



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY AUGUST 14, 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:

<i>Chairman Sailer</i>
<i>Vice Chairman Gonzalez</i>
<i>Commissioner Jacobs</i>
<i>Commissioner Helmar</i>
<i>Commissioner Garza</i>

Staff:

<i>Sean Brewer, Community Development Director</i>
<i>Marissa Trejo, City Manager</i>

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 from the July 24, 2018 Meeting
2. Minutes from the June 26, 2018 Meeting

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Consideration of Site Plan Review Application 18-02 for the Development of a 9,180 Square Foot Family Dollar Retail Building at the southeast corner for 5th and Elm Ave (SR33/198)

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Minutes from the July 24, 2018 Meeting
Meeting Date August 14, 2018
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

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

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes 7-24-2018

SPECIAL MINUTES PLANNING COMMISSION

TUESDAY July 24, 2018

The Planning Commission will meet at the City of Coalinga Council Chambers at 155 W. Durian, Coalinga, CA 93210 and an alternative location has been designated at the Buffalo Ridge Inn, Room #127, 310 West Mount Rushmore Road, Custer, South Dakota.

Commissioner Helmar will be corresponding with the Planning Commission via cell phone.

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
 City Attorney Gill

Mayor Nathan Vosburg
Council Member Adam Adkisson
Police Chief Michael Salvador

City Clerk Wanda Earls

PUBLIC
COMMENTS None

INFORMATION/CONSENT CALENDAR None

PUBLIC HEARINGS

1. **Consideration of Conditional Use Permit 18-02 for a Commercial Cannabis Retail Facility to be located at 286 N. 5th Street submitted by Ryan S. Kunkel dba Have A Heart**

Community Development Director Sean Brewer covered the past history and went over the staff recommendations for approval of Conditional Use Permit Application Number 18-02 by adopting Resolution No. 018P-004 with conditions for a retail cannabis facility to be located at 286 N. 5th Street.

On June 11, 2018, the Community Development Department received a Conditional Use Permit application from Ryan S. Kunkel dba Have and Heart Compassion Care (further identified as “applicant”) to open a retail cannabis facility in the existing building located at 286 N. 5th Street. Staff accepted the application on June 12, 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.

The project applicant proposes to open a retail cannabis facility in the existing building at 286 N. 5th Street. A retail cannabis facility is defined as the retail sale and delivery of cannabis or cannabis products to both adult-use and medicinal cannabis customers. A retailer shall have a licensed premise which is a physical location from which commercial cannabis activities are conducted.

The current zoning and land use designation for the subject property is (CG) Commercial General. The retail sale of cannabis is a permitted use subject to approval of a conditional use permit (CUP) and Regulatory Permit issued by the Police Chief.

The property at 286 N. 5th Street is approximately 4,111 square feet and is currently vacant. Have a Heart intend to remodel the facility, which will not result in changes to total square footage. The remodel anticipates replacement of the existing glass windows with a solid wall that will be five feet closer to the main entrance. This wall will span from one side of the building to the other. New walls will also be installed on the second floor to create separate office spaces. The applicant will also be adding a wall in front of the large windows and adding an access panel to gain access to the window display space. Copies of the floor plans for the first and second floor have been included in the report.

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

South	Commercial (Office/Retail)
West	Commercial/Public Facilities (Frame Park)
East	Commercial (Office/Retail)
North	Commercial (Office/Retail)

Section 9-5.129(d)(9) specifies that a retail premises/facility shall not be located within a 600-foot radius of a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center that is in existence at the time the license is issued in addition a retail premises/facility shall not be located within one-hundred (100) feet of a residential district. Staff

has verified that this requirement has been met and the retail location is outside the limited areas for sensitive receptors identified in the planning and zoning code. A map of sensitive receptors has been attached to this report.

The applicant proposes a recreational and medical commercial cannabis business, including delivery services, to the City of Coalinga and surrounding areas as prescribed by State and Local law. The delivery services will provide transportation of cannabis products from the retail location to customers using a secure ordering system that provides evidence of customer age and the products being transported and sold.

Proposed hours of operation are 8:00am to 10:00pm daily. Currently, the planning and zoning code related to retail cannabis operations restricts hours of operation from 6:00am to 9:00pm. However, the issuance of a conditional use permit will allow the commission to extend those hours to 10:00pm if it is found that the extended hours will not have an impact on the operation and surrounding properties. Staff does not feel that the additional hours will have an impact on the surrounding properties.

The Applicant's anticipate requiring a minimum of 20 retail employees to conduct daily operations upon opening, and that there will be a minimum of 5 employees on-site during operational hours. Each employee of Have a Heart Coalinga shall be at least twenty-one (21) years of age and possess a valid "Cannabis Employee Permit" issued by the Coalinga Police Department.

Contracted security guards possessing a valid Department of Consumer Affairs "Security Guard Card" will be available to be on-site 24-hours per day in addition to a Have a Heart's standard suite of alarm and surveillance systems. The security plan and access control plan has been reviewed and approved by the Police Chief in accordance with State and Local law.

The property is situated between East Durian Avenue and West Elm Avenue on 5th Street, with West Elm being a major arterial in the City. The total Average Daily Traffic (ADT) volume on West Elm and North 5th Street is 7,952 vehicles. Traffic is expected to increase with the proposed use, however, it is not expected to exceed that expected volumes beyond that of a typical retail operation and exceed the Level of Service (LOS) identified within the General Plan. It is expected to see an increase in traffic at the initial opening of the facility then balance out during normal operating conditions. Determining traffic levels for a retail cannabis operation is very difficult to estimate as there are very few state licensed dispensaries operating within a rural environment similar to the City of Coalinga.

The parking standard for retail cannabis operations is 1 stall per 300 square foot of floor area. Therefore, this facility is required to provide 14 parking stalls for its staff and patrons. This facility is centrally located downtown in Coalinga Plaza and can take advantage of the parking available along its frontage. There are 4 parking stalls that are in the proximity of the proposed facility that can be used to offset the parking requirement. In addition, the Applicant will be entering into an agreement with the City to lease approximately 15 parking stalls which will be located at the City-owned lot on North 6th Street and West Elm Avenue, half a block southeast from the retail location. The City executed a letter of intent with the Applicant on June 6, 2018 authorizing the City Manger the ability to negotiate a lease agreement. This will be included as a condition of approval to ensure adequate parking has been accommodated. These parking stalls will be primarily reserved for employees and delivery vehicles in order to increase availability for patrons in the plaza area. The

West Elm corridor is serviced with public transportation, further abating unwanted traffic congestion.

Upon arriving at the Have a Heart location, transportation associates will drive to the stores rear door, located on the Northeast end of the building, to securely load the vehicle with product. Transportation Associates will not utilize the North 6th Street parking stalls for delivery loading or unloading. Security personnel will be present during all delivery loading and unloading procedures. The Transportation Associate, while carrying cannabis goods for delivery, shall only travel in an enclosed motor vehicle operated by the delivery employee or another delivery employee of Have a Heart. Cannabis goods will be concealed from the public. Transportation Associates will not leave cannabis goods in an unattended motor vehicle unless the motor vehicle is equipped with an active vehicle alarm system. Transportation Associates will carry no more than the City of Coalinga's mandated maximum of \$3,000 worth of product. All deliveries of cannabis goods to customers will begin after 6:00 a.m. and will be completed by 9:00 p.m. Pacific Time.

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

The proposed use is operating within an existing building and has met all of the planning and zoning criteria as it related to retail cannabis operations. Therefore, it has been determined that the proposed project will not have a significant impact on the environment, exempting this action 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.

In November, 2017, the City of Coalinga passed Measure G that imposed a 10% gross receipts sales tax on any retail cannabis facility. Therefore, the City of Coalinga will collect 10% gross receipts on all sales from this retail location. In addition to the 10% gross receipts tax, the City will collect an annual retail cannabis licensing fee in the amount of \$53,532.00. Based on a presentation by the applicant earlier this year, the City is expected to receive approximately \$700,000 in Fiscal Year 18/19 from this operation. That number is expected to significantly increase in future years based on sales projections from the applicant.

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.

Commissioner Helmar asked about the following:

- Is glass bullet proof?
 - It is 3M Film
- Number of employees
- 20 would be the maximum but it will be on demand

Chairman Sailer opened the public hearing.

Counsel for Have A Heart Mr. Jim Smith-Hill answered following questions:

- What are delivery projections?
- Mr. Smith-Hill said in store – 500 per day. Delivery – 100 deliveries per day.

Commissioner Jacobs asked the following questions:

- Were you remodeling prior to CUP Permit?
- Mr. Smith-Hill said they had a provisional permit (At Risk Permit)
- He expressed concerns about downtown parking. Look at on street, off street, downtown parking and on site.
- Mr. Brewer said they have leased 15 stalls/spaces in City Parking Lot.
- He is concerned about 500 transactions per day creating lots of traffic and all spaces will be taken up.
- Mr. Brewer said there is no dedicated parking downtown. They will meet parking requirements.
- He has business near this facility and is concerned about parking and traffic.

Commissioner Helmar made the following comments:

- She feels Have a Heart has gone above and beyond in parking requirements. She is baffled that this did not come up with Dr. Griffin's building.

Chairman Sailer indicated that the Commission just wants to insure that everything is okay.

Commissioner Helmar indicated she is impressed with the package.

Chairman Sailer asked about floor plan page 8 and 9. (Cannot understand answer).

Chairman Sailer asked about deliveries starting at 6:00?

Mr. Smith-Hill said will apply flexibility. Model applied is \$700K in revenue to City. Model applied is deliveries to Central Valley. They can deliver to Fresno, etc.

They are pleased to be here and look forward to positive relationships.

Chairman Sailer closed the public hearing.

*Motion by Gonzales, Second by Helmar to Approve CUP 18-02 and Resolution No. 018P-004 for a Commercial Cannabis Retail Facility to be located at 286 N. 5th Street submitted by Ryan S. Kunkel DBA Have A Heart. Motion **Approved** by a 3/2 Roll-call Majority Vote: Gonzales, Helmar, Garza Voted to the Affirmative. Jacobs, Sailer vote "No"*

1. **Consideration of Site Plan Review Application 18-01 for the Construction of Phase (1) of Coalinga Youth Sports Complex at Cambridge Ave and Sunset Street Submitted by the Coalinga-Huron Recreation and Parks District**

Mr. Sean Brewer said staff recommends that the Planning Commission adopt Resolution No. 018P-005 with conditions for the construction of Phase (1) of the Coalinga-Huron Recreation and Parks District's (hereinafter referred to as "CHRPD") Sports Complex.

On March 26, 2002, the Coalinga Planning Commission reviewed and adopted Resolution 02P-007 approving the CHRPD' application for Site Plan Review, General Plan Amendment, Rezone and Environmental Review for the development of an 87-acre youth sports complex. Subsequently, the City Council approved the project including annexation of the subject property in July of 2002. In 2002 the proposed project consisted of six soccer fields, four softball fields, four hardball fields, concession/restroom buildings, batting cages, tot-lot, parking facilities with additional open space areas such as an amphitheater, skateboard park, multi-purpose courts, BMX track and links to City's bike and pedestrian trail.

Since the plan at the time was submitted as a "conceptual" plan, at each phase of development, per the conditions of approval, the applicant is required to submit a site plan that will more precisely layout each phase of construction providing specific detail relating to parking, access, buildings and sports field locations, security lighting, fence locations, ect. Each plan requires Planning Commission review and approval.

On June 11, 2018 the City of Coalinga received an application for Site Plan Review for the construction of Phase (1) of a sports complex which proposes to construct one (1) new softball field, a little league baseball field, a restroom/concession building, additional parking facilities, picnic area (pad only), batting cages (pad only) and playground (pad only) to be located north of Cambridge Ave and Sunset.

In accordance with the Coalinga Planning and Zoning Code, the development of new recreational facilities requires the issuance of a site plan review approved by the Planning Commission.

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal incorporates feedback from all City Departments. The Coalinga Municipal Code requires that all applicable new structures permanent or temporary erected in the City require a site plan review and approval by the Planning Commission for consistency with all applicable zoning regulations.

The proposed phased project is comprised of a multi-phased development of the CHRPD sports complex. Phase 1 proposes to install one (1) new little league baseball field, one (1) new softball field, a 785-square foot modular restroom and concession building, parking facilities, and a picnic area. Phase 2 is expected to include one (1) additional little league baseball field, two (2) softball fields, batting cages, a playground and two (2) soccer fields. Phase 2 of this development will require subsequent site plan approval by the City of Coalinga before construction begins.

The General Plan designation for the parcel is (REC) Recreation with a zoning designation of (REC) Recreation. The project proposal is consistent with all the development regulations for Public Park and Recreation Facilities.

Surrounding Land Use Setting:

South	Residential
West	City Limits (Oil Fields)
East	Commercial
North	Resource Extraction/Open Space

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all development projects within the City. The purpose of the site plan review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Coalinga Municipal Code, and to guide the Building Official in the issuance of permits. The proposed project does not fall under the exempt projects and projects qualifying for Administrative Site Plan Review; therefore, the proposed project requires site plan approval from the Coalinga Planning Commission.

According to Section 9-6.404 of the Coalinga Municipal Code, the Planning Commission shall consider the following findings to approve a site plan:

- 1) The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- 2) The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
- 3) The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- 4) The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

As described in more detail below, City staff has determined the proposed project is in substantial conformance with the General Plan, Zoning Ordinance, and any applicable plans adopted by the City.

Public Facilities Development Regulations: The specific purpose of the "Public Facilities" and "Recreation" Districts is to ensure the provision of services and facilities needed to accommodate planned population densities, employment intensities, and traffic regulation. Recreation (REC). To provide areas for public and private recreational facilities including but not limited to public parks, golf course and equestrian centers.

Access: Access for Phase (1) of the development will be accommodated by means of the driveway at Sunset Street with subsequent driveways at Coalinga Street and California Street in future phases as deemed necessary by the City Engineer through an applicant provided traffic analysis. In addition to vehicular traffic, pedestrian access must be provided from Cambridge to the facilities. The existing facility includes an improved decomposed granite sidewalk from Cambridge Ave to the parking facility. The applicant will need to ensure that the existing improvements met current ADA standards for path of travel. This sidewalk will be inspected by the City Engineer to ensure compliance prior to project sign off.

Utilities: All utilities are readily available for connection on Cambridge Ave near Sunset. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. Improvement plans, including grading and drainage plans will be reviewed and approved by the City Engineer.

Storm water: Current storm water is to be directed south to the drain inlets that drain to Coal Mine Creek south of the facility adjacent to Cambridge Ave. All proposed improvements shall be designed to ensure watershed south to this location.

Gas: Public Natural Gas Facilities exist in Cambridge Ave and are available to serve this development. There is no intention by the applicant to request gas service at this time.

Water: Public Water Facilities exist in Cambridge Avenue and are available to serve this development. The Applicant has proposed a 3-inch potable water service and a 6-inch water service with booster pump for irrigation purposes. The Fire Department did comment related to fire hydrant locations and requested that a fire hydrant be installed in the center of the parking area between the existing parking facility and proposed parking facility. This will be added as a condition of approval.

Sewer: Public Sewer Facilities exist in Cambridge Ave and are available to serve this development. The applicant will be tying into an existing 4-inch sewer line to accommodate the development.

Meters: Meters for water, and gas service shall be requested by the public works department and shall be designed and installed to City Standards.

Parking: In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for public parks and recreation facilities are to be determined by the Community Development Director.

The proposed site plan includes 140 total spaces with 8 accessible spaces. With Phase (1) including one (1) softball field and one (1) little league baseball field, 140 parking stalls will be sufficient to accommodate the demand. This takes into consideration ongoing game attendance, teams arriving for future games and spectators. The Initial Study/Mitigated Negative Declaration identified a total of 250 parking spaces needs for the full buildout which included several more ball fields and soccer fields. Staff will continue to monitor space availability as future phases are submitted to the City of Coalinga for review and consideration. Prior approvals included the requirement for a parking management plan to be prepared to analyze the potential use of adjacent parking facilities at the Coalinga-Huron Unified School District and West Hills College locations. As the demand for parking increases beyond what is provided onsite, the City will require the applicant to work with the College and School District to arrange for the utilization of adjacent parking facilities.

- Refuse Containers: The site plan provides for two trash enclosures west of the parking lot adjacent to the proposed restroom/concession building.

- Landscaping: The project proposes to landscape a total of 176,600 s/f of area within Phase (1). This includes both turf and mix plantings (shrubs, trees, ect.) within the phased area including the parking areas. The applicant is proposing to connect to the existing City of Coalinga 12-inch water main on Cambridge Ave at the entrance to the facility at Sunset Street. A proposed booster pump will provide additional pressure for the irrigation system to meet the water flow demand.

The estimated water use for Phase 1 is expected to be 12.6-acre feet per year which includes irrigation demand for both turf areas and mixed planting areas. The original project approvals assumed irrigation water was going to come from the existing well located at Cambridge and California. This approach has been abandoned due to water quality issues. It has been communicated to the City that the applicant will be considering the installation of irrigation well to support future water demands to reduce the impact on the City's water system. However, at this time the Public Works and Utilities Director has confirmed that there is sufficient capacity to deliver the required water demand to this project.

- Fencing: The project provides adequate fencing for the ballfields in order to secure the playing area from the spectators. There is no requirement for the entire facility to be fenced. Therefore, the proposed fencing plan is sufficient for this phase of development.

- Lighting: The Site Plan does not provide for the lighting of the ballfields nor the parking area. However, as stipulated in the mitigation measures related to public services the site shall be equipped with on-site security lighting. At minimum, the parking lot shall be equipped with on-site lighting and reviewed and approved by the Police Department.

- Signage: No signage has been provided as part of this application. A signage plan application shall be submitted to the Community Development Department prior to installation.

- Environmental Considerations: The proposed project has been reviewed for its conformance with the California Environmental Quality Act (CEQA). An Initial Study/Mitigated Negative Declaration was certified by the City Council on July 2, 2002 for the proposed 87-aces youth sports complex master plan, which includes components of this project application.

The Initial Study/Mitigated Negative Declaration indicates that the entire 87-acre project including the components of this proposed will not have a significant impact on the environment. No further environmental review is required as part of this project approval. All mitigation measures applicable to this development application will be incorporated within the project conditions to ensure compliance with the IS/MND approvals.

Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the Coalinga zoning code in the following respects:

- That all applicable provisions of the Code are complied with;
- That the 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 properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures; and
- All signs related to this development shall be reviewed and approved at a later date.

Chairman Sailer opened the public hearing

Commissioner Jacobs asked about trees and the number of trees.

Mr. Brewer said there will be additional trees other than those listed.

Commissioner Helmar expressed concerns regarding soil disruption and Valley Fever.

Mr. Brewer said, as of now, there are no grading plans.

Commissioner Helmar said she is concerned about the ground disturbance.

Project Manager Dave Briley said there would be on-site grading on the 10-12 acres. He covered the number of ball fields, etc.

Chairman Sailer asked if Olsen Park would still be utilized.

Mr. Briley replied that it would continue to be used.

Commissioner Jacobs asked if bathrooms would be locked after a certain time.

Mr. Briley said they will be locked after a time specific.

Commissioner Gonzales said this has taken a period of time. He is glad to see you are doing something.

Mr. Briley said as to timeline, Phase 1 should take 6 months.

Mrs. Lisa Gonzales was introduced as the General Manager of the Parks and Recreation District. She said a few words but was off the microphone and could not be understood.

Chairman Sailer closed the public hearing.

Motion by Gonzales, Second by Garza to Approve SPR Application 18-01 and Resolution No. 018P-005 with Conditions for Construction of Phase (1) of Coalinga Youth Sports Complex at Cambridge Avenue and Sunset Street Submitted by the Coalinga Huron Recreation and Parks District. Motion Approved by a 5/0 Majority Voice Vote.

DEPARTMENT REPORTS - None

COMMUNICATIONS

1. Staff Announcements - None
2. Commissioner Announcements – Vice Chair Gonzales indicated he would not be present for the first meeting in August.
3. Chairman Announcements - None

ADJOURN 6:50 PM

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Minutes from the June 26, 2018 Meeting
Meeting Date August 14, 2018
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Approval of the minutes from the June 26, 2018 regular planning commission meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes 6-26-2018

MINUTES
PLANNING COMMISSION
155 W. Durian Ave., Coalinga CA 93210
TUESDAY June 26, 2018

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

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)

Wanda Earls, City Clerk

PUBLIC COMMENTS (None)

INFORMATION/CONSENT CALENDAR

1. Approval of the Minutes – April 24, 2018

*Motion by Jacobs, Second by Helmar to Approve Consent Calendar Minutes of April 24, 2018.
Motion **Approved** by a Voice Vote.*

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

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

Community Development Director Sean Brewer said 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.

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.

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.

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).

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.

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

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.

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

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.

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

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

Comments:

Commissioner Helmar asked about responses from neighbors.

- No response from neighbors

Commissioner Jacobs asked about access to water on site.

- He will have access to water through property owner

Chairman Sailer opened the public hearing:

Mr. Jacobo Rios Mejia indicated they have a facility in Mendota.

He has read the conditions of approval and is in agreement with them.

There are State license rules on what they can collect and from whom you can collect. No out of State and not over customer limit. CRV City Permit only. Weekends are best.

Why Coalinga?

The other facility shut down by the State.

Mr. Brewer said by City because of litter and trash.

Commissioner Garza asked what they can collect.

Mr. Mejia said they can collect 100% of aluminum and limited glass and plastic.

Mr. Brewer indicated that noise levels cannot be exceeded.

Commissioner Gonzales asked if you would be hiring from Coalinga.

Mr. Mejia said it doesn't matter where employees are from.

Chairman Sailer closed the public hearing receiving no additional comments.

Motion by Gonzales, Second by Helmar to Approve Conditional Use Permit 18-01 and Resolution 018-003 for a recycling collection facility to be located at 105 W. Baker Street with special conditions. Motion Approved by a 5/0 Roll-call Vote.

DEPARTMENT REPORTS

COMMUNICATIONS

1. Staff Announcements – None
2. Commissioner Announcements

Commissioner Helmar indicated she would not be present for the July 24th meeting.

3. Chairman Announcements – None

ADJOURN (6:32 PM)

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Consideration of Site Plan Review Application 18-02 for the Development of a 9,180 Square Foot Family Dollar Retail Building at the southeast corner for 5th and Elm Ave (SR33/198)

Meeting Date August 14, 2018

Project Location: Southeast Corner of Elm Ave (SR 33/198) and 5th Street (SR 33)

Applicant: ATC Design Group, 1282 Pacific Oaks Place, Suite C, Escondido, CA 92029

Owner: City of Coalinga, 155 W. Durian, Coalinga, CA 93210

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 018P-006 with conditions for the development of a new 9,180 Square Foot Retail Family Dollar Store.

II. BACKGROUND:

On July 3, 2018 the City of Coalinga received an application for site plan review for the development of a new 9,180 square foot Family Dollar retail store to be located at the southeast corner of Elm Ave and 5th Street. In accordance with the Coalinga Planning and Zoning Code a site plan review is required for all commercial, industrial, institutional, and residential development projects.

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal incorporates feedback from all City Departments. The Coalinga Municipal Code requires that all applicable new structures permanent or temporary erected in the City require a site plan review and approval by the Planning Commission for consistency with all applicable zoning regulations.

III. PROPOSAL AND ANALYSIS:

The proposed project proposes to construct a new 9,180 square foot single-story Family Dollar commercial building for the sales of retail goods. The site in which the proposed commercial building will be constructed is on approximately 0.69 acres on four (4) parcels (APN(s): 072-127-05T, 6T, 7T, 8T).

Land Use Compliance

The General Plan designation for the parcel is (CG) Commercial General with a zoning designation of (CG) Commercial General. The project proposal is a permitted use as well as consistent with all the development

regulations for retail operations.

Surrounding Land Use Setting:

Direction	Zoning
South	Commercial (CG)
West	Commercial (CG)
East	Commercial (CG)
North	Commercial (CG)

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all development projects within the City. The purpose of the site plan review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Coalinga Municipal Code, and to guide the Building Official in the issuance of permits. The proposed project does not fall under the exempt projects and projects qualifying for Administrative Site Plan Review; therefore, the proposed project requires site plan approval from the Coalinga Planning Commission.

Findings for Approval

According to Section 9-6.404 of the Coalinga Municipal Code, the Planning Commission shall consider the following findings to approve a site plan:

- The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
- The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

Staff Analysis

As described in more detail below, City staff has determined the proposed project is in substantial conformance with the General Plan, Zoning Ordinance, and any applicable plans adopted by the City.

Commercial Development Regulations: The specific purposes of the "Commercial" Districts are to: (1) Provide for a full range of commercial uses. (2) Strengthen the city's economic base and provide employment opportunities for residents of the city. (3) Ensure the provision of services and facilities needed to accommodate planned population densities. (4) Identify appropriate standards for new development.

(CG) General Commercial. The purpose of the Commercial General Zone is to encourage areas of concentrated retail, generally located adjacent to major streets, such as Elm Avenue at Polk Street. The CG designation permits food, drug, clothing and other retail uses and services including small restaurants, laundry outlets among other services. Hotels, motels, and medical and professional offices are allowed in CG areas, subject to zoning provisions.

Access: Access to the proposed development will be via a new driveway at the southwest corner of the property on Elm Ave as shown on the site plan. In addition, the applicant has proposed to use the existing

alley on 5th Street/SR 33. On July 17, 2018 Caltrans provided a comment letter for the project identifying trip generations and did not oppose the proposed drive at the southwest corner of the lot. Staff met with Caltrans staff to discuss the project and stated that the proposed driveway would be acceptable. A copy of the Caltrans comment letter has been included and incorporated into the conditions of approval where applicable.

Utilities: All utilities are readily available for connection to serve this development. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. Improvement plans, including grading and drainage plans, will be reviewed and approved by the City Engineer.

- Natural gas facilities exist in the alley off 5th Street between Elm and Forest to serve this development. The applicant shall install public natural gas service connections in accordance with City of Coalinga standards as required by the City Engineer.
- Public sewer and water facilities exist in the alley off 5th Street between Elm & Forest to serve this development. The applicant shall install all public utility service connections in accordance with City of Coalinga standards as required by the City Engineer

- Parking: In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for retail sales is one (1) stall per 300 square foot of floor area therefore, requiring 33 total parking stalls to serve this development. The proposed development project includes 31 onsite parking spaces. In accordance with Section 9-3.103(c)(2), for properties within the Downtown Overlay District, on-street parking directly adjacent to the property may be counted towards required on-site parking as outlined in Chapter 4, Article 3, Off Street Parking and Loading. Staff has determined that 4 additional parking spaces could reasonably be provided directly adjacent to the property increasing the parking provided to 35 exceeding the parking requirement.

- Refuse Containers: The site plan provides for a trash enclosure at the northeast corner of the site. It is placed in way that will provide adequate maneuverability for solid waste pick up.

- Landscaping: The site plan exceeds the landscape requirement of 10% including providing landscaping in the parking areas and adjacent to the exterior of the building.

- Lighting: The site plan identifies on-site lighting that is in compliance with the planning and zoning code as it relates to height (max 16 feet in the Downtown Overlay District), shielding, and glare.

- Signage: No signage has been provided as part of this application. A signage plan application shall be submitted to the Community Development Department prior to installation.

Environmental Considerations

The Community Development Director has determined that the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332, as described below, applies to the project:

15332. In-Fill Development Projects

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

In this case, the project involves a commercial infill development on a 0.69-acre vacant lot and meets all the criteria (a through e) outlined above. Therefore, the project is exempt from further analysis under CEQA.

IV. FISCAL IMPACT:

The City will generate sale tax revenue from the sales of products at this location. In addition the City will collect applicable development impact fees for various services in the City.

V. REASONS FOR RECOMMENDATION:

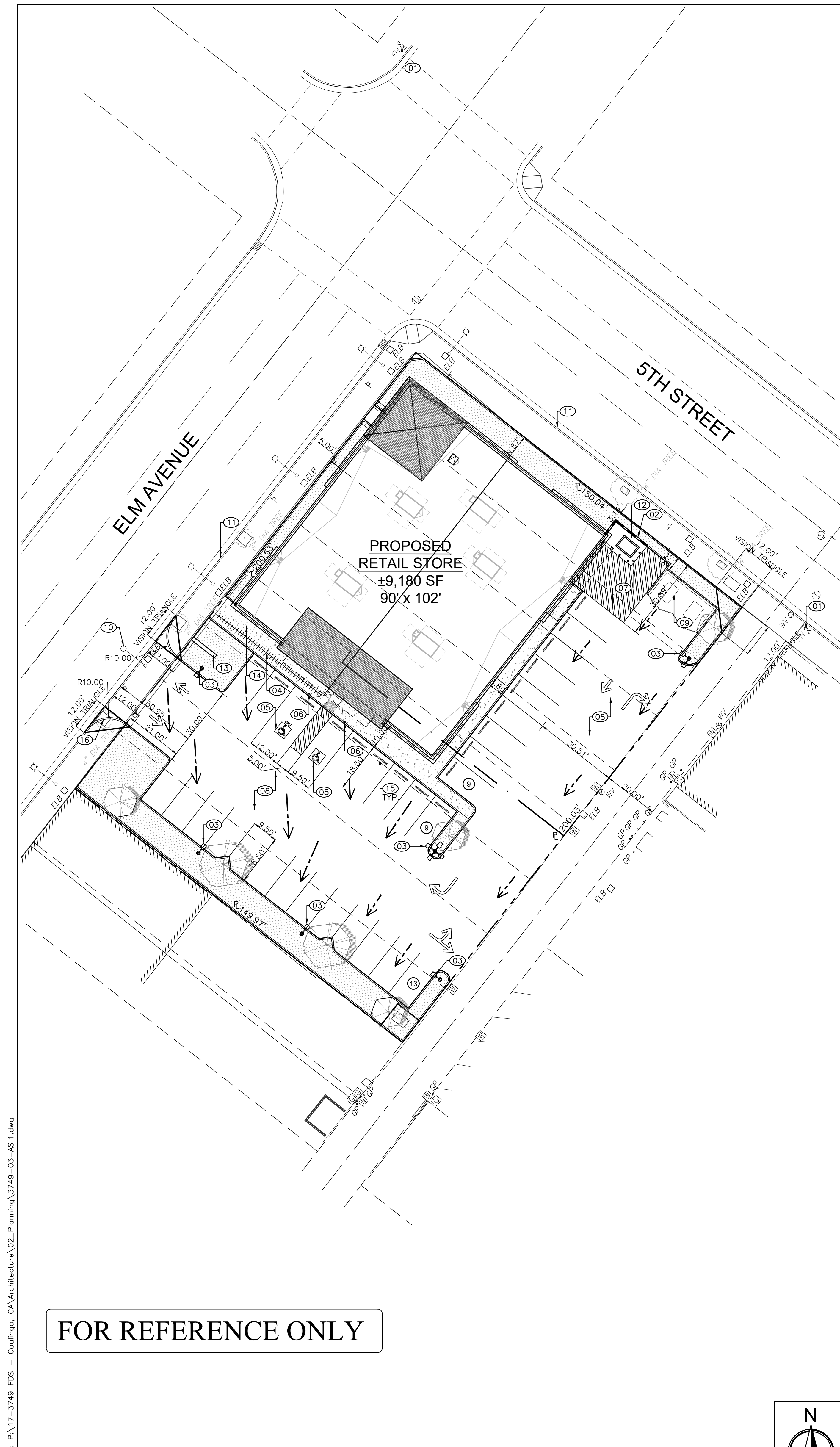
Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the Coalinga zoning code in the following respects:

- That all applicable provisions of the Code are complied with.
- That the 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 properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures.
- All signs related to this development shall be reviewed and approved at a later date.

ATTACHMENTS:

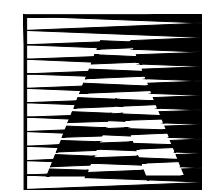
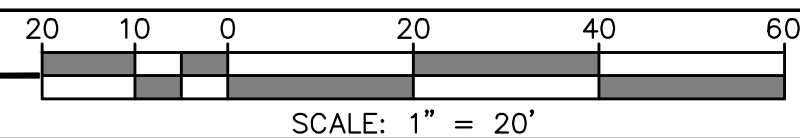
Description	
<input type="checkbox"/>	Site Plan (Family Dollar)
<input type="checkbox"/>	Family Dollar Elevations
<input type="checkbox"/>	Conceptual Landscape Plan
<input type="checkbox"/>	Caltrans Comment Letter
<input type="checkbox"/>	Resolution No. 018P-006

DATE: 7/26/2018 ~ FILE NAME: P:\17-3749 FDS - Coolings, CA\Architecture\02_Planning\3749-03-AS.1.dwg



FOR REFERENCE ONLY

05 SITE PLAN



ATC DESIGN GROUP
ARCHITECTS • ENGINEERS • SURVEYORS
1282 PACIFIC OAKS PLACE, SUITE C, ESCONDIDO, CA 92029
PHONE: (760) 738-8800 FAX: (760) 738-8232

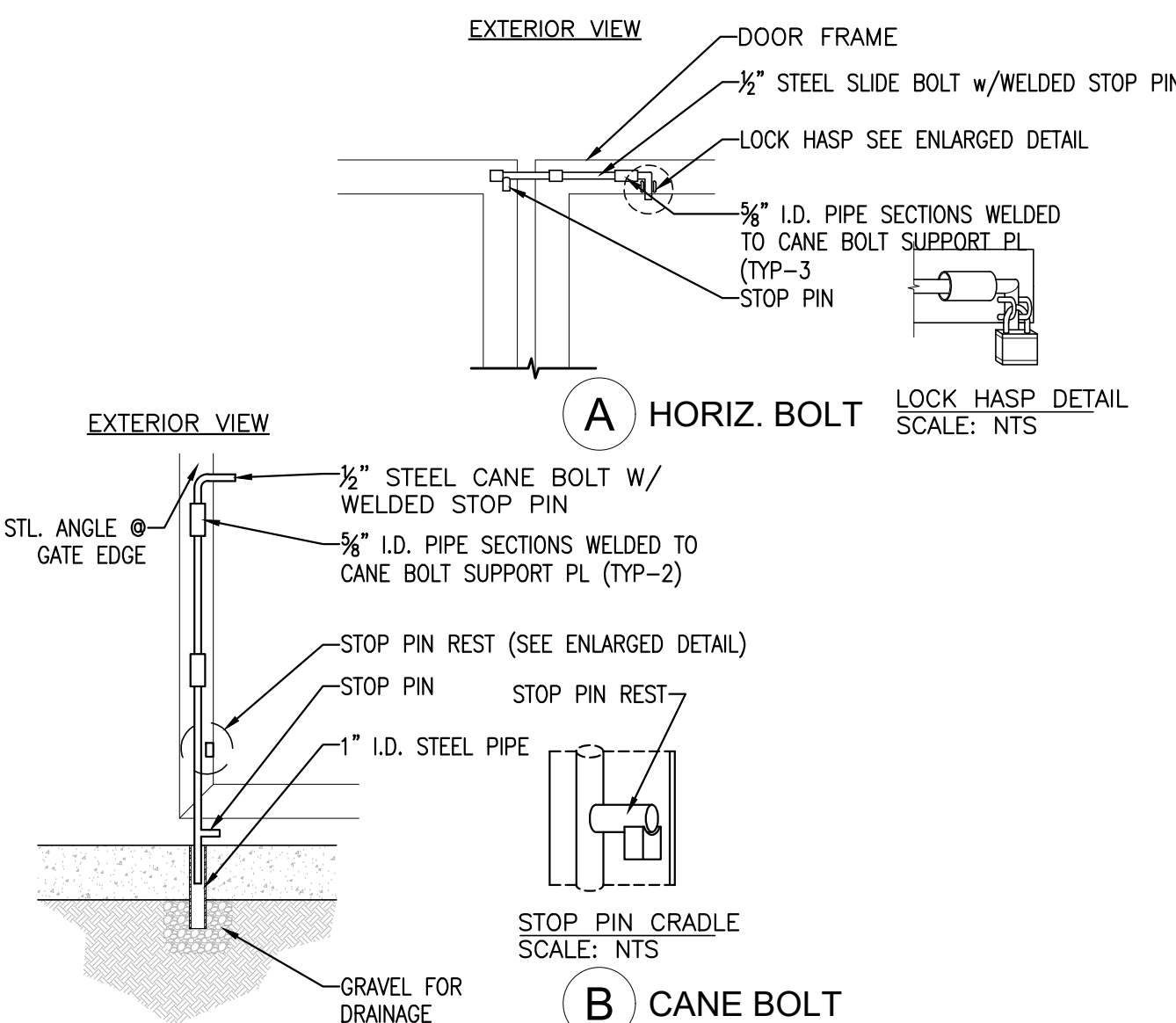
CLIENT:

NEVADA NEW BUILDING, LLC
7570 Norman Rockwell Lane, Suite 140
Las Vegas, NV 89143

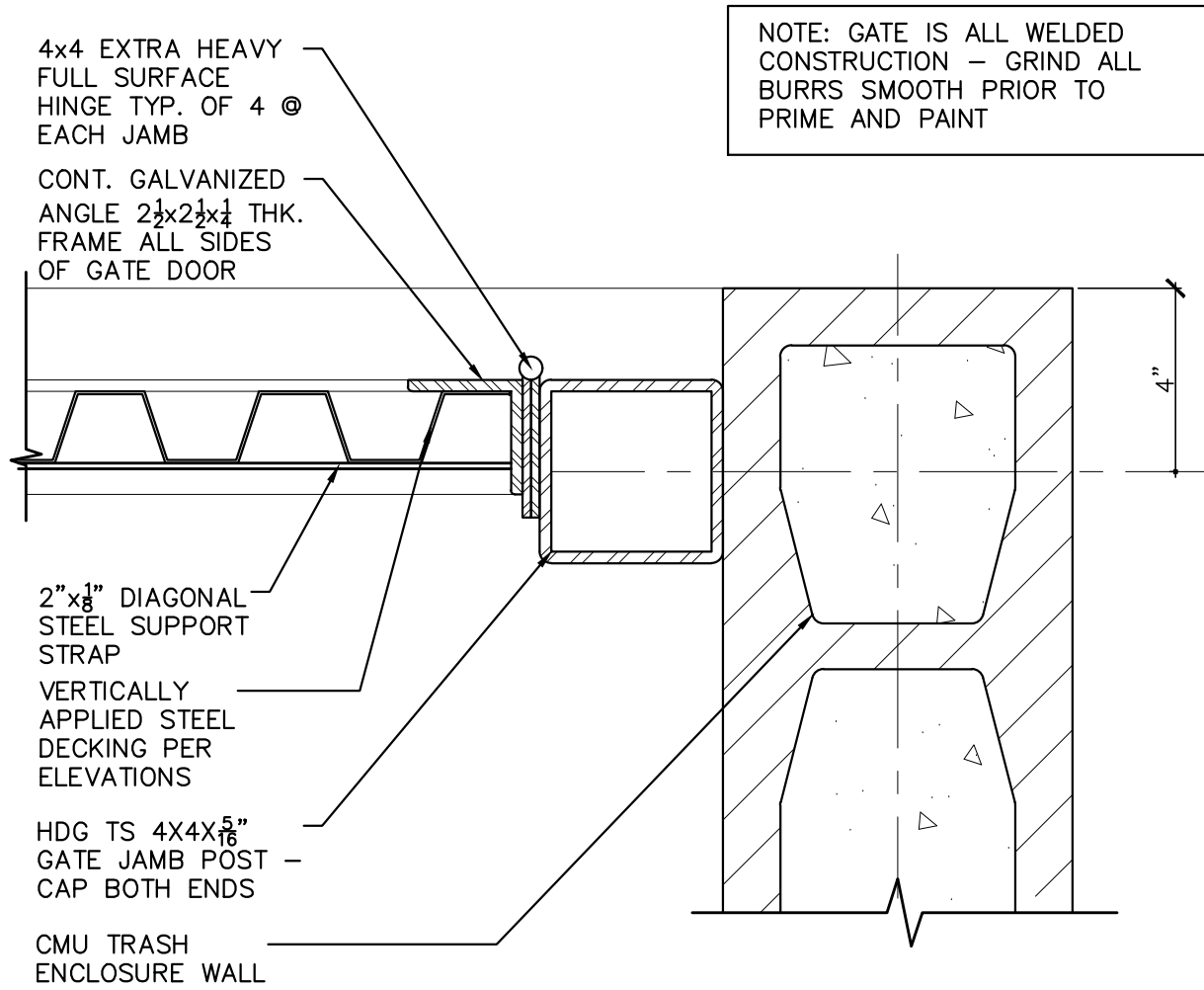
PROJECT:

COALINGA
SWC ELM AVE. & 5TH ST.
COALINGA, CA. 93210

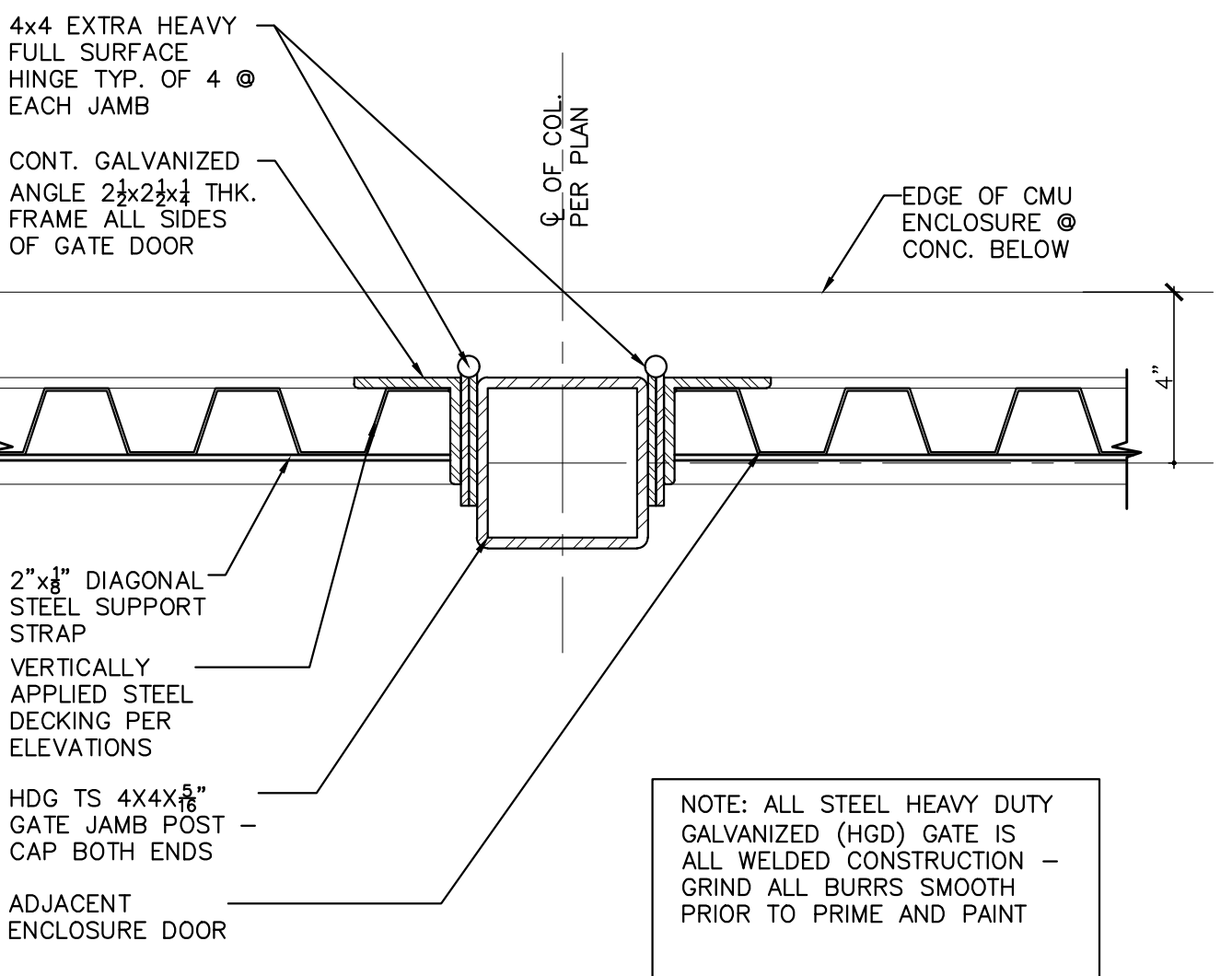
04 SLIDE/CANE BOLT DETAIL



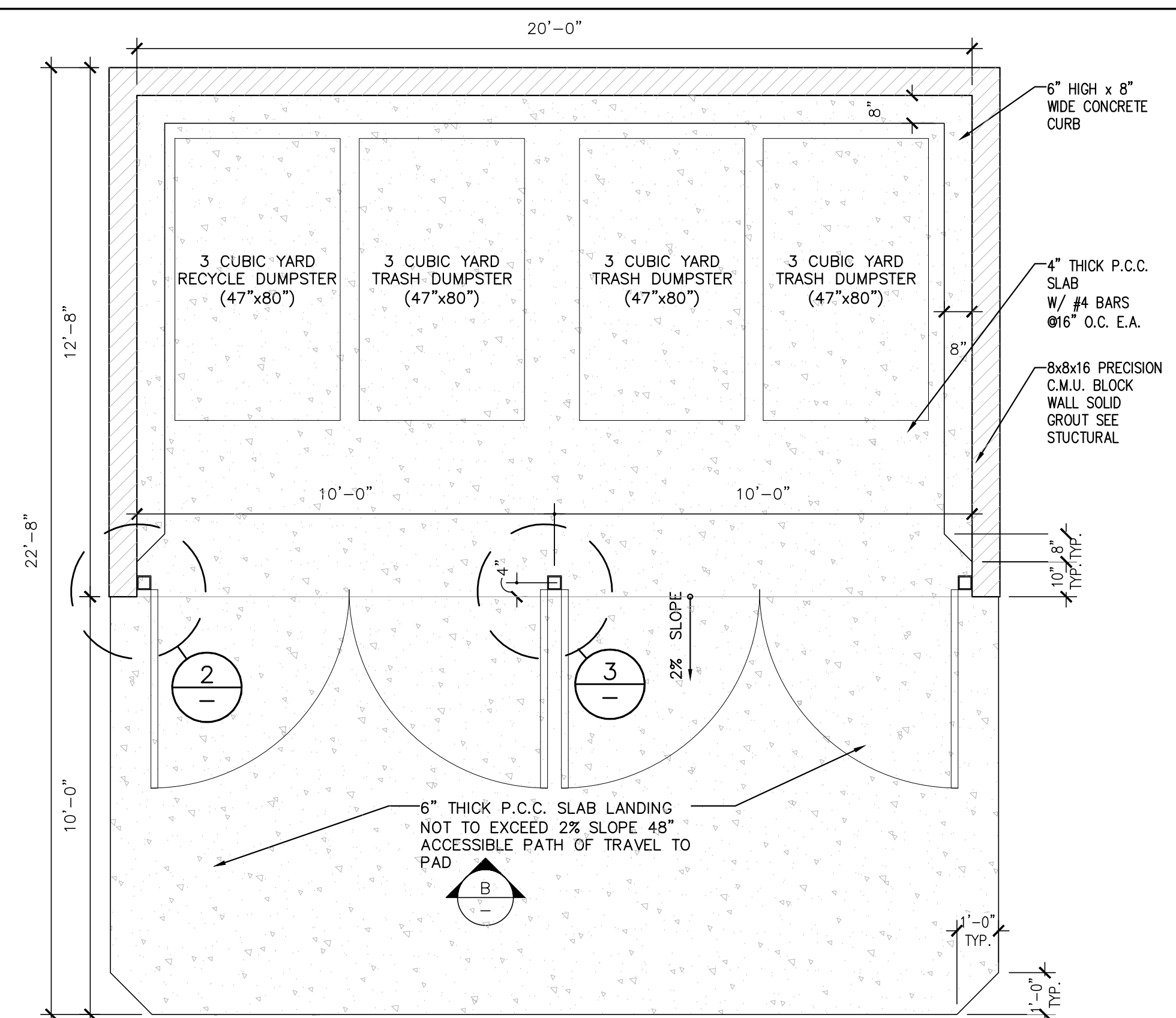
02 TRASH ENCLOSURE DOOR JAMB @ CMU



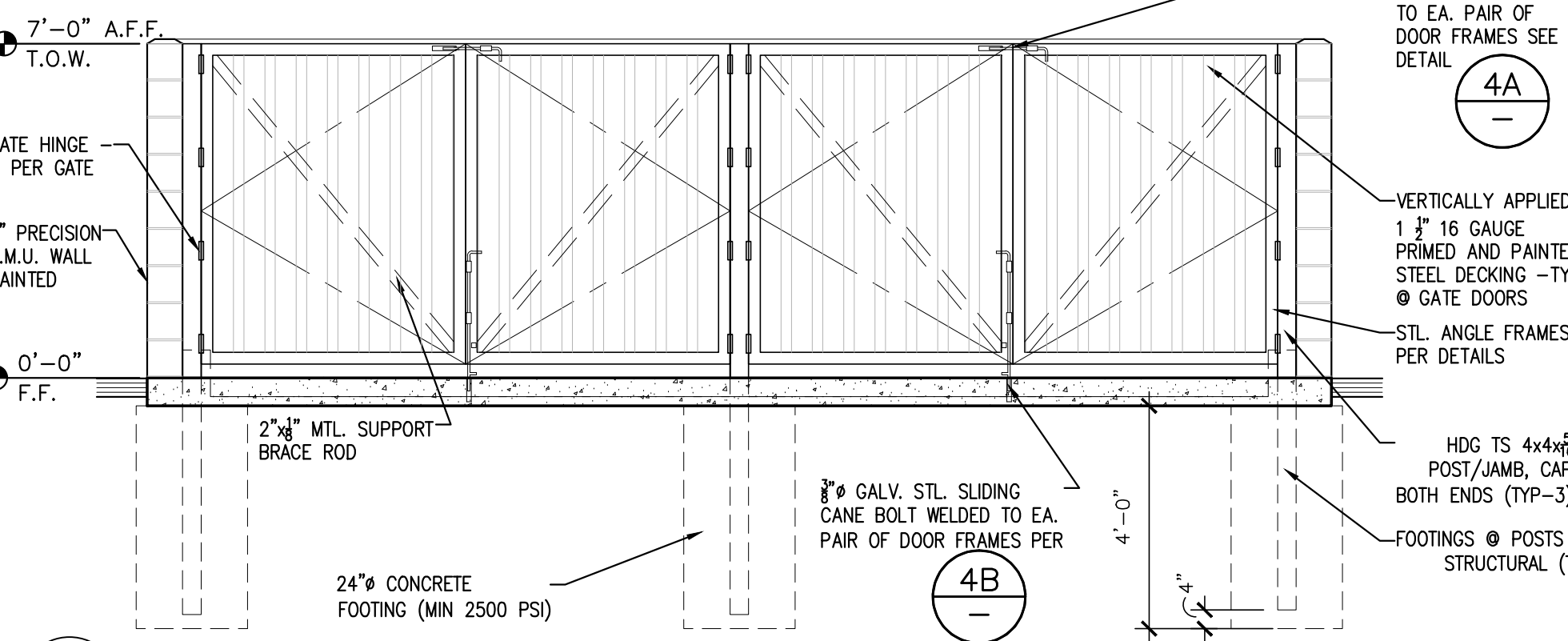
03 TRASH ENCLOSURE DBL. DOOR JAMB



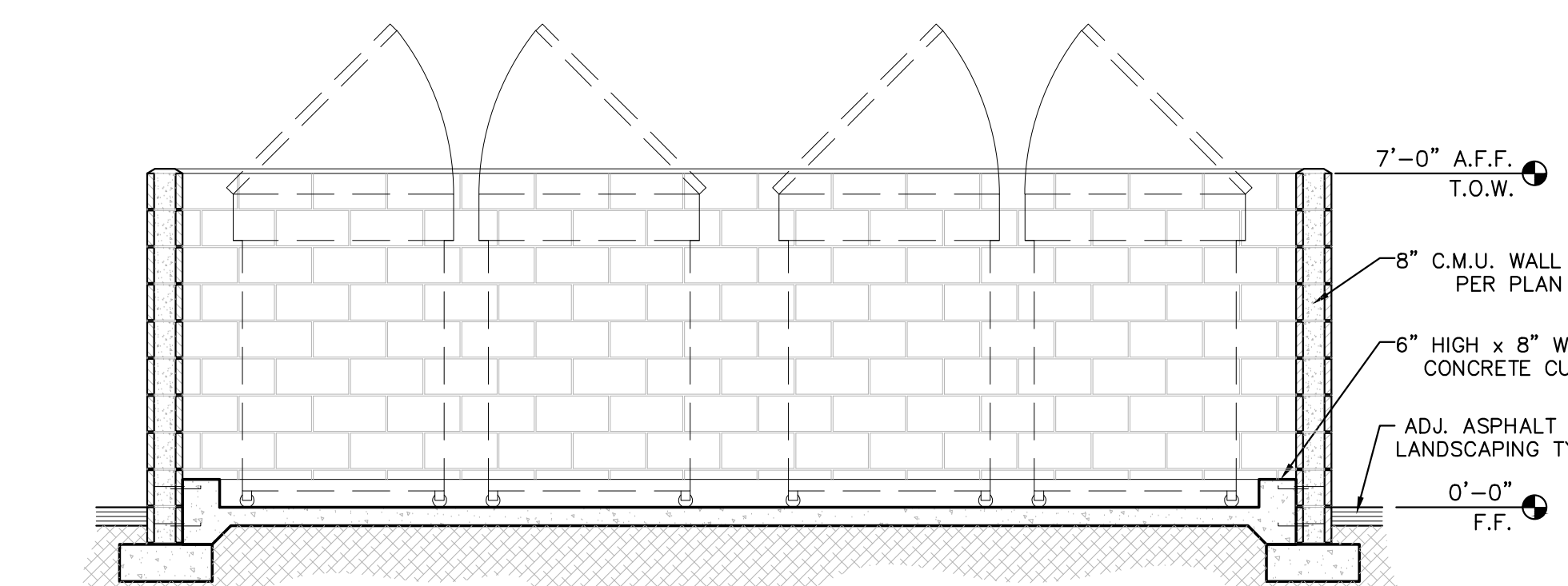
01 TRASH & RECYCLING ENCLOSURE



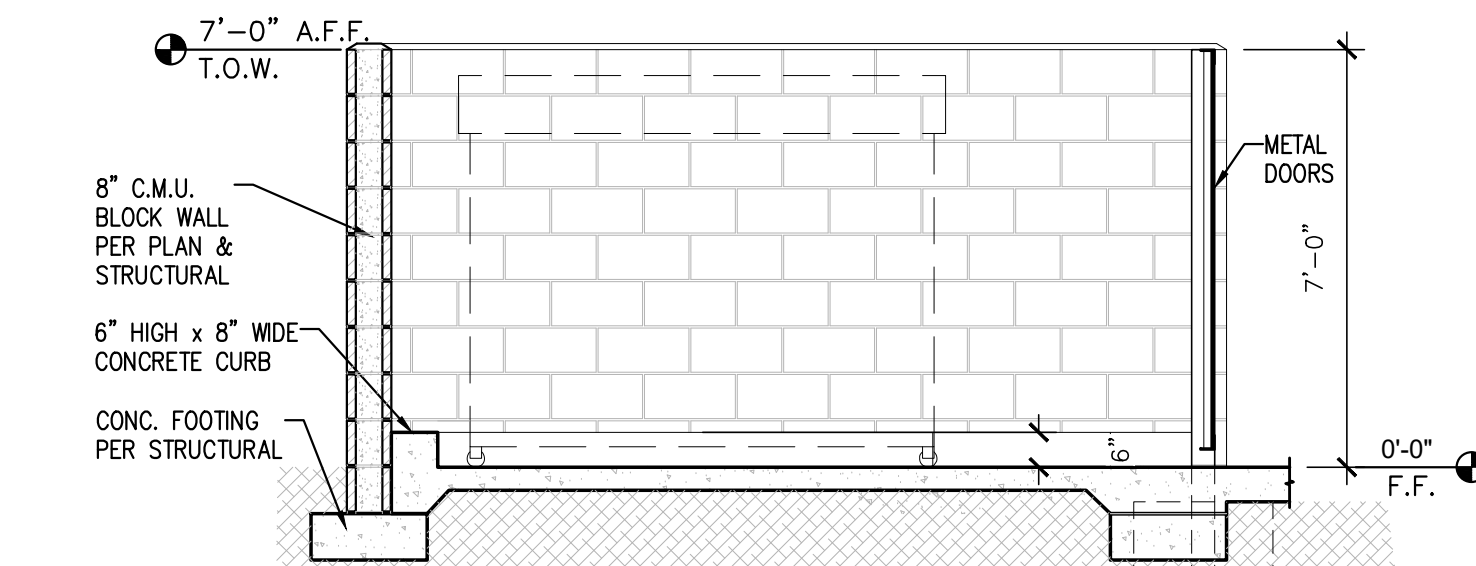
A TRASH ENCLOSURE PLAN



B TRASH ENCLOSURE ELEVATION



C TRASH ENCLOSURE SECTION



D TRASH ENCLOSURE SIDE SECTION

KEYNOTES

REF#	#	KEYNOTES
01	(E)	FIRE HYDRANT
02	(N)	30" CMU WALL WITH EXTERIOR PLASTER
03	(N)	SITE LIGHTING, AT 20' A.F.G.
04		ACCESSIBLE PATH OF TRAVEL, MAXIMUM 5% SLOPE IN DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS SLOPE
05		LOCATION OF ACCESSIBLE PARKING STALL
06		LOCATION OF ACCESSIBLE PARKING SIGNAGE
07		LOADING AND UNLOADING STRIPPING AREA
08		AC PAVING
09	(N)	TRASH ENCLOSURE, FOR ADDITIONAL INFORMATION SEE 01/AS.1
10	(E)	LIGHT POST TO BE REMOVED
11		EDGE OF SIDEWALK
12	(N)	TRANSFORMER
13	(N)	PYLON SIGNAGE (20 FT. MAX HEIGHT-UNDER SEPARATE PERMIT)
14	(N)	BICYCLE PARKING
15	(N)	WHEELSTOP
16	(E)	TREE TO BE REMOVED

DISCLAIMER:
THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY.
IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS
IMPLIED.

SITE LEGEND

	DRAIN FLOW DIRECTION
	PROPERTY LINE
	EXISTING FIRE HYDRANT
	ACCESSIBLE PATH OF TRAVEL

SITE SUMMARY:

APN:	07212705T, 07212706T, 07212707T, 07212708T
ZONING:	CO-GENERAL COMMERCIAL
SET BACKS:	FRONT-0 FT SIDE-0 FT REAR-0 FT
HEIGHT:	50 FT MAX.
LAND AREA GROSS	= ±30,000 SF (0.69 AC.)
TOTAL BUILDING AREA	= ±9,180 SF
LAND/BUILDING RATIO	= 3.27/1 = 30.6%

PARKING SUMMARY:

REQUIRED SPACES:	1/300
TOTAL REQUIRED:	33 SPACES
TOTAL PROVIDED:	31 SPACES

STANDARD STALLS:	29 SPACES
ACCESSIBLE STALLS:	2 SPACES

PARKING PROVIDED:	31 SPACES
PARKING RATIO:	3.37/1000

SHEET DESCRIPTION:

SITE PLAN

SHEET NUMBER:

AS.1

PROJECT NO: XX-XXXX
DATE: 7/26/2018

**PRELIMINARY
NOT FOR
CONSTRUCTION**

REV	REVISION	DATE	REV	REVISION	DATE

DATE: 5/15/2018 ~ FILE NAME: P:\17-3749 FDS - Coalinga, CA\Architecture\02_Planning\3749-05-A4.0.dwg

28'-0"
T.O. ROOF

20'-4"
T.O. PARAPET

10'-0"
T.O. STOREFRONT

0'-0"
FINISHED FLOOR



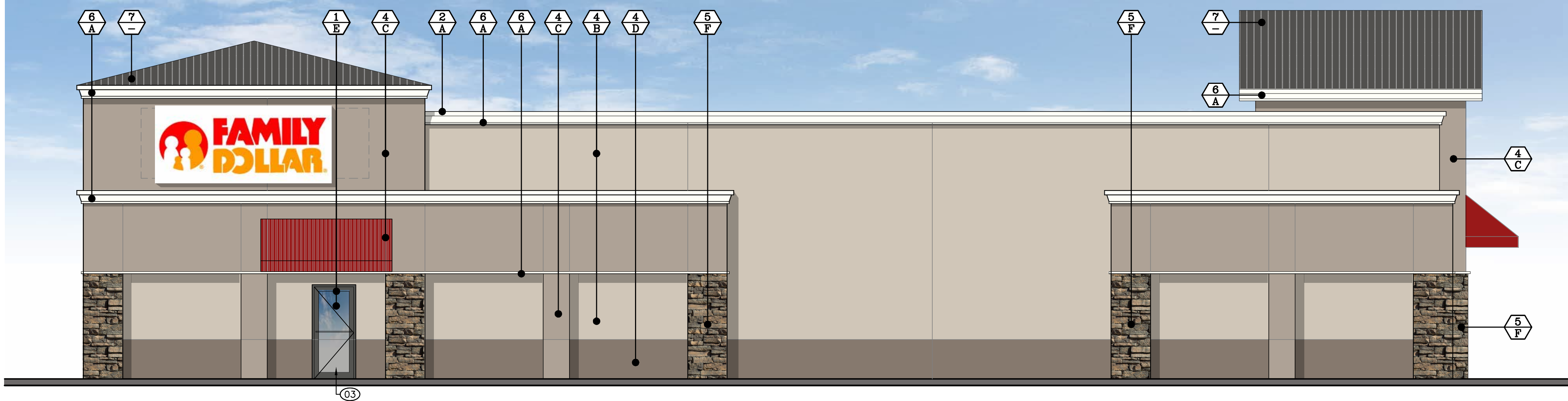
01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

25'-8"
T.O. PARAPET

20'-4"
T.O. PARAPET

14'-4"
A.F.F.

0'-0"
FINISHED FLOOR



02 WEST ELEVATION
SCALE: 1/8" = 1'-0"

25'-8"
T.O. PARAPET

20'-4"
T.O. PARAPET

14'-4"
A.F.F.

0'-0"
FINISHED FLOOR



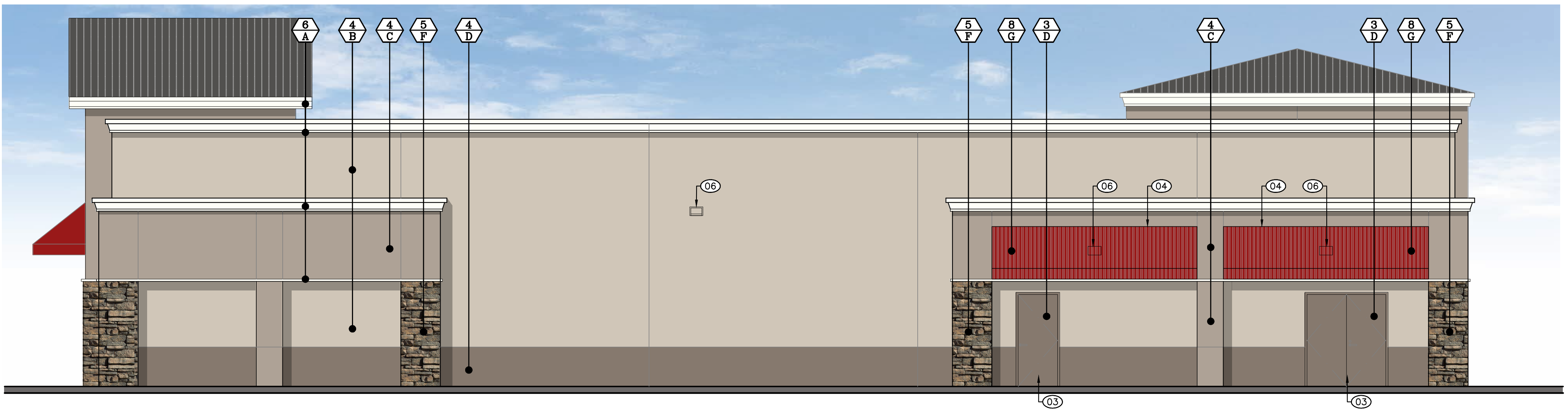
03 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

28'-0"
T.O. ROOF

20'-4"
T.O. PARAPET

14'-4"
A.F.F.

0'-0"
FINISHED FLOOR



04 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

REV #	#	EXTERIOR ELEVATION KEYNOTES
	01	(N) ALUMINUM STOREFRONT ENTRY
	02	(N) STOREFRONT GLAZING SYSTEM
	03	(N) EXTERIOR DOOR
	04	(N) METAL AWNING ON METAL FRAME
	05	(N) INTERNALLY ILLUMINATED SIGNAGE, PROVIDED UNDER SEPARATE PERMIT
	06	LOCATION OF EXTERIOR WALL PACK LIGHTING

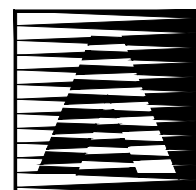
EXTERIOR FINISH SCHEDULE

MATERIALS

1	ALUMINUM STOREFRONT
2	METAL PARAPET COPING
3	(N) HOLLOW METAL DOOR
4	3-COAT PLASTER SYSTEM
5	STONE VENEER
6	EIFS CORNICE/TRIM WITH EXTERIOR CEMENT PLASTER FINISH
7	METAL PANEL ROOFING (COLOR: CHARCOAL OR EQUIVALENT)
8	METAL AWNING

FINISH COLOR

A	PAINT: SHERWIN-WILLIAMS SW7007 "CEILING BRIGHT WHITE"
B	PAINT: SHERWIN-WILLIAMS SW7036 "ACCESSIBLE BEIGE"
C	PAINT: SHERWIN-WILLIAMS SW7031 "MEGA GREIGE"
D	PAINT: SHERWIN-WILLIAMS SW7025 "BACKDROP"
E	CLEAR ANODIZED ALUMINUM
F	EL DORADO STONE: MOUNTAIN LEDGE PANELS "WHISKEY CREEK"
G	BY TRIVANTAGE, PRODUCT: NITE-LITE 2603 COLOR: RED



ATC DESIGN GROUP
ARCHITECTS • ENGINEERS • SURVEYORS
1282 PACIFIC OAKS PLACE, SUITE C, ESCONCIDO, CA 92029
PHONE: (760) 738-8800 FAX: (760) 738-8232

CLIENT:

PROJECT:

COALINGA
SWC ELM AVE. & 5TH ST.
COALINGA, CA. 93210

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS:

REV	REVISION	DATE	REV	REVISION	DATE

SHEET DESCRIPTION:

EXTERIOR ELEVATIONS

SHEET NUMBER:

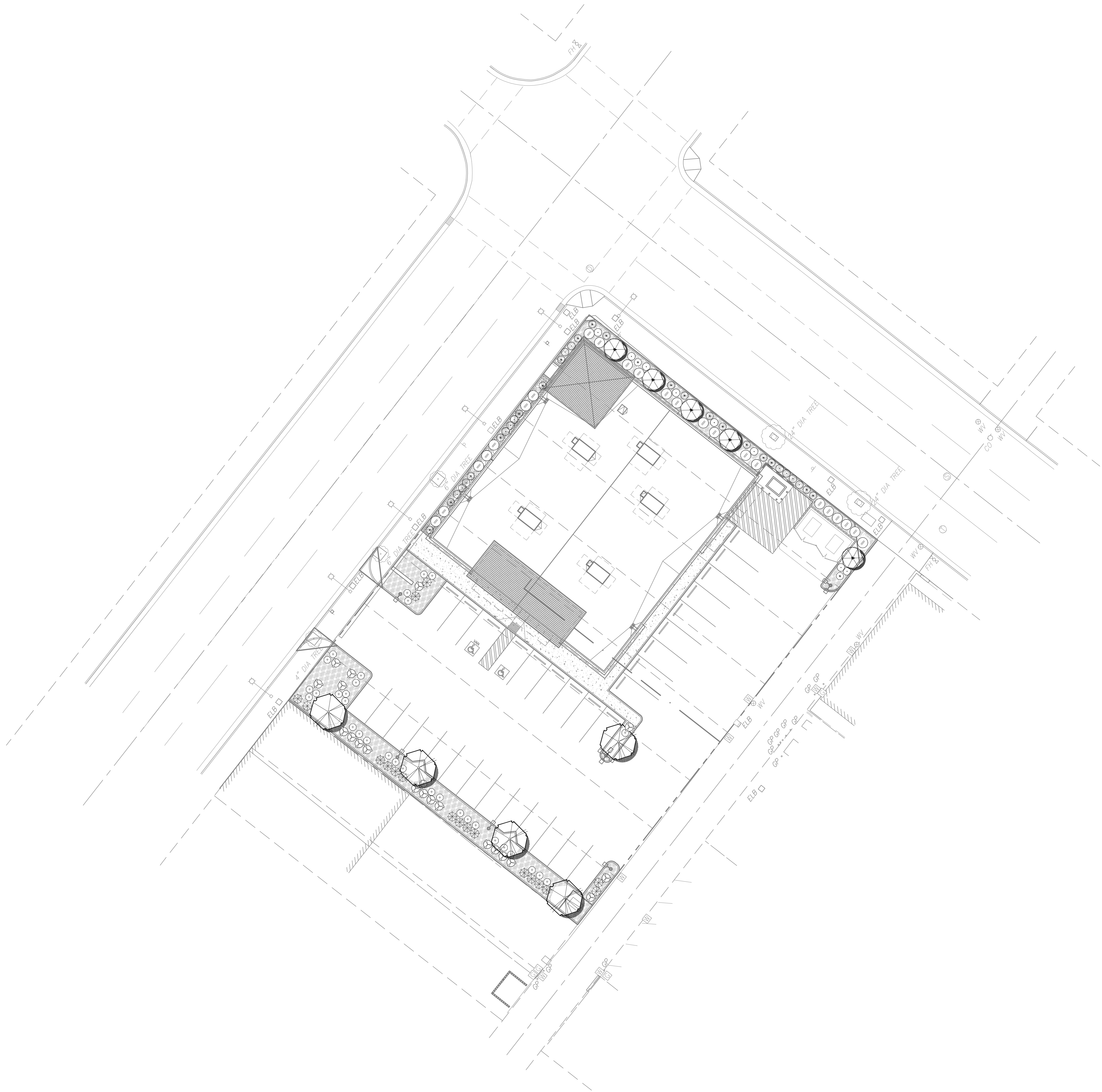
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PROJECT NO: XX-XXXX
DATE: 5/15/2018

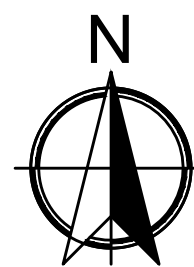
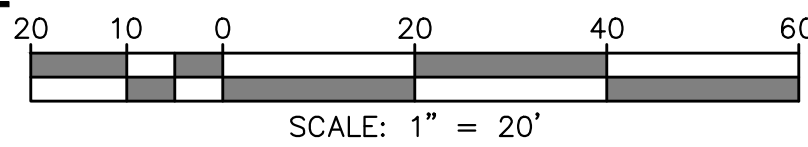
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FOR REFERENCE ONLY



01 LANDSCAPE PLAN



TREES

PLANT SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HEIGHT & WIDTH	QTY	WUCOL
	VACHELLIA FARNESIANA SWEET ACACIA	15 GAL	20'-20'	5	VL
	LAGERSTROEMIA SPP. HYBRIDS & OVS CRAPE MYRTLE	24" BOX	12'-12'	5	L

SHRUBS

PLANT SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HEIGHT & WIDTH	QTY	WUCOL
	BACCHARID HYBRID STARN STARN COYOTE BUSH	5 GAL	3'-5'	23	VL
	EUPHORBIA CYPARISSASIAS CYPRESS SPURGE	5 GAL	2'-2'	20	VL
	LANTANA NEW GOLDEN LANTANA	5 GAL	2'-2'	21	VL
	RHAPHIOLEPSIS INDICA INDIAN HAWTHORNE	5 GAL	3'-6'	18	L
	NERIUM OLEANDER OLEANDER	5 GAL	4'-6'	20	L
	TEUCRIUM CHAMAEDRYS GERMANDER	5 GAL	2'-2'	33	L

GROUND COVERS

GROUND COVER SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	HEIGHT & WIDTH	QTY	WUCOL
	MULCH	PER CUBIC YARD			

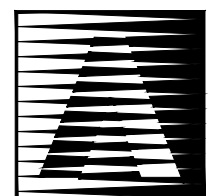
LANDSCAPE AREA = 4,077 S.F. (13.59%)

WUCOLS PLANT FACTOR SCHEDULE

VL (LOW WATER USE) = .1

L (LOW WATER USE) = .2

M (MODERATE WATER USE) = .5



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1282 PACIFIC OAKS PLACE, SUITE C, ESCONDIDO, CA 92029
PHONE: (760) 738-8800 FAX: (760) 738-4232

CLIENT: NEVADA NEW BUILDING, LLC
7570 Norman Rockwell Lane, Suite 140
Las Vegas, NV 89143

PROJECT: COALINGA
SWC ELM AVE. & 5TH ST.
COALINGA, CA. 93210

REVISIONS:					
REV	REVISION	DATE	REV	REVISION	DATE

SHEET DESCRIPTION:
**CONCEPTUAL
LANDSCAPE
PLAN**

SHEET NUMBER:

L1.0

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 445-5868

FAX (559) 445-5875

TTY 711

www.dot.ca.gov



*Making Conservation a
California way of life.*

July 17, 2018

06-FRE-33-15.691

Family Dollar Retail Store

SPR 18-02

Mr. Sean Brewer
Community Development Director
City of Coalinga
155 W. Durian Avenue
Coalinga, CA 93210

Dear Mr. Brewer:

Thank you for including Caltrans in the environmental review process for the project referenced above. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities. The following comments are based on the site plan dated May 14, 2018 to allow for the construction of a 9,180 square-foot Family Dollar retail store located at the southeast corner of State Route (SR) 198 and SR 33 in the City of Coalinga. One 30-foot-wide commercial driveway is being proposed on SR 198 approximately 130 feet from the intersection with SR 33 and 190 feet north of an existing driveway. Caltrans has the following comments:

The table below is the Project's trip generation based on the Institute of Transportation Engineers (ITE) Code 814 – Variety Store:

ITE Code 814	Daily	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
9,180 sq. ft. Family Dollar	584	17	12	29	33	30	63

Previous traffic studies have identified future improvement needs to the intersections of SR 33 at 5th Street, 3rd Street, and Cambridge Avenue. Caltrans has prepared cost estimates and cost per trip for each location. The table below shows the recommended fair share cost for the proposed Project:

Intersection	Improvements	Cost Estimate	Cost/ Trip	Trip Distribution*	Fair Share Cost
SR 33/5 th Street	Signal	\$192,000	\$115	30	\$3,450
SR 33/3 rd Street	Signal	\$192,000	\$155	15	\$2,325
SR 33/ Cambridge Ave	Signal/ Channelization	\$373,000	\$450	3	\$1,350
Total					\$7,125.00

*Based on engineering judgement and existing travel patterns.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

Mr. Mr. Sean Brewer

July 17, 2018

Page 2

Upon the above-calculated amount being made a condition of approval for the project, the applicant will need to enter into a "Traffic Mitigation Agreement" with Caltrans. Should the applicant or lead agency not agree with our mitigation estimate, then it is recommended that the services of a qualified traffic consultant be obtained to prepare an independent traffic analysis.

The proposed driveway accessing the State right-of-way shall meet current Caltrans standards for commercial driveways, including the driveway access the alley at SR 33.

Any and all damaged concrete surfaces within the right-of-way which pose a safety hazard due to potential tripping hazards shall be replaced or repaired in accordance with ADA and/or applicable State or Federal requirements.

An encroachment permit must be obtained for all proposed activities for placement of encroachments within, under or over the State highway rights of way. Activity and work planned in the State right-of-way shall be performed to State standards and specifications, at no cost to the State. The permit Department and the Environmental Planning Branch will review and approve the activity and work in the State right-of-way before an encroachment permit is issued. Encroachment permits will be issued in accordance with the Streets and Highway Codes, Section 671.5, "Time Limitations." (Revision: 01/08/03). Additional comments/requirements may be added during the encroachment permit process once full-scale drawings are provided.

If you have any further questions, please contact David Padilla, Associate Transportation Planner, Transportation Planning-North Branch, at (559) 444-2493.

Sincerely,



MICHAEL NAVARRO, Chief
Planning North Branch

RESOLUTION 018P-006

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 18-02 FOR THE DEVELOPMENT OF A NEW 9,180 SQAURE FOOT RETAIL BUILDING (FAMILY DOLLAR) ON 0.69 ACRES LOCATED AT THE SOUTHEAST CORNER OF ELM AVE (SR 198) AND 5TH STREET (SR 33)

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the development of new family dollar retail building to be constructed on a parcel located at Elm Ave (SR 198) and 5th Street (SR 33) Street; 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 June 3, 2018; 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 including subsequent approvals; and

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on August 14, 2018; 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. 18-02 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 August 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit “A”
CONDITIONS OF APPROVAL
SITE PLAN REVIEW, APPLICATION NO. 18-02

Administrative

- COA-1. The approved site plan shall become void in the event that less than fifty (50) percent of the site, or an approved phased development, has not occurred within twelve (12) months after the approval of the site plan.
- COA-2. Approval of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the first approval.
- COA-3. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-4. Any minor alternations to the site plan shall be reviewed and approved by the Community Development Director, unless under his/her discretion warrants review and approval by the Commission.
- COA-5. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-6. *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-7. *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-8. 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-9. The applicant shall close escrow and complete the sale of the lots prior to obtaining a building permit to construct.

Public Works/Engineering

- COA-10. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer and further inspected by Public Works.
- COA-11. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction.
- COA-12. On the 5th Street project frontage the applicant shall remove all existing cracked broken sidewalk, curb & gutter and alley approach, existing wood pole street light and existing trees. Applicant shall furnish and install off-site public curb & gutter, sidewalks, alley approach, decorative Ornamental Lighting, street trees and irrigation facilities for the property frontage along 5th Street in accordance with Caltrans Standards. Street trees installed along 5th Street shall include decorative tree grates in accordance with the Downtown Design Guidelines for the City of Coalinga adopted October 18, 2007 and as approved by the City Engineer.
- COA-13. The applicant shall obtain approval from Caltrans for the proposed commercial driveway access off Elm Avenue (SR198) to the on-site parking lot. With the new driveway the applicant shall be required to remove the existing street light, street trees, tree grates and cap irrigation lines. Applicant shall furnish and install commercial driveway approach in accordance with Caltrans Standards. Applicant shall salvage the street light and tree grates to the City Public Works Corporation Yard as directed by the City Engineer.
- COA-14. The applicant shall comply with all 2016 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-15. The applicant shall comply with all ADA accessibility guidelines, including the following: Provide an ADA accessible path of travel from the ADA parking stall to the building entrance(s); All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standard P-13, P-14 and P-15; and Provide an ADA accessible path of travel from the public street sidewalk to the building entrance.
- COA-16. The applicant shall furnish and install new water service and backflow prevention device for all irrigated landscape areas of the project.
- COA-17. The applicant shall certify to the Public Works Department the proper operation of the existing backflow prevention device for compliance with Coalinga Cross Connection Control Program.
- COA-18. The applicant shall certify or comply with California Building Code (CBC) Chapter 11B ADA accessibility compliance of the existing curb ramps at the Cambridge Avenue

entrance to the sports complex. Any curb ramp upgrades to meet current ADA compliance shall be approved by the City Engineer.

- COA-19. The applicant shall obtain approval from the City Solid Waste Carrier for the on-site location of the trash enclosure for solid waste disposal and pick up. The trash enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 and A-4A and shall be approved by the City Engineer.
- COA-20. The applicant shall provide method of preventing stagnant water at dead end water lines from potentially back flowing and contaminating drinking water.
- COA-21. All on-site parking lot surfaces shall be ac pavement surfacing sufficient to handle loading from solid waste carriers and fire trucks.
- COA-22. All on-site parking stalls shall conform to City Standard P-16 and shall be AC Pavement.
- COA-23. The applicant shall show an ADA path of travel from the public sidewalk at Cambridge. This path of travel is existing but may need to be rehabilitated to conform to ADA guidelines.
- COA-24. The project is required to conform with the National Pollutant Discharge Elimination System (NPDES) procedures.
- COA-25. On-site Construction Site, Grading, Utility and Landscape & Irrigation plans shall be submitted to the City Engineer for review and approval.
- COA-26. The applicant shall comply with the requirements of the Fire Department.
- COA-27. Natural gas facilities exist in the alley off 5th Street between Elm and Forest to serve this development. The applicant shall install public natural gas service connections in accordance with City of Coalinga standards as required by the City Engineer.
- COA-28. Public sewer and water facilities exist in the alley off 5th Street between Elm & Forest to serve this development. The applicant shall install all public utility service connections in accordance with City of Coalinga standards as required by the City Engineer
- COA-29. All on-site parking lots shall be designed and installed in conformance with City of Coalinga Standard P-16.
- COA-30. The applicant shall direct all on-site parking lot storm water drainage runoff to the existing storm drain facilities at Elm Avenue and 5th Street. 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-31. No storm water runoff from the proposed project shall flow into the State right-of-way (SR 33/198) without approval from the District Hydraulic Engineer.

- COA-32. The trash enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 & A-4A and approved by the City Engineer.

Caltrans

- COA-33. The applicant shall comply with all the requirements of Caltrans in their letter dated July 17, 2018 including entering into a Traffic Mitigation Agreement with Caltrans where a copy of said agreement and certification of payment shall be presented to the Building Department before Certificate of Occupancy can be granted.

Planning

- COA-34. The applicant shall comply with all the requirements of the Building Official and Community Development Director. All improvements shall be inspected by the Building Official to ensure compliance with approved plans.

- COA-35. The applicant shall apply for a lot merger prior to the commencement of construction on the subject property.

- COA-36. 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.

- Weekdays from 7:00 a.m. to 6:00 p.m.;
- Saturday from 8:00 a.m. to 5:00 p.m.;
- Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager

- COA-37. A landscaping plan shall be submitted to the Community Development Department for review and approval. *Water efficient landscaping.* 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 where applicable.

- COA-38. All landscaping shall be inspected by the City's Landscape Architect to ensure compliance with the approved plans.

- COA-39. All security and site lighting shall be shielded to avoid "spill over" nuisance lighting to the existing adjacent businesses.

- COA-40. The retail/grocery store is prohibited from the outdoor storage of any items.

- COA-41. The applicant shall submit to the Community Development Department all signage for review and approval prior to installation.

- COA-42. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval prior to the issuance of a building permit.
- COA-43. The applicant shall pay all applicable development impact fees at time of building permit issuance.
- COA-44. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.