



AGENDA

PLANNING COMMISSION

WEBINAR MEETING

TUESDAY JANUARY 12, 2021

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 Planning Commission will hold a Regular Meeting, on January 12, 2021 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA.

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:

ZOOM WEBINAR INFORMATION

DESKTOP OR APP

**<https://us02web.zoom.us/j/86714768529?pwd=aXZXS0JNeHNxVk91MCtKZjhhMjNlZz09>
Passcode: 860508**

TELEPHONE

Dial: 669 900 9128

Webinar ID: 867 1476 8529

Passcode: 860508

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

1. Consideration of a one (1) year project approval extension request from AMG & Associates for Site Plan Review Application 16-09 for the Elm Ave Senior Apartments

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Reorganization

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Consideration of a one (1) year project approval extension request from AMG & Associates for Site Plan Review Application 16-09 for the Elm Ave Senior Apartments

Meeting Date January 12, 2021

Project Location: Elm Ave (Between Walnut and Cherry), Coalinga, CA 93210

Applicant: AMG & Associates, 16633 Ventura Blvd, Suite 1017, Encino, CA 91436

Owner: AMG & Associates, 16633 Ventura Blvd, Suite 1017, Encino, CA 91436

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Approval of a two (2) year extension for Site Plan Review 16-09 approved by the City of Coalinga Planning Commission on January 10, 2017.

II. BACKGROUND:

January 10, 2017, the City of Coalinga Planning Commission approved a 32-unit senior living facility to be located on the south side of East Walnut Avenue between North Maple Road and Elm Avenue (State Route [SR] 33/198). The proposed project site is a 1.52-acre vacant lot is currently zoned and designated Residential High Density (RHD). The site plan regulations have not changed since the projects original approval in 2017 resulting in unnecessary permitting if an extension is not approved.

This application has gone through multiple extensions for the same reasons identified in the current request.

III. PROPOSAL AND ANALYSIS:

The developer has a proven track record in the City for following thorough affordable housing projects. AMG & Associates constructed and immediately rented up the Valle Del Sole Apartments which opened in 2016. This is a very similar project to what has been approved on Elm and Walnut.

Recently, staff was notified by HCD that the project in fact has been awarded HOME funding for this project and the applicant will just need time to apply for 4% tax credits and finalize acquisition and construction. Therefore a two (2) year extension is being requested by staff to ensure ample time to complete all the necessary tasks for funding.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

Affordable housing projects like this require creative funding scenarios where all areas of the financial arena need to come together. It is not uncommon where these types of projects take 2 or even 3 years to come together. Staff is recommending approval of site plan extension for two (2) additional years. The new expiration date would be January 12, 2023.

ATTACHMENTS:

Description

- ▣ Approved Site Plan
- ▣ Site Plan Extension Request



ALL TENANT PARKING SPACES TO BE ASSIGNED AND REMAINDER OF PARKING SPACES SHALL BE
 LABELED AS VISITOR PARKING.

NOTE: ALL NUMBERS PROVIDED ARE **ESTIMATED** FOR SITE COVERAGE

-
- 6'-0"
- CONC. CAP SLOPED TO DRAIN
- 8" X 8" X 16" SPLIT-FACE CMU - COLOR TO MATCH BUILDING, SOLID GROUTED. SPLIT-FACE SIDE TOWARDS EXTERIOR SIDE OF ENCLOSURE
- FINISH GRADE WHERE OCCURS
- 4" CONC. CURB
- 6" CONC. SLAB W/ 6X6/10X10 WWM @ MID DEPTH ON 4" GRAVEL
- 16"
- 16"
- (2) #4 BARS CONT. AT FOOTING

December 18, 2020

VIA EMAIL

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

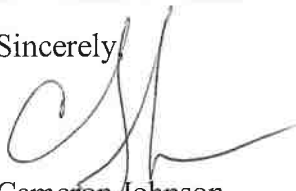
**Re: One-Year Extension of SPR-16-09
Elm Avenue Senior Apartments
32 Unit Senior Living Facility**

Dear Mr. Brewer,

AMG & Associates, applicant for the above referenced project, respectfully requests a one-year extension of SPR-16-09. SPR-16-09 was originally approved on January 10, 2017. Since the original approval date, AMG has worked diligently in the pursuit of financing for the project. Due to the competitive nature of this financing we were unable to proceed with construction during the one-year approval period and second and third year extension periods. This week we did receive notification from the California Department of Housing and Community Development that the project was awarded a \$5MM HOME grant. With this funding we can now move forward with securing the remaining financing and start construction drawings and improvement plans with a goal of starting construction before the end of 2021. The project design has remain unchanged since the original approval in 2017.

Please contact me with any questions you may have at 818-380-2600 extension 19. Thank you for your consideration on this matter.

Sincerely,



Cameron Johnson
AMG & Associates



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Reorganization
Meeting Date January 12, 2021
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff is recommending that the Commission conduct a reorganization of the Chairman and Vice Chairman seats.

II. BACKGROUND:

The process for selecting a Chairman and Vice Chairman has occurred annually at the first or second meeting of January. The sitting Commission selects a Chairman and Vice Chairman following a process of a nomination and a second of one of its sitting members and a vote. If the person received a simple majority of the vote, he/she becomes Chairman. The same process was then conducted for the Vice Chairman.

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION: