



AGENDA PLANNING COMMISSION AMENDED TUESDAY JANUARY 14, 2020

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

Notice is given that the Planning Commission will meet at the City of Coalinga Council Chambers at 155 W. Durian Ave., Coalinga, CA 93210 and an additional location has been designated at Starbucks, 8375 Arroyo Circle, Gilroy, CA 95020.

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, Assistant City Manager*
- 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

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Adoption of Resolution No. 020P-001, Approving a Site Plan Review (SPR 19-01) and Environmental Review Application for the Construction of a New Office at 1245 W. Elm Ave
2. Planning Commission Adoption of Resolution No. 020P-002, Approving With Conditions Site Plan Review and Environmental Review Application SPR 19-02 for the Construction of 76 Unit Multi-Family Housing Project at the Southeast Corner of West Elm Ave (SR 198) and Pacific Street

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Adoption of Resolution No. 020P-001, Approving a Site Plan Review (SPR 19-01) and Environmental Review Application for the Construction of a New Office at 1245 W. Elm Ave

Meeting Date January 14, 2020

Project Location: 1245 W. Elm Ave, Coalinga, CA 93210

Applicant: F&B Properties, 4300 Midway Rd, Taft, CA 93268

Owner: F&B Properties, 4300 Midway Rd, Taft, CA 93268

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 020P-001 with conditions for the construction of a new office at the Holmes Western Oil Contractors Yard at 1245 W. Elm Ave.

II. BACKGROUND:

On November 14, 2019 the City of Coalinga received an application for site plan review for the construction of a new 480 square foot office to be located at 1245 W. Elm Ave. 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 480 square foot, single-story, pre-manufactured office structure to support Holmes Western Oil operations within the surrounding Coalinga area.

Land Use Compliance

The General Plan designation for the parcel is (MB) Manufacturing and Business with a zoning designation for Manufacturing and Business Light (MBL). The project use (contractors yard) is a permitted use and consistent with all the development regulations for industrial development.

Surrounding Land Use Setting:

Direction	Zoning
South	Industrial (MLB)
West	Agriculture (County)
East	Industrial (MLB)
North	Industrial (MLB)

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.

Structure: The proposed structure is a 480 square foot pre-manufactured office that will be placed on permanent foundation and finished in accordance with California Building Standards.

Access: Access to the proposed development will be via the existing driveway on W. Elm Ave.

Utilities: All utilities are readily available for connection to serve this development.

- Public Sewer Facilities exist in Elm Avenue and are available to serve this development. The applicant shall obtain an Encroachment Permit for any work within the public right-of-way.
- Public Water Facilities exist in Elm Avenue and are available to serve this development.

- Public Natural Gas Facilities exist in Elm Avenue and are available to serve this development.

Parking: In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for construction and material yards is to be determined by the Community Development Director. The project is for the construction of a small office to serve as a meeting place for staff with a conference room, office space and restroom facilities. The applicant is proposing (4) new parking stalls including an ADA stall, in addition to additional improved space for additional vehicles. In the opinion of the Director, four (4) spaces is acceptable to support the demand of the small office and intended use.

Refuse Containers: The site plan does not provide a location for the trash enclosure, however, on the final site plan, the applicant will be conditioned to provide a location for a trash enclosure that will be reviewed and approved by the Director.

Landscaping: The applicant will be providing landscaping along the Elm Ave (SR 198) street frontage and adjacent to the proposed office. The landscaping will meet the requirements of the planning and zoning code.

Lighting: The only additional site lighting that is being provided will be on the building for security and accessibility (porch style lighting). The site is already equipped with onsite lighting.

Signage: No signage has been provided as part of this application.

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 15303, as described below, applies to the project:

15303, Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

IV. FISCAL IMPACT:

None determined at this time.

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

- ▣ SPR 19-01 Application Package
- ▣ Site Plan Package
- ▣ Resolution No 020P-001

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

SPR 19-01
Application Number

10/8/19
Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: F&B Properties
Mailing Address: 4300 Midway RD, Taft, CA 93268
Telephone Number: 6616177098 Assessors Parcel Number: _____
Property Location (Street Address): 1245 W Elm Ave
Property is located: East side of Elm Street, between Alcalde Rd Street and Lucille Ave Street

PROJECT INFORMATION:

Current Zoning: MBL- Light Manufacturing Proposed Zoning: MBL
Existing Floor Plan: None Proposed Floor Area: 480 sqft

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) installation of a small office building for meetings.

Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units _____ Total of area (in square feet) _____
Total lot coverage of buildings or structures (in square feet) _____ Percentage of lot coverage _____ %
Number of off street parking spaces provided. Covered _____ Open _____
Total square feet of sign area _____ Total square feet devoted to recreation and open space _____ sq ft.
Give total percentage of lot devoted to recreation and open space _____ sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).
Total square feet of common recreation and open space area _____
Describe type and material to be used on exterior walls and doors _____

Commercial

Gross floor area or building when complete 480 sq ft.
Describe sign (free standing, affixed to wall etc.) affixed to wall
Number of parking spaces provided 4 Number of customers expected per day 0
Hours and days of operation 7am-3:30pm
Describe any outside storage of equipment or supplies: N/A

Industrial

Describe any outside storage of equipment or supplies: _____

Maximum number of employees in any daily shift: _____

Number of delivery or shipping trucks per day: _____

Number of delivery or shipping trucks per day when construction is complete: _____

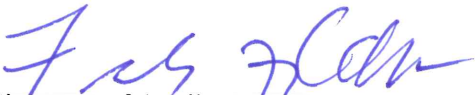
Site Plan Requirements – Mapping/Drawings

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Dedications and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

Applicant's Certification


The undersigned hereby certify that the information presented in this application is correct.



Signature of Applicant

Date

10-14-19



Signature of Record Property Owner

Date

10-14-19

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

SRR-19-01

Application Number

10-10-19

Date

APPLICANT INFORMATION:

Applicant: F&B Properties

Mailing Address: 4300 Midway Rd

Telephone Number: 661-617-7098 Assessor Parcel Number: 083-160-09S

Property Owner's Name: F&B Properties

Property Owner's Address: 4300 Midway Rd

Contact Person: Alex Holmes

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 80,000SQFT

Describe Existing Use of Property:

Warehouse type building

Square Feet of Existing Building Area 3080

Square Feet of Existing Paved Area 0

Current Zoning MBL

Proposed Zoning MBL

Describe in General Terms Existing Uses to the:

North: Warehouse- light industrial

South: Warehouse- light industrial

East: Light industrial

West: Highway

Are there any man-made or natural water channels on property? No

If there are, where are they located

Number of existing trees on the site 0 Number of trees to be moved (Age & Type) 0

Residential

a. Number of Dwelling Units: _____ b. Unit Size(s) _____

c. Range of Sales Prices and/or Rents (projected): _____

d. Type of Household Size Expected: _____

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: _____

b. Square Footage of Sales Area: _____

c. Range of Sales Prices and/or Rents (Projected): _____

d. Type of Household Size Expected: _____

e. Number of Employees: Full Time _____ Part Time _____ Seasonal _____

f. Days and Hours of Operation _____

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

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

Fred Holmes

Signature of APPLICANT/AGENT

Fred Holmes

Name of APPLICANT/AGENT (Please Print)

4300 Midway Rd Tott, CA

Mailing Address

661-747-4444

Telephone Number

Fred Holmes

Signature of OWNER

Fred Holmes

Name of OWNER (Please Print)

4300 Midway Rd Tott, CA

Mailing Address

661-747-4444

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: F&B Properties
PROPERTY OWNER'S ADDRESS: 801 A st Taft, CA 93268
TELEPHONE: 661-747-4444 EMAIL: fholmes@holmeswestern.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Holmes Western Oil Corporation
APPLICANT'S ADDRESS: 4300 Midway Rd Taft, CA
TELEPHONE: 661-617-7098 EMAIL: aholmes@holmeswestern.com

CONTACT FOR PROJECT INFORMATION: Alex Holmes
ADDRESS: 4300 Midway Rd Taft, CA 93268
TELEPHONE: 661-617-7098 EMAIL: aholmes@holmeswestern.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1245 W Elm
CROSS STREETS: Alcalde Rd and Lucille Ave
ASSESSOR'S PARCEL NUMBER(S): 083-160-09S
LOT DIMENSIONS: 200x400 LOT AREA (SQ FT): 80,000
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: _____

3. Project Description (please check all that apply)

- ☐ Change of Use
- ☐ Change of Hours
- ☒ New Construction
- ☐ Alterations
- ☐ Demolition
- ☐ Other (please clarify): _____

PRESENT OR PREVIOUS USE: Warehousing

PROPOSED USE: Warehousing and small office

BUILDING APPLICATION PERMIT #: DATE FILED:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units	0	1	0	1
Parking Spaces	0	1	4	4
Loading Spaces	0	1	1	1
Bicycle Spaces	0	1	1	1
Number of Buildings	1	1	1	1
Height of Buildings	15	12	1	12
Number of Stories	1	1	1	1
Gross Square Footage (GSF)				
Residential	1	1	1	
Retail	1	1	1	
Office	1	1	480	480
Industrial	3020	3020	1	3020
Parking	1	1	1	0
Other	1	1	1	0
Other	1	1	1	0
Other	1	1	1	0
Total GSF	3020	3020	480	3500

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

All Projects

Land Use

What is the current use of the site? Warehousing

Please list all previous land uses of the site for the last 10 years. Warehousing

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area.

none

Site Characteristics

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? 1

What is the construction date of each structure? 1979

Current use of existing structure(s)? Warehouse/corner office

Proposed use of existing structure(s)? Warehousing and office

Are there any trees on the project site?

☐ Yes ☒ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☐ Yes ☒ No

Does the site contain any wetland areas or areas where water pools during the rainy season?

☐ Yes ☒ No

What land uses surround the project site? (i.e., single-family residential, commercial, etc.)

Please describe: Industrial on three sides and a highway on the West side.

Are you proposing any new fencing or screening?

☐ Yes ☒ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.) of the fencing. _____

Is there parking on-site?

☐ Yes ☒ No

If yes, how many spaces are existing (for the entire property) and how many are proposed on-site for the project?

Existing ⁰ _____

Proposed ⁴ _____

Is any parking proposed off-site?

☐ Yes ☒ No

If yes, where will it be located and how many spaces? _____

Are you proposing new signs with the project?

☐ Yes ☒ No

If yes, please describe the number and type. _____

Are there any easements crossing the site?

☐ Yes ☐ No

Are there any trash/recycling enclosures on-site?

☐ Yes ☒ No

If yes, what is the size/height/materials of the enclosure(s) and where are they located? _____

What is the total number of cubic yards allocated for recycling? ^{<10} _____

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	47 ft	47 ft
Rear	10 ft	10 ft
Streetside	20 ft	20 ft
Interior Side	113 ft	77 ft

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other properties, please write "N/A."

1st Address: 1255 W elm Ave

2nd Address: 1235 W elm

Setback: 10 ft

Setback: 47 ft

Exterior Materials

Existing Exterior Building Materials: Metal

Existing Roof Materials: Metal

Existing Exterior Building Colors: Brown

Proposed Exterior Building Materials: wood

Proposed Roof Materials: Composite

Proposed Exterior Building Materials: _____

Residential Projects

Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. Provide information below for the proposed project unless the question specifically requests information on the existing conditions of the property.

Total Number of Lots: _____

Net Acreage of Site: _____

Total Dwelling Units: _____

Density/Net Acre: _____

of Single-Family Units: _____

of Duplex/Half-Plex Units: _____

of Multi-Family/Apartment Units: _____

of Condominium Units: _____

Structure Size

Please identify the size of all existing structures to be retained (identify separately).

Residence

Gross Square Footage: _____

Garage

Gross Square Footage: _____

Other

Gross Square Footage: _____

Size of new structure(s) or building addition(s):

Gross Square Footage: _____

Total Square Footage: _____

Building Height

Building height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing Building Height and # of Floors (from ground to the plateline): _____

Existing Building Height and # of Floors (from ground to the top of the roof): _____

Proposed Building Height and # of Floors (from ground to the plateline): _____

Proposed Building Height and # of Floors (from ground to the top of the roof): _____

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): _____

Project Site Lot Area (sq. ft.): _____

Total Lot Coverage Percentage: _____

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: 7:00am-3:30pm

If your project includes fixed seats, how many are there? _____

Building Size

Total Building Square Footage On-Site (gross sq. ft.) 480

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area	3080	3080
Office Area	0	480
Storage Area	0	0
Restaurant/Bar Area	0	0
Sales Area	0	0
Medical Office Area	0	0
Assembly Area	0	0
Theater Area	0	0
Structured Parking	0	0
Other Area*	0	0
*Describe use type of "Other" areas. 0		

Building Height

Existing Building Height and # of Floors: 15ft and 1 floor

Proposed Building Height and # of Floors: 15ft and 1 floor

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 3560

Project Site Lot Area (sq. ft.): 80,000

Total Lot Coverage Percentage: 4.45%

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Environmental Evaluation Application Submittal Checklist

Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.		
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.		
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.		
Photos of the project site and its immediate vicinity, with viewpoints labeled.		
Check payable to Coalinga Community Development Department.		
Letter of authorization for agent, if applicable.		
Available technical studies.		

For Department Use Only

Application Received by Community Development Department:

By:



Date:

10/30/19

[illegible][illegible]

DRAWING LIMITS



LEGEND:

NEW BUILDING



40' 0' 40' 80' 120'

SCALE: 1" = 40'-0"

[illegible]

NSI D (34"x22")

[illegible]

ANSI D (34"x22")

RESOLUTION 020P-001

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 19-01 FOR THE CONSTRUCTION OF A NEW 480 SQAURE FOOT OFFICE LOCATED AT 1245 W. ELM AVE

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a new office at 1245 W. Elm Ave; 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 18, 2019; and

WHEREAS, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15303 (Construction of Small Structures), 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 January 14, 2020; 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. 19-01 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 January 2020.

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. 19-01

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. The applicant shall obtain all the appropriate business licenses prior to the issuance of certificate of occupancy.
- COA-7. *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-8. *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-9. *Acknowledgement.* Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.

- COA-10. 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.

Public Works/Engineering

- COA-11. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer and further inspected by Public Works.
- COA-12. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction.
- COA-13. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-14. The applicant shall furnish and install a backflow prevention device for the existing domestic water service to the building.
- COA-15. The applicant shall comply with all 2013 California Building Code (CBC) Chapter 11B ADA accessibility guidelines or the latest edition for disabled parking stall and access to building entrances.
- COA-16. Existing storm drain facilities are available in Elm Avenue at Alcalde Avenue and are currently serving this development. Storm water runoff from the project shall continue to be directed into the State right-of-way (SR 198) for collection by the existing storm drain facilities.
- COA-17. A Trash Enclosure is required for this project. 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. 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.
- COA-18. The applicant shall obtain an Encroachment Permit for any work within the public right-of-way (sewer, water, gas connections, ect).
- COA-19. The applicant shall provide a Knox Box for emergency vehicle access on the existing chain link rolling gate.

- COA-20. The applicant shall comply with all requirements of the Fire Department for on-site access.
- COA-21. The applicant shall provide site lighting at a minimum of 0.25-foot candles across parking area.
- COA-22. The applicant shall replace all broken, cracked or raised segments of curb & gutter or commercial driveway as required by the City Engineer.
- COA-23. All existing gravel parking lot areas shall be of sufficient thickness to support emergency/fire vehicles.
- COA-24. Show property boundary and public easements on the site plan.

Planning

- COA-25. 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-26. 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-27. 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-28. The applicant shall provide site landscaping along the Elm Avenue (SR198) frontage.
- COA-29. All landscaping shall be inspected by the City's Landscape Architect to ensure compliance with the approved plans.
- COA-30. 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. This final site plan can be submitted with the building and development plans.



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Adoption of Resolution No. 020P-002, Approving With Conditions Site Plan Review and Environmental Review Application SPR 19-02 for the Construction of 76 Unit Multi-Family Housing Project at the Southeast Corner of West Elm Ave (SR 198) and Pacific Street

Meeting Date January 14, 2020

Project Location: Southeast Corner of Pacific Ave and Elm Ave (SR 198) APN: 083-080-63ST (Portion)

Applicant: AMG & Associates, PO Box 260770, Encino, CA 91426

Owner: AMG & Associates, PO Box 260770, Encino, CA 91426

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 020P-002 with conditions for the Pacific and Elm Avenue Multi-Family Development Project (proposed project), which consists of a 76-unit high density, affordable housing development.

II. BACKGROUND:

On December 5, 2019, the City of Coalinga received an application from AMG and Associates for Site Plan Review approval of a proposed 76-unit affordable housing development located south of Pacific Street and Elm Avenue (State Route 198) Intersection. The proposed project site consists of a 5-acre vacant lot that is currently zoned and designated Residential High Density (RHD). This proposal incorporates feedback from all City Departments.

III. PROPOSAL AND ANALYSIS:

The proposed project proposes to construct eight two-story apartment buildings, 29'-6" feet in height, comprised of 76 affordable multi-family units on a 5-acre vacant lot. The proposed project includes a half-court basketball court, covered picnic tables, tot-lot, fenced pool area, and a 2,734-square foot community center with exercise room, bathrooms, laundry facility, and common area with kitchen. The General Plan designations for the subject parcel is RHD with a zoning designation of RHD. The project is consistent with all development regulations for multi-family housing as discussed below.

Surrounding Land Use Setting

North	Existing Single Family Residential
South	Vacant Land
East	Vacant Land (RHD)
West	Existing Commercial Development (Napa Automotive)

Development Density

Within the RHD designation the allowable density is 25 dwelling units per acre (du/ac), which would allow a maximum of 117 units on the project site (5 acres of proposed development). The proposed project consists of the development of 76 affordable housing units (16.17 du/ac); therefore, would not exceed the density allowed for the project site.

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all residential 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:

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.

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.

Residential Multi-Family Development Regulations

The following discussion describes the proposed project's conformance with the applicable development standards included the in the City of Coalinga Municipal Code.

Zoning Standards Conformance Table

<u>Major Standards</u>	<u>Required</u>	<u>Proposed</u>
Lot Size	7,500 sq. ft. min	217,945 sq. ft. (5 acres)
Lot Coverage	60% max	21.44%
Building Height	50'-0" max	29'-6"

Private Open Space	50 sq. ft. per unit (3,800)	7,600 sq. ft.
Common Open Space	100 sq. ft. per unit (7,600)	2,734 sq. ft community building
Parking	203 vehicle spaces	138 vehicle spaces

Parking

Section 9-2.203(c)(1) of the Coalinga Municipal Code prohibits the total frontage of parking areas visible from the street to exceed 30 percent of the lot frontage. The proposed project currently exceeds the maximum allowable total frontage of parking area visible from the street. However, the Municipal Code permits the Community Development Director may approve a modification to this standard where existing development patterns or topographic features make it infeasible to limit parking and garage frontage to 30 percent of lot frontage. With the combination of fencing, trees and additional landscape treatments along the frontage, including the development of the multi-use trail, the parking area adjacent to Pacific Street is not expected to impact the surrounding area and will reduce the parking facilities visibility from the street.

Building Entrances

The proposed project is located at the intersection of Pacific Street and Elm Avenue. Elm Avenue is a two lane street, and carries higher traffic volumes; therefore, all units are oriented around a common courtyard as permitted in Section 9-2.203(c)(2) of the Coalinga Municipal Code. In addition, all entrances for the multi-family units have a roofed projection as required by the Code.

Architectural Articulation

Consistent with the City of Coalinga residential multi-family development regulations, Section 9-2.203(c)(3), the proposed project includes design features to create visual variety and avoid a large-scale and bulky appearance, by breaking up the long building facades into smaller modules by using variable roof forms incorporated into the building design, the use of balconies and ground-level patios, and the use of façade detailing and materials, such as window trim and changes in materials in an integrated composition.

Open Space and Pedestrian Connections

Section 9-2.203(c)(4) of the Coalinga Municipal Code requires residential multi-family developments provide private and common open space areas, which typically consist of balconies, decks, patios, and fenced yards. Common areas typically consist of landscaped areas, patios, swimming pools, barbeque areas, playgrounds, trees, bushes, groundcover, and turf. In addition, all areas not improved with buildings, parking, vehicular accessways, trash enclosures, and similar items shall be developed as common areas.

As shown above, the proposed project meets the minimum common open space requirement of 100 sq. ft. per unit by providing covered picnic tables, basketball court, tot lot, and swimming pool. In addition, the proposed project includes a community building with an exercise room, computer room, and common area. The common open space allows convenient use for outdoor living and/or recreation is accessible to all the proposed residential units on the property. Furthermore, each residential unit includes approximately 100-square feet of private open space consisting of private ground-floor patios and private balconies with storage, which are accessible to only one residential unit.

Coalinga City-Wide Design Guidelines

The guidelines are discretionary tools to be used with the development standards in the City's Zoning Ordinance to guide a range of development types. The discretionary review under the design guidelines is conducted by members of City staff and, at times, the Planning Commission. The objective of the City-Wide Design Guidelines is to preserve the small-town character of Coalinga in future single-family residential, multi-

family residential, commercial, and mixed-use development.

Multi-family residential guidelines encompass all multi-family projects, generally applying to proposed developments with three or more dwelling units or within medium- to high-density residential zoning districts. The Design Guidelines address site planning, building design, transitional guidelines, utilities, and landscaping.

Site Planning and Design

The proposed project groups the proposed structures in clusters around an internal parking area and utilizes an internal courtyard with a community building, pool, tot lot, and covered picnic area in order to prevent the appearance of long monotonous building forms and mass, as described in the Coalinga City-Wide Design Guidelines.

Building Design

The proposed project includes the development of eight two-story buildings with a community building and creates visual interest and variety within a multi-family site. The proposed project incorporates architectural elements such as façade articulation and different building materials to generate interest and enhance the pedestrian experience so that the visual mass of the structure is reduced and well-balanced. The proposed project avoids constructing long, unbroken façades and row-like building forms and employs balconies, porches to add visual interest to wall lengths. In addition, the project articulates building forms to distinguish individual dwelling units, including modulating roof forms and creating distinct entries with projecting elements. The variety in roof forms breaks up the long expanses of rooflines and varying their heights.

Lighting

Lighting will be reviewed and approved by the Coalinga Police Department to ensure that there will be no spill over lighting. Off-site lighting shall be installed per City standards as part of the off-site improvements along the development frontage (curb, gutter, sidewalk and lighting). In addition, according to Section 9-2.203(c)(4) (d)(6) of the Coalinga Municipal Code, all outdoor walkways shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination.

Landscaping and Fencing

The site plan exceeds the required landscaping percent of the site. Staff has included a condition of approval, which requires the submittal of a separate landscape plan to the Community Development Department for review and approval prior to building permit issuance. In addition, staff has included a condition of approval, which requires wrought iron fencing as recommended in the City-Wide Design Guidelines.

Parking

In accordance with Section 9-4.302 of the City of Coalinga Zoning Code and Table 4.4 Required On-Site Parking Spaces, the proposed affordable housing development requires 203 total parking stalls, with a minimum 76 parking stalls to be unit designated and covered. The proposed site plan includes a total of 138 parking spaces, consisting of 68 covered, eight covered accessible, 60 uncovered, and two uncovered accessible. Therefore, the proposed project does not meet the minimum parking spaces required for this development by 65 parking spaces.

However, pursuant to Section 9-6.1301(g) of the Coalinga Municipal Code related to density bonus law and parking for affordable housing, the Planning Commission is permitted to accept concession on the reduction of the number of parking spaces. Therefore, the project applicant is requesting a reduction in parking in accordance with the City's Municipal Code. The project includes 138 parking spaces, which equals

approximately 1.82 parking spaces per unit, or a 32 percent reduction from the typical standard. However, the design and quality of parking for affordable housing projects under section 9-6.1301(g) sets a standard for a studio to one bedroom requiring one (1) onsite parking space, two (2) to three (3) bedrooms requiring two (2) onsite parking spaces and four (4) and more bedrooms: two and one-half (2½) onsite parking spaces. In this case the requirement would be 156 parking spaces.

In addition, this development, proposed as part of an Affordable Housing Sustainable Communities (AHSC) Grant Program, will be within a quarter-mile of a public transit stop as the proposed project will include a transit/bus turnout along the northern property boundary on Pacific Street in addition to transit related infrastructure such as the purchase of Caltrans and discounted transit passes for residence. With the combination of State law protecting affordable housing developments, and pedestrian and transit related infrastructure, the reduction in parking is not expected to impact the surrounding properties.

Trash Enclosure

The proposed development provides four trash enclosures for the 76 multi-family units which is sufficient for the number of units. The required trash enclosures and their size, shape and location will be reviewed and approved by the City Engineer and Mid-Valley Disposal and shown on the final site plan.

Signage

All signs related to this development shall be submitted in a separate application and reviewed and approved by the Community Development Department in accordance with the applicable signage regulations.

Access

The primary access point for the development will be located at the northern property boundary on Pacific Street with a secondary access point at the western property boundary on Elm Avenue (SR 198). Staff did receive comments from Caltrans related to the driveway on Elm Ave (SR 198) and are currently working through the concerns related to site distance from the intersection of Pacific and Elm. Staff does not feel that the comments from Caltrans will impact the ingress and egress of the development and will continue to resolve the driveway comments on Elm Ave.

Utilities

All utilities are readily available for connection within the adjacent right-of-way. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. There shall be no requirement for on-site storage of storm runoff therefore allowing the development to discharge storm water runoff into the exiting surface system. There shall be a master meter for both water and natural gas which shall be identified on the final site plan when submitted to the City for final approval.

Off-site Improvements

The Developer will be responsible for all improvements along the property frontage in accordance with the comments provided by the City Engineer. In addition, the City has received a comment letter from Caltrans regarding the proposed project and the applicant will be responsible for obtaining an encroachment permit for work on Elm Avenue (SR 33/198).

Environmental Clearance

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 76-unit residential infill development on a 5-acre vacant site and meets all the criteria (a through e) outlined above. Therefore, the project is exempt from further analysis under CEQA.

Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

- Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.
- Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.
- Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant lot with very flat topography and no habitat value. It is zoned for high density residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.
- Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 32 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

IV. FISCAL IMPACT:

None Determined at this time.

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 Application
<input type="checkbox"/>	Site Plan with Elevations
<input type="checkbox"/>	Caltrans Comments 1-6-2020
<input type="checkbox"/>	Resolution 020-002 with Conditions
<input type="checkbox"/>	Applicant Parking Concession Request

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

SPR 19-02
Application Number

12/3/19
Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: AMG & Associates, LLC
Mailing Address: P.O. Box 260770 Encino, CA 91426
Telephone Number: (818) 380-2600 Assessors Parcel Number: 083-080-638T
Property Location (Street Address): -
Property is located: Southeast side of Pacific Street, between Pacific Street and Elm Ave (Rt 198) Street

PROJECT INFORMATION:

Current Zoning: Residential High Density Proposed Zoning: Residential High Density
Existing Floor Plan: N/A Proposed Floor Area: 145,600 SF (Two stories) + 2,734 SF community building
Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.): 8 multi-family apartment buildings, 1 community center, 2 monument signs
Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units 76 Total of area (in square feet) 72,800 + 2,734 SF
Total lot coverage of buildings or structures (in square feet) 75,534 SF Percentage of lot coverage 36.86 %
Number of off street parking spaces provided. Covered 76 Open 46
Total square feet of sign area 10' x 11' * 2 Total square feet devoted to recreation and open space _____ sq ft.
Give total percentage of lot devoted to recreation and open space _____ sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area will be answered before commission meeting

Describe type and material to be used on exterior walls and doors Stucco, metal railing

Commercial

Gross floor area or building when complete _____ sq ft.
Describe sign (free standing, affixed to wall etc.): _____
Number of parking spaces provided _____ Number of customers expected per day _____
Hours and days of operation _____
Describe any outside storage of equipment or supplies: _____

Industrial

Describe any outside storage of equipment or supplies: _____

Maximum number of employees in any daily shift: _____

Number of delivery or shipping trucks per day: _____

Number of delivery or shipping trucks per day when construction is complete: _____

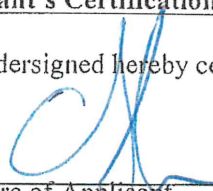
Site Plan Requirements – Mapping/Drawings

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Deductions and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

Applicant's Certification

The undersigned hereby certify that the information presented in this application is correct.



Signature of Applicant

Date

12/3/19

Signature of Record Property Owner

Date

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

SPR 19-02 12/3/19
Application Number Date

APPLICANT INFORMATION:

Applicant: AMG & Associates, LLC
Mailing Address: P.O. Box 260770, Encino CA 91426
Telephone Number: (818) 380-2600 Assessor Parcel Number: 083-080-635T
Property Owner's Name: Redevelopment Agency - City of Coalinga
Property Owner's Address: 155 W Durian Ave, Coalinga CA 93210
Contact Person: Cameron Johnson | cjohnson@amgland.com | (818) 825-5488

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 352,400 / 8.089 (only developing on 4.54 Ac)
Describe Existing Use of Property: Unimproved, vacant land

Square Feet of Existing Building Area 70 Square Feet of Existing Paved Area 10

Current Zoning Residential High Density Proposed Zoning Residential High Density

Describe in General Terms Existing Uses to the:

North: Industrial / Parking lot

South: Unimproved, vacant land

East: Single family residential

West: Commercial (automotive shop, real estate business)

Are there any man-made or natural water channels on property? No

If there are, where are they located N/A

Number of existing trees on the site 0 Number of trees to be moved (Age & Type) 0

Residential

a. Number of Dwelling Units: 76 b. Unit Size(s) 2 bed = 821 SF
3 bed = 1,022 SF
4 bed = 1,217 SF

c. Range of Sales Prices and/or Rents (projected): \$428 Net (2BR / 1BA) - \$1,118 (Net) (4BR, 2BA)

d. Type of Household Size Expected: 2 Bedroom / 1 Bath, 3 Bedroom / 2 Bath & 4 Bedroom / 2 Bath.

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: _____

b. Square Footage of Sales Area: _____

c. Range of Sales Prices and/or Rents (Projected): _____

d. Type of Household Size Expected: _____

e. Number of Employees: Full Time _____ Part Time _____ Seasonal _____

f. Days and Hours of Operation _____

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

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

Signature of APPLICANT/AGENT

Cameron Johnson

Name of APPLICANT/AGENT (Please Print)

PO Box 260770 Encino CA 91426

Mailing Address

(818) 825 - 5488

Telephone Number

Signature of OWNER

Name of OWNER (Please Print)

Mailing Address

Telephone Number



CITY OF COALINGA
The Sunny Side of the Valley

City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Redevelopment Agency - City of Coalinga
PROPERTY OWNER'S ADDRESS: 155 W. Dorian Ave., Coalinga, CA 93210
TELEPHONE: (559) 935-1533 EMAIL: _____

APPLICANT'S NAME, COMPANY/ORGANIZATION: AMG & Associates LLC
APPLICANT'S ADDRESS: P.O. Box 260770 Encino, CA 91426
TELEPHONE: 818-380-2600 EMAIL: cjohnson@amgland.com

CONTACT FOR PROJECT INFORMATION: Cameron Johnson
ADDRESS: P.O. Box 260770 Encino, CA 91426
TELEPHONE: 818-825-5488 EMAIL: cjohnson@amgland.com

2. Location and Classification

STREET ADDRESS OF PROJECT: ~ 934-958 Elm Avenue
CROSS STREETS: State Route 198 & Pacific Street
ASSESSOR'S PARCEL NUMBER(S): 083-080-035T
LOT DIMENSIONS: _____ LOT AREA (SQ FT): 14.54 Acres
ZONING DESIGNATION: R3-RHD GENERAL PLAN DESIGNATION: Residential High Density

3. Project Description (please check all that apply)

- ☐ Change of Use
- ☐ Change of Hours
- ☒ New Construction
- ☐ Alterations
- ☐ Demolition
- ☐ Other (please clarify): _____

PRESENT OR PREVIOUS USE: Unimproved, Vacant land
 PROPOSED USE: multi-family residential
 BUILDING APPLICATION PERMIT #: _____ DATE FILED: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units	—	—	76	76
Parking Spaces	—	—	1122	122
Loading Spaces	—	—	0	0
Bicycle Spaces	—	—	36	36
Number of Buildings	—	—	8 + Community	8 + Community
Height of Buildings	—	—	29'6"	29'6"
Number of Stories	—	—	2 Stories - (Community 1 story)	
Gross Square Footage (GSF)				
Residential			72,800 SF	72,800
Retail				
Office				
Industrial				
Parking				
Other <u>Community</u>			2,734 SF	2,734
Other _____				
Other _____				
Total GSF			75,534 SF	75,534 SF

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

This affordable housing project will sit on 4.7 Acres of improved land, with a total gross building SF of 75,534 SF. This project will deliver 76 affordable-rate units to the Coalinga housing market. This project will include 25 adaptable units, 8 accessible units, and 3 sensory impaired units. The development consists of 8 buildings plus a community center. It comes complete with a pool, playground, half basketball court, picnic area and trash enclosures.

All Projects

Land Use

What is the current use of the site? Unimproved, vacant land
Please list all previous land uses of the site for the last 10 years. Unimproved, vacant land

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area.

Site Characteristics

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any structures or buildings on the project site?

☐ Yes ☒ No

If yes, how many? _____

What is the construction date of each structure? _____

Current use of existing structure(s)? _____

Proposed use of existing structure(s)? _____

Are there any trees on the project site?

☐ Yes ☒ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☐ Yes ☐ No

Does the site contain any wetland areas or areas where water pools during the rainy season?

☐ Yes ☐ No

What land uses surround the project site? (i.e., single-family residential, commercial, etc.)

Please describe: Along Pacific Street, west of Elm Ave (Route 198) there are single-family homes on the northern side of the street, which extend along Pacific St., from Route 198 until Forest St. Along Route 198, south of the intersection of Route 198 and Pacific Street, opposite the subject lot's frontage (other side of Rte 198), there are industrial businesses. All other sides of the lot on parcel 083-080-635T are connected to more unimproved, vacant land.

Are you proposing any new fencing or screening?

☐ Yes ☒ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.) of the fencing. _____

Is there parking on-site?

☒ Yes ☐ No

If yes, how many spaces are existing (for the entire property) and how many are proposed on-site for the project?

Existing 0

Proposed 122

Is any parking proposed off-site?

☐ Yes ☒ No

If yes, where will it be located and how many spaces? _____

Are you proposing new signs with the project?

☒ Yes ☐ No

If yes, please describe the number and type. 1 lighted monument sign at Pacific street driveway, 1 lighted monument sign at Rt 198 driveway.

Are there any easements crossing the site?

☐ Yes ☒ No

Are there any trash/recycling enclosures on-site?

☒ Yes ☐ No

If yes, what is the size/height/materials of the enclosure(s) and where are they located?

4 trash enclosures, scattered throughout perimeters of driveways

What is the total number of cubic yards allocated for recycling? _____

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front	—	10'
Rear	—	10'
Streetside	—	10'
Interior Side	—	10'

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other properties, please write "N/A."

1st Address: N/A 2nd Address: N/A

Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: —

Existing Roof Materials: —

Existing Exterior Building Colors: —

Proposed Exterior Building Materials: Stucco, metal railing

Proposed Roof Materials: Stucco

Proposed Exterior Building Materials colors: exterior: tangerine, avid apricot, moroccan brown, teasing peach, antique parchment

roof: weathered terracotta range

railing: dill

Residential Projects

Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. Provide information below for the proposed project unless the question specifically requests information on the existing conditions of the property.

Total Number of Lots: 1
Total Dwelling Units: 76

Net Acreage of Site: 4.71 acres
Density/Net Acre: 16.17 du/ac

of Single-Family Units: —
of Multi-Family/Apartment Units: 76

of Duplex/Half-Plex Units: —
of Condominium Units: —

Structure Size

Please identify the size of all existing structures to be retained (identify separately).

Residence
Garage
Other

Gross Square Footage: —
Gross Square Footage: —
Gross Square Footage: —

Size of new structure(s) or building addition(s):

Gross Square Footage: 75,534 SF

Total Square Footage: 75,534 SF

Building Height

Building height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing Building Height and # of Floors (from ground to the plateline): —

Existing Building Height and # of Floors (from ground to the top of the roof): —

Proposed Building Height and # of Floors (from ground to the plateline): 29' 2.78"

Proposed Building Height and # of Floors (from ground to the top of the roof): 29' 6"

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): 75,534 SF

Project Site Lot Area (sq. ft.): 204,906.58 SF

Total Lot Coverage Percentage: 36.86%

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: _____

If your project includes fixed seats, how many are there? _____

Building Size

Total Building Square Footage On-Site (gross sq. ft.) _____

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		
Office Area		
Storage Area		
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area		
Structured Parking		
Other Area*		
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: _____

Proposed Building Height and # of Floors: _____

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): _____

Project Site Lot Area (sq. ft.): _____

Total Lot Coverage Percentage: _____

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Environmental Evaluation Application Submittal Checklist

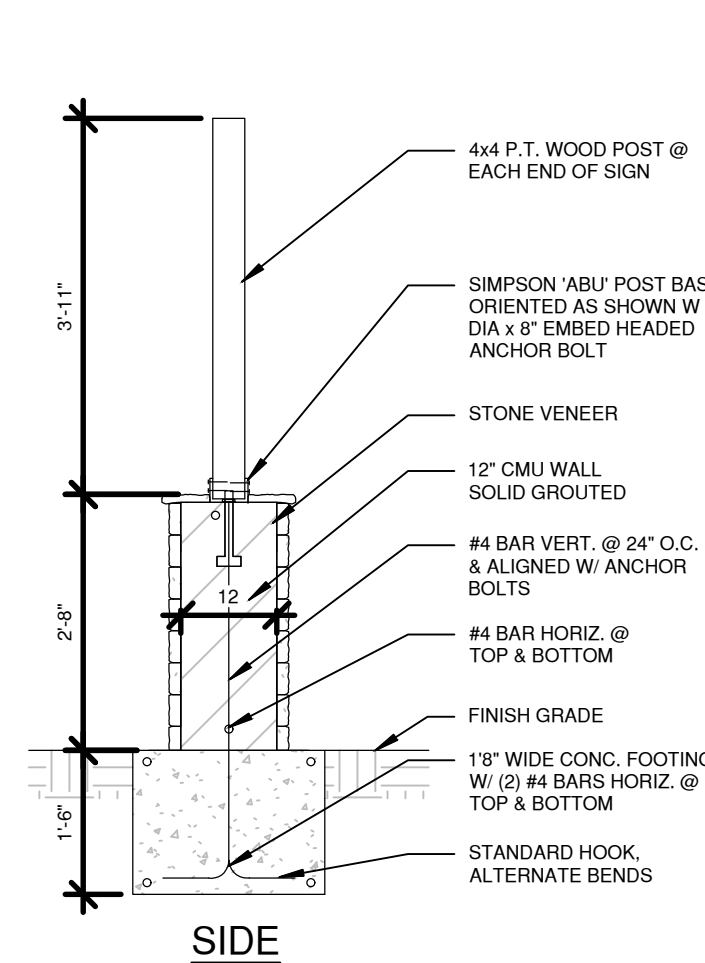
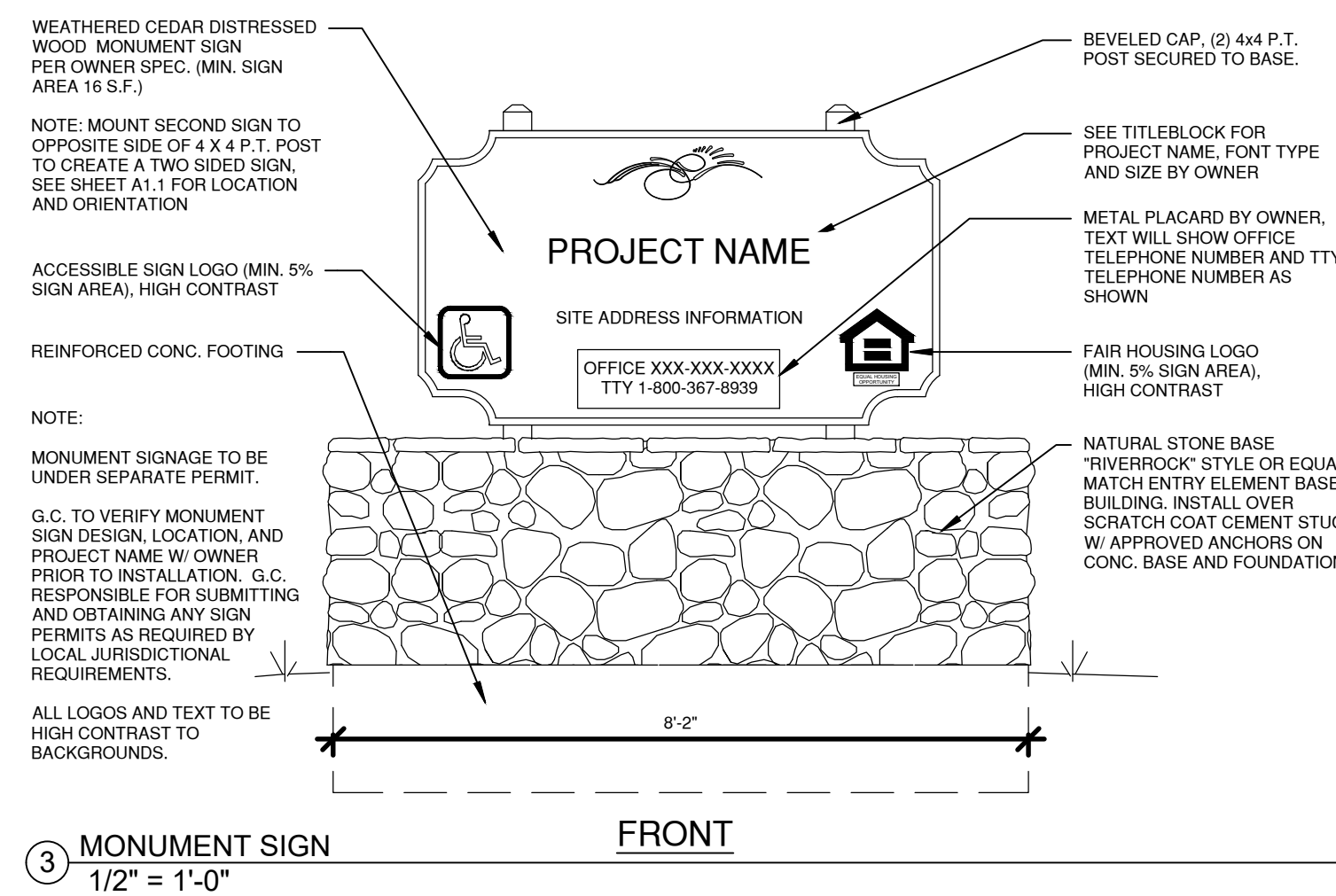
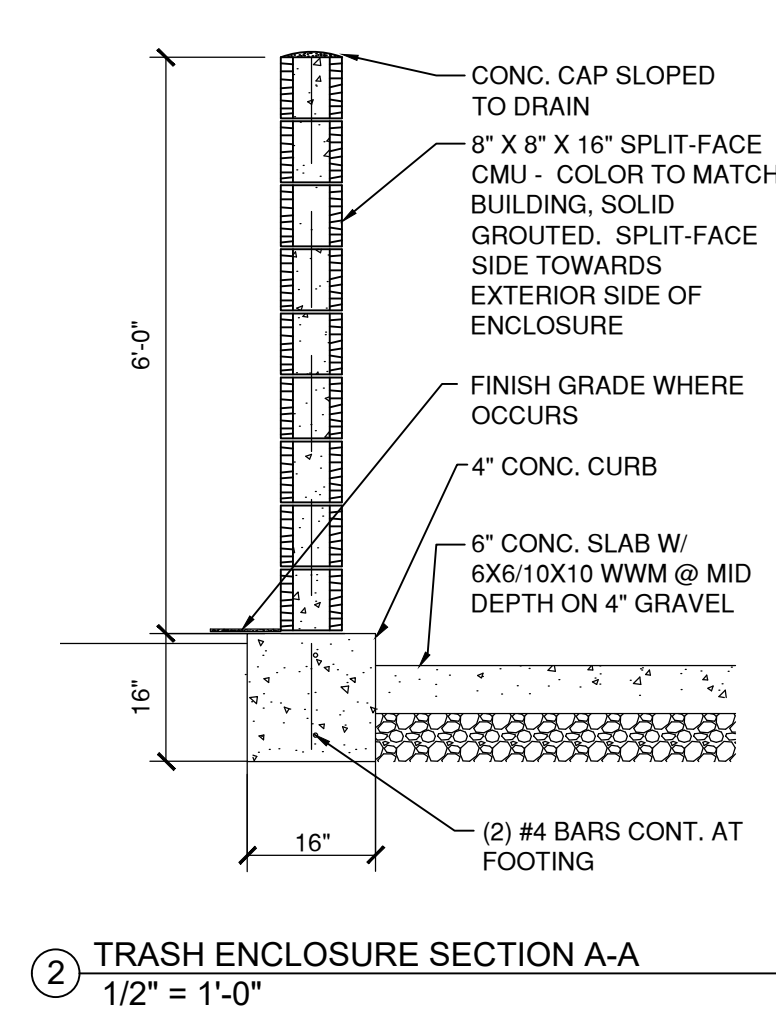
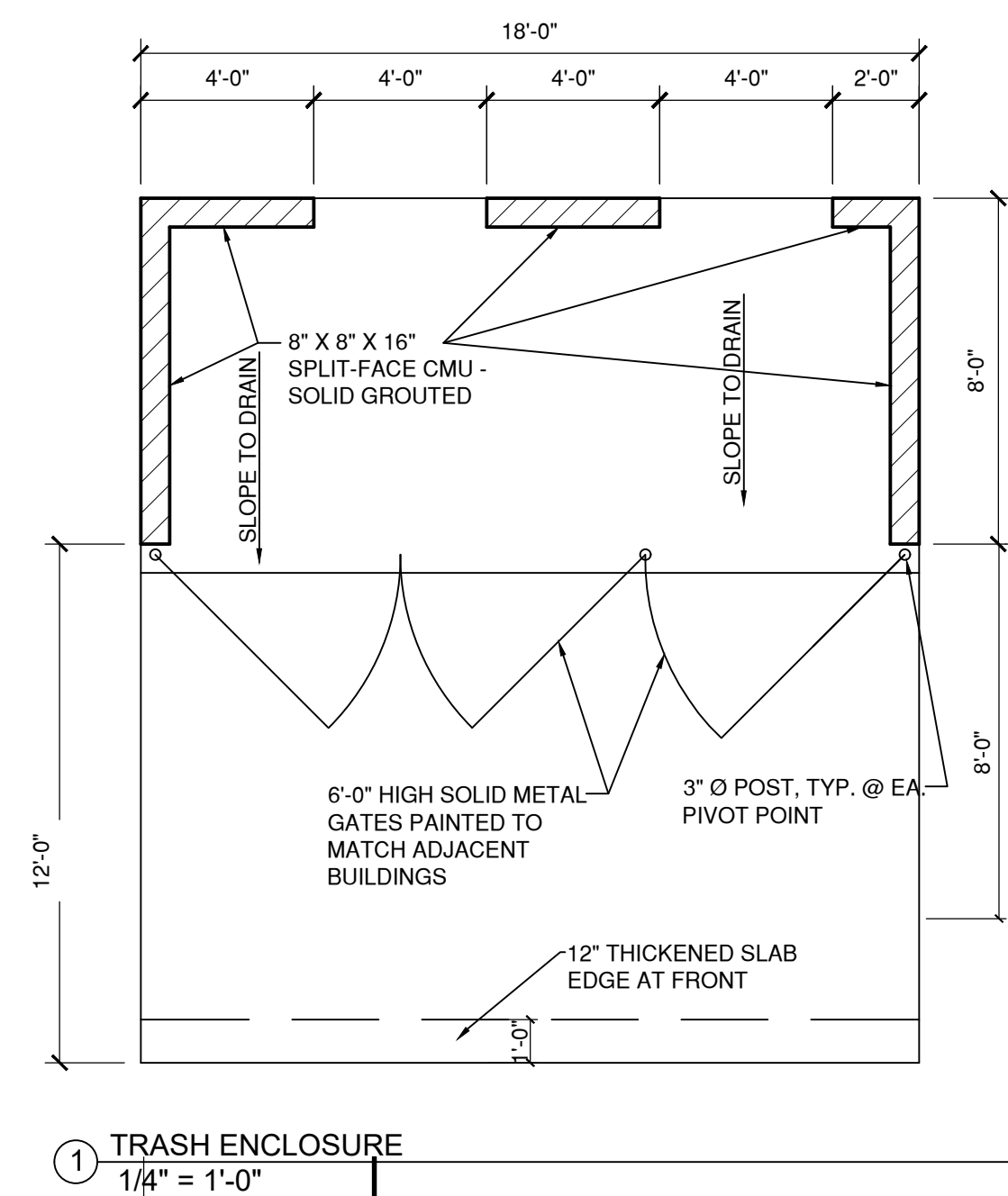
Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.		
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.		
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.		
Photos of the project site and its immediate vicinity, with viewpoints labeled.		
Check payable to Coalinga Community Development Department.		
Letter of authorization for agent, if applicable.		
Available technical studies.		

For Department Use Only

Application Received by Community Development Department:

By:  _____

Date: 12/5/19



APPLICANT
THE PACIFIC COMPANIES
430 E. STATE ST. STE. #100
EAGLE, ID 83616
(208) 461-0022

PLAN PREPARED BY:
DOUGLAS GIBSON - C29792
430 E. STATE ST. STE. #100
EAGLE, ID 83616
(208) 461-0022 EXT.302

<u>ACCESSIBILITY</u>	# OF UNITS	PERCENTAGE
ADAPTABLE UNITS (ALL GROUND FLOOR REQ.)	25	34.72%
ACCESSIBLE UNITS (10% TOTAL)	8	11.11%
SENSORY IMPAIRED UNITS (4% TOTAL)	3	4.17%

UNIT MIX SUMMARY	CONDITIONED SQ. FOOTAGES	
(32) 2-BEDROOM UNITS	(32) 821 S.F.	= 26,272 S.F.
(36) 3-BEDROOM UNITS	(36) X 1,022 S.F.	= 36,792 S.F.
(8) 4-BEDROOM UNITS	(8) X 1,217 S.F.	= 9,736 S.F.

(76) UNITS TOTAL	26,272 S.F. + 36,792 S.F. + 9,736 S.F.= 72,800 S.F.
COMMUNITY CENTER	2,734 S.F.
TOTAL	75,534 S.F.

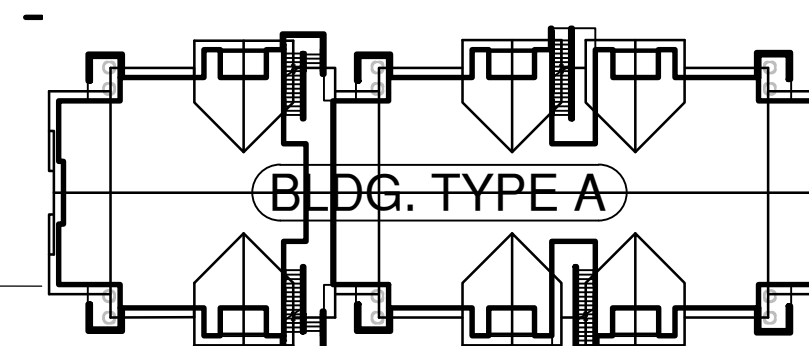
PARKING SUMMARY

PROVIDED - 76 COVERED SPACES (INCLUDING 8 ADA) + 60 STANDARD SPACES + 2 ADA SPACES
TOTAL PARKING SPACES PROVIDED= 138 SPACES

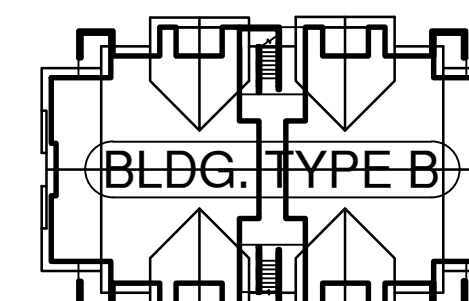
SITE AREA:

217,945.7 S.F.± (5.00 AC±)

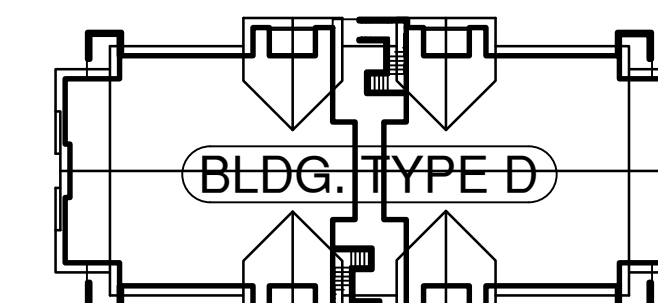
76 UNITS /5.00 AC = 15.2 UNITS / PER ACRE



BUILDING A
(3) BLDG. TOTAL
(12) 3 BEDROOM UNIT PER BLDG.
FOOTPRINT - 6,831
MAXIMUM HEIGHT - 30'-1"± (2) STORIES
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13-F
CONSTRUCTION TYPE: VB



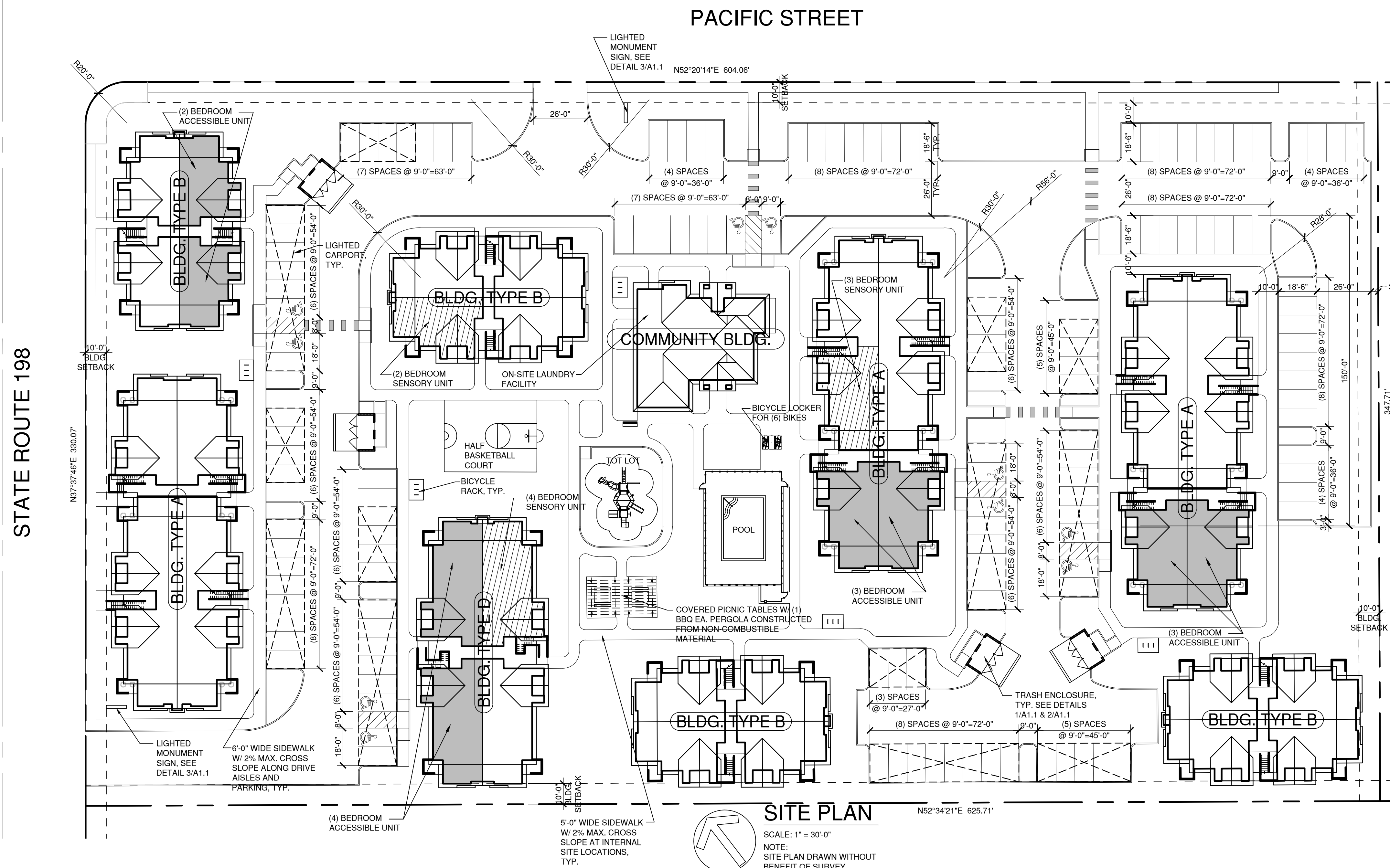
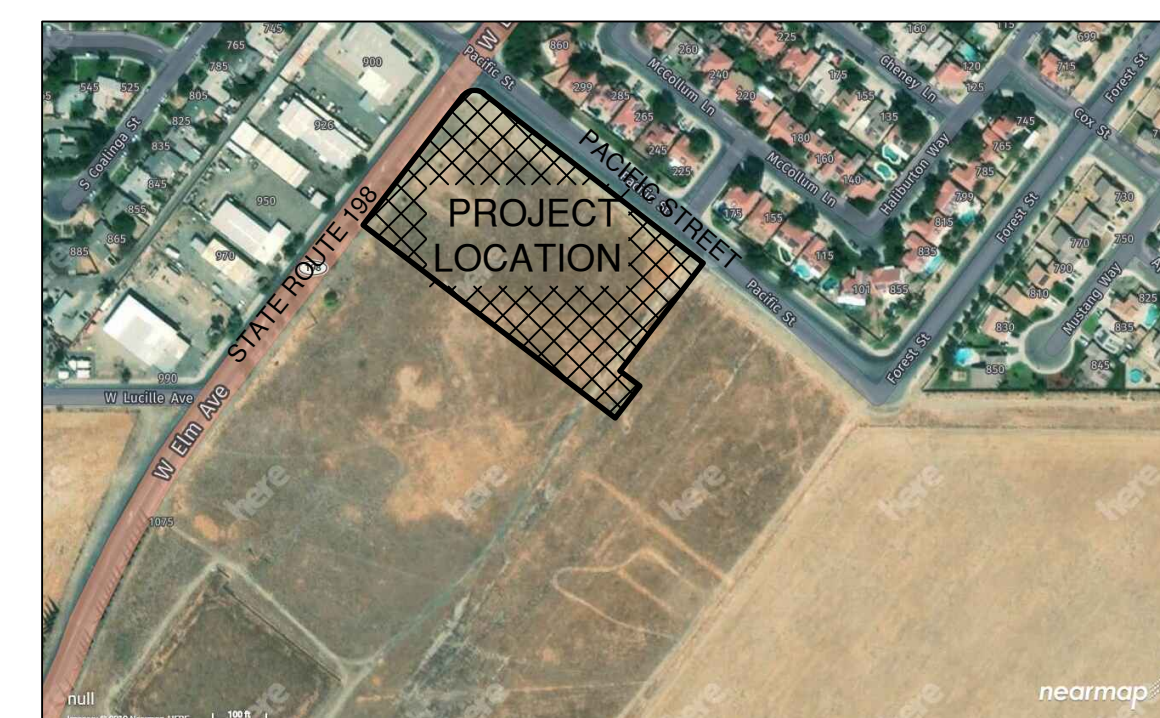
BUILDING B
(4) BLDG. TOTAL
(8) 2 BEDROOM UNITS PER BLDG
FOOTPRINT - 3,810
MAXIMUM HEIGHT - 30'-0"± (2) STORIES
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13-
CONSTRUCTION TYPE: VB



BUILDING D
(1) BLDG. TOTAL
(8) 4 BEDROOM UNITS
FOOTPRINT - 5,470
MAXIMUM HEIGHT - 30'-1"± (2) STORIES
OCCUPANCY R-2
FULLY SPRINKLERED PER NFPA 13-F
CONSTRUCTION TYPE: VB



COMMUNITY BUILDING
(1) BLDG. TOTAL
FOOTPRINT - 2,734 S.F.
MAXIMUM HEIGHT - 18'-1"± (1) STORY
OCCUPANCY 'B'
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VB



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COALINGA PACIFIC
APARTMENTS

PROJECT:

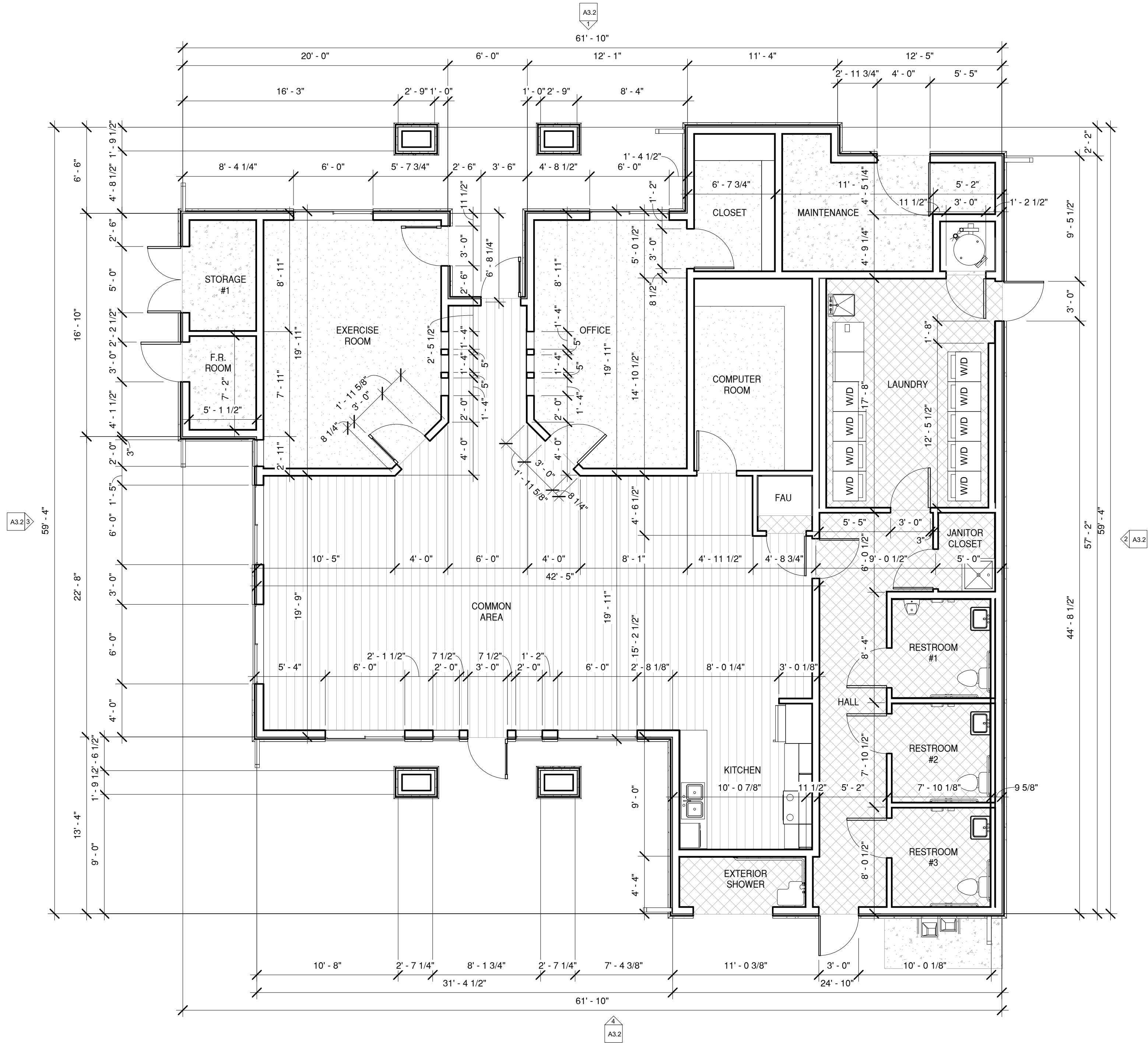
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-A1.1

PACIFIC ST.

SCHEMATIC SET / NOT FOR CONSTRUCTION

1 FLOOR PLAN - COMMUNITY BLDG.
3/16" = 1'-0"



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PROJECT
COALINGA PACIFIC APARTMENTS

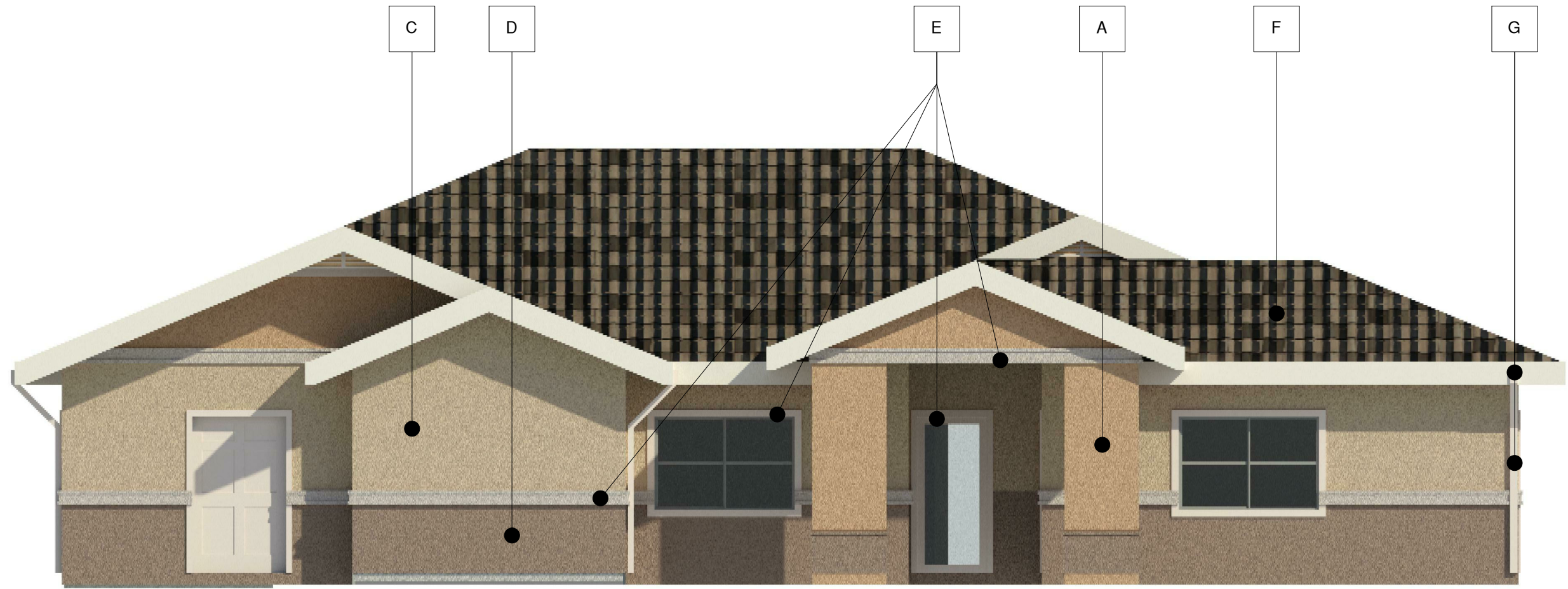
PACIFIC ST. COALINGA, CA

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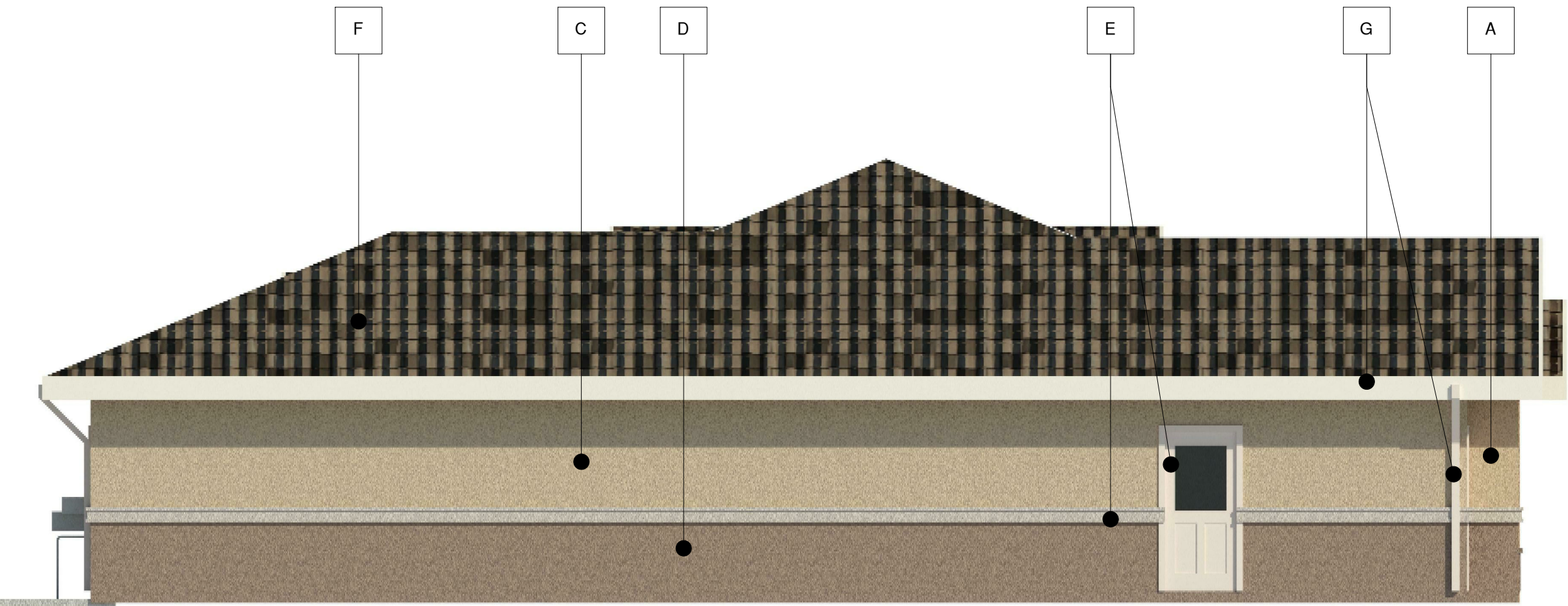
A3.1

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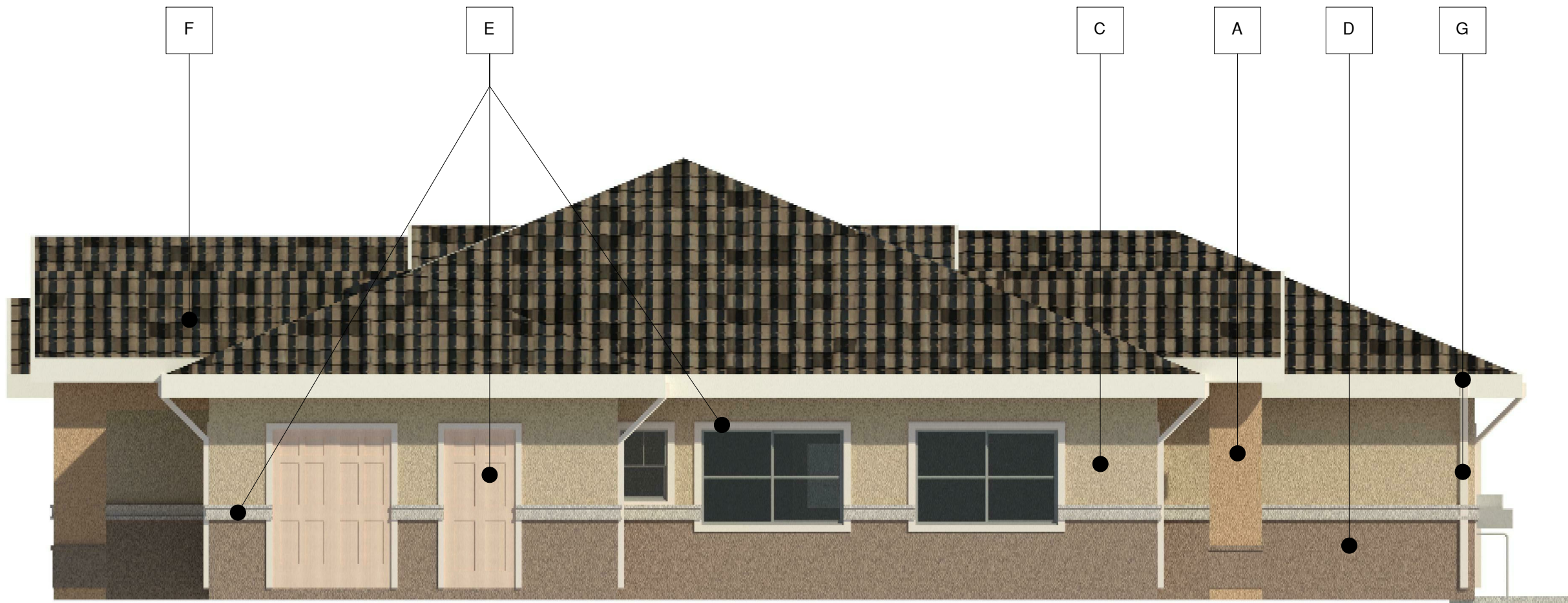
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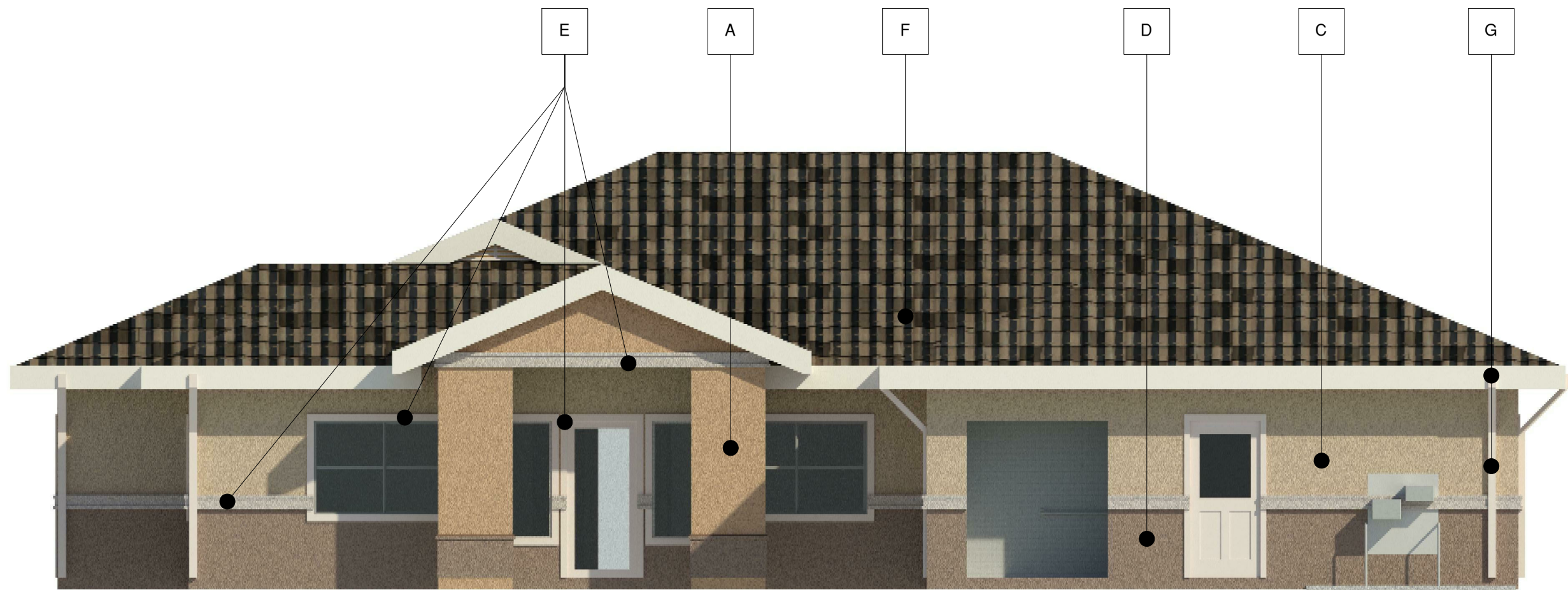
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N.T.S.



② LEFT ELEVATION - COMMUNITY BLDG.
N.T.S.



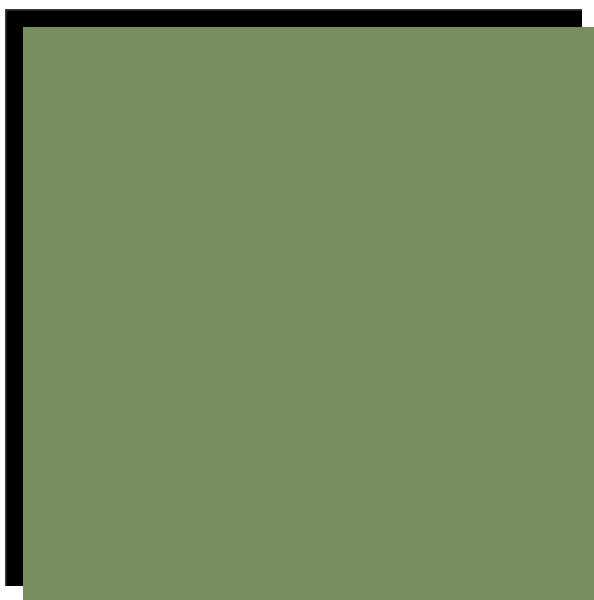
③ RIGHT ELEVATION - COMMUNITY BLDG.
N.T.S.



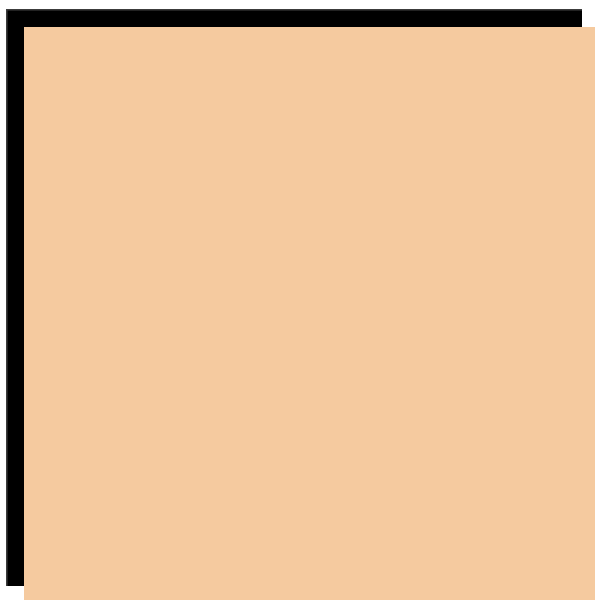
④ REAR ELEVATION - COMMUNITY BLDG.
N.T.S.



[A] STUCCO
COLOR TO MATCH "TANGERINE"
SHERWIN WILLIAMS SW 6640
OR EQUAL



[B] METAL RAILING
COLOR TO MATCH "DILL"
SHERWIN WILLIAMS SW 6438
OR EQUAL



[C] STUCCO
COLOR TO MATCH "AVID APRICOT"
SHERWIN WILLIAMS SW 6639
OR EQUAL



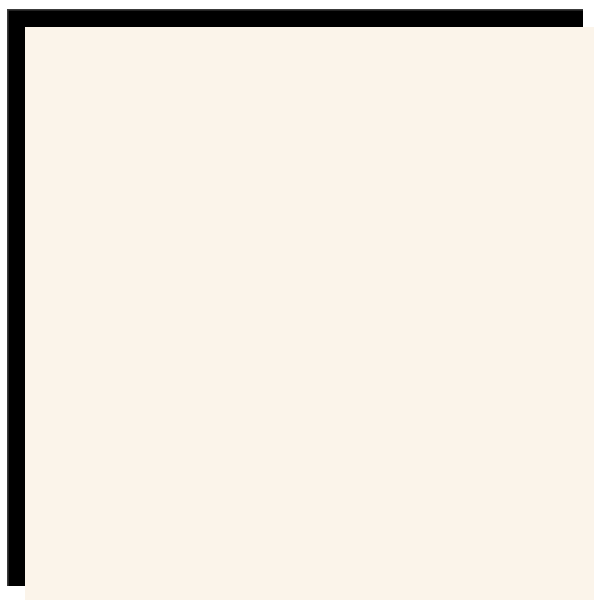
[D] STUCCO
COLOR TO MATCH "MOROCCAN BROWN"
SHERWIN WILLIAMS SW 6060
OR EQUAL



[E] STUCCO, TRIM, & DOORS
COLOR TO MATCH "TEASING PEACH"
SHERWIN WILLIAMS SW 6623
OR EQUAL



[F] STUCCO
"WEATHERED TERRACOTTA RANGE"
EAGLE ROOFING CAPISTRANO
OR EQUAL



[G] FASCIA, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "ANTIQUE PARCHMENT"
COLOR TO MATCH ALSIDE
OR EQUAL

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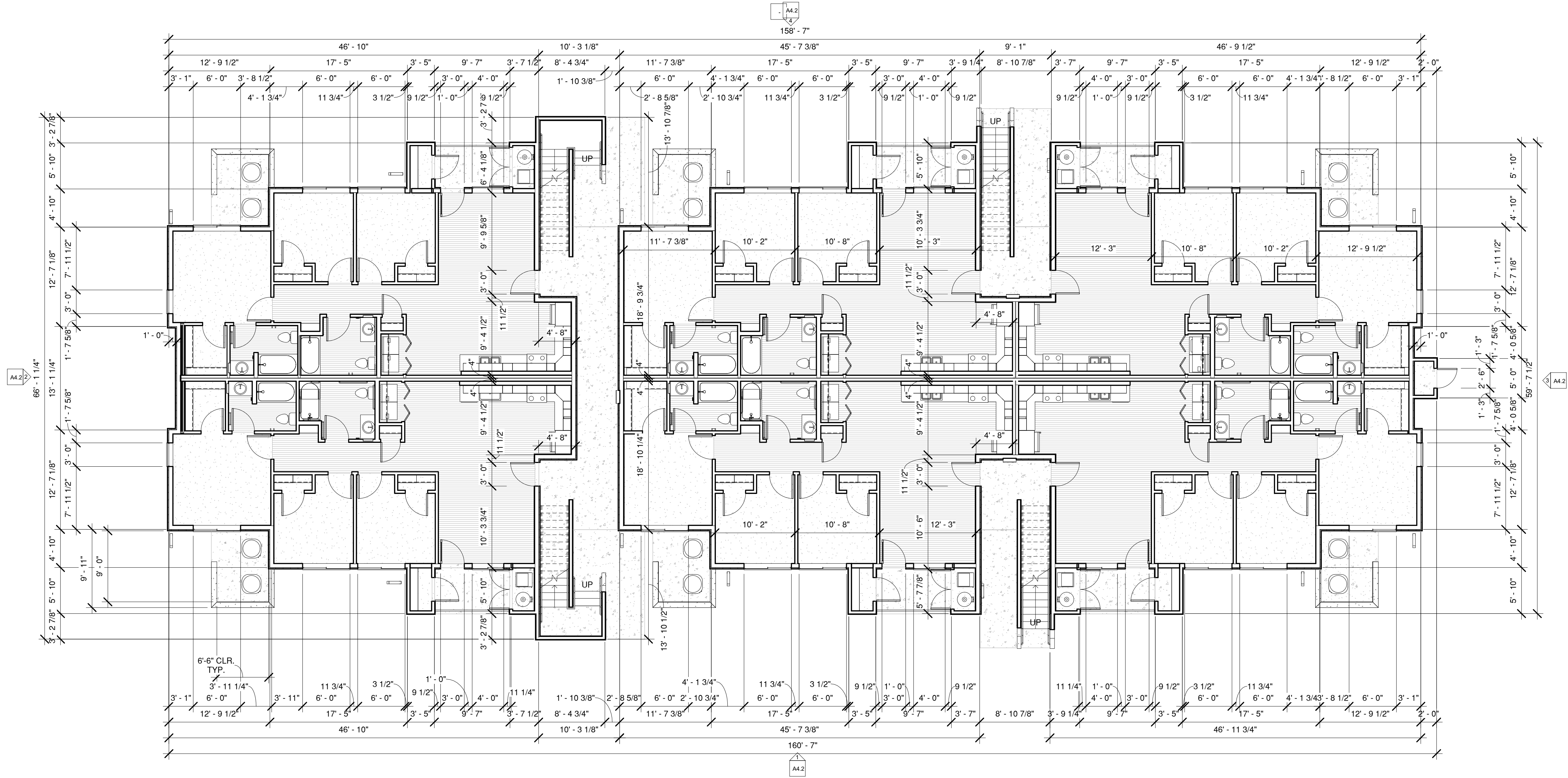
COALINGA PACIFIC APARTMENTS

PACIFIC ST. COALINGA, CA

A3.3

SCHEMATIC SET / NOT FOR CONSTRUCTION

1 1ST FLOOR PLAN - BLDG. TYPE A
1/8" = 1'-0"



PROJECT

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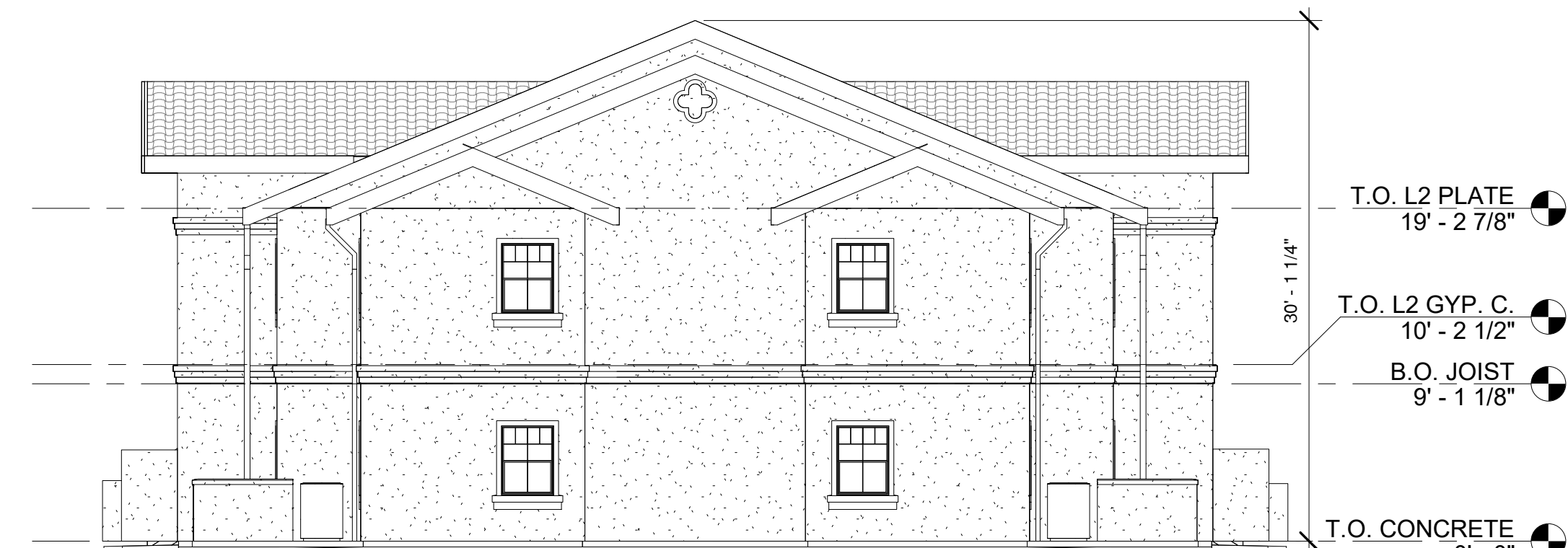
AMG19-21

A4.1A

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 FRONT ELEVATION - BLDG. TYPE A
1/8" = 1'-0"



2 LEFT ELEVATION - BLDG. TYPE A
1/8" = 1'-0"



3 RIGHT ELEVATION - BLDG. TYPE A
1/8" = 1'-0"



4 REAR ELEVATION - BLDG. TYPE A
1/8" = 1'-0"

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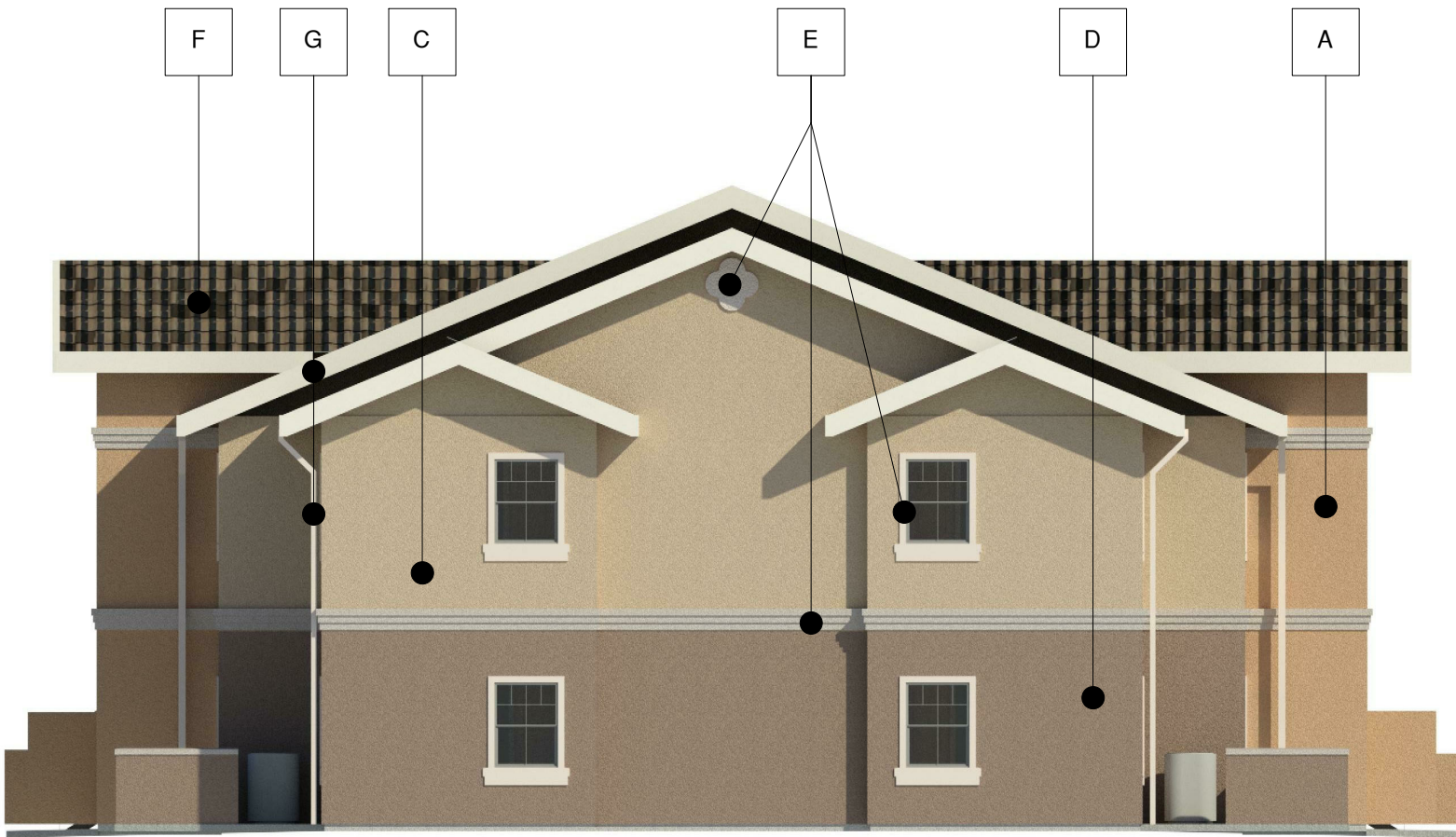
PROJECT
**COALINGA PACIFIC
APARTMENTS**
PACIFIC ST.
COALINGA, CA

A4.2

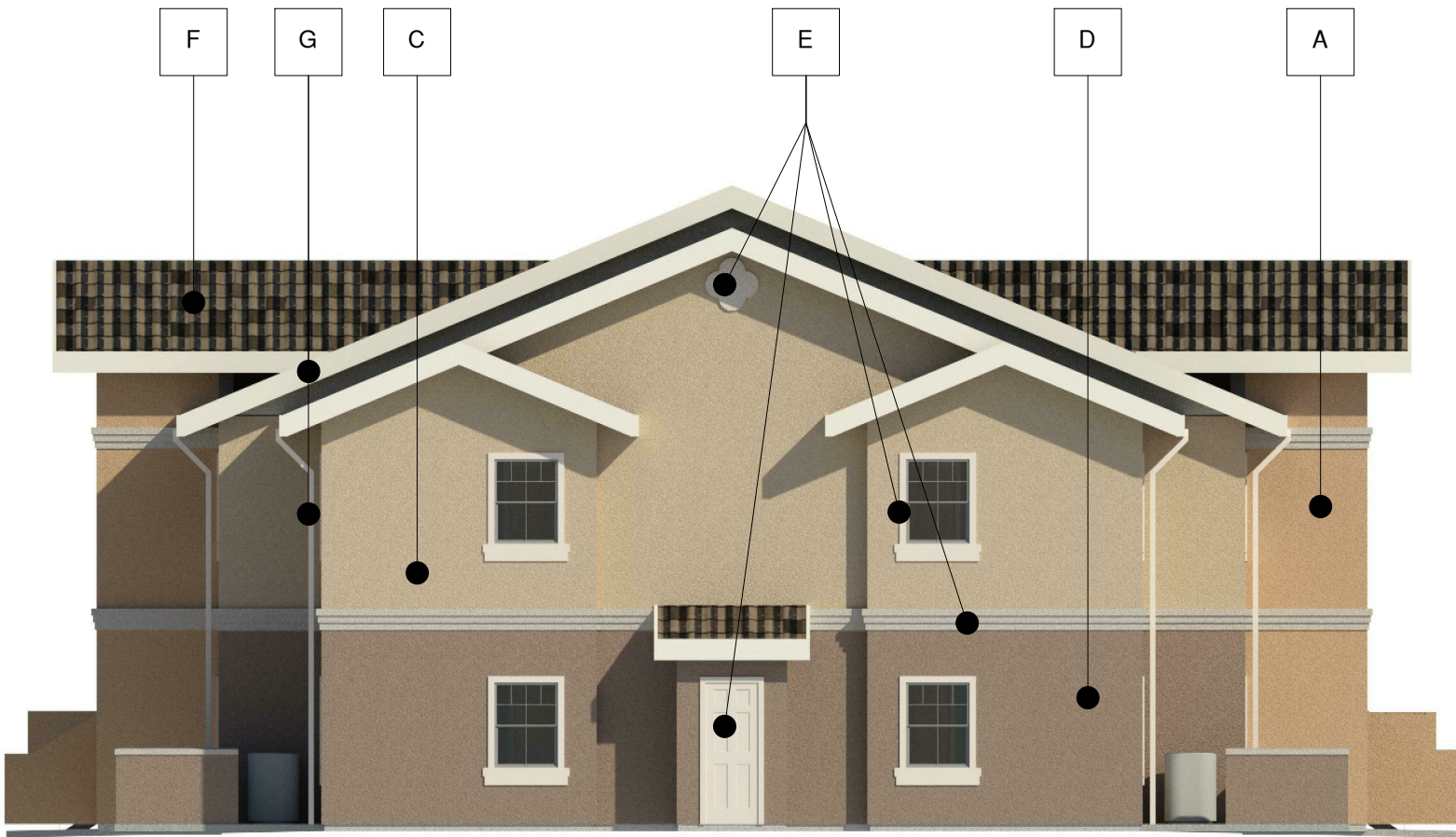
SCHEMATIC SET / NOT FOR CONSTRUCTION



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N.T.S.



2 LEFT ELEVATION - BLDG. TYPE A
N.T.S.



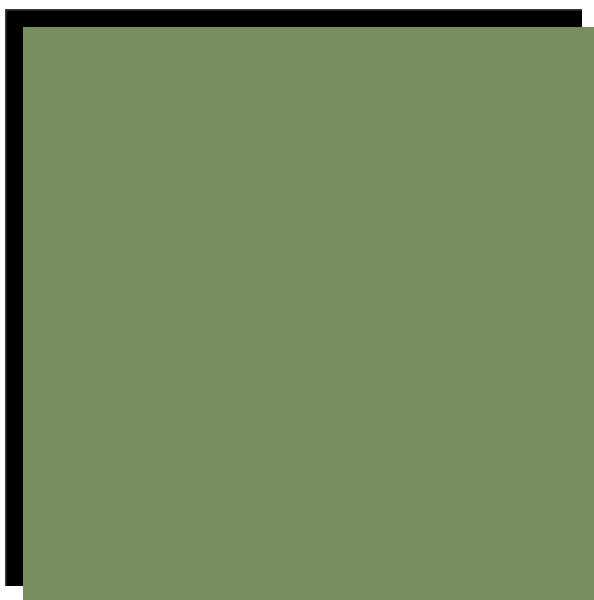
3 RIGHT ELEVATION - BLDG. TYPE A
N.T.S.



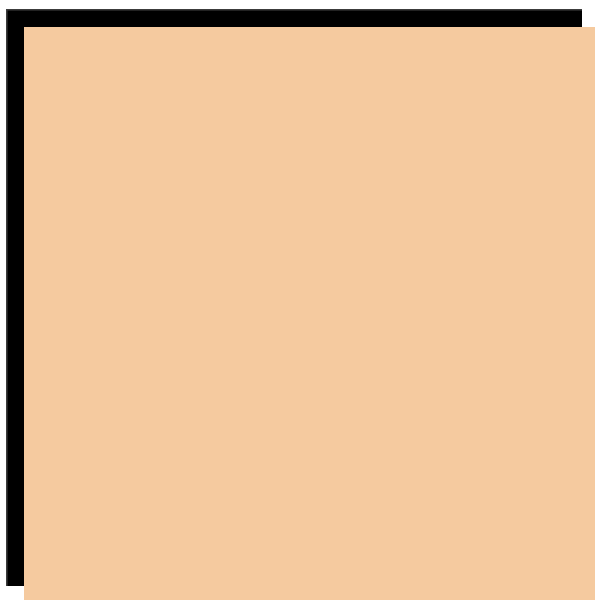
4 REAR ELEVATION - BLDG. TYPE A
N.T.S.



A STUCCO
COLOR TO MATCH "TANGERINE"
SHERWIN WILLIAMS SW 6640
OR EQUAL



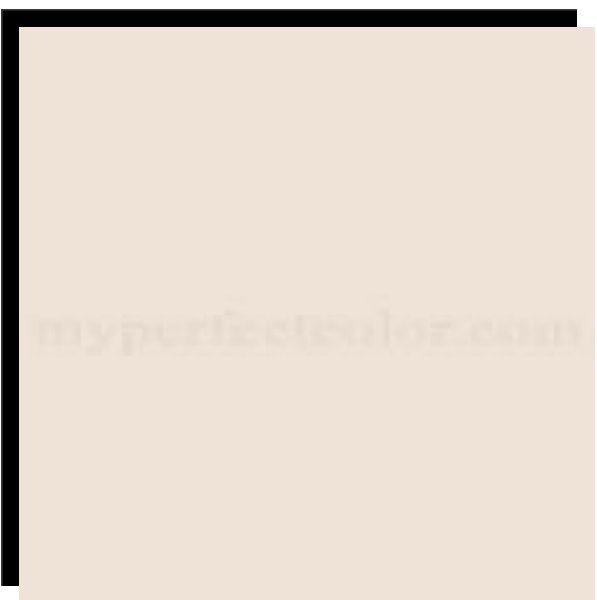
B METAL RAILING
COLOR TO MATCH "DILL"
SHERWIN WILLIAMS SW 6438
OR EQUAL



C STUCCO
COLOR TO MATCH "AVID APRICOT"
SHERWIN WILLIAMS SW 6639
OR EQUAL



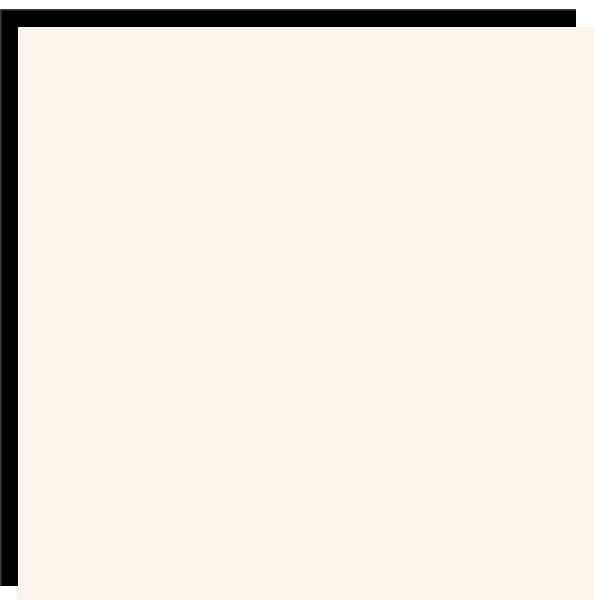
D STUCCO
COLOR TO MATCH "MOROCCAN BROWN"
SHERWIN WILLIAMS SW 6060
OR EQUAL



E STUCCO, TRIM, & DOORS
COLOR TO MATCH "TEASING PEACH"
SHERWIN WILLIAMS SW 6623
OR EQUAL



F STUCCO
"WEATHERED TERRACOTTA RANGE"
EAGLE ROOFING CAPISTRANO
OR EQUAL



G FASCIA, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "ANTIQUE PARCHMENT"
COLOR TO MATCH ALSIDE
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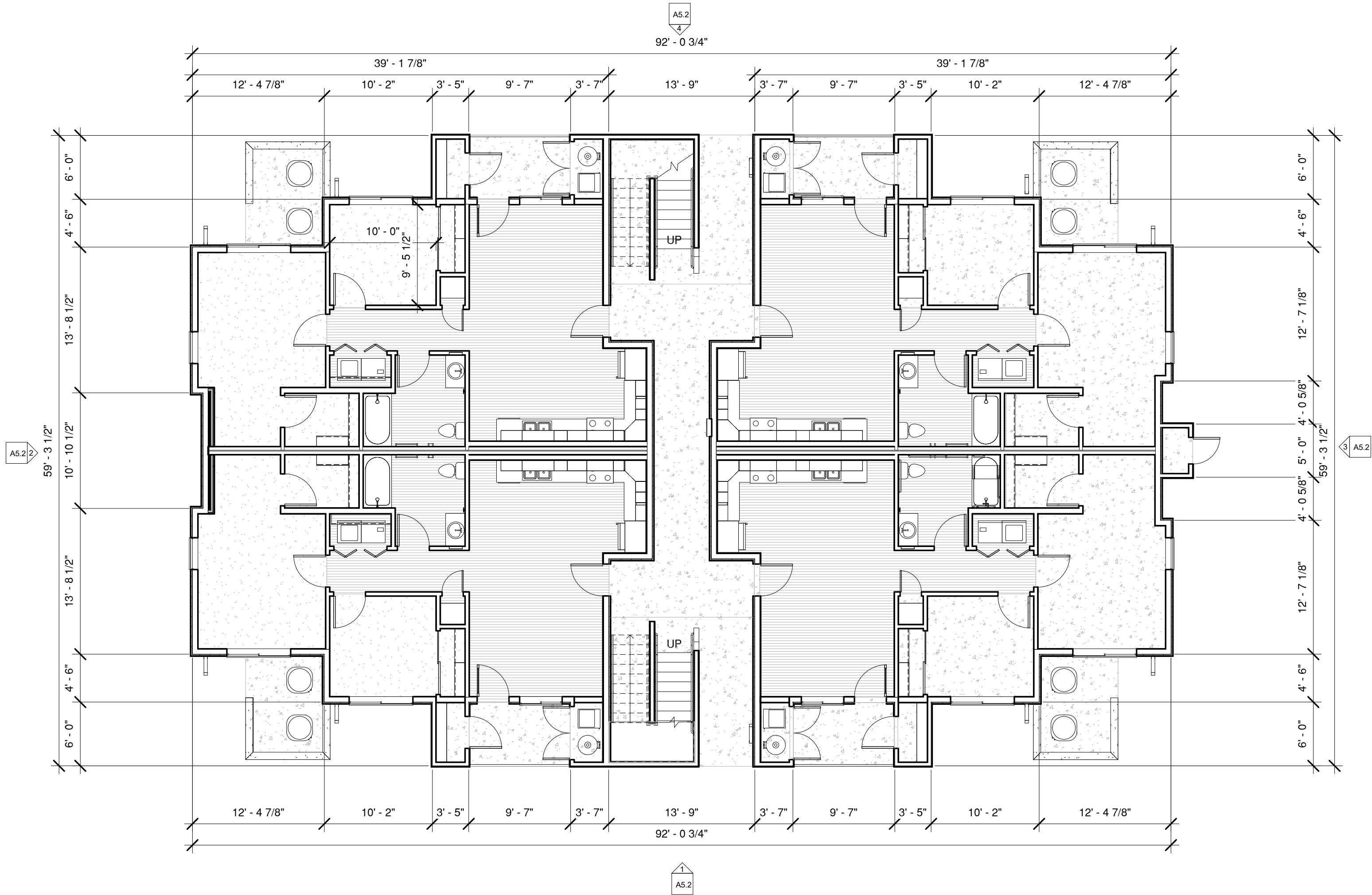
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COALINGA PACIFIC
APARTMENTS

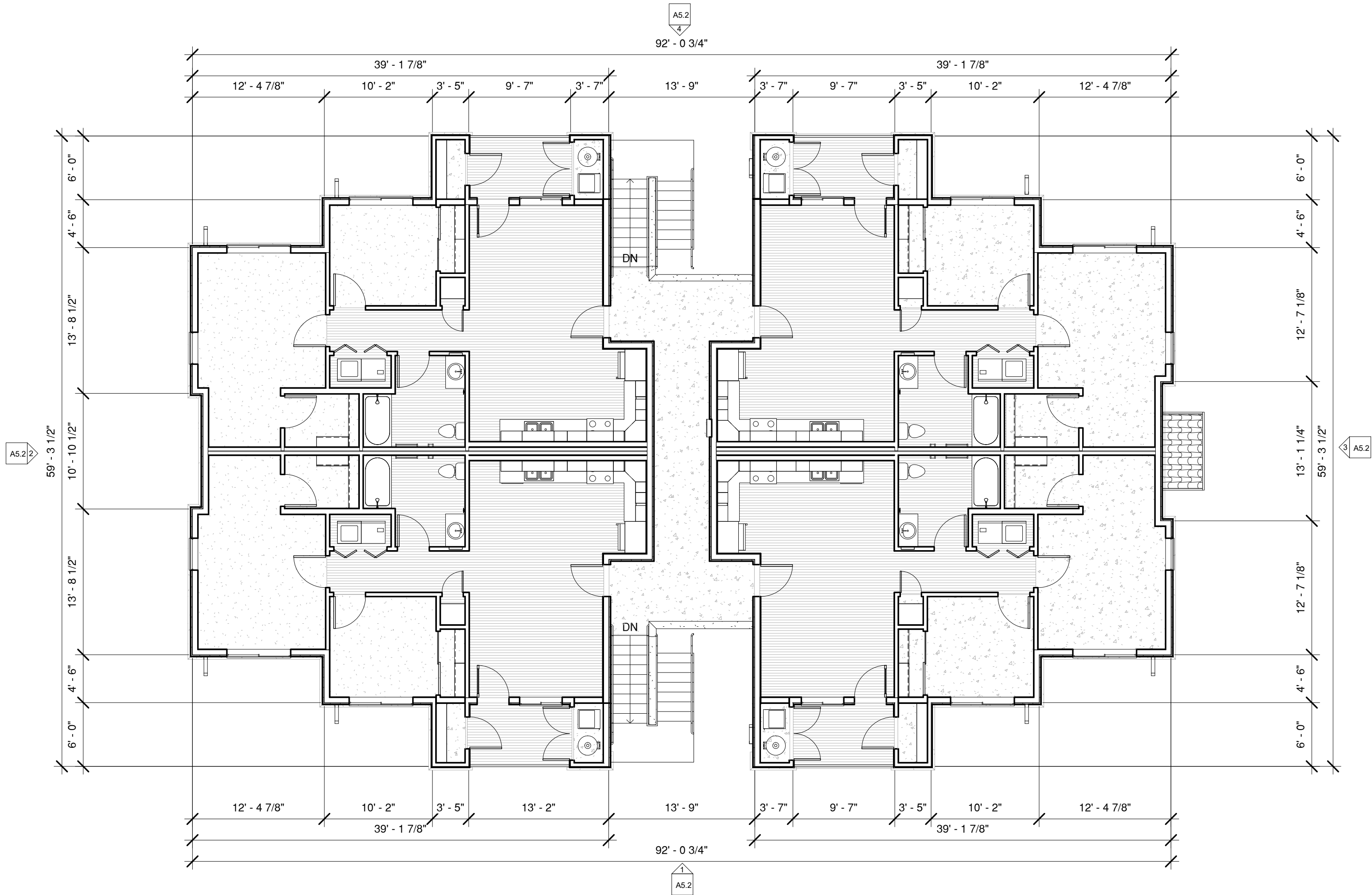
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A4.3

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 1ST FLOOR PLAN - BLDG. TYPE B
1/8" = 1'-0"



2 2ND FLOOR PLAN - BLDG. TYPE B
1/8" = 1'-0"

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PROJECT
COALINGA PACIFIC APARTMENTS

PACIFIC ST. COALINGA, CA

A5.1

SCHEMATIC SET / NOT FOR CONSTRUCTION



1 FRONT ELEVATION - BLDG. TYPE B
1/8" = 1'-0"



2 LEFT ELEVATION - BLDG. TYPE B
1/8" = 1'-0"



3 RIGHT ELEVATION - BLDG. TYPE B
1/8" = 1'-0"



4 REAR ELEVATION - BLDG. TYPE B
1/8" = 1'-0"

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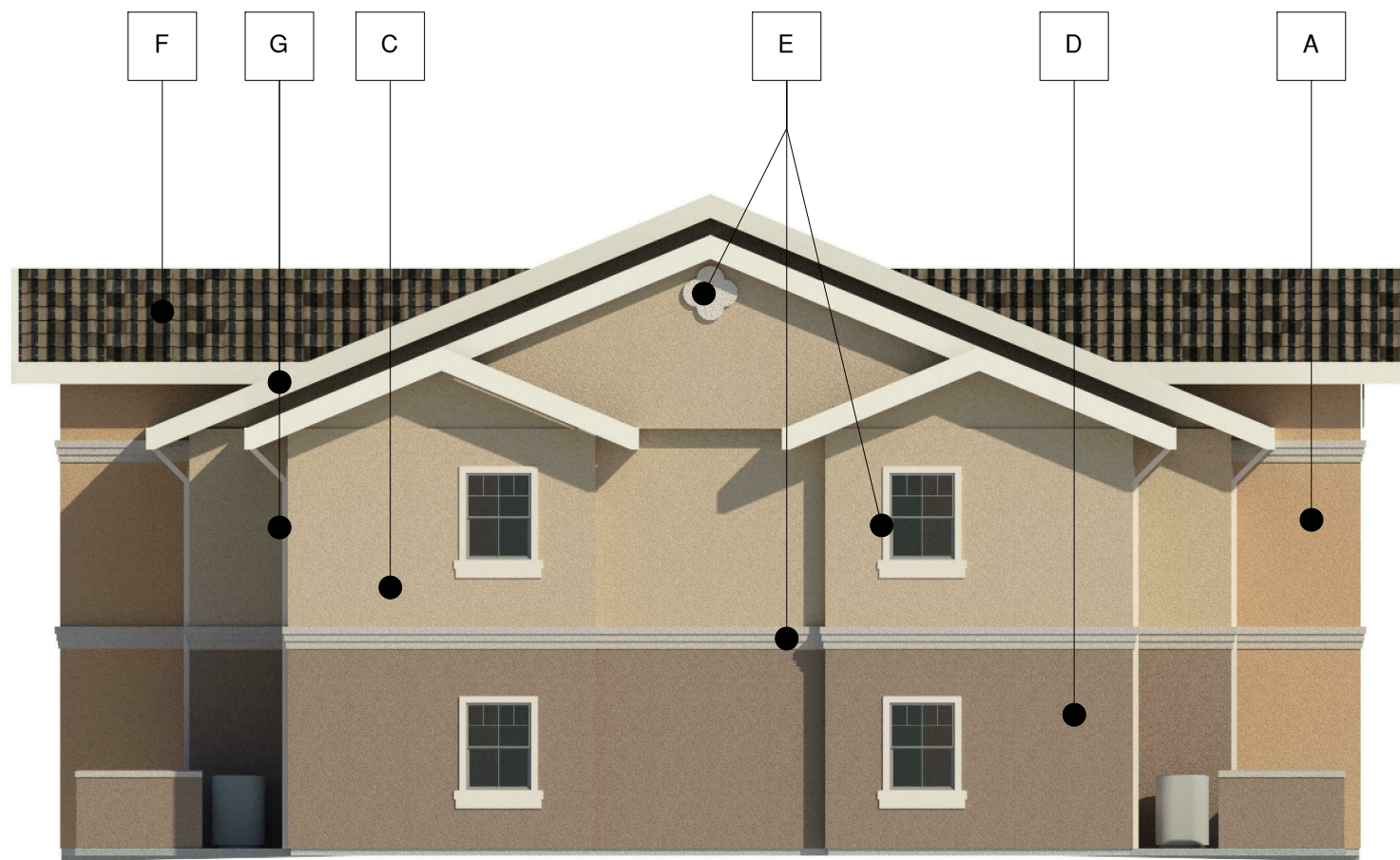
PROJECT
COALINGA PACIFIC
APARTMENTS
COALINGA, CA
PACIFIC ST.

A5.2

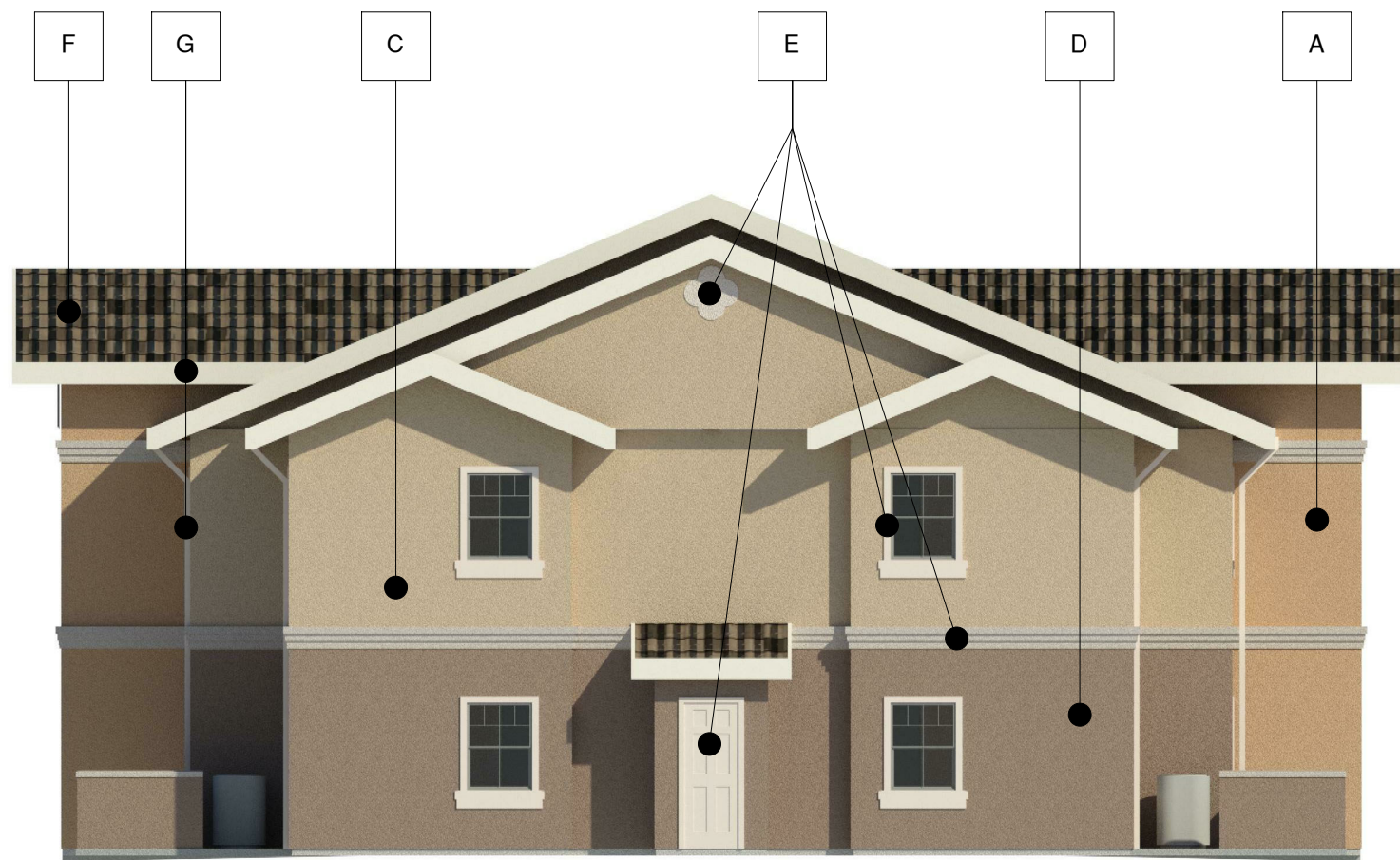
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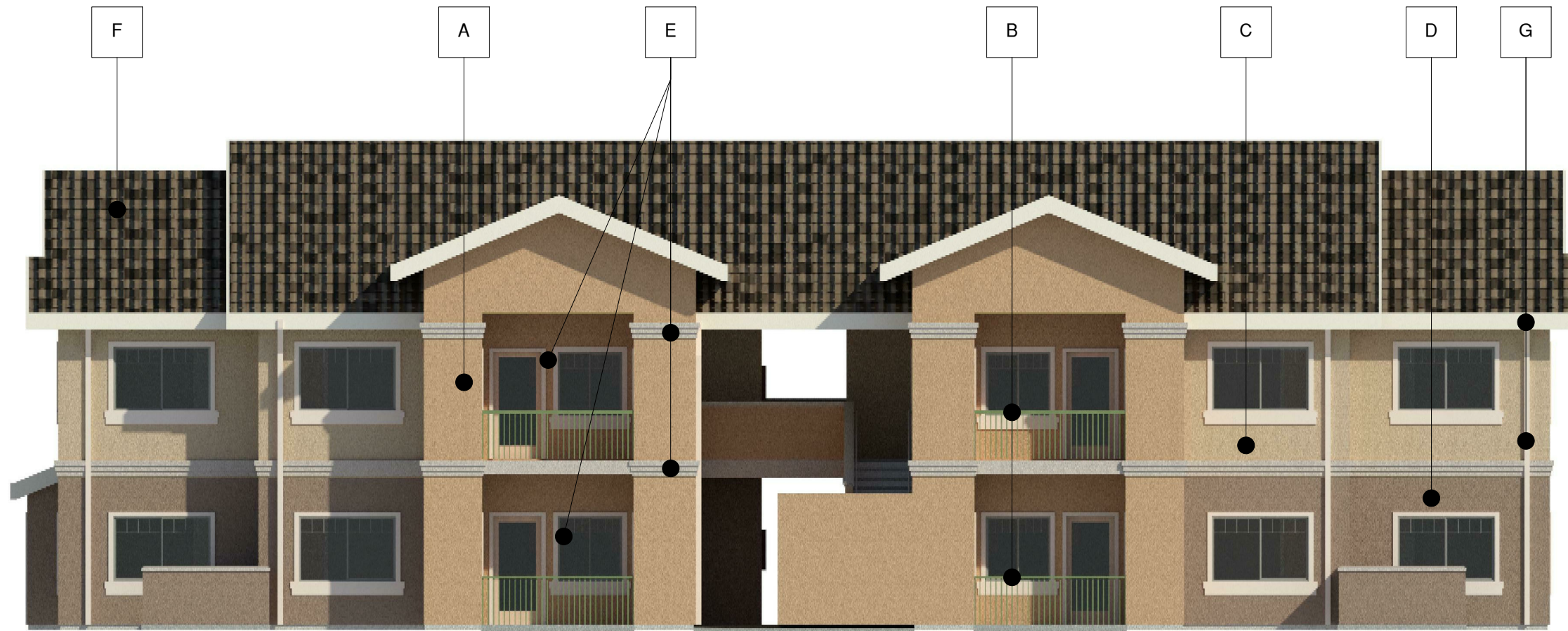
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N.T.S.



② LEFT ELEVATION - BLDG. TYPE B
N.T.S.



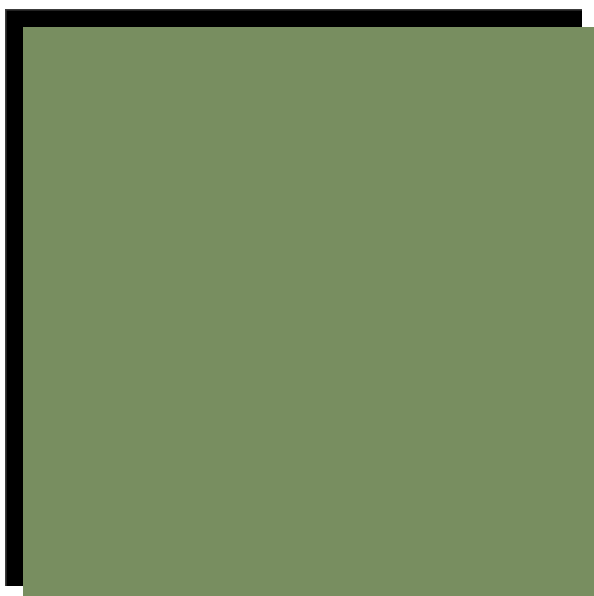
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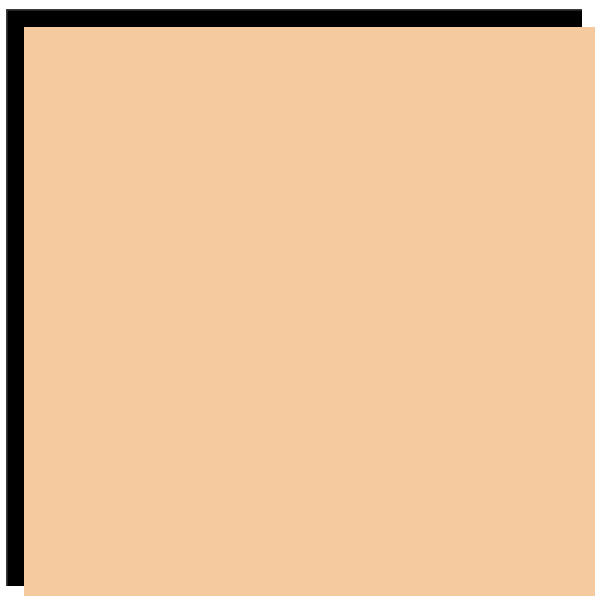
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SHERWIN WILLIAMS SW 6640
OR EQUAL



[B] METAL RAILING
COLOR TO MATCH "DILL"
SHERWIN WILLIAMS SW 6438
OR EQUAL



[C] STUCCO
COLOR TO MATCH "AVID APRICOT"
SHERWIN WILLIAMS SW 6639
OR EQUAL



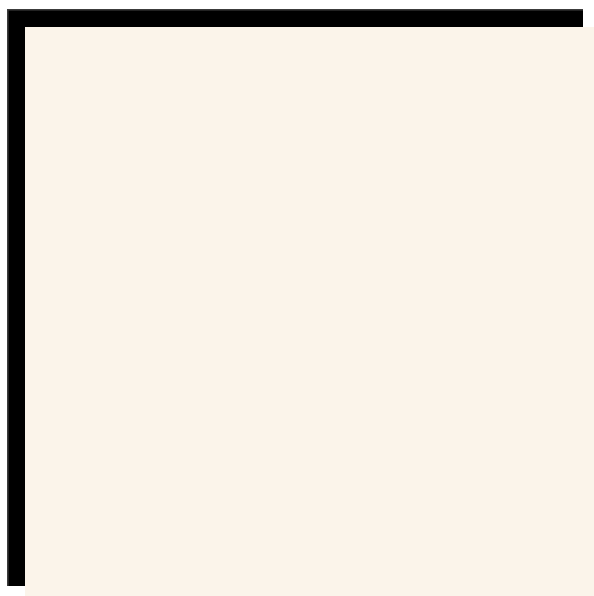
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OR EQUAL



[E] STUCCO, TRIM, & DOORS
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SHERWIN WILLIAMS SW 6623
OR EQUAL



[F] STUCCO
"WEATHERED TERRACOTTA RANGE"
EAGLE ROOFING CAPISTRANO
OR EQUAL



[G] FASCIA, GUTTERS, & DOWNSPOUTS
COLOR TO MATCH "ANTIQUE PARCHMENT"
COLOR TO MATCH ALSIDE
OR EQUAL

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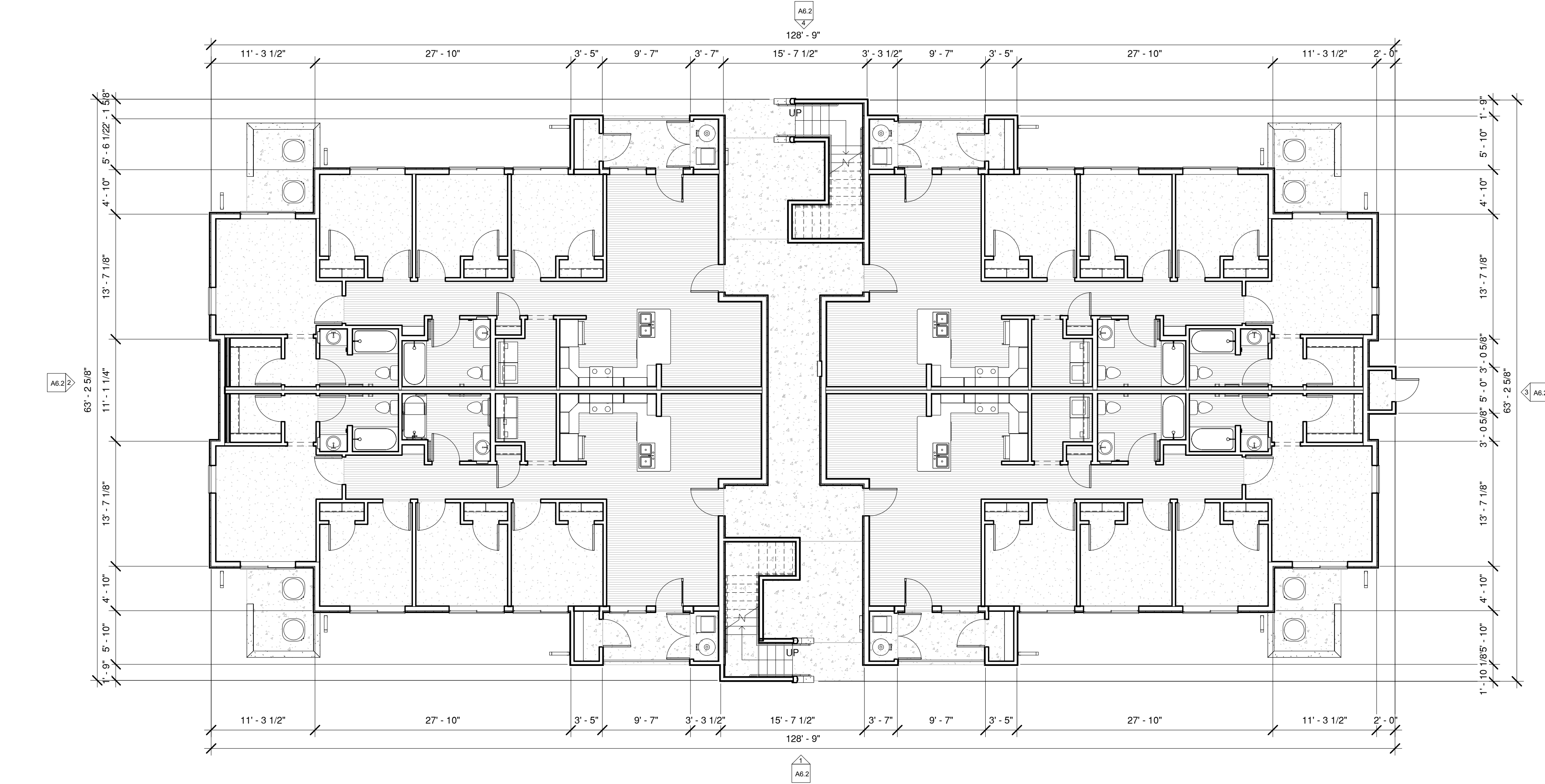
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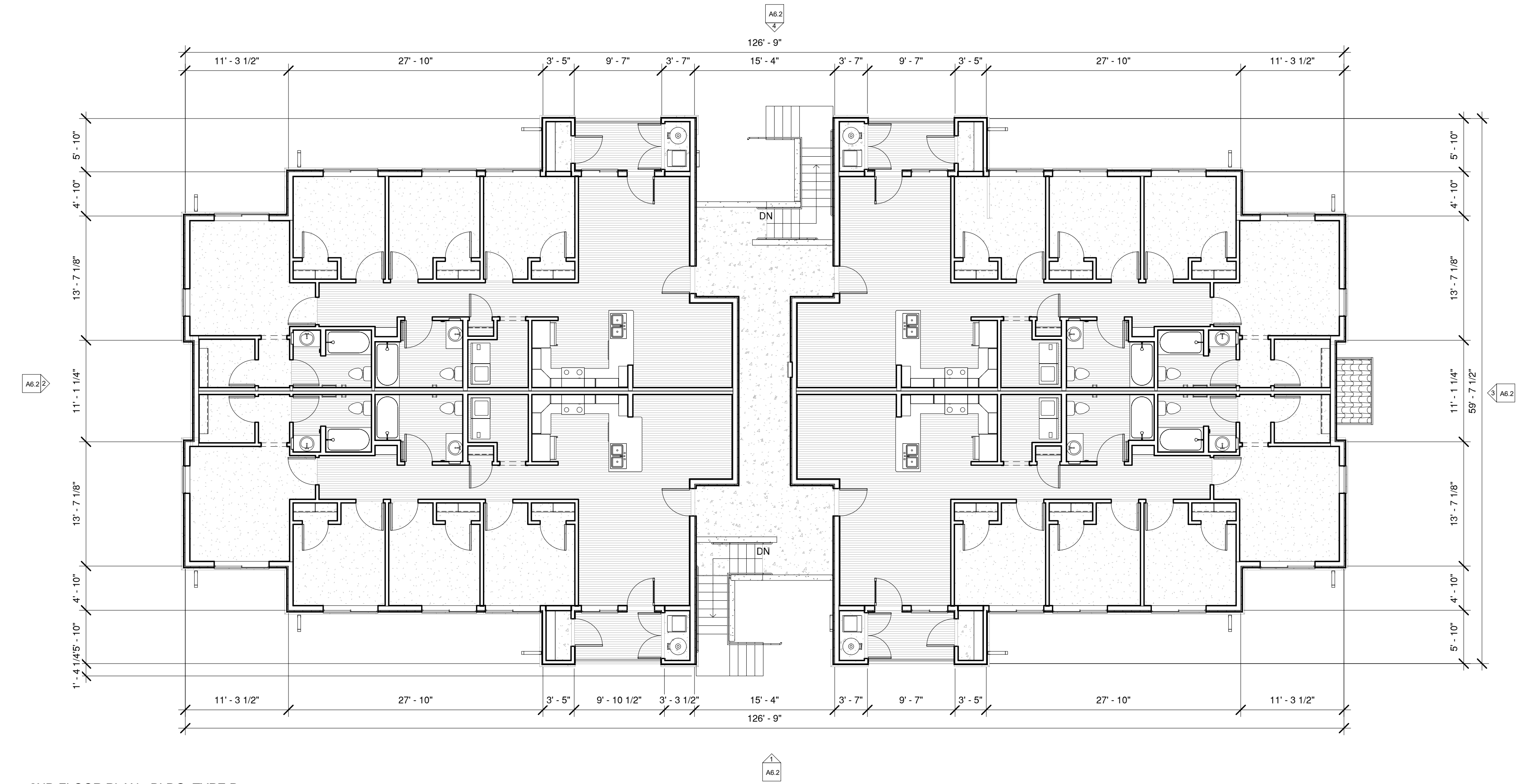
PROJECT
**COALINGA PACIFIC
APARTMENTS**
PACIFIC ST. COALINGA, CA

A5.3

SCHEMATIC SET / NOT FOR CONSTRUCTION



① 1ST FLOOR PLAN - BLDG. TYPE D
1/8" = 1'-0"



② 2ND FLOOR PLAN - BLDG. TYPE D
1/8" = 1'-0"

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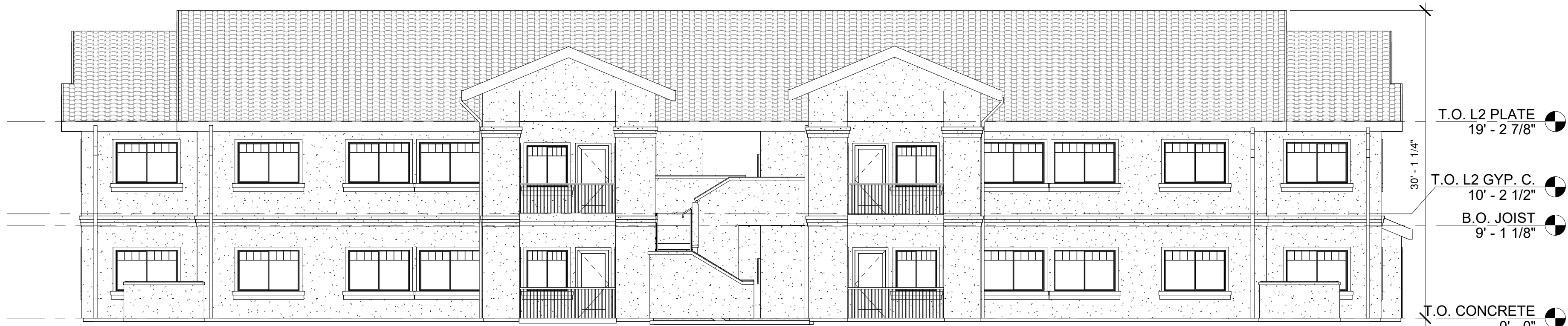
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PROJECT
**COALINGA PACIFIC
APARTMENTS**

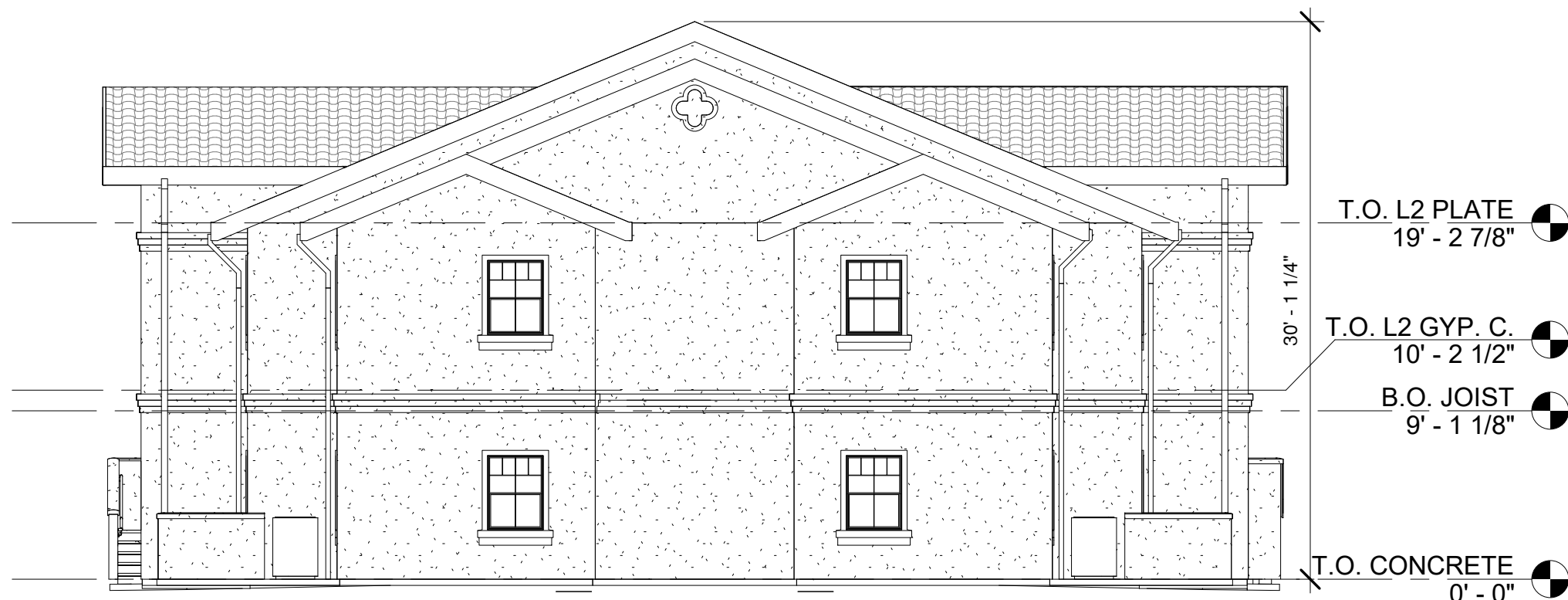
PACIFIC ST. COALINGA, CA

A6.1

SCHEMATIC SET / NOT FOR CONSTRUCTION



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2 LEFT ELEVATION - BLDG. TYPE D
1/8" = 1'-0"



3 RIGHT ELEVATION - BLDG. TYPE D
1/8" = 1'-0"



4 REAR ELEVATION - BLDG. TYPE D
1/8" = 1'-0"

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PROJECT

COALINGA PACIFIC
APARTMENTS

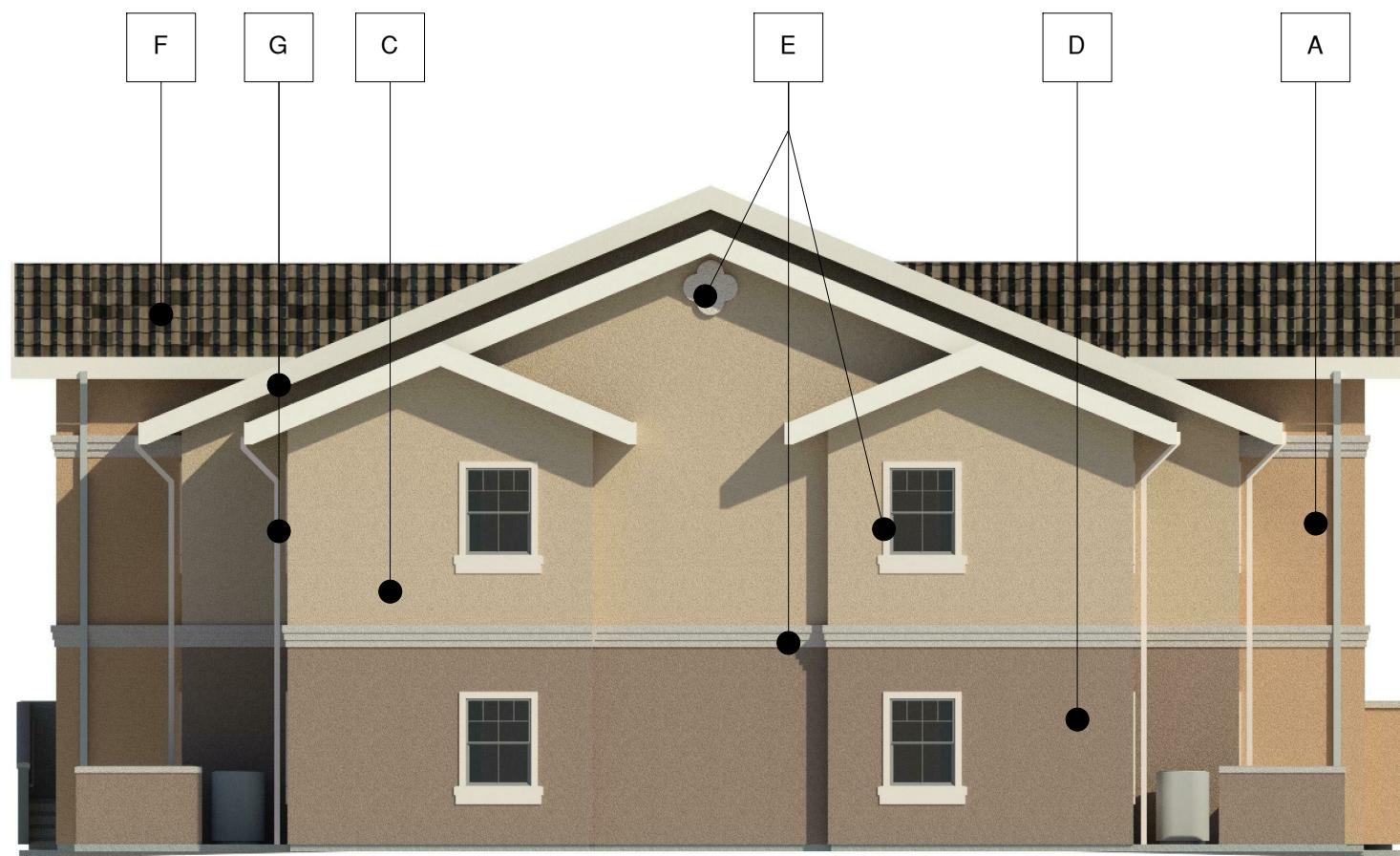
PACIFIC ST. COALINGA, CA

A6.2

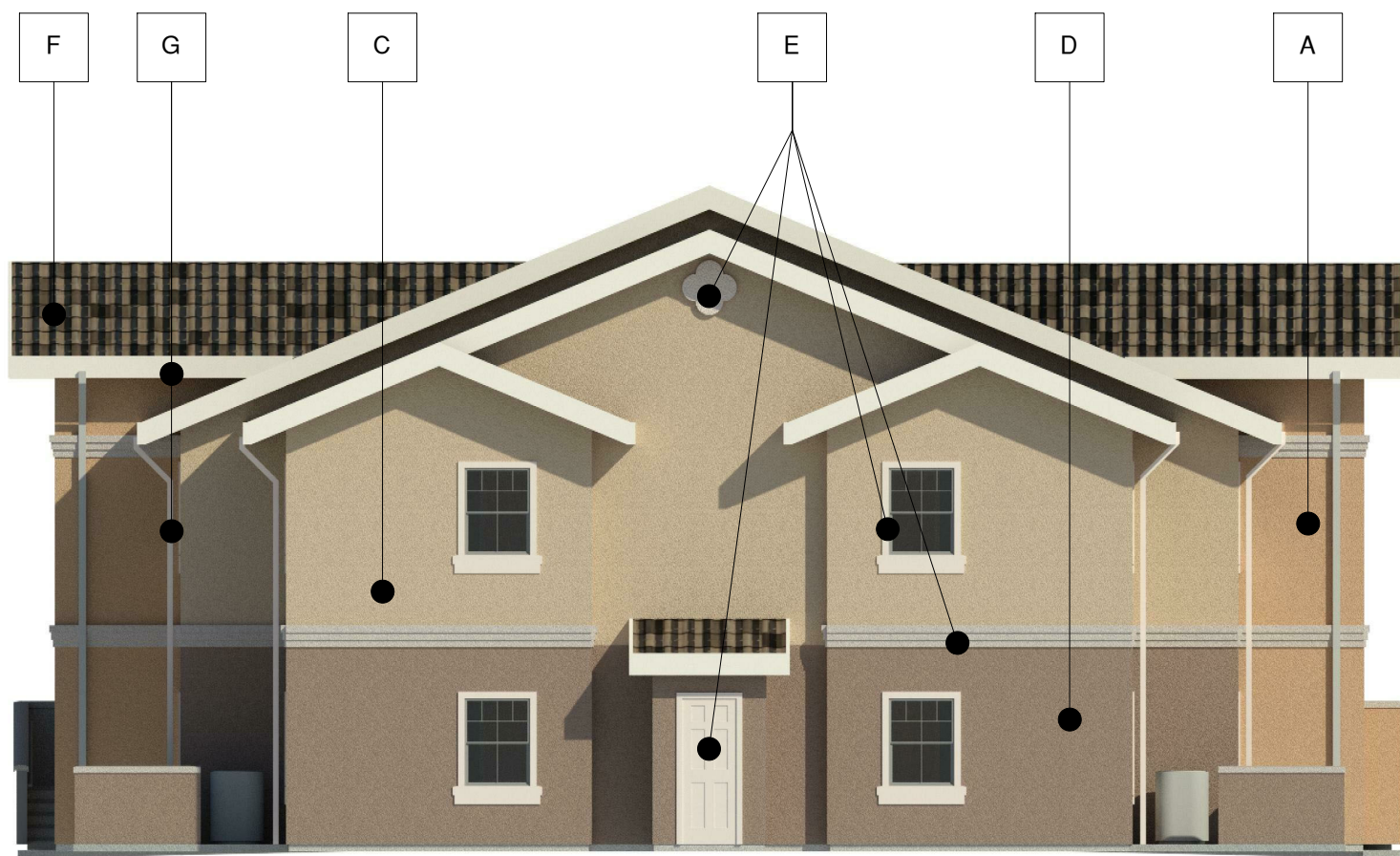
SCHEMATIC SET / NOT FOR CONSTRUCTION



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N.T.S.



2 LEFT ELEVATION - BLDG. TYPE D
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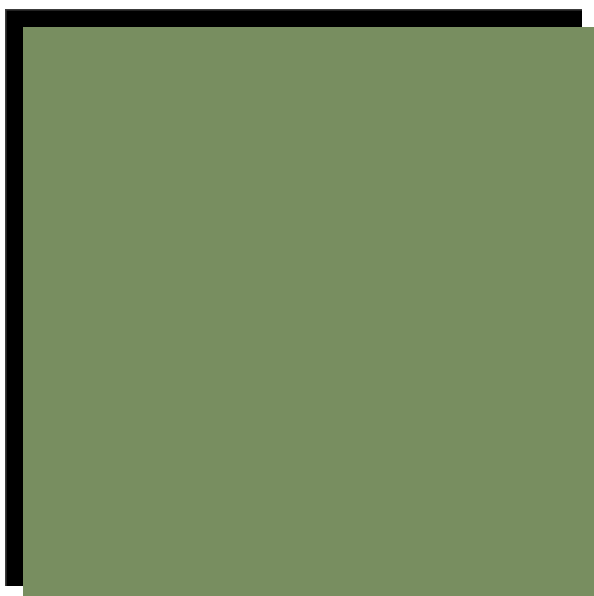
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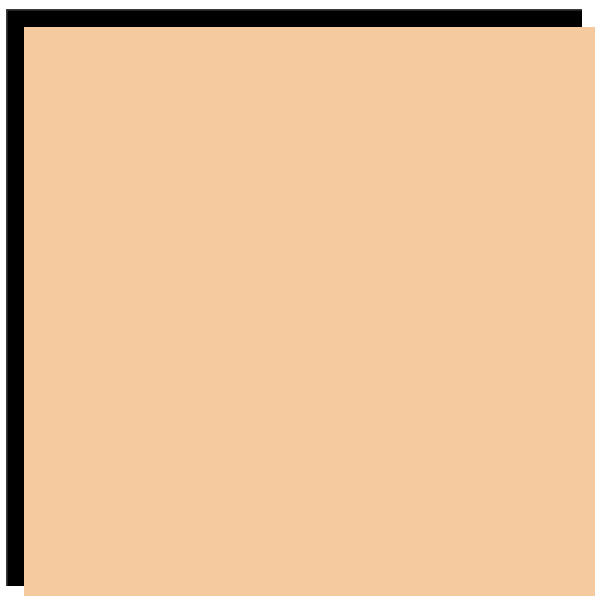
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N.T.S.



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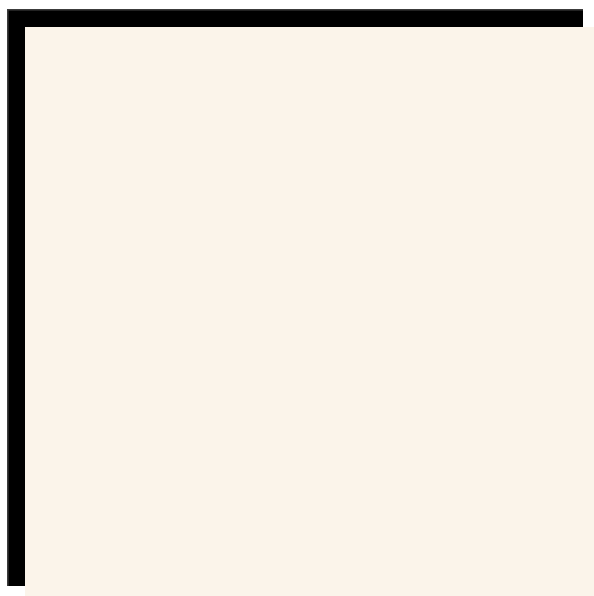
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PROJECT
COALINGA PACIFIC
APARTMENTS

PACIFIC ST. COALINGA, CA

A6.3

SCHEMATIC SET / NOT FOR CONSTRUCTION

DEPARTMENT OF TRANSPORTATION**DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 444-2493

FAX (559) 445-5875

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Making Conservation
a California Way of Life

January 6, 2020

06-FRE-198-21.884
Multi-Family Residential Project
SPR 19-02

Mr. Sean Brewer
Assistant City Manager
City of Coalinga
155 W. Durian Street
Coalinga, CA 93210

Dear Mr. Brewer

Caltrans has completed its review of the site plan for the proposed multi-family residential development located on the southeast corner of State Route (SR) 198 and Pacific Street in the City of Coalinga. This segment of SR 198 is mostly a two-lane conventional highway with a speed limit of 45 miles per hour and features a two-way left turn lane and bike lanes in each direction. The project proposes to develop 76 housing units on 4.7 acres of an 8-acre lot. Caltrans has the following comments:

It is recommended that frontage improvements be made along SR 198. To avoid having to relocate trees or light poles to construct sidewalk, a planter strip may be constructed adjacent to the back of the curb with sidewalk constructed beyond that. If the existing fire hydrant on the east side of SR 198 is in the path of the proposed driveway, it may need to be relocated.

The development's proposed driveway on SR 198 appears to fall within the functional area of the SR 198 intersection with Pacific Street, refer to the Transportation Research Board (TRB) Access Management Manual (AMM), 2nd Edition, Exhibits 14-1 and 14-2. Based on the posted speed of 45 mph, the spacing between the proposed upstream driveway and the intersection should not be less than 405 feet for urban/suburban conditions based on the following table:

Posted Speed Limit	Perception-Reaction Time (for Urban/Suburban)*	Perception - Reaction Distance*	Deceleration-Maneuver Distance**	Total Distance
45 MPH	1.5 seconds	100 feet	305 feet	405 feet

*Exhibit 14-3 – Distance Traveled During Driver's Perception-Reaction

**Exhibit 14-4 – Deceleration – Maneuver Distance Based on Average Deceleration Rate

Mr. Sean Brewer
January 6, 2020
Page 2

Caltrans recommends that the development's proposed driveway on SR 198 should not be permitted any closer than 405 feet from the intersection. Additionally, the distance of Project's proposed driveway on Pacific Street should be shown on the site plan.

If you have any further questions, please contact me at (559) 444 2493.

Sincerely,



DAVID PADILLA
Associate Transportation Planner
Division of Transportation Planning

c: Michael Navarro, Chief, Planning North Branch, Caltrans

RESOLUTION NO. 020P-002

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 19-02 (PACIFIC STREET AND ELM AVENUE AFFORDABLE HOUSING APARTMENTS) TO BE LOCATED SOUTH OF THE PACIFIC STREET AND ELM AVENUE INTERSECTION

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a new 76-unit affordable housing multi-family development project south side of the Pacific Street and Elm Avenue (SR 33/198) intersection; 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 December 5, 2019; 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 January 14, 2020; and

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

(1) That all applicable provisions of the Code are complied with. (2) 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. (3) All signs related to this development shall be reviewed and approved at a later date.

~~~~~

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission does approve the site plan review Application No. 19-02 subject to the conditions attached hereto which are also incorporated by this reference as Attachment A.

**PASSED AND ADOPTED**, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 14th of January 2020.

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Commission Chairman/Vice Chairman

ATTEST:

---

City Clerk/Deputy City Clerk



**Attachment “A”**  
**CONDITIONS OF APPROVAL**  
**SITE PLAN REVIEW, APPLICATION NO. 19-02**

The staff is recommending approval of the proposed project to the Planning Commission with the following conditions:

- COA-1. The site plan approval shall lapse and shall become void one (1) year following the date of approval by the Commission, unless, prior to the expiration of one (1) year, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward the completion of the site or structures which were the subject of the site plan.
- COA-1. 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-2. Minor revisions to the site plan after Commission approval may be reviewed and approved by the Community Development Director. Those revisions determined to be major shall be referred to the Commission for review and approval.
- COA-3. The applicant, within 15 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.
- COA-4. 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-5. 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-6. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-7. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.

- COA-8. Payment of City related Development Impact fees may be deferred until the issuance of Certificate of Occupancy. Applicant must work directly with other local and regional entities who impose impact fees for deferment.
- COA-9. All improvements within City rights-of-way, including but not limited to, new sidewalk, curb and gutter and approaches shall conform to current City of Coalinga Standards.
- COA-10. New utilities, such as sanitary sewer, water meter and/or natural gas meter required for the development will be the responsibility of the owner/developer and shall be to current City Standards. These utility connections shall be located from Elm Avenue. A utility plan for the development shall be submitted for review and City approval.
- COA-11. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction. All permits shall be provided to the City Building Department at the time of Building Permit Issuance.
- COA-12. 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.
- a. Weekdays from 7:00 a.m. to 6:00 p.m.;
  - b. Saturday from 8:00 a.m. to 5:00 p.m.;
  - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA-13. The applicant shall replace all non-compliant, broken, cracked or raised segments of curb, gutter and sidewalk as required by the City Engineer within and adjacent to the development.
- COA-14. The applicant shall comply with all ADA accessibility guidelines, including the following:
- a. Provide an ADA accessible path of travel from the ADA parking stalls to the building entrance(s);
  - b. All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standard P-13, P-14 and P-15.
  - c. Provide an ADA accessible path of travel from the public street sidewalk to the building entrance.
- COA-15. On-site Construction Site, Grading, Utility and Landscape & Irrigation plans shall be submitted to the Community Development Department for review and approval by City Engineer.
- COA-16. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval by the City Engineer and Community Development Director prior to the issuance of a building permit.
- COA-17. All on-site parking lots shall be designed and installed in conformance with City of Coalinga Standard P-16.

- COA-18. The applicant shall direct all on-site parking lot storm water drainage runoff to the existing storm drain facilities located in Pacific Street. Direct drainage of storm water runoff over public sidewalks is not permitted. Storm water runoff shall be directed under sidewalks per City Standard A-14 or A-15.
- COA-19. All trash enclosures as identified on the site plan shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer. The applicant shall obtain approval from the City Solid Waste Carrier for the on-site locations of the trash enclosures for solid waste disposal and pick up.
- COA-20. The applicant shall construct a Class 1 shared use Multi-Path along the project frontage (Elm Ave/SR 198 and Pacific) in accordance with the City of Coalinga Trails Master Plan as required by the City Engineer.
- COA-21. The applicant shall install new City Standard LED Street Lights per City Std. A-7 and A-8 along the project frontage. The Street lights shall be set at 150 feet spacing.
- COA-22. All security and site lighting shall be shielded to avoid “spill over” nuisance lighting to the existing adjacent uses. A photometric plan delineating lighting in accordance with the City of Coalinga Planning and Development Lighting standards shall be reviewed and approved prior to permit issuance.
- COA-23. The trees located on the Elm Avenue (SR198) property frontage shall be shown on the final site plan as being removed and replaced in accordance with the design standards for the multi-use trail.
- COA-24. The Applicant shall remove the non-compliant curb ramp at Elm Avenue and Pacific Street and construct new curb ramp in accordance with Caltrans and City of Coalinga standards as required by City Engineer.
- COA-25. All signs related to this development shall be submitted in a separate application and reviewed and approved by the Community Development Department in accordance with the applicable signage regulations. A permit must be issued by the Community Development Department prior to installation.
- COA-26. Fire hydrants and Fire Protection Systems shall be required for this development. City of Coalinga Fire Chief shall verify and approve all fire hydrant locations and spacing.
- COA-27. The applicant shall confirm with Public Works regarding the requirement for a backflow prevention device for both the landscape and domestic water service.
- COA-28. The applicant shall install a Bus Stop and Shelter along Pacific Street at Elm Avenue as required by the City Engineer.
- COA-29. All turning radiuses shall be able to accommodate a Fire Truck forty-five (45) feet long.



- COA-30. Dry chemical fire extinguishers to be mounted as per City standards on the exterior of each building.
- COA-31. Owner/Contractor must comply with the Federal Clean Water Act, Section 402(p) and the Phase II Rule regulations under the National Pollutant Discharge Elimination System (NPDES). Since the site grading is one (1) acre, or more, the Owner/Contractor must file a Notice of Intent (NOI) with the State Water Control Board, and submit a Storm Drain Pollution Prevention Plan (SWPPP) to the City of Coalinga, prior to obtaining a Grading Permit.
- COA-32. COA-8. 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-33. Construction activities shall comply with applicable Municipal Code and Zoning Ordinance sections, including Chapter 4, Article 4, Performance Standards.
- COA-34. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-35. All required local, County, State, or Federal permits shall be obtained prior to the start of operations.
- COA-36. Upon issuance of a building permit by the City, all existing uses at the subsection location are terminated.
- COA-37. 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-38. The project boundaries shall include wrought iron fencing as recommended in the City-Wide Design Guidelines. Location, height, and design of the wrought iron fencing shall be reviewed and approved by the Community Development Department prior to building permit approval.
- COA-39. Plans submitted for Building Permit shall be in substantial conformance with plans approved by the Community Development Department.
- COA-40. The applicant shall comply with all the requirements of the Police Department and Fire Department and obtain all required local (Police, Fire, Finance), County, State, or Federal permits prior to the start of operations.

- COA-41. Any 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-42. The applicant shall provide a Knox Box for emergency vehicle access on new chain link rolling gates.



P.O. Box 260770  
Encino, California 91426  
Land Planning, Finance & Development  
Tel. 818-380-2600

January 3, 2020

Sean Brewer, Assistant City Manager  
City of Coalinga  
155 W Durian Avenue  
Coalinga, CA 93210

**Re: Density Bonus Request – Coalinga Pacific Apartments**

Mr. Brewer:

Pursuant to Section 65915(e)(1) of the California Government Code and Assembly Bill 2162 and Coalinga Zoning Code Section 9-4.303(a)(2), AMG & Associates, LLC and The Pacific Companies (the "Applicant") is requesting the below concession for the development of the Coalinga Pacific Family Apartment Project (the "Project"). The 76 unit Project will consist of 32 two-bedroom units, 36 three-bedroom units, and 8 four-bedroom units. With the exception of the manager's unit, all units will be affordable to families earning up to 60% of the Area Median Income (AMI) or below. Concessions and incentives are necessary to make this project economically viable. The project will utilize 5 acres of the total 8.09 acre parcel, APN 083-080-63ST.

**Concession:**

1. **Parking:** Section 9-4.302, Table 4.4 of the Coalinga Municipal Code specifies 2 parking spaces for 2 bedroom units and 0.5 parking spaces per each additional bedroom over 2. Additionally, the code requires 1 guest parking space per each 3 units. Thus, a development of this size and unit mix would ordinarily require a total of 203 spaces. We are proposing 138 parking spaces for the Project which equates to roughly 1.82 spaces per unit, or a reduction of 32% from what would typically be required. We feel that this is an adequate amount of parking since the Project is restricted to lower income households, many of which cannot afford more than 1 car per household. Additionally, this project will be within a quarter mile of transit, meaning the lack of parking will not be an excessive burden on any of the residents.

The primary purpose of the Housing Accountability Act and Density Bonus Law is to assist in the feasibility of affordable housing through the use of concessions that lead to cost savings and/or a reduction of the cost of land per unit. The Applicant may revise or request additional concessions and/or waivers should they be needed during the entitlement or hearing phase of the project. The approval of this density bonus and concessions will contribute significantly to the economic feasibility and viability of the Project.

Should you have any questions, please don't hesitate to call at 818-825-5488.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cameron Johnson', written over the word 'Sincerely,'.

Cameron Johnson