unarmed security during business hours and in an identifiable security guard uniform.

Vice Chairman Jacobs was in full agreeance.

Commissioner Helmar pointed out the Public Hearing date on the attached Resolution (No. 019P-009) should be September 10, 2019 instead of June 27, 2017.

Mr. Brewer indicated he would update the date and bring it back for approval.

City Clerk Shannon Jensen indicated the change could be made now if it is the consensus of the Commission. Since the error is on the first page and not the signature-page, it could be corrected, and the page swapped out.

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

*Motion by Helmar, Second by Garza to **Approve** Resolution No. 019P-009 Approving the City Initiated Zoning Text Amendment (No. ZTA-19-03) Amending the Commercial Cannabis Regulations Related to 24-hour Onsite Security. **Approved** by a Roll-Call 5/0 Majority Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. **Consideration of a one (1) year project approval extension request from ATC Design Group for Site Plan Review Application 18-02 for the Elm Ave Family Dollar Development Project**

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

Consensus of the Commission is to approve the one-year project extension request from ATC Design Group for Site Plan Review Application No. 180-02 for the Elm Ave Family Dollar Development Project.

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

Community Development Director Sean Brewer gave a brief overview of the item, stating we begin review of Chapter 2, Article 3 Definitions and Commercial and Mixed Use Districts. Most of this information comes directly from the General Plan in terms of purpose to provide a full range of commercial uses.

Commissioner Helmar, referencing the Land Use Tables under Adult Oriented Businesses and Aircraft Sales, Services and Storage, asked does it mean neither of those two types of businesses are allowed in the City?

Mr. Brewer answered no, those two types are considered industrial, so they are only allowed in the industrial districts. We will be discussing the manufacturing and business zones at the next meeting.

Commissioner Helmar asked why Pet Stores wouldn't be allowed in the retail area?

Mr. Brewer indicated he believes it is based on the existing infrastructure. The commercial retail is really focused on bigger box type retail operations. Pet Stores would be more appropriate downtown on the Plaza, unless there was a small retail slab that was put in someplace else. Most of the retail in town is right up against residential and I believe its based on the requirement for sound-proof construction to prevent noise carryover.

Commissioner Helmar asked about the definition of an Artist Studio. It says, "incidental retail sales of items produced on the premises is required". Why would that be?

Mr. Brewer explained, in order to be in a retail center, you would need to have artwork for sale. The intent is to attract retail sales to the area.

Commissioner Helmar mentioned the definition also says that the artist studio could be for performing arts. If that is the case, they would not have anything for sale, unless they are referring to charging for a play, dance, or other type of performance?

Mr. Brewer stated he agreed that it should be either one or the other. We can look at breaking those out. You do not want to go to a mall and not be able to buy anything, the stores should offer goods for purchase.

Commissioner Pruitt commented that most malls now have a service-component built in. Now adays you can get your nails done or get a massage at a mall.

Mr. Brewer said yes, in a case like that I do not believe that type of service would be an issue.

Commissioner Helmar commented, I figured there was probably some rationale behind it. It just wasn't evident to me.

Mr. Brewer agrees that it really does not fit. He will do some research on performing arts and look at some language to break that up.

Vice Chairman Jacobs commented on residences being used for commercial use, like B & B Realty. With the housing shortage in Coalinga, would the City consider converting some of those homes back to residential?

Mr. Brewer stated those properties would have to be rezoned. And with a re-zone, the property would then need to meet the current standards. The goal is to have Elm Avenue all commercial, so we have those commercial opportunities. We have limited commercial development in Coalinga.

Commissioner Helmar asked about Restaurants, several say drive-through facilities are prohibited.

Mr. Brewer stated that does not have to be there, it doesn't have to be prohibited. I believe it is just under the Commercial General that it is prohibited since that is a small section in the downtown area. It is probably based on the limited access as those properties would have difficulties with accessibility. We could add something about drive-throughs in the CG zoning designation being subject to a use permit. He wonders how we would condition, would it be based on design, traffic impact, circulation impact, noise impact?

Commissioner Helmar wants the flexibility.

Consensus of the Commission is to strike "Drive-through facilities are prohibited" from Commercial General. Instead, they will be reviewed on a case-by-case basis.

Commissioner Helmar referencing, the definition of Banks and Financial Institutions, asked about the lack of reference to ATMs, should it be included?

Mr. Brewer stated we would need to address them individually as they would most likely be coupled with a project. We would need to ensure that it meets certain design criteria to meet circulation requirements on the proposed site. We would also need to make sure the retail facility could still maintain their parking requirements.

Mr. Brewer gave a brief overview of Development Regulations under Section 9-2.303.

Vice Chairman Jacobs, considering the recent vehicle vs. pedestrian accident at Fifth and Elm, requested staff look in to eliminating the ability of parking on the right side of the road within a certain distance from crosswalks.

Mr. Brewer mentioned we recently did something like that on Sixth and Elm next to the Courthouse. He will bring it up with the Police Chief. We would need to either red curb it or post signs.

Commissioner Garza mentioned there used to be painted stripes along Elm Avenue to indicate parking spaces.

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 7:13PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date