



AGENDA

PLANNING COMMISSION

TUESDAY DECEMBER 14, 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 December 14, 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 - 11-09-2021
2. Approval of a One (1) Year Extension of Site Plan Review Application SPR 20-01 for the Warthan Place Apartment Phase 2 81 Unit Multi-Family Development

PUBLIC HEARINGS

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 - 11-09-2021
Meeting Date December 14, 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

☐ 11-09-2021 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210
Tuesday, November 9, 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)

Pledge of Allegiance

CHANGES TO THE AGENDA

None

ROLL CALL

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

Staff: Assistant City Manager, Sean Brewer
Public Works and Utilities Coordinator, Larry Miller - Absent
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 – 10-26-21

*Motion by Helmar, Second by Garza to Approve Information/Consent Calendar Item No. 1. Motion **Approved** by a 4/0 Majority Voice Vote. (Jacobs – Absent)*

PUBLIC HEARINGS

1. Planning Commission Consideration of a Modified Combined Development Application CDA-M 21-01 and Further Adopting Resolution No. 021P-013 for the Development of a New Commercial Cannabis Cultivation, Manufacturing and Distribution Facility at 9840 Cody Street

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 Pruitt, Second by Helmar to Adopt Resolution No. 021P-013 Approving a Modification to a Combined Development Application No. CDA-M 21-01 for the Development of a New Industrial Building to Accommodate a Commercial Cannabis Cultivation, Manufacturing and Distribution Located at 9840 Cody Street. Motion **Approved** by a 4/0 Roll-Call Vote. (Jacobs – Absent)*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

Mr. Sean Brewer indicated the second meeting of the month would be cancelled due to the Thanksgiving holiday.

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:22PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Approval of a One (1) Year Extension of Site Plan Review Application SPR 20-01 for the Warthan Place Apartment Phase 2 81 Unit Multi-Family Development

Meeting Date December 14, 2021

Project Location: Warthan and Sacramento Street

Applicant: CFY Development, Inc, 1724 10th Street, Suite 120, Sacramento, CA 95811

Owner: CFY Development, Inc, 1724 10th Street, Suite 120, Sacramento, CA 95811

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Approval of a one (1) year extension of site plan review 20-01 for the development of an 81 unit multi-family development project.

II. BACKGROUND:

On December 8, 2020 the City of Coalinga Planning Commission approved site plan review 20-01 adopting Resolution No. 020P-010 for the development of an 81 unit multi-family development project near Warthan Street and Sacramento Street. A link to the project approvals can be found here:
<https://coalinga.novusagenda.com/AgendaPublic/CoverSheet.aspx?ItemID=3722&MeetingID=351>

According to condition #1 approval of the site plan is valid for one (1) year unless approved for an extension by the Planning Commission.

III. PROPOSAL AND ANALYSIS:

On December 1, 2021, the applicant submitted a letter (attached) requesting a one (1) year extension of their approvals for phase 2 of their project. The project has been fully funded and the additional time is needed to pull building permits and begin construction.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

There have been no changes to the planning and zoning code as it relates to this project and project approvals

and design are still in compliance with current site planning regulations. Staff is recommending approval of the one year extension.

ATTACHMENTS:

Description

- 1 Year Extension Letter - WPA Phase 2

WARTHAN PLACE APARTMENT INVESTORS II, LP

1724 10th Street, Suite 120
Phone: (916) 446-4040

Sacramento, CA 95811
Fax: (916) 446-4044

November 30, 2021

Mr. Sean Brewer
Assistant City Manager
City of Coalinga
City Hall
155 W Durian
Coalinga, CA 93210

Subject: Extension Request for Warthan Place II Apartments

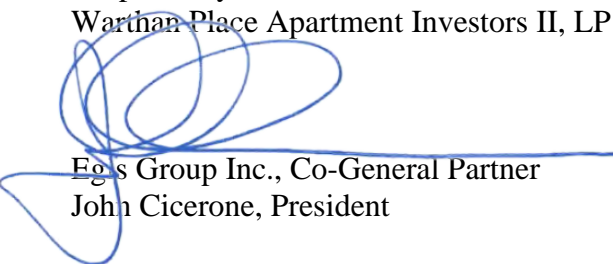
Dear Mr. Brewer:

We request a one year extension for our approvals on Warthan Place Apartments II. We have worked for several years on this much needed 81 unit farm worker housing project.

California Tax Credit Allocation Committee has awarded the project tax credits. Housing Community Development has awarded Joe Serna funds. We have secured Boston Financial as an investor, Bonneville Mortgage for the permanent loan and JP Morgan Chase for construction loan.

We need the extension to provide time for us to submit for and pull building permits.

Respectfully Submitted,
Warthan Place Apartment Investors II, LP



Eg's Group Inc., Co-General Partner
John Cicerone, President