

MINUTES
PLANNING COMMISSION
155 W Durian Ave., Coalinga, CA 93210
TUESDAY November 12, 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 (NONE)

PUBLIC HEARINGS

1. Planning Commission Consideration of Resolution No. 019P-010 with conditions approving a Modification of a Conditional Use Permit Application No. CUP-M 19-02 for the Use of a Temporary Generator at the Next Green Wave Cannabis Manufacturing Facility Located at 1275 W. Elm Ave

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

Chairman Sailer asked if Mr. Brewer had received any responses from the notices that were sent out.

Mr. Brewer answered no, none.

Commissioner Garza asked if the generator model is a MQ Power Whisper Watt DC A 125SSI or 12SSI?

Mr. Brewer believes it may have been a typo, it should be 125SSI.

Chairman Sailer opened the Public Hearing for comments.

Commissioner Garza asked if fuel for the generator would be kept onsite? Or will it be filled as needed?

Mr. Todd Hybels, a representative of Next Green Wave, said they would have fuel onsite.

Commissioner Garza asked if the fuel would be stored in safety containers?

Mr. Hybels answered yes, it would be a diesel fuel tank. The current tank is 125 gallons and the rental company we use has an option for a larger tank which they will refuel.

Commissioner Garza stated he just wanted to make sure everyone was being safe.

Mr. Brewer indicated the Fire Department will ensure their safety requirements as well.

Commissioner Helmar asked when PG&E was supposed to make the installations? How far behind are you?

Mr. Hybels stated it began in July and it should have been a six-month period. We are getting concerned, now nearing December, that it has not been done. With our financial model for Site A, we need to be able to start extraction and begin using those products. We have 35 full time employees and I am adding 5 more. I am here today to say, as a defense mechanism, if PG&E does not come through, I want to be in a position where I do not have to lay people off. They should have been done with engineering a month ago and I am feeling the pressure of that. Things are going better with the grow than we had anticipated, which is a great thing but if we cannot extract the product that puts us in a tough financial situation.

Commissioner Helmar asked how long PG&E told them it would take?

Mr. Hybels said he was told in June/July it would be 3 months for engineering and 3 months for installation which would have put us at November 1st.

Commissioner Helmar asked, so we could be looking at another 6 months?

Mr. Hybels said if so, that would not work for the financial model of our organization.

Commissioner Helmar asked how comfortable are you that PG&E will have this installed in early 2020?

Mr. Hybels said he feels better about early 2020 than he does about late 2019.

Commissioner Helmar asked when he thought it would be done in early 2020?

Mr. Hybels said he could not answer that.

Commissioner Helmar stated she is asking because the request is for a six-week period.

Mr. Brewer stated the six weeks is based on early 2020.

Commissioner Helmar suggested instead of six weeks, let us do 60 days.

Commissioner Pruitt agrees and suggested adding an additional 60-day extension.

Commissioner Helmar stated she does not see a need to hassle with us when you are already hassling with PG&E.

Mr. Hybels said they would really appreciate the extra time.

Commissioner Pruitt asked if the generator allow you to do what you need to do at the new site, at the capacity you will need to do it until PG&E comes through?

Mr. Hybels answered yes.

Vice Chairman Jacobs asked if the power goes out and you do not have a generator, would that ever become a hazardous situation?

Mr. Hybels answered no, it is a low-volatility extraction. We use CO₂ for cooling so there is nothing dangerous.

Vice Chairman Jacobs asked if there would be a need for a backup generator once you have power from PG&E?

Mr. Hybels answered no, we do not plan to have a backup generator in the future at that site.

Vice Chairman Jacobs commented that PG&E has been known to just shut a place down. How would it affect you if you are without power for a while?

Mr. Hybels said they have already invested the money into the building in order to use the generator so if an issue arose in the future where we lost power, we could rent a generator and use that.

Vice Chairman Jacobs asked Mr. Brewer if the City inspects the generators when the carnival comes?

Mr. Brewer answered no.

Chairman Sailer closed the Public Hearing.

Commissioner Helmar commented that their approval should coincide with other term requirements they have with the Air Quality Control Board.

Commissioner Pruitt agrees. I do not want them to have to continue to come back to us for extensions if PG&E keeps putting them off.

*Motion by Pruitt, Second by Helmar to **Approve** Resolution No. 019P-010 with conditions approving a Modification of a Conditional Use Permit Application No. CUP-M 19-02 for the Use of a Temporary Generator at the Next Green Wave Cannabis Manufacturing Facility Located at 1275 W. Elm Avenue. Conditional Use approval shall be in effect as long as the applicant maintains a license with the Air Quality Control Board.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

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

Mr. Brewer gave a brief overview of the item.

Vice Chairman Jacobs asked if Dollar General is compliant to these new standards?

Mr. Brewer answered yes, for the most part. The building entrance will not face the street. It will be a set up similar to Me & Eds.

Vice Chairman Jacobs commented he was surprised to see that an awning cannot be more than 10 feet wide. Is this true even if there is an issue with shade? This really seems to limit a business.

Mr. Brewer indicated this is the length that it can protrude out.

Vice Chairman Jacobs indicated the measurement is for the width with a 3-foot projection.

Mr. Brewer indicated this is probably limiting each individual awning in order to break them up a bit, rather than having one long awning. It does not prohibit multiples.

Vice Chairman Jacobs, referencing the awning that fell near the backing parking lot of City Hall, asked if that was about 40 feet long?

Mr. Brewer indicated these are new standards, probably within the past 5 years.

Vice Chairman Jacobs asked if that would be considered an awning or part of the structure?

Mr. Brewer said that was part of the structure, it was part of the design. An awning is a little different because you have projection of the awning and then you have your overhang. You have an 8-foot maximum projection and 10 feet from the sidewalk grade, height wise.

Vice Chairman Jacobs said I am just thinking about this in terms of shade. An awning would throw shade on the building and lower someone's electrical use.

Mr. Brewer explained that measurement is referring to the public right-of-way. So, if the building is set back 10 feet it can project out 13 feet. It is just referring to the projection over the sidewalk.

Vice Chairman Jacobs clarified he is referring to the 10-foot width limitation. Why wouldn't you be able to put an awning all the way down the length of your building if you wanted to?

Commissioner Pruitt agrees, why limit it to 10 feet?

Mr. Brewer believes the width measurement reference is an error.

Vice Chairman Jacobs asked if Title 24 (energy efficiencies) play into any of the commercial building code?

Mr. Brewer answered yes.

Vice Chairman Jacobs asked if the building code limits the number of windows along the side of a building like it does for residential builds? And if so, are we encroaching on what Title 24 allows?

Mr. Brewer answered no, commercial is different from residential. A commercial building could be all windows.

Vice Chairman Jacobs, referencing Section 9-3.304 (b)(1) "All signage proposed in the Gateway Overlay shall be reviewed by the Planning Commission", asked if someone wanted to do a 'Welcome to Coalinga' sign, would that come through the Planning Commission?

Mr. Brewer explained this section refers to someone wanting to develop in an overlay district, not signs done by the City. This would refer to the three locations, the Eastern Gateway, the Northern Gateway and the Urban Gateway.

Vice Chairman Jacobs asked, so the monument signs would not come through the Planning Commission?

Mr. Brewer answered all signage would come through the Planning Commission.

Vice Chairman Jacobs expressed concern over the unity of the two monument signs leading into the City.

Mr. Brewer indicted the two signs were the same.

Vice Chairman Jacobs said they do not look the same, there is no theme, no continuity.

Mr. Brewer said there is some difference in the landscaping, but the signs are identical.

Vice Chairman Jacobs asked about the sign over the plaza.

Mr. Brewer stated he oversaw the plans and the City Council approved the archway. It was not really considered a sign; it was more a part of the overall project we did on the plaza.

Vice Chairman Jacobs asked about the mural program.

Mr. Brewer answered yes, based on the policy the Council adopted, any proposed mural would come through the Commission. Murals are considered signs.

Commissioner Helmar commented that this section in particular seems to go into great detail of what a sign can look like, what it cannot look like, where it can be placed, etc. It just seems overly restrictive, so much so that it seems unmanageable.

Mr. Brewer said it can be at times. Signage is one thing, from a planning perspective, that can really make your town look terrible. The reason why you have such stringent sign regulations is because people will do anything and everything, use any type of material, use any location, as many, etc. You can walk a thin line when it comes to freedom of speech, but our sign ordinance is in full compliance because we do not restrict what is on the sign.

Commissioner Helmar asked about all the references with regard to feather (flag) signs?

Mr. Brewer said the flag signs are new to this ordinance, we have had a lot of issues with them.

Chairman Sailer said they were popping up with all the businesses. Businesses were leaving them up and not maintaining them. They also had people going around advertising things on bicycles, which was fine until they started leaving them to block handicap entrances. It can be overkill but being on the Commission at the time and receiving all the complaints, the detail is needed.

Commissioner Helmar asked what is a swooper sign?

Mr. Brewer was not sure but said it may be one of those signs that blow.

Commissioner Helmar asked what is a beach wing sign?

Mr. Brewer said he is not sure.

Commissioner Helmar commented on all the flags around town.

Mr. Brewer said flags are protected.

Commissioner Helmar said many of them are old, tattered and look unsightly.

Mr. Brewer said we cannot touch those. The issue is that sometimes people read the sign code and they designed their signs in a way that goes around code. In some cases, we weren't able to restrict it when we received complaints. One thing I will be bringing up as our discussions on signage continues, is drive-through signage. With the innovation of some of the LED signs, our code could use some tweaking.

Consensus of the Commission is to eliminate the 10-foot-wide maximum on building projections.

DEPARTMENT REPORTS

Mr. Brewer stated he would be giving the Commission an update at the next meeting.

COMMUNICATIONS

1. Staff Announcements

Mr. Brewer announced he recently accepted the position to officially take over Public Works and Utilities, so I have been reclassified as the Assistant City Manager. Kristi Anderson will now be the Administrative Secretary and will be assisting me with Community Development and Public Works.

The Commission congratulated Mr. Brewer.

2. Commissioner Announcements

Commissioner Pruitt announced she started a new position last Thursday; she is now the Academic Coach at Huron Elementary School. I had transferred from Cambridge to the High School in August and was teaching 9th Grade Success. I am now out of the classroom and supporting teachers with the focus on math.

Commissioner Pruitt went on to announce that she recently received training as a Field Expert for the California Department of Education ("CDE") to read and conduct site visits for schools who have applied for model continuation high school distinction. I am currently in the middle of completing my report for recommending Citrus High School in Porterville for a model continuation high school. The report will be published by the CDE.

The Board congratulated Commissioner Pruitt on her achievements.

3. Chairman Announcements

Chairman Sailer announced due to the Thanksgiving Holiday, there will be no meeting on November 26th. The next meeting is scheduled for December 10, 2019.

Chairman Sailer wished everyone a happy and safe Thanksgiving.

ADJOURN 6:55PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date