



AGENDA

PLANNING COMMISSION

155 W. DURIAN AVE., COALINGA CA 93210

TUESDAY MAY 23, 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 May 9, 2017 Planning Commission Meeting

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. General Plan Conformity Findings in accordance with Government Code Section 65402 for the Acquisition of Parcel Number(s) 071-084-01, 02, 03, 06, & 21.

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 May 9, 2017 Planning Commission Meeting
Meeting Date May 23, 2017
Project Location: N/A
Applicant: N/A
Owner: N/A
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends the Minutes be APPROVED from the May 9, 2017 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

- Planning Commission Minutes May 9, 2017

MINUTES
City of Coalinga
PLANNING COMMISSION
TUESDAY, May 9, 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
 Commissioner Helmar - Excused Absence

Staff: *Sean Brewer, Community Development Director*
 Marissa Trejo, City Manager (Not Present)

 Wanda Earls, Secretary/City Clerk

Others Present: *Mayor Pro-tem Steve Raine and Pastor Mary Raine*

PUBLIC COMMENTS

Mr. Greg Cody expressed his concerns and upset that the Planning Commission has taken too many meetings and too long to refer a recommendation to the Council in reference to Food Trucks.

Because of the delays, an excellent food truck has ceased to consider Coalinga and has gone elsewhere.

If you can't make a decision, please refer it on to the City Council for a decision.

INFORMATION/CONSENT CALENDAR

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

*Motion by Gonzales, Second by Jacobs to Approve Consent Calendar Item Minutes of March 28, 2017. Motion **Approved** by a Voice 4/0 Majority Vote.*

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Discussion Regarding Food Truck Round-Up Events

Community Development Director Sean Brewer summarized the Staff Report and a portion of the proposed ordinance.

On January 5, 2017 the City Council directed staff to begin working with the Planning Commission to develop a regulatory framework for permitting food trucks in the city of Coalinga since the current regulation in place prohibits the ability for food trucks to operate in the City. The Council directed staff to work with the Commission to develop an ordinance to be presented to the Council in the near future for adoption.

On February 14, 2017 the Planning Commission began discussions regarding the development of a regulatory framework for encouraging food trucks to locate in the City of Coalinga. At the meeting the Planning Commission requested that staff get the word out to all stakeholders to engage them in the discussion in order to develop an ordinance that will serve to protect the health, safety and welfare of the community as well as the food truck vendors.

On February 28, 2017 staff presented various operational regulations that needed to be considered when regulating food truck vendors. There were stakeholders from the food truck industry who provided public testimony as well as residents who had been involved in other community events involving food truck vendors. After discussion and receiving public testimony, the Planning Commission concluded that establishing a suitable location for periodic food truck round-ups would be a great start to regulating food truck vendors within the City. The Planning Commission directed staff to prepare documentation that could be brought before the City Council for consideration.

1. Permit Requirement. Temporary use permit (CMC Title 9, Chapter 6, Article 6)
2. Location. The City designated parking lot located at 6th Street and Elm Ave.
3. Facilities Request Form. Each vendor shall complete a facilities request form with the Senior Administrative Analyst office. a. Liability insurance naming the City of Coalinga as “additionally insured” in the amount of \$2,000,000.
4. Hours of operation shall be determined by the Community Development Director.
5. Vendors shall display a valid City of Coalinga Business License and Fresno

County Health Department Permit in plain view.

6. Vendors shall provide proof of driver's license registration
7. Vendors shall provide proof of a commissary agreement or alternative proof, approved by the Community Development Director, of a relationship with a valid commissary.
8. All vehicles shall be regularly serviced and maintained.
9. Vehicles must be entirely self-sufficient in regards to gas, electricity, water, and telecommunications.
10. Each vendor shall provide its own waste container.
11. Mobile food vendors are subject to the City noise ordinance.
12. Mobile food vendors shall not engage in alcohol sales or service
13. Outside tables and chairs are permitted.
14. The vendor shall maintain the area within which vending activities occur in a clean, safe, sanitary, and dust-controlled condition.
15. Any other regulations as deemed necessary by the City Manager and/or his/her designee.

Excerpts from Proposed Ordinance:

1. Designates the City of Coalinga parking lot located at 6th Street and W. Elm Ave, or an additional location determined by the Council by subsequent Resolution, a permitted location to allow food truck round-up events through the issuance of a temporary use permit in accordance with Title 9, Chapter 6, Article 6 of Coalinga Planning and Zoning Code.
2. Establishes general operational standards for each food truck vendors attending the food truck event which is attached and incorporated herein as part of the approved resolution.
3. Sets a sunset date of June 30, 2018 as a sunset date for this resolution where a permanent ordinance establishing land use regulations for mobile vendors within the City of Coalinga.

Comments:

- Application necessary but Business License Fee will be waived
- Will probably recognize Kings County Health Certificate
- Mid Valley may help with dumpsters
- Music will not usually be allowed but will be considered under some circumstances
- Flexibility with intent to expand
- Sunset one year – basically a pilot program – will reconsider at that time
- Economic Development Coordinator sent 25 emails to food truck vendors advising them of meeting tonight
- Food truck roundups could possibly begin in June
- Economic Development Coordinator will coordinate all activities in reference to food trucks
- Location – City parking lot across from PD

Chairman Stoppenbrink complimented Mr. Brewer for consolidating information into a brief format. The food truck events will Sunset one year after Council confirms action.

Thank you to Sean and the Commission for doing this the right way.

*Motion by Sailer, Second by Gonzales to Approve Submission of Ordinance to the City Council for Designating the City of Coalinga Downtown Parking Lot as an Approved Location for Food Truck Round-up's and Creating General Operational Standard for Food Truck Vendors. Motion **Approved** by a 4/0 Majority Voice Vote. (Helmar Absent)*

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements – No Major Report
2. Commissioner Announcements (None)
3. Chairman Announcements (None)

There was general discussion regarding the following:

- Subdivisions
- Kmart building – not sold – reserve not met
- Economic Development Coordinator Edith Sanchez going to conference in Las Vegas to meet with realtors and retailers in reference to Coalinga
- Monthly report being done by Economic Development Coordinator Sanchez and can be seen on Council Website under Meetings or he can include in package
- R & N Market leaving – new owner opening in October

- Rent is driving businesses out
- County repairing Phelps passed Hospital
- Elm Avenue to Poso Chanet being redone in concert with design of WHCC District Office and Trail System
- WHCC District Office should begin construction once all financing is in place
- Proposed senior facility unsuccessful at tax credit. Working with them to try again in June. We are looking at other options to make more competitive
- Some concern in reference to new administration with HOME and Tax Credits
- Gazelle Transportation is basically gone and moving to Chevron
- Cannabis dispensary should be located at W Elm at Lucille or in the Industrial Park
- PG&E is work-in-progress in reference to Cannabis industry
- Cultivation is most impacted by PG&E

ADJOURN (6:30 PM)

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: General Plan Conformity Findings in accordance with Government Code Section 65402 for the Acquisition of Parcel Number(s) 071-084-01, 02, 03, 06, & 21.

Meeting Date May 23, 2017

Project Location: Parcel Number(s) 071-084-01, 02, 03, 06, & 21

Applicant: City of Coalinga

Owner: City of Coalinga Successor Agency

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Adopt resolution 017P-010 finding that the acquisition of 5 parcels (APN(s) – 071-084-01, 02, 03, 06 & 21), located generally at Elm Avenue and Cherry Lane, by the City of Coalinga to be in conformance with the General Plan.

II. BACKGROUND:

This is a City initiated project. The acquisition of the parcels is part of an effort for the City of Coalinga to control land for future public uses. These parcels were owned by the City's Redevelopment Agency prior to dissolution in 2012 to serve as an economic development tool as well as reserve land for future public use expansion. The Local Successor Agency is now the owner of the properties. California Government Code 65402 requires that the acquisition of properties by local agencies within their jurisdiction be found to be in conformance with the City's General Plan by their planning agency (Planning Commission). The Code also required the reporting of the purpose and extent of such acquisition. Use for the parcels proposed has yet to be determined but the intent is for future public use.

A General Plan conformity finding would allow the City to proceed with acquiring the abovementioned parcels for public purposes from the Successor Agency. It would not commit the City to undertaking a specific development proposal for the site at this time, thus allowing alternative development options to be identified and evaluated as part of a future land use update. The future development of these parcels will be required to be consistent with the General Plan Land Use Designation and Zoning Designation.

III. PROPOSAL AND ANALYSIS:

Location and Site Characteristics

Applicant: City of Coalinga
Location: Elm Ave/SR198/33 and Cherry Lane

Parcel Number(s): APN(s) – 071-084-01, 02, 03, 06 & 21
General Plan Designation: Mixed Use (MX)
Zoning District: Mixed Use (MX)

Environmental Determination

Pursuant to the California Environmental Quality Act (CEQA), the proposed project has been determined to be exempt from the provisions of CEQA, in accordance with CEQA guidelines section 15061(b)(3), no potential for causing a significant effect of the environment. However, when the City considers moving forward with the actual development/rehabilitation of the abovementioned parcels, further environmental review will be considered as necessary. This action taken does not require further environmental review.

General Plan Conformance

The General Plan designation for these parcels are Mixed Use (MX). This designation allows for public and semi-public uses. The following General Plan policies apply:

- Land Use Element

- Policy LU1-4 - Fiscal impacts of development shall be considered to ensure that there are adequate resources for providing all required public facilities, infrastructure and services.

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.

- Public Facilities Element

Policy PFS2-1 - The City shall ensure Coalinga continues to receive adequate police protection.

Goal PFS10- High quality civic and community facilities for the residents of Coalinga.

- Air Quality, Safety Element

Goal AQ2 - Reduction of motor vehicle trips and vehicle miles traveled.

IV. FISCAL IMPACT:

There is no anticipated fiscal impact to the action being taken by the Planning Commission at this time.

V. REASONS FOR RECOMMENDATION:

The proposed acquisition of the Property complies with the stated provisions of the Coalinga General Plan and therefore staff recommends that the Planning Commission find that the proposed acquisition is in conformity with the General Plan. If the Planning Commission concurs with this recommendation, the adoption of the following resolution is appropriate.

The Planning Commission of the City of Coalinga hereby finds, determines and resolves as follows:

1. Pursuant to the California Environmental Quality Act (“CEQA”) and the City’s local CEQA Guidelines, there is no substantial evidence that the proposed acquisition of real property (“project”) could have a significant effect on the environment. The project is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment (14 CCR 15061(b)(3)). The Planning Commission in its independent judgment finds that there is no possible significant effect directly related to the project because it will not cause any physical change in the environment. Therefore, no further action is required under CEQA.
2. The Planning Commission hereby finds that that the acquisition of APN(s) APN(s) – 071-084-01, 02, 03, 06 & 21, as discussed in the Staff Report, is in conformity with the City of Coalinga General Plan.

ATTACHMENTS:

Description

- ☐ Resolution 017P-010
- ☐ APN Page - 083
- ☐ Google Map View

RESOLUTION 017P-010

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION MAKING A FINDING OF GENERAL PLAN CONCORMITY FOR THE ACQUISITION OF 5 PARCELS LOCATED ON ELM AVE/SR198/33 BY THE CITY OF COALINGA, AS REQUIRED UNDER GOVERNMENT CODE SECTION 65402.

WHEREAS, the City of Coalinga has initiated the acquisition of 5 parcels located on Elm Ave SR 33/198; and,

WHEREAS, the parcels are identified as (APN(s) – 071-084-01, 02, 03, 06 & 21); and

WHEREAS, California Government Code Section 65402 requires that the acquisition of properties by local agencies within their jurisdiction be found to be in conformance with the City's General Plan by their planning agency; and

WHEREAS, California Government Code also requires the reporting of the purpose and extent of such acquisition, and;

WHEREAS, the parcels identified as (APN(s) – 071-084-01, 02, 03, 06 & 21) are located within the Mixed Use Commercial designation; and

WHEREAS, the parcels are proposed to be used for future public purposes and that the proposed parcels allow for various public and semi-public uses within that zoning district; and

WHEREAS, the acquisition of land for public uses are consistent with the following General Plan polices and goals:

Land Use Element

Policy LU1-4: Fiscal impacts of development shall be considered to ensure that there are adequate resources for providing all required public facilities, infrastructure and services.

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.

Public Facilities Element

Policy PFS2-1: The City shall ensure Coalinga continues to receive adequate police protection.

Goal PFS10: High quality civic and community facilities for the residents of Coalinga.

Air Quality, Safety Element

Goal AQ2: Reduction of motor vehicle trips and vehicle miles traveled.

WHEREAS, Pursuant to the California Environmental Quality Act (CEQA), the proposed action has been determined to be exempt from the provisions of CEQA, in accordance with CEQA guidelines section 15061(b)(3), no potential for causing a significant effect of the environment. However, when the City considers moving forward with an actual development/rehabilitation project at the abovementioned parcels, further environmental review and permitting will be considered as necessary.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Coalinga hereby finds that the foregoing recitations are true and correct, and are included herein by reference as findings.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Coalinga hereby finds that the acquisition of the 5 parcels (APN(s) – 071-084-01, 02, 03, 06 & 21) by the City of Coalinga, to be in conformance with the General Plan.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 23rd Day of May 2017.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

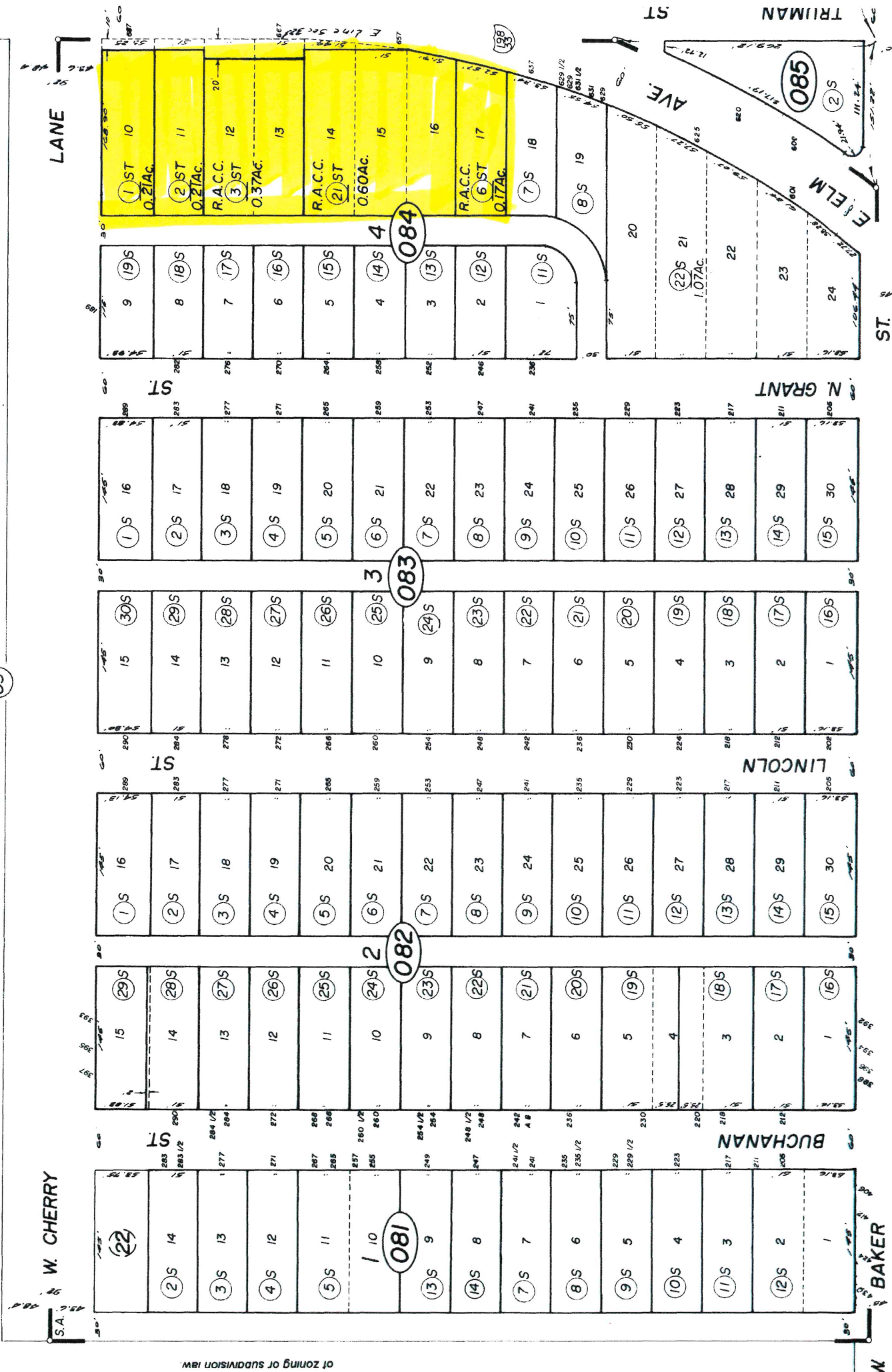
ATTEST:

City Clerk/Deputy City Clerk

Tax Area
2-003

Tax Area
2-003

03



Assessor's Map Bk. 71 - F
County of Fresno, Cali

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

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12

Sunrise Addition-Plat Bk. 13, Pg. 78

