



AGENDA

PLANNING COMMISSION

155 W DURIAN AVE., COALINGA, CA 93210

TUESDAY MAY 12, 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 hereby given that the City of Coalinga Planning Commission will hold a Regular Meeting, on May 12, 2020 via webinar only. The webinar address for members of the public is https://www.bigmarker.com/griswold_lasalle/5-12-2020-Coalinga-Planning-Commission". Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

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

Staff:

<i>Sean Brewer, Assistant City Manager</i>
<i>Marissa Trejo, City Manager</i>

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the

Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes from the September 10, 2019 Planning Commission Meeting
2. Approval of Planning Commission Minutes - August 13, 2019
3. Approval of Planning Commission Minutes - August 27, 2019
4. Approval of Planning Commission Minutes - July 9, 2019
5. Approval of Planning Commission Minutes - May 14, 2019
6. Approval of Planning Commission Minutes - May 28, 2019
7. Approval of Planning Commission Minutes - September 24, 2019

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

1. Community Development Report

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Approval of Minutes from the September 10, 2019 Planning Commission Meeting
Meeting Date May 12, 2020
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff recommends the Approval of the Minutes from the September 10, 2019 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ September 10, 2019 Minutes

MINUTES
PLANNING COMMISSION
155 W. Durian, Coalinga, CA 93210
TUESDAY September 10, 2019

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

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

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

Staff: Community Development Director, Sean Brewer
 Interim Police Chief Darren Blevins
 City Clerk, Shannon Jensen

PUBLIC COMMENTS (NONE)

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INFORMATION/CONSENT CALENDAR

None

PUBLIC HEARINGS

1. Planning Commission Consideration and Recommendation to the City Council Approval of a City Initiated Zoning Text Amendment (No. ZTA 19-03) Amending the Commercial Cannabis Regulations Related to 24-hour Onsite Security

Mr. Brewer gave a brief overview of the item.

Commissioner Helmar asked if Mr. Brewer had received any comments back from the notices that were sent out?

Mr. Brewer indicated he did not receive any comments.

Commissioner Helmar asked what, if anything, was the public told about 24-hour security of cannabis businesses back when the City was first talking about allowing such facilities in town? Is there a general expectation that would lead the public to expect 24-hour security?

Mr. Brewer commented that he could only say that it would have gone through the same process, a public hearing, as we are doing with this amendment. Obviously, security was a concern during initial discussions, but I do not believe it was specifically mentioned during this process. It was adopted in the ordinance, but not in the retail ordinance.

Commissioner Helmar asked Interim Police Chief Darren Blevins if he had received any comments or inputs from the public regarding the security around these facilities?

Chief Blevins answered no, he has not.

Commissioner Helmar asked what exactly was meant by "business hours"? Do all the cannabis businesses have the same operating hours?

Chief Blevins stated the hours would be based on individual businesses operating hours.

Vice Chairman Jacobs asked if the businesses had already cut back?

Chief Blevins stated no, only the retail facility Have-A-Heart, who is not required to under the ordinance, has cut back on their night security.

Vice Chairman Jacobs asked if the security personnel are inside at Have-A-Heart?

Chief Blevins answered yes, they are stationed just inside the front doors.

Vice Chairman Jacobs commented that he always thought it was concerning to have an armed guard stationed outside.

Chief Blevins mentioned that we had received several calls. Having that person there, armed, seemed to challenge the general public. We recommended that they only have unarmed security during business hours and in an identifiable security guard uniform.

Vice Chairman Jacobs was in full agreeance.

Commissioner Helmar pointed out the Public Hearing date on the attached Resolution (No. 019P-009) should be September 10, 2019 instead of June 27, 2017.

Mr. Brewer indicated he would update the date and bring it back for approval.

City Clerk Shannon Jensen indicated the change could be made now if it is the consensus of the Commission. Since the error is on the first page and not the signature-page, it could be corrected, and the page swapped out.

Chairman Sailer opened the Public Hearing for public comment. Seeing none, Chairman Sailer closed the Public Hearing.

*Motion by Helmar, Second by Garza to **Approve** Resolution No. 019P-009 Approving the City Initiated Zoning Text Amendment (No. ZTA-19-03) Amending the Commercial Cannabis Regulations Related to 24-hour Onsite Security. **Approved** by a Roll-Call 5/0 Majority Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Consideration of a one (1) year project approval extension request from ATC Design Group for Site Plan Review Application 18-02 for the Elm Ave Family Dollar Development Project

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

Consensus of the Commission is to approve the one-year project extension request from ATC Design Group for Site Plan Review Application No. 180-02 for the Elm Ave Family Dollar Development Project.

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

Community Development Director Sean Brewer gave a brief overview of the item, stating we begin review of Chapter 2, Article 3 Definitions and Commercial and Mixed Use Districts. Most of this information comes directly from the General Plan in terms of purpose to provide a full range of commercial uses.

Commissioner Helmar, referencing the Land Use Tables under Adult Oriented Businesses and Aircraft Sales, Services and Storage, asked does it mean neither of those two types of businesses are allowed in the City?

Mr. Brewer answered no, those two types are considered industrial, so they are only allowed in the industrial districts. We will be discussing the manufacturing and business zones at the next meeting.

Commissioner Helmar asked why Pet Stores wouldn't be allowed in the retail area?

Mr. Brewer indicated he believes it is based on the existing infrastructure. The commercial retail is really focused on bigger box type retail operations. Pet Stores would be more appropriate downtown on the Plaza, unless there was a small retail slab that was put in someplace else. Most of the retail in town is right up against residential and I believe its based on the requirement for sound-proof construction to prevent noise carryover.

Commissioner Helmar asked about the definition of an Artist Studio. It says, "incidental retail sales of items produced on the premises is required". Why would that be?

Mr. Brewer explained, in order to be in a retail center, you would need to have artwork for sale. The intent is to attract retail sales to the area.

Commissioner Helmar mentioned the definition also says that the artist studio could be for performing arts. If that is the case, they would not have anything for sale, unless they are referring to charging for a play, dance, or other type of performance?

Mr. Brewer stated he agreed that it should be either one or the other. We can look at breaking those out. You do not want to go to a mall and not be able to buy anything, the stores should offer goods for purchase.

Commissioner Pruitt commented that most malls now have a service-component built in. Now adays you can get your nails done or get a massage at a mall.

Mr. Brewer said yes, in a case like that I do not believe that type of service would be an issue.

Commissioner Helmar commented, I figured there was probably some rationale behind it. It just wasn't evident to me.

Mr. Brewer agrees that it really does not fit. He will do some research on performing arts and look at some language to break that up.

Vice Chairman Jacobs commented on residences being used for commercial use, like B & B Realty. With the housing shortage in Coalinga, would the City consider converting some of those homes back to residential?

Mr. Brewer stated those properties would have to be rezoned. And with a re-zone, the property would then need to meet the current standards. The goal is to have Elm Avenue all commercial, so we have those commercial opportunities. We have limited commercial development in Coalinga.

Commissioner Helmar asked about Restaurants, several say drive-through facilities are prohibited.

Mr. Brewer stated that does not have to be there, it doesn't have to be prohibited. I believe it is just under the Commercial General that it is prohibited since that is a small section in the downtown area. It is probably based on the limited access as those properties would have difficulties with accessibility. We could add something about drive-throughs in the CG zoning designation being subject to a use permit. He wonders how we would condition, would it be based on design, traffic impact, circulation impact, noise impact?

Commissioner Helmar wants the flexibility.

Consensus of the Commission is to strike "Drive-through facilities are prohibited" from Commercial General. Instead, they will be reviewed on a case-by-case basis.

Commissioner Helmar referencing, the definition of Banks and Financial Institutions, asked about the lack of reference to ATMs, should it be included?

Mr. Brewer stated we would need to address them individually as they would most likely be coupled with a project. We would need to ensure that it meets certain design criteria to meet circulation requirements on the proposed site. We would also need to make sure the retail facility could still maintain their parking requirements.

Mr. Brewer gave a brief overview of Development Regulations under Section 9-2.303.

Vice Chairman Jacobs, considering the recent vehicle vs. pedestrian accident at Fifth and Elm, requested staff look in to eliminating the ability of parking on the right side of the road within a certain distance from crosswalks.

Mr. Brewer mentioned we recently did something like that on Sixth and Elm next to the Courthouse. He will bring it up with the Police Chief. We would need to either red curb it or post signs.

Commissioner Garza mentioned there used to be painted stripes along Elm Avenue to indicate parking spaces.

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 7:13PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Planning Commission Minutes - August 13, 2019
Meeting Date May 12, 2020
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Approval of the minutes from the August 13, 2019 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes - 8-13-2019

MINUTES
PLANNING COMMISSION
155 W. Durian, Coalinga, CA 93210
TUESDAY August 13, 2019

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CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

Discussion and/or Potential Action Item No. 2, the Swearing in of Planning Commissioner Joshua Sailer will be moved to just after Roll Call.

ROLL CALL

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

Staff: Community Development Director, Sean Brewer
 Public Works & Utilities Secretary Kristi Anderson
 (in for City Clerk Shannon Jensen)
 City Attorney Andrew Brownson

PUBLIC COMMENTS (NONE)

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INFORMATION/CONSENT CALENDAR

1. Approval of the Minutes from the February 26, 2019 Meeting

*Motion by Jacobs, Second by Pruitt to **Approve** the Minutes from the February 26, 2019 Meeting. **Approved** by a 5/0 Majority Voice Vote.*

PUBLIC HEARINGS

1. Planning Commission Consideration and Recommendation to the City Council, Approval of a Combined Development Application No. CDA 19-01 For A Zoning Text Amendment, Site Plan Review and Notice of Exemption for a Proposed Medical Clinic at the Southeast Corner of E. Polk Street and Forest Ave

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

Commissioner Helmar asked if Mr. Brewer had received any responses from the notices sent out to property owners?

Mr. Brewer answered no, I did not receive any responses.

Commissioner Pruitt asked about the environmental review exemption language.

Mr. Brewer explained, an environmental review is done based on the project being approved and then the Zoning Text Amendment would be filed with the County Clerk's office.

Vice Chairman Jacobs asked if Mr. Brewer had met with the applicant in May?

Mr. Brewer stated he was unsure of when they first met.

Chairman Sailer stated he does not agree with the City Engineer's findings regarding the on-street parking. Given it is a truck route and a curved street he would recommend striking the on-street parking.

It is the Consensus of the Planning Commission to remove the on-street parking.

Commissioner Sailer opened the Public Hearing for comment.

Adventist Health Care Senior Project Manager for the office of Design and Construction Ms. Amber Schafer was present for any construction related questions. Ms. Schafer stated she wouldn't be able to answer questions unrelated to construction, however she would be happy to pass those questions along to the appropriate parties.

Vice Chairman Jacobs commented how beautiful the plans were.

Commissioner Sailer asked if Ms. Schafer would be able to answer provider questions?

Ms. Schafer answered no, but she could address those questions with the appropriate parties.

Commissioner Pruitt asked how long would it take to get answers back from the appropriate parties?

Ms. Schafer stated she had attempted to get information from a higher-level administrator in anticipation of tonight's meeting, but she is on vacation until Monday. Hopefully by the end of the next week I would be able to follow up with answers to any questions.

Vice Chairman Jacobs mentioned 16 personnel would be on staff, is that correct?

Ms. Schafer said there would be 4 primary care providers. She is unsure whether they would be pulled from existing staff at the clinic or new hires.

Chairman Sailer asked if the x-ray equipment was for dental or all-purpose?

Ms. Schafer stated it is for dental only.

Chairman Sailer asked what the procedure room would be used for?

Ms. Schafer did not have an answer but will pass the question on to the appropriate party.

Commissioner Pruitt asked, aside from having the physician and dentist onsite, what lab, imaging, and the like will be provided? What category of patients will be served? Also, will the existing clinic be closed and consolidating into the new facility?

Ms. Schafer stated she believes an overall operations statement would best answer these questions and she will assure that one is provided.

Commissioner Helmar asked what types of insurance will be accepted?

Ms. Schafer did not have an answer but will pass the questions along to the appropriate party.

Commissioner Helmar noted the hours were 8:00am to 5:00pm Monday through Friday, is there consideration for expanding those hours, adding evening hours and weekend hours?

Ms. Schafer did not have the answer but will pass the questions along to the appropriate party.

Vice Chairman Jacobs asked what level of trauma will they be able to handle?

Ms. Schafer stated it is her understanding that it is a standardized clinic. She is not sure if emergency services or urgent care services will be provided.

Commissioner Pruitt mentioned the clinic would work with our current waste management service, who will handle the medial waste?

Ms. Schafer asked if you are looking for a specific provider Adventist utilizes for those services?

Commissioner Pruitt answered, yes.

Ms. Schafer stated she would pass the question along to the appropriate party.

Chairman Sailer asked, if there are patients who need to be referred for outside services, where would they be referred?

Ms. Schafer did not have the answer but will pass the question along to the appropriate party.

Commissioner Helmar asked how will the services at the new facility differ from what is currently being provided at the clinic?

Ms. Schafer did not have the answer but will pass the question along to the appropriate party.

Commissioner Pruitt mentioned the proposed trees going in along the sidewalk area, how will those be irrigated?

Ms. Schafer stated, the trees should be located on the landscape plans, however they have only recently been made available to her as they were submitted prior to her involvement with the project. She will provide a reference sheet with the irrigation information. I would assume it would be consistent with California Green Code regulations and take into consideration any restrictions you may have locally.

Mr. Bill Lewis is opposed to the approval of the facility.

Ms. Sonja Murphy is opposed to the approval of the facility.

Mr. Nathan Vosburg is opposed to the approval of the facility.

Ms. Melanie Vargas is opposed to the approval of the facility.

Andrea (last name not given) is opposed to the approval of the facility.

Mrs. Mary Jones is opposed to the approval of the facility.

Efrain (could not make out last name from recording) is opposed to the approval of the facility.

Mr. James Vosburg is opposed to the approval of the facility.

Ms. Trish Hill is opposed to the approval of the facility.

Dr. Singh is opposed to the approval of the facility.

Ms. Barbara Rodriguez is opposed to the approval of the facility.

Seeing no further comments, Chairman Sailer closed the Public Hearing.

Commissioner Helmar asked Dr. Singh if he had a similar exclusivity clause in the contracts for the other hospitals he has acquired?

Dr. Singh explained he has learned by his mistakes. This is the first hospital project he has been involved with that it has been necessary to include the clause. This isn't a competition issue with Adventist. Rural hospitals never make any money, they only try to make enough to pay the bills. That can only happen when the local clinics support them.

Commissioner Helmar asked what insurances will the hospital accept?

Dr. Singh answered, all insurances are accepted including medical. A hospital cannot deny any insurance.

Vice Chairman Jacobs asked Dr. Singh if he had an idea of when the hospital would reopen?

Dr. Singh explained, when a hospital license goes into suspension all those licenses must be reinstated, the pharmacy license takes the longest. The Medicare number also takes a long time to obtain. Expects to be ready by December/January.

Commissioner Pruitt asked Dr. Singh how many people he expects to employ at the hospital? And would you give hiring preference to employees who were formally employed at the hospital who were laid off with the closure?

Dr. Singh explained it is always the preference to have previous employees come back. We will need 300 to 400 employees depending on the services provided. We could need more.

*Motion by Pruitt, Second by Garza to **Not Approve** the Combined Development Application No. CDA 19-01 for a Zoning Text Amendment, Site Plan Review and Notice of Exemption for a Proposed Medical Clinic at the Southeast Corner of E. Polk Street and Forest Avenue. **Approved** by a Roll-Call 4/0 Majority Vote. (Helmar Voted "No").*

Chairman Sailer asked, now that the item has been voted down, there is no need for the Commission to vote on the Site Plan Review?

Mr. Brewer stated, basically it will be a negative recommendation to the Council.

Vice Chairman Jacobs commented, I believe Mr. Brewer received some heat for bringing this to the Commission for consideration, but the Planning Commission has always been pro-growth and we've always taken all applications for any business. I think it was the right way to do it and please keep doing what you're doing.

Commissioner Pruitt remarked that the City has the 5,000 square foot limitation on medical facilities for a reason.

Chairman Sailer thanked all who came to participate in the discussion tonight.

Chairman Sailer called for a 10-minute recess.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Coalinga Planning and Zoning Code 5-Year Review Update: (1) Purpose and Intent (2) Definitions

Consensus of the Commission is to Continue Coalinga Planning and Zoning Code 5-Year Review Update: (1) Purpose and Intent (2) Definitions to the next Planning Commission Meeting.

2. Swearing in of Planning Commissioner Joshua Sailer

Swearing in of Planning Commissioner Joshua Sailer was moved to just after Roll Call.

Mayor Lander swore in Planning Commissioner Joshua Sailer.

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

Community Development Director Sean Brewer announced the next Planning Commission Meeting is scheduled for August 27, 2019.

2. Commissioner Announcements

Commissioner Pruitt announced she is no longer at Cambridge, she now at the High School and has completed her Masters.

3. Chairman Announcements

None

ADJOURN 7:59PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Planning Commission Minutes - August 27, 2019
Meeting Date May 12, 2020
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

Approval of the minutes from the August 27, 2019 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ August 27, 2019 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY August 27, 2019

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

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

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

Staff: Community Development Director, Sean Brewer
 City Clerk, Shannon Jensen

PUBLIC COMMENT

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Mrs. Mary Jones expressed concern with the block wall that was put up on Mr. Rito Gutierrez's property on Valley Street. It is an eye sore. Quite a big deal was made about the wall with regard to the zoning. There is a piece of rebar sticking out of it and no plants have been planted as required. Three years have passed and there has been no enforcement to the zoning code requirements.

INFORMATION/CONSENT CALENDAR

None

PUBLIC HEARINGS

None

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

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

Community Development Director Sean Brewer gave a brief overview of the item, specifying that it has been five years since the last update. It is important to review the planning and zoning code periodically to ensure it is accomplishing what the City intended as it relates to development through its zoning regulations.

Commissioner Helmar, referencing (a)(11) and (12) of Section 9-1.101 – Objectives of the Zoning Ordinance, asked if something should be added for both odor and light pollution?

Mr. Brewer stated the Commission could add it, this would be a good place to put that information.

Commissioner Helmar commented on how odor had become a concern for residents when cannabis was approved.

Vice Chairman Jacobs, referencing (a) of Section 9-1.101 – Objectives of the Zoning Ordinance, "...adopted to protect and promote the public health, safety and general welfare of the community..." asked if it should also include language about protecting property values?

Mr. Brewer believes the statement implies that protection, but the Commission could add something if they so choose.

Vice Chairman Jacobs requested a statement like, "protect property value through proper zoning" be added.

Commissioner Helmar, referencing (a)(7) of Section 9-1.102 – Guiding Principles, asked if the population targets were still realistic or do the numbers need to be updated?

Mr. Brewer commented that it will be interesting to find out with the census coming up. He suggested we amend the language, so we are not referencing specific numbers and instead just say "future growth".

Commissioner Helmar, referencing (b)(2) of Section 9-1.102 – Sustainability, asked if language should be added for bicycles?

Mr. Brewer suggested amending the language by swapping out walkable for multimodal.

Commissioner Helmar, referencing (f) of Section 9-1.104 – Interpretation, commented that the words looked like they were cut off along the right margin.

Mr. Brewer said yes, I believe it is just on the printout. After the word Zoning on the first line, it should say Ordinance and after Community Development on the second line, it should have the word Director.

Commissioner Helmar, referencing the definition for Dwelling Unit, asked why it would say, "one and only one kitchen"?

Mr. Brewer said that's a good question. A lot of these definitions are consistent with the State's definitions.

Mr. Brewer believes the intent is to not create multiple units out of a single-family home.

Chairman Sailer commented that he knows an Indian doctor who has two kitchens because of the spices that Indians use. The second kitchen has its own air and ventilation system so his whole house doesn't smell like the strong spices he uses when he cooks.

Commissioner Helmar commented about a person having two workable kitchens because of a gluten allergy. She is concerned that the narrow definition could limit someone.

Mr. Brewer stated we would have to tread lightly if we receive a request like that as the intent is not to allow multiple families to reside in a single-family home.

Chapter 2, Article 1 – Open Space/Conservation and Agriculture Districts.

Mr. Brewer explained the open space/conservation and agriculture district areas are primarily north of Granite Construction such as the area where West Hills College is farming, along the creek corridors and the proposed golf course development at the old school farm that never came to fruition. However, you may recall several years ago the City passed an ordinance allowing agricultural activities to continue on vacant lands pending development.

Commissioner Pruitt asked how that would affect Next Green Wave wanting to eventually construct a greenhouse.

Mr. Brewer indicated that would be an indoor greenhouse similar to what they have right now.

Vice Chairman Jacobs asked if any of the Commission's decisions regarding the zoning code could help stop the homeless camping in the creek bed?

Mr. Brewer stated the City's hands are tied when it comes to the issue of homelessness.

Commissioner Helmar, referencing Section 9-2.101 (b)(1)a, asked if the Commission should include language for wildfire suppression and prevention?

Mr. Brewer indicated it could be added.

Commissioner Helmar, referencing Section 9.2.101 (b)(1)c, asked if the Commission should include language for dog boarding?

Mr. Brewer indicated he would want to review the general plan first but believes it could be added. I will make a note for adding dog boarding/breeding and other domesticated animals.

Commissioner Pruitt mentioned people who do chickens.

Mr. Brewer indicated chickens would fall under limited agricultural use.

Commissioner Helmar, referencing Residential Care Facilities under the Land Use Regulation tables, asked if "yes" is marked under AG because it is required by law?

Mr. Brewer said no, not necessarily. If we were to receive a request like that, it would still be required to go through all the development regulations.

Commissioner Helmar, referencing Recreation Areas under the Land Use Regulation tables, asked if the Commission should include language for dog parks here?

Mr. Brewer indicated the language could be added.

Commissioner Helmar requested language for boarding/breeding and training dogs be added to the Commercial Uses section of the Land Use Regulation tables.

Commissioner Helmar, referencing Mushroom Farms for commercial purposes for Agricultural and Extractive Uses under the Land Use Regulation tables, asked why it would be specifically separated?

Mr. Brewer wasn't sure why Mushrooms would be singled-out from other crops, stating it may not be considered crop cultivation.

Commissioner Helmar, referencing the definition for Foster Group Home, stated most of these kids are not orphaned, but instead are wards of the court, or kids in foster care.

Mr. Brewer indicated he would look at updating the language.

Commissioner Helmar asked if cannabis should be added to the section for Crop Cultivation?

Mr. Brewer indicated that you cannot have commercial cultivation of cannabis in residential areas.

Commissioner Helmar stated she just wasn't sure if flower or vegetable covered cannabis.

Mr. Brewer stated we have a separate regulation for growing for personal use.

Commissioner Helmar asked where the Development Regulations originated from?

Mr. Brewer said he wasn't sure, but the numbers are based on density.

Commissioner Helmar, referencing Pedestrian Connections, asked about the width requirement stating, "may require". This is the only one that includes "may", all the others say "shall".

Mr. Brewer indicated it is a "may" because this is in reference to cul-de-sacs or dead-end streets and the way they could be connected. It "may" occur if one of these issues were to come up.

DEPARTMENT REPORTS

Mr. Brewer announced the block wall on the Valley Street property has been approved. It includes landscaping with decomposed granite.

COMMUNICATIONS

1. Staff Announcements

The next meeting will be held on September 10, 2019 which will include request for a site plan extension for Family Dollar.

The Police Chief will have an item to update the ordinance regarding the security requirement for cannabis businesses from 24-hours to business hours. It has been a financial burden for the businesses and the Chief believes the reduction is reasonable since we have had no call for services.

2. Commissioner Announcements

None

3. Chairman Announcements

Chairman Sailer announced he may miss both meetings in September due to conflicts with his work schedule.

ADJOURN 7:18PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Planning Commission Minutes - July 9, 2019
Meeting Date May 12, 2020
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Approval of the minutes from the July 9, 2019 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description



Minute 7-9-2020

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY July 9, 2019

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

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

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

Staff: Community Development Director, Sean Brewer
 City Clerk, Shannon Jensen

PUBLIC COMMENT (NONE)

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

INFORMATION/CONSENT CALENDAR (NONE)

PUBLIC HEARINGS

1. Planning Commission Approval of Resolution 019P-007 Recommending to the City Council Approval of a City Initiated Zoning Text Amendment (ZTA 19-02) Adopting an Ordinance

Amending Article 2 of Chapter 6 of the Planning and Zoning Code Related to Legal Non-Conforming Status

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

Commissioner Helmar asked if staff had seen any instances that were longer than 1 year?

Mr. Brewer answered, no.

Chairman Sailer asked if staff had received any comments?

Mr. Brewer answered, no.

Vice Chairman Jacobs mentioned how confusing the legal non-conforming language can be.

Mr. Brewer agreed.

Vice Chairman Jacobs asked about CEQA.

Mr. Brewer explained CEQA, or the California Environmental Quality Act is a statewide policy of environmental protection. Anytime you have a zoning amendment, or a conditional use permit it will usually trigger CEQA. Staff has found this project does not have the potential for causing a significant effect on the environment.

Chairman Sailer opened the Public Hearing for public comment. Seeing none, Chairman Sailer closed the Public Hearing.

*Motion by Helmar, Second by Pruitt to **Approve** Resolution No. 019P-007 Recommending the City Council Approve a City Initiated Zoning Text Amendment (ZTA 19-02) Adopting an Ordinance Amending Article 2 of Chapter 6 of the Planning and Zoning Code Related to Legal Non-Conforming Status. **Approved** by a 5/0 Roll-Call Vote.*

2. **Planning Commission Adoption of Resolution No. 019P-006, Approving a Modification to Conditional Use Permit 14-02 (Application CUP-M 19-01), Approving the On-Site Sale of Beer, Wine and Distilled Spirits at the Existing Best Western Hotel Located at 1786 Jayne Ave.**

Community Development Director gave a brief overview of the item.

Vice Chairman Jacobs asked if this was for mini-bars or sales?

Mr. Brewer indicated it would be for sales too.

Chairman Sailer mentioned seeing a surveyor out at the vacant lot next door to the hotel last month, but he didn't recall seeing it up for sale.

Mr. Brewer stated the property to the East has a new owner who had made inquiries about a gas station/mini mart. The current owner of the Best Western has purchased the property to the West and plans to expand.

Chairman Sailer opened the Public Hearing for public comment. Seeing none, Chairman Sailer closed the Public Hearing.

*Motion by Jacobs, Second by Garza to **Approve** Resolution No. 019P-06 Approving a Modification to Conditional Use Permit No. 14-02 (Application CUP-M 1901), Approving the On-Site Sale of Beer, Wine and Distilled Spirits at the Existing Best Western Hotel Located at 1786 Jayne Ave. **Approved** by a 5/0 Roll-Call Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS (NONE)

DEPARTMENT REPORTS (NONE)

COMMUNICATIONS

1. Staff Announcements

Mr. Brewer announced his recent transition as the Interim Public Works and Utilities Director. The previous Public Works Director resigned a couple of weeks ago. Mr. Brewer continues to become familiar with the operations of the position.

Mr. Brewer mentioned the migration of the permit system. It will be fully integrated into the finance software. The change should streamline permit process. The software will also include modules for Community Development and Business License departments.

Mr. Brewer plans to discuss the "Cottage Home Program" with the Council in August. The program originated in Clovis and could assist with our housing shortage. The program allows for 300-500 square foot homes to be built off the alley of an existing home.

Staff is processing the combined development application and plans to bring this before the Planning Commission at their next meeting on August 13, 2019.

Staff is working on a Request for Proposals for grant writing services. The request will be for full spectrum services from A to Z and will be for use by the City as a whole.

The City Council will be considering different options on streaming the City Council meetings at their next meeting on July 11, 2019.

Staff is looking at implementing an administrative policy change for land use for some owners of commercial property. We find that some people acquire commercial property but may not have a use for the property right away. The policy would allow the owner to use the property for personal use, more like a residence, for store or working on a personal vehicle or a piece of equipment. It would be nonpermanent, and they would be required to sign a stipulation on annual basis.

The 5-year review of the zoning code is coming up. Staff will be scheduling the Planning Commission's review over the next several meetings.

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:53PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Planning Commission Minutes - May 14, 2019
Meeting Date May 12, 2020
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Approval of the minutes from the May 14, 2019 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ May 14, 2019 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY May 14, 2019

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

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

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

Staff: Community Development Director, Sean Brewer
 City Clerk, Shannon Jensen

PUBLIC COMMENTS (NONE)

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INFORMATION/CONSENT CALENDAR

1. Approval of the Minutes from the February 12, 2019 Meeting

*Motion by Jacobs, Second by Garza to **Approve** the Minutes from the February 12, 2019 Meeting. **Approved** by a 4/0 Majority Voice Vote. Helmar – Absent.*

PUBLIC HEARINGS

1. Consideration of Conditional Use Permit Application No. CUP 19-01 Approving a Non-Volatile Cannabis Manufacturing Facility at 1717 W. Elm Ave, Building B, Unit 100

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

Chairman Sailer opened the Public Hearing.

Simon Berdugo introduced himself as the Managing Partner of PEP Partners, LLC.

Vice Chairman Jacobs asked how do you make a gummy bear?

Mr. Berdugo stated there are two ways and we do both. Basically, one way is to melt down an existing product and then infuse it and the other way is to just make it from scratch and infuse it.

Vice Chairman Jacobs asked so you're heating things up?

Mr. Berdugo stated the equipment we use is essentially mush and burn, there is no complex machinery in our operation and no chemicals are used. We try to make the most natural, organic, product we can make.

Commissioner Pruitt commented about how interesting the process was, stating she was a vegetarian for a few years. She knew Jell-O contained bone marrow and wondered how you'd make vegan gummy.

Mr. Berdugo stated they make their own pectin. He mentioned the other option is to make a fish-based gelatin, which we've tried. We tasted it and said no, that's not going to work.

Commissioner Pruitt asked how many companies are making gummies that have reduced sugar and are vegan?

Mr. Berdugo commented very few. One major company, Cush, launched a no-sugar gummy, but we had tested their product and were unimpressed. There are a lot of factors and we approached it entirely differently than our competitors.

Vice Chairman Jacobs asked, what is the difference between natural ingredients and organic ones?

Mr. Berdugo explained we could call our product organic, but its not permissible because the law doesn't permit the word "organic" in cannabis since cannabis isn't recognized by the FDA as anything but an illegal substance. So even though our product is technically entirely organic, and even if we purchased the components from an organic producer, we still wouldn't be able to call it "organic". Instead we use the word "natural".

Mr. Brewer stated that will eventually change as the State is currently working on reviewing that process.

Mr. Berdugo mentioned the term Vegan, like anything else, is something that is trending as more people are turning to Vegan-Vegetarian. I think you'll start to see more, but from a manufacturing standpoint its tougher and more complex, more costly and the steps are different. Right now, there isn't as much incentive for companies to switch, until more people become aware.

Vice Chairman Jacobs asked if they also have Kosher gummies?

Mr. Berdugo answered yes, we set that up in the Vegan room since the restriction are so strict. We were amazed to find out there is a whole group of waiting recipients who would love a Kosher product.

Chairman Sailer asked if the facility will be Kosher-certified?

Mr. Berdugo answered, yes. As I understand it, there are a few Kosher certifications. Two of them aren't certifying product yet. There is a third one, out of Chicago, that has agreed to certify. They will do an initial inspection and then periodically they'll perform random inspections.

Chairman Sailer commented, I'm looking at your floor plan, I'm curious from a food and safety standpoint how the product will flow in the facility? I see a door in the office and a door in the finishing room.

Mr. Berdugo stated, the finishing room actually acts as a finishing and receiving room. It's not the most convenient setup, but we aren't receiving large shipments. A couple of jars of oil will make a tremendous amount of product. We would receive the product through the curing area and bring it through the office which is locked. There are two rooms in the production area, two kitchens and that is where only a manager knows how to break the oil down and into the IP that then gets put in a secure area and as the production runs get done, only the manager or myself can actually supply the team with the ingredient that will go in to the mixture that they do at the tables. One kitchen will be vegan/Kosher and it connects to a door to a curing area. That whole room is temperature controlled at 55-60 degrees. Unlike the rest of the product, the vegan/Kosher packaging is done inside that curing room so it comes out into the holding area as a packaged product so there is zero contamination.

Chairman Sailer asked about all the other goods that will be received?

Mr. Berdugo stated the only other thing coming in the door is the candy. We make our own flavors of the candies by taking the five flavors used by our Texas supplier and combining them two flavors. The sorting is performed at a kitchen certified serving area in Texas that uses special needs employees to sort the gummies by flavor.

Chairman Sailer stated, when the Rabi comes in to do your Kosher audit if you have your received goods with the finished goods that won't be good.

Mr. Berdugo, yes, that's why the limited ingredients purchased for the Kosher side will probably come through the front door and go directly into the Kosher kitchen to be fabricated in that room. Then through the side door into the curing area is where it will be packaged. It will be strictly controlled in those two rooms.

Chairman Sailer asked if these gummies are sold in stores? Or is that the goal?

Mr. Berdugo explained their partners established a brand that is currently positioned in over 200 hundred dispensaries. Other than the Vegan/Kosher brand, 80% of the production will be for their brand called Finest. It will probably take us a year or two to meet the demand that already exists when the brand is launched.

Vice Chairman Jacobs mentioned having to put some lights up around the parking lot.

Mr. Brewer stated they are in the middle of doing all those improvements now.

Chairman Sailer asked if they will also do Halal-certification?

Mr. Berdugo stated he doesn't believe that Halal and OH are getting involved yet.

Chairman Sailer asked if they will be doing any other food and safety certification?

Mr. Berdugo stated he is certified in Florida and has already signed up for the course here. Everyone employed with us will be required to be certified.

Commissioner Garza asked if they were hiring?

Mr. Berdugo stated they are looking for people with a confectionary or culinary background because they would already be food certified, and if someone is in that industry, then they must love it. We are looking for people who love what we do.

Chairman Sailer closed the Public Hearing.

*Motion by Pruitt, Second by Garza to **Approve** Condition Use Permit Application No. CUP 19-01 Approving a Non-Volatile Cannabis Manufacturing Facility at 1717 W. Elm Ave, Building B, Unit 100. **Approved** by a 4/0 Roll-Call Vote. Helmar – Absent.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

1. Community Development Quarterly Update

Community Development Director gave a brief overview of the item, detailing some of the activities of the Community Development Department over the past quarter.

Vice Chairman Jacobs asked if our audits have been completed?

Mr. Brewer stated he does not expect them to be completed until this summer, if not later. The 2016/17 audit has been submitted, and they have started on the 2017/18 audit. The Finance Department is working diligently to get those done.

The next Planning Commission Meeting will be May 28, 2019.

COMMUNICATIONS

1. Staff Announcements (None)
2. Commissioner Announcements (None)
3. Chairman Announcements (None)

ADJOURN 6:01PM

Chairman / Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Planning Commission Minutes - May 28, 2019
Meeting Date May 12, 2020
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Approval of the minutes from the May 28, 2019 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ May 28, 2019 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY May 28, 2019

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

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

Commissioners:

Chairman Sailer
Vice Chairman Jacobs
Commissioner Helmar
Commissioner Garza
Commissioner Pruitt

Staff:

Community Development Director, Sean Brewer
City Clerk, Shannon Jensen

PUBLIC COMMENT

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Mr. Juan Lomeli of American expressed concern that he will be relocating next door to this new business and requests the Commission to keep this in mind when approves application. He is concerned about oversaturation of the tire service industry in Coalinga.

INFORMATION/CONSENT CALENDAR (NONE)

PUBLIC HEARINGS

1. Planning Commission Consideration of Resolution No. 019P-005 with conditions approving Conditional Use Permit Application No. 19-03 for a Tire and Automotive Repair Facility located at 234 W. Forest Street.

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

Commissioner Michele Helmar asked if Mr. Brewer had received any comments?

Mr. Brewer stated no comments were received.

Vice Chairman Jacobs announced he would be abstaining from the discussion and the vote as he knows Juan personally and manages Juan's property.

Commissioner Sara Pruitt asked if Mr. Juan Lomeli would be restricted from relocating next door to the applicant?

Mr. Brewer answered no, he will not.

Chairman Sailer asked if there were dead or dying trees that need to be replaced?

Mr. Brewer said, yes there are two where they are located.

Chairman Sailer, referencing condition number 26, commented that he doesn't see the need to landscape when its fenced with slats.

Mr. Brewer indicated this condition is specific to the code and was taken directly from that. The Commission may remove the condition if they choose.

Chairman Sailer indicated the applicant would need to move the fence in 3ft to add the required landscape.

Commissioner Helmar agreed with Chairman Sailer.

It is the consensus of the Commission to strike Condition No. 26.

Chairman Sailer opened the Public Hearing.

Chairman Sailer asked the applicant how long he has been in the tire business.

Mr. Guzman indicated 12+ years.

Chairman Sailer asked what made he pick Coalinga as the place to expand.

Mr. Guzman stated he has family here in Coalinga.

Chairman Sailer asked if Mr. Guzman would have any issues complying with condition number 27 which requires all vehicles remaining on-site at the close of business to be stored within an enclosed building and not visible from adjacent properties.

Mr. Guzman stated he would not. Most services are performed with 1 to 2 hours.

Commissioner Helmar asked, your application stated you would only have 1 employee, do you have plans to add employees?

Mr. Guzman said he may add 1 more.

Commissioner Garza asked if the applicant had plans to include smog services?

Mr. Guzman stated he would like to add the service.

Commissioner Garza asked if he was certified to do smog checks?

Mr. Guzman said he needs the State of California to sign off on it.

Commissioner Garza asked if the operating hours was from 6:00am to 6:00pm?

Mr. Guzman answered yes.

Commissioner Garza stated the City really needs another smog shop.

Ms. Heid Richards expressed that she highly recommends Mr. Guzman's services.

Chairman Sailer closed the Public Hearing.

*Motion by Helmar, Second by Garza to **Approve** Resolution No. 019P-005 with Conditions Approving Conditional Use Permit Application No. 19-03 for a Tire and Automotive Repair Facility located at 234 W. Forest Street. **Approved** by 4/0 Roll-Call Vote. Jacobs – Abstained.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS (NONE)

DEPARTMENT REPORTS

1. Community Development Quarterly Presentation

Mr. Sean Brewer, Community Development Director, gave a brief overview of the item, detailing the activity being worked on through the Community Development Department.

Vice-Chairman Jacobs asked if there was any update on emergency services.

Mrs. Mary Jones indicated Adventist Health was going to be a medical office only, no hospital services. The group who plans to reopen the hospital said the agreement included a contingency that allows them to pull out if another competing facility opens. Mrs. Jones expressed concern stating Adventist could have taken over the hospital, but they didn't and now they want to do something that will undermine the hospital's plans to reopen.

Chairman Sailer asked if the City Council has taken a stance on Assembly Bill 1356?

Mr. Brewer answered no, but I am following it. The Bill would require local jurisdictions to approve 1 on-site cannabis retail license for every 4 liquor licenses or distribute 1 license for every 1,000 residents, whichever is smaller.

Chairman Sailer asked if Mr. Brewer would be taking the item to the City Council for their consideration.

Mr. Brewer answered no.

Chairman Sailer asked if there was any update on the truck ordinance.

Mr. Brewer said he is expecting Chief Blevins to bring the item back for Council's consideration in June or July.

Commissioner Helmar asked how the microbrewery was doing and if there was an estimated date for the opening.

Mr. Brewer indicated the microbrewery is coming along. He doesn't have a date, but he will reach out to them.

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 7:27PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of Planning Commission Minutes - September 24, 2019
Meeting Date May 12, 2020
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Approval of the minutes from the September 24, 2019 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes 9-24-2019

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY September 24, 2019

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

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

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

Staff: Community Development Director, Sean Brewer
 Public Works & Utilities Secretary Kristi Anderson
 (in for City Clerk Shannon Jensen)

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.

None

INFORMATION/CONSENT CALENDAR

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

*Motion by Helmar, Second by Garza to **Approve** a one (1) year extension of Site Plan Review Application 16-07 for a Commercial Cannabis Manufacturing Facility at 1921 Mercantile Lane. **Approved** by a 5/0 Majority Voice Vote.*

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

Commissioner Helmar stated she was listed as absent; however, she was in fact present for the meeting.

*Motion by Helmar, Second by Garza to **Approve** the Minutes from the March 12, 2019 with the correction of the error showing Commissioner Helmar absent. **Approved** by a 5/0 Majority Voice Vote.*

PUBLIC HEARINGS

None

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

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

Community Development Director Sean Brewer gave a brief overview of the item, specifying the sections for review are Chapter 1, Article 2 – Definitions and Chapter 2, Article 4 – Manufacturing/Business Districts.

Chairman Sailer asked what is draft brew?

Mr. Brewer explained that means the beer is from a tap versus from a can.

Commissioner Helmar asked for status of the microbrewery.

Mr. Brewer stated he believed their inspections are scheduled for next week.

Mr. Brewer went on to speak about land use classification and recreational vehicle storage. The City has not been prohibiting or is necessarily opposed to it, but it is not clearly expressed in the code. Would the Commission be opposed to allowing recreational vehicle storage in industrial zones?

Consensus of the Commissioner is to allow recreational vehicle storage in industrial zones.

Mr. Brewer went on to review Land Use Regulations – Manufacturing/Business Districts (“MBL”). MBL zones are primarily located on the north, south and east parts of town. The Heavy Manufacturing/Business (“MBH”) is essentially the garlic plant and the parcel located directly behind it.

Vice Chairman Jacobs asked why the salvage and wrecking could only be MBL, wouldn't that be heavy?

Mr. Brewer stated he has never driven by a salvage or wrecking yard that is really appealing and that is probably why it is restricted to MBH.

Chairman Sailer indicated the code states the opposite, that it shows yes for MBL and no for MBH.

Mr. Brewer stated we only have that one area designated for MBH so it is really limiting as to what we want to be able to include there. Until we can expand there are no other areas to add any other high industrial type uses. In the General Plan it is all MB and it isn't broken up between MB and MH. When it comes to pre-zoning annexed land the Commission and the Council will have the ability to decipher whether or not it will be an MBL or MBH designation when those types of projects come up for review.

Chairman Sailer asked about the status of the parcel behind the garlic plant, is it for sale?

Mr. Brewer stated yes. The Juniper Ridge Project I had received an application on, Caltrans was killing them with traffic requirements and because that was the primary access point, it became a big issue. It is my understanding it is up for sale again, but I believe the garlic plant is looking to expand.

Commissioner Helmar asked, in terms of the standards, these are really based on what is currently here, right? For instance, the lot area and lot width, those kinds of things are based on what is historically present, correct?

Mr. Brewer answered yes, as well as standard industrial type uses. These are minimums of what people will need to have in order to develop.

Chairman Sailer, referencing the development regulations, asked why the maximum height is the same for MBL and MBH?

Mr. Brewer indicated that is the maximum height, however there is remove for exception to height.

Consensus of the Commissioner is to make the recommended changes.

Commissioner Pruitt asked for clarification on recreational vehicle storage, that would be allowed on private property? She knows there is a need within the community.

Mr. Brewer indicated he would put a specific definition together.

Commissioner Pruitt requested something about racecars be added.

Mr. Brewer answered yes, indicating that was the purpose of the administrative policy for personal use of commercial property, to allow that flexibility.

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

Mr. Brewer announced he and several staff members will be attending a weeklong training conference on emergency response so the meeting on the 8th will be cancelled. The next meeting will be held on the October 22, 2019.

2. Commissioner Announcements

Vice Chairman Jacobs asked for an update regarding his request to look at blocking parking access near the crosswalks.

Mr. Brewer said the Chief did not believe restricting the parking at controlled intersection would alleviate the issue. However, the uncontrolled intersections are an issue and we are looking at addressing those.

Commissioner Pruitt stated Fourth and Elm is really bad.

Mr. Brewer said the curb in front of the Courthouse was painted red a while back and we will be looking at doing that on other uncontrolled intersections. You will likely not see any changes to the controlled intersections as it will not enhance the safety since everyone is already stopping and should be looking. That incident happened because someone wasn't paying attention.

Commissioner Pruitt, referencing the Juniper Ridge area, requested reflectors be added to the curb so the center dividers are more visible in the poor lighting in that area.

Commissioner Helmar asked if there was an updated on the Cambridge traffic light.

Mr. Brewer stated he just signed the PG&E contract a few days ago and we hope to go out to bid soon. The issue is that traffic signals take a long time to order and part of the plan will require approval from Sacramento, which is always slow. We hope the installation will be complete by next spring.

3. Chairman Announcements

Chairman Sailer asked if Mr. Brewer ever heard anything from Adventist Health?

Mr. Brewer answered no, but there is a clinic going in next door to Goin' Postal.

Commissioner Pruitt asked what type of clinic will it be?

Mr. Brewer was not sure but believed it will include behavioral health and urgent care.

Commissioner Garza, referencing the transit bus stop on Elm Avenue, asked why the curb is painted red? Shouldn't it be green or yellow?

Mr. Brewer said he would look into it.

Commissioner Garza asked if the curbs by the fire hydrants would be painted red?

Mr. Brewer said Public Works is working on them now.

Commissioner Garza asked who is responsible for the tumble weeds along the east side of the curb along Elm Avenue from Lucille to Janye?

Mr. Brewer indicated that would be the property owner.

ADJOURN 6:37PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date