



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY FEBRUARY 11, 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.

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

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Coalinga Planning and Zoning Code 5-Year Review Update (on-going)
Meeting Date February 11, 2020
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

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

II. BACKGROUND:

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

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

III. PROPOSAL AND ANALYSIS:

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

Chapter 1, Article 2 - Definitions

Chapter 4: Additional Use and Development Regulations

Article 1: Measurements and Determinations

Article 2: Standards for All Development and Land Uses

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

- ▣ Chapter 4 Article 1 and 2

Article 1. - Measurements and Determinations

Sec. 9-4.101. - Measuring distances.

Distances are measured in straight lines between two (2) objects or points, typically in feet and inches.

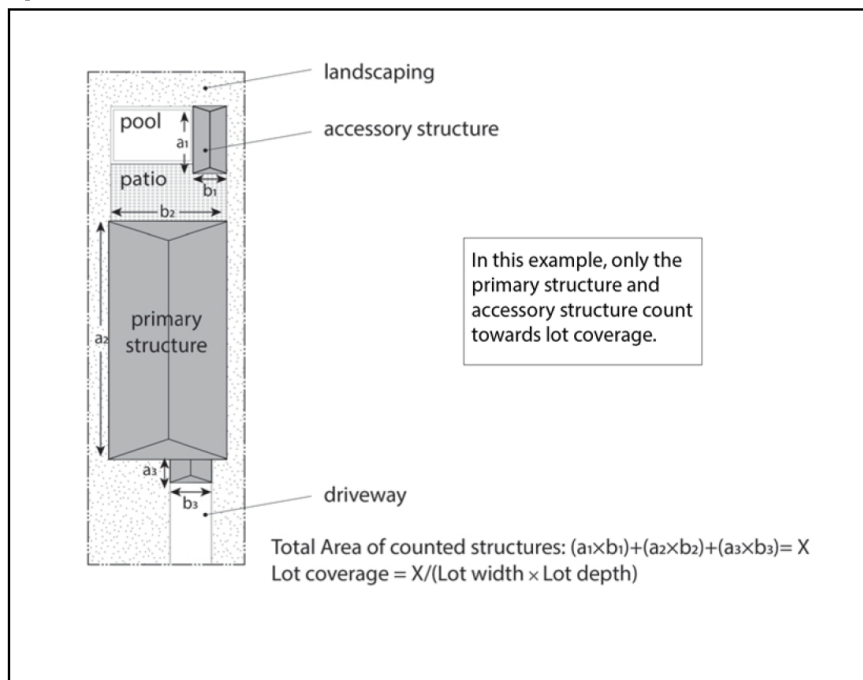
(Ord. No. 776, § 1(Exh. A), eff. 9-5-2014)

Sec. 9-4.102. - Determining lot area and coverage.

Lot Area is the total area circumscribed by the boundaries of a lot, excluding any street rights-of-way.

Lot Coverage is the portion of the lot covered by structures measured from exterior wall to exterior wall or posts, and is typically expressed as a percentage or ratio of the entire lot area. Structures include principal and accessory buildings, garages, carports, and roofed porches, but do not include uncovered patios, paved areas and swimming pools.

Figure 4.1



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

Sec. 9-4.103. - Measuring setbacks.

The setback is the perpendicular distance from the property line to the closest point of the exterior wall or posts of the building. The building envelope indicates the limits to which a building can be built on the property based on the required setbacks.

Figure 4.2

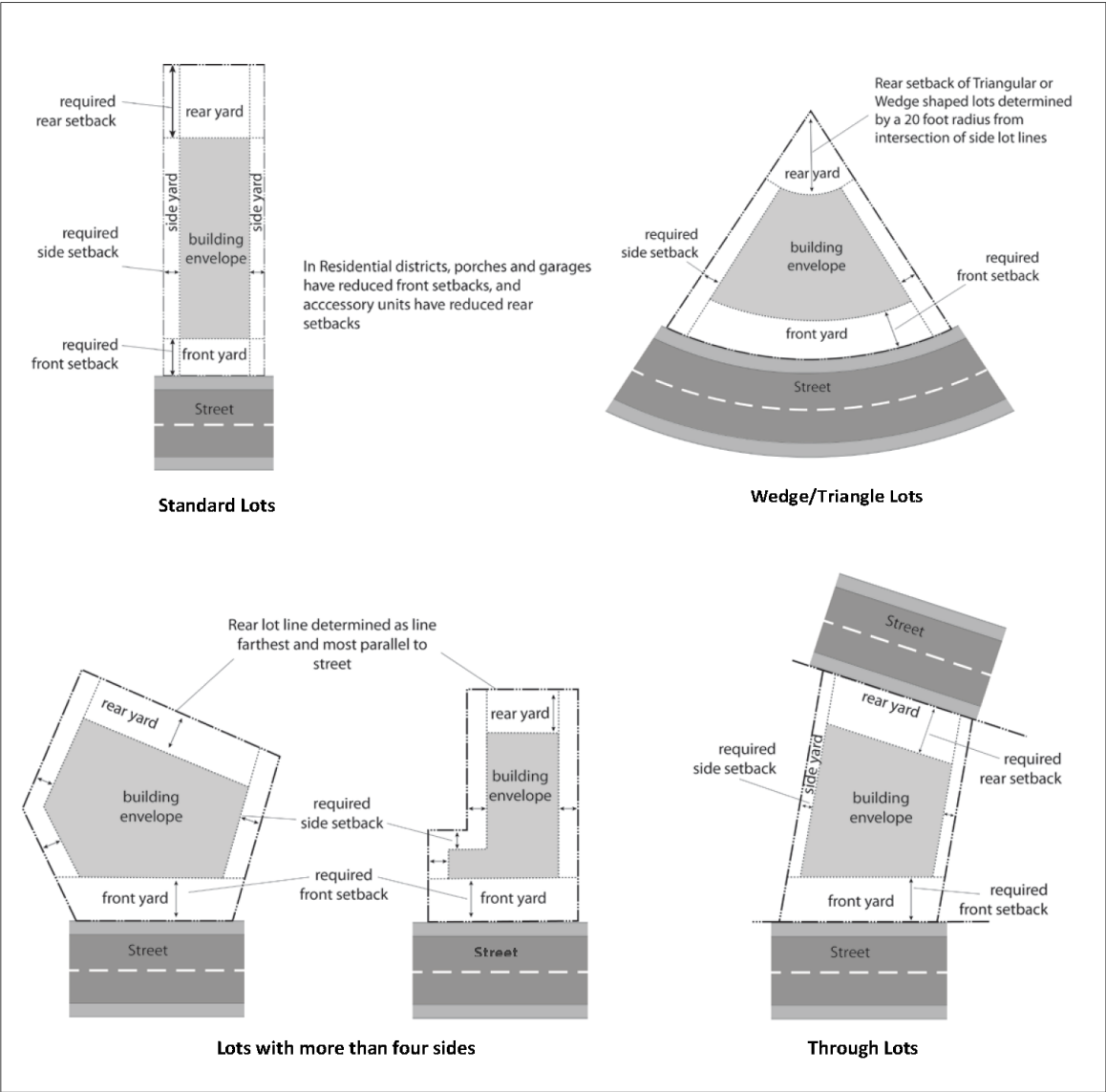
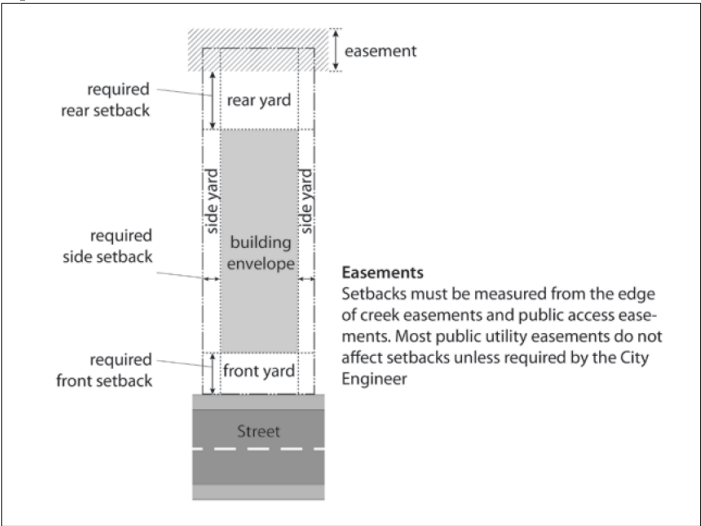


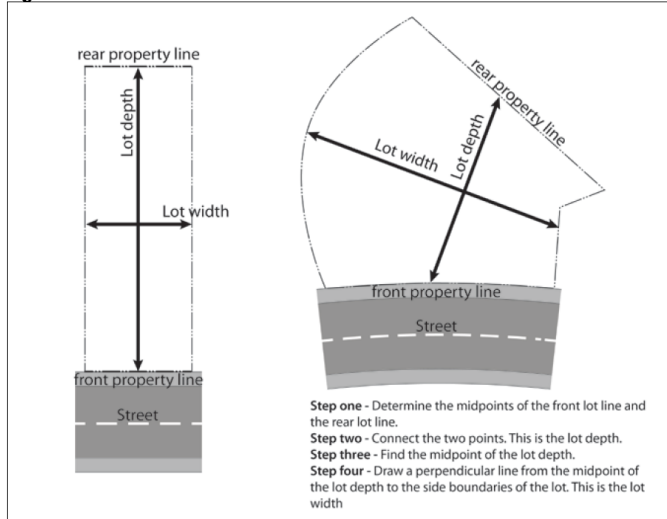
Figure 4.3



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

- (a) Every lot shall have a minimum width and depth of not less than that specified in the district in which such lot exists. Existing lots that do not meet the minimum requirements are considered non-conforming lots.
- (b) The depth of a lot is the horizontal distance between the front and rear lot lines, measured in the mean direction of the side lot lines.
- (c) The width of a lot is the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

Figure 4.4

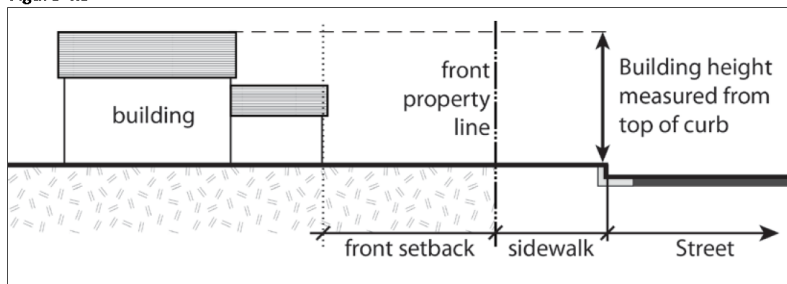


(Ord. No. 776, § 1(Exh. A), eff. 9-5-2014)

Sec. 9-4.105. - Measuring height.

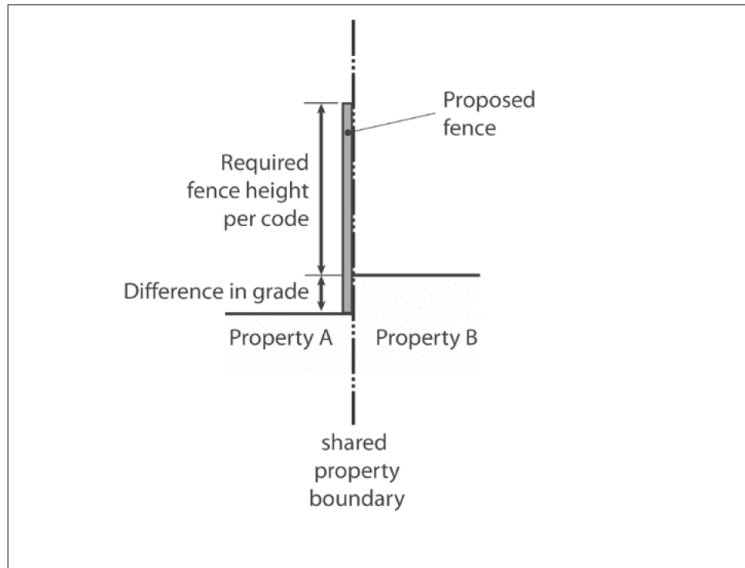
- (a) The height of a structure on a property shall be measured from the top of the curb, or from the existing grade at the front property line when no sidewalk and curb are in place, to the highest point of the structure, exclusive of chimneys, ventilators, and any mechanical equipment.

Figure 4.5



- (b) The height of a proposed fence shall be measured from the subject property line. If two (2) properties that share a property boundary have different grades, the height of the fence shall be measured from the higher grade.

Figure 4.6



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

Article 2. - Standards for All Development and Land Uses

Sec. 9-4.201. - Building projections into yards.

- (a) Building and architectural projections may extend into required yards, subject to the following standards:
 - (1) *Building projections.* Building projections include fire escapes, uncovered and covered decks, porches, unenclosed and open stairways and stair landings without roofs, and balconies.
 - (2) *Architectural projections.* Any projection which is not intended for occupancy, and which extends beyond the face of an exterior wall of a building. Projections can include: Cornices, canopies, eaves, sills, buttresses or similar architectural features, chimneys, fireplaces, cantilevered bay windows, and planting boxes.
 - (3) *Maximum projection allowed.* Notwithstanding any other provisions of this Section, no projection may extend closer than three (3) feet to an interior lot line or into a public utility easement.
 - (4) *Ramps and similar structures for accessibility.* Up to the entire yard where it is the only feasible location to provide a reasonable accommodation consistent with the Americans with Disabilities Act.

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

Sec. 9-4.202. - Development on substandard lots.

A legally created lot having a width or area less than required for the underlying Zoning District in which it is located may be occupied by a permitted or conditional use if it has a width of twenty-five (25) feet or more and an area of 2,500 square feet or more, provided that on the effective date of regulations that made it substandard, it was in single ownership separate from any abutting lot. No substandard lot shall be further reduced in area or width, and a substandard lot shall be subject to the same yard setback, and density requirements as a standard lot except as otherwise provided. A maximum of one dwelling unit may be located on a substandard lot that meets the requirement of this section.

Sec. 9-4.203. - Fences and freestanding walls.

(a) *Maximum height.*

- (1) *Front, side and rear yards.* Fences, walls and hedges shall be no more than three (3) feet tall within the front yard setback, and between five (5) to six (6) feet tall within the side and rear yard setbacks in any Zoning District, unless otherwise prescribed by the zoning regulations for specific circumstances. Fences in residential districts are permitted to be up to four (4) feet tall within the front yard setback if the face of the fence is an open design, as defined in Chapter 1, Article 2, Definitions, of this title. Please see Sections 9-2.203(b) and 9-2.303(b), for transitional standards between Residential Districts and Commercial or Manufacturing Districts.
- (2) *Sound walls, acoustical barriers, or noise berms.* A Site Plan Review application shall be made per the provisions of Chapter 6, Article 4, Site Plan Review, for any proposed sound wall, acoustical barrier, or noise berm. The Community Development Director may recommend approval to the Planning Commission of a sound wall to be located along the exterior boundary of the required side or rear yard, adjacent to a major arterial, highway, or source of loud noise. Additional review may also be required by other City Departments. The height of the sound wall shall be determined by a noise report for the purposes of noise mitigation.
- (3) *Retaining walls.* Any embankment to be retained that is over four (4) feet in height shall be stepped, such that the visible portion of each individual retaining wall at each step is a maximum of three (3) feet in height. The distance between individual retaining walls shall be a minimum of six (6) feet.
- (4) *Decorative features.* One (1) entry gateway, trellis, or other entry structure is permitted in the required front or street-facing side yard of each lot, provided that the maximum height or width of the structure does not exceed ten (10) feet. Such decorative feature shall not have any solid obstruction that exceeds two (2) feet in length or diameter, between the height of three (3) and ten (10) feet.
- (5) *Swimming pools.* For safety reasons, swimming pools shall be entirely enclosed by buildings, fences, or walls not less than five (5) feet, nor more than six (6) feet in height, equipped with self-latching gates or doors, the latching device being located not less than four (4) feet above the ground. All fencing shall be in place and approved by the City before water is run into the pool.
- (6) *Tennis courts and game areas.* Fences or structures over six (6) feet in height to enclose tennis courts or other game areas located within the rear one-half (½) of the lot shall be composed of wire mesh capable of admitting at least ninety (90) percent light as measured on a reputable light meter. Such fences shall only be permitted in the required side or rear yards and are subject to the review and approval of the Community Development Director.

(b) *Design and materials.*

- (1) *Fence materials.* Fence materials may include: Wood, wrought iron, wire mesh, steel mesh, chain link, stake and other similar materials. The use of barbed wire and razor wire is only permitted within the CG, CS, MBH and MBL Zoning Designations and shall not be visible from adjacent residential zoning districts. Approval of the adjoining property owner shall be required if razor or barbed wire is constructed on an interior property line.
- (2) *Wall materials.* Wall materials shall include: wood, concrete, concrete block, or any other similar materials that are solids and are so assembled as to form a solid barrier.

- (3) *Materials not permitted.* Barbed wire or razor wire located on or visible from any residential or mixed-use designation, aluminum, fiberglass, metal siding and plywood shall not be used as fencing materials. The Development Director may grant the use of such material (except razor wire or barbed wire) based on the type of fence, design compatibility of the fence, and approval of the adjoining property owner if on an interior line. Nonconforming status shall not be provided for fences constructed of these materials.
- (4) *Maintenance.* All fences and walls shall be maintained so as not to create a public health, safety, welfare, aesthetic, or visibility problem.

(c) *Sight distance requirements.*

- (1) In order to maintain adequate sight distances at all intersecting streets, highways, and driveways intersecting a street or alley, and alleys intersecting a street, the maximum height of fences may be reduced near intersections. Please see Section 9-4.214, Visibility at Driveways and Intersections (Sight Distance).

(d) *Additional requirements.*

- (1) The Planning Commission or City Council may require additional walls if the use of a particular site requires a Conditional Use Permit, or there is a danger or hazard involved.

(Ord. No. 776, § 1(Exh. A), eff. 9-5-2014; Ord. No. 824, §§ 1, 2, 1-5-2019)

Sec. 9-4.204. - Landscaping.

- (a) *Landscaping required.* A minimum of fifty (50) percent of the front yard in Residential Districts must remain pervious, and shall be planted or landscaped with trees, shrubs, groundcover, or may be treated with ornamental gravel, crushed rock or similar landscape material.
- (b) *Maintenance.* Property owners shall maintain landscaped areas in a neat and weed-free fashion and may be required by the Community Development Director to provide a permanent underground irrigation system equipped with an automatic irrigation timer or controller. Property owners shall trim trees to avoid entanglement in power lines and other utility lines above ground.
- (c) *Plant species.* Property owners shall use native and compatible non-native plant species to fulfill landscaping requirements. Drought-resistant species are highly encouraged.
- (d) *Hedges.* Hedges in front, side or rear yards are subject to height restrictions for fences and freestanding walls. See Section 9-4.203, Fences and Freestanding Walls, for more details.
- (e) *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.
- (f) *Parking lots.* Please see Section 9-4.305(a)(5), Landscaping, for requirements on landscaping in parking lots.

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

Sec. 9-4.205. - Heights and height exceptions.

- (a) *Maximum height of structures.* The height of structures shall not exceed the standards established by the

applicable Zoning District of this title.

- (1) *Increased height limit for projections.* Chimneys not over six (6) feet in width, cupolas, flagpoles, monuments, telecommunication towers, church steeples, and other appurtenances that cover no more than twenty (20) percent of the top floor roof area to which they are accessory, may exceed maximum permitted height standards by eight (8) feet. Rooftop mechanical equipment, including heating, ventilation and air conditioning (HVAC) equipment, water towers, and elevator shafts, shall be screened from view to the top of the equipment with colors and materials matching or compatible to the corresponding building walls. Exceptions may be granted with the approval of a conditional use permit.

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

Sec. 9-4.206. - Lighting and illumination.

- (a) All lighting proposed in the City of Coalinga shall be consistent with these standards. All lighting plans required by the Community Development Director for permit approval shall include the following standards.
- (b) Multiple-Family Residential illumination. Aisles, passageways, and pedestrian recesses related to and within the building complex shall be illuminated with an intensity of at least one-fourth (0.25) foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.
- (c) Pedestrian oriented lighting. In the Downtown Overlay District, exterior lighting shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination with an intensity of at least one-fourth (0.25) foot-candles at the ground level during the hours of darkness. The Community Development Director or his or her designee may require additional lighting for bars, nightclubs, and lounges or other entertainment venues in order to provide a safe level of illumination.
- (d) Maximum height. On site and street lighting fixtures shall not exceed the maximum heights specified in Table 4.1 below.

Table 4.1: MAXIMUM HEIGHT OF ON SITE AND STREET LIGHTING FIXTURES

District	Maximum Height (feet)
Residential Districts	16 feet
Commercial Districts (except Downtown District Overlay)	16 feet
Downtown District Overlay	16 feet within 100 feet of any street frontage; 20 feet in any other location
Public	20 feet within 100 feet of any street frontage; 25 feet in any other location

Industrial	25 feet
Recreation/Park	50 feet

- (e) **Shielding.** All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. All luminaries shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for "Cut Off" or "Full Cut Off" luminaries.
- (f) **Filtering.** Filtering means any outdoor light fixture which has a glass, acrylic or translucent enclosure of the light source, and is required to avoid light sources that produce obtrusive glare. Metal halide fixtures and fluorescent lamp types shall be filtered. Quartz glass does not meet the filtering requirement.
- (g) **Control of artificial light.**
 - (1) *Purpose.* This section is intended to minimize outdoor artificial light that may have a detrimental effect on the environment, astronomical research, amateur astronomy, and enjoyment of the night sky. These provisions are also intended to reduce the unnecessary illumination of adjacent properties and the use of energy.
 - (2) *Applicability.* Outdoor light fixtures installed after the effective date of this Ordinance and maintained upon private property within non-residential districts shall comply with the requirements of this section.
 - (3) *Exemptions.* The following types of lighting fixtures are exempt from the requirements of this section:
 - a. *Prior installation.* All light fixtures installed prior to the effective date of this Ordinance, unless fifty (50) percent or more of the light fixtures on the premises are replaced.
 - b. *Fossil fuels.* All light fixtures producing light directly by the combustion of fossil fuels.
 - c. *Low lumens.* All light fixtures with an initial total lamp sources lumens of 4,050 or less.
 - d. *Construction and emergency lighting.* All construction or emergency lighting fixtures, provided they are temporary and are discontinued immediately upon completion of the construction work or abatement of the emergency.
 - (4) **Prohibitions and requirements for protection and shielding.**
 - a. *Recreational facility.* No public or private outdoor recreational facility shall be illuminated after 11:00 p.m., except to conclude any recreational or sporting event or other activity conducted at a ball park, outdoor amphitheater, area, or similar facility in progress prior to 11:00 p.m.
 - b. *Outdoor building and landscaping.* The unshielded outdoor illumination of any building or landscaping is prohibited, except with incandescent fixtures with lamps of 100 watts or less.

Outdoor signs. Lighting fixtures used to illuminate an outdoor sign shall be mounted on the sign structure and shall be shielded according to Table 4.2 below. All illuminated outdoor advertising signs shall be equipped with an automatic time controller that prevents the operation of the lighting fixtures between 11:00 p.m. and sunrise. ¹

Table 4.2: REQUIREMENTS FOR SHIELDING AND FILTERING

Fixture Lamp Type	Shielding Required	Filtering Required	Notes
Low Pressure Sodium	Yes	None	This is the preferred light source to minimize undesirable light into the night sky affecting astronomical observations.
High Pressure Sodium	Yes	None	N/A
Metal Halide	Yes	Yes	Most glass, acrylic, or translucent enclosures satisfy these filter requirements.
Fluorescent	Yes	Yes	Warm white natural lamps are preferred to minimize detrimental effects. Outdoor signs constructed of translucent materials and wholly illuminated from within do not require shielding.
Quartz/Halogen	Yes	None	For the purposes of this article, quartz lamps shall not be considered an incandescent light source.
Incandescent Greater than 100W	Yes	None	N/A
Incandescent 100W or less	Yes	None	N/A
Mercury Vapor	Not permitted		N/A
Fossil Fuel	Yes	None	N/A
Glass Tubes filled with neon, argon, or krypton	Yes	None	N/A
Other Sources	As approved by Community Development Director		N/A

- (h) Alternate materials and methods of installation. Design, material, or method of installation not specifically prescribed by this section may be approved by the Community Development Director provided the proposed design, material, or method complies with the intent of these provisions.

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

Sec. 9-4.207. - Outdoor seating.

- (a) Eating and drinking establishments with outdoor seating areas shall be located, developed, and operated in compliance with the following standards:
 - (1) *Location.* Outdoor seating areas may be allowed on any public sidewalk, provided a minimum of five (5) feet of public sidewalk remains unobstructed for pedestrian or vehicle uses. The review and approval of outdoor seating areas shall be subject to the provisions of Chapter 6, Article 4, Site Plan Review.
 - (2) *Barriers.* The use of barriers around the outdoor seating area may be permitted, provided they are in a manner acceptable to the City and the design is approved by the Community Development Director.
 - (3) *Alcoholic beverages.* All establishments that intend to serve alcoholic beverages in outdoor seating areas shall first seek the necessary permits and approvals, in compliance with Section 9-5.103, Alcoholic Beverage Sales, and any other applicable Municipal Code sections.
 - (4) *Hours of operation.* The hours of operation for an outdoor seating area shall be limited to the hours of operation of the associated eating and drinking establishment.
 - (5) *Refuse storage area.* No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from an outdoor seating area on the public sidewalk or right-of-way. Refuse areas shall be screened with a solid masonry wall at least six (6) feet in height and shall be accessible for refuse pick-up.
 - (6) *Conditional use permit.* A Conditional Use Permit is required when the outdoor seating area is located immediately abutting the property line of a residential district, and contains more than five (5) tables or seating for more than fifteen (15) customers.

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

Sec. 9-4.208. - Outdoor storage.

- (a) Outdoor storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than seventy-two (72) hours shall conform to the standards of this section. The regulations of this section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid building permit. Outdoor parking areas for operable vehicles at automobile dealerships and vehicle rental facilities are exempt from the regulations of this section.
- (b) Storage areas shall be proposed indoors wherever feasible. Where infeasible, outdoor storage may be permitted on a property consistent with the requirements below.
 - (1) *Permitted locations.* Table 4.3 states the districts where outdoor storage is permitted and prohibited.

Table 4.3: OUTDOOR STORAGE REGULATIONS BY DISTRICT AND LOCATION

Zoning District	Permissibility of Outdoor Storage
Agriculture/Rural/Conservation Districts	Permitted if associated with a permitted agricultural use.
Residential Districts	Not permitted. (All storage shall be within an enclosed building).
Commercial and Mixed Use Districts	Permitted subject to the standards of this section. See <u>Section 9-2.303(b)(2)b.4.</u> for limitations under Transitional Standards.
Public Districts	Not permitted in front or street-facing side yards. Permitted in interior side and rear yards, or outside of required yards, subject to the standards of this section.
Industrial Districts	Permitted subject to the standards of this section. See <u>Section 9-2.403(b)(2)b.4.</u> for limitations under Transitional Standards.

(2) *Screening of outdoor storage.*

- a. Outdoor storage areas shall be screened so as not to be visible from any public street; Residential district; or publicly accessible open space area, parking area, access driveway, or similar thoroughfare.
- b. Screening walls and fences shall be architecturally compatible with the main structure on the site and shall not have barbed wire or razor wire unless located in a CG, CS, MBH and MBL zoning designations and not visible from adjacent residential zoning districts.
- c. No screening wall or fence shall be located within a required landscape planter along the street frontage.
- d. Screening walls and fences shall be at least six (6) feet in height. If located on a lot line or in a required yard, they shall not exceed maximum fence heights in required yards; in other areas, they shall not exceed fifteen (15) feet in height. No stored goods may exceed the height of the screening wall or fence.

(3) *Surfacing.*

- a. Outdoor storage areas shall be paved or covered with gravel. This requirement does not apply to outdoor storage associated with a permitted agricultural use.
- b. A waiver or exception may be granted to allow outdoor storage of nonhazardous materials on other surfacing only if the following findings can be made:
 1. The proposed surfacing is appropriate to the type of product displayed; and
 2. The proposed surfacing will conform to all applicable federal and state air and water quality standards.

Sec. 9-4.209. - Screening.

- (a) *Screening of mechanical equipment.* All mechanical and electrical equipment shall be screened from view to the highest point of the mechanical equipment, or incorporated into the design of buildings, so as not to be visible from the street or adjacent residential districts. Such equipment includes, but is not limited to, all roof-mounted equipment, utility meters, equipment boxes, backflow preventions, irrigation control valves, electrical transformers and pull boxes. Solar power generating equipment and solar water heaters shall be exempt from screening requirements. Screening devices shall be consistent with the exterior colors and materials of the buildings to which they are attached. Telecommunication devices and antennas are regulated per Section 9-5.125, Telecommunication Facilities, of this title.
- (b) *Roof access ladders and fire sprinkler risers.* Roof access ladders and fire sprinkler risers shall be located internally.
- (c) *Parking areas.* Parking areas shall be screened from view from public streets and adjacent properties according to the following standards.
 - (1) *Height.* Screening of parking lots from adjacent public streets shall be at three (3) feet in height. Screening along interior lot lines that abut residential districts shall be six (6) feet in height, except within the required front setback of Residential Zoning Districts, where screening shall be three (3) feet in height.
 - (2) *Materials.* Screening may consist of one or any combination of the methods listed below.
 - a. *Walls.* Low-profile walls consisting of decorative concrete, stone, or masonry materials.
 - b. *Fences.* An open fence of wrought iron or similar material, combined with plantings. Chain-link and vinyl fencing is not allowed in Residential Districts.
 - c. *Planting.* Plant materials consisting of compact evergreen plants that form a hedge. Such plant materials shall achieve a minimum height of two (2) feet within eighteen (18) months after initial installation.
 - d. *Berms.* Berms planted with grass, ground cover, or other low-growing plant materials.

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

Sec. 9-4.210. - Street dedication and construction of public improvements.

- (a) Public improvements shall be provided in compliance with the following standards to any property or lot where public improvements were never constructed or installed to City standards, or where such public improvements for whatever cause have deteriorated to a condition that they no longer adequately serve their intended purpose.
 - (1) *Right-of-way dedication.* Dedicate street right-of-way necessary to obtain the ultimate right-of-way width as required by the City Engineer or by ordinance or resolution of the City Council.
 - (2) *Curb, gutter, and sidewalk.* Construct new, and/or repair existing curb, gutter, sidewalk and handicap ramp as required by the City Engineer. If, due to existing topographic or related conditions, the City Engineer determines that it would be in the best interests of the City and its inhabitants to construct said curb, gutter and sidewalk at a later date, the applicant shall deposit to the City a cash amount equal to the City Engineer's estimate of construction cost, or execute an agreement as provided by Section 7-2.02 of the Municipal Code.

- (3) *Street and alley paveout.* Construct street, and, if applicable, alley paveout, from the gutter lip in the case of streets, and from the property line in the case of alleys, to the existing pavement in accordance with City standards. If the street or alley is not paved, the construction required of the applicant shall not exceed fifty (50) percent of the street or alley. If, due to existing topographic or related conditions, the City Engineer determines that it is in the best interests of the City and its inhabitants to construct said street or alley paveout at a later date, the applicant shall deposit to the City a cash amount equal to the City Engineer's estimate of construction cost, or execute a bond as provided by Section 7-2.02 of the Municipal Code. Single-family dwellings or duplexes shall not be required to pay for paveout costs that are over two (2) feet from the gutter lip or property line.
- (4) *Utility structures.* Relocate existing utility structures, when required, to an area satisfactory to the City Engineer.
- (5) *Street trees.* Provide for the installation of roadway trees as required by the Community Development Director in accordance with City standards pertaining to the type, size, spacing and placement of such trees; to the maintenance or extension of street tree themes when applicable; and, to the time of installation when it is determined it would be in the best interest of the City to postpone the placement of trees required pursuant to this section.
- (6) *Required public improvements as part of a development.* When required by the City, the following improvements shall be installed with a proposed development.
 - a. *Fire hydrants.* Fire hydrants to meet City standards for type, size and spacing in accordance with the requirements of the Fire Department, and to the satisfaction of the City Engineer. In lieu of installation, if otherwise required pursuant to the provisions of this Section, the City may require payment of a prorated fire hydrant fee in an amount set by resolution of the City Council to acknowledge the area of benefit served by same.
 - b. *Streetlights.* Streetlights as required by the City Engineer at intersections, cul-de-sac, crosswalks, and curves, to meet City standards for type, illumination and spacing. In lieu of installation, if otherwise required pursuant to the provisions of this Section, the City may require payment of a prorated streetlight fee in an amount set by resolution of the City Council to acknowledge the area of benefit served by same.
 - c. *Drainage facilities.* Drainage facilities as required by the City Engineer.
 - d. *Undergrounding.* All utility lines, including electrical, telephone, cable television, and other distribution lines, providing direct service to a development site shall be installed underground within the site. If not possible, the burden of proof shall be on the applicant to demonstrate why undergrounding is economically or technically infeasible.

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

Sec. 9-4.211. - Trash and refuse collection areas.

- (a) Solid waste and recycling-container enclosures are required for new dwelling groups consisting of four (4) or more dwelling units and for all office, commercial, and industrial developments. All enclosures shall comply with the California Fire Code and shall meet the following requirements unless it is demonstrated that they are infeasible as determined by the Community Development Director.
 - (1) *Location.*
 - a. The solid waste, recycling and green waste storage area shall not be located within any required front yard, any required parking and landscaped areas, or any other area required by this

Ordinance to be constructed or maintained unencumbered according to fire and other applicable building and public safety codes.

- b. Solid waste, recycling and green waste storage areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve. There shall be a minimum of one solid waste and recycling enclosure per fifty (50) units.
- c. Solid waste, recycling and green waste storage areas shall be accessible to haulers. Storage areas shall be located so that the trucks and equipment used by the City of Coalinga or its contracted solid waste and recycling collector(s) have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing. Project applicants are responsible for procuring current equipment size and turning radius from the City of Coalinga or its contracted solid waste and recycling collector(s).

(2) *Materials, construction, and design.*

- a. *Minimum height of screening.* Solid waste, recycling and green waste storage areas located outside or on the exterior of any building shall be screened with a solid enclosure of between six (6) to seven (7) feet in height.
 - b. *Enclosure material.* Enclosure material shall be solid masonry or concrete tilt-up with decorated exterior surface finish compatible and consistent to the main structure(s).
 - c. *Gate material.* Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material. If not visible from a public street, public parking area, or residential area, the enclosure gates may be constructed of chain link with wood or plastic inserts.
 - d. *Access to enclosure from residential projects.* Each solid waste, recycling and green waste storage enclosure serving a residential project shall be designed to allow walk-in access without having to open the main enclosure gate.
 - e. *Enclosure pad.* Pads shall be a minimum of four-inch thick concrete.
 - f. *Protection for enclosures.* Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.
 - g. *Landscape screening.* The perimeter of the recycling and trash enclosure, except for areas used for access, shall be planted, with drought resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.
 - h. *Clear zone.* The area in front of and surrounding all enclosure types shall be kept clear of obstructions, and shall be painted, striped, and marked "No Parking."
- (b) New single-family homes and development proposals shall include a designated paved or concrete pad for each property for trash, recycling, and green waste storage containers. Site plans must show how the containers will be rolled out for collection at the curb. The designated pad must be screened from view and shall not be permitted within required setbacks.

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

Sec. 9-4.212. - Truck docks, loading, and service areas.

- (a) Minimum distance from Residential Districts. Truck docks, loading, and service areas are not permitted

within fifty (50) feet of an R district boundary.

- (b) Screening. Truck docks, loading, and service areas located in any district shall be screened from any adjacent residential districts or uses. In all districts except Industrial districts, these facilities shall be located at the interior side of buildings or on the rear of the site and be screened so as not to be visible from public streets.
- (c) When adjacent to a Residential district, all delivery and operation hours shall be limited to daytime hours from 7:00 a.m. to 7:00 p.m.

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

Sec. 9-4.213. - Underground utilities.

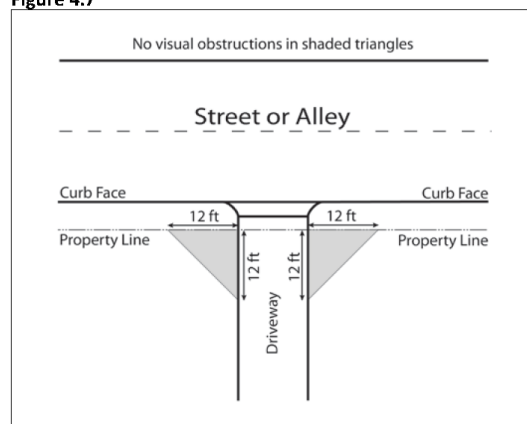
All utility lines, including electrical, telephone, cable television, and other distribution lines, providing direct service to a development site shall be installed underground within the site. If not possible, the burden of proof shall be on the applicant to demonstrate why undergrounding is economically or technically infeasible.

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

Sec. 9-4.214. - Visibility at driveways and intersections (sight distance).

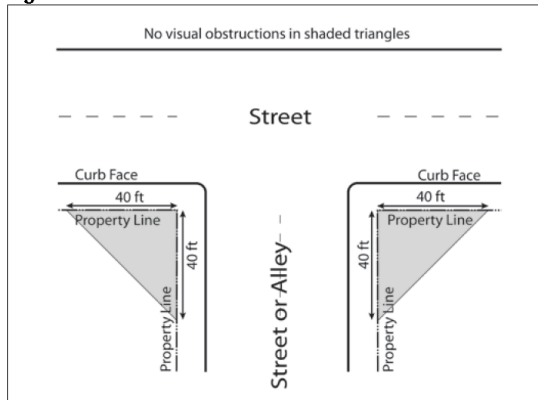
- (a) Visibility at driveways and intersections shall be maintained in accordance with the following standards. The City Engineer may require extended or reduced sight distance lengths where special conditions exist or will be created, as necessary to maintain adequate visibility.
 - (1) *Driveways*. Visibility at a driveway crossing a street or alley property line shall not be blocked above a maximum height of three (3) feet by vegetation, for a depth of twelve (12) feet as viewed from the property line on either side of the driveway at a distance of twelve (12) feet. Street trees shall be pruned to allow at least eight (8) feet of clear viewing space above the established grade from top of curb, so as not to obstruct clear view by motor vehicle drivers are permitted.

Figure 4.7



- (2) *Corner lots*. Visibility requirements for a corner lot at the intersection of two (2) streets or a street and an alley shall be the same as that for driveways, except that the depth required shall be forty (40) feet as viewed from the property lines.

Figure 4.8



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