



AGENDA

PLANNING COMMISSION

155 W. DURIAN AVE., COALINGA CA 93210

TUESDAY FEBRUARY 27, 2018

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 Sailer
Vice Chairman Gonzalez
Commissioner Jacobs
Commissioner Helmar
Commissioner Garza

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 the Minutes - February 13, 2018
2. Approval of a one (1) year extension of Site Plan Review Application 16-07 for a Commercial Cannabis Manufacturing Facility at 1921 Mercantile Lane

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Recommendation to the City Council for Approval of the 2017 General Plan Progress Report
2. Swearing in of Oscar Garza to the Planning Commission

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Approval of the Minutes - February 13, 2018
Meeting Date February 27, 2018
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Planning Commission approval of the minutes from the February 13, 2018 regular Planning Commission meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ PC Minutes 2-13-2018

Minutes
Planning Commission
155 W. Durian Ave., Coalinga, Ca 93210
Tuesday, February 13, 2018

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA - None

ROLL CALL

Commissioners:

<i>Chairman Sailer</i>
<i>Vice Chairman Gonzales</i>
<i>Commissioner Jacobs</i>
<i>Commissioner Helmar</i>

Staff:

<i>Sean Brewer, Community Development</i>
<i>Marissa Trejo, City Manager (Not Present)</i>
<i>Wanda Earls, City Clerk</i>

PUBLIC COMMENTS - None

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes from the January 23, 2018 Planning Commission Meeting

Motion by Gonzales, Second by Jacobs to Approve Consent Calendar and Minutes of January 23, 2018. Motion Approved by a 4/0 Majority Voice Vote.

PUBLIC HEARINGS

1. **Planning Commission Consideration and Recommendation to the City Council, Approval of a Zoning Text Amendment Amending the Planning and Zoning Code Related to Land Use Classifications for Home Occupation Permits**

Staff recommends the Planning Commission recommendation to the City Council to approve a zoning text amendment (Draft Ordinance #808) to amend the planning and zoning code related to home occupation permits.

At their January 4, 2018 meeting, the City Council directed staff to prepare an ordinance that would expand home occupations as permitted uses within the land use classification of "Practitioners of the Medical Arts" in addition to other uses that could operate from a residence where the services they provide are not conducted at the permitted residence.

The Council gave staff direction regarding expanding the permitted uses for home occupations with the imposition of reasonable regulations. At their January 4, 2018 meeting, the City Council directed staff to prepare an ordinance that would expand home occupations as permitted uses within the land use classification of "Practitioners of the Medical Arts" in addition to other uses that could operate from a residence where the services they provide are not conducted at the permitted residence.

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)).

Staff reviewed various municipalities' home occupation permit ordinances and found that practitioners of the medical arts use classifications 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 (i.e. Contractors, handyperson, janitorial services, landscape contractors, and gardening services).

The text amendment includes a draft ordinance that will amend section 9-5.113 of the planning and zoning code to include the following modifications:

1. Establish an "Intent" section to provide staff clear guidance in approving home occupation

permits.

2. Include regulations for doctors, dentists, osteopaths, chiropractors and other practitioners of the medical arts as permitted home occupation, in so that office visits and treatment do not occur at the permitted residence. This also is contingent as to whether State and/or Federal Law allows for certain medical practitioners to use a home address for a business.
3. Regulations for a contractor, handyperson, janitorial service, landscape contractor, and gardening service, subject to special conditions stating that the permitted residence may contain only an office related to the occupation. No employees may report to the permitted residence for work assignments.
4. The ordinance will also authorize the Community Development Director to place additional conditions on the home occupation to ensure the impact of home occupations effects on a neighborhood are undetectable from normal and usual residential activity.

Amendments made to Ordinance No 808

Sec. 9-5.113. - Home occupations. (a) The intent of these regulations is to reduce and control the impact of a home occupation so that its effects on a neighborhood are undetectable from normal and usual residential activity. For purposes of this chapter, the term "permitted residence" means the dwelling unit (including accessory structures) for which a home occupation permit is issued under this chapter. (b) Home occupations are allowed in association with residential uses, subject to the following regulations.

(11) Doctors, dentists, osteopaths, chiropractors and other practitioners of the medical arts, as prescribed by State and Federal Law, are subject to the following condition: office visits and treatment shall not occur at the permitted residence. not permitted as home occupations in Residential districts. (12) Contractor, handyperson, janitorial service, landscape contractor, and gardening service, subject to the following special conditions: the permitted residence may contain only an office related to the occupation. No employees may report to the permitted residence for work assignments.

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.

(14) The Community Development Director shall have the authority to place additional conditions on the home occupation to ensure the impact of a home occupations effect on a neighborhood are undetectable from normal and usual residential activity.

Community Development Director Sean Brewer indicated this change came about due to a mobile massage service not being able to afford a brick and mortar building. He got information from the City of Sacramento which allows more flexibility. This is really a housekeeping item.

His department issued 40-50 home occupation permits last year.

Comments:

- Number of trucks parked at house
- Usually, one truck up to 1 ton capacity

- Two businesses in town are violating this requirement
- No problem if okay with neighborhood
- Everyday sees people out of compliance
- Community sense
- Employees should not be going to residences
- Don't create restriction allowing 2-3 vehicles
- Enforcement problem and complaint driven
- Is massage service allowed within home
- At the home of person seeking massage
- A tax service is different in that there may be walk-in clients if no impact on surrounding neighborhood
- Direct sales not allowed to set-up in a room
- Need to be business friendly

Chairman Sailer opened the public hearing and closed the public hearing receiving no comments.

Motion by Helmar, Second by Gonzales to Recommend to the City Council the Approval of a Zoning Text Amendment Amending the Planning and Zoning Code Related to Land Use Classifications for Home Occupation Permits. Motion Approved by a 4/0 Majority Voice Vote.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS - None

COMMUNICATIONS

1. Staff Announcements

Mr. Brewer announced that Mr. Stoppenbrink will be honor with a plaque for his years of service (since 1996) at Thursday's Council Meeting. All are invited to attend.

There should be an announcement regarding a new commissioner. There are four applications.

2. Commissioner Announcements

Commissioner Jacobs indicated that the problem with the 6' fence was resolved.

It was reported that the PD is in charge of Code Enforcement and the Chief took care of the situation by speaking directly to the person involved.

3. Chairman Announcements

Chairman Sailer referring back to agenda from 2013 asked about the AT&T cell tower.

Mr. Brewer said it is a voided permit now.

ADJOURN - 6:25 PM

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of a one (1) year extension of Site Plan Review Application 16-07 for a Commercial Cannabis Manufacturing Facility at 1921 Mercantile Lane

Meeting Date February 27, 2018

Project Location: 1921 Mercantile Lane, Coalinga, CA 93210

Applicant: Michael Jennings, 5444 W. Sunnyside Court, Visalia, CA 93277

Owner: Michael Jennings, 5444 W. Sunnyside Court, Visalia, CA 93277

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Approval of a one (1) year extension of Site Plan Review 16-07 for a Commercial Cannabis Facility located at 1921 Mercantile Lane.

II. BACKGROUND:

On February 14, 2017 the Coalinga Planning Commission approved Resolution No. 017P-007 with conditions for a 50,630 square foot commercial cannabis cultivation and manufacturing facility on 2.09 acres.

In accordance with Section 9-6.114 of the Planning and Zoning Code, the Community Development Director may approve a one-year extension of a permit originally granted by the Community Development Director, Planning Commission or City Council, upon receipt of a written application with the required fee, before the permit expires. Since this request came after the expiration date, staff is presenting this to the Planning Commission for consideration.

III. PROPOSAL AND ANALYSIS:

Since the approvals in February 2017, the owner is has been focused on developing their site at 1920 Mercantile Lane for a future cannabis manufacturing facility which is directly across the street south of the subject property. The owner is expected to submit building plans the first week of March 2018 for the south project (1920 Mercantile Lane) and once under construction they will begin the development of the 1921 Mercantile Lane property. The expected construction timeframe for 1921 Mercantile is fourth quarter 2018. Therefore, the owner is requesting a one year extension of the site plan review approvals in order to avoid future delays in development. There are no anticipated changes to the site plan at this time which would expedite development.

Staff does recognize that the (1) year period has expired but the Planning Commission does have the discretion to approve an extension after the expiration of hte site plan if it feels there is compelling reason to

do so. In this case, staff is recommending approval of a (1) year extension due to the unforeseen power circumstances as well as the various financial variables related to cannabis operations that has cause delays in the projects development. These projects have seen unconventional delays due to the nature of the business that the applicant did not anticipate when the project was recommended to the Planning Commission in February 14, 2017.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

This gives the owners an opportunity to avoid delays in a project that is already approved and without any expected changes to the previous approvals.

ATTACHMENTS:

Description

- ☐ Approved Resolution 017P-007
- ☐ Site Plan 16-07
- ☐ SPR 16-07 Approval Letter

RESOLUTION 017P-007

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 16-07 FOR THE DEVELOPMENT OF A NEW INDUSTRIAL COMMERCIAL CANNABIS FACILITY TO BE LOCATED ON 2.09 ACRES AT 1921 MERCANTILE LANE

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a commercial cannabis facility on 2.09 acres at the 1921 Mercantile Lane (APN: 083-280-12ST); and,

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

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on November 28, 2016; and

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

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

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on February 14, 2017; and

WHEREAS, the Planning Commission has made the following findings based on the development proposal:

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

- The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does approve the site plan review Application No. 16-07 subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

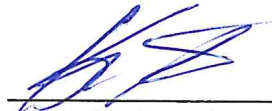
PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 14th Day of February 2017.

AYES: Stoppenbrink, Sailer, Gonzales, Jacobs, Helmar

NOES: None

ABSTAIN: None

ABSENT: None



Planning Commission Chairman/Vice Chairman

ATTEST:



City Clerk/Deputy City Clerk

**CONDITIONS OF APPROVAL
SITE PLAN REVIEW, APPLICATION NO. 16-07**

- COA-1. The approved site plan shall become void in the event that less than fifty (50) percent of the site, or an approved phase of development, has not occurred within twelve (12) months after the approval of the site plan.
- COA-2. Approval of the phased site plan may be extended at the discretion of the Planning Commission for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of said phase.
- COA-3. An occupancy permit for the new structure(s) shown on the approved site plan shall not be issued until all proposed buildings, structures and other stated improvements are completed, or the Community Development Director authorizes its issuance upon making a finding that all on-site and off-site conditions relating to the building, structure or use have been or will be met.
- COA-4. Buildings shall provide adequate architectural articulation and detail to avoid a bulky and "box-like" appearance. The building façade at ground floor street frontage level shall be articulated with measures such as, indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame, and projecting elements, such as awnings or marquees, to provide shade and shelter.
- COA-5. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer. The applicant shall furnish and install off-site Sidewalk, Driveway Approach and Street Lighting on Mercantile Lane and Enterprise frontage and curb, gutter and street lighting every 150 feet on Jayne Ave/SR33 along frontage as approved by the City Engineer and constructed to Caltrans standards.
- COA-6. The applicant shall furnish and install new water service, irrigation controller and backflow prevention device for all irrigated landscape areas of the project frontage. The applicant shall furnish a separate domestic water meter and a separate landscape meter.
- COA-7. The applicant shall comply with all 2016 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-8. The final site plan shall identify all easements effecting the parcel.
- COA-9. No storm water runoff from the proposed project shall flow into the State right-of-way (SR 33) without approval from the District Hydraulic Engineer.
- COA-10. The applicant shall provide smooth AC pavement transitions from new concrete driveway to existing Mercantile Lane asphalt pavement.
- COA-11. The trash enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer.

- COA-12. Public Sewer Facilities exist in Mercantile Lane and are available to serve this development. The applicant shall extend a sewer lateral to the project site. The sewer clean out shall be placed at the property line.
- COA-13. Public Water Facilities exist in Mercantile Lane and Enterprise Parkway and are available to serve this development. The applicant shall extend a water service to the project site. Water meters shall be located on or near the property line outside the secured area for ease of meter reading.
- COA-14. Public Natural Gas Facilities exist in Mercantile Lane and Enterprise Parkway and are available to serve this development. Gas meters that are to be located on-site within the secured area shall be reviewed and approved by public works where best practice for reading meters will be established.
- COA-15. Mailboxes shall be located outside of secured areas for access by postal workers. Obtain final approval by Postmaster prior to installation.
- COA-16. The applicant shall direct all on-site storm water drainage runoff to the existing storm drain facilities at Enterprise Parkway and Mercantile Lane. It is the responsibility of the applicant to confirm sufficient capacity exists in the storm water basin serving this site. Any work needed to the storm water basin serving this development is the responsibility of the applicant. Direct drainage of storm water runoff over public sidewalks not permitted. Storm water runoff shall be directed under sidewalks per City Standard A-14 or A-15.
- COA-17. On-site lighting shall be provided so that the parking areas are illuminated at a level of 1.5 foot candles. A photometric plan (not a full study) shall be provided to ensure that 1.5 FC has been met. All of the regulations in section 9-4.206 of the Coalinga Planning and Zoning Code shall be met as it relates to lighting and illumination.
- COA-18. All equipment located on roofs and on-site shall be screened from view as approved by the Community Development Director.
- COA-19. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
- i. Weekdays from 7:00 a.m. to 6:00 p.m.;
 - ii. Saturday from 8:00 a.m. to 5:00 p.m.;
 - iii. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA-20. *Setback and screening from highways.* Any site in a Manufacturing/Business district that is fully or partially located within 200 feet of a state highway shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. At least two (2) fifteen (15) gallon trees shall be provided for every twenty-five (25) feet of site frontage toward the highway.

- COA-21. The parking facing the highway must be screened by a wall or berm at least two and one-half (2.5) feet high. The screening wall shall be composed of brick, stone, stucco, or other quality durable material approved by the Community Development Director, and shall include a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Community Development Director.
- COA-22. *Landscaped setback of parking from on-site buildings.* In the MBL districts, parking spaces must be set back at least ten (10) feet from any building wall, and the area between parking and building must be landscaped. Two (2) feet of the landscaped setback shall be low growing plants to allow for vehicle overhang. Up to five (5) feet of this required landscape area may be occupied by a paved pedestrian walkway.
- COA-23. *Water efficient landscaping.* A landscaping plan shall be submitted to the Community Development Department for review and approval. The model Water Efficient Landscaping Ordinance, as published by the California Department of Water Resources, pursuant to California Water Conservation in Landscaping Act (Government Code § 65591, et seq.), was adopted in full, by reference, and effective in the City of Coalinga commencing on January 1, 2010. A copy of the Water Efficient Landscaping Ordinance is retained on file in the Office of the City Manager, the Community Development Department, and the Office of the Coalinga City Clerk at all times. Landscaping plans must be consistent with the adopted Water Efficient Landscaping Ordinance.
- COA-24. *Shade trees.* A minimum of one shade tree for every ten (10) parking spaces shall be provided, which shall achieve fifty (50) percent canopy coverage of paved area at maturity. The shade trees shall be located so as to provide visual relief to long rows of parked vehicles, and to provide shade to pedestrian connections. Canopy-type trees should be used to provide a relatively consistent tree cover that will shade vehicles and pavement. Shade trees shall also be provided at appropriate intervals between perimeter parking spaces. The shade tree species shall be selected from a master tree list maintained by the City.
- COA-25. The 3-foot pedestrian gate shall be electronically accessed with the appropriate security access protocols. At the Mercantile Lane driveway entrance, the applicant shall provide a Public Pedestrian Sidewalk Easement for that portion of proposed public sidewalk encroaching into the property. This shall not be accessible by the general public.
- COA-26. All building doorways located outside of security fencing shall be secured per the standards of the Police Chief and be exit only.
- COA-27. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-28. The Mercantile Lane driveway shall be moved to provide a 3-foot minimum clearance from property line.
- COA-29. The applicant shall provide wheel stops at all parking stalls that do not provide for 2-foot vehicle overhang.

- COA-30. All other required local (Police, Fire, Finance), County, State, or Federal permits shall be obtained prior to the start of operations.
- COA-31. All fire hydrant locations shall be reviewed and approved by the Fire Chief.
- i. Provide two fire hydrants, one inside each gate entrance.
 - ii. All drives not to be less than 24 feet wide.
 - iii. All electric gates must be tied to the fire alarm system, and automatically open upon activation.
 - iv. All electric gates must be tied to the fire alarm system, and automatically open upon activation. All electric gates serving a building with a NFPA 72 Fire Alarm system, shall be wired so gates automatically open when the fire alarm activates. For all electric gates, provide lock box for fire department access. Approved model is Doorking Model 1400-080. You can find dealers on their website <http://doorking.com/accessories/lock-boxes>
- COA-32. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-33. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-34. In the event that archaeological remains are encountered during grading, work shall be halted temporarily and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event any archaeological remains are uncovered.
- COA-35. A final site plan shall be submitted to the Community Development Department to ensure that all conditions of approval have been incorporated.
- COA-36. *Actions voiding approval.* If the construction of a building or structure, or the use established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void.
- COA-37. *Periodic review or monitoring of conditions.* All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.
- COA-38. *Indemnification.* The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local

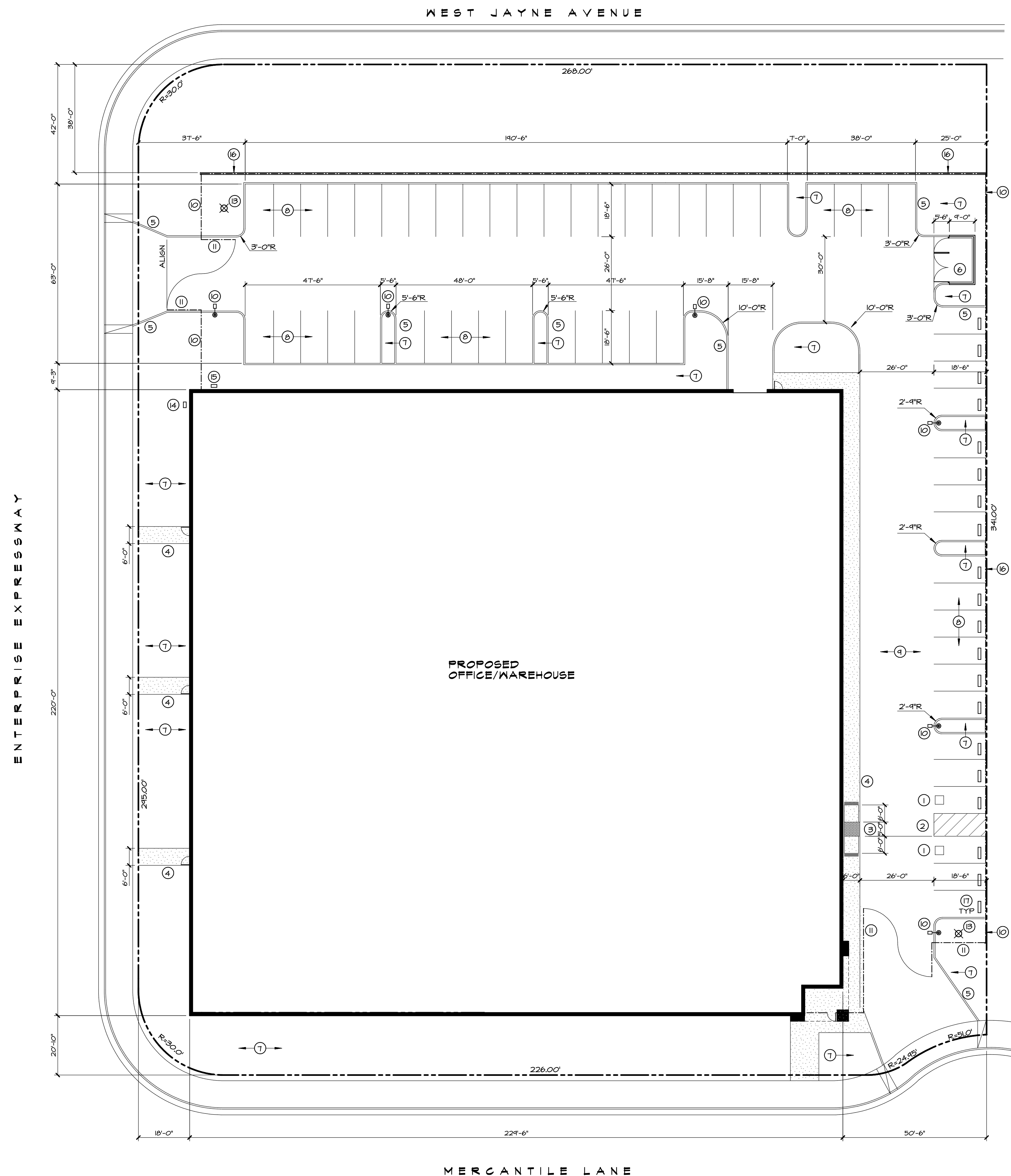
statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

- COA-39. The applicant, within 30 days of the approved site plan, shall provide in writing a letter agreeing to comply with all of the conditions of approval stated in the project resolution.

Applicant Acknowledgement

I _____, (Applicant) have read and will fully comply with all of the conditions stated above, and understand if they are not followed, my permit may be revoked in accordance with Section 13 of the above conditions.

Applicant: _____ Date: _____
Signature



 SITE PLAN

201

PROJECT ANALYSIS

ASSESSORS PARCEL NUMBER: 083-280-165T

LEGAL DESCRIPTION:
LOT 144 OF JUNIPER RIDGE NO. 1, TRACT NO. 4310, IN THE CITY OF
COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO
THE MAP THEREFORE RECORDED NOVEMBER 26, 1991 IN BOOK 53, PAGES
43-50 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER
OF SAID COUNTY

ZONE: M-2

CONSTRUCTION TYPE: V-B

OCCUPANCY: F-2

ALLOWABLE AREA:	
PER CBC TABLE 503:	13,000 SF
SPRINKLER INCREASE PER 504.2:	39,000 SF
<u>TOTAL ALLOWABLE:</u>	<u>52,000 SF</u>

GROSS BUILDING AREA: 50,360 SF

PARKING REQUIRED
RETAIL (50,360/1000): 51 SPACES

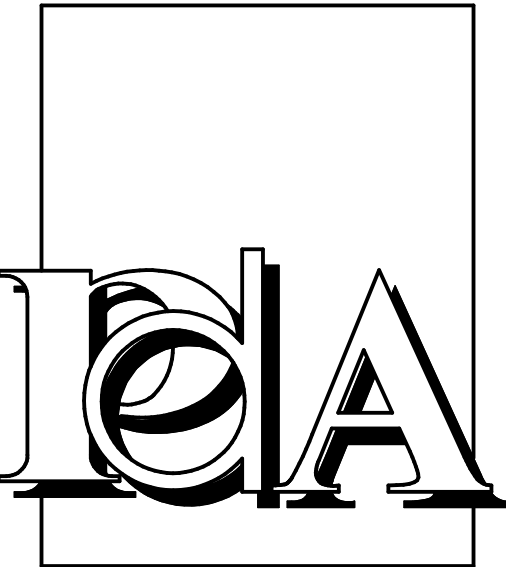
PARKING PROVIDED	
STANDARD:	57 SPACES
HANDICAP:	2 SPACES
TOTAL:	59 SPACES

NOTES:

1. SECURITY CAMERAS WILL BE LOCATED TO CREATE A 360 DEGREE FIELD OF VIEW AROUND THE PERIMETER OF BUILDING AS NOTED BELOW:
 - A. CAMERAS WILL BE MOUNTED ON NORTHEAST, SOUTHWEST, NORTHEAST AND SOUTHWEST CORNERS WITH 210 DEGREE VIEW
 - B. CAMERAS WILL BE MOUNTED ON NORTH AND SOUTH WALLS EVERY +/- 30 FEET
 - C. CAMERAS WILL BE MOUNTED AT EACH DOOR AND WALKWAY
2. ALL CAMERAS SHALL HAVE 24 HOUR BATTERY AND CLOUD BACKUP
3. SITE LIGHTING SHALL BE COMBINATION OF BUILDING MOUNTED LED AND POLE MOUNTED AND PROVIDE 15 FOOT CANDLES MINIMUM ACROSS PARKING AREA
4. ALL INTERIOR LIGHTING SHALL BE LED TO MEET TITLE 24 REQUIREMENTS

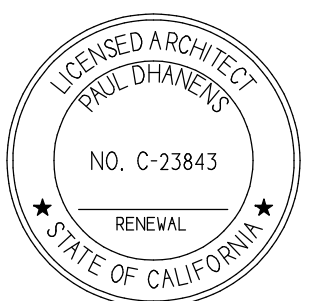
KEYNOTES

- 1 9'-0" WIDE HANDICAP PARKING STALL WITH 3'-0"x3'-0" PAINTED STALL SIGN AND 10'x10' POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATION "VAN ACCESSIBLE" WHERE APPROPRIATE PER CBC SECTION 112B.8 (1) MINIMUM HEIGHT 12" ABOVE BOTTOM OF ALL POLE SIGNS
- 2 8'-0" WIDE HANDICAP ACCESS AISLE FOR VAN ACCESS WITH THE WORDS "NO PARKING" IN 12" HIGH CONTRASTING LETTERS- SLOPE NOT TO EXCEED 1/4 :12
- 3 HANDICAP ACCESSIBLE CURB RAMP- SLOPE SHALL NOT EXCEED 1:20 WITH 4'-0" MINIMUM LANDING AT TOP AND 1'-0" BORDER WITH 1/4" RASING GROOVES AT TOP PER CBC STANDARDS PROVIDE RAISED TRUNCATED DOME TILES FOR THE FULL WIDTH OF BOTTOM LANDING PER CITY STANDARDS
- 4 CONCRETE WALK WITH MAX SLOPE AT 1:20 AND MAX CROSS SLOPE OF TWO PERCENT
- 5 NEW 6" CONCRETE CURB TO MATCH AND ALIGN WITH EXISTING
- 6 NEW CONCRETE BLOCK TRASH ENCLOSURE WITH CONCRETE AFFRON PER CITY STANDARDS
- 7 LANDSCAPE AREA - INSTALL FLOWER BED ALONG NORTH SIDE OF BUILDING
- 8 9'-6" x 18'-0" STANDARD PARKING STALL
- 9 A.C. PAVING PER CITY STANDARDS
- 10 6'-0" WROUGHT IRON FENCE
- 11 6'-0" WROUGHT IRON GATE
- 12 18'-0" X 9'-6" STANDARD STREET PARKING
- 13 FIRE HYDRANT
- 14 APPROXIMATE LOCATION OF WATER METER
- 15 APPROXIMATE LOCATION OF GAS METER
- 16 WROUGHT IRON TO 6'-0" ON 2'-6" CONCRETE BLOCK WALL
- 17 CONCRETE WHEEL STOP



PAUL DHANENS • ARCHITECT

ARCHITECT



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CONSULTANT

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NOTICE TO CONTRACTORS
Written dimensions on these drawings shall take precedence over scaled dimensions. Contractor shall verify and be responsible for confirming all dimensions and shall notify the architect immediately of any discrepancies or field variations discovered.

PROJECT

**OFFICE
WAREHOUSE B**

1921 MERCANTILE LANE
COALINGA, CA

DATE	ISSUED FOR
1-28-16	OWNER REVIEW
1-30-16	PLANNING DEPT REVIEW
2-11-17	PLANNING DEPT REVIEW

NO.	REVISIONS
1	
2	
3	
4	

SITE PLAN

FILE NAME: 1871BASE3A

SHEET

A-1.0



CITY OF COALINGA
The Sunny Side of the Valley

February 15, 2017

VIA US MAIL & EMAIL

Michael Jennings
5444 W. Sunnyside Ct
Visalia, CA 93277

Re: Industrial Facility Site Plan Review 16-07, 1921 Mercantile Lane (APN:083-280-12ST)

Mr. Jennings:

The City of Coalinga Planning Commission conducted a noticed and scheduled public hearing to consider your Site Plan Review Application (SPR 16-07) for the construction of a new commercial cannabis facility at their February 14, 2017 regularly scheduled meeting.

Following discussion, the Planning Commission voted to adopt Resolution No. 017P-007 approving the application with conditions.

Prior to obtaining a building permit, please sign and date the applicant acknowledgement located on the last page of the attached resolution and return within (30) of the approval date. Once the applicant acknowledgement has been received and you have satisfied all conditions set forth in this use permit you may proceed with obtaining a building permit.

On behalf of the City, please accept our best wishes.

If you should have any questions, comments and/or concerns, please do not hesitate to contact me at (559) 935-1533 extension 143.

Sincerely,

Sean Brewer, Director
Community Development Department

Cc: File
Mayor and City Council
Building Official
City Manager
Fire Department
Police Department



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Recommendation to the City Council for Approval of the 2017 General Plan Progress Report

Meeting Date February 27, 2018

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 adoption of the attached resolution accepting the 2017 General Plan and Housing Annual Progress Report and further 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 has 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

- ☐ 2017 General Plan Progress Report and Housing Report
- ☐ City Council Resolution

ANNUAL PROGRESS REPORT

Coalinga General Plan and Housing Element



CITY OF COALINGA
The Sunny Side of the Valley

REPORTING PERIOD: Calendar Year 2017
(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 2017.

The City of Coalinga City Council took action to adopt this report on March 15, 2018 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 2017 reporting period. The information to follow is organized to correspond with the elements of the Coalinga General Plan.

LAND USE ELEMENT

AMENDMENTS

There were no amendments to the Land Use Element during Calendar Year 2017.

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

- The City is working to secure funding to update various sections of the land use element to reflect the current policies and direction the City of Coalinga is moving.
- Staff is continuing to update zoning regulations to ensure consistency with the General Plan and its land use policies and implementation measures.

OPEN SPACE AND CONSERVATION ELEMENT

AMENDMENTS

There were no amendments to the Open Space and Conservation Element during 2017.

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 2017.

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 an 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 2018/2019.
- **Forest Street Reconstruction Phase 4 (1st Street to Elm Ave) - DESIGN**

The City has recently completed the reconstruction of Forest Street from 3rd Street to 1st 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 4 began design in late 2017 and expects to begin construction in late 2018 with an expected completion date in spring 2019.

- **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 none 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.

Active Transportation Plan

In 2017 the approved an Active Transportation Plan (ATP) 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.

Active Transportation Projects

- Sidewalk Gap and Safe Routes to School Project's. The City is currently designing various walking and biking projects to enhance safety for pedestrians and bicyclist in and around the schools for kindergarten through high school.
- Multi-Use Trails Projects. The City applied for and is seeking funding opportunities to implement the approved master trails plan which includes 14 segments (8 miles) of multi-use trails for walking and biking to provide alternative forms of transportation and recreation for the community.

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.

SAFETY, AIR QUALITY AND NOISE ELEMENT

AMENDMENTS

There were no amendments to the Safety, Air Quality and Noise Element during Calendar year 2017.

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.
- When projects are brought before the City, staff carefully reviews projects for potential noise impacts to surrounding properties.

Safety

- All new construction and certain building renovations are reviewed for compliance with the Uniform Building Code for seismic safety.
- 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 2017.

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

Schools

- In 2017, 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 2017, 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 were no amendments to the Housing Element during Calendar Year 2017.

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Coalinga

Reporting Period 1/1/2017 - 12/31/2017

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	Deed Restricted Units	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			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3 ▶▶			3	39	42						
(10) Total by income Table A/A3 ▶▶					3	39	42				
(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 1/1/2017 - 12/31/2017

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. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	3	0	0	0	0	3	
No. of Units Permitted for Above Moderate	39	0	0	0	0	39	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Coalinga

Reporting Period 1/1/2017 - 12/31/2017

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							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by 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	0							20	130
	Non-deed restricted												
Low	Deed Restricted	115	10	0	1							11	104
	Non-deed restricted												
Moderate	Deed Restricted	123	9	0	3							12	111
	Non-deed restricted												
Above Moderate		201	3	0	39							42	159
Total RHNA by COG. Enter allocation number:		589	42	0	43							85	504
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Coalinga

Reporting Period 1/1/2017 - 12/31/2017

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. Participated in quarterly meetings with regional jurisdictions.
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	7 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	Complete	The City currently has fee waivers for infill residential projects.

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

Jurisdiction City of Coalinga
Reporting Period 1/1/2017 - 12/31/2017

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.	Complete	Fee Study Approved in January 2018
Housing Rehabilitation Program	Maintain housing rehab program/Promote rehab program.	Ongoing	Retained the services of a consultant to manage the maintenance of the various housing programs.
Code Enforcement	Address nuisance properties, offer rehabilitation assistance.	Ongoing	Program is ongoing through the Police Department
Homebuyer Assistance Program	Pursue CDBG, HOME funds.	Annually/As Needed	Complete

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

Jurisdiction City of Coalinga
Reporting Period 1/1/2017 - 12/31/2017

First-Time Homebuyer Assistance Program	Provide resources for down payment assistance program	Annually	Complete
Energy Conservation	Promote and support PG&E Conservation Programs	Complete	Complete - City has partnered with the HERO Program
Housing Choice Vouchers	Provide information/resources for HCV program	2020	Program currently under development
Fair Housing	Provide Fair Housing Resources to lenders, real estate agents, etc.	Ongoing	Ongoing Program

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

Jurisdiction	City of Coalinga
Reporting Period	1/1/2017 - 12/31/2017

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COALINGA, CALIFORNIA APPROVING THE 2017 ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE GENERAL PLAN

WHEREAS, the State of California requires non-charter cities and counties to have adopted General Plans to provide guidance and direction for development activities; and,

WHEREAS, the City of Coalinga's current General Plan was adopted on July 2, 2009; and,

WHEREAS, the Housing Element is one of seven mandatory elements of a General Plan required by the State of California; and,

WHEREAS, the Housing Element must be updated every eight years and reviewed for consistency with the State Department of Housing and Community Development; and,

WHEREAS, California Government Code section 65400 mandates that cities submit an Annual Progress Report on the status of the General Plan and its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD); and,

WHEREAS, the Annual Progress Report is required to include: a) The state of the Plan and the progress of its implementation; b) the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement and development of housing; and c) the degree to which the General Plan complies with the Guidelines established by OPR; and,

WHEREAS, the City has prepared its 2017 Annual Progress Report, attached hereto as Exhibit A, in accordance with the Guidelines adopted by OPR.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Coalinga, California does as follows:

SECTION 1. That the City of Coalinga has completed the 2017 Annual Progress Report as required by California Government Code section 65400.

SECTION 2. That the 2017 Annual Progress Report provided herein as Exhibit "A" is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

SECTION 3. That the Community Development Director is hereby authorized and directed to submit the 2017 Annual Progress Report to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

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**PASSED AND ADOPTED** by the City Council of the City of Coalinga at a regular meeting held on the 15th day of March, 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

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Ron Ramsey, Mayor

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City Clerk/Deputy City Clerk

## **EXHIBIT “A”**