



AGENDA

PLANNING COMMISSION

TUESDAY OCTOBER 26, 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 October 26, 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 - 9-28-2021

PUBLIC HEARINGS

1. Conditional Use Permit Application CUP 21-09 - Single Room Occupancy Facility - 270 N. 7th 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 - 9-28-2021
Meeting Date October 26, 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

- ☐ 9-28-2021 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210
Tuesday, September 28, 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)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

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

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 – 8-24-21
2. Approve Minutes – 9-14-21

*Motion by Helmar, Second by Garza to Approve Information/Consent Calendar Item Nos. 1 and 2. Motion **Approved** by a 3/0 Majority Voice Vote. (Pruitt and Jacobs – Absent)*

PUBLIC HEARINGS

1. Approval of a Conditional Use Permit for 555 E. Elm Ave for the Approval of a Beer and Wine License

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

Chairman Sailer opened the Public Hearing for comments.

Mr. Brewer indicated he received no written comments.

Chairman Sailer closed the Public Hearing.

*Motion by Helmar, Seconded by Garza to Approve a Conditional Use Permit for 555 E. Elm Ave for a Beer and Wine License. Motion **Approved** by a 3/0 Roll-Call Vote. (Pruitt and Jacobs – Absent)*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

Chairman Sailer requested a Future Agenda Item on Senate Bill 9 which allows owners to split their lots or convert homes to duplexes, regardless of local zoning.

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:10PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Conditional Use Permit Application CUP 21-09 - Single Room Occupancy Facility
- 270 N. 7th Street

Meeting Date October 26, 2021

Project Location: 270 N. 7th Street, Coalinga, CA 93210

Applicant: Amardeep Brar, 1191 Phelps Ave, Coalinga, CA 93210

Owner: Amardeep Brar, 1191 Phelps Ave, Coalinga, CA 93210

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Planning Commission approval of Resolution No. 021P-012, approving Conditional Use Permit application CUP 21-09 with conditions to convert an existing (11) room motel at 270 N. 7th Street to a Single Room Occupancy Facility (APN: 072-124-01).

II. BACKGROUND:

On September 8, 2021 the Community Development Department received a conditional use permit application requesting the conversion/rehabilitation of the existing (11) room motel at 270 N. 7th Street into (11) residential studio apartments (single room occupancy facility) to accommodate Coalinga Regional Medical Center (CRMC) employees.

Conditional Use Permit Application

In accordance with the land use table in the Planning and Zoning code, single room occupancy facilities require the issuance of a conditional use permit reviewed and approved by the Planning Commission. This use classification requires special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of Conditional Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions.

Single Room Occupancy Zoning Classification

A single room occupancy facility is defined as a residential facility with six (6) or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests or renters, and which are also the primary residences of the guests or renters. This use type is distinct from a hotel or motel, which is a commercial use.

California Environmental Quality Act

This application constitutes a project in accordance with the California Quality Act, therefore staff has

prepared an environmental analysis as part of this land use application.

Comments

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal including conditions of approval reflect feedback from the necessary City Departments.

III. PROPOSAL AND ANALYSIS:

The structures located at 270 N. 7th Street were originally used as motel units formally the Kruger Motel. These structures were recently purchased and are now under new ownership and the owners wish to rehabilitate the units to convert them the single room occupancy residential units. These units, once converted and rehabilitated, would no longer be classified as hotel rooms and deemed single occupancy residential units.

A single room occupancy facility is defined as a residential facility with six (6) or more guest rooms without kitchen facilities in individual rooms, or kitchen facilities for the exclusive use of guests or renters, and which are also the primary residences of the guests or renters. This use type is distinct from a hotel or motel, which is a commercial use.

The owner will be rehabilitating the 11 units to accommodate CRMC employees. The proposed renovations include, painting, flooring, restroom renovations and residential building code compliance (smoke detectors, carbon monoxide detectors, ect.) Amenities in the rooms will include mini fridge, microwave and television.

The property is served by 10 parking spaces with ample on street parking available to accommodate the parking requirement which is 1 per studio.

Environmental (CEQA)

The proposed project has been determined to be exempt from CEQA in accordance with Section 15301(a) for existing facilities. This project is the rehabilitation and conversion of an 11-room hotel to accommodate employees of the Coalinga Regional Medical Center. Rehab activities range from painting, plumbing, flooring and various cosmetic work. Single Room Occupancy facilities are permitted uses in the General Commercial Zoning District subject to a Conditional Use Permit. A notice of exemption will be filed with the Fresno County Clerk's Office once approval has been granted for this application.

Public Notification:

Public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

Findings

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:

(1) **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;

General Plan Goal LU2

Provide creative, high-quality choices in housing types and densities in a variety of neighborhoods where residents can fulfill their varied individual housing needs and dreams of home ownership.

General Plan Policy LU2-1

Favorable consideration shall be given to developments which further the City's goal of accommodating a broad range of housing types and densities in a variety of neighborhoods within the City.

There are several goals within the Housing Element that foster the idea of providing and preserving housing within the City from facilitating and encourage the provision of a range of housing types to meet the diverse needs of residents, Encouraging and facilitating the development of affordable housing, and preservation of housing within existing neighborhoods.

(2) **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 subject property is located in a residential neighborhood within a block from Elm Ave. The conversion of these units from a commercial motel/hotel classification to a single room occupancy facility will fit well within the existing neighborhood and is not expected to negatively impact the surrounding properties as it relates to traffic, density, and noise.

(3) **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. In addition this provides an economic benefit to the CRMC as a way to market the facility and provide housing for its employees.

ATTACHMENTS:

Description

- ☐ CUP Application
- ☐ Supplemental Application Information
- ☐ Resolution 021P-012

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

09/08/2021

CUP 21-09
Application Number

~~08/19/2021~~
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Coalinga Regional Medical Center
Mailing Address: 1191 Phelps Ave, Coalinga 93210
Telephone Number: 559-821-6100 Assessor Parcel Number: _____
Property Location: 290 N 7th St, Coalinga 93210
Legal Description (lot, block, Tracts, etc.) _____

PROPERTY USE INFORMATION:

Current Zoning: CG - General commercial
Existing Number of Lots: 1 Proposed Number of Lots: N/A Area of Parcel: _____
Proposed Use: Accommodation for hospital staff

(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). _____

(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.)

- hours of operation - 24/7
- Parking available on-site

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

AMARDEEP BRAR

Name of APPLICANT/AGENT (Please Print)

1191 PHELPS AVE, Coaling 93210

Mailing Address

559-821-6100

Telephone Number

Giani Singh Randhawa.

Signature of OWNER

Gian Singh Randhawa

Name of OWNER (Please Print)

4120 Dale Rd., JB-140

Mailing Address

(209) 485-6411

Telephone Number

modesto, CA 95356

From: [Amardeep Brar](#)
To: [Kristi Anderson](#)
Cc: [Sean Brewer](#)
Subject: RE: Coalinga Motel
Date: Tuesday, September 14, 2021 2:36:56 PM

Good Afternoon Kristine,
Here is the information:

1. How many units and the square footage of each unit? 11 units, approx. 230 sq. ft.
2. How many parking stalls on site? 10 parking spaces
3. What improvements are being done? Flooring , restroom renovations, Painting
4. What amenities are in each room? Mini Fridge, Microwave, TV
5. Where will the trash enclosure be located? Trash Bins would be located on the side of the building

Please do let me know if you need further information.

Thank you,
Amardeep Brar

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files, or previous e-mail messages attached to it may contain confidential information that is legally privileged. If you are not the intended recipient, you should not read this message, and you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is strictly prohibited. If you have received this transmission in error, please notify us immediately by reply e-mail, by forwarding this message to abrar@crmcmcd.org, and then please destroy the original transmission and its attachments without reading or saving in any manner. Thank you.

From: Kristi Anderson <kanderson@coalinga.com>
Sent: Wednesday, September 8, 2021 3:42 PM
To: Amardeep Brar <abrar@crmcmcd.org>
Cc: Sean Brewer <sbrewer@coalinga.com>
Subject: Coalinga Motel

Good Afternoon,

We received the CUP Application and payment for the Coalinga Motel Project, thank you. There are a few items that were not included in the application, they are as follows:

1. How many units and the square footage of each unit?
2. How many parking stalls on site?
3. What improvements are being done?
4. What amenities are in each room?
5. Where will the trash enclosure be located?

Thank you!

Kristine Anderson
Administrative Secretary
Public Works, Utilities & Community Development
155 W Durian Ave.
Coalinga, CA 93210
(559)935-1533 ext. 150

RESOLUTION NO. 021P-012

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 21-09, APPROVING THE CONVERSION OF AN EXISTING MOTEL AT 270 N. 7th STREET TO A SINGLE ROOM OCCUPANCY FACILITY

WHEREAS, the City of Coalinga Community Development Department has received an application for a Conditional Use Permit to convert an existing motel to a single room occupancy facility at 270 N. 7th Street; and

WHEREAS, the Applicant requested to convert (11) motel units to (11) residential single room occupancy (SRO) studio units;

WHEREAS, the planning and zoning code required the issuance of a conditional use permit for the location of a single room occupancy facility in the commercial general (CG) zone district; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on October 26, 2021 to consider and take testimony with regard to the proposed application, and;

WHEREAS, the Planning Commission has determined that this project is exempt for further environmental review under CEQA in accordance with Government Code Section 15301(a) (Existing Facilities), 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 regarding the issuance of the conditional use permit:

- 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 conditional use permit with conditions (Exhibit A):

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 26th Day of October 2021.

AYES:

NOES:

ABSTAIN:

ABSENT:

Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit A

Conditions of Approval – Conditional Use Permit 21-09 (270 N. 7th Street – APN: 072-124-01)

REVISIONS: Any proposed change to the approved use or activity on the site shall require submittal, review and approval of an additional land use application. Any minor changes can be reviewed and approved by the Community Development Director unless determined that the Planning Commission shall approve such change.

EXPIRATION: This approval shall become null and void if a building permit has not been secured within six (6) months of approval for the required improvements as established by the Building Official. In addition, all conditions must be completed and the occupancy or use of the land must take place within one (1) year of the effective date of conditional approval or the Conditional Use Permit approval will be null and void.

PERMITS: Prior to occupancy, all licenses and permits shall be obtained from all applicable City Departments (Fire department, Building Department, Business, ect.).

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.

PROPERTY MAINTENANCE: The tenant and/or property owner shall continually maintain the property and its infrastructure so that it is visually attractive and not dangerous to the health, safety and general welfare of both its employees, patrons and surrounding properties. There shall be no outside storage permitted at this location.

ADDITIONAL CONDITIONS:

- AC-1. The Single Room Occupancy facility shall serve as permanent residences of the individuals occupying the units. It is not intended or designed for occupancy by transients for dwelling, lodging, or sleeping purposes.
- AC-2. The applicant shall be responsible for landscaping the open space per city standards.
- AC-3. The parking lot shall be striped in accordance with Section 9-4.305 and shall provide 1 ADA stall.
- AC-4. If signage is proposed at the site location, a sign permit shall be submitted and reviewed and approved by the Community Development Department. The existing signage shall be removed.

- AC-5. The applicant shall work with the Community Development and Building Department to identify a trash enclosure (recycling and trash) location that will serve all residential units.

- AC-6. The applicant shall adhere to any other requirements of the Public Works, Fire, Building and Community Development Department(s).