



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY SEPTEMBER 24, 2019

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 Jacobs
Commissioner Helmar
Commissioner Garza
Commissioner Pruitt

Staff:

Sean Brewer, Community Development Director
Marissa Trejo, City Manager

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

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

2. Approval of the Minutes from the March 12, 2019 Meeting

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Coalinga Planning and Zoning Code 5-Year Review Update (on-going)

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

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

Meeting Date September 24, 2019

Project Location: 1921 Mercantile Lane, Coalinga, CA 93210

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

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

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

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

II. BACKGROUND:

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

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

On February 27, 2018 the Planning Commission approved a (1) year extension to the project the owner is has been focused on developing their site at 1920 Mercantile Lane for a future cannabis manufacturing facility which is directly across the street south of the subject property. Immediately after the opening of 1920 Mercantile, efforts shifted to 1275 W. Elm which placed 1920 Mercantile in line for the next project to begin.

III. PROPOSAL AND ANALYSIS:

Since the approvals in February 2017, the owner is has been focused on developing their site at 1920 Mercantile Lane for a future cannabis manufacturing facility which is directly across the street south of the subject property. The owner is expected to submit building plans the first week of March 2018 for the south project (1920 Mercantile Lane) and once under construction they will begin the development of the 1921 Mercantile Lane property. The expected construction timeframe for 1921 Mercantile is fourth quarter 2018.

Therefore, the owner is requesting a one year extension of the site plan review approvals in order to avoid future delays in development. There are no anticipated changes to the site plan at this time which would expedite development.

Staff does recognize that the (1) year period has expired but the Planning Commission does have the discretion to approve an extension after the expiration of the site plan if it feels there is compelling reason to do so. In this case, staff is recommending approval of a (1) year extension due to the unforeseen power circumstances as well as the various financial variables related to cannabis operations that has cause delays in the projects development. These projects have seen unconventional delays due to the nature of the business that the applicant did not anticipate when the project was recommended to the Planning Commission in February 14, 2017.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

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

ATTACHMENTS:

Description

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

RESOLUTION 017P-007

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

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

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

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

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

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

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

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

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

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

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

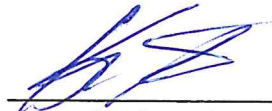
PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 14th Day of February 2017.

AYES: Stoppenbrink, Sailer, Gonzales, Jacobs, Helmar

NOES: None

ABSTAIN: None

ABSENT: None



Planning Commission Chairman/Vice Chairman

ATTEST:



City Clerk/Deputy City Clerk

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

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

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

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

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

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

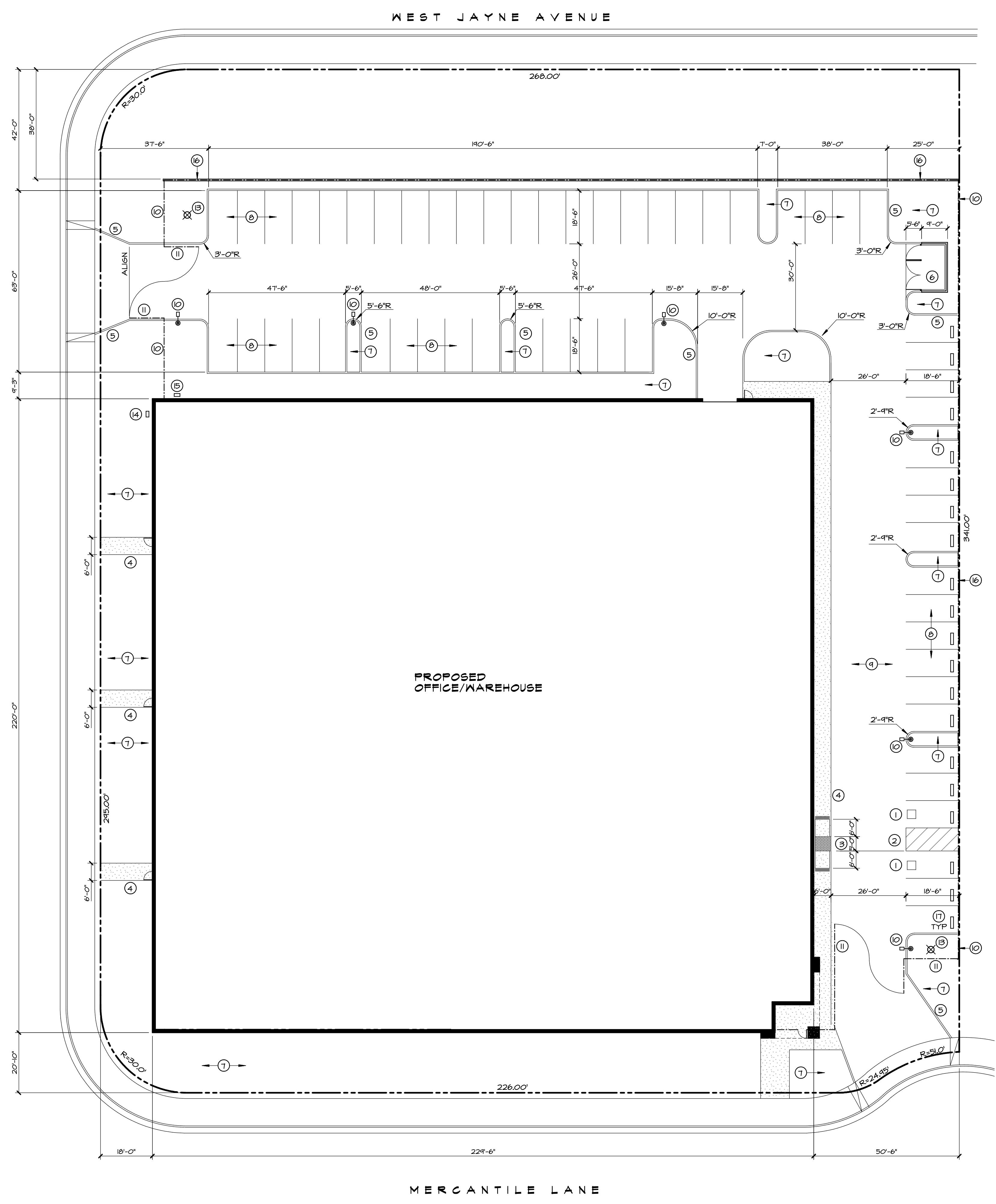
- COA-39. The applicant, within 30 days of the approved site plan, shall provide in writing a letter agreeing to comply with all of the conditions of approval stated in the project resolution.

Applicant Acknowledgement

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

Applicant: _____ Date: _____
Signature

ENTERPRISE EXPRESSWAY



PROJECT ANALYSIS		
ASSESSORS PARCEL NUMBER:	083-280-165T	
LEGAL DESCRIPTION:		
LOT 144 OF JUNIPER RIDGE NO. 1, TRACT NO. 430, IN THE CITY OF COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREFORE RECORDED NOVEMBER 26, 1991 IN BOOK 53, PAGES 48-50 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTRY		
ZONE:	M-2	
CONSTRUCTION TYPE:	V-B	
OCCUPANCY:	F-2	
ALLOWABLE AREA:		
PER CBC TABLE 503:	13,000 SF	
SPRINKLER INCREASE PER 504.2:	34,000 SF	
TOTAL ALLOWABLE:	52,000 SF	
GROSS BUILDING AREA:	50,360 SF	
PARKING REQUIRED		
RETAIL (50,360/1000):	51 SPACES	
PARKING PROVIDED		
STANDARD:	57 SPACES	
HANDICAP:	2 SPACES	
TOTAL:	59 SPACES	

- NOTES:
- SECURITY CAMERAS WILL BE LOCATED TO CREATE A 360 DEGREE FIELD OF VIEW AROUND THE PERIMETER OF BUILDING AS NOTED BELOW:
 - CAMERAS WILL BE MOUNTED ON NORTHWEST, SOUTHWEST, NORTHEAST AND SOUTHEAST CORNERS WITH 270 DEGREE VIEW
 - CAMERAS WILL BE MOUNTED ON NORTH AND SOUTH WALLS EVERY +/- 30 FEET
 - CAMERAS WILL BE MOUNTED AT EACH DOOR AND WALKWAY
 - ALL CAMERAS SHALL HAVE 24 HOUR BATTERY AND CLOUD BACKUP
 - SITE LIGHTING SHALL BE COMBINATION OF BUILDING MOUNTED LED AND POLE MOUNTED AND PROVIDE 15 FOOT CANDLES MINIMUM ACROSS PARKING AREA
 - ALL INTERIOR LIGHTING SHALL BE LED TO MEET TITLE 24 REQUIREMENTS

- KEYNOTES
- 9'-0" WIDE HANDICAP PARKING STALL WITH 3'-0"x3'-0" PAINTED STALL SIGN AND 10"x10" POLE MOUNTED PARKING SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WITH AN ADDITIONAL SIGN OR LANGUAGE STATING "MINIMUM FINE \$250.00" INCLUDE SIGN MOUNTED BELOW STATING "VAN ACCESSIBLE" WHERE APPROPRIATE PER CBC SECTION 124B-80" MINIMUM HEIGHT TO THE BOTTOM OF ALL POLE SIGNS
 - 8'-0" WIDE HANDICAP ACCESS AISLE FOR VAN ACCESS WITH THE WORDS "NO PARKING" IN 12" HIGH CONTRASTING LETTERS- SLOPE NOT TO EXCEED 1/4 %
 - HANDICAP ACCESSIBLE CURB RAMP- SLOPE SHALL NOT EXCEED 120 WITH 4'-0" MINIMUM LANDING AT TOP AND 1'-0" BORDER OF 1/4" WARNING GROOVES AT TOP PER CBC STANDARDS - PROVIDE RAISED TRUNCATED DOME TILES FOR THE FULL WIDTH OF BOTTOM LANDING PER CITY STANDARDS
 - CONCRETE WALK WITH MAX SLOPE AT 120 AND MAX CROSS SLOPE OF TWO PERCENT
 - NEW 6" CONCRETE CURB TO MATCH AND ALIGN WITH EXISTING
 - NEW CONCRETE BLOCK TRASH ENCLOSURE WITH CONCRETE APRON PER CITY STANDARDS
 - LANDSCAPE AREA - INSTALL FLOWER BED ALONG NORTH SIDE OF BUILDING
 - 9'-6" x 18'-0" STANDARD PARKING STALL
 - A.C. PAVING PER CITY STANDARDS
 - 6'-0" WROUGHT IRON FENCE
 - 6'-0" WROUGHT IRON GATE
 - 18'-0" x 9'-6" STANDARD STREET PARKING
 - FIRE HYDRANT
 - APPROXIMATE LOCATION OF WATER METER
 - APPROXIMATE LOCATION OF GAS METER
 - WROUGHT IRON TO 6'-0" ON 2'-6" CONCRETE BLOCK WALL
 - CONCRETE WHEEL STOP

PAUL DHANENS • ARCHITECT

ARCHITECT

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BAKERSFIELD, CALIFORNIA 93309
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CONSULTANT

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

PROJECT

**OFFICE
WAREHOUSE B**

1921 MERCANTILE LANE
COALINGA, CA

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

NO.	REVISIONS
1	
2	
3	
4	

SITE PLAN

FILE NAME: 1871BASE3A

SHEET

A-1.0



CITY OF COALINGA
The Sunny Side of the Valley

February 15, 2017

VIA US MAIL & EMAIL

Michael Jennings
5444 W. Sunnyside Ct
Visalia, CA 93277

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

Mr. Jennings:

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

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

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

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

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

Sincerely,

Sean Brewer, Director
Community Development Department

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



1680, 200 Burrard Street
Vancouver, BC V6C 3L6

+ 1 778 589 2848
info@nextgreenwave.com

Mr. Brewer,

Next Green Wave would like to ask for an extension of Site Plan Review 16-07 for a Commercial Cannabis Facility located at 1921 Mercantile Lane (Site B). On February 14, 2017 the Coalinga Planning Commission approved Resolution No. 017P-007 with conditionals for a 50,630 square foot commercial cannabis cultivation facility on 2.09 acres.

Last year the Planning Commission agreed to renew this Site Plan Review as Next Green Wave was focused on completing the development and construction of 1920 Mercantile Lane including the backbone power upgrade for the entire business complex. Currently Next Green Wave has completed the first building (Site A) and the 1920 Mercantile Lane facility is fully operational. Next Green Wave has hired 20 employees thus far, is currently planning on hiring 10 additional employees in the next month and is successfully harvesting product from the building.

Currently Next Green Wave is completing an extraction site at 1275 W. Elm Ave (Site C) with Coalinga building permit 1908-010 which will be completed later this year. While the development at 1921 Mercantile Lane has been delayed, Next Green Wave would like to ask the Planning Commission for an additional extension of the Site Plan Review 16-07 so that we can continue with the planned development of that facility.

Thank you,

Todd Hybels

9/4/2019



Staff Report- Chairman and Planning Commission

Subject: Approval of the Minutes from the March 12, 2019 Meeting
Meeting Date September 24, 2019
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Approval of the minutes from the March 12, 2019 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes 3-12-2019

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210

TUESDAY, March 12, 2019

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

None

ROLL CALL

Commissioners:

Chairman Sailer
Vice Chairman Jacobs
Commissioner Helmar (Absent)
Commissioner Garza
Commissioner Pruitt

Staff:

Community Development Director, Sean Brewer
City Clerk, Shannon Jensen

PUBLIC COMMENTS (NONE)

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. Planning Commission Recommendation to the City Council for Approval of the 2018 General Plan Progress Report

Community Development Director Sean Brewer gave a brief overview of the item.

Commissioner Sarah Pruitt referencing page 6, at the bottom of the page it states, for the purpose of review, a copy of the housing report has been attached, however she states there is no attachment.

Mr. Brewer explained the housing report isn't adopted; we are just filling in the blanks. A copy of the report can be emailed if the Commission would like a copy.

There is a housing needs assessment which states numbers we must meet for the different income levels for housing: extremely low, low, moderate, above moderate, etc. for each seven-year planning period. The report must be submitted to the State. Mr. Brewer stated we normally are not able to meet too many of those numbers unless we are seeing affordable housing construction projects. However, with the pricing of the DR Horton homes, we were able to qualify about 10 of those homes for our moderate-income housing quota. The lowest price point with all the new K. Hovnanian homes in Posa Chanet is \$259k. Usually a 3-bedroom, 2-bath house, under \$250k, will qualify for moderate. The only time you're going to get anything below that is with an affordability tag, like a multifamily housing project. It's been about two years since we've had anything like that built. If we can get the funding for the senior housing project on Elm Avenue it should help with our numbers.

The General Plan and Progress Report, which is required to go the office of Planning and Research on an annual basis so they can see what cities are doing in terms of planning activity. As you can see from the report, there isn't a whole lot listed. It's not that we're not doing anything, it's more about the activity that we do that influences the general plan. Every decision, every project, they all influence the general plan. However, we haven't made any changes to our policies because we haven't had any funding to do so. When we do get funds, I would like to do a comprehensive update to look at current policies and the current vision of the City since it has changed a lot from when we started back in 2004. We aren't alone, there are a lot of Cities who are still working from general plans approved in the 90s.

Commissioner Helmar noticed there were references to 2017 that she believes should be 2018.

Mr. Brewer asked the Commission to please make him aware of those so they can be updated before the report is submitted.

Commissioner Helmar detailed the corrections:

Page 2, 2nd paragraph, under Comprehensive General Plan Update 2025 – calendar year is listed as 2017

Page 4, under Active Transportation Plan – calendar year is listed as 2017

Page 4, under Active Transportation Plan, "In 2017 the _____ approved: – the missing word should be "City"

Page 5, under Schools – calendar year is listed as 2017 at the beginning of the paragraph

Page 6, the bullet point at the top of the page shows the calendar year as 2017

*Motion by Pruitt, Second by Helmar to Approve the 2018 General Plan Progress Report. **Approved** by a 5/0 Majority Voice Vote.*

PUBLIC HEARINGS (NONE)

DISCUSSION AND/OR POTENTIAL ACTION ITEMS (NONE)

DEPARTMENT REPORTS (NONE)

COMMUNICATIONS

1. Staff Announcements

Mr. Brewer informed the Commission that he gave a presentation at the Women's Club Lunch last week where he updated them on all the activities going on in the City. They did request that I give quarterly updates moving forward, which we will also be doing for the Council. The first report to the Council should be in April.

Mr. Brewer went on to announce that he is seeing a little more interest from businesses. There are a few more applications from the cannabis companies that he is expecting to come through. Next Green Wave will be moving forward with their manufacturing and their R&D facility.

Commission Garza asked for an update on Family Dollar.

Mr. Brewer stated that he hasn't heard from them. He informed the Commission that Family Dollar is owned by Dollar Tree, who recently put out a Press Release announcing they were converting 390 Family Dollar stores to Dollar Tree stores. He isn't sure how that will affect the Family Dollar project planned for the corner of Fifth and Elm.

Vice-Chairman Jacobs asked if there was an update on Kmart.

Mr. Brewer stated he has had no interest. He expects that the Fresno County Economic Development Corporation (the "EDC") will be attending the Las Vegas retail conference this summer. The real estate firm that represents the seller is a large company and he expects that the EDC will be talking with them to see if they can market it and drum up some interest.

Vice-Chairman Jacobs asked if anything came of the income survey that Self-Help was handling.

Mr. Brewer isn't sure since that was being performed through the Public Works Department, but he believes it was related to waste-water improvements.

Vice-Chairman Jacobs asked if there were currently any housing loans available through the City and Self-Help.

City Clerk Shannon Jensen stated that those grants have expired, there were three-year grants and the funding is no longer available. We are currently unable to re-apply for those grants due to our current situation with the audits.

Mr. Brewer noted that we are currently behind by two years. It is affecting us on the housing side as well as the HOME grant funds needed for the senior housing project. Also, there are a lot of street projects being delayed.

Commissioner Pruitt asked how the micro-brewery was coming along.

Mr. Brewer stated he believes the owner still has some improvements to do on the building and then he should be able to open.

2. Commissioner Announcements – None

3. Chairman Announcements

Chairman Sailer announced that the deadline for your Form 700s is fast approaching and urged the Commissioners to complete theirs by April 2nd.

Chairman Sailer voiced concern about the BBQ trailer that is setup right next to the water heater at Rico's Restaurant which is located at the corner of Van Ness and Sunset.

Mr. Brewer said he would let the Fire Chief know.

Mr. Brewer stated that we may not have a quorum for the next two scheduled meetings, therefore the next Planning Commission Meeting will be held on May 14, 2019.

ADJOURN 6:26 PM

Chairman / Vice-Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Coalinga Planning and Zoning Code 5-Year Review Update (on-going)
Meeting Date September 24, 2019
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Planning Commission review, discussion and direction to staff regarding the five (5) year update to the Coalinga Planning and Zoning Code.

II. BACKGROUND:

The City of Coalinga prepared a comprehensive zoning code update in 2014. It has been five (5) years since the adoption Ordinance No. 776 which updated Title 9 of the Coalinga Municipal Code related to Planning and Zoning. Staff feels that it is appropriate to review the planning and zoning code periodically to ensure that it is accomplishing what the City intended related to development through its zoning regulations.

This is a continuing discussion by the Planning Commission to review the Planning and Zoning Code. Sections under discussion for the meeting will be identified under the proposal and analysis section of this report.

III. PROPOSAL AND ANALYSIS:

The following sections are expected to be reviewed and discussed by the Planning Commission at this meeting.

Chapter 1, Article 2 - Definitions

Chapter 2, Article 4 - Manufacturing/Business Districts

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

- ▣ Manufacturing and Business Districts

Article 4. - Manufacturing/Business Districts

Sec. 9-2.401. - Purpose.

- (a) The specific purposes of the "Manufacturing/Business" Districts are to:
 - (1) Provide for large and small-scale businesses involved in manufacturing, distribution or services.
 - (2) Provide appropriate areas of the city where employment uses can locate and operate without significant conflicts with other land uses.
 - (3) Strengthen the City's economic base and provide employment opportunities for residents of the City.
 - (4) Ensure the provision of services and facilities needed to accommodate planned population densities.
- (b) Additional purposes of each "Manufacturing/Business" District:
 - (1) MBL Light Manufacturing/Business. To provide areas for a mix of light industrial, secondary office, bulk retail, and service uses. This district allows for uses such as, warehouse, mini-storage, research and development, wholesale, bulk retail, and office space with limited customer access. This district also allows for other uses, such as commercial recreation, distribution centers, or other uses that require large, warehouse-style buildings. Small-scale retail and service uses serving local employees and visitors are permitted as secondary uses.
 - (2) MBH Heavy Manufacturing/Business. To provide areas for businesses which have the potential to create adverse visual, noise, or other impacts to adjoining public and residential properties. This district allows for uses such as warehousing, manufacturing, food processing, distribution, with support commercial services and ancillary office space. No retail uses are allowed.

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

Sec. 9-2.402. - Land use regulations.

- (a) Table 2.7 below prescribes the land use regulations for "Commercial" Districts. The regulations for each district are established by letter designations as follows:
 - (1) "Yes" designates permitted uses.
 - (2) "CUP" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.
 - (3) "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.
 - (4) "No" designates uses that are not permitted.
- (b) Land use classifications are defined in Chapter 1, Article 2 "Definitions" of this title. In cases where a proposed specific land use or activity is not defined, an application shall be made to the Community Development Director, and the Planning Commission shall approve or deny the assignment of the proposed land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this chapter.

Table 2.7: Land Use Regulations - Manufacturing/Business Districts

Use Classifications	MBL	MBH	Additional Regulations
Public and Semi-Public Uses			
Cultural Institutions	Yes	No	
Instructional Services	Yes	No	
Schools, Public or Private	Yes	No	
Commercial Uses			
Adult Oriented Businesses	Yes(1)	No	Section 9-5.102, Adult Oriented Businesses
Aircraft Sales, Services, Storage	No	Yes	
Animal Care, Sales and Services	See subclassifications below		
Kennels	CUP	CUP	
Veterinary Services	Yes	Yes	
Automobile/Vehicle Sales and Services	See subclassifications below		
Automobile/Vehicle Repair, Major	Yes	Yes	Section 9-5.106, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/Vehicle Repair, Minor	Yes	Yes	Section 9-5.106, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/Vehicle Washing	Yes	Yes	Section 9-5.107, Auto Service Stations and Car Washing
Large Vehicle and Equipment Sales, Service and Rental	CUP	Yes	
Towing and Impound	No	Yes	
Banks and Financial Institutions	See subclassifications below		

Banks and Credit Unions	Yes	No	
Check Cashing Businesses	Yes	No	
Building Materials and Services	Yes	Yes	
Business Services	Yes	Yes	Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Eating and Drinking Establishments	See subclassifications below		
Coffee Shops/Cafes	Yes	Yes	Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Restaurants	Yes	No	Section 9-5.103, Alcoholic Beverage Sales (MBL) Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Food and Beverage Retail Sales	Yes	Yes	Section 9-5.103, Alcoholic Beverage Sales Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Funeral Parlors and Mortuaries	Yes	No	
Light Fleet Based Services	Yes	No	
Maintenance and Repair Services	Yes	Yes	
Offices	Yes	Yes(2)	(MBH) Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.

Parking, Public or Private	Yes	Yes	
Personal Services	Yes	No	
Retail Sales	Yes	Yes	Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Retail Sales, Cannabis	CUP	NO	Section 9-5.129, Cannabis Retail Facilities
Swap Meet	CUP	No	Section 9-5.124, Swap Meets
Wholesaling and Distribution	Yes	Yes	
Industrial Uses			
Construction and Material Yards	Yes	Yes	
Handicraft/Custom Manufacturing	Yes	Yes	
Industry, General	No	Yes	
Alcohol Manufacture	No	CUP	(MBH) Alcohol manufacture must be located more than 500 feet from the nearest residential, or commercial zoning designation as shown on the Official Zoning Map.
Hazardous Waste Management Facilities	No	CUP	(MBH) On-site hazardous waste management facilities must be accessory and incidental to a primary use.
Manufacture, processing, or treatment of materials which may be obnoxious, offensive or hazardous to health and safety of persons and property	No	CUP	
Industry, Limited	YES	NO	Section 9-5.128, Cannabis Cultivation, Manufacturing, Testing, and Distribution

Recycling Facilities	See subclassifications below		
Recycling Collection Facility	Yes	No	Section 9-5.119, Recycling Facilities
Recycling Processing Facility	Yes	No	Section 9-5.119, Recycling Facilities
Salvaging and Wrecking	Yes	No	
Warehousing and Storage	See subclassifications below		
Chemical, Mineral, and Explosives Storage	CUP	CUP	
Indoor Warehousing and Storage	Yes	Yes	
Outdoor Storage	Yes	Yes	Outdoor storage shall be incidental to a primary use, limited to 6,000 square feet and completely screened from public view by a six (6) foot high solid fence.
Personal Storage	Yes	No	Section 9-5.118, Personal Storage Facilities
Transportation, Communication, and Utilities Uses			
Freight/Truck Terminals and Warehouses	Yes	Yes	
Telecommunication Facilities	See subclassifications below		
Modifications to existing Antenna and Transmission Facilities	Yes	Yes	Section 9-5.125, Telecommunication Facilities
New Antenna and Transmission Facilities	CUP	CUP	Section 9-5.125, Telecommunication Facilities
Facilities within Buildings (6)	CUP	CUP	
Transportation Passenger Terminals	Yes	Yes	
Utilities, Major	Yes	Yes	

Solid Waste Collection, Treatment, and Disposal	No	CUP	
Utilities, Minor	Yes	Yes	
Agriculture and Extractive Uses			
Crop Cultivation	YES	YES	Section 9-5-128, Cannabis Cultivation, Manufacturing, Testing, and Distribution
Solar Farms	Yes	Yes	Section 9-5.123, Solar Power generating facilities
Resource Extraction activities; Mining and Quarrying	CUP	CUP	Only in areas designated as Resource Extraction Overlay in the General Plan (Chapter 3, Article 6, Resource Extraction Overlay District)
Other Applicable Types			
Accessory Uses and Structures	Yes	Yes	Section 9-5.101, Accessory Uses and Structures
Caretaker Unit	Yes(2)	Yes(2)	
Emergency Shelters	Yes	Yes	Section 9-5.109, Emergency Shelters
Nonconforming Use	Chapter 6, Article 2, Nonconforming Uses, Structures, and Lots		
Temporary Use	See subclassifications below		
Seasonal Outdoor Sales from three to seven days (3)	Temporary Use Permits required	Section 9-5.126, Temporary Uses	
Long Term Special Events and Sales lasting eight days to three months			
All other Temporary Uses			
Specific Limitations:			
1. Adult-oriented businesses are allowed only along West Elm Avenue, between Lucille Avenue and Firestone Avenue, and must be at least 800 feet from the nearest Residential Zoning District. The subject			

parcels exclude a 0.42 acre site owned and operated by the City.

2. Limited to one dwelling for a caretaker or watchperson and his or her immediate family, necessary and incidental to a use located in such zone, one dwelling for agricultural employees employed on such property for more than half of each year, when situated on farms or ranches containing not less than 10 (ten) acres, and one dwelling for the owner of property used primarily for agricultural purposes located in such zone, when situated on a farm or ranch containing not less than five (5) acres.
3. Seasonal outdoor sales that last for less than three (3) consecutive days do not require permits.

([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014; [Ord. No. 804](#), § 2, eff. 2-3-2018)

Sec. 9-2.403. - Development regulations.

- (a) *Base development regulations.* Table 2.8 below prescribes the development standards for the Manufacturing/Business Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this chapter, while individual letters refer to subsections that directly follow the table.

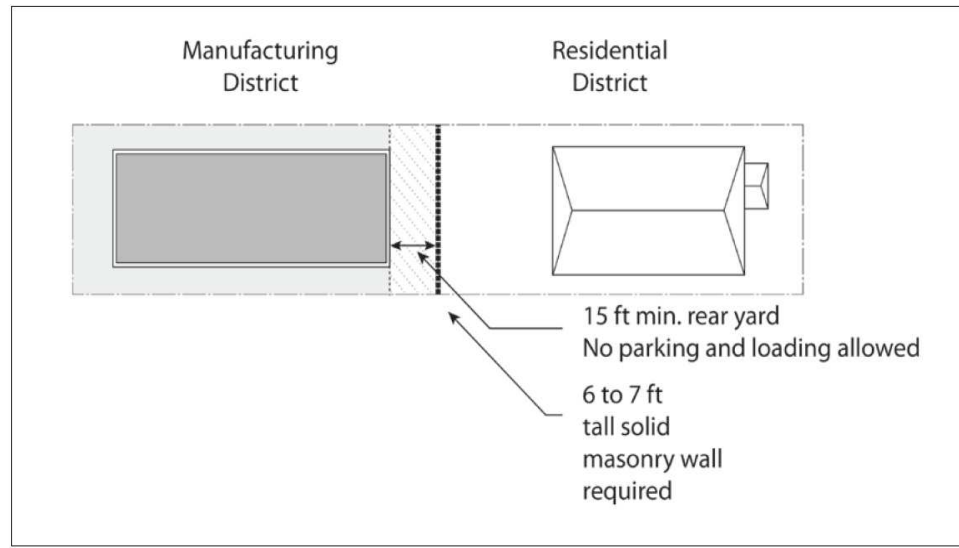
Table 2.8: Development Regulations - Manufacturing/Business Districts			
Standard	MBL	MBH	Additional Standards
Lot and Density Standards			
Minimum Lot Area (s.f.)	5,000 s.f.	10,000 s.f.	Section 2. Additional Development Standards
Minimum Lot Width (ft.)	50 ft.	100 ft.	
Minimum Lot Depth (ft.)	75 ft.	75 ft.	
Building Form and Location			
Minimum Yards			
Front (ft.)	0 ft.	0 ft.	Section 2. Additional Development Standards, and Section 9-4.201, Building Projections into Yards
Interior Side (ft.)	0 ft.	0 ft.	

Street Side (ft.)	0 ft.	0 ft.	
Rear (ft.)	0 ft.	0 ft.	
Maximum Height	75 ft.	75 ft.	Section 2. Additional Development Standards, and Section 9-4.205, Heights and Height Exceptions

(b) *Additional development standards.*

- (1) *Exceptions to minimum lot size, width, and depth.* An exception to the minimum lot size, width and depth may be allowed with a Conditional Use Permit if a master plan for the site is submitted concurrently with the subdivision application. The plan shall indicate proposed land uses, building footprints, driveways, fire lanes, parking areas, landscaped areas, buffer yards, and other site features. The City Council must find that the proposed subdivision will create lots that are adequately sized, shaped, and oriented to meet or exceed all requirements for yards, buffer yards, parking, landscaping, fire lanes, and other requirements of this title.
- (2) *Transitional standards.*
 - a. *Height.*
 1. The maximum height within forty (40) feet of a Residential district boundary is thirty-five (35) feet. The maximum height within fifty (50) feet of a Residential district boundary is forty (40) feet.
 2. Buildings exceeding thirty-five (35) feet in height must be set back or stepped back one foot from the required interior side and rear setback lines for every foot of height above thirty-five (35) feet.
 - b. *Fences and yards.* Where a site in a Manufacturing/Business district is adjacent to a Residential district, a solid masonry wall not less than six (6) feet nor more than seven (7) feet in height shall be erected along such property line, as follows:
 1. Where the district boundary is at a rear lot line that is not on a right-of-way line, the wall shall be on that line. No parking and loading is allowed in the rear yard. Outdoor storage may be allowed within the rear yard, provided that it is screened from public view.

Figure 2.13



2. Where the district boundary is on a side lot line that is not on a right-of-way line, the required wall shall be on, or parallel with, such side lot line. Such wall shall be reduced in height to three (3) feet when next to the required front yard of the adjacent residential district. No parking and loading is allowed in the side and front yard adjacent to the Residential district. Outdoor storage may be allowed within the side yard that is adjacent to the Residential district, provided that it is screened from public view.

Figure 2.14

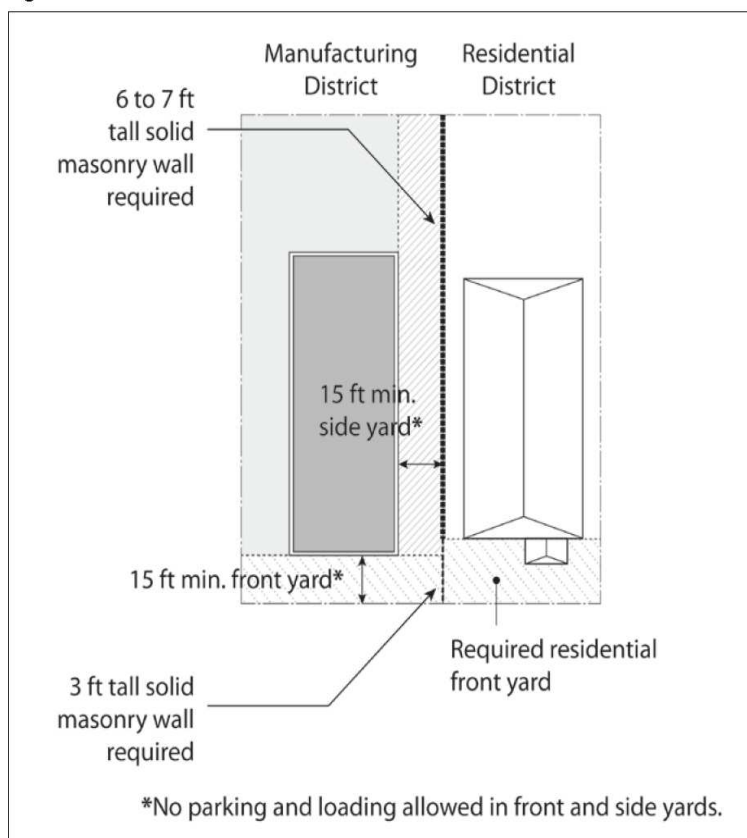
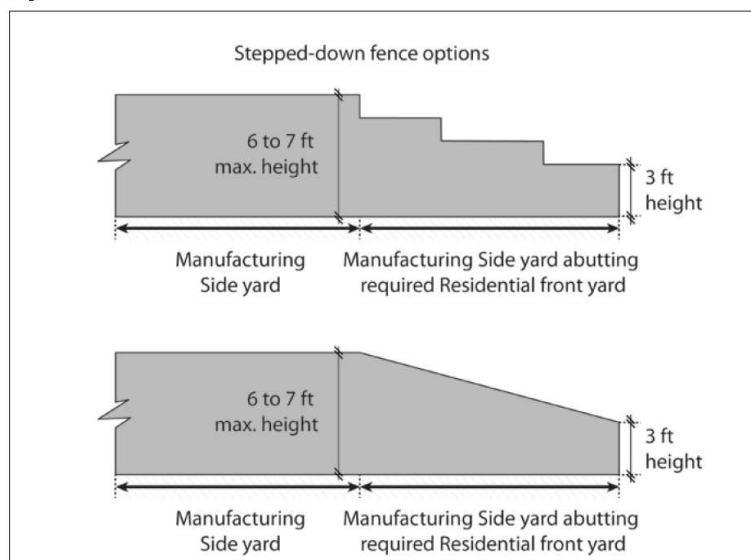


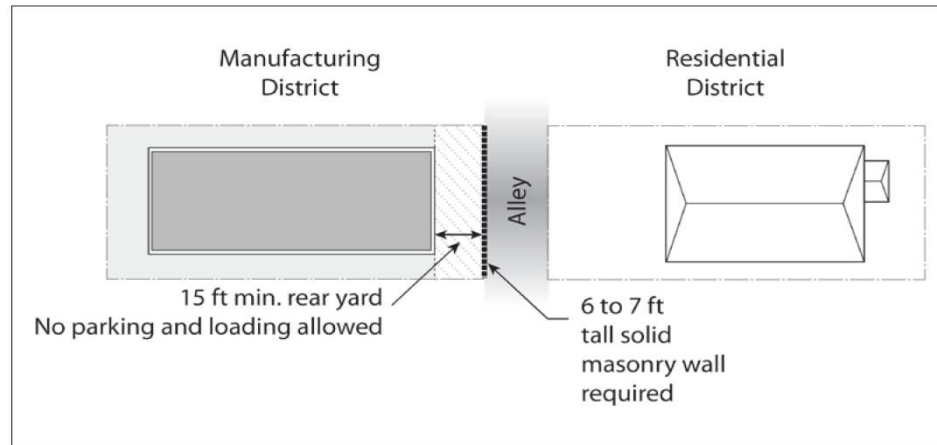
Figure 2.15



3. If the district boundary is an alley, the wall shall be along the length of the commercial property line against the alley. No driveway openings are allowed into the alley. A fifteen (15) foot rear yard setback is required between the building and the property

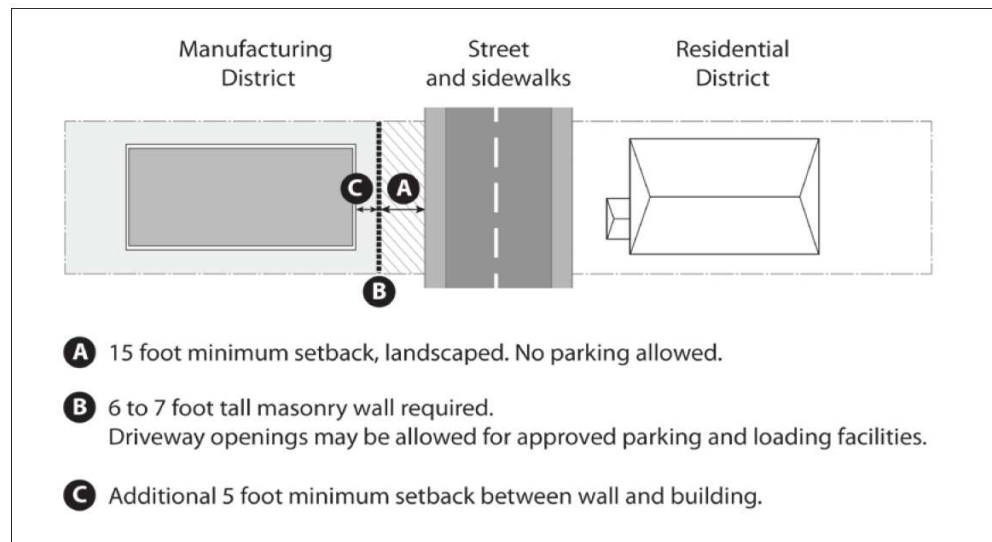
line. No parking and loading is allowed in the rear yard. Outdoor storage may be allowed in the rear yard, provided that it is screened from public view.

Figure 2.16



4. Exception: If the district boundary is a street, any wall constructed along such street shall be set back from the property line a distance of five (5) feet. Such walls may include solid masonry walls of three (3) feet in height, or open decorative fences between six (6) and seven (7) feet in height provided that landscaping of minimum three (3) feet height is in place at the start of operations. Chain link fences are not allowed. The space between the wall and the property line shall be landscaped and maintained; no parking and no outdoor storage shall be allowed. Outdoor storage may be allowed within the setback, provided that it is screened from public view. Driveway openings may be allowed into the street for approved parking and loading facilities. Structures shall be set back at least an additional five (5) feet from the wall. Outdoor storage is allowed within the setback between the wall and the structure, provided that it is screened from public view.

Figure 2.17



- (3) *Increased yard for certain institutional uses.* Any building erected or used for a school, government, or other institutional use mentioned elsewhere in this title, shall be located at least fifteen (15) feet from a Residential district, notwithstanding any lesser requirement in the district

where located, provided such building shall not be required to be located more than five (5) feet from any lot line adjacent to any alley. The Community Development Director may waive this requirement for accessory buildings to provide reasonable accommodation.

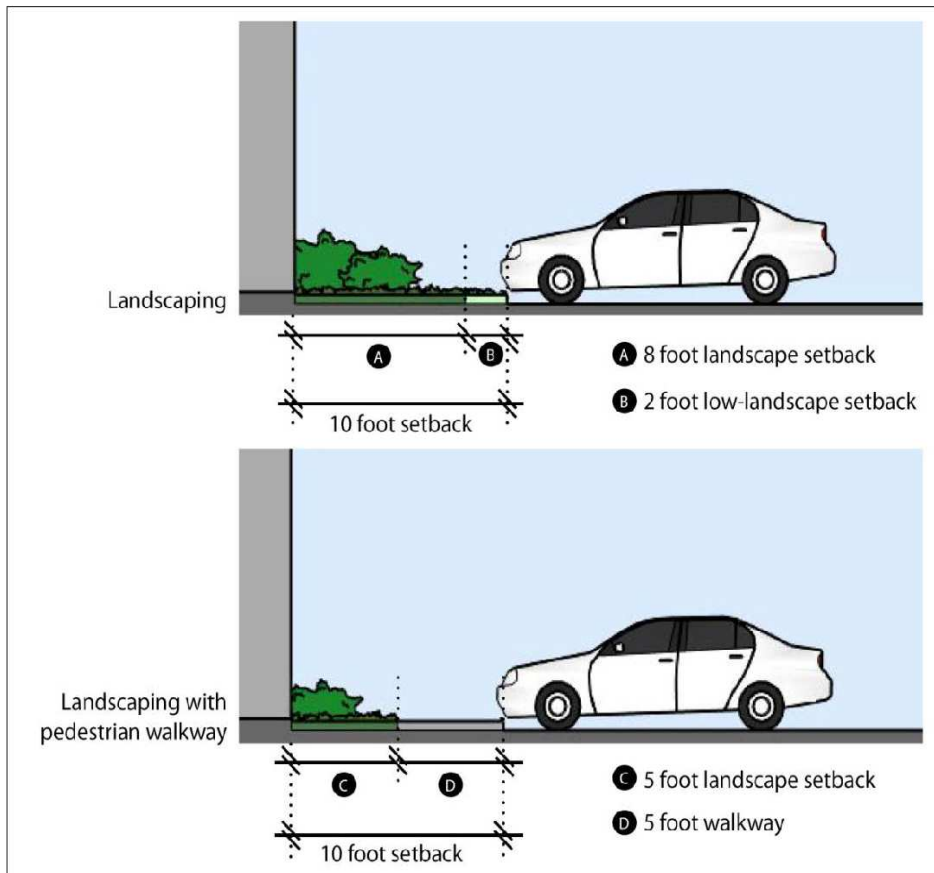
([Ord. No. 776](#), § 1(Exh. A), eff. 9-5-2014)

Sec. 9-2.404. - Supplemental regulations.

(a) *Setback and screening requirements.*

- (1) *Setback and screening from highways.* Any site in a Manufacturing/Business district that is fully or partially located within 200 feet of a state highway shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. At least two (2) fifteen (15) gallon trees shall be provided for every twenty-five (25) feet of site frontage toward the highway.
- (2) *Parking setback and screening from public right-of-way.* The following requirements apply to frontages on arterial or collector streets:
 - a. *Landscaped setback of parking from right-of-way.* Any parking area located between a building and right-of-way must be set back a minimum of fifteen (15) feet from the street-facing lot line, and the setback area must be landscaped. Two (2) feet of the landscaped setback shall be low growing plants to allow for vehicle overhang.
 - b. *Screening of parking areas.* Any parking area located between a building and right-of-way, or within fifty (50) feet of and visible from a right-of-way, must be screened by a wall or berm at least two and one-half (2.5) feet high. A screening wall meeting this requirement shall be composed of brick, stone, stucco, or other quality durable material approved by the Community Development Director, and shall include a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Community Development Director.
- (3) *Landscaped setback of parking from on-site buildings.* In the MBL districts, parking spaces must be set back at least ten (10) feet from any building wall, and the area between parking and building must be landscaped. Two (2) feet of the landscaped setback shall be low growing plants to allow for vehicle overhang. Up to five (5) feet of this required landscape area may be occupied by a paved pedestrian walkway.

Figure 2.18

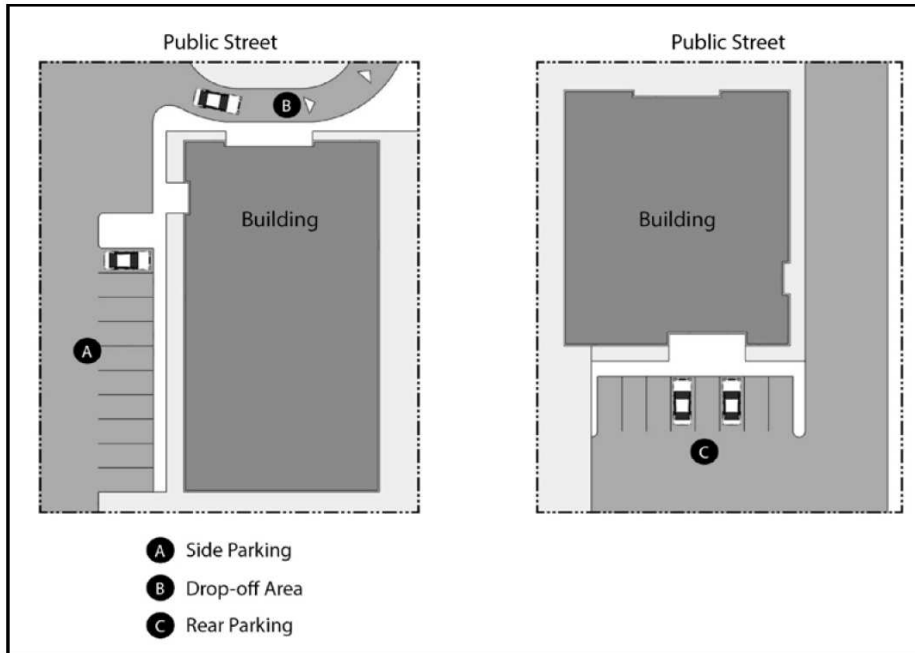


(b) *Pedestrian orientation.* Pedestrian oriented design shall be provided in the MBL district according to the following standards:

- (1) *Pedestrian-oriented design.* The following design elements at ground floor street frontage level shall be incorporated into the design of the structure in order to provide pedestrian orientation.
- (2) *Articulated facades.* Buildings shall provide adequate architectural articulation and detail to avoid a bulky and "box-like" appearance. The building façade at ground floor street frontage level shall be articulated with measures such as, indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame, and projecting elements, such as awnings or marquees, to provide shade and shelter.
- (3) *Entrances.* All ground floor tenant spaces with at least twenty-five (25) feet of frontage facing a public or private street shall have at least one building entrance oriented to the adjacent street. Such an entrance shall open directly to the outside and shall not require a pedestrian to first pass through a garage, parking lot or loading area to gain access.
- (4) *Signage.* Signage shall be integrated with the design of the building and oriented and scaled to the pedestrian, where applicable.
- (5) *Other pedestrian-oriented design elements.* Other pedestrian-oriented design elements such as street furniture or other seating surfaces on private property and other design amenities scaled to the pedestrian such as awnings, drinking fountains, arcades, colonnades, plazas, non-commercial community bulletin boards, public or private art, and alternative paving materials may be provided in areas of pedestrian access. Compliance may also be demonstrated by pedestrian-oriented design elements that are provided off-site.

- (c) *Pedestrian access.* On-site pedestrian circulation and access shall be provided according to the following standards. Pedestrian ways five (5) feet or more in width may be required:
- (1) To connect all buildings on the site to one another, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 - (2) To a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the main entry and sidewalk.
 - (3) To adjoining neighborhood residential and commercial streets. These connections shall be direct, convenient, remain accessible at all times, and not be gated.
 - (4) Through the middle of blocks that are more than 600 feet in length;
 - (5) To connect cul-de-sac or dead-end streets;
 - (6) To provide access to playgrounds, parks, schools, shopping centers, or similar community facilities; and/or
 - (7) To provide access to trails or bikeways shown in the General Plan.
 - (8) All outdoor walkways shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination, of this title.
 - (9) All sidewalks shall conform to the requirements of Title 7, Chapter 2, Sidewalks, Crosswalks, Curbs, Gutters and Driveways, of the Municipal Code. Street trees shall be provided per the requirements of Title 7, Chapter 3, Trees and Shrubs, of the Municipal Code.
 - (10) Primary pedestrian routes and access points shall be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, or another method. Where a required walkway is parallel and adjacent to an auto travel lane, it shall be raised or separated from the auto travel lane by a raised curb at least four (4) inches high, bollards, or other physical barrier.
- (d) *Driveway restrictions; location of parking.*
- (1) *Access.* Access shall not be provided from a residential street where alternate access is available.
 - (2) *Location of parking.* Parking areas shall be located at the rear of the site or at the side of the building, except for drop-off areas which may be located at the primary entry.

Figure 2.19



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