



CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY MEETING AGENDA

**January 18, 2018
6:00 PM**

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.

Notice is hereby given that the City Council will hold a Regular Meeting, on January 18, 2018 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA. Persons with disabilities who may need assistance should contact the Deputy City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the Deputy City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

1. CALL TO ORDER

1. Pledge of Allegiance
2. Changes to the Agenda

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

1. Recognition of Randall Arp for 35 Years of Service to the City of Coalinga
2. Recognition of Scott Ingham for 27 Years of Service to the City of Coalinga
3. Recognition of James Schumacher for 34 Years of Service to the City of Coalinga
4. Recognition of Oscar Garza for 22 Years of Service to the City of Coalinga
5. Presentation on the CHPD Sports Complex, Lisa Gonzalez of the Coalinga-Huron Recreation and Parks District

3. CITIZEN COMMENTS

This section of the agenda allows members of the public to address the City Council on any item not otherwise on the agenda. Members of the public, when recognized by the Mayor, should come forward to the lectern, identify themselves and use the microphone.

Comments are normally limited to three (3) minutes. In accordance with State Open Meeting Laws, no action will be taken by the City Council this evening and all items will be referred to staff for follow up and a report.

4. PUBLIC HEARINGS (NONE)

5. CONSENT CALENDAR

1. Approve MINUTES - January 4, 2018
2. Council Update on City of Coalinga Transit Service
3. Authorization for Mayor to Attend One Voice Regional Trip to Washington D.C.

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS

1. City Council Potential Action or Direction regarding the Issuance of Home Occupation Permits for Practitioners of the Medical Arts

Sean Brewer, Community Development Director

7. CITIZEN COMMENTS

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8. ANNOUNCEMENTS

1. City Manager's Announcements
2. Councilmembers' Announcements/Reports
3. Mayor's Announcements

9. FUTURE AGENDA ITEMS

10. CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS – Government Code 54957.6.
CITY NEGOTIATORS: City Manager, Marissa Trejo; City Attorney, Mario Zamora.
EMPLOYEE (ORGANIZATION): Non-represented Employees
2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION.
Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of Section 54956.9 – 1 case

11. ADJOURNMENT

Closed Session: A "Closed" or "Executive" Session of the City Council, Successor Agency, or Public Finance Authority may be held as required for items as follows: personnel matters; labor negotiations; security matters; providing instructions to real property negotiators; legal counsel regarding pending litigation; and protection of records exempt from public disclosure. Closed session will be held in the Administration Building at 155 W. Durian Avenue and any announcements or discussion will be held at the same location following Closed Session.

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Approve MINUTES - January 4, 2018
Meeting Date: January 18, 2018
From: Marissa Trejo, City Manager
Prepared by: Wanda Earls, City Clerk

I. RECOMMENDATION:

II. BACKGROUND:

III. DISCUSSION:

IV. ALTERNATIVES:

V. FISCAL IMPACT:

ATTACHMENTS:

	File Name	Description
▣	MINUTES_010418.pdf	Minutes - January 18, 2018

Minutes

CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY MEETING AGENDA January 4, 2018

1. CALL TO ORDER 6:00 PM

Council Members Present: Vosburg, Raine, Ramsey, Lander, Stolz

Others Present: City Manager Marissa Trejo, City Attorney Mario Zamora, Community Development Director Sean Brewer, Senior Administrative Analyst Mercedes Garcia, Finance Services Director Jasmine Bains, Public Works and Utilities Director Pete Paciado, Police Lieutenant Darren Blevins, City Treasurer James Vosburg, City Clerk Wanda Earls

Changes to Agenda: Item 6.2 postponed and Item 10.3 removed.

2. AWARDS, PRESENTATIONS, APPOINTMENTS AND PROCLAMATIONS

1. Certificate of Recognition - Honoring Chris Macaluso and Knox Bronson's Outstanding Community Service

Mayor Vosburg honored Chris Macaluso and Knox Bronson with Certificates of Recognition for their outstanding community service in reference to the Community Garden. They are recognized for their origination/creation, organization and maintenance of the Community Garden.

Mayor Vosburg said he had suggested a Community Garden after coming onto the Council but it didn't go anywhere. Knox Bronson moves to town and there is a vacant lot next door to him and after inquiry, the lot belongs to the City. After much work and dedication by a handful of people, the Garden became a reality. Leona had a lot to do with the success of the Garden and Morgan helped identify the good bugs from the bad bugs on plants.

Chris is acknowledged for his financial contribution and labor; Knox for his idea, labor and much more.

Knox acknowledged many who were helpful in establishing and maintaining the Garden: Marissa and City staff, Mary at the Library, Leona and Morgan, Kerry at Ace Hardware, Rod R. for paving, etc., Central Valley Plumbing, Mary Jones for the newspaper coverage, Terry Johnson Trucking, Brittney, Pete and many others.

3. CITIZEN COMMENTS

Mr. Greg Cody complimented the City Council and PD and volunteers for improvements at the new shelter.

He wants to remind everyone that there are laws in reference to dogs on chains and dogs kept in the cold. He wants it looked into. Is there an ordinance covering this? It was mankind who domesticated animals and mankind is to take care of them.

Leona said Ace Hardware is carrying supplies for your animals and soon should be carrying vaccines. She thanked John Self for the new carport at the Garden enter. They have a treasurer of plants.

Ace can order anything they don't have for you.

4. PUBLIC HEARINGS

1. Adoption of Resolution No. 3789 Establishing New Fees for Development and Other Miscellaneous Services and Accepting the Comprehensive User Fee Study Report
Jasmin Bains, Financial Services Director

Financial Services Director Jasmin Bains said since the Resolution was covered at the previous meeting she would just ask for any questions the Council might have.

Mayor Vosburg opened the public hearing for comments.

Comments:

- Council has ability to waive fees at anytime
- It has been a long time since our last update on fees. The study looked at staff time to process.
- Understand fees for dog surrender, etc.
- Licensing fees a problem. Neutered vs. unneutered. Four dogs \$160.
- Fees suggested
- The City cannot collect more than 100% of cost to provide service but you can go lower.
- Spade/neutered should be at a reduce rate.
- Non-spade/neutered \$42.00
 - Spade/neutered \$21.00
- Mayor Pro-tem Raine had suggested a schedule.
- City Manager Trejo said it was \$35.00 for unfixed and \$12.00 for fixed.
- What about micro chipped?
- Not fixed and no microchip \$42.00 and 1/2 for spade/neutered, \$31.00 for no microchip.
- Who is going to enforce? The new ACO needs to be aggressive.
- If picked-up, will they be required to be fixed?
 - Not currently, the Chief is working on.
- Mayor Vosburg said people need to come to meetings and not complain on Facebook. They want to blame but they don't show up. People need to be accountable.
- Suggest to reduce to \$10.00.
- Council Member Lander said people are not going to spend on fees and not going to pay for micro chipping, etc. Need to enforce fees for returned dogs.
- Mr. Bill Lewis said he paid \$12.00. Licensing is important.
- Mr. Chris Macaluso said if dogs are not licensed, a fee should be paid for the return of the animal.
- What is cost to euthanize? Where is incentive?
- City Manager Trejo said our volunteers work to have animals rescued. Some dogs are difficult to have rescued and because of their breed may have to be put down.

- Mayor Vosburg said City does not have a vet.
- A vet may be coming once or twice per month from the coast.
- Mr. Cody said it is the law; people need to space/neuter their animals. Breeding is okay.
- Mayor Vosburg said we have no facility for space/neutering.
- Mr. Tom Dominguez reminded about public health and safety.
- Enforcement is needed.
- Ms. Tawnya Stevens said she has property with animals and she uses a large animal vet from Kings Vet Clinic. He is willing to do vaccinations and he has a mobile unit. He is super good; he is a large animal guy.
- Have we looked at other communities?
- City Manager Trejo said we have based resolution on King's County Ordinance. Ordinance coming at first meeting in February. ACO is training at King's County. We can adopt resolution and revisit animal fees.
- Council Member Ramsey said bicycle fees were \$1.00 and it is going up to \$26.00. People are not going to pay.

Consensus of Council is to leave bicycle fee at \$1.00 for one year and \$5.00 for three years.

- Dogs caught a second time would pay a fine.
- Mayor Vosburg said remove dog policies and bicycle fees.
- City Manager Trejo said animal license fees on Page 34, 35 and leave bicycle fees alone.

Mayor Vosburg closed the public hearing.

*Motion by Lander, Second by Stolz to Approve Resolution No. 3789 Establishing New Fees for Development and Other Miscellaneous Services and Accepting the Comprehensive User Fee Study Report with Dog and Bike Fees Removed Until Ordinance. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

Ms. Bains said people have until April 1st to get their dogs licensed at the current fee.

5. CONSENT CALENDAR

Council Member Stolz pulled Item 7 for explanation.

Council Member Ramsey pulled Item 9 for explanation.

Mayor Vosburg pulled Items 3 and 4 because of abstentions.

Mayor Vosburg said he is abstaining from Items 3 and 4 because he has a business in the downtown area.

Council Member Lander indicated he is abstaining from Items 3 and 4 due to having a business in the downtown area.

1. Approve MINUTES – December 7, 2017
2. Check Register: 11/01/2017 - 11/30/2017
3. Waive Second Reading and Adopt Ordinance No. 804 (1) Adopting a Retail Cannabis Operation's Ordinance and Associated Zoning Text Changes; (2) Adoption of various amendments to Section 9-5.128 of the Coalinga Planning and Zoning Code related to Commercial Cannabis Operations in accordance with the Medicinal Adult-Use Cannabis Regulation and Safety Act; and (3) Consideration of a draft resolution

establishing Physical and Financial Security Measures for Retail Cannabis Facilities to be adopted by Resolution, by the City Council, at their next meeting.

4. Adoption of Resolution No. 3784 Establishing Physical and Financial Security Requirements for Retail Cannabis Facilities

Mr. Chris Macaluso asked for explanation regarding Resolution No. 3784.

Community Development Director Sean Brewer said Resolution No. 3784 establishes financial and physical security requirements for retail cannabis.

- Point of sale systems approved by PD.
 - Cash to be counted and verified at end of every shift.
 - Accounting software systems must be in place to provide audit trails of cash, medical recommendations and all products.
 - Electronic track and trace systems for cannabis products as approved by PD.
 - The City shall conduct financial and retail audits, at a minimum, on a quarterly basis.
 - Random spot checks of cash and product inventories are to be conducted by the licensing authority.
 - State of the Art network security protocols and equipment need to be in place to protect computer information.
5. Adoption of Resolution No. 3795, Approving Final Parcel Map No. 12-02 Located on 1.24 Acres (0.04 Acres Outlot) at E. Elm/SR 198/33 and Cherry Lane.
 6. Approval to Purchase 4 EcoJet Aerators for the Wastewater Treatment Plant
 7. Approval to Purchase Two New Vehicles for use at the Water Treatment Plant

Public Works and Utilities Director Peter Preciado said the Ford Escape will be replacing the Chevy Aveo that was totaled in a roll-over accident on an unpaved road. The Ford F-150 will replace a truck that was totaled in a sand storm about 18 months ago.

8. Authorize the City Manager to Enter into an Agreement with Tri City Engineering for the Permanent Total Trihalomethanes (TTHM) Reduction Facilities at the Water Treatment Plant
9. Public Works & Utilities Monthly Report for December 2017

Council Member Ramsey asked that Mr. Paciado go over the targeted efforts to enhance City image and business appeal/attraction.

Mr. Paciado listed the following as improvements to the community:

- Motte Fountain
- Pride Sign Landscaping
- City Monuments have lighting
- Centennial Park repairs
- Sidewalk repairs at Kmart entrance

- Decorative lights on Plaza

Comments:

- Local Contractor has replacement for top of Motte's Fountain
- Residents helped with decorative lighting and C H. Robles and Associates
- Council Member Stolz asked if lights would be up year around
- Council Member Lander had people comment on monument lighting
- Mayor Vosburg said it is a breath of fresh air – he is proud of how you are doing these things without spending a lot of money.
- Mary Jones said she drove down the Plaza and it brings community pride.

*Motion by Raine, Second by Ramsey to Approve Consent Calendar Items 1, 2, 5, 6 and 8. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

*Motion by Ramsey, Second by Stolz to Approve Consent Calendar Item 3. Motion **Approved** by a Roll-call 3/0 Majority Vote. Vosburg and Lander recused themselves from vote due to a conflict of interest.*

*Motion by Ramsey, Second by Stolz to Approve Consent Calendar Item 4. Motion **Approved** by a Roll-call 3/0 Majority Vote. Vosburg and Lander recused themselves from vote due to a conflict of interest.*

*Motion by Ramsey, Second by Stolz to Approve Consent Calendar Item 7. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

*Motion by Ramsey, Second by Lander to Approve Consent Calendar Item 9. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS

1. Council Direction Regarding One Future Vacancy in the Planning Commission
Sean Brewer, Community Development Director

Community Development Director Sean Brewer announced that Planning Commission Chairman Ken Stoppenbrink would not consider reappointment to the PC for another term. This creates a vacancy on the board. The Council can appoint someone or we can advertise for anyone interested in applying for the open position.

Consensus of Council is to advertise the position and bring applications to the first meeting in February.

Mr. Greg Cody said he has attended Planning Commission Meetings and Mr. Brewer does all the work. The commissioners were light deer in the headlights regarding the food trucks. There was difficulty in making meetings. It is like an 8th Grade Class. Sean does all the work. Abolish it.

City Attorney Zamora said it is not a law that you have to have a PC.

Mayor Vosburg said he was told that the City needed a body of the public to review planning, zoning etc.

City Attorney Zamora said it can be restructured according to Meeting Code. Zoning, etc., will be funneled back to the Council.

Ms. Mary Jones said people on PC considered it a picnic.

2. Discussion and Direction regarding Establishing Parking Fees
Marissa Trejo, City Manager

This item was postponed.

3. Discussion, Direction and Potential Action regarding Changes to Future Agenda Items
Marissa Trejo, City Manager

Mayor Vosburg indicated there are times when it is important to get a FAI placed on the Agenda timelier. It takes too long and sometimes we cannot respond.

He is suggesting that a FAI could be placed on the Agenda as long as it is placed seven days prior to the Agenda being finalized.

The deadline for FAI's from Council Members would be at 10:00 AM on the Wednesday one week prior to the meeting.

City Manager Trejo said Shannon sends out an email reminding everyone of the deadline for items to be submitted for the Agenda. The Council Members can be included in this email. Emergency items can still be placed on the Agenda.

*Motion by Vosburg, Second by Lander to Approve Changes to Future Agenda Items by Allowing Them to be Placed on the Agenda Seven (7) Days Prior to the Agenda Being Finalized. Motion **Approved** by a Roll-call 5/0 Majority Vote*

4. Discussion, Direction and Potential Action regarding Council Approval of Agenda
Marissa Trejo, City Manager

City Manager Trejo said this item is for the Council to Approve the Agenda at the beginning of the meeting.

City Attorney Zamora said you can certainly to this.

*Motion by Lander, Second by Ramsey to Approve the Agenda of the Meeting at the Beginning of the Council Meeting. Motion **Approved** by a Roll-call 5/0 Majority Vote*

7. CITIZEN COMMENTS - None

8. ANNOUNCEMENTS

City Manager Trejo had no announcements.

Council Member Stolz through Mercedes Garcia thanked Oscar Garza for the emergency use of a generator.

Mayor Vosburg said that Sears is closing in Hanford. The Kmart closing was blamed on the Council. People need to do the research; they are closing stores and reaping benefits.

The Police Explorers led the way for the Kid's Toy Drive. People donated and the kids enjoyed trinkets, face painting, etc. Also, pictures with Santa.

Bud Traders part of the Cannabis industry out of San Diego had toys to give away. Some didn't want to take them up on their offer. They drove all the way from San Diego to deliver these toys for children of Coalinga.

As a result of receiving the toys the elected official ask him to be first in line at dispensary in L.A.

On January 1st, he was first in line for Ocean Grown. He purchased Charlotte's Web for a person who needs it and a Pen Kit made in Coalinga.

Sessions has no idea. People are scared. Older people want it because of pain, etc. He will put himself out there to support Ocean Grown. Coalinga has led the change and done it the right way. It will happen.

Ms. Mary Jones said there is a Pleasant Valley Cemetery Meeting tomorrow. There is a work day at the Cemetery at 8:30. Buddy Mendes will be at the Cemetery on Thursday at 10:30 AM.

Mr. Greg Cody said the Cannabis Industry needs to be recognized for all they do. Chris Macaluso helped with school supplies and Casey Dalton provided equipment for pictures with Santa. The Cannabis Industry is helping us.

9. FUTURE AGENDA ITEMS

Mayor Vosburg said this will make some people unhappy but the City is only open four days per week. He would like to see the City return to being open to the public five days per week. He recognizes the \$12K in savings but it is important to serve the public.

There is a lady seeking a license to do massages from her home or remotely in people's homes. She indicated on Facebook that this was not being allowed. We need to look into this.

Council Member Lander said he spoke to her yesterday.

10. CLOSED SESSION

1. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY: Juniper Ridge Industrial Park, Lots 5 & 6 (083-280-14ST and 083-280-15ST) located in the City of Coalinga on Polk Street (Jayne Avenue) and Enterprise Parkway. CITY NEGOTIATORS: City Manager, Marissa Trejo; and Attorney, Mario Zamora. NEGOTIATING PARTIES: SP Growth Fund, Inc or Assignee. UNDER NEGOTIATION: Price and Terms of Payment
2. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY:

2. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY: APN: 083-010-08 MU located in the City of Coalinga on the north side of Alcalde Road east of 1717 and 1375 W. Elm Ave. CITY NEGOTIATORS: City Manager, Marissa Trejo; Sean Brewer, Community Development Director; and City Attorney, Mario Zamora. NEGOTIATING PARTIES: 1375/1717 WEST ELM AVE LLC. UNDER NEGOTIATION: Price and Terms of Payment
3. REAL PROPERTY NEGOTIATIONS - Government Code Section 54956.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS. PROPERTY: Southeast Corner of Elm Avenue and 5th Street (APNs: 072-127-05; 06; 07; & 08) located in the City of Coalinga. CITY NEGOTIATORS: City Manager, Marissa Trejo; and City Attorney, Mario Zamora. NEGOTIATING PARTIES: Nevada New Builds, LLC or Assignee. UNDER NEGOTIATION: Price and Terms of Payment

This Item was removed from the Agenda.

There was no indication of an announcement out of Closed Session.

11. ADJOURNMENT 7:45 PM

Nathan Vosburg, Mayor

City Clerk/Deputy Clerk

Date

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Council Update on City of Coalinga Transit Service
Meeting Date: January 18, 2018
From: Marissa Trejo, City Manager
Prepared by: Mercedes Garcia, Senior Administrative Analyst

I. RECOMMENDATION:

Staff update regarding transit service within the City of Coalinga.

II. BACKGROUND:

Late last year Councilman Ramsey requested an update on current transit services provided by City of Coalinga. Currently two routes are operated by the City of Coalinga. The Inter-City route provides service from Coalinga to Fresno Monday-Saturday. Dial-a-Ride provides service in town Monday-Friday from 8:30 am-4:00 pm.

III. DISCUSSION:

City of Coalinga is the primary operator of services for Coalinga. Staff will continue to recruit for a Relief Driver. Filling this position has been an ongoing challenge not just for the City of Coalinga but state wide. Several factors contribute to the challenge of recruiting for this position which include, the work is on an as needed bases. The requirement of a clean driving record along with the medical certification required. Currently the position is posted on the City of Coalinga website.

Staff will be working with Fresno County Rural Transit Agency (FCRTA) to market services to increase ridership for the Dial a Ride. One option that will be explored is a deviated demand response-fixed route service. This would be a combination of a fixed route when passengers are not scheduling pickups during peak times. This demonstration route could start as early as March and run for a three month period to determine if it addresses the needs of the riders. Staff will continue to work with FCRTA to remedy concerns and issues with the City transit routes.

IV. ALTERNATIVES:

None at this time item is an update only.

V. FISCAL IMPACT:

None at this time.

ATTACHMENTS:

File Name	Description
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No Attachments Available

**STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE
AUTHORITY**

Subject: Authorization for Mayor to Attend One Voice Regional Trip to Washington D.C.
Meeting Date: Thursday, January 18, 2018
From: Marissa Trejo, City Manager
Prepared by: Marissa Trejo, City Manager

I. RECOMMENDATION:

City Manager recommends that Council authorize the Mayor to attend COG's One Voice Trip to Washington D.C. for April 21, 2018 through April 26, 2018.

II. BACKGROUND:

Mayor Vosburg is the Fresno COG Policy Board Member for the City of Coalinga.

III. DISCUSSION:

IV. ALTERNATIVES:

V. FISCAL IMPACT:

The Fiscal Impact will be approximately \$3,000 to the General Fund which includes costs for hotel, flight, meals, transportation and registration fees. There is approximately \$1,000 in the Council's travel account to cover a portion of this expense. The remaining \$2,000 is unbudgeted.

ATTACHMENTS:

File Name	Description
No Attachments Available	

STAFF REPORT - CITY COUNCIL/SUCCESSOR AGENCY/PUBLIC FINANCE AUTHORITY

Subject: City Council Potential Action or Direction regarding the Issuance of Home Occupation Permits for Practitioners of the Medical Arts
Meeting Date: January 18, 2018
From: Marissa Trejo, City Manager
Prepared by: Sean Brewer, Community Development Director

I. RECOMMENDATION:

There is no recommendation from staff at this time regarding the issuance of home occupation permits for practitioners of the medical arts as this was a future agenda item requested by the Mayor at the City Council's last meeting. However, staff has provided information that could lead to potential action or direction from the City Council.

II. BACKGROUND:

At the last City Council meeting, Mayor Vosburg requested a future agenda item to discuss issues related to concerns over how mobile type uses, specifically mobile Massage Therapy Operations, are denied home occupation permits. Massage Therapy uses, as home occupations, fall under the use classification of other practitioners of the medical arts.

III. DISCUSSION:

Section 9-5.113 of the Coalinga Planning and Zoning Code establishes regulations to reduce and control the impact of home occupations so that its effects on a neighborhood are undetectable from normal and usual residential activity. Currently, the City of Coalinga 's home occupation regulations strictly prohibit "doctors, dentists, osteopaths, chiropractors and other practitioners of the medical arts as home occupations in Residential districts (CMC Section 9-5.113(11)(b))".

After reviewing the request from the Mayor staff reviewed various municipalities home occupation permit ordinances and found that practitioners of the medical arts uses are permitted as home occupations with a condition that office visits and treatments shall not occur at the permitted residence of the home occupation. This could be amended to accommodate these uses in addition to other mobile type uses that do not typically provide services at the permitted residence of the home occupation (ie. Contractors, handyperson, janitorial services, landscape contractors, and gardening services).

IV. ALTERNATIVES:

Direct staff to make modifications to the home occupation ordinance based on the information provided and have staff bring back an ordinance at the next Council meeting;

V. FISCAL IMPACT:

No fiscal impact has been determined as this time.

ATTACHMENTS:

File Name	Description
 Coalinga_Home_Occupation_Regultations_9-5.113.pdf	Home Occupation Regulations CMC Section 9-5.113

Sec. 9-5.113. - Home occupations.

- (a) Home occupations are allowed in association with residential uses, subject to the following regulations.
- (1) Articles offered for sale shall be limited to those produced on the premises or sale of items considered by the Community Development Director to be accessory and incidental to an allowed home occupation. A person conducting an allowed home occupation in which he or she serves as an agent or intermediary between off-site suppliers and off-site customers may have sales from the residence where all articles, except samples, shall be received, stored and sold to the customers at off-premises locations.
 - (2) Home occupations shall be conducted either within a dwelling or in a detached accessory structure on the same property by a resident thereof. Home occupations shall be clearly incidental to the use of the structure as a dwelling.
 - (3) Any external alteration to the dwelling to accommodate the home occupation shall conform to the residential appearance of the building and the existence of a home occupation shall not be apparent beyond the boundaries of a lot, except for a small name plate, not directly lighted and not exceeding one square foot in area, as allowed pursuant to Chapter 4, Article 5, Signs.
 - (4) Only immediate family members residing within the residence shall be employed in the conduct of a home occupation.
 - (5) No motor power other than electrically-operated motors shall be used in conjunction with a home occupation. The horsepower of any single motor shall not exceed three (3) horsepower and the total horsepower of all such motors shall not exceed five (5) horsepower.
 - (6) A home occupation shall not create any radio waves, television interference or similar electronic interference on adjacent properties. Noise audible beyond the boundaries of the lot shall not exceed the sound level standards as set forth in Chapter 4, Article 4.405, Noise, for the Zoning District in which the use is located.
 - (7) No odor, liquid or solid waste, other than normally associated with a residential use, shall be emitted.
 - (8) Not more than one truck of not more than one ton capacity and no semi-trailers associated with a home occupation shall be kept on site.
 - (9) A home occupation shall not create pedestrian, automobile, or truck traffic in excess of the normal amount typical of the Zoning District, with no more than one non-occupant vehicle present on the street at any given time.
 - (10) Prior to Community Development and Building Official approval of an application for a home occupation under this section, the applicant shall be required show by

signature that he or she has reviewed and agrees to abide by regulations to not create any impact, disturbances, or nuisances to the neighborhood.

- (11) The specified uses below shall not be permitted as home occupations because of their nature that have one or more of the following characteristics: equipment or machinery of a type or quantity not typically found in the house; need for outside storage; parking needs greater than what can be provided on-site; need for special permits from other agencies; and need for extensive alteration to the residence or lot.
- a. No motorized vehicle or trailer repair or tune-up shall be operated as a home occupation.
 - b. Doctors, dentists, osteopaths, chiropractors and other practitioners of the medical arts are not permitted as home occupations in Residential districts.
 - c. On-site painting services (including auto, boat, and appliances).
 - d. Care, treatment, breeding or boarding of cats, dogs and other animals for a fee or barter.
 - e. Activities involving substantial amounts of dangerous or hazardous materials, including but not limited to pesticides, herbicides, poisons and highly flammable materials as determined by the Fire Chief.

(Ord. No. 776, § 1(Exh. A), eff. 9-5-2014.)