



AGENDA
PLANNING COMMISSION
155 W. DURIAN AVE., COALINGA CA 93210
TUESDAY MARCH 28, 2017

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

ROLL CALL

Commissioners: *Chairman Stoppenbrink*
Vice Chairman Sailer
Commissioner Jacobs
Commissioner Gonzales
Commissioner Helmar

Staff: *Sean Brewer, Community Development Director*
Marissa Trejo, City Manager

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.

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes from the March 14, 2017 Meeting
2. Approval of Minutes from the February 28, 2017 Meeting

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. 2016 General Plan Progress Report

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements
2. Commissioner Announcements
3. Chairman Announcements

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Approval of Minutes from the March 14, 2017 Meeting
Meeting Date March 28, 2017
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

Approval of Minutes from the March 14, 2017 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

- Planning Commission Minutes March 14, 2017

MINUTES
PLANNING COMMISSION
155 W. Durian Ave., Coalinga CA 93210
TUESDAY March 14, 2017

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA (NONE)

ROLL CALL

Commissioners: *Chairman Stoppenbrink*
 Vice Chairman Sailer
 Commissioner Jacobs
 Commissioner Gonzales (Excused Absence)
 Commissioner Helmar

Staff: *Sean Brewer, Community Development Director*
 Marissa Trejo, City Manager (not in attendance)

Wanda Earls, Secretary, City Clerk

PUBLIC COMMENTS (NONE)

INFORMATION/CONSENT CALENDAR (NONE)

PUBLIC HEARINGS

1. **Planning Commission approval of Site Plan Review and a Tentative Subdivision Map (TSM 16-01) (14-Unit Lux Estates Single-Family Residential Development)**

Community Development Director Sean Brewer gave the Staff Report to include the following:

- Recommendation
- Background

- Proposal and Analysis
- Surrounding Land Use Settings
- Development Density
- Site Plan Review
- Tentative Sub Division Map
- Tentative Map Requirements
- Reasons for Recommendation
- Site plan Findings 1-4
 - Major Standards
- City-wide Design Guidelines
- SFR Design Guidelines
- Neighbor Context/fit
- Building Design
- Landscape and Fencing
- Lighting
- Signage
- Access
- Lighting
- Environmental Clearance
- L5332. In-full Development Projects

Comments:

- Developer responsible for public improvements
- Present Janay Court – Future Janay Court
- 5’set back between houses doesn’t allow access with AC

Chairman Stoppenbrink opened the Public Hearing.

Mr. Mike A. Hamzy Harbison International, Inc.

He has been involved in many projects in Coalinga. He was close friends with Mike Cranston, Surveyor who passed on several years ago. His company was hired by the original developers for this project.

The set-backs on one side are more than 5'.and we provide for adequate drainage. They agree to all conditions and will adhere to new standards and requirements.

We have not established a selling price for Coalinga but our homes in Clovis are selling for \$295 - \$395.

Our homes are considered semi-custom and provide for different elevations and looks.

Additional Comments:

- Set-backs adequate to accommodate AC
- Great Homes
- Will local contractors/subs be used?

Mr. Hamzy indicated local talent will be used. Work could begin as soon as 60 days.

Chairman Stoppenbrink closed the public hearing.

Mr. Brewer said next steps is to approve the Site Plan, Council to Approve Final Plan placed on Consent Calendar,

*Motion by Sailer, Second by Helmar to Approve Resolution No. 0170-009 A Resolution of the City of Coalinga Planning Commission Approving Site Plan Review and Tentative Subdivision Map Application No. TSM-16-01 (LUX Estates) to be located at the Northeast Side of Phelps Avenue and LaCueta Avenue and East of Janay Court. Motion **Approved** by a Voice 4/0 Majority Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS **COMMUNICATIONS**

1. Staff Announcements

Mr. Jacobs wanted to know if anyone had reached out to Wal-Mart.

Mr. Brewer told about the conference he attended with the Keynote Speaker from MasterCard. They know everyone's shopping habits by the use of the card. People shop differently. Markets must be available to accommodate clients.

Wal-Mart is looking at Kingsburg because they have a Kmart closing like Coalinga. Coalinga is not as high on the list as Kingsburg because of locality, etc.

Coalinga does not meet the demographics for a Target.

Big stores are going away. People shop differently now. It is a mixed use development experience. Must be available to accommodate customers' needs.

He spoke with real estate developers at the conference.

Mr. Stoppenbrink asked what makes the difference.

Mr. Brewer said the product has changed. Larger homes are no longer built in smaller communities. We do have a housing shortage.

Commissioner Jacobs said there is a shortage of turn-key homes and comps are difficult for appraisals for new development.

Mr. Brewer said developers must establish their own markets through their own sales.

Amazon has only 3% of the retail market. Retailers are creating experience.

The Kmart building will go up for auction for \$1.7M and only the building is being sold not the shopping center. Announcement by April 5th if building sells.

2. Commissioner Announcements (NONE)
3. Chairman Announcements (NONE)

ADJOURN (6:28 PM)

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Minutes from the February 28, 2017 Meeting
Meeting Date March 28, 2017
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

Approval of the Minutes from the February 28, 2017 meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

- Planning Commission Minutes February 28, 2017

MINUTES
PLANNING COMMISSION
155 W Durian Ave., Coalinga, CA 93210
TUESDAY February 28, 2017

CALL MEETING TO ORDER (6:02 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA – Bring Item 6.2 forward and switch with item 6.1.

ROLL CALL

Commissioners: *Chairman Stoppenbrink*
 Vice Chairman Sailer
 Commissioner Jacobs
 Commissioner Gonzales
 Commissioner Helmar

Staff: *Sean Brewer, Community Development Dir*
 Marissa Trejo, City Manager (Not in
 attendance)
 Mayor Nathan Vosburg
 Council Member Stoltz

Wanda Earls, Secretary, City Clerk

PUBLIC COMMENTS (None)

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes from the 2-14-2017 Meeting

*Motion by Sailer, Second by Gonzales to Approve Consent Calendar Item 1, Minutes of 2-14-17. Motion **Approved** by a Voice 5/0 Majority Vote.*

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. **Discussion Regarding the Development of a Food Truck Regulatory Ordinance**

Community Development Director Sean Brewer presented the Staff Report:

The City Council has directed staff to work with the Planning Commission in development on ordinance to allow for food trucks as a way to encourage economic development opportunities within the community,

- Recommendation
- Background
- Proposal and Analysis
 - Mobile Vendor
 - Mobile Vendor Vehicle
- Reasons for Recommendation

Former Food Truck Inspector commented on the following:

- Not easy to element
- They are unique and different for every community
- Current zoning in ordinance
- Public vendor food truck included
- Business License required
- Different from peddler and/or door-to-door
- Vendor is part of commercial industry
- Parking
- Eliminations
- Sale of Food
- Drive on Street, Alley
- Bicycle basket
- Push carts only 10 months any place
- Ice Cream Trucks – need revision
- Parking on Street
- Mobile Vendor Permit plus business license in some places
- Recommend City Manager approval

Mr. Brewer said, in answer to where food trucks were mostly in the Valley, they are mostly in larger cities. It is mostly an appraisal process requiring a Mobile Vending Permit. Locations include commercial, residential vacant lots on streets and public rights of way. They can be maintained in a Commercial/Industrial Zone. We need to approve ahead of time where they locate. This is creating a new market place.

Food truck operations could establish their market place. Vacant lots and hubs may not apply.

Comments:

- Private residential areas – private citizens would have to allow
- Public Right of Way
- Distance from brick/mortar stores
- It is confusing in Fresno County
 - 100 feet from brick/mortar stores
- We are five square miles
- Could be too restrictive
- Future Design
- Highway or State Highway
- Some streets easier because of parking shoulder
- More conducive to side streets or wide shoulder streets
- Utilities – must be self-contained – water, gas, electrical
- Parking Standards
- No stopping zones- no white or blue curbs, no red, yellow curbs
- Can use existing curb striping
- 72 hours parking or tow

Recommendations:

- California Code 1193941 to park for more than one hour
- 200' from bathroom, running water and in working order
- Could be issues because of bathroom access
- Local restaurants won't offer bathroom for employees
- Public parking
- Dispensing from sidewalk side
- Establishing distance form street corner
- Front door of businesses, etc.
- Alleyways too narrow in town
- No alcohol to be served unless approved by Council
- ABC License would be required
- Hours of operation 10:00-2:30 for lunch
- Special Events require special license
- No music or sound
- No table/chairs

- One A-frame only
- Distance from schools 1000 feet
- Depends of Council input
- Health Department Requirements
 - No food storage in truck – food storage approved by Health Department
 - Waste Disposal
 - Annual Inspections by County, City
 - Are we going to have people come?

Speaker (could not understand name)

Worse nightmare is overseeing requirements and compliance. The Health Department looks at vehicle inside for sanitation. They are permitted for one year.

There are State requirements for food trucks. Restrooms must be outside of vehicle. Water under pans a certain degree. Cold areas must be certain degrees. Burners must be electrical; fire department has to inspect.

Vehicles must be inspected for traffic safety. Generator needs protection.

In City of Lemoore there is a light construction zone and no parking on streets. Hanford has no food trucks inside the City Limits because it takes revenue away from establish eateries.

Heath Department is not necessarily your friend. They cannot come out and check.

Reported income sometimes a problem. One operator was making \$400 per day at construction site serving breakfast and lunch.

Kings County Health Department is helpful. Water temperatures must be between 110-120 degrees. Operators must adhere to State Health Department Requirements.

In Lemoore, they are located only on offsite construction sites.

Speaker Stan (DID NOT UNERSTAND LAST Name

There are lots of fly-by-night vendors. You want committed people. A food row is sometimes nice with 4 or 5 trucks serving different types of food. Choice should be different every day.

He is an all-star business person with proper equipment on truck. He wants Health Department to show up for people in Coalinga. Elm Street is difficult. You can serve 100 people with a couple of trucks. County areas subject to dust, etc. He dumps in R.V. Park. Having the right people will be successful.

He has been at the Derby and Farmer's Market. He has business licenses and all permits. Need areas for food truck role. He has been 8 years in business with one truck. He knows Coalinga. He sells 90% of ribs. He would like to come 2 times per month. He prefers Fridays and evenings. He is associated with a restaurant. He would like to see someone build a commissary in town.

He thinks there are about 100 trucks in Fresno County and about 25-40 in Kings County. The City needs to know who they are. He is a Food Service Manager and he does it right. He goes to Fresno County, Hanford and Madera.

There are stickers required on vehicles. Business License and Mobile Vendors Permit Certificate should be required. You can charge rent space.

Mr. Brewer said we would have to rely on Health Department and/or customer complaints.

Comments:

- City Locations
- How many food trucks do we want?
- Liability insurance to protect the City

Mayor Vosburg said you are clarifying what we are looking for. It is amazing what goes into these food trucks. He feels the people want food trucks because the price of food is high in Coalinga. People won't shop here. Downtown builders are charging \$1200 per month for rent. He feels we can reach an agreement on what we want for Coalinga.

He goes on websites and some businesses in Coalinga don't pass inspections.

We can provide opportunity for people to come to town and bring food not typically provided here like Mediterranean food. If we build it, they will come maybe a couple days per month or more. A thirty minute lunch hour doesn't allow time to dine at a restaurant. Some local restaurants are losing business because their prices are too high.

This is his first Planning Commission meeting.

Chairman Stoppenbrink said he has been doing this for 18 years.

Comments:

- What does it cost to open a food truck?
- Richard Hill indicated he wants a hot dog truck
- There is a truck from Sacramento wanting to come
- There is a girl in town wanting to do this

Rhonda (Coalinga Huron Recreation and Parks District)

She is responsible for the Farmer's Market each year. She goes out and visits the food trucks to insure they are what she wants for Coalinga.

She suggests a Friday night with different types of food and music to attract people. Her vendors have to make money so you make it as attractive as possible for that to happen. You cannot have a big mix; her vendors have to make money.

Chairman Stoppenbrink asked how you enforce. There are 3 or 4 at Shift S3ctor. We might get some feedback from Katie Delano as she does this at the Derby every year.

Rhonda said the Health Department only inspects once per year. You need volunteers to assist in that role. You have to tell them 3 strikes and they are out.

Stan said he can bring trucks if you desire to do this. Let him know and he will bring them.

Final comments:

- Designated areas and specific locations
- Control menu or organization to coordinate

- Need fine tuned frame work
- Suggest proposed draft at next meeting
- Parking lot area across from Court House
- City could control
- 5th and Elm where circus was
- Special permits
 - Stan has Kings County and Fresno County permits
 - Madera Health is \$100
 - Coalinga uses Fresno County Health Permit which is an annual permit
- Comingle permits
- Events 2 times per month
- One permit would cover
- Do as a pilot program
- Put on special events on Friday night and require special permit for that
- Sean can bring back ordinance with regulations
- Setting parameters for food trucks
- Do ordinance with Sunset Date and then decide if you want to continue
- Lottery system is lot of work – need event coordinator
- First come – first served

Ask Council to provide guidelines for ordinance and permit codes with sunset clause.

Stan said policy decisions at application process.

- Mobile Food Preparation Unit
- Restrooms at parking lot

Next Steps: Draft Ordinance for approval and take to Council.

2. **Consideration of Site Plan Review Application 16-04 (Commercial Cannabis Cultivation Facility)**

Community Development Director Sean Brewer presented the staff report:

- Recommendation
- Background
- Proposal and Analysis
 - Phase 1, 2, 3, 4
- Site Plan Review

- Findings for Approval 1, 2, 3, 4
- Staff Analysis
- Building Type
- Access
- Utilities
- Storm runoff
- Gas
- Water
- Sewer
- Meters
- Parking
- Refuse Containers
- Landscaping
- Fencing
- Lighting
- Signage
- Offsite improvements
- Environmental conditions
 - 15332. In-fill Development Projects
- Section 15300.2 of the CEQA Guideline Apply
- Reasons for Recommendation

Comments:

- Access
- Driveway Map
- No equipment location outside
- Chemicals (DPR)
- No chemicals – clear
- New law as of 2018 – every plant has to pass the medical lab tests
- Should employ 8-12; Timeline 6-8 months into 2018
- PG&E and Power
- Need to put energy requirements in application
- 44 parking places
- 24 operators – two shifts
- If fire, will gates open?
- Gates on card plus key and cameras
- Plenty of space – trucks can do turnaround at end of property
- 7' wall
- Recycled water – use reverse osmosis treatment

Motion by Gonzales, Second by Helmar to Approve Site Plan Review Application 16-04 (Commercial Cannabis Cultivation Facility). Motion Approved by a Voice 5/0 Vote.

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements

Mr. Brewer said April 11 will be required meeting with Council.

2. Commissioner Announcements

Commissioner Gonzales said he will not be in attendance for the March 14th Meeting as he has a conflict that day. He would appreciate an excused absence.

3. Chairman Announcements

Chairman Stoppenbrink commented on the Forest Street Construction.

ADJOURN (7:43 PM)

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: 2016 General Plan Progress Report
Meeting Date March 28, 2017
Project Location: City of Coalinga
Applicant: City of Coalinga
Owner: City of Coalinga
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

That the Planning Commission by motion, recommend to the City Council that they accept the attached General Plan and Housing Annual Progress Report which will direct staff to submit the report to the Governor's Office of Planning and Research and the Housing Community Development Department in accordance with Government Code Section 65400(b)(1).

II. BACKGROUND:

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent of this statute is to ensure that the general plan directs all land use decisions and remains an effective guide for future development. Because the role of the general plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the general plan and its implementation. The Progress Report is a tool for monitoring this.

The Progress Report is useful to OPR in a number of ways. The report provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision making throughout the State of California. This information is critical to OPR to serve in its capacity as the statewide planning agency.

III. PROPOSAL AND ANALYSIS:

The attached General Plan Annual Progress Report have been prepared in accordance with the

suggested Guidelines issued by the Office of Planning and Research.

IV. FISCAL IMPACT:

- None. The General Plan Progress Report is required

V. REASONS FOR RECOMMENDATION:

Failure to submit the General Plan Annual Progress Report to the Office of Planning and Research could limit the City's ability to apply for and be issued grants and/or funding for projects administered by the State Housing and Community Development Department including but not limited to the Community Development Block Grant Program.

ATTACHMENTS:

Description

- 2016 General Plan Progress Report

ANNUAL PROGRESS REPORT

Coalinga General Plan and Housing Element



CITY OF COALINGA
The Sunny Side of the Valley

REPORTING PERIOD: Calendar Year 2016

(In Accordance with Government Code Section 65400)

INTRODUCTION

This report is intended to comply with the requirements of Government Code Section 65400 for the completion of an annual General Plan Progress Report. This report identifies the status of the City's General Plan and its progress in its implementation. This report represents the Community Development activity for planning year 2016.

The City of Coalinga City Council took action to adopt this report on April 6, 2017 at a regularly scheduled meeting.

Following the presentation of the report, the City Council accepted the report and authorized the Community Development Director to forward the report and minutes indicating acceptance to the Office of Planning and Research and the California Department of Housing and Community Development.

COMPREHENSIVE GENERAL PLAN UPDATE 2025

The City adopted its Comprehensive Update to its General Plan (2005-2025) in July of 2009. The update included a full update to the Land Use, Open Space, Safety/Noise, Circulation, and Public Facilities Elements. In 2012 the City completed its comprehensive zoning ordinance update to be in conformity with the recently adopted General Plan. In 2012 the City of Coalinga secured a Sustainable Communities Prop 84 Grant and worked in 2013 to produce an administrative draft and adopted the comprehensive update on September 5, 2014.

The City of Coalinga continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2016 reporting period. The information to follow is organized to correspond with the elements of the Coalinga General Plan.

LAND USE ELEMENT

AMENDMENTS

There were (2) amendments to the Land Use Element during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE LAND USE ELEMENT

Commercial/Industrial Land Use Amendments

296 E. Polk Street GPA/RZ

The City of Coalinga approved an application for a General Plan Amendment and Re-zone in order to facilitate opening a car dealership at 296 E. Polk Street. The land use and zoning designations for 296 E. Polk Street at the time was Mixed Use (MX) which did not allow for automotive related activities to be permitted. The City amended the land use designation for the property from Mixed Use (MX) to Commercial Service (CS) which allowed for automotive sales and services.

The property only required minor interior tenant improvements and safety inspections to allow occupancy. The General Plan Amendment and Zone Change was determined not to have an impact on the surrounding neighborhood. The Commercial Service (CS) designation increased the allowable uses permitted at the subject property and did not significantly change the type or intensity of uses that could be proposed for the site in the future beyond what has already has been recognized in the General Plan Land Use Element.

The General Plan Land Use Element states that all uses allowed in the Commercial General (CG) and Commercial Service (CS) designations are allowed in the Mixed Use (MX) designation. Therefore, a land use change from Mixed Use (MX) to Commercial Service (CS) is consistent to the City's General Plan policies and further implements the intent of the General Plan.

Implementation Measure LU1-1.4

The City shall prepare and maintain zoning standards that encourage infill development and intensification of land use through the reuse, redevelopment or mixed-use of vacant, underutilized sites where infrastructure supports such use.

Policy LU1-2

Retain and expand diversified business opportunities that are compatible with the environment, community values and community vision of the City.

Policy LU1-3

Attract new businesses to the City that are compatible with the community vision and improve the balance among commercial, professional office, and industrial businesses so that the needs of Coalinga residents are provided for without compromising the community character.

Industrial Park and Public Facility GPA/RZ

Early in 2016, the City Council began discussing the possibility of developing regulations for permitting commercial marijuana operations in the City of Coalinga. Soon thereafter Ocean Grown Extracts (OGE) made an offer on the Claremont Custody Facility to purchase the facility in order to open a commercial marijuana manufacturing and cultivation operation. The City Council accepted the offer and entered into a development and disposition agreement to proceed with selling the Claremont facility and proceed with developing a regulatory framework for permitting the Commercial Marijuana Industry. In addition to the amendment to the Claremont Property the City jointly approved land uses changes to 4 lots in the City's industrial park to accommodate such use.

The City Council adopted the following:

1. Approval of a re-zone and GPA for the former Claremont Custody Center property located at 185 West Gale Avenue, identified as APN 070-041-17ST, and analysis of proposed reuse of the Claremont facility as a CMO. The rezone would amend the existing Public Facilities (PF) zoning district to MBL and the GPA would amend the existing Public Facilities (PF) land use designation to MB.
2. Approval of a City of Coalinga-initiated rezone and General Plan Amendment (GPA) of four properties in the existing Juniper Ridge Industrial Park. The rezone and GPA would amend the Service Commercial (CS) zoning district to Light Manufacturing/Business (MBL) and Commercial Service (CS) land use designation to Manufacturing/Business (MB) respectively. The rezone and GPA would create consistency between the General Plan Land Use Map, Zoning Map, and the adopted Juniper Ridge Business/Industrial Park Master Area Plan.

Residential Projects

During the calendar year 2016, the following residential projects were under review, approved and/or under construction in furtherance of the guiding principals of the Land Use Element for residential land use:

- **Coalinga Senior Apartments:** In 2016 the Planning Commission considered and approved a site plan review application for a senior living project located at Elm Ave and Walnut Street. It consisted of 32 senior, income restricted, high density units. This project will help the City provide for a diversification of housing within the community as well as assist with the City meeting it RHNA goals for the current planning cycle. The project is expected to be under construction in 2017 should the developer successfully obtain tax credit financing.

The Senior Apartments project is consistent and furthers the City of Coalinga's efforts in providing creative, high quality choices in housing types and densities in a variety of neighborhoods (Goal LU2).

The City of Coalinga adopted a comprehensive residential code as part of the extensive zoning code update.

OPEN SPACE AND CONSERVATION ELEMENT

AMENDMENTS

There were no amendments to the Open Space and Conservation Element during 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE OPEN SPACE AND CONSERVATION ELEMENT

- The zoning codes open space regulations provide for both private and public projects (OSC1-2.2).
- The new zoning code included Development and Implementation of a Resource Extraction Overlay District (Goal OSC-4).

CIRCULATION ELEMENT

AMENDMENTS

There were no amendments to the Circulation Element during Calendar year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE CIRCULATION ELEMENT

- **Cambridge Ave Signalization - DESIGN**
The city plans to signalize Cambridge Ave and Elm Ave through the recent award of a Highway Safety Improvement Grant (HSIP). This project is expected to increase safety for pedestrians as well as control congestion during peak traffic time frames. Preliminary engineering began in late 2014 and construction is expected to occur in FY 2017/2018.
- **Forest Street Reconstruction Phase 3 (3rd Street to 1st Street) - DESIGN**
The City has recently completed the reconstruction of Forest Street from 3rd Street to 5th Street. These improvements included a complete reconstruction of the street, new street lighting, curbs, gutters and sidewalks. This project has enhanced the ADA path of travel and improved the roadway, which has been dedicated as city truck route for several years. Phase 3 was under design in early 2016 and began construction in later 2016 with and expected completion date in spring 2017.
- **Various ADA Improvements in the Downtown District – ON GOING**
The City Council has shown commitment to bi-annual ADA improvement projects in order to improve accessibility within the commercial core of the City. The improvements include new sidewalks where non exist, curb ramps and alley approaches. The council has made a commitment to the community on a bi-annual basis to budget \$100,000 towards the implementation of the City's ADA transition plan.

All of the proposed street improvements projected in the upcoming fiscal years will help meet the goal of providing a balanced, safe and efficient circulation system that includes

cars, public transportation, bicycles and pedestrians with the mind set of anticipated growth (*Goal C1*).

These transportation projects also help in maintaining and improving the City's existing circulation and transportation facilities. Through the budget process and street maintenance planning, the City has been able to identify the necessary improvements within the planning area that will have the highest level of impact.

Active Transportation Plan

During 2016 the City undertook the development of an Active Transportation Plan to further the goals, policies and implementation measures of the General Plan. The Coalinga Active Transportation Plan provides a strategy for the development of a comprehensive bicycling and walking network throughout Coalinga, as well as strategy for support facilities and education, encouragement, enforcement, and evaluation programs. It includes a Trails Master Plan that provides a strategy for the development of Class I shared-use paths or trails in and surrounding Coalinga. The Safe Routes to School Plan provides a strategy for the City and Coalinga-Huron School District to partner and provide safer and accessible routes to and from school for all travel modes, focusing on walking and bicycling, through a series of project and programmatic recommendations.

The Coalinga Active Transportation Plan was approved by the City Council on March 16, 2017.

SAFETY, AIR QUALITY AND NOISE ELEMENT

AMENDMENTS

There were no amendments to the Safety, Air Quality and Noise Element during Calendar year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE SAFETY, AIR QUALITY, AND NOISE ELEMENT

Noise

- Due to the nature of the guiding and implementing policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors.
- Performance Standards have been included into the new zoning ordinance to address noise related impacts due to new development such as noise or acoustical studies, sound walls, and other attenuation measures.

Safety

- All new construction and certain building renovations are reviewed for compliance with the Uniform Building Code for seismic safety.

- All new development projects are required to submit a Geotechnical Analysis to assess site conditions.
- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.

PUBLIC FACILITIES AND SERVICES ELEMENT

AMENDMENTS

There were no amendments to the Public Facilities and Services Element during Calendar year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE PUBLIC FACILITIES AND SERVICES ELEMENT

Schools

- In 2016, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Coalinga Huron Unified School District's projected demand for future school uses.
- In 2016, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

Utilities

- In 2016, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Coalinga.
- The City has approved and maintained and implemented the following utility master plans in order to guide and ensure the capacity to serve new growth area identified by the General Plan:
 - a. Wastewater Master Plan, Water Master Plan, Storm Water Master Plan, Natural Gas Master Plan
- The City of Coalinga is currently working on several water and sewer infrastructure projects to enhance the City's wastewater and water treatment facilities.

HOUSING ELEMENT

AMENDMENTS

There was (1) amendment to the Housing Element during Calendar Year 2016.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE HOUSING ELEMENT

Housing Element 2015-2023 (GPA)

The City of Coalinga collaborated with (12) twelve Fresno County Jurisdictions to develop a Multi-Jurisdictional Housing Element which served as the regional housing document that effectively acts as the State-mandated housing element for all participating jurisdictions. Participating jurisdictions included Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

The Multi-Jurisdictional Housing Element was a single document, made up of two sections: 1) the main body, which described demographics, housing needs, resources, and constraints at a regional level and included goals and policies common to all participating jurisdictions; and 2) individual appendices, which contained details for each jurisdiction (i.e., sites inventory, governmental constraints, evaluation of existing Housing Element) and individual implementation programs for Coalinga.

- In 2016, the City of Coalinga adopted its Housing Element and is currently HCD Compliant. Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's housing element using forms and definitions adopted by the Department of Housing and Community Development. The housing report will be completed and submitted via electronic transmission at HCD's website. For the purposes of review, a copy of the housing report has been attached.

ATTACHMENT "A"
Housing Element Annual Progress Report (2016)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Coalinga
 Reporting Period 1/1/2016 - 12/31/2016

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			0	0	0	0					
(10) Total by income Table A/A3 ▶▶											
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Coalinga
Reporting Period 1/1/2016 - 12/31/2016

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. Units	5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate							0	
No. of Units Permitted for Above Moderate							0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Coalinga
Reporting Period 1/1/2016 - 12/31/2016

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	150	20	0							20	130
	Non-deed restricted											
Low	Deed Restricted	115	10	0							10	105
	Non-deed restricted											
Moderate	Deed Restricted	123	9	0							9	114
	Non-deed restricted											
Above Moderate		201	1	0							1	200
Total RHNA by COG. Enter allocation number:		589	40	0							40	549
Total Units ▶ ▶ ▶												
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Jurisdiction City of Coalinga
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Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Regional Collaboration	Work w/other jurisdictions to address housing issues	Quarterly	Currently working with local jurisdictions and the county to begin developing committee goals to address housing issues.
Review Annexation Standards in MOU	Review/Revise MOU	Ongoing	Coordination underway to begin discussions with the County and LAFCo.
Provision of Adequate Sites	Maintain/Update Inventory	Annually	Creating a spreadsheet to track inventory.
Monitoring of Residential Capacity	Develop/Implement Eval. Procedure	Ongoing	Creating a spreadsheet to track data
Water and Wastewater Service	Monitor Water/Wastewater Capacity/Service to Low Income Developments	2016	Public Works reviews development applications for capacity as well as continues to monitor water/wastewater availability.
Affordable Housing Incentives	Expand Affordable Housing Opportunities	8 years	Program currently under development
Farmworker Housing	Encourage Funding for Farmworker Housing	Annually	Program currently under development
Preserving Assisted Housing	Monitor status	2016	This an ongoing monitoring effort by CDD Staff
Encourage and Facilitate Accessory Units	Fee reductions for 2nd units. Education/opportunity for 2nd Units	2018-2019	The City currently has fee waivers for infill residential projects.
Zoning Code Amendments	Amendment of Zoning Code to Address Various Housing/Parking Needs	Review Annually	Complete
Lot Consolidation and Lot Splits	Encourage lot consolidation or lot splitting	Ongoing	Complete
Monitoring of Planning and Development Fees	Monitor fees charged by the City.	Ongoing	Underway as part of the City's Fee Study
Housing Rehabilitation Program	Maintain housing rehab program/Promote rehab program.	Ongoing	Program currently under development
Code Enforcement	Address nuisance properties, offer rehabilitation assistance.	Ongoing	Program is ongoing

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Homebuyer Assistance Program	Pursue CDBG, HOME funds.	Annually/As Needed	Complete
First-Time Homebuyer Assistance Program	Provide resources for down payment assistance program	Annually	Complete
Energy Conservation	Promote and support PG&E Conservation Programs	2017/2018	Complete - City has partnered with the HERO Program
Housing Choice Vouchers	Provide information/resources for HCV program	2016	Program currently under development
Fair Housing	Provide Fair Housing Resources to lenders, real estate agents, etc.	Ongoing	Ongoing Program

ANNUAL ELEMENT PROGRESS REPORT
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General Comments: