

# RESOLUTION 021P-005

## **A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 21-04 FOR THE DEVELOPMENT OF A NEW INDUSTRIAL COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING AND DISTRIBUTION FACILITY TO BE LOCATED ON 2.6 ACRES AT 1951 MERCANTILE LANE**

**WHEREAS**, the City of Coalinga Community Development Department received an application for a Conditional Use Permit, Site Plan Review and Environmental Review for the construction of a commercial cannabis cultivation, manufacturing and distribution facility on 2.6 acres at the 1951 Mercantile Lane (APN: 083-280-13ST); and,

**WHEREAS**, the subject project requires approval of a conditional use permit, site plan review, and environmental review in accordance with Title 9, Chapter 2 of the Coalinga Municipal Code; and

**WHEREAS**, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on March 22, 2021; and

**WHEREAS**, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15332 (Infill Development), and;

**WHEREAS**, the subject application was reviewed for compliance with all applicable sections of the Coalinga Municipal Code; and

**WHEREAS**, the Planning Commission held the scheduled and noticed public hearing on April 27, 2021 to take testimony with regard to the proposed application, and;

**WHEREAS**, Public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law, and;

**WHEREAS**, the Planning Commission completed its review of the proposed development and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail, and;

**WHEREAS**, the Planning Commission has made the following conditional use permit findings based on the development proposal:

**General Plan Consistency.** Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

**Neighborhood Compatibility.** The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties; and

**Asset for the Neighborhood.** The nature uses and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions or provides an essential service to the community or region.

**WHEREAS,** the Planning Commission has made the following site plan review findings based on the development proposal:

- All provisions of the Planning and Zoning Code are complied with;
- The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
  - Facilities and improvements;
  - Vehicular ingress, egress and internal circulation;
  - Setbacks;
  - Height of buildings;
  - Location of services;
  - Fences and/or walls;
  - Landscaping.
- Proposed lighting is so arranged as to direct the light away from adjoining properties;
- Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility;
- Proposed development has adequate fire and police protection;
- Proposed development can be adequately served by city sewer and water;
- Drainage from the property can be properly handled;
- The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

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**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission does approve the Development Application (CUP 21-04) subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 27<sup>th</sup> Day of April 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

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City Clerk/Deputy City Clerk