



Notice is hereby given that the Planning Commission will hold a Regular Meeting, on February 23, 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:

https://us02web.zoom.us/j/82030216254?
pwd=MTFFQIEzMkprbnRmQ3hPTGNrWjFGdz09
Passcode:932922

Dial: 669 900 9128
Webinar ID: 820 3021 6254
Passcode: 932922

*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. Planning Commission Recommendation to the City Council for Approval of the 2020 General Plan Progress Report

PUBLIC HEARINGS

1. Adoption of Resolution No. 021P-002, Planning Commission Consideration and Recommendation to the City Council for Approval of a City Initiated Zoning Text Amendment (No. ZTA 21-01) Amending the Commercial Cannabis Regulations Related to Reducing the Distance Requirement Between Schools and Non-Retail Commercial Cannabis Facilities.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Recommendation to the City Council for Approval of the 2020 General Plan Progress Report

Meeting Date February 23, 2021

Project Location: City of Coalinga

Applicant: City of Coalinga

Owner: City of Coalinga

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

That the Planning Commission by motion, recommend to the City Council adoption of the attached resolution accepting the 2020 General Plan Progress Report and further direct staff to submit the report to the Governor's Office of Planning and Research and the Housing Community Development Department in accordance with Government Code Section 65400(b)(1).

II. BACKGROUND:

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent of this statute is to ensure that the general plan directs all land use decisions and remains an effective guide for future development. Because the role of the general plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the general plan and its implementation. The Progress Report is a tool for monitoring this.

The Progress Report is useful to OPR in a number of ways. The report provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision making throughout the State of California. This information is critical to OPR to serve in its capacity as the statewide planning agency.

III. PROPOSAL AND ANALYSIS:

The attached General Plan Annual Progress Report has been prepared in accordance with the suggested Guidelines issued by the Office of Planning and Research.

IV. FISCAL IMPACT:

- None. The General Plan Progress Report is required

V. REASONS FOR RECOMMENDATION:

Failure to submit the General Plan Annual Progress Report to the Office of Planning and Research could limit the City's ability to apply for and be issued grants and/or funding for projects administered by the State Housing and Community Development Department including but not limited to the Community Development Block Grant Program.

ATTACHMENTS:

Description

- ☐ General Plan Progress Report 2020
- ☐ Draft Council Resolution

ANNUAL PROGRESS REPORT

Coalinga General Plan and Housing Element



CITY OF COALINGA
The Sunny Side of the Valley

REPORTING PERIOD: Calendar Year 2020
(In Accordance with Government Code Section 65400)

INTRODUCTION

This report is intended to comply with the requirements of Government Code Section 65400 for the completion of an annual General Plan Progress Report. This report identifies the status of the City's General Plan and its progress in its implementation. This report represents the Community Development activity for planning year 2020.

The City of Coalinga City Council took action to adopt this report on March 18, 2020 at a regularly scheduled meeting.

Following the presentation of the report, the City Council accepted the report and authorized the Assistant City Manager to forward the report and minutes indicating acceptance to the Office of Planning and Research and the California Department of Housing and Community Development.

COMPREHENSIVE GENERAL PLAN UPDATE 2025

The City adopted its Comprehensive Update to its General Plan (2005-2025) in July of 2009. The update included a full update to the Land Use, Open Space, Safety/Noise, Circulation, and Public Facilities Elements. In 2012 the City completed its comprehensive zoning ordinance update to be in conformity with the recently adopted General Plan. In 2012 the City of Coalinga secured a Sustainable Communities Prop 84 Grant and worked in 2013 to produce an administrative draft and adopted the comprehensive update on September 5, 2014.

The City of Coalinga continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2020 reporting period. The information to follow is organized to correspond with the elements of the Coalinga General Plan.

LAND USE ELEMENT

AMENDMENTS

There were no amendments to the Land Use Element during Calendar Year 2020.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE LAND USE ELEMENT

- The City is working to secure funding to update various sections of the land use element to reflect the current policies and direction the City of Coalinga is moving.
- Staff is continuing to update zoning regulations to ensure consistency with the General Plan and its land use policies and implementation measures. The City began a 5-year zoning code amendment to review and update the City's zoning code.

OPEN SPACE AND CONSERVATION ELEMENT

AMENDMENTS

There were no amendments to the Open Space and Conservation Element during 2020.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE OPEN SPACE AND CONSERVATION ELEMENT

- The zoning codes open space regulations provide for both private and public projects (OSC1-2.2).
- The new zoning code included Development and Implementation of a Resource Extraction Overlay District (*Goal OSC-4*).

CIRCULATION ELEMENT

AMENDMENTS

There were no amendments to the Circulation Element during Calendar year 2020.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE CIRCULATION ELEMENT

- **Cambridge Ave Signalization - CONSTRUCTION**
The city plans to signalize Cambridge Ave and Elm Ave through an award of a Highway Safety Improvement Grant (HSIP). This project is expected to increase safety for pedestrians as well as control congestion during peak traffic time frames. Preliminary engineering began in late 2014 and construction completion is expected in Summer of 2021.

- **Various ADA Improvements in the Downtown District – ON GOING**

The City Council has shown commitment to bi-annual ADA improvement projects in order to improve accessibility within the commercial core of the City. The improvements include new sidewalks where none exist, curb ramps and alley approaches. The council has made a commitment to the community on a bi-annual basis to budget \$100,000 towards the implementation of the City's ADA transition plan.

- **Phelps Ave Reconstruction – COMPLETE**

The City rehabilitated Phelps Ave with new paving, center median, lighting, landscaping and the first leg of the new multi-use trail. This project was completed in 2020.

- **Various Maintenance Projects – ONGOING**

The City is continuing its efforts maintain a reliable circulation system within the City by focusing efforts towards street maintenance and rehabilitation (overlay, reconstruction, sidewalks, lighting and cross walks). Sources of funding come from gas tax, local tax measures, SB1 and grants.

Active Transportation Plan

In 2017 the City approved an Active Transportation Plan (ATP) to further the goals, policies and implementation measures of the General Plan. The Coalinga Active Transportation Plan provides a strategy for the development of a comprehensive bicycling and walking network throughout Coalinga, as well as strategy for support facilities and education, encouragement, enforcement, and evaluation programs. It includes a Trails Master Plan that provides a strategy for the development of Class I shared-use paths or trails in and surrounding Coalinga. The Safe Routes to School Plan provides a strategy for the City and Coalinga-Huron School District to partner and provide safer and accessible routes to and from school for all travel modes, focusing on walking and bicycling, through a series of project and programmatic recommendations.

Active Transportation Projects

- Sidewalk Gap and Safe Routes to School Project's (ATP Cycle 3). The City is currently designing various walking and biking projects to enhance safety for pedestrians and bicyclist in and around the schools for kindergarten through high school. Funding has been secured from Active Transportation Program funds, Congestion Mitigation Air Quality (CMAQ) Grants and Parks Grants.
- Multi-Use Trails Projects (ATP Cycle 4 & CMAQ). The City applied and was awarded funds for segments 10-14 and a portion of segments 9, 4 and 3 of the multi-use trails master plan for walking and biking to provide alternative forms of transportation and recreation for the community. These projects are funded through the State of CA Active Transportation Program and CMAQ Funds.

All of the proposed street improvements projected in the upcoming fiscal years will help meet the goal of providing a balanced, safe and efficient circulation system that includes cars, public transportation, bicycles and pedestrians with the mind set of anticipated growth (*Goal C1*).

These transportation projects also help in maintaining and improving the City's existing circulation and transportation facilities. Through the budget process and street maintenance planning, the City has been able to identify the necessary improvements within the planning area that will have the highest level of impact.

SAFETY, AIR QUALITY AND NOISE ELEMENT

AMENDMENTS

There were no amendments to the Safety, Air Quality and Noise Element during Calendar year 2020.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE SAFETY, AIR QUALITY, AND NOISE ELEMENT

Noise

- Due to the nature of the guiding and implementing policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors.
- Performance Standards have been included into the new zoning ordinance to address noise related impacts due to new development such as noise or acoustical studies, sound walls, and other attenuation measures.
- When projects are brought before the City, staff carefully reviews projects for potential noise impacts to surrounding properties.

Safety

- All new construction and certain building renovations are reviewed for compliance with the Uniform Building Code for seismic safety.
- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.

PUBLIC FACILITIES AND SERVICES ELEMENT

AMENDMENTS

There were no amendments to the Public Facilities and Services Element during Calendar year 2020.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE PUBLIC FACILITIES AND SERVICES ELEMENT

Schools

- In 2020, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Coalinga Huron Unified School District's projected demand for future school uses. The School District has been improving school facilities based on their approved bond in 2017.
- In 2020, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

Utilities

- In 2020, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Coalinga.
- The City of Coalinga raised water and sewer rates in order to increase revenues to support the ongoing water and sewer operations of the City including the issuance of a \$6M Water and Wastewater Bond for major improvements to the City's infrastructure.
- The City has approved and maintained and implemented the following utility master plans in order to guide and ensure the capacity to serve new growth area identified by the General Plan:
 - a. Wastewater Master Plan, Water Master Plan, Storm Water Master Plan, Natural Gas Master Plan
- The City of Coalinga is currently working on several water and sewer infrastructure projects to enhance the reliability of the City's wastewater and water treatment facilities.

HOUSING ELEMENT

AMENDMENTS

There were no amendments to the Housing Element during Calendar Year 2020.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE HOUSING ELEMENT

Housing Element 2015-2023 (GPA)

The City of Coalinga collaborated with (12) twelve Fresno County Jurisdictions to develop a Multi-Jurisdictional Housing Element which served as the regional housing document that effectively acts as the State-mandated housing element for all participating jurisdictions. Participating jurisdictions included Fresno County, Clovis, Coalinga, Fowler, Huron, Kerman Kingsburg, Mendota, Parlier, Reedley, San Joaquin, Sanger, and Selma.

The Multi-Jurisdictional Housing Element was a single document, made up of two sections: 1) the main body, which described demographics, housing needs, resources, and constraints at a regional level and included goals and policies common to all

participating jurisdictions; and 2) individual appendices, which contained details for each jurisdiction (i.e., sites inventory, governmental constraints, evaluation of existing Housing Element) and individual implementation programs for Coalinga.

- In 2016, the City of Coalinga adopted its Housing Element and is currently HCD Compliant. Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's housing element using forms and definitions adopted by the Department of Housing and Community Development. The housing report will be completed and submitted via electronic transmission at HCD's website.
- The City will be undertaking the RHNA Process in 2021 in anticipation of the next housing element cycle.

RESOLUTION NO. XXXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COALINGA, CALIFORNIA APPROVING THE 2020 ANNUAL PROGRESS REPORT ON THE IMPLEMENTATION OF THE GENERAL PLAN

WHEREAS, the State of California requires non-charter cities and counties to have adopted General Plans to provide guidance and direction for development activities; and,

WHEREAS, the City of Coalinga's current General Plan was adopted on July 2, 2009; and,

WHEREAS, the Housing Element is one of seven mandatory elements of a General Plan required by the State of California; and,

WHEREAS, the Housing Element must be updated every eight years and reviewed for consistency with the State Department of Housing and Community Development; and,

WHEREAS, California Government Code section 65400 mandates that cities submit an Annual Progress Report on the status of the General Plan and its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD); and,

WHEREAS, the Annual Progress Report is required to include: a) The state of the Plan and the progress of its implementation; b) the progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement and development of housing; and c) the degree to which the General Plan complies with the Guidelines established by OPR; and,

WHEREAS, the City has prepared its 2020 Annual Progress Report, attached hereto as Exhibit A, in accordance with the Guidelines adopted by OPR.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Coalinga, California does as follows:

SECTION 1. That the City of Coalinga has completed the 2020 Annual Progress Report as required by California Government Code section 65400.

SECTION 2. That the 2020 Annual Progress Report provided herein as Exhibit "A" is found to be consistent with the suggested content by the State Guidelines and is hereby accepted.

SECTION 3. That the Community Development Director is hereby authorized and directed to submit the 2020 Annual Progress Report to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

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**PASSED AND ADOPTED** by the City Council of the City of Coalinga at a regular meeting held on the 18<sup>th</sup> day of March 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

\_\_\_\_\_  
Honorable Mayor/Mayor Pro-Tem

\_\_\_\_\_  
City Clerk/Deputy City Clerk

## **EXHIBIT “A”**



## Staff Report- Chairman and Planning Commission

**Subject:** Adoption of Resolution No. 021P-002, Planning Commission Consideration and Recommendation to the City Council for Approval of a City Initiated Zoning Text Amendment (No. ZTA 21-01) Amending the Commercial Cannabis Regulations Related to Reducing the Distance Requirement Between Schools and Non-Retail Commercial Cannabis Facilities.

**Meeting Date** February 23, 2021

**Project Location:** City of Coalinga

**Applicant:** City of Coalinga

**Owner:** City of Coalinga

**Prepared By:** Sean Brewer, Assistant City Manager

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### I. RECOMMENDATION:

Staff is recommending that the Planning Commission adopt Resolution No. 021P-002 recommending to the City Council approval of a City initiated zoning text amendment (No. ZTA 21-01) amending the commercial cannabis regulations related distance requirements between non-retail cannabis operations and schools.

### II. BACKGROUND:

On January 7, 2021, the City Council voted to initiate a zoning text amendment to reduce the distance requirement from 1,800 feet to 930 feet from a school as prescribed by State law and future school site as identified in the general plan. The Council's intent to reduce the distance was in a effort to increase the number of available properties within the City's MBL zoned parcels that could be eligible for non-retail commercial cannabis development.

Currently, section 9-5.128(d)(12) of the Coalinga Planning and Zoning Code states that Cannabis operations, except for store-front retail, shall comply with the distance separation requirements from schools as required by State law. Currently, a non-retail commercial cannabis operation, zoned in the MBL zoning designation, shall not be located within 1,800 feet from any existing school or proposed school site as identified in the General Plan. Measurements shall be from property boundary to property boundary. For purposes of this section, school means any public or private school providing instruction in kindergarten or grades 1—12, inclusive, but does not include any private school in which education is primarily conducted in private homes.

California State Regulations state that a proposed non-retail cannabis premises shall not be within a 600-foot radius of the perimeter of a school providing instruction in kindergarten or any grades 1 through 12 unless another distance is established by the local jurisdiction.

### III. PROPOSAL AND ANALYSIS:

The proposed zoning text amendment will do the following:

- Amend Section 9-5.128(d)(12) reducing the distance from schools from 1,800 to 930 feet.

A copy of the draft ordinance is attached for the Planning Commissions review and consideration as requested by the City Council.

**General Plan/Zoning Consistency:** The proposed zoning text amendment is consistent with the general plan policies and implementation measures including zoning consistency for commercial cannabis operations. The intent of the Coalinga Commercial Cannabis regulations was to implement state law as it relates to regulating commercial cannabis and cannabis products. The proposed changes in regulations to reduce the distance from schools would not be contrary to state law and in fact still more stringent than state law.

The ordinance amendment will reduce the distance cannabis facilities may be from schools as defined in state law within the Manufacturing and Business Light (MBL) zoning designation. By reducing the distance requirement, it will open additional properties in town to accommodate non-retail cannabis operators such as manufacturers, cultivators, distributors, testing labs and microbusiness. With this change it would open additional property on Elm Ave south of Pacific Street where parcels are zoned MBL including a parcel at the corner of Thompson and Polk Street.

All applications for cannabis operations at these new available locations will still be subject to the City's entitlement process and regulatory permitting process prior to authorized operational authority including the issuance of a conditional use permit in order to analyze, noise, odor, and traffic to ensure consistency with the planning and zoning regulations. This is especially critical since several of the properties in question are adjacent to residential zoning districts where certain transitional standards will need to be applied to ensure the protection of the health, safety and welfare of the surrounding properties.

**Public Notification:** On February 11, 2021 public hearing notices were mailed, posted and emailed to local paper in accordance with local and state regulations.

**Environmental Determination:** This text amendment has been reviewed in accordance with CEQA and staff has determined that this ordinance change would not have a detrimental effect on the health, safety and welfare of the community and fall under Section 15061(b)(3) - General Rule Exemption. In addition, CEQA will be further reviewed during the permitting process as a Conditional Use Permit will be required for any cannabis operation.

### IV. FISCAL IMPACT:

Decreasing the distance from schools will expand the City's land availability for cannabis operations and increase revenue capabilities from taxes and licensing fees.

### V. REASONS FOR RECOMMENDATION:

The following standard findings must be made for each Zoning Ordinance amendment:



1. The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
2. The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
3. If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
4. The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

**ATTACHMENTS:**

**Description**

- ☐ Draft Council Ordinance - Distance Change
- ☐ PC Resolution No. 021P-002 - Cannabis Distance Reduction

ORDINANCE NO. 846

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA, CALIFORNIA AMENDING COALINGA MUNICIPAL CODE SECTION 9-5-128(D)(12) RELATED TO REDUCING DISTANCE SEPERATION OF NON-RETAIL CANNABIS OPERATIONS TO SCHOOLS.

WHEREAS, Article 1 of Chapter 5 of the Coalinga Planning and Zoning code establishes local regulations applicable to commercial cannabis operations as may be permitted under the California Medicinal and Adult-Use Cannabis Regulation and Safety Act (SB 94), approved by the Governor on June 27, 2017 or subsequently enacted State law pertaining to the same; and

WHEREAS, Section 9-5.128(d)(12) states that all commercial cultivation, manufacturing, testing, and distribution facilities shall not be located within 1,800 feet from any existing school or proposed school site as identified in the General Plan; and

WHEREAS, the City desires to amend section 9-5.128(d)(12) of the planning and zoning code to amend the distance requirement from within 1,800 feet to within 930 feet from any existing school or proposed school site as identified in the General Plan; and

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COALINGA DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** The City Council finds that all the facts, findings, and conclusions set forth above in this Ordinance are true and correct.

**SECTION 2.** The City Council hereby amends Section 9-5.128(d)(12) to Article 1 of Chapter 5 in Title 9 of the Coalinga Municipal Code to read as follows:

12. Distance separation from schools. Cannabis operations shall comply with the distance separation requirements from schools as required by State law. In addition, a commercial cannabis operation shall not be located within 930 feet from any existing school or proposed school site as identified in the General Plan. Measurements shall be from property boundary to property boundary. For purposes of this section, school means any public or private school providing instruction in kindergarten or grades 1—12, inclusive, but does not include any private school in which education is primarily conducted in private homes.

**SECTION 3.** Severability Clause:

Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

**SECTION 4.** Effective Date:

This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code Section 36937 and shall supersede any conflicting provision of any City of Coalinga ordinance.

**SECTION 5.** Certification:

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

**PASSED, APPROVED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor/Mayor Pro-Tem, City of Coalinga

ATTEST:

\_\_\_\_\_  
City Clerk/Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney, City of Coalinga

# **RESOLUTION 021P-002**

## **A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION RECOMMENDING APPROVAL OF A ZONING TEXT AMENDMENT TO AMEND THE PLANNING AND ZONING CODE AMENDING THE DISTANCE THAT COMMERCIAL CANNABIS FACILITIES MAY OPERATE FROM SCHOOLS FROM 1,800 FEET TO 930 FEET**

WHEREAS, Article 1 of Chapter 5 of the Coalinga Planning and Zoning code establishes local regulations applicable to commercial cannabis operations as may be permitted under the California Medicinal and Adult-Use Cannabis Regulation and Safety Act (SB 94), approved by the Governor on June 27, 2017 or subsequently enacted State law pertaining to the same; and

WHEREAS, Section 9-5.128(d)(12) states that all commercial cultivation, manufacturing, testing, and distribution facilities shall not be located within 1,800 feet from any existing school or proposed school site as identified in the General Plan.; and

WHEREAS, the City desires to amend section 9-5.128(d)(12) of the planning and zoning code to amend the distance requirement from 1,800 feet to 930 feet from any existing school or proposed school site as identified in the General Plan; and

WHEREAS, the State of California only requires licensed cannabis facilities to operate outside 600 feet from schools as identified in their statutes and regulations; and

WHEREAS, a Notice of Public Hearing was provided to the Coalinga Press, posted at City Hall, Police Department bulletin board, Fire Department Bulletin Board, Coalinga District Library, and Chamber of Commerce on February 11, 2021, and;

WHEREAS, the Planning Commission held the noticed Public Hearing on February 23, 2021 to take testimony with regard to the proposed Zoning Text Amendment; and

WHEREAS, the Planning Commission completed its review of the proposed Zoning Text Amendment and details in the Staff Report and has considered the testimony received during the public hearing process, and;

WHEREAS, the Planning Commission has made the following findings based on the Zoning Text Amendment proposal:

- The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.

- If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
- The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission recommends approval to the City Council adoption of an Ordinance (Exhibit "A") to amend the planning and zoning code related to distance requirements for cannabis facilities from schools.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regular meeting held on the 23<sup>rd</sup> day of February 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

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City Clerk/Deputy City Clerk

## Exhibit "A"

### Draft Ordinance