

Minutes SPECIAL PLANNING COMMISSION TUESDAY January 21, 2020

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 (6:06 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

Commissioners: *Chairman Sailer*
 Vice Chairman Jacobs
 Commissioner Helmar (telephoned in remotely)
 Commissioner Garza
 Commissioner Pruitt

Staff: *Assistant City Manager, Sean Brewer*
 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.

Mr. Nathan Vosburg wanted to apologize for some comments he made outside after the last Planning Commission meeting. He believes Assistant City Manager Sean Brewer is probably one of the smartest people who works here at the City. The comment I had made was that sometimes I would mess with him just for fun. I said it as a joke and to cover up the fact that a lot of times we do not agree on many things. I believe Mr. Brewer has the City's best interests at heart and that he works twice as hard as most people at the City. Thank you for all the work you do.

Chairman Sailer, mentioned seeing staff reports from other Planning Commission jurisdictions, and can attest that they do not contain even an eighth of what Mr. Brewer provides us. He is very good and very diligent at his job and we thank him for that.

INFORMATION/CONSENT CALENDAR

None

PUBLIC HEARINGS

None

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Adoption of Resolution No. 020P-002, Approving with Conditions Site Plan Review and Environmental Review Application SPR 19-02 for the Construction of 76 Unit Multi-Family Housing Project at the Southeast Corner of West Elm Ave (SR 198) and Pacific Street

Commissioner Pruitt recused herself from the discussion due to the proximity of her residence to the proposed development.

Assistant City Manager Sean Brewer gave a brief overview of the item and restated comments from the previous meeting, explaining that the adjacent land as well as the surround areas (not on the two acres that is considered the Waste Management Unit) is developable land. Staff has been able to confirm, in multiple instances, that there are no issues with the development site and location for this application.

Vice Chairman Jacobs commented that he had been put off a bit by some of the comments made by the public at the last meeting because he had no knowledge of any of this. I want everyone to know that I did thoroughly investigate this as it was very concerning to me. After researching it extensively, I do not believe this site poses any threat to anyone in the surrounding area, nor the apartment complex that is currently across the street from it. In my opinion you would have to cut through the chain link fence and go in there with a pickaxe and start digging about the 3 feet down or so before you would expose anything. I do not see it as a problem. The extent of the mitigation was very thorough. I would feel ok having my own kids play around that area.

Commissioner Garza was in agreeance with Vice Chairman Jacobs comments.

Commissioner Helmar concurred, stating I appreciate community members bringing forth their concerns for us to look at, but I feel very comfortable with the information I have reviewed.

Mr. Vosburg asked if there was any consideration towards making the parking and the frontages what they should be and not approving the variances? Did the Commission have a chance to look at the pictures provided on the Operable Unit ("OU") that broke after the ground shifted. The concern is if the OU brakes sometime down the line who will be responsible? Mr. Vosburg urges the Commission to ensure the project dose not impact neighboring communities and to take another look at the aesthetics.

Mr. Michael Griffith asked if any of the Commissioners personally heard back from the Environmental Protection Agency ("EPA")? Or did you do your own research?

Chairman Sailer answered that he personally reached out to the EPA but did not hear back.

Mr. Griffith asked why the Commission cannot wait for get definitive answer back from the EPA if it is safe or not? He is concerned with Mr. Vosburg comments regarding the soil fracture.

Chairman Sailer stated there are timelines to consider.

Mr. Brewer stated the Municipal Code is triggered with site plan reviews because it is nondiscretionary. This is a analysis of the proposed project site and the application meets all development and design regulations. These applications should be considered within thirty days. We also have a joint application for an Affordable Housing and Sustainable Communities Program grant that is roughly \$20M inclusive of the development which is due in two weeks. The project would not be able to apply for the grant as it is contingent on obtaining this funding.

Mr. Griffith agrees that \$20M is significant but he is still concerned with the risk of people getting sick from the asbestos. He is opposed to the project without further assurances from the EPA. He asked for confirmation the developer will provide reports on the soil sample as discussed at the previous meeting.

Mr. Brewer stated the Commission could consider making it a requirement. The conditions in the Resolution could be updated to include that. I have spoken to the applicant and they are agreeable to completing a preliminary site assessment where they would do the soil testing. They had planned do this anyway since they cannot build on contaminated land. If there is any type of contamination, they would have to remediate that before they could build.

Mr. Camron Johnson of AMG & Associates, Inc. confirmed they are committed to do soil sampling, in fact we are required to do so. One thing we are willing to do here, that is not necessarily normal, is to provide our reports to the Commission and the Council. The bottom line our investors, lenders and taxing credit agency would not allow us to develop on a site that has potential risk to the tenants. One thing we found in our research is the existing apartments are closer to that site than our proposed development would be. I know the parking had been a concern, so I visited an existing project out in Ridgecrest that is similar to this one. Their Planning Commission had similar concerns, so they met several times throughout the day to check the parking lot and found at no time was there an issue with overcrowded parking. The Ridgecrest project is parked at 1.4 stalls per unit and the project we are proposing is 1.8. In our experience we do not believe the parking will be an issue.

Chairman Sailer stated the current General Plan which makes this site a permitted use by right for the proposed project was approved in 2009. The Commissioners on the board at the time were very competent and I trust their judgement and believe they made the right decision. They were all residents of Coalinga at the time and I believe they were all aware of the superfund. As far as parking goes, we can continue the discussion, perhaps we can include something in the conditions about on-street parking. If you go to any of the other affordable housing apartment complexes in the City you do not see an overabundance of parking out on the street. However, would any of the Commissioners be opposed to adding two amendments to the conditions of approval, one being any soil sample testing AMG does will be provided to the City and two, limiting on-street parking on Pacific Street?

Mr. Brewer believes limiting on-street parking would be out of the Commission's scope, I believe this would be a Council decision because it is within the public right of way. The road is adequate for on-street parking.

Vice Chairman Jacobs asked if there will be a bus stop on Pacific Street?

Mr. Brewer answered yes, there will be a bus turnout.

Vice Chairman Jacobs asked if that meant there would be no parking in that area.

Mr. Brewer indicated that was correct, there will be no parking in that 50+ foot stretch.

Mr. Vosburg commented there is currently no parking along Pacific and hopes that will not change with this project.

Chairman Sailer asked if that was true?

Mr. Brewer stated he was not aware.

Mr. Vosburg said there are no parking signs posted, but I am not sure how far that goes.

Mr. Brewer explained that would be Council's decision. Site plan review conditions are limited to the development, design, and construction of the site.

Vice Chairman Jacobs commented his house was close to the Warthan Place complex when it was being proposed. I was pleasantly surprised how the project turned out. I want to state the importance of affordable projects, and as a mortgage lender I have worked with multiple families who have used these programs to gain a foothold and buy a home. For people who are trying to get ahead in life this is a very good thing. It is hard to buy a home right now as a young couple anywhere in California. If this gives people a chance at home ownership, I am all for it.

Mr. Vosburg stated his is 100% supportive of affordable housing, I just do not agree with where it is going and how it is being placed. I understand that we have people in need of housing, and we would have them in an affordable housing complex rather than out on the street.

Mr. Rodolpho Rodriguez voiced his concern over Coalinga's proximity to the San Andres Fault. I worry if we have a shake, and something happens to that superfund site. If something were to happen who would be responsible?

Mr. Brewer indicated that would be a question for the City Attorney.

Chairman Sailer said that falls outside of the scope of the Planning Commission for the site plan review.

*Motion by Helmar, Second by Jacobs to **Approve** Resolution No. 020P-002, Approving with Conditions, Site Plan Review and Environmental Review Application No. SPR 19-02 for the Construction of a 76 Unit Multi-Family Housing Project at the Southeast Corner of West Elm Avenue (SR 198) and Pacific Street with the Amendment to the Conditions of Approval to include any Soil Sample Testing Completed by the Application will be Provided to the City. Motion **Approved** by a Roll-Call 4/0 Majority Vote. **Pruitt Abstained**.*

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

Commissioner Pruitt announced there will be a Hospital Board Meeting on Wednesday, January 29, 2020 at 6:00pm.

Vice Chairman Jacobs asked if there were any updates on the Hospital reopening?

Chairman Sailer stated he was not able to attend the December meeting, but he was at the November meeting. At that time, they were saying they were shooting for opening in March or April.

3. Chairman Announcements

Chairman Sailer announced it is that time of year for Form 700s and reminded the Commissioners to submit their forms by the deadline.

ADJOURN 6:40PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date