



AGENDA

PLANNING COMMISSION

TUESDAY FEBRUARY 22, 2022

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 February 22, 2022 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 Vacant
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 - 1-25-2022

PUBLIC HEARINGS

1. City Initiated Zoning Text Amendment (No. ZTA 21-02) Amending the Planning and Zoning Code Related to towing and impound yards, dry cleaning establishments and various clarification and cleanup language related to various commercial uses and their associated development regulations

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 - 1-25-2022
Meeting Date January 22, 2022
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



1-25-2021 PC Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210
Tuesday, January 25, 2022

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
Commissioner Helmar
Commissioner – Vacant
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 – 12-14-2021

*Motion by Helmar, Second by Pruitt to Approve Information/Consent Calendar Item No. 1. Motion **Approved** by a 4/0 Majority Voice Vote.*

PUBLIC HEARINGS

1. Conditional Use Permit Application CUP 21-11 0 Expansion of Existing Tire Shop at 175 S. 6th Street

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

Chairman Sailer opened the Public Hearing for comments, hearing none, Chairman Sailer closed the Public Hearing.

*Motion by Pruitt, Second by Helmar to Adopt Resolution No. 022P-001 Approving, with Conditions, Conditional Use Permit Application No. 21-11 for the Expansion of an Existing Tire Shop located at 175 S. 6th Street. Motion **Approved** by a 4/0 Majority Voice Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:18PM

Chairman/Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: City Initiated Zoning Text Amendment (No. ZTA 21-02) Amending the Planning and Zoning Code Related to towing and impound yards, dry cleaning establishments and various clarification and cleanup language related to various commercial uses and their associated development regulations

Meeting Date February 22, 2022

Project Location:

Applicant: City of Coalinga, 155 W. Durian, Coalinga, CA 93210

Owner:

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Adoption of Resolution No. 022P-002, Planning Commission Consideration and Recommendation to the City Council for Approval of a City Initiated Zoning Text Amendment (No. ZTA 21-02) Amending the Planning and Zoning Code Related to towing and impound yards, dry cleaning establishments and various clarification and cleanup language related to various commercial uses and their associated development regulations.

II. BACKGROUND:

On December 2, 2021, the City Council voted to initiate a zoning text amendment to update the City's planning and zoning regulations related to towing and impound facilities and dry-cleaning establishments. In addition, when a zoning text amendments are initiated and processed, staff likes to address areas of the code where text in the zoning code need clarification and/or deletion to ensure consistency in the codes application and intent of the regulation for consideration by the Commission and Council. These additional items staff is proposing to address are related to service stations and car washes, general offices and telecommunication land uses. Staff has prepared an ordinance for the Planning Commission to consider and recommend to the City Council for approval at their March 3, 2022 meeting.

III. PROPOSAL AND ANALYSIS:

The proposed text amendment incorporates changes in definitions, permitted uses, and additional development regulations to ensure that the application of the zoning code is meeting the intent and purpose of the City's zoning regulation in relation to the general plan.

Tow and Impound

Towing and impound establishments are defined as establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services. This classification does not include automobile/dismantling. This falls under salvage yards.

Currently, Towing and Impound uses are permitted in the city but only in the Manufacturing Business Heavy (MBH) zoning district. The issue is that there are only (2) parcels in the City that are zoned in that district and that is the existing garage plant and the land directly to the south. Council directed staff to consider amending the land use table to allow towing and impound establishments in the Manufacturing Business Light (MBL) districts subject to a conditional use permit (CUP) to expand their ability to locate in Coalinga since the code is currently restrictive to this land use. With the CUP requirement this would allow staff and the commission the ability to condition the project to ensure land use compatibility and apply transitional standards when needed.

PROPOSED AMENDMENT: Including Towing and Impound as a permitting use in the MBL subject to a conditional use permit.

Dry Cleaning Facilities

The City currently has (2) definitions that address dry cleaning facilities:

- *Industry, limited.* Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes operations such as manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry-cleaning plants; mobile home manufacturing; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. This classification includes the cultivation, processing, extraction, manufacturing, testing, distribution, and transportation of cannabis and cannabis products.
- *Personal services.* Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, massage parlors, tattoo parlors, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), laundromats, shoe repair shops, self-service laundries, photocopying and photo finishing services, and travel agencies.

Industry limited talks about dry cleaning plants where personal services allows for dry cleaning agents but excludes large-scale plants. It does not particularly speak to whether small equipment would be permitted in a commercial location that include pick-up and drop-off. City Council directed staff to develop language that would clarify land use permissibility for dry cleaning establishments and further clarify smaller operation (outlet or agent) versus a larger scale facility.

PROPOSED AMENDMENT: Staff developed three (3) new definitions for dry-cleaning establishments as well as updated the land use table to incorporate their permitted uses:

- *Dry-cleaning Agency:* For drop off and pick up only, no laundry or dry-cleaning equipment on premises.
- *Retail Drycleaner:* Dry cleaning establishment where the dry cleaning and laundry equipment is permitted on the premises and such services are performed on articles brought in directly from the customer to the establishment. This includes delivery of the articles to the retail customer where the dry-cleaning establishment directly processes such articles for such customer.

- *Wholesale Dry-cleaning:* A dry-cleaning establishment that has equipment on the premises, but on a much larger scale. This classification is for the establishments that process articles for several customers and do not have customer pickup.

As a result of the updated definitions, staff has incorporated these three land use classifications into the land use table where they best fit based on their operational intensity. These can be found in the draft ordinance in Sections 4 and 6.

Cleanup Language and Clarification to Existing Land Uses and Additional Development Regulations

When a zoning text amendment is proposed or initiated, staff likes to look at some areas of the code where it has been difficult to apply the strict regulation in addition to balancing the intent of the code and its application of the regulations. There were a few areas where staff has discovered these issues and has provided some language changes to clarify the regulatory intent.

Service Stations with Vehicle Washing Facilities: Staff has updated the code to clarify that car washes can typically be accessory to service stations. Therefore, when a service station is permitted, a car wash facility should be permitted so long as they are accessory. This application is applied in the General Commercial Zoning District (CG) since car washing facilities, stand alone, are permitted in the (CR) Commercial Retail Center and (CS) Service Commercial Zone.

General Office and Telecommunication (Facilities within Buildings): With the ever-changing landscape of telecommunications and need for broadband infrastructure, limiting facilities within buildings to radio and television studios in MX and CS Zones restricts the enhancement of broadband within the community. In order to contribute to easing regulation on broadband expansion, permitting facilities within buildings (switches, wiring, and various electronic equipment) in the mixed-Use (MX) and Service Commercial (CS) zones would expand the areas for broadband infrastructure in the city with the requirement that a central office be located on the premises for public access.

In addition, with the limited nature of office space in Coalinga, and the intent of the City to encourage business development, the regulations of limiting office space in the (CS – Service Commercial) zone as accessory to a principal commercial use is limiting and has created several non-conforming uses in areas developed for office space. Staff is recommending removing these regulations to limit non-conforming uses and improve office space opportunity in the City with no impact.

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 and industrial uses. These changes further enhance the general plan and intent of the zoning code.

Public Notification: On February 10, 2022 public hearing notices were 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 the newly incorporated land uses (dry cleaners and towing/impound).

IV. FISCAL IMPACT:

None determined at this time.

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

- ▣ Resolution No. 022P-002 - Zoning Text Amendment
- ▣ Ordinance No. 850 - Zoning Text Amendment

RESOLUTION 022P-002

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION RECOMMENDING APPROVAL OF A ZONING TEXT AMENDMENT TO AMEND THE PLANNING AND ZONING CODE RELATED TO DRY CLEANERS, TOWING AND IMPOUND FACILITIES AND VARIOUS CLARIFICATIONS OF ADDITIONAL DEVELOPMENT REGULATIONS

WHEREAS, Title 9 of the Coalinga Municipal code establishes regulations, requirements and standards including but not limited to: controlling the uses of land, the density of population, the uses and locations of structures, the height and bulk of structures, open spaces surrounding buildings, the areas and dimensions of lot areas and building sites, the location, size, and illumination of signs, and requiring the provision of usable open space, screening and landscaping, off-street parking and loading facilities, and;

WHEREAS, the City desires to amend definitions related to dry cleaning establishments to clarify their classification in the land use table for commercial and industrial uses; and

WHEREAS, the City desires to amend the land use classification for towing and impound facilities since the code is currently too restrictive on the land use; and

WHEREAS, the City desires to amend the planning and zoning code to clarify and add language to enhance the intent of the general plan by supporting the expansion and retention of commercial activity in Coalinga and further support the intent of the planning and zoning code; 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 10, 2022, and;

WHEREAS, the Planning Commission held the noticed Public Hearing on February 22, 2022 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 above mentioned.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regular meeting held on the 22nd day of February 2022.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit "A"

Draft Ordinance No. 805

ORDINANCE NO. 850

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA, CALIFORNIA AMENDING TABLE 2.7 OF COALINGA MUNICIPAL CODE SECTION 9-5.402 RELATED TO TOWING AND IMPOUND YARDS AND AMENDING THE PLANNING AND ZONING CODE RELATED TO DRY CLEANING FACILITIES AND VARIOUS DELETIONS AND CLARIFICATIONS TO ADDITIONAL DEVELOPMENT REGULATIONS FOR COMMERCIAL AND INDUSTRIAL USES.

WHEREAS, Title 9 of the Coalinga Municipal code establishes regulations, requirements and standards including but not limited to: controlling the uses of land, the density of population, the uses and locations of structures, the height and bulk of structures, open spaces surrounding buildings, the areas and dimensions of lot areas and building sites, the location, size, and illumination of signs, and requiring the provision of usable open space, screening and landscaping, off-street parking and loading facilities, and;

WHEREAS, the City wishes to update Title 9 of the Municipal Code to update regulations related to towing and impound yards, dry cleaning establishments and various deletions/modifications of code that aligns with the intent of the zoning regulations; 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 the land use classification Table 2.7 of Section 9-5.402 to Article 4 of Chapter 2 in Title 9 of the Coalinga Municipal Code related to Towing and Impound permitted uses:

Use Classification	MBL	MBH	Additional Regulations
Towing and Impound	No CUP	Yes	

SECTION 3. The City Council hereby adds the following definitions to section Article 2 of Chapter 1 in Title 9 of the Coalinga Municipal Code:

Dry Cleaning Establishments

Drycleaning Agency: For drop off and pick up only, no laundry or drycleaning equipment on premises.

Retail Drycleaner: Dry cleaning establishment where the dry cleaning and laundry equipment is permitted on the premises and such services are performed on articles brought in directly from the customer to the establishment. This includes delivery of the articles to the retail customer where the drycleaning establishment directly processes such articles for such customer.

Wholesale Drycleaning: A drycleaning establishment that has equipment on the premises, but on a much larger scale. This classification is for the establishments that process articles for several customers and do not have customer pickup.

Service station. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, **such as, but not limited to**, providing repair services; selling automotive oils,

replacement parts, and accessories; providing food services; and ancillary services such as automotive vehicle washing.

SECTION 4. The City Council hereby adds the following land use classification under “commercial uses” to Table 2.5 of Section 9-2.302 to Article 3 of Chapter 2 in Title 9 of the Coalinga Municipal Code related to Dry Cleaning Establishments:

Use Classification	CG	CR	CS	MX	Additional Regulations
Dry Cleaning Agency	YES	YES	YES	YES	
Retail Drycleaner	CUP	CUP	CUP	CUP	Exhaust fan or ventilation to be located within 12’ of the drycleaning machine

SECTION 5. The City Council hereby adds the following land use classification under “commercial uses” to Table 2.5 of Section 9-2.302 to Article 3 of Chapter 2 in Title 9 of the Coalinga Municipal Code related to Services Stations:

Use Classification	CG	CR	CS	MX	Additional Regulations
Service Stations	CUP (7)	CUP	CUP	CUP	Section 9-5.107 , Auto Service Stations and Car Washing; (CG) Limited to establishments with a gross floor area of 5,000 square feet or less.

SECTION 6. The City Council hereby adds the land following use classification under “industrial uses” in Table 2.7 of Section 9-2.402 to Article 4 of Chapter 2 in Title 9 of the Coalinga Municipal Code related to Wholesale Dry-Cleaning Facilities:

Use Classification	MBL	MBH	Additional Regulations
Wholesale Dry-Cleaning	CUP	CUP	

SECTION 7. The City Council hereby modifies the following land use classification under “commercial uses” and “industrial uses” to Table 2.5 of Section 9-2.302 to Article 3 of Chapter 2 in Title 9 of the Coalinga Municipal Code office and telecommunication uses:

Use Classification	CG	CR	CS	MX	Additional Regulations
General Offices	YES	CUP	YES (3)	YES	
Walk-in Clientele	YES	CUP	YES (3)	YES	
Facilities within Buildings	YES	NO	YES (6)	YES	Section 9-5.125, Telecommunication Facilities. (CS, MX) Limited to radio and television studios.
<p>3. Offices are permitted only as an accessory to a primary commercial use. Conditional Use Permit approval is required for office, business, or professional uses greater than 5,000 square feet in size per lot or integrated commercial development.</p> <p>6. Permitted so long as a central office (general office) is located on the premises for public access.</p> <p>7. Washing Facilities shall be permitted ancillary (accessory) to a Service Station that is the primary use.</p>					

SECTION 8. 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 9. 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 10. 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 _____, 2022.

Mayor/Mayor Pro-Tem, City of Coalinga

ATTEST:

City Clerk/Deputy City Clerk