



AGENDA

PLANNING COMMISSION

TUESDAY SEPTEMBER 13, 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 September 13, 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 Stoppenbrink*
- 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 - 07-26-2022

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Consideration of Site Plan Review Application SPR 22-01 for the Development of an 8-Unit Multi-Family Project at the Southeast Corner of Cedar Ave and 4th Street

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Approve Minutes - 07-26-2022
Meeting Date September 13, 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

☐ 7-26-2022 Minutes

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210
Tuesday, July 26, 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 Stoppenbrink
Commissioner Pruitt

Staff: Assistant City Manager, Sean Brewer
Public Works and Utilities Coordinator, Larry Miller
City Clerk, Shannon Jensen

CHANGES TO THE AGENDA

Assistant City Manager Sean Brewer announced that Discussion Item No. 6.1 would be moved to just after the Information / Consent Calendar.

Consensus of the Council to accept the Changes to the Agenda as announced.

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 – 3-22-2022

*Motion by Helmar, Second by Jacobs to Approve Information/Consent Calendar Item No. 1. Motion **Approved** by a 5/0 Majority Voice Vote.*

PUBLIC HEARINGS

1. City Initiated Zoning Text Amendment (No. ZTA 22-01) Amending the Planning and Zoning Code Related to Accessory Dwelling Units (ADU's), Floodplain Regulations and Density Bonus

Assistant City Manager Sean Brewer gave a brief overview of the item, stating that State enacted accessory dwelling unit (ADU) legislation in 2017, 2018 and again in 2020, to reduce regulatory barrier and costs, streamline approval, and expand the potential capacity for ADUs in response to California's housing shortage. The State ADU laws preempt local ordinances and cities must implement these laws with limited exceptions. As a result, the City's existing ordinance is unenforceable under State law and staff has been applying the State's requirements to all ADU applications

Chairman Sailer opened the Public Hearing for comments.

Vice Chairman Jacobs asked if the main residence must be owner-occupied, or can you have both residences rented?

Mr. Brewer indicated that it is not required to be owner-occupied, however the second dwelling cannot be sold separate from the main residence.

Vice Chairman Jacobs asked if the second dwelling would be charged for street-sweeping services even if the street-sweeper does not sweep the alleyway?

Public Works and Utilities Coordinator Larry Miller stated that service would not be charged to the second dwelling.

Vice Chairman Jacobs asked if a manufactured home or mobile home would qualify.

Mr. Brewer indicated that it would have to have a permanent foundation – you cannot just place a mobile home there. A manufactured home would be ok. Just to clarify, owner-occupancy is not required for ADUs, but owner-occupancy is required on a Junior ADU.

Commissioner Helmar asked if the unit has to have a closet.

Mr. Brewer stated yes, typically bedrooms must have a closet.

Commissioner Helmar pointed out that section 6e is blank on page 8 of the Title 9 attachment.

Mr. Brewer indicated that he would correct the typo.

Commissioner Helmar pointed out that the tables are missing on pages 11-13 of the Title 9 attachment.

Mr. Brewer indicated that the document wasn't updated to include the tables after the last-minute change but will make sure that the document includes the tables.

Vice Chairman Jacobs inquired about the term density bonus.

Mr. Brewer stated density bonus provides incentives or concessions for housing developments with affordable housing projects.

*Motion by Stoppenbrink, Second by Helmar to Adopt Resolution No. 022P-005 Approving a Zoning Text Amendment to Amend the Planning and Zoning Code Related to Accessory Dwelling Units (ADUs), Floodplain Management and Density Bonus. Motion **Approved** by a 5/0 Majority Roll-Call Vote.*

2. City Initiated Zoning Text Amendment (No. ZTA 19-04) Amending the Planning and Zoning Code Related to In-Home Family Daycare Facilities to Align with State Law

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

Chairman Sailer opened the Public Hearing for comments.

Commissioner Helmar asked if Mr. Brewer had any idea how many less CUPs would come across his desk?

Mr. Brewer stated that the State is always changing the process and we were always having to verify the number of kids, however we will field any complaints as they come in.

Vice Chairman Jacobs asked if they were no longer required to have a license?

Mr. Brewer stated no, they are now considered a residential business.

Commissioner Stoppenbrink asked about complaints regarding the increased traffic at these locations during drop offs and pickups?

Mr. Brewer stated that traffic could increase if there are more kids.

Chairman Sailer closed the Public Hearing.

*Motion by Helmar, Second by Stoppenbrink to Adopt Resolution No. 022P-004 Approving a Zoning Text Amendment to Amend the Planning and Zoning Code Related to In-Home Family Daycare Facilities in Accordance with California Senate Bill 234. Motion **Approved** by a 5/0 Majority Roll-Call Vote.*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Planning Commission Approval of Resolution No. 022P-006 Recommending to the City Council Adoption of the Fresno County SB 743 Implementation Regional Guidelines for Vehicle Miles Traveled (VMT) and Setting 13% Percent less VMT per Capita than Existing Average VMT for Fresno County as the Threshold for the City of Coalinga

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

Eric VonBerg gave a brief presentation of the Fresno County SB 743 implementation regional guidelines.

*Motion by Stoppenbrink, Second by Helmar to Adopt Resolution No. 022P-006 Approving a Recommendation to the City Council to Adopt the Fresno County SB 743 Implementation Guidelines and Setting of the Associated 13% Threshold for Vehicle Miles Traveled (VMT) Analysis within the California Environmental Quality Act (CEQA). Motion **Approved** by a 5/0 Majority Roll-Call Vote.*

2. Discussion Regarding the Development of a Food Truck Regulatory Ordinance

Assistant City Manager Sean Brewer gave a brief overview of the item, stating that there is a new to refresh this information as staff has received renewed interest from food truck vendors.

Chairman Sailer spoke in opposition of allowing food truck vendors in neighborhoods with an exemption for private parties.

Commissioner Helmar spoke in opposition of allowing food truck vendors to operate prior to 7am.

Vice Chairman Jacobs spoke in favor of allowing food truck vendors to operate prior to 7am if for they were located on a construction site or in relation to an event like Relay for Life.

Consensus of the Planning Commission is for Staff to Summarize the Commission's Recommendations for City Council Consideration.

DEPARTMENT REPORTS

Assistant City Manager Sean Brewer reported that he plans to hold an information workshop on Tuesday, October 4, 2022 from 6:00pm -7:30pm to discuss the Multi-Jurisdictional Housing Element.

The September 15, 2022 City Council agenda will include an item for a Housing Element Kick Off study session which will include a joint discussion with the Planning Commission and the City Council.

COMMUNICATIONS

1. Staff Announcements

Assistant City Manager Sean Brewer indicated that he is not expecting to hold the next meeting scheduled for Tuesday, August 9, 2022.

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 8:01PM

APPROVED:

Chairman / Vice Chairman

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Planning Commission Consideration of Site Plan Review Application SPR 22-01 for the Development of an 8-Unit Multi-Family Project at the Southeast Corner of Cedar Ave and 4th Street

Meeting Date September 13, 2022

Project Location: Southeast Corner of E. Cedar Ave and 4th Street (APN's: 072-112-06 & 05)

Applicant: Jose & Anna Rivas, 101 Sorensen Ave, Mendota, CA 93640

Owner: Jose & Anna Rivas, 101 Sorensen Ave, Mendota, CA 93640

Prepared By: Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission consider the report provided by staff and approve or disapprove, with findings, a site plan review application for the development of a new 8-unit multifamily development at the corner of E. Cedar Ave and 4th Street.

II. BACKGROUND:

On July 25, 2022, the City of Coalinga received an application from Jose Rivas and Anna Lourdes Rivas (Applicants) for Site Plan Review approval of a proposed 8-unit multi-family housing development located at the southeast corner of E. Cedar Street and 4th Street. The proposed project site consists of 2 parcels totaling 15,000 square feet that is currently zoned and designated Residential High Density (RHD). This proposal incorporates feedback from all City Departments.

On August 23, 2022, staff presented the report to the Planning Commission where there was concerns expressed about the drought and the parking and the impact this project would have. The Commission requested that this item be continued.

On September 1, 2022 the City Council adopted Resolution No. 4115 maintaining its position to remain the most business friendly City in California which means continuing to support residential and commercial growth. With that direction, staff is bringing this item back for the planning commissions consideration.

III. PROPOSAL AND ANALYSIS:

The proposed project proposes to construct two two-story apartment buildings, 26' feet in height, comprised of 8 multi-family units on a 15,000 square foot property. The General Plan designations for the subject parcel is Residential High Density (RHD) with a zoning designation of Residential High Density (RHD). The

project is consistent with all development regulations for multi-family housing as discussed below.

Surrounding Land Use Setting

North	Existing Multi-Family Development
South	Existing Single-Family Development
East	Existing Public Facilities (Coalinga Library)
West	Existing Single-Family Development

Development Density

Within the RHD designation the allowable density is 25 dwelling units per acre (du/ac), which would allow a maximum of 8.5 units on the project site (0.34 acres of proposed development). The proposed project consists of the development of 8 housing units (23.5 du/ac); therefore, would not exceed the density allowed for the project site.

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code, a site plan review is required for all residential development projects within the City. The purpose of the site plan review is to enable the Community Development Director or the Planning Commission to make findings that a proposed development is in conformity with the intent and provisions of the Coalinga Municipal Code, and to guide the Building Official in the issuance of permits. The proposed project does not fall under the exempt projects and projects qualifying for Administrative Site Plan Review; therefore, the proposed project requires site plan approval from the Coalinga Planning Commission.

Findings for Approval

According to Section 9-6.404 of the Coalinga Municipal Code, the Planning Commission shall consider the following findings to approve a site plan:

- The proposed construction/alterations are in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the city.
- The proposed construction/alterations conform to the requirements of the applicable Zoning Districts.
- The proposed construction/alteration conforms to all applicable design standards and guidelines, as adopted by the City Council.
- The construction/alteration will not have significant adverse effects on the public health, safety and welfare.

Staff Analysis

As described in more detail below, City staff has determined the proposed project is in substantial conformance with the General Plan, zoning ordinance, and any applicable plans adopted by the City.

Residential Multi-Family Development Regulations

The following discussion describes the proposed project's conformance with the applicable development standards included in the City of Coalinga Municipal Code.

Zoning Standards Conformance Table



<u>Major Standards</u>	<u>Required</u>	<u>Proposed</u>
Lot Size	7,500 sq. ft. min	15,000 sq. ft. (.34 acres)
Lot Coverage	60% max	47%
Building Height	50'-0" max	26'
Private Open Space	50 sq. ft. per unit (400)	37.5 sq. ft. (300)
Common Open Space	100 sq. ft. per unit (800)	5,520 sq. ft
Parking	22 vehicle spaces	8 vehicle spaces (on-site), 23 (on-street)

Parking

Section 9-2.203(c)(1) of the Coalinga Municipal Code prohibits the total frontage of parking areas visible from the street to exceed 30 percent of the lot frontage. The proposed parking location for this development is accessed off the alley and protected by the apartment buildings, therefore, not visible from the public street.

Parking spaces are provided both on-site and off-site to accommodate this development. There is ample frontage on 4th Street and Cedar Street to accommodate the additional needed parking for this development as it is located in the downtown area of the city where streets are wide and can accommodate on street parking. According to Section 9-4.302(a)(2) on-street parking along the frontage lines of the site shall be counted toward fulfilling the parking requirements.

Building Entrances

The proposed project is located at the intersection of E. Cedar Ave and 4th Street. The proposed units are located along public rights-of-way and have their primary entrance facing this right-of-way.

Architectural Articulation

Consistent with the City of Coalinga residential multi-family development regulations, Section 9-2.203(c)(3), the proposed project includes design features to create visual variety and avoid a large-scale and bulky appearance, by breaking up the long building facades into smaller modules by using variable roof forms incorporated into the building design, the use of balconies and ground-level patios, and the use of façade detailing and materials, such as window trim and changes in materials in an integrated composition. This development met this standard by utilizing variable roof forms and façade detailing.

Open Space and Pedestrian Connections

Section 9-2.203(c)(4) of the Coalinga Municipal Code requires residential multi-family developments provide private and common open space areas, which typically consist of balconies, decks, patios, and fenced yards. Common areas typically consist of landscaped areas, patios, swimming pools, barbeque areas, playgrounds, trees, bushes, groundcover, and turf. In addition, all areas not improved with buildings, parking, vehicular accessways, trash enclosures, and similar items shall be developed as common areas.

As shown above, the proposed project meets the minimum common open space requirement of 100 sq. ft. per unit by providing landscaped areas, benches, groundcover, and a trash enclosure. The common open space allows convenient use for outdoor living and/or recreation is accessible to all the proposed residential units on the property. Furthermore, each residential unit includes approximately 37-square feet of private open space consisting of private patios/balconies, exterior storage, laundry facilities in each unit, which are accessible to only one residential unit. Although the private open space does not entirely meet the standard, the additional amount of common open space is more than what is required.

Coalinga City-Wide Design Guidelines

The guidelines are discretionary tools to be used with the development standards in the City's Zoning Ordinance to guide a range of development types. The discretionary review under the design guidelines is conducted by members of City staff and, at times, the Planning Commission. The objective of the City-Wide Design Guidelines is to preserve the small-town character of Coalinga in future single-family residential, multi-family residential, commercial, and mixed-use development.

Multi-family residential guidelines encompass all multi-family projects, generally applying to proposed developments with three or more dwelling units or within medium- to high-density residential zoning districts. The Design Guidelines address site planning, building design, transitional guidelines, utilities, and landscaping.

Site Planning and Design

The proposed project groups the proposed structures in clusters around an internal parking area.

Building Design

The proposed project includes the development of two two-story buildings and creates visual interest and variety within a multi-family site. The proposed project incorporates architectural elements such as façade articulation and different building materials to generate interest and enhance the pedestrian experience so that the visual mass of the structure is reduced and well-balanced. The proposed project avoids constructing long, unbroken façades and row-like building forms and employs stairways, balconies, porches to add visual interest to wall lengths. In addition, the project articulates building forms to distinguish individual dwelling units, including modulating roof forms and creating distinct entries with projecting elements. The variety in roof forms breaks up the long expanses of rooflines and varying their heights.

Lighting

Lighting will be reviewed and approved by the Coalinga Police Department to ensure that there will be no spill over lighting. According to Section 9-2.203(c)(4)(d)(6) of the Coalinga Municipal Code, all outdoor walkways shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination.

Landscaping and Fencing

The site plan exceeds the required landscaping percent of the site. Staff has included a condition of approval, which requires the submittal of a separate landscape plan to the Community Development Department for review and approval prior to building permit issuance.

Parking

In accordance with Section 9-4.3 of the City of Coalinga Zoning Code and Table 4.4 Required On-Site Parking Spaces, the proposed affordable housing development requires 22 total parking stalls, with a minimum 8 parking stalls to be unit designated and covered. The proposed site plan includes a total of 31 parking spaces, consisting of 8 covered, 23 uncovered. Therefore, the proposed project does not meet the minimum parking spaces required for this development.

Trash Enclosure

The proposed development provides four trash enclosures for the 8 multi-family units which is sufficient for the number of units. The required trash enclosures and their size, shape and location will be reviewed and

approved by the City Engineer and Mid-Valley Disposal and shown on the final site plan.

Signage

All signs related to this development shall be submitted in a separate application and reviewed and approved by the Community Development Department in accordance with the applicable signage regulations.

Access

The primary access point for the development will be located at the alley on 4th Street. All other access will be via the sidewalk from the on-street parking spaces provided.

Utilities

All utilities are readily available for connection within the adjacent right-of-way. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. There shall be no requirement for on-site storage of storm runoff therefore allowing the development to discharge storm water runoff into the exiting surface system. There shall be a master meter for both water and natural gas which shall be identified on the final site plan when submitted to the City for final approval.

Off-site Improvements

The Developer will be responsible for all improvements along the property frontage in accordance with the comments provided by the City Engineer.

Environmental Clearance

The Community Development Director has determined that the proposed project supports a Planning Commission finding that it qualifies for a categorical exemption from the California Environmental Quality Act (CEQA). The project qualifies as a Class 32 exemption under CEQA Guidelines Section 15332, as described below, applies to the project:

15332. In-Fill Development Projects

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

In this case, the project involves a 8-unit residential infill development on a .34-acre vacant site and meets all the criteria (a through e) outlined above. Therefore, the project is exempt from further analysis under CEQA. Additionally, none of the exceptions to application of a categorical exemption in Section 15300.2 of the CEQA Guidelines apply, as described below.

Sec. 15300.2(a): There is no evidence in the record that the project will impact an environmental resource of hazardous or critical concern in an area designated, precisely mapped, and officially adopted pursuant to law by federal, State, or local agencies. The project site is located within a substantially developed neighborhood and is not located in a sensitive environmental area. Therefore, it will not have a significant impact on the environment.

Sec. 15300.2(b): There is no evidence in the record that successive projects of the same type in the area will have a significant environmental impact. The project is a small in-fill project within a substantially developed neighborhood and will not have a significant impact on the environment either alone or cumulatively with other projects in the vicinity.

Sec. 15300.2(c): There is no evidence in the record of any possibility that the project will have a significant effect on the environment due to unusual circumstances. The project site is a vacant lot with very flat topography and no habitat value. It is zoned for high density residential development and the project will involve in-fill residential development consistent with the residential zoning. Therefore, there are no unusual circumstances applicable to the project.

Sec. 15300.2(d) through (f): The project is not proposed near a scenic highway, does not involve a current or former hazardous waste site, and, does not affect any historical resources. Therefore, the provisions of subsections (d) through (f) are not applicable to this project.

Because the project is consistent with the requirements for a Class 32 exemption and none of the exceptions to applying an exemption in Section 15300.2 apply; therefore, there is substantial evidence in the record to support a finding that the project is categorically exempt from CEQA.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

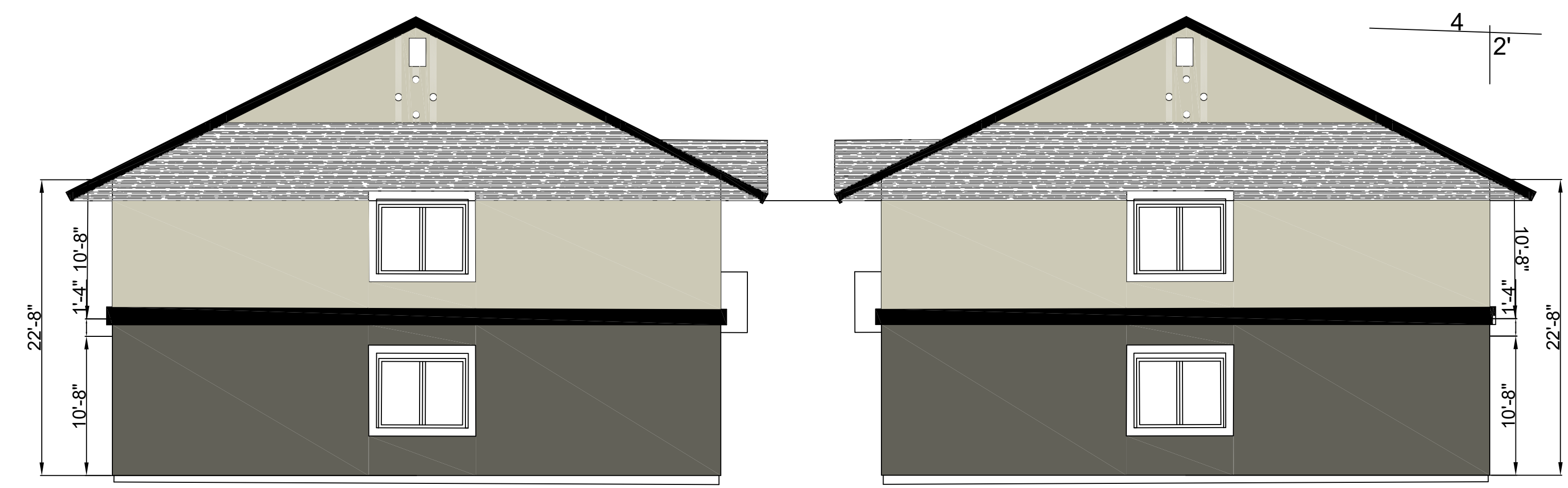
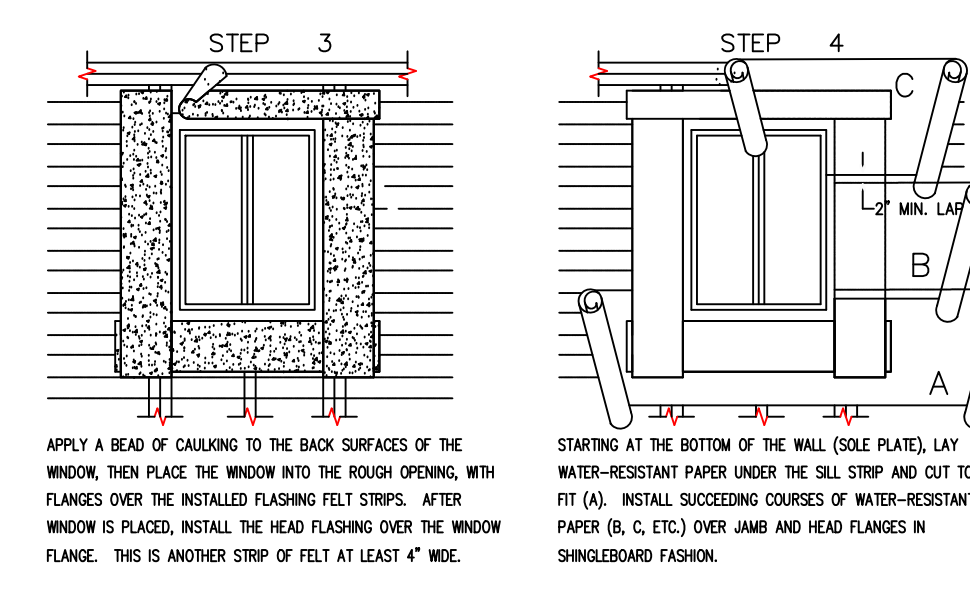
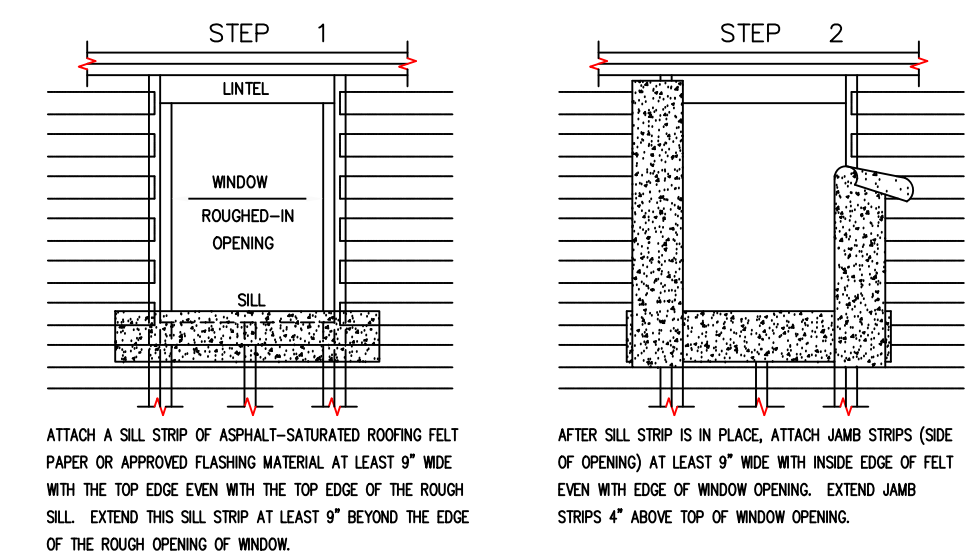
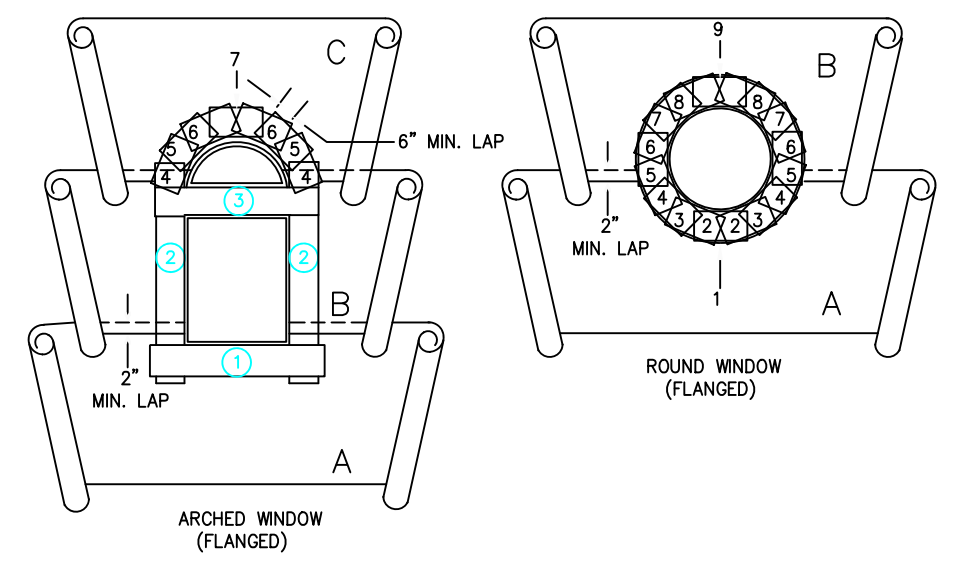
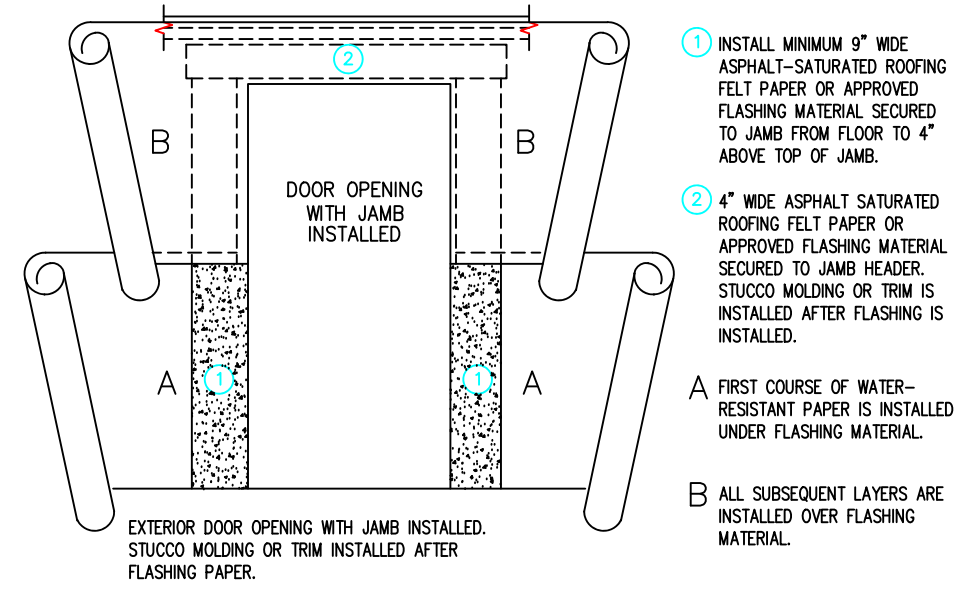
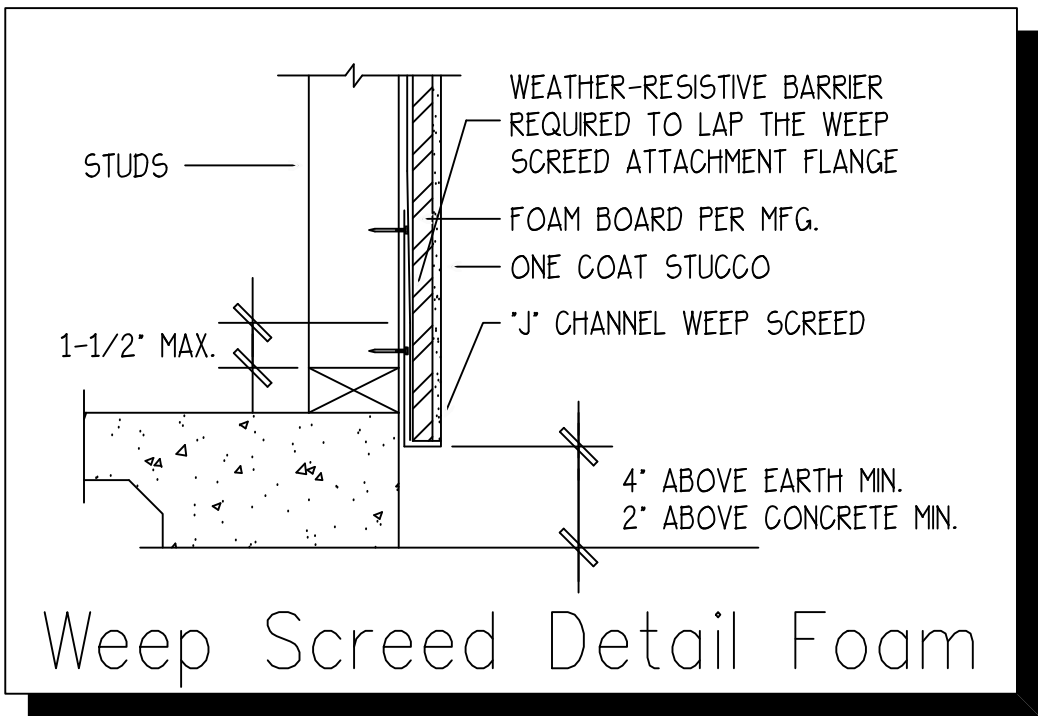
Staff is recommending approval of the following project because it meets and/or exceeds the requirements of the Coalinga zoning code in the following respects:

- That all applicable provisions of the Code are complied with.
- That the project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures.
- All signs related to this development shall be reviewed and approved at a later date.

ATTACHMENTS:

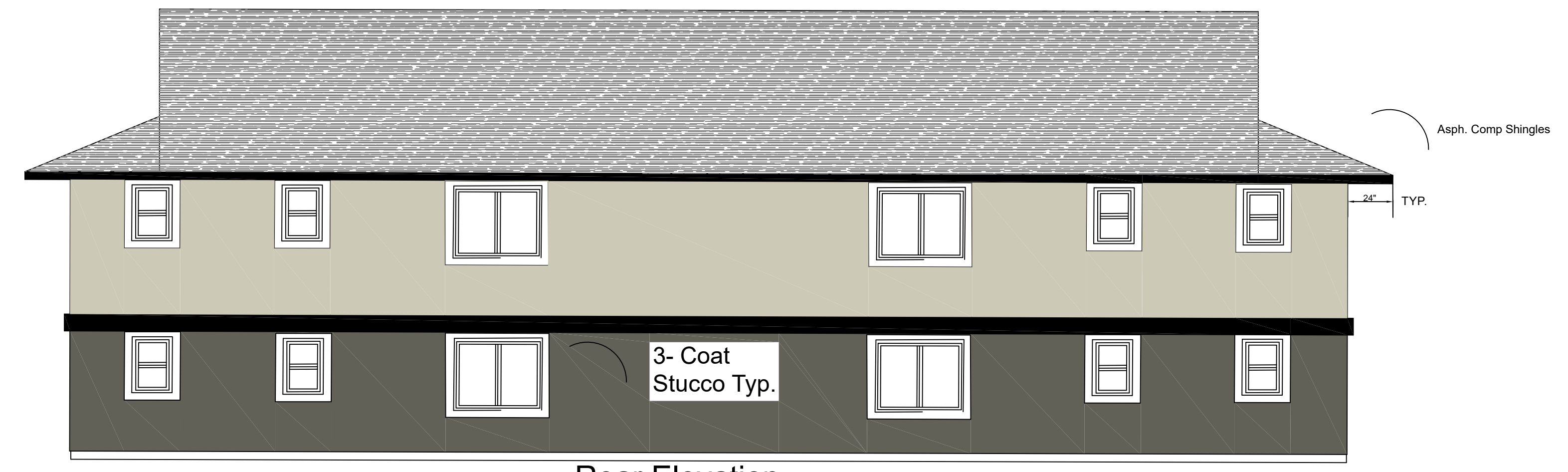
Description

- ☐ Project Elevations
- ☐ Site Plan
- ☐ Site Plan Review Application
- ☐ Environmental Review Application
- ☐ Resolution 022P-007 - Approval with Conditions



Left Elevation

Right Elevation



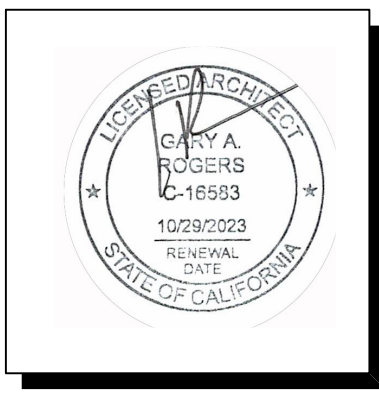
Rear Elevation



Front Elevation

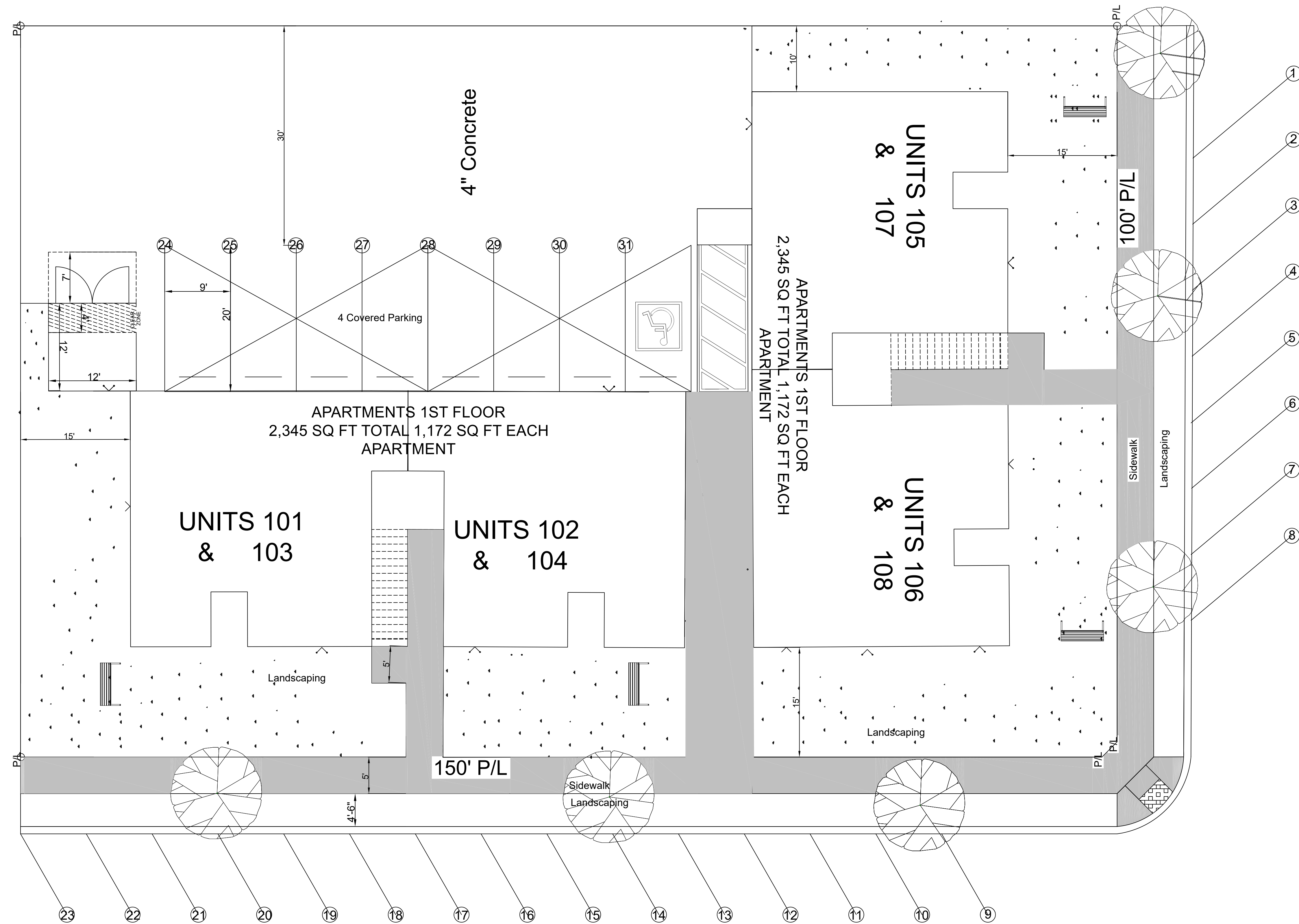
Elevations

SCALE: 1/8" = 1'



20' Alley
100' P/L

150' P/L



General Notes		
Lot Area	15000 sq ft	
Landscaping Coverage	3954 sq ft	26%
Res. Front Yard Coverage	2375.42 sq ft	100%
Lot Coverage	7090 sq ft	47%
Total Apartment Square Footage	9380 sq ft	
8 Covered Parking		
1 Handicap Parking		
21 Street Parking		
3 Bicycle Racks		
Trash Enclosure Opening		
1 Handicap Domes		
8 Mailbox Receptical		
Private Open Space	300 sf (37.5 sf/unit)	
Common Open Space	5,520 sf (690 sf/unit)	

E. Cedar Ave. 60' wide street

N. 4th St. 40' wide street

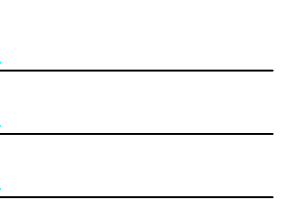
Site Plan

SCALE: 1/8" = 1'



Gary A. Rogers – Architect
1816 HOWARD RD – SUITE #8
MADERA, CALIFORNIA 93637
FAX: (559) 674-6599
OFFICE: (559) 674-6598
PLANNING * DESIGNING * CONSTRUCTION PROBLEM SOLVING

Luis Rivas
365 4th Street
Coalinga, CA 93210



DATE	
BY	
CHECKED BY	
DATE	
SP	

CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

SPR 22-01

4/26/2022

Application Number

Date

APPLICANT INFORMATION:

Applicant/Property Owner Name: Jose Luis Rivas and Anna Lourdes Rivas

Mailing Address: 101 Sorensen Ave. Mendota CA 93640

Telephone Number: (559) 871-3150

Assessors Parcel Number: 072-112-05
072-112-06

Property Location (Street Address): 365-355 North 4th St. Coalinga CA 93210

Property is located: _____ side of _____ Street, between Cedar Ave Street and E. Durian Ave. Street

PROJECT INFORMATION:

Current Zoning: RFD Proposed Zoning: TRF1

Existing Floor Plan: Vacant

Proposed Floor Area: _____

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) _____

8 unit Apartment Complex

Is project: ☒ new construction or ☐ remodeled.

Residential

Number of dwelling units 8 Total of area (in square feet) 9,000 sqft.

Total lot coverage of buildings or structures (in square feet) _____ Percentage of lot coverage _____ %

Number of off street parking spaces provided. Covered ~~12~~ 8 Open 23

Total square feet of sign area _____ Total square feet devoted to recreation and open space _____ sq ft.

Give total percentage of lot devoted to recreation and open space _____ sq ft.
(See instructions or Zoning Ordinance for definitions and requirements).

Total square feet of common recreation and open space area _____

Describe type and material to be used on exterior walls and doors Stucco

Commercial

Gross floor area or building when complete _____ sq ft.

Describe sign (free standing, affixed to wall etc.) _____

Number of parking spaces provided _____ Number of customers expected per day _____

Hours and days of operation _____

Describe any outside storage of equipment or supplies: _____

Industrial

Describe any outside storage of equipment or supplies: _____

Maximum number of employees in any daily shift: _____

Number of delivery or shipping trucks per day: _____

Number of delivery or shipping trucks per day when construction is complete: _____

Site Plan Requirements – Mapping/Drawings

The applicant shall submit fifteen (15) prints of the site plan to the Community Development Director. The Site Plan shall be drawn to scale and indicate clearly and with full dimensions the following information:

1. The lot dimensions;
2. All building and structures, and their location, elevation, size, height and materials;
3. The yards and spaces between buildings;
4. Walls and fences, and their location, height, and material;
5. Off-street parking, including the location, number of spaces, dimensions of the parking area and internal circulation pattern;
6. Access (pedestrian, vehicular and service), points of ingress and egress, and internal circulation;
7. Signs and their location, size and height;
8. Loading, including the location, dimensions, number of spaces and internal circulation;
9. Lighting, including the location, dimensions, number of spaces and internal circulation;
10. Street Deductions and Improvements;
11. Drainage improvements;
12. Landscaping, including the location and type;
13. Fire-preventions equipment and measures, including the location and type;
14. For two-family and multi-family dwellings, the location and design of all recreation and open-space area, and the recreation equipment to be included thereon;
15. Such other data as may be required to permit the Planning Director to make the required findings.

Applicant's Certification

The undersigned hereby certify that the information presented in this application is correct.

Signature of Applicant _____

Date

3/2/2022

Signature of Record Property Owner _____

Date _____

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

SPR 22-01

Application Number

4/26/2022

Date

APPLICANT INFORMATION:

Applicant: Jose Luis Rivas Anna Lourdes Rivas
Mailing Address: 101 Sorensen Ave.
Telephone Number: (559) 871-3156 Assessor Parcel Number: 072-112-05 / 072-112-06
Property Owner's Name: Jose Luis Rivas Anna Lourdes Rivas
Property Owner's Address: 101 Sorensen Ave. Mendota CA 93640
Contact Person: Anna Rivas

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) ~~9,000 sqft~~ 15,000 SF
Describe Existing Use of Property: vacant

Square Feet of Existing Building Area _____ Square Feet of Existing Paved Area _____
Current Zoning T2#D Proposed Zoning RHD

Describe in General Terms Existing Uses to the:

North: _____
South: _____
East: _____
West: _____

Are there any man-made or natural water channels on property? _____

If there are, where are they located _____

Number of existing trees on the site _____ Number of trees to be moved (Age & Type) _____

Residential

a. Number of Dwelling Units: 8 b. Unit Size(s) _____

c. Range of Sales Prices and/or Rents (projected): _____

d. Type of Household Size Expected: _____

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: _____

b. Square Footage of Sales Area: _____

c. Range of Sales Prices and/or Rents (Projected): _____

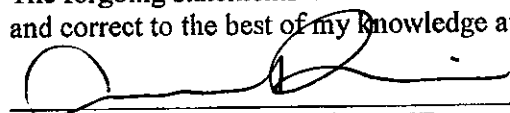
d. Type of Household Size Expected: _____

e. Number of Employees: Full Time _____ Part Time _____ Seasonal _____

f. Days and Hours of Operation _____

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

Anna Rivas

Name of APPLICANT/AGENT (Please Print)

101 Sorensen Ave. Mendota CA 93040

Mailing Address

(559) 871-3156

Telephone Number



Signature of OWNER

Anna Rivas

Name of OWNER (Please Print)

101 Sorensen Ave. Mendota CA 93040

Mailing Address

(559) 871-3156

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Jose Luis Rivas Annalourdes Rivas
PROPERTY OWNER'S ADDRESS: 101 Sorensen Ave. Mendota CA 93640
TELEPHONE: (559) 871-3156 EMAIL: jrivastransport10@gmail.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: Jose Luis & Annalourdes Rivas
APPLICANT'S ADDRESS: 101 Sorensen Ave. Mendota CA 93640
TELEPHONE: (559) 871-3156 EMAIL: jrivastransport10@gmail.com

CONTACT FOR PROJECT INFORMATION: Anna Rivas
ADDRESS: 101 Sorensen Ave. Mendota CA 93640
TELEPHONE: (559) 871-3156 EMAIL: jrivastransport10@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 3105-355 North 4th St. Mendota CA 93640
CROSS STREETS: E Cedar Ave / E Durian Ave.
ASSESSOR'S PARCEL NUMBER(S): 072-112-05 / 072-112-06
LOT DIMENSIONS: _____ LOT AREA (SQ FT): 9,1600 sq ft.
ZONING DESIGNATION: RFD GENERAL PLAN DESIGNATION: RFD

3. Project Description (please check all that apply)

- ☐ Change of Use
- ☐ Change of Hours
- ☒ New Construction
- ☐ Alterations
- ☐ Demolition
- ☐ Other (please clarify): _____

PRESENT OR PREVIOUS USE: Vacant Lot

PROPOSED USE: Apartment Complex

BUILDING APPLICATION PERMIT #: _____ DATE FILED: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units				
Parking Spaces				
Loading Spaces				
Bicycle Spaces				
Number of Buildings				
Height of Buildings				
Number of Stories				
Gross Square Footage (GSF)				
Residential				
Retail				
Office				
Industrial				
Parking				
Other _____				
Other _____				
Other _____				
Total GSF				

Please provide a narrative project description that summarizes the project and its purpose or describe any additional features that are not included in this table. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

All Projects

Land Use

What is the current use of the site? Vacant Lot

Please list all previous land uses of the site for the last 10 years. _____

Neighborhood Contact

Please describe any contact you have had regarding the project with the following: neighbors/property owners adjacent to the subject site, Neighborhood Associations, Business Associations, or Community Groups in the project area.

NONE

Site Characteristics

Providing the following information regarding the environmental setting with your application is one of the most effective ways to expedite your project's environmental review. If your site contains structures, large trees, mature vegetation, natural drainage ways, low lying areas where water pools during the rainy season, or wetland areas, supplemental information may be requested in order to conduct the environmental review of your project.

Are there any structures or buildings on the project site?

☐ Yes ☒ No

If yes, how many? _____

What is the construction date of each structure? _____

Current use of existing structure(s)? _____

Proposed use of existing structure(s)? _____

Are there any trees on the project site?

☐ Yes ☒ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☐ Yes ☒ No

Does the site contain any wetland areas or areas where water pools during the rainy season?

☐ Yes ☒ No

What land uses surround the project site? (i.e., single-family residential, commercial, etc.)

Please describe: Single-Family Residential

Are you proposing any new fencing or screening?

☐ Yes ☒ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.) of the fencing. _____

Is there parking on-site?

☐ Yes ☐ No

If yes, how many spaces are existing (for the entire property) and how many are proposed on-site for the project?

Existing _____

Proposed 12

Is any parking proposed off-site?

☐ Yes ☒ No

If yes, where will it be located and how many spaces? _____

Are you proposing new signs with the project?

☐ Yes ☐ No

If yes, please describe the number and type. _____

Are there any easements crossing the site?

☐ Yes ☐ No

Are there any trash/recycling enclosures on-site?

☐ Yes ☒ No

If yes, what is the size/height/materials of the enclosure(s) and where are they located?

What is the total number of cubic yards allocated for recycling? _____

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front		
Rear		
Streetside		
Interior Side		

What are the front setbacks of the two nearest buildings (on adjacent property) on the same side of the block? If there are no other properties, please write "N/A."

1st Address: _____ 2nd Address: _____

Setback: _____ Setback: _____

Exterior Materials

Existing Exterior Building Materials: _____

Existing Roof Materials: _____

Existing Exterior Building Colors: _____

Proposed Exterior Building Materials: _____

Proposed Roof Materials: _____

Proposed Exterior Building Materials: _____

Residential Projects

Fill in this section if your project has residential units. Complete both residential and non-residential sections if you are submitting a mixed-use project. Provide information below for the proposed project unless the question specifically requests information on the existing conditions of the property.

Total Number of Lots: 2
Total Dwelling Units: 8

Net Acreage of Site: _____
Density/Net Acre: _____

of Single-Family Units: _____
of Multi-Family/Apartment Units: _____

of Duplex/Half-Plex Units: _____
of Condominium Units: _____

Structure Size

Please identify the size of all existing structures to be retained (identify separately).

Residence
Garage
Other

Gross Square Footage: _____
Gross Square Footage: _____
Gross Square Footage: _____

Size of new structure(s) or building addition(s):

Gross Square Footage: _____

Total Square Footage: _____

Building Height

Building height means the vertical dimension measured from the average elevation of the finished lot grade at the front of the building to the plate line, where the roof meets the wall.

Existing Building Height and # of Floors (from ground to the plateline): _____

Existing Building Height and # of Floors (from ground to the top of the roof): _____

Proposed Building Height and # of Floors (from ground to the plateline): _____

Proposed Building Height and # of Floors (from ground to the top of the roof): _____

Lot Coverage

Total Building Coverage Area* (proposed new and existing to be retained) (sq. ft.): _____

Project Site Lot Area (sq. ft.): _____

Total Lot Coverage Percentage: _____

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Non-Residential Projects

Fill in this section if your project has a non-residential component. Complete both residential and non-residential sections if you are submitting a mixed-use project.

Hours of operation of the proposed use: _____

If your project includes fixed seats, how many are there? _____

Building Size

Total Building Square Footage On-Site (gross sq. ft.) _____

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		
Office Area		
Storage Area		
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area		
Structured Parking		
Other Area*		
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: _____

Proposed Building Height and # of Floors: _____

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): _____

Project Site Lot Area (sq. ft.): _____

Total Lot Coverage Percentage: _____

(Example: building area (2,000') / lot area (5,000') = 40% total lot coverage)

* Include all covered structures (patios, porches, sheds, detached garages, etc.)

Environmental Evaluation Application Submittal Checklist

Application Materials	Provided	Not Applicable
Two (2) originals of this application signed by owner or agent, with all blanks filled in.		
Two (2) hard copy sets of project drawings in 11" x 17" format showing existing and proposed site plans with structures on the subject property and on immediately adjoining properties, and existing and proposed floor plans, elevations, and sections of the proposed project.		
One (1) CD containing the application and project drawings and any other submittal materials that are available electronically.		
Photos of the project site and its immediate vicinity, with viewpoints labeled.		
Check payable to Coalinga Community Development Department.		
Letter of authorization for agent, if applicable.		
Available technical studies.		

For Department Use Only

Application Received by Community Development Department:

By: _____

Date: _____

RESOLUTION NO. 022P-007

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 22-01 (CEDAR STREET 8-UNIT MULTI-FAMILY HOUSING DEVELOPMENT) TO BE LOCATED AT THE CORNER OF E. CEDAR AVE AND 4TH STREET

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a new 8-unit multi-family development project at the corner of 4th street and E. Cedar Ave; and

WHEREAS, the subject project requires approval of a site plan review, in accordance with Title 9, Chapter 2 of the Coalinga Municipal Code; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on July 25, 2022; and

WHEREAS, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15332 (Infill Development), and;

WHEREAS, the subject application was reviewed for compliance with all applicable sections of the Coalinga Municipal Code; and

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on September 13, 2022; and

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

(1) That all applicable provisions of the Code are complied with. (2) That the project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures. (3) All signs related to this development shall be reviewed and approved at a later date.

~~~~~

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission does approve the site plan review Application No. 22-01 subject to the conditions attached hereto which are also incorporated by reference as Attachment "A" and Attachment "B".

**PASSED AND ADOPTED**, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 13<sup>th</sup> of September 2022.

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Commission Chairman/Vice Chairman

ATTEST:

---

City Clerk/Deputy City Clerk

**Attachment "A"**  
**CONDITIONS OF APPROVAL**  
**SITE PLAN REVIEW, APPLICATION NO. 22-01**

The staff is recommending approval of the proposed project to the Planning Commission with the following conditions:

- COA-1. The site plan approval shall lapse and shall become void one (1) year following the date of approval by the Commission, unless, prior to the expiration of one (1) year, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward the completion of the site or structures which were the subject of the site plan.
- COA-1. Approval of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the first approval.
- COA-2. Minor revisions to the site plan after Commission approval may be reviewed and approved by the Assistant City Manager. Those revisions determined to be major shall be referred to the Commission for review and approval.
- COA-3. The applicant, within 15 days of the approved site plan, shall provide in writing a letter agreeing to comply with all of the conditions of approval stated in the project resolution.
- COA-4. The applicant shall file with the Community Development Department is final site plan for review and approval prior to issuance of a building permit. This may be submitted simultaneously with the Building Permit package.
- COA-5. The applicant shall file with the City, a lot line adjustment application to merge the two parcels in which this development is being undertaken.
- COA-6. A survey shall be conducted to ensure the property boundaries are accurate at the time of construction commencement. Setbacks shall be verified by the Building Official prior to foundation.
- COA-7. The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.

- COA-8. All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.
- COA-9. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-10. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-11. Payment of City related Development Impact fees may be deferred until the issuance of Certificate of Occupancy. Applicant must work directly with other local and regional entities who impose impact fees for deferment.
- COA-12. All improvements within City rights-of-way, including but not limited to, new sidewalk, curb and gutter and approaches shall conform to current City of Coalinga Standards.
- COA-13. New utilities, such as sanitary sewer, water meter and/or natural gas meter required for the development will be the responsibility of the owner/developer and shall be to current City Standards. A utility plan for the development shall be submitted for review and City approval.
- COA-14. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction. All permits shall be provided to the City Building Department at the time of Building Permit Issuance.
- COA-15. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
- a. Weekdays from 7:00 a.m. to 6:00 p.m.;
  - b. Saturday from 8:00 a.m. to 5:00 p.m.;
  - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA-16. The applicant shall comply with all ADA accessibility guidelines, including the following:
- a. Provide an ADA accessible path of travel from the ADA parking stalls to the building entrance(s);
  - b. All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standard P-13, P-14 and P-15.
  - c. Provide an ADA accessible path of travel from the public street sidewalk to the building entrance.

- COA-17. On-site Construction Site, Grading, Utility and Landscape & Irrigation plans shall be submitted to the Community Development Department for review and approval by City Engineer.
- COA-18. The applicant shall replace any broken/cracked and/or non-compliant sidewalk along the frontage of the property. The Public Works Supervisor will inspect and provide a report as to what needs to be replaced.
- COA-19. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval by the City Engineer and Community Development Director prior to the issuance of a building permit.
- COA-20. The applicant shall furnish and install sewer lateral connection, new water service and natural gas service in accordance with City Standard plans. Sewer, Water and Natural Gas Mains are available in the Public Alley to serve this project. trench resurfacing shall conform to City Standards A-1 and A-1A.
- COA-21. All on-site parking lots shall be designed and installed in conformance with City of Coalinga Standard P-16.
- COA-22. All storm water runoff shall be directed towards the existing the existing drain inlet located at the corner of Cedar Ave. & 4th St.
- COA-23. The applicant shall obtain an encroachment permit from the Public Works Department for all offsite work within the City's right-of-way including alleyways.
- COA-24. All trash enclosures as identified on the site plan shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer. The applicant shall obtain approval from the City Solid Waste Carrier for the on-site locations of the trash enclosures for solid waste disposal and pick up.
- COA-25. All security and site lighting shall be shielded to avoid "spill over" nuisance lighting to the existing adjacent uses. A photometric plan delineating lighting in accordance with the City of Coalinga Planning and Development Lighting standards shall be reviewed and approved prior to permit issuance.
- COA-26. The applicant shall sawcut and make a smooth vertical edge transition to the existing Alley AC pavement from the proposed concrete driveway. Applicant shall repair any potholes in the existing Alley AC pavement along the project frontage as required by the City Engineer.
- COA-27. The applicant shall remove the six (6) existing Mulberry Trees and tree roots along the project frontage.

- COA-28. Applicant shall remove the three (3) sidewalk connections proposed through the park strip to the back of curb.
- COA-29. All signs related to this development shall be submitted in a separate application and reviewed and approved by the Community Development Department in accordance with the applicable signage regulations. A permit must be issued by the Community Development Department prior to installation.
- COA-30. The applicant shall install a raised curb between the alley paving and all landscape areas
- COA-31. The applicant shall confirm with Public Works regarding the requirement for a backflow prevention device for both the landscape and domestic water service.
- COA-32. Owner/Contractor must comply with the Federal Clean Water Act, Section 402(p) and the Phase II Rule regulations under the National Pollutant Discharge Elimination System (NPDES). Since the site grading is one (1) acre, or more, the Owner/Contractor must file a Notice of Intent (NOI) with the State Water Control Board, and submit a Storm Drain Pollution Prevention Plan (SWPPP) to the City of Coalinga, prior to obtaining a Grading Permit.
- COA-33. In the event that archaeological remains are encountered during grading, work shall be halted temporarily and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event any archaeological remains are uncovered.
- COA-34. Construction activities shall comply with applicable Municipal Code and Zoning Ordinance sections, including Chapter 4, Article 4, Performance Standards.
- COA-35. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-36. If the construction of a building or structure, or the use established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void.
- COA-37. The project boundaries shall include wrought iron fencing as recommended in the City-Wide Design Guidelines. Location, height, and design of the wrought iron fencing shall be reviewed and approved by the Community Development Department prior to building permit approval.
- COA-38. Plans submitted for Building Permit shall be in substantial conformance with plans approved by the Community Development Department.
- COA-39. The applicant shall comply with all the requirements of the Police Department and Fire Department and obtain all required local (Police, Fire, Finance), County, State, or Federal permits prior to the start of operations.



**Attachment "B"**  
**DEPARTMENT COMMENTS AND CONDITIONS**  
**SITE PLAN REVIEW, APPLICATION NO. 22-01**



# COALINGA FIRE DEPARTMENT

GREG DUPUIS, FIRE CHIEF

300 W. Elm Ave • Coalinga, CA 93210 • Phone (559) 935-1652 • Fax (559) 935-1638

| CITY OF COALINGA FIRE DEPARTMENT |                                    |                              |
|----------------------------------|------------------------------------|------------------------------|
| FIRE PREVENTION STANDARD         |                                    |                              |
| STANDARD TITLE:                  | Illuminated Directory Requirements |                              |
| STANDARD NUMBER: 403.007         | EFFECTIVE DATE: March 3, 2022      | REVISION DATE: March 3, 2022 |

## SCOPE

This policy applies to newly constructed condominium complexes, apartment complexes, mobile home parks and multiple commercial building sites and, on a case by case basis, existing sites.

## PURPOSE

This policy is intended to provide requirements to clearly identify and mark proper addresses pursuant to CFC 505.1.

## PERMITS

An electrical permit to supply power to the sign must be obtained from the Development Services Department. Directories shall be internally or externally illuminated. Directories illuminated from an external source shall have an intensity of not less than 5 foot-candles (54 lux). Illumination of exit signs shall be as per current Development Services Department approval procedures for listed devices.

## REQUIREMENTS

- A. The directory sign shall consist of a map to include the following:
  1. Name of complex;
  2. All access roads and any gates;
  3. Fire hydrant locations;
  4. A plot plan showing private roads.
  5. Building locations with addresses and unit numbers;
  6. A reference point on the plan indicating the location of the directory ("You are Here");
  7. A north direction indicator, correctly oriented to the viewing position (↑N= Symbol).
- B. The developer or the property owner shall submit to Planning and Development Review, Fire Plan Check Section, for review and approval, a detailed plan showing size, materials, method of construction, and location of installation. Additionally, electrical components and wiring will require a permit by Development Services Department.



# COALINGA FIRE DEPARTMENT

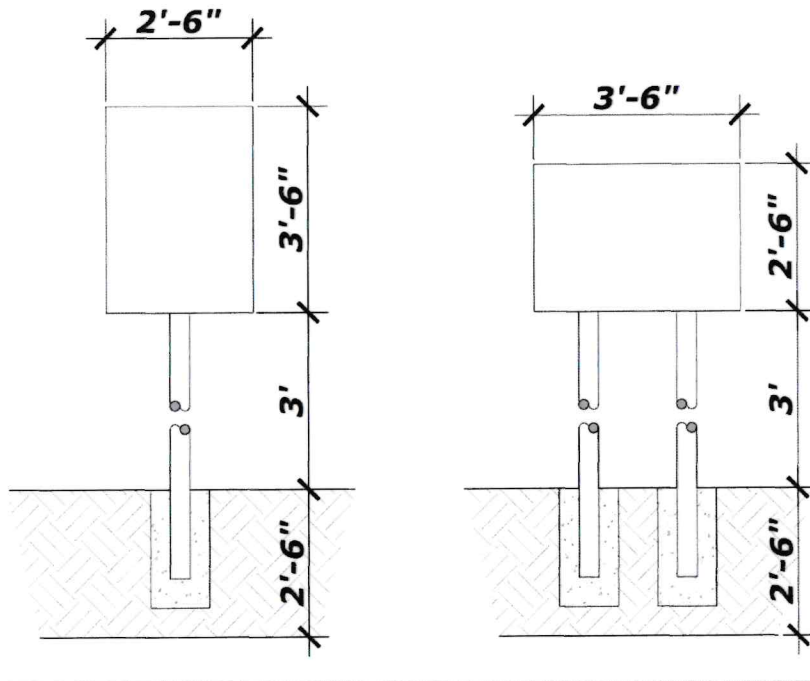
GREG DUPUIS, FIRE CHIEF

300 W. Elm Ave • Coalinga, CA 93210 • Phone (559) 935-1652 • Fax (559) 935-1638

| CITY OF COALINGA FIRE DEPARTMENT |                                    |                              |
|----------------------------------|------------------------------------|------------------------------|
| FIRE PREVENTION STANDARD         |                                    |                              |
| STANDARD TITLE:                  | Illuminated Directory Requirements |                              |
| STANDARD NUMBER: 403.007         | EFFECTIVE DATE: March 3, 2022      | REVISION DATE: March 3, 2022 |

Directories shall be located on the left-hand side of the access roadway.

C. Figure 1 indicates the minimum dimensions of the directory.



- D. Sign(s) shall be maintained in accordance with this policy.
- E. Existing buildings must comply with this policy when deemed necessary by Coalinga Fire Department.

Promulgated by: \_\_\_\_\_

Date: \_\_\_\_\_



# COALINGA FIRE DEPARTMENT

GREG DUPUIS, FIRE CHIEF

300 W. Elm Ave • Coalinga, CA 93210 • Phone (559) 935-1652 • Fax (559) 935-1638

| CITY OF COALINGA FIRE DEPARTMENT |                               |                              |
|----------------------------------|-------------------------------|------------------------------|
| FIRE PREVENTION STANDARD         |                               |                              |
| STANDARD TITLE:                  | PREMISES IDENTIFICATION       |                              |
| STANDARD NUMBER: 403.010         | EFFECTIVE DATE: March 3, 2022 | REVISION DATE: March 3, 2022 |

## ***SCOPE***

This policy applies to existing building (as provided in section 102.1 of the Uniform Fire Code) and new buildings, including buildings under construction.

## ***PURPOSE***

This policy is intended to provide requirements to clearly identify and mark proper addresses pursuant to UFC 901.4.4.

## ***PERMITS***

No permits shall be required

## ***REQUIREMENTS***

- A. Approved numbers or addresses on a contrasting background shall be placed in such a position as to be plainly visible and legible from either direction of approach from the street or road fronting the property.
  1. The minimum size dimension of the numbers shall be as specified in Table 1.
  2. Where a building or buildings are set back from the street or road fronting the property and where addresses may not be clearly identifiable due to distance from the street or roadway or to visual obstructions such as landscaping or architectural features, address or number posting shall be required both at the street driveway (i.e., a monument sign) serving such building and on the buildings.
  3. Condominium complexes, apartment complexes, townhouses, mobile home parks and multiple commercial building sites shall have installed at points of entry an illuminated directory in accordance with CFD Policy 403.007, Illuminated Directory.
  4. Individual condominiums, commercial suites and apartments shall have numbers or letters installed in accordance with the scope of this policy and



# COALINGA FIRE DEPARTMENT

GREG DUPUIS, FIRE CHIEF

300 W. Elm Ave • Coalinga, CA 93210 • Phone (559) 935-1652 • Fax (559) 935-1638

| CITY OF COALINGA FIRE DEPARTMENT |                               |                              |
|----------------------------------|-------------------------------|------------------------------|
| FIRE PREVENTION STANDARD         |                               |                              |
| STANDARD TITLE:                  | PREMISES IDENTIFICATION       |                              |
| STANDARD NUMBER: 403.010         | EFFECTIVE DATE: March 3, 2022 | REVISION DATE: March 3, 2022 |

Table 1. (Numbers or lettering shall be in logical sequence within the building as determined by Fire and Life Safety Services.)

5. Apartments shall have buildings shall be identified in alphabetical sequence for each building as well as unit numbers. i.e., A102, C89 (\* see below)
6. Additional numbers shall be required on rear access doors of commercial/industrial buildings.

**TABLE 1**

| <b><i>Occupancy</i></b>   | <b><i>Number Height</i></b> | <b><i>Stroke Width</i></b> |
|---------------------------|-----------------------------|----------------------------|
| Commercial/Industrial     | 12 Inches                   | 1½ Inches                  |
| Multiple-unit Residential | 12 Inches                   | 1½ Inches                  |

***\*In addition, minimum 6-inch-high numbers, with 7/8-inch stroke, must be used to indicate apartment range numbers.***

On individual dwellings, a minimum 4-inch-high number, with ¾ inch stroke, must be used.

|                          |          |          |
|--------------------------|----------|----------|
| Simple family and Duplex | 4 Inches | ¾ Inches |
|--------------------------|----------|----------|





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# C I T Y O F C O A L I N G A

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## F I R E D E P A R T M E N T

---

### General Conditions of Approval

Based on California Code of Regulations, Title 24,  
2019 Edition of the California Fire Code (CFC)

**Purposed apartment project**  
**365 4<sup>th</sup> Street**  
**Coalinga, CA 93210**

The items check marked below, in the right-hand column, are requirements for your project.

(X)

**Construction Documents**

Construction documents (plans and cut sheets) and calculations for all fire protection and notification systems shall be provided in an approved format to Coalinga Fire Prevention Division for review. Installation or modification of any fire protection or notification system shall not be started without first receiving a permit from Coalinga Fire Prevention Division. Permits will not be issued until plans are approved by Coalinga Fire Prevention Division and the permit fees are paid to Coalinga Fire Prevention Division. Temporary occupancy or the issuance of a "Temporary Certificate of Occupancy" will not be allowed until all life safety items have been completed and inspected by the Coalinga Fire Prevention Division. (CFC, Appendix 105.4)

(X)

**Fire Apparatus Access**

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. They shall be designed and maintained to support the imposed loads of fire apparatus (45,000) pounds. The grade of fire apparatus access roads shall not exceed 10%. Fire apparatus access roads shall be surfaced so as to provide all-weather driving capabilities and shall not be obstructed in any manner, including the parking of vehicle. The minimum widths and clearances shall be maintained at all times. Fire apparatus access roads shall be identified utilizing an approved method. (CFC 503)

(X)

**Street or Road Signs**

Street and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant, shall be Arabic numerals or alphabet letters and be maintained until replaced by permanent signs. (CFC 505)

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(X)

**Marking**

Where required by the fire code official, approved signs or other approved notices or markings that include the words NO PARKING—FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which *fire lanes* are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility. (CFC 503)

(X)

**Premises Identification**

New and existing buildings shall have approved address numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Numbers shall contrast with their background and be posted a minimum of 10 feet above the ground. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 8 inches high with a minimum stroke width of three-quarter inch. (Commercial Occupancies) (CFC 505)(Coalinga FD) **SEE COALINGA FIRE PREVENTION STANDARD 403.007 AND 403.010.**

(X)

**Fire Sprinkler System**

A fire sprinkler system is required for structures to be built, have a change of occupancy, having an addition to an existing non-conforming structure or moved into the city limits. Fire sprinkler systems shall be installed and maintained in accordance with the California Fire Code, Coalinga Fire Prevention Division amendments and policies and **NFPA Standards 13, ~~13D~~ and 13R**. Fire sprinkler systems shall be monitored by an approved fire alarm system that reports to a monitoring company. Alternative fire suppression systems (Clean Agent, etc.) may be installed and monitored with the approval of Coalinga Fire Prevention Division. (CFC 903)

**FIRE SPRINKLER SYSTEM SHALL PROVIDE HEADS IN THE ATTIC AND SHALL BE HYDRAULICALLY CALCULATED PER NFPA 13R (4 HEAD CALCULATIONS). SYSTEM SHALL INCLUDE A SINGLE RISER PER BUILDING WITH FLOW SWITCH, EXTERIOR ELECTRIC BELL AND FIRE DEPARTMENT CONNECTIONS TO BE LOCATED BY THE COALINGA FIRE PREVENTION BUREAU.**

(X)

**Fire Department Connections**

Fire Department Connections shall have caps as well as have address markings in contrasting colors (Red background White letters minimum of 4" high ¾" stroke) painted or affixed to the FDC for that address. Fire department connections may be placed on the same city water connection with the backflow prevention device if done on an above-ground installation. Three feet of clearance shall be maintained to all areas if installed in this manner and the same Markings for the FDC shall apply.

(x)

**Fire Alarms**

Where required, an approved manual, automatic or manual and automatic fire alarm system shall be installed in accordance with the provisions of the California Fire Code, Coalinga Fire Prevention Division amendments and policies and the National Fire Protection Association, Standard 72. (CFC 907)

(X)

**Portable Fire Extinguishers**

Portable fire extinguishers shall be selected, installed, and maintained in accordance with the California Fire Code, NFPA Standard 10 and Chapter 3, Title 19 California Code of Regulations. All fire extinguishers, including new extinguishers, shall have a current California State Fire Marshal service tag attached to the extinguisher. Fire extinguishers shall be mounted on the wall at no more than 5 feet above the floor. (Gross weight not to exceed 40 pounds.) Fire extinguisher type and placement locations shall be shown on the plans and coordinated with Coalinga Fire Prevention Division. (CFC 906) At no time shall the rated size of the extinguisher be less than 2A 10 BC.

(X) **Fire Safety and Evacuation Plans**

Provide, for review and approval, a fire safety and evacuation plan in compliance with Chapter 4 of the California Fire Code. (Group A, other than group A buildings used exclusively for religious worship that have an occupant load less than 2,000, B with an occupant load of 500 or more, E, H, I, R-1, R-2, college and university buildings, R-4, M with an occupant load of 500 or more, high-rise buildings, covered mall buildings exceeding 50,000 sq. feet and underground buildings). (CFC 404)

Plans submitted to Coalinga Fire Prevention Division shall include the governing codes used for the project, type of occupancy and type of construction. Provide a "Fire Protection" page in your general construction plans that include a depiction of all fire protection systems applicable to the project. Please include project notes indicating any applicable requirements that are not included on the page. List any submittals to be deferred, such as fire sprinklers, fire alarms, fire pumps, kitchen hood suppression systems, etc., in the project notes. Underground water supply and access requirements shall not be deferred.

By signing this document, you acknowledge the initial requirements and conditions listed above for your project. Additional requirements will be provided as your project plans become solidified.

\_\_\_\_\_  
Signature of applicant

\_\_\_\_\_  
Printed name of applicant

\_\_\_\_\_  
Relationship to the project

\_\_\_\_\_  
Date

Please feel free to contact the Fire Prevention Division at (559) 935-1652 ext. 303 with any questions, comments, or concerns.

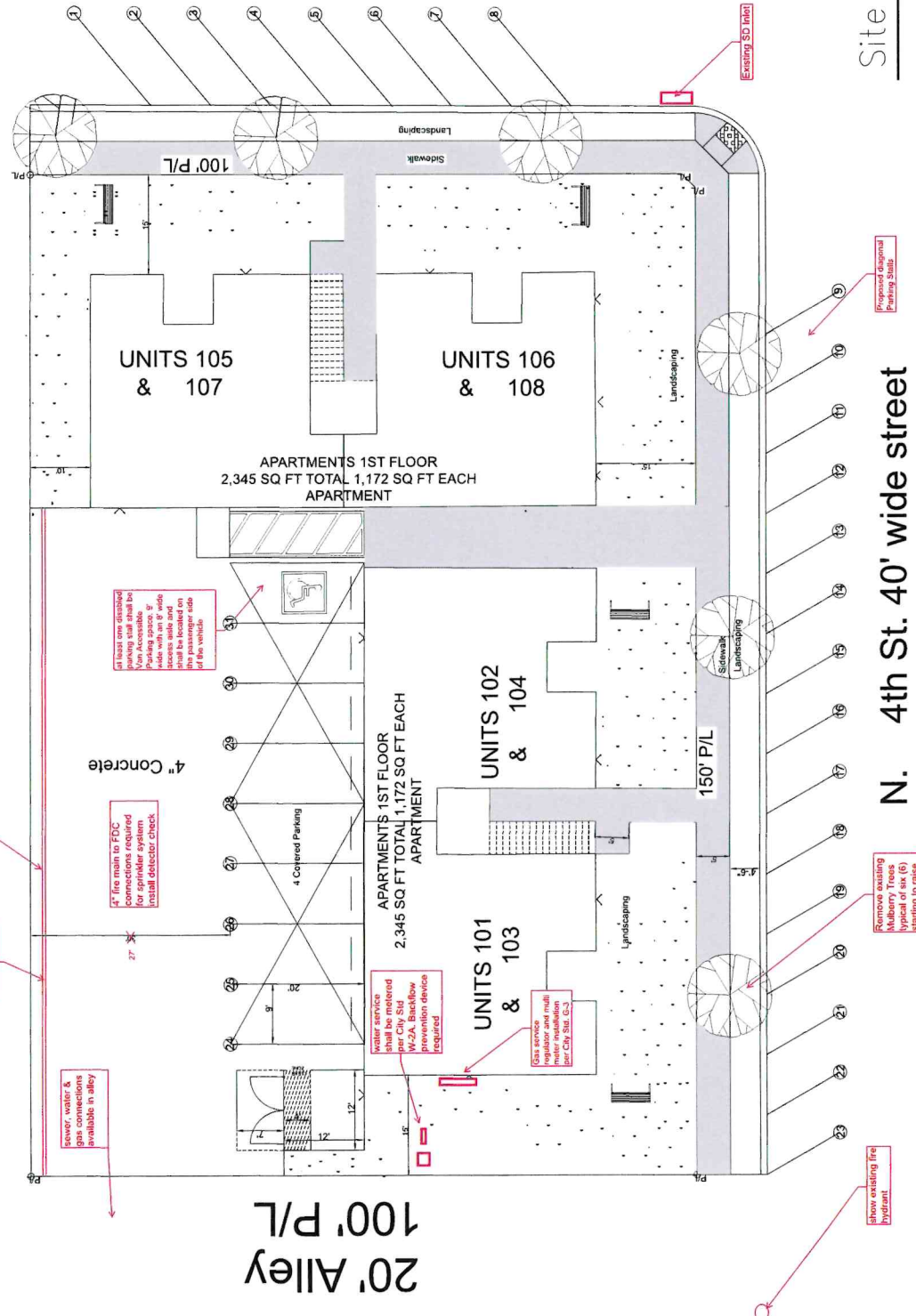
Revised:12/13/2021)

EB



**General Notes**

|                              |                    |
|------------------------------|--------------------|
| Lot Area                     | 15000 sq ft        |
| Landscaping Coverage         | 3954 sq ft 26%     |
| Ret. Front Yard Coverage     | 2375.42 sq ft 100% |
| Lot Coverage                 | 7990 sq ft 47%     |
| 8 Covered Parking            |                    |
| 1 Handicap Parking           |                    |
| 21 Street Parking            |                    |
| 1 Trash Enclosure            |                    |
| 1 Trash Enclosure Opening    |                    |
| 1 Handicap Domes             |                    |
| 8 Mailbox Receptical         |                    |
| Private Open Space           |                    |
| Common Open Space            |                    |
| 450 sq ft (56.25 sq ft/unit) |                    |
| 5250 sq ft (65.6 sq ft/unit) |                    |



# Site Plan

SCALE: 1/8" = 1'

TCE comments dated 08/15/22

Luis Rivas  
365 4th Street  
Cooling, CA 93210

SP