



AGENDA

PLANNING COMMISSION

TUESDAY AUGUST 24, 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 August 24, 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:

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. Approve Minutes - 6-22-2021
2. Approve Minutes - 6-8-2021

PUBLIC HEARINGS

1. Planning Commission Consideration of Conditional Use Permit 21-07 and Further Adopting Resolution No. 021P-010 Approving a Sign Request for the High Times Cannabis Retail Facility at 286 N. 5th Street

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: Approve Minutes - 6-22-2021
Meeting Date August 24, 2021
Project Location: 155 W Durian Ave., Coalinga, CA
Applicant: N/A
Owner: N/A
Prepared By:

I. RECOMMENDATION:

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ 6-22-2021 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210
Tuesday, June 22, 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.

CALL MEETING TO ORDER (6:00PM)

Meeting also conducted via Zoom webinar for the public's participation.

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

*Commissioners: Chairman Sailer – Absent
Vice Chairman Jacobs
Commissioner Helmar
Commissioner Garza
Commissioner Pruitt (via Zoom)*

*Staff: Assistant City Manager, Sean Brewer
Public Works and Utilities Coordinator, Larry Miller
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

None

PUBLIC HEARINGS

1. Planning Commission Adoption of Resolution No. 021P-008 with Conditions Approving Application No. CUP 21-06 for a Commercial Cannabis Indoor Cultivation, Manufacturing and Distribution Microbusiness Facility to be located at 1950 Mercantile Lane

Assistant City Manager Sean Brewer gave a brief overview of the item.

Vice Chairman Jacobs opened the Public Hearing for comment, hearing none, Vice Chairman Jacobs closed the Public Hearing.

*Motion by Pruitt, Second by Helmar to Adopt Resolution No. 021P-008 Approving Conditional Use Permit No. 21-06 for the Development of a New Industrial Commercial Cannabis Cultivation, Manufacturing and Distribution Facility (Microbusiness) to be Located on 1.72 Acres at 1950 Mercantile Lane. Motion **Approved** by a Roll-Call 4/0 Majority Vote. (Sailer – Absent).*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Site Plan Review Application SPR 21-01 – Valley Garlic Cold Storage Expansion

Assistant City Manager Sean Brewer gave a brief overview of the item.

*Motion by Pruitt, Second by Helmar to Adopt Resolution No. 021P-009 Approving Site Plan Review Application No. 21-01 for the Construction of a 30,856 Square Foot Cold Storage Addition at the Existing Garlic Facility Located at 500 Enterprise Parkway. Motion **Approved** by a Roll-Call 4/0 Majority Vote. (Sailer – Absent).*

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:38PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approve Minutes - 6-8-2021
Meeting Date August 24, 2021
Project Location: 155 W Durian Ave., Coalinga, CA
Applicant: N/A
Owner: N/A
Prepared By:

I. RECOMMENDATION:

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ 6-8-2021 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210
Tuesday, June 8, 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.

CALL MEETING TO ORDER (6:01PM)

Meeting also conducted via Zoom webinar for the public's participation.

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

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

Staff: Assistant City Manager, Sean Brewer
Public Works and Utilities Coordinator, Larry Miller
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. Approve Minutes – 4-27-2021
2. Approve Minutes – 5-25-2021

*Motion by Helmar, Second by Pruitt to Approve Consent Calendar Item Nos. 1 and 2. Motion **Approved** by a Roll-Call 5/0 Majority Voice Vote.*

PUBLIC HEARINGS

1. Conditional Use Permit Application CUP 21-05 – Granite Construction Mining Expansion

Assistant City Manager Sean Brewer gave a brief overview of the item.

Chairman Sailer opened the Public Hearing for comment.

Candice Longnecker of Granite Construction Company gave a brief overview of the project.

Chairman Sailer closed the Public Haring.

*Motion by Garza, Second by Helmar to Adopt Resolution No. 021P-007 Approving Conditional Use Permit No. 21-05 with Conditions for Aggregate Mining and Related Activities on Granite Construction Company's Property located on 202.54 Acres at 38940 Highway 33. Motion **Approved** by a Roll-Call 5/0 Majority Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

Assistant City Manager Sean Brewer announced that the City Council, at their last meeting, initiated Stage II of the Water Conservation Ordinance which allows for a two-day a week watering schedule. In July the Council will be looking at implementing additional conservation measures.

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:58PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Consideration of Conditional Use Permit 21-07 and Further Adopting Resolution No. 021P-010 Approving a Sign Request for the High Times Cannabis Retail Facility at 286 N. 5th Street

Meeting Date: August 24, 2021

Project Location: 286 N. 5th Street

Applicant: Rainbow HAH Coalinga, LLC, 60 Cuttermill Road, Suite 303, Great Neck NY 11021

Owner: HAH Coalinga, LLC, 286 N. 5th Street, Coalinga, CA 93210

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff recommends approval of Conditional Use Permit 21-07 by adopting Resolution No. 021P-010 with conditions.

II. BACKGROUND:

On July 21, 2021 the Community Development Department received a Conditional Use Permit application from Rainbow HAH Coalinga, LLC (“applicant”) requesting two (2) new signs at the existing High Times Cannabis Retail Store located at 286 N. 5th Street. Staff accepted the application on August 10, 2021 and began processing the application for a conditional use permit.

III. PROPOSAL AND ANALYSIS:

Proposal: The Applicant is requesting to replace the two (2) existing 2.67 s/f signs with two (2) new 15.43 s/f signs to be attached to the building.

Section 9-5.129(d)(14) states that one attached sign per street frontage shall not to exceed twelve (12) square feet in area or twenty (20) percent of the window area of the retail facility, whichever is less, is permitted unless a larger sign is permitted under a conditional use permit not exceeding that of the Downtown Overlay District.

General Plan/Zoning Consistency: The existing location has a land use of General Commercial (CG) and a zoning designation of General Commercial (CG). This zoning is consistent with retail cannabis operations and the current operator hold a valid state and local license to operate a commercial retail cannabis facility at this location.

Location: 286 N. 5th Street

Signage: The applicant is requesting to increase the size and location of their signage for their retail facility in accordance with the planning and zoning code as it relates to retail cannabis facilities. Currently they have two (2) signs approximately 2.67 sq. ft. each and wish to replace those with two (2) new 15.43 sq. ft. signs to be attached to the building (see attached sign plan). The downtown overlay district allows wall signs at a rate of 0.5 sq. ft. per 1 linear feet of building frontage with a maximum of 100 square feet. The applicant has approximately 44 linear feet of frontage on 5th Street (Coalinga Plaza) and approximately 81 linear feet of frontage on Durian, allowing for enough linear footage to support the two (2) 15.43 s/f signs that is being proposed by the applicant.

In reviewing the application and their request in accordance with the planning and zoning code, their request would be well within the regulations established for cannabis retail facilities as well as consistent with that of permitted signs in the downtown overlay.

Public Notification: Public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law. As of the writing of this report there have been no responses to the notices that were mailed and/or posted.

Environmental Clearance: Staff has determined that this approval is not a project under CEQA as there are no anticipated impacts from the installation of new signage.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

A Conditional Use Permit shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record.

General Plan consistency: Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

The proposed signage is consistent with the City's standards for signage in the underlying zoning district as well within the Downtown Overlay. The proposed signage is consistent with that of the general plan and other City policies.

Neighborhood compatibility: The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;

The size of the proposed signage is consistent with the planning and zoning code and does not deviate from surrounding signage and/or other cannabis facilities that have received similar consideration. The proposed

signed are not expected to have an adverse effect the on the neighborhood or surrounding properties.

Asset for the neighborhood: The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

The design features of the sign in consistent with the branding of the company and does not deviate from the requirements of the code. Increased signage will provide similar visibility as shared by surrounding businesses.

ATTACHMENTS:

Description

- ☐ CUP 21-07 Application
- ☐ CUP 21-07 Sign Package
- ☐ Resolution No. 021P-010

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CUP 21-07
Application Number

July 21, 2021
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Rainbow HAH Coalinga LLC
Mailing Address: 60 Cuttermill Road - Suite 303 Great Neck, NY 11021
Telephone Number: (516) 662-5136 Assessor Parcel Number: _____
Property Location: 286 N. 5th, Street Coalinga, CA 93210
Legal Description (lot, block, Tracts, etc.) _____

PROPERTY USE INFORMATION:

Current Zoning: retail
Existing Number of Lots: _____ Proposed Number of Lots: _____ Area of Parcel: _____
Proposed Use: same

(If additional space is required attach separate sheet of paper)

Describe any new structures or improvements associated with use (indicate total square footage of structures). _____
Adding 2 new signs on the face of each side of the building and
removing the existing 2 small signs currently on the
face of the awning. Also adding five (5) red banner flags

(If additional space is required attach separate sheet of paper)

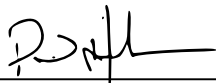
Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

same

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

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

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



Signature of APPLICANT/AGENT

HAH Coalinga LLC - Paul Henderson

Name of APPLICANT/AGENT (Please Print)

286 N. 5th Street Coalinga, CA 93210

Mailing Address

(801) 358-4759

Telephone Number



Signature of OWNER

Rainbow HAH Coalinga LLC - Ben Bolanos

Name of OWNER (Please Print)

60 Cuttermill Road Suite 303 Great Neck, NY 11021

Mailing Address

(516) 662-5136

Telephone Number

HIGH TIMES[®]



Signtech[™]

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



High TIMES

286 Coalinga Plaza
Coalinga, CA 93210 USA

Initial Date: 07/01/21
Salesperson: Melissa Saltsgaver
Coordinator: -
Designer: _____
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

**Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____

**This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.**

Drawing Number: _____

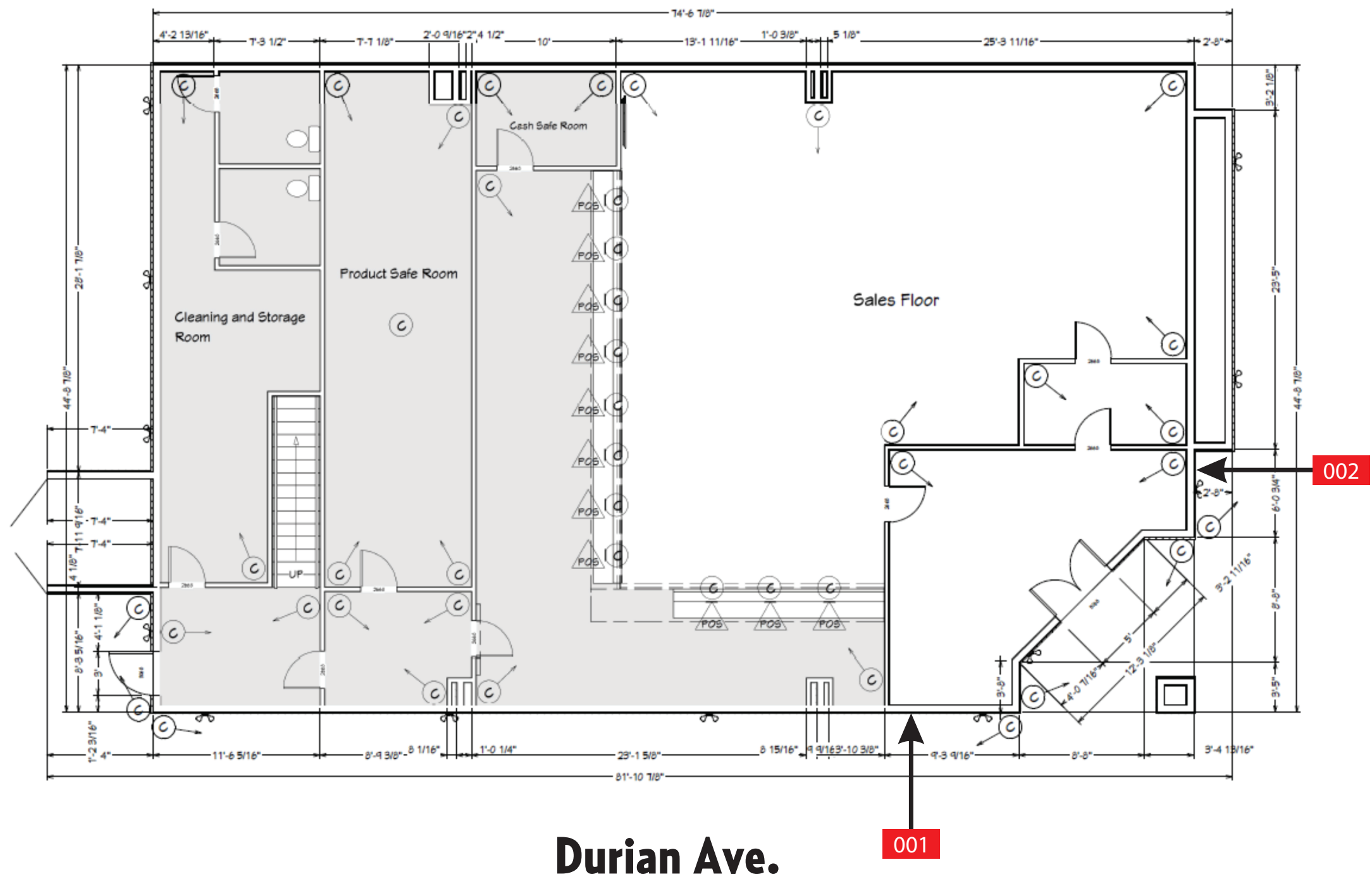
Quote: _____

Project ID: _____

DIRECTORY	VICINITY MAP	PLAN
<p>CUSTOMER</p> <p>High Times Aaron Smart Tel. 614.460.1297</p> <p>LANDLORD</p> <p>TO BE VERIFIED</p> <p>ARCHITECT</p> <p>TO BE VERIFIED</p>		

FLOOR PLAN

NOT TO SCALE



Coalinga Plaza



Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



High TIMES
286 Coalinga Plaza
Coalinga, CA 93210 USA

Initial Date: 07/01/21
Salesperson: Melissa Saltsgaver
Coordinator: -
Designer: -
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: _____

Quote: _____

Project ID: _____

STOREFRONT ELEVATION

NOT TO SCALE



SigntechTM

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



High TIMES

286 Coalinga Plaza
Coalinga, CA 93210 USA

Initial Date: 07/01/21
Salesperson: Melissa Saltsgaver
Coordinator: -
Designer: _____
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

**Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!**

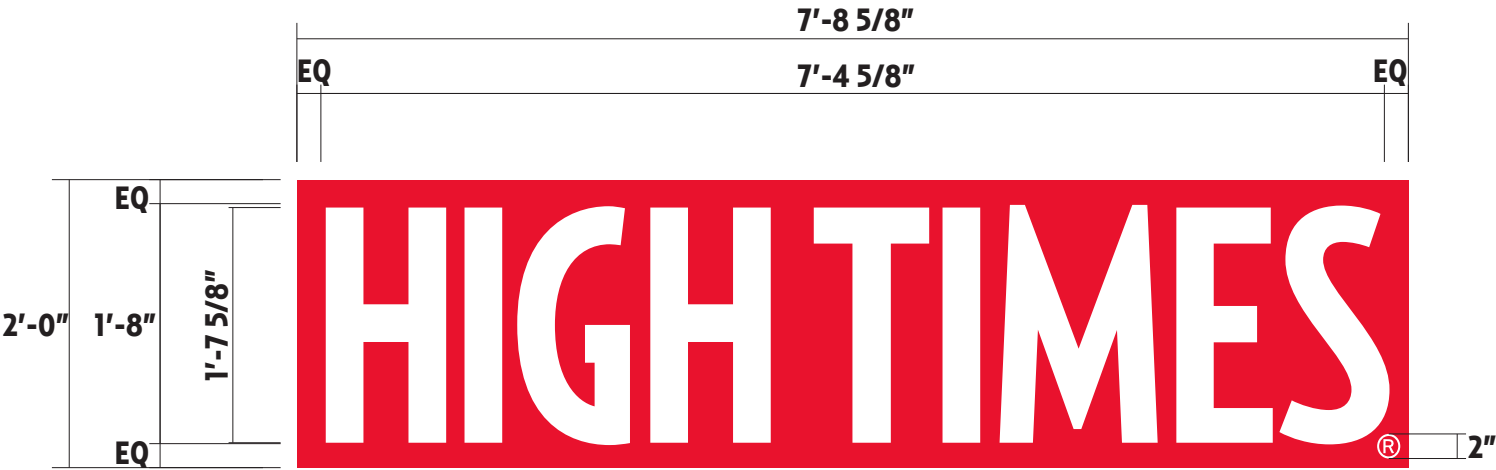
Customer Signature _____ Date _____

This design is the exclusive property of Signtech
and cannot be reproduced in whole or in part,
without their prior written approval.

Drawing Number: _____

Quote: _____

Project ID: _____



FRONT VIEW
SCALE: 3/4"=1'-0"

001 | 002 | SQ. FT. 15.43

MANUFACTURE AND INST ALL TWO (2) S/F ROUTE OUT / BACK UP CABINETS
CABINET

FACES & RETURNS: 3" DEEP FABRICATED .125" AL UMINUM PAINTED TO MATCH PMS 185C RED, SATIN FINISH.

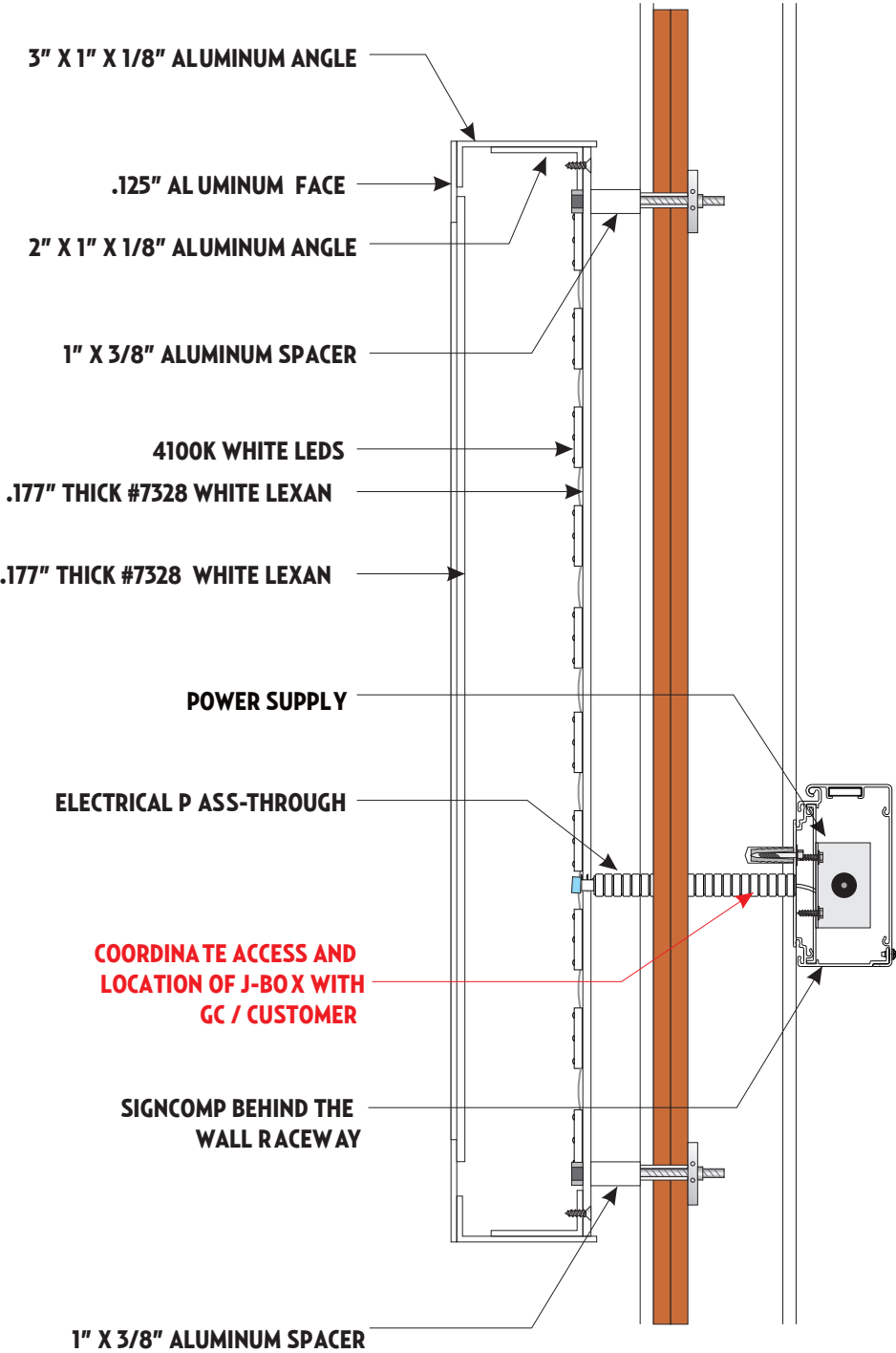
BACK: .177" THICK #7328 WHITE LEXAN

COPY: ROUTE OUT COPY TO BE BACKED UP WITH .177" #7328 WHITE LEXAN.

ILLUMINATION: 4100K WHITE LED'S WITH REMOTE POWER SUPPLIES.

SPACERS: 1" ALUMINUM SPACERS PAINTED TO MATCH PMS 185C RED, SATIN FINISH.

GENERAL CONTRACTOR:
G.C. TO PROVIDE (2) LAYERS
OF 3/4" PLYWOOD BLOCKING
BEHIND WALL SURFACE FOR
SIGN SUPPORT .



SECTION DETAIL
SCALE: 3"=1'-0"



SigntechTM

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com



High TIMES
286 Coalinga Plaza
Coalinga, CA 93210 USA

Initial Date: 07/01/21
Salesperson: Melissa Saltsgaver
Coordinator: -
Designer: -
Scale: As Noted

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY, COLORS & SIZES

Signtech does NOT provide primary
electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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without their prior written approval.

Drawing Number: _____
Quote: -----
Project ID: _____

RESOLUTION 021P-010

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 21-07, SIGN PLAN FOR THE HIGH TIME CANNABIS RETAIL FACILITY LOCATED AT 286 N. 5TH STREET

WHEREAS, the City of Coalinga Community Development Department has received an application for a Conditional Use Permit from the applicant, Rainbow HAH Coalinga, LLC requesting two (2) new signs at the existing High Times Cannabis Retail Store located at 286 N. 5th Street; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on August 24, 2021 to take testimony with regard to the proposed application, and;

WHEREAS, Public hearing notices were sent to all property owners within 300 feet of the site and posted at least in (3) public places (City Hall, Police Department, and Fire Department) as required by Local and State law.

WHEREAS, the Planning Commission has determined that this project is not a project under CEQA and requires no further environmental review, and;

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail, and;

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

General Plan Consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood Compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties; and

Asset for the Neighborhood. The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

~~~~~

NOW THEREFORE BE IT RESOLVED, that the Planning Commission approves the proposed signage plan for the High Times Retail Cannabis Store at 286 N. 5<sup>th</sup> Street with conditions (Exhibit A).

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 24<sup>th</sup> Day of August 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

---

City Clerk/Deputy City Clerk



## **Exhibit A**

### **General On-going Procedural and Operational Conditions of Approval – Conditional Use Permit 21-07 (High Times Signage Plan)**

REVISIONS: Any proposed change, as determined by the Assistant City Manager, to the approved exception shall require re-submittal, review and approval of an additional permit.

EXPIRATION: This approval shall become null and void if all conditions have not been completed and the occupancy or use of the land has not taken place within one (1) year of the effective date of conditional approval.

PERMITS: Any and all permits required as part of this application shall be secured before construction.

CONTINUOUS EFFECT: All of the conditions of this approval are continuously in effect throughout the operative life of the project for the uses approved. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the use provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.

ADDITIONAL CONDITIONS:

1. This use permit shall be subject to revocation by the Planning Commission at such time as any of the following conditions are found to exist:
  - a. Conditions of approval have not been fulfilled;
  - b. The use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property; or
  - c. The use has resulted in a substantial adverse impact on public facilities or services.
2. The two (2) existing signs shall be removed before the installation of the two (2) newly approved signs are installed.
3. No additional signage shall be installed without the approval of the planning commission under a revised conditional use permit application.