



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY JUNE 26, 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. Minutes - April 24, 2018

PUBLIC HEARINGS

1. Consideration of Conditional Use Permit 18-01 for a recycling collection facility to be located at 105 W. Baker Street

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Minutes - April 24, 2018

Meeting Date

Project Location:

Applicant:

Owner:

Prepared By:

I. RECOMMENDATION:

Approval of the minutes from the April 24, 2018 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description



Minutes 4-24-2018

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY April 24, 2018

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA - None

ROLL CALL

Commissioners: Chairman Sailer
Vice Chairman Gonzales
Commissioner Jacobs
Commissioner Helmar
Commissioner Garza

Staff: Sean Brewer, Community Development Director
Marissa Trejo, City Manager (not present)

Public Comment - NONE

INFORMATION/CONSENT CALENDAR

1. Approval of the Minutes - February 27, 2018
2. Approval of the Minutes - March 13, 2018

*Motion by Helmar, Second by Gonzales to Approve Consent Calendar for Minutes of February 27, 2018 and Minutes of March 13, 2018. Motion **Approved** by a 5/0 Voice Vote.*

PUBLIC HEARINGS

1. **Combined Development Application (CDA 18-01) - Commercial Cannabis Manufacturing Facility Located at 1205 W. Elm Ave**

Community Development Director Sean Brewer introduced Combined Development Application (CDA 18-01) Commercial Cannabis Manufacturing Facility located at 1205 W. Elm Avenue.

He summarized the following:

- Recommendation
- Background
- Conditional Use Permit Application
- Site Plan Review
- CEQA

- Proposals and Analysis
 - o Site Plan Analysis
 - o Manufacturing and Business Development Regulations
 - o Access
 - o Utilities
 - o Storm Runoff
 - o Gas
 - o Water
 - o Sewer
 - o Meters
 - o Parking
 - o Refuse Containers
 - o Landscaping
 - o Fencing
 - o Lighting
 - o Signage
 - o Offsite Improvements
 - o CUP Analysis
 - o Project Summary
 - o Manufacturing Process
 - o Extraction Safety and Quality Control
 - o General Plan Zoning Consistency
 - o Location
 - o Security
 - o Building Access
 - o Odor Control
 - o Hours of Operation
 - o Parking
 - o Water Use
 - o Wastewater Disposal
 - o Surrounding Land Uses
 - o Public Notification
 - o Environmental Review
 - o Class 32 Exemption - 15332 In-Fill Development Projects
 - o Summary of Project's Qualifications for Exemption
 - o Fiscal Impact
 - o Reason for Recommendation 1, 2, 3, and 4

Comments:

- o Odor Control
 - o No problems – Scrub a lot depending on production
 - o On site no necessary violation
 - o Just a nuisance to neighbors
 - o No complaints so far; Claremont only operator

Letter from Holmes Western Oil included in your packets; it will be entered into the record. The letter was received and it was dated 04/18/18. The letter is basically an extension of the Public Comments.

Chairman Sailer opened the public hearing.

Vice Chairman Gonzales asked how many people would be hired.

There should be 10-15 hired within 6 months; probably 25 maximum.

Chairman Sailer said the operations plan is excellent.

Commissioner Jacobs said parking spaces for employees; do you need to add additional parking.

Mr. Brewer said there is a back parking lot.

Commissioner Jacobs asked about ADA.

There will be jobs for ADA. There will be opportunities for people because they do a lot of processing/cleaning.

Commissioner Helmar asked about the timeline.

They hope to be open by June, July this summer. They have core guys coming in to build.

They currently have service from PG&E.

Neighbors should be pleased with operation.

They agree and accept conditions.

Chairman Sailer closed the public hearing.

*Motion by Gonzales, Second by Helmar to Approve Resolution No. 018P-002 with Conditions and Combined Development Application (CDA 18-01) - Commercial Cannabis Manufacturing Facility Located at 1205 W. Elm Ave. Motion **Approved** by a Roll-call 5/0 Majority Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements – None
2. Commissioner Announcements

Vice Chairperson Gonzales commented that people are not being hired from Coalinga but from Avenal.

Mr. Brewer said he would talk to the City Manager about hiring more from Coalinga.

Commissioner Garza asked about gravel on roads.

Mr. Brewer said slurry seals and caps to be done. There is a new striping machine for striping.

Commissioner Helmar asked about meetings through summer.

Mr. Brewer said there is a potential larger project. Building Plans for the project should be coming forth.

3. Chairman Announcements – None

ADJOURN 6:40 PM

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Consideration of Conditional Use Permit 18-01 for a recycling collection facility to be located at 105 W. Baker Street

Meeting Date June 26, 2018

Project Location: 105 W. Baker Street, Coalinga, CA 93210

Applicant: Jacobo Rios Mejia, P.O. Box 1344, Mendota CA, 93640

Owner: Hector Lopez Rios and Silvia Villa Rios, 225 Cheney Lane, Coalinga CA 93210

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends approval of Conditional Use Permit Application Number 18-01 by adopting Resolution No. 018P-003 with conditions for a recycling collection facility to be located at 105 W. Baker Street.

II. BACKGROUND:

On May 24, 2018, the Community Development Department received a Conditional Use Permit application from Jacobo Rios (further identified as “applicant”) to open a recycling collection facility at 105 W. Baker Street. Staff accepted the application on May 30, 2018 and began processing the application for a conditional use permit.

Conditional use permits are issued for uses that require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of Conditional Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions.

III. PROPOSAL AND ANALYSIS:

Project Summary: The project applicant proposes to open a recycling collection facility at 105 W. Baker Street. A Recycling Collection Facility is an incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on-site. This site will be incidental to the existing El Michoacán Restaurant located adjacent to the proposed collection location.

CUP Analysis

General Plan/Zoning Consistency: The current zoning and land use designation for the subject property is

(CS) Service Commercial. Recycling Collection Facilities are permitted subject to approval of a conditional use permit (CUP).

Location/Building (APN: 071-134-22): The proposed recycling collection facility will be located at 105 W. Baker Street located between Elm Ave/SR 198/33 and Truman Street. There is currently a structure on the lot that served as an old car wash.

Surrounding Land Use Setting:

South	Commercial Zone (Non-Conforming Residence)
West	Commercial (Restaurant)
East	Commercial (Oil Contractor Yard/RV Storage)
North	Commercial Zone (Service Station)

Staff has determined that there are no land use compatibility and/or transitional concerns related to the placement and approval of this use.

Operations: The recycling facility will be operated by Jacobo Rios Mejia. The applicant will be collecting CRV containers such as aluminum cans, plastic and glass bottles. Aluminum and Plastic will be separated for the purposes of weighing the material for payment determination. The applicant will have a truck, trailer and scale on site during operational hours and all equipment and recyclables will be removed from the premises at close of business each day. The collection facility will not take up more than 350 square feet of space at the location. The Facility will be set back at least ten (10) feet from any street line and not obstruct pedestrian or vehicular circulation.

Hours: The applicant plans to operate seven (7) days a week from 9am to 5pm.

Noise: The applicant is not expecting to produce noise beyond the excepted levels acceptable within the (CS) commercial zone which is normally 55-65db for this location (urban area). No power-driven processing equipment will be permitted at this location and all measures shall be taken to ensure that the noise levels do not exceed that acceptable in the Service Commercial Zone. There are no transitional standards required as the adjacent residential dwelling is a legal non-conforming use/structure located in the Service Commercial zoning designation. The applicant will be conditioned to reduce noise levels so that it does not negatively affect the adjacent properties beyond what is permitted.

Parking: Patrons and the attendant shall not reduce available parking spaces below the minimum number required for the main use unless a parking study shows available capacity during recycling facility operation.

Public Notification

Public hearing notices were sent to all property owners within 300' feet of the site as required by Local and State law.

Environmental Considerations: Since the activity is ancillary to the adjacent use, the proposed project has been determined to be exempt from CEQA in accordance with Section 15301(a) for existing facilities. A notice of exemption will be filed with the Fresno County Clerk's Office once approval has been granted for this application.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

A Conditional Use Permit shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record.

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

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

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

ATTACHMENTS:

Description

- ☐ CUP 18-01 Application
- ☐ Resolution No. 018P-003
- ☐ Public Notification Map
- ☐ Site Photos
- ☐ Public Hearing Notice

RECEIVED MAY 17 2018

**CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION**

CUP 18-01
Application Number

05-15-2018
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Jacobo Rios Mejia
Mailing Address: P.O. Box 1344 Mendota CA 93640
Telephone Number: (559) 647-4449 Assessor Parcel Number: 071-134-22
Property Location: 105 W Baker St. Coalinga CA
Legal Description (lot, block, Tracts, etc.) This lot is adjacent to APN 071-134-21 which belongs to the same owners. There's a restaurant on the 071-134-21 APN.

PROPERTY USE INFORMATION:

Current Zoning: CS
Existing Number of Lots: 2 Proposed Number of Lots: 1 Area of Parcel: Northside of El Michoacano Restaurant
Proposed Use: I will use lot 071-134-22 to collect CRV containers such as aluminum cans, plastic bottles and glass bottles.

(If additional space is required attach separate sheet of paper)

Describe any new structures or improvements associated with use (indicate total square footage of structures). _____

(If additional space is required attach separate sheet of paper)

Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

Hours of operation will be from 9:00am - 5:00 p.m.
There will be one employee. My worker will drive from Mendota to Coalinga everyday.

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER(S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Jacobo Rios Mejia
Signature of APPLICANT/AGENT

Jacobo Rios Mejia
Name of APPLICANT/AGENT (Please Print)

P.O. Box 1344 Mendota CA
Mailing Address 93840

(559) 647-4449
Telephone Number

Hector Rios L.
Signature of OWNER

Hector Rios L.
Name of OWNER (Please Print)

225 Chenney Ln Coalinga CA
Mailing Address 93210

(831) 261-6801
Telephone Number

The hours of operation are going to be from 9:00 a.m. to 5:00 p.m.

My worker is going to drive from Mendota to Coalinga in my truck and trailer in the back with all the things needed to collect the recyclables. I am going to park with my trailer there in the parking lot.

I am going to place the scale somewhere in the parking lot so I can weight people's materials. I'm going to use about 12 32 gallon garbage cans to separate the material that is plastic and aluminum.

Once is separated it will be weight out and dumped into big white sacks that later will be loaded on the trailer so they can be transported to Mendota. There's very little noise if any at all. After I sort out and weight out all the material I pay the people what they brought.

This is how it will mainly function.

This is like a come and go kind of business. I will be bringing everything back to Mendota at the closing time.

The address for this parking lot is 105 W Baker St. adjacent to 125 Baker St. both own by the same people and one with a business already in service.

There for my business will ancillary El Michoacano Restaurant.

My truck and trailer will occupy about 3 parking spots. I don't know how many feet has the property as a perimeter but it has enough space for parking from both sides.

Perimeter
Truck and Trailer
Parking
Entrances
Same Owner

Truman St

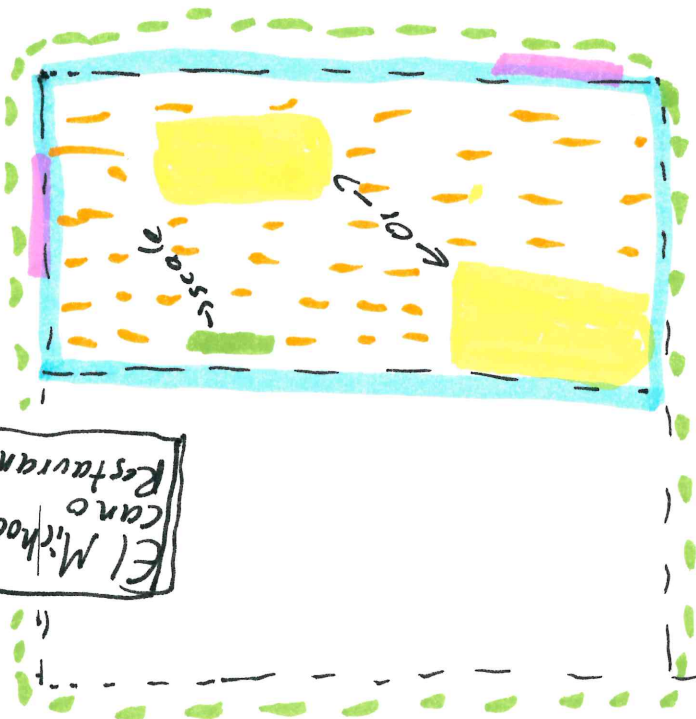
Truman St

Baker St

Baker St.

N Grant St.

El Micho-
cano
Restaurant



Rental Property Contract

_____ We Hector Lopez Rios and Silvia Villa Rios are renting 105 Baker Street property to **Jacobo Rios Mejia** for his Recycling Center. Starting date begins when **Jacobo Rios Mejia** receives his business license from the state of California. At the agreement amount of \$300.00 a month, and a \$500.00 deposit before business is open and available. Along with a 20% increase in price every year for property.

- JR A. I agree to keep the property environment maintenance cleaned and up to date.
- JR B. I agree to pay a \$500.00 deposit before opening business.
- JR C. I agree to inform property owner of any changes done to property such as painting and modifications.

Hector Rios L

LandLord

Jacobo Rios Mejia

Tenant

RESOLUTION 018P-003

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 18-01 FOR A RECYCLING COLLECTION FACILITY TO BE LOCATED AT 105 W. BAKER STREET

WHEREAS, the City of Coalinga Community Development Department has received an application for a Conditional Use Permit for a Recycling Collection Facility to be located at 105 W. Baker Street; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on June 26, 2018 to take testimony with regard to the proposed application, and;

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

WHEREAS, the Planning Commission has determined that this project is exempt for further environmental review under CEQA in accordance with Government Code Section 15301 (existing facilities), and;

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

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

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

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

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

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NOW THEREFORE BE IT RESOLVED, that the Planning Commission approves the proposed recycling collection facility at the above location with conditions (Exhibit A):

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 26<sup>th</sup> Day of June 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

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City Clerk/Deputy City Clerk



## **Exhibit A**

### **General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit 18-01 (Recycling Collection Facility)**

**REVISIONS:** Any proposed changes or revisions to the approved use or activities on the site shall require submittal, review and approval of a revised conditional use permit application.

**EXPIRATION:** This approval shall become null and void if all conditions have not been completed and the occupancy or use of the land has not taken place within one (1) year of the effective date of conditional approval.

**LICENSES:** Prior to operation commencement, the applicant shall obtain a City of Coalinga Business License as well any other required Local, State or Federal Licenses/Permits required to operate a recycling collection facility at the subject location.

**CALIFORNIA BEVERAGE CONTAINER RECYCLING AND LITTER REDUCTION ACT:** The applicant shall, at all times, operate in compliance with all CA State Statutes and Regulations related to beverage container collection.

**CONTINUOUS EFFECT:** All of the conditions of this approval are continuously in effect throughout the operative life of the project for the uses approved. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the use provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.

**PROPERTY MAINTENANCE:** The tenant and/or property owner shall continually maintain the property and its infrastructure so that it is visually attractive and not dangerous to the health, safety and general welfare of both its employees, patrons and surrounding properties.

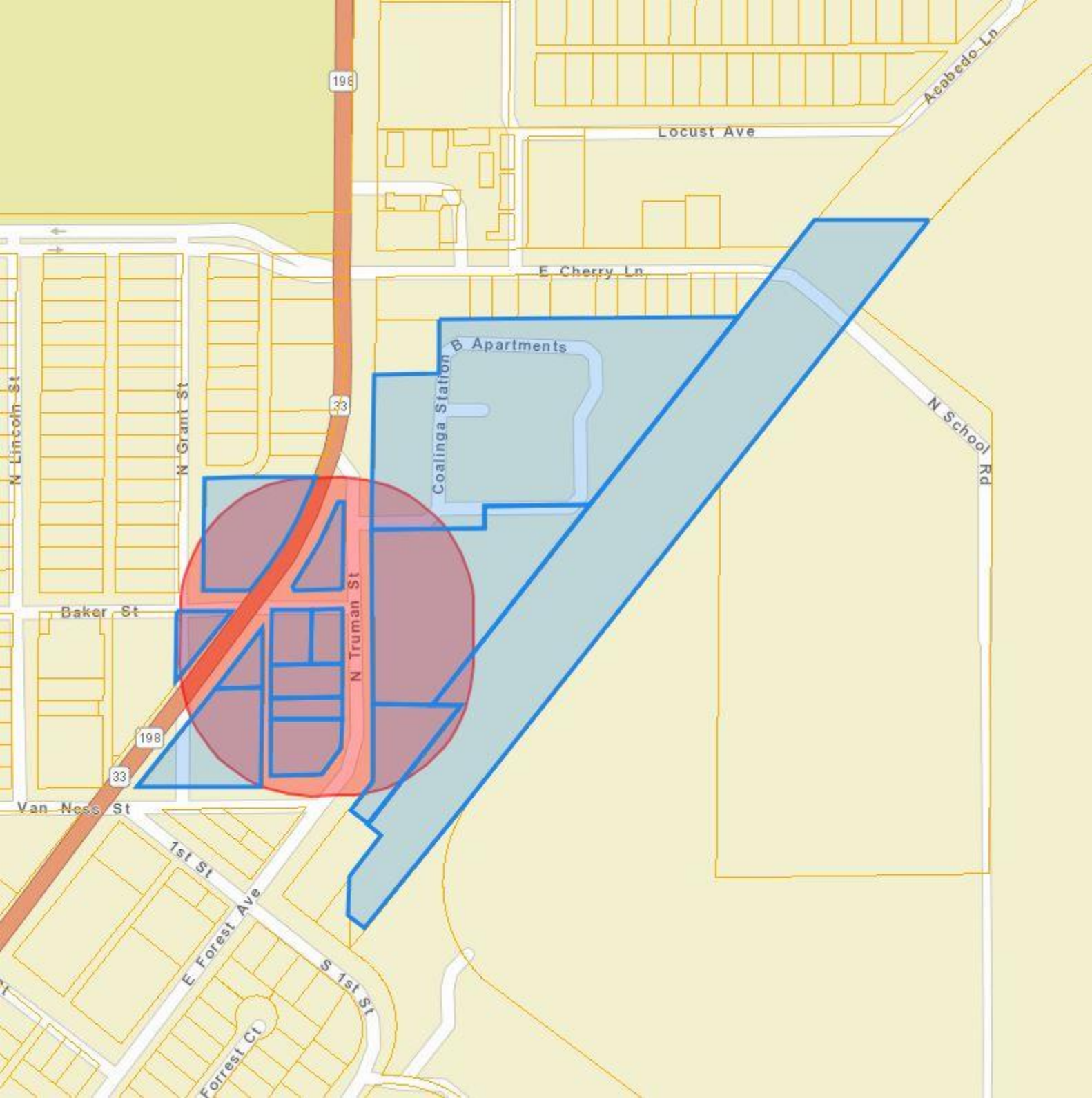
**SIGNAGE:** Signs shall be a maximum of twenty (20) percent per side of facility or container or sixteen (16) square feet, whichever is larger. The Community Development Director may authorize increases in the number, size and nature of additional signs.

**ADDITIONAL CONDITIONS:**

1. The applicant shall maintain, at all times, compliance with the requirements of Section 9-5.119 (a)(2) of the Coalinga Planning and Zoning Code pertaining to recycling collection facilities or as amended.
2. Hours of operation are restricted to from 9:00 a.m. to 5:00 p.m. Monday through Sunday. All extended hours shall be approved by the Community Development Director and Police Chief. If it is determined that a request for extended hours shall be brought before the Planning Commission, staff will notice and schedule a hearing at its earliest convenience.

3. At no time shall the recycling collection facility exceed a footprint of 350 square feet or include more than three (3) parking spaces (not including space periodically needed for the removal or exchange of materials or containers).
4. There shall be no loitering on the premises and shall have the proper postings necessary to discourage loitering.
5. There shall be no outdoor storage permitted on the premises.
6. The site shall be maintained clean, sanitary, and free of litter, weeds, and any other undesirable materials. There shall be no dumping of excess liquids on to the property.
7. Containers shall be constructed of durable waterproof and rustproof material(s) and secured from unauthorized removal of material. Capacity sufficient to accommodate materials collected in the collection schedule.
8. Containers shall be clearly marked to identify the type of accepted material, the name and telephone number of the facility operator and the hours of operation.
9. Sound from the premises shall not exceed that permitted 55db-65db from the exterior property lines of the property.
10. The applicant shall only collect recyclable materials permitted by California State Law related to a beverage container recycling.
11. No power-driven processing equipment may be used.
12. The applicant 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 have the option of coordinating 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.
13. This use permit shall be subject to revocation by the Planning Commission at such time as any of the following conditions are found to exist:
  - a. Conditions of approval have not been fulfilled;
  - b. The use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property; or
  - c. The use has resulted in a substantial adverse impact on public facilities or services.











TRUMAN ST  
BAKER ST

STOP







**DATE:** June 13, 2018

**DEPT:** Community Development

## **NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT, on June 26, 2018 at 6:00 p.m., or as soon thereafter as possible, the Planning Commission of the City of Coalinga will hold a public hearing at a regularly scheduled meeting at the City Council Chambers 155 West Durian, Coalinga for the following purpose:

**Consideration of a Conditional Use Permit Application (CUP 18-01), submitted by the applicant, Jacobo Rios Mejia, to open a small recycling collection facility at 105 W. Baker Street. A recycling collection facility in as incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on-site.**

All interested persons are invited to appear at the time and place specified above to give testimony regarding the proposed action(s) listed above. Written comments may be forwarded to the City of Coalinga Community Development Department, attention Sean Brewer, Community Development Director at the address listed above.

Please share this notice with your neighbors or anyone you feel may be interested.

Anyone may testify at this hearing. For information contact City Hall (935-1533).

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

**SEAN BREWER, DIRECTOR, COMMUNITY DEVELOPMENT DEPARTMENT**

cc: Posted: City Hall Bulletin Window, Police Department, Library, Chamber of Commerce, Post Office, Fire Department  
City Manager  
Mayor and City Council  
Notices mailed to property owners within 300'

DATE/TIME POSTED: June 13, 2018

VERIFIED BY: Sean Brewer, Community Development Director, Initials: SB

## Location Map

