



# AGENDA

## PLANNING COMMISSION

**TUESDAY APRIL 9, 2024**

***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 April 9, 2024 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:*

<i>Chairperson Pruitt</i>
<i>Vice Chairman Stoppenbrink</i>
<i>Commissioner Helmar</i>
<i>Commissioner Hill</i>
<i>Commissioner Papietro</i>

*Staff:*

<i>Sean Brewer, Assistant City Manager</i>
<i>Marissa Trejo, City Manager</i>

### 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. Meeting Minutes for Approval 12-12-2023
2. Meeting (Special) Minutes for Approval 3-19-2024

#### PUBLIC HEARINGS

1. Planning Commission Adoption of Resolution No. 024-003 - Consideration of a Zoning Ordinance Amendment, and Finding of Categorical Exemption under the California Environmental Quality Act (CEQA) for Electric Vehicle Parking Standards in Accordance with Assembly Bill 1236 and Assembly Bill 970.

#### 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:** Meeting Minutes for Approval 12-12-2023  
**Meeting Date** April 9, 2024  
**Project Location:**  
**Applicant:**  
**Owner:**  
**Prepared By:**

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### **I. RECOMMENDATION:**

### **II. BACKGROUND:**

### **III. PROPOSAL AND ANALYSIS:**

### **IV. FISCAL IMPACT:**

### **V. REASONS FOR RECOMMENDATION:**

#### **ATTACHMENTS:**

##### **Description**

☐ Minutes for Approval 12-12-2023

# **MINUTES**

## **PLANNING COMMISSION**

**155 W. Durian Avenue, Coalinga, CA 93210**  
**Tuesday, December 12, 2023**

*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**

Assistant City Manager Sean Brewer announced the following changes to the Agenda:

Vice Chairman Stoppenbrink requested that the Commissioner's names be updated on the Agenda template. Chairman Sailer should be removed and Commissioner Papietro should be added.

Assistant City Manager Sean Brewer assured the Board that the Agenda template would be updated accordingly.

### **ROLL CALL**

*Commissioners:*      *Vice Chairman Stoppenbrink*  
                                 *Commissioner Helmar*  
                                 *Commissioner Pruitt*  
                                 *Commissioner Hill*  
                                 *Commissioner Papietro*

*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 – 10-10-2023

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

## **PUBLIC HEARINGS**

1. Approval of a Conditional Use Permit for the Family Discount Market at 210 E. Elm Ave for the Approval of a Beer and Wine License

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

Vice Chairman Stoppenbrink opened the Public Hearing for comments. Seeing none, Vice Chairman Stoppenbrink closed the Public Hearing.

*Motion by Hill, Second by Helmar to Adopt Resolution No. 023P-010 Approving, with Conditions, a Conditional Use Permit Application No. 23-02 for the Sale of Alcohol (Beer and Wine) at the Grocery Store Located at 210 E. Elm Avenue. **Approved** by a 5/0 Majority Roll-Call Vote.*

## **DISCUSSION AND/OR POTENTIAL ACTION ITEMS**

1. Planning Commission Reorganization

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

*Motion by Helmar, Second by Hill to Approve the Appointment of Commissioner Pruitt to the Position of Chairperson. **Approved** by a 5/0 Majority Roll-Call Vote.*

*Motion by Helmar, Seconded by Hill to Approve the Reappointment of Vice Chairman Stoppenbrink. **Approved** by a 5/0 Majority Voice Vote.*

## **DEPARTMENT REPORTS**

None

## **COMMUNICATIONS**

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairperson Announcements

Chairperson Pruitt wished everyone Happy Holidays and announced that the Chamber of Commerce would be having their first Wine Walkabout this weekend.

**ADJOURN 6:16PM**

**APPROVED:**

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Chairperson / Vice Chairperson

**ATTEST:**

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Shannon Jensen, City Clerk

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Date



## **Staff Report- Chairman and Planning Commission**

**Subject:** Meeting (Special) Minutes for Approval 3-19-2024  
**Meeting Date** April 9, 2024  
**Project Location:**  
**Applicant:**  
**Owner:**  
**Prepared By:**

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### **I. RECOMMENDATION:**

### **II. BACKGROUND:**

### **III. PROPOSAL AND ANALYSIS:**

### **IV. FISCAL IMPACT:**

### **V. REASONS FOR RECOMMENDATION:**

#### **ATTACHMENTS:**

##### **Description**

- ☐ Minutes for Approval 3-19-2024

# **SPECIAL MINUTES**

## **PLANNING COMMISSION**

**155 W. Durian Avenue, Coalinga, CA 93210**

**Tuesday, March 19, 2024**

*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**

Assistant City Manager Sean Brewer announced the following changes to the Agenda:

None

### **ROLL CALL**

*Commissioners:*      Chairperson Pruitt  
                                 Vice Chairman Stoppenbrink  
                                 Commissioner Helmar  
                                 Commissioner Hill  
                                 Commissioner Papietro

*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. Planning Commission Recommendation to the City Council for Approval of the 2023 General Plan Progress Report

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

## **PUBLIC HEARINGS**

1. Adoption of Resolution No. 024P-001 Recommending to the City Council Consideration and Approval of Ordinance No. 865, Amending the Planning and Zoning Code related to Permitting Limited Accessory Structures within the Rear Yard Setback of Residential Zoned Properties (Zoning Text Amendment Application ZTA 24-01)

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

Vice Chairman Stoppenbrink opened the Public Hearing for comments. Seeing none, Vice Chairman Stoppenbrink closed the Public Hearing.

*Consensus of the Planning Commission is for Staff to included language that would prevent any portion of a Accessory Structure to cross the property line, specifically referencing roof overhang).*

*Motion by Helmar, Second by Hill to Adopt Resolution No. 024P-001 **Approving** the Planning Commission's Recommendation to the City Council, Approval of Ordinance No. 865, Amending the Planning and Zoning Code related to Permitting Limited Accessory Structures within the Rear Yard Setback of Residential Zoned Properties (Zoning Text Amendment Application ZTA 24-01) with Added Language to Ensure the Complete Structure (including roof overhang) is within the Property Line. **Approved** by a 4/0 Majority Roll-Call Vote. (Pruitt – Absent)*

## **DISCUSSION AND/OR POTENTIAL ACTION ITEMS**

None

## **DEPARTMENT REPORTS**

None

## **COMMUNICATIONS**

1. Staff Announcements

Assistant City Manager Sean Brewer announced that unWired Broadband will soon begin construction on its state-of-the-art NextGen Fiber Internet network in Coalinga that will be provided to every doorstep.

Mr. Brewer announced that Tractor Supply Hardware will have a Soft Opening on Saturday, March 23, 2024, and a Grand Opening on Saturday, March 30, 2024.

2. Commissioner Announcements

None

3. Chairperson Announcements

None

**ADJOURN 6:25PM**

**APPROVED:**

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Chairperson / Vice Chairperson

**ATTEST:**

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Shannon Jensen, City Clerk

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Date



## **Staff Report- Chairman and Planning Commission**

**Subject:** Planning Commission Adoption of Resolution No. 024-003 - Consideration of a Zoning Ordinance Amendment, and Finding of Categorical Exemption under the California Environmental Quality Act (CEQA) for Electric Vehicle Parking Standards in Accordance with Assembly Bill 1236 and Assembly Bill 970.

**Meeting Date** Tuesday, April 9, 2024

**Project Location:** City of Coalinga

**Applicant:** City of Coalinga

**Owner:** City of Coalinga

**Prepared By:** Sean Brewer, Assistant City Manager

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### **I. RECOMMENDATION:**

Planning Commission Consideration and further recommending approval by the City Council, a Zoning Ordinance Amendment, and Finding of Categorical Exemption under the California Environmental Quality Act (CEQA) for Electric Vehicle Parking Standards in Accordance with Assembly Bill 1236 and Assembly Bill 970. - Zoning Text Amendment Application ZTA 24-02.

### **II. BACKGROUND:**

On October 8, 2015, the State of California adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging systems. The State of California also adopted Assembly Bill 970, which requires local agencies, including charter cities, to deem an application complete and approved within a certain timeframe if all requirements are met.

Assembly Bill 1236 amended Government Code Section 65850.7 to require jurisdictions with a population less than 200,000 residents to establish procedures for expedited, streamlined processes for permitting electric vehicle charging stations. Additionally, Assembly Bill 970 requires local agencies, including charter cities, to deem an application complete and approved within a certain timeframe if all requirements are met. The amendments to Section 65850.7 include the requirement for a jurisdiction to adopt an ordinance for the expedited, streamlined process. The ordinance shall include the requirement that a jurisdiction adopt a checklist of requirements with which a permit application for an electric vehicle charging station will be eligible for expedited review.

### **III. PROPOSAL AND ANALYSIS:**

The proposed Zoning Ordinance Amendment has been submitted by city staff to change electric vehicle parking standards to be in accordance with Assembly Bill 1236 and Assembly Bill 970. A copy of Ordinance

No. 866 has been attached for reference. The underlined text is new text pursuant to state law, however, the highlighted area is new text related to residential land uses that the City Council has agreed to include in this text amendment.

Environmental Determination: The Zoning Ordinance Amendment is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment, where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment the activity is not subject to CEQA. The proposed regulations would qualitatively reduce existing impacts to the environment as compared to the existing environmental baseline that would otherwise allow such uses. As such, there is no possibility that the project would have a potential for causing a significant effect on the environment, and a finding under CEQA Guidelines Section 15061(b)(3) is appropriate.

#### **IV. FISCAL IMPACT:**

There is no determined fiscal impact at this time.

#### **V. REASONS FOR RECOMMENDATION:**

The following standard findings must be made for each Zoning Ordinance amendment:

- 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.

#### **ATTACHMENTS:**

##### **Description**

- ☐ Ordinance No. 866 - EV Charging
- ☐ Resolution No. 024P-003 - EV Charging

## ORDINANCE NO. 866

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA AMENDING THE COALINGA MUNICIPAL CODE TO CHANGE ELECTRIC VEHICLE PARKING STANDARDS IN ACCORDANCE WITH ASSEMBLY BILL 1236 AND ASSEMBLY BILL 970 AND FINDING OF CATEGORICAL EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

**WHEREAS**, the State of California and City of Coalinga have consistently promoted and encouraged the use of fuel-efficient electric vehicles; and,

**WHEREAS**, on October 8, 2015, the State of California adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging systems; and,

**WHEREAS**, on October 8, 2021, the State of California adopted Assembly Bill 970, which requires local agencies, including charter cities, to deem an application complete and approved within a certain timeframe if all requirements are met; and,

**WHEREAS**, creation of an expedited, streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce the City's reliance on fossil fuels; and,

**WHEREAS**, the City Council desires to amend section 9-4.306 Electric and hybrid vehicle parking of the Coalinga Municipal Code to establish and define updates to electric vehicle parking standards.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Coalinga does ordain as follows:

**Section 1.** New language is in underline and deletions are in ~~striketrough~~. Article 2. – Definitions of the Coalinga Municipal Code is amended to read as follows:

~~*Electric vehicle charging station.* A public or private parking space served by a battery charging station equipment with the primary purpose of transferring electric energy by conductive or inductive means to a battery or other energy storage device in an electric vehicle. An electric vehicle charging station is considered an accessory use and accessory structure on any property and shall conform to their respective requirements. A site with electric vehicle charging stations as a primary use shall be subject to the same requirements as a gas station, including signage requirements.~~

~~*Charging levels.* The standardized indications of electrical force or voltage at which an electric vehicle's battery is recharged.~~

~~Level 1: slow charging at zero (0) through 120 volts.~~

~~Level 2: medium charging at over 120 to 240 volts.~~

~~Level 3 or higher: fast or rapid charging with over 240 volts.~~

Electric Vehicles. The following definitions shall define terms related to Electric Vehicles:

Automatic Load Management Systems (ALMS). A control system which allows multiple EV chargers or EV-Ready electric vehicle outlets to share a circuit or panel and automatically reduce power at each charger, providing the opportunity to reduce electrical infrastructure costs and/or provide demand response capability. ALMS systems must be designed to deliver at least 1.4kW per charger to each EV Capable, EV Ready, or EVCS space served by ALMS. The connected amperage on-site shall not be lower than the required connected amperage per Part 11, 2019 California Green Building Code for the relevant building types.

Electric Vehicle Capable Space. A parking space linked to a listed electrical panel with sufficient capacity to provide at least 208/240 volts and 40 amperes to the parking space. Raceways linking the electrical panel and parking space only need to be installed in spaces that will be inaccessible in the future, either trenched underground or where penetrations to walls, floors, or other partitions would otherwise be required for future installation of branch circuits. Raceways must be at least 1" in diameter and may be sized for multiple circuits as allowed by the California Electrical Code. The panel circuit directory shall identify the overcurrent protective device space(s) reserved for EV charging as "EV CAPABLE." Construction documents shall indicate future completion of raceway from the panel to the parking space, via the installed inaccessible raceways.

Electric Vehicle Charging Station (EVCS). A parking space that includes installation of electric vehicle supply equipment (EVSE) with a minimum capacity of 30 amperes connected to a Level 2 EV Ready Space. EVCS installation may be used to satisfy a Level 2 EV Ready Space requirement.

Level 1 EV Ready Space. A parking space served by a complete electric circuit with a minimum of 120-volt, 20-ampere capacity including electrical panel capacity, overprotection device, a minimum 1"-diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a receptacle labelled "Electric Vehicle Outlet" with at least a ½" font adjacent to the parking space or EVSE.

Level 2 EV Ready Space. A parking space served by a complete electric circuit with 208–240-volt, 40 ampere capacity including electrical panel capacity, overprotection device, a minimum 1”-diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and either a receptacle labelled “Electric Vehicle Outlet” with at least a ½” font adjacent to the parking space or EVSE with a minimum output of 30 amperes.

Level 3 EV Ready Space. A parking space served by a complete electric circuit with a minimum 400-volt capacity including electrical panel capacity, overprotection device, a minimum 1- diameter raceway that may include multiple circuits as allowed by the California Electrical Code, wiring, and a receptacle labelled “Electric Vehicle Outlet” with at least a ½” font adjacent to the parking space or 400-volt EVSE.

**Section 2.** New language is in underline and deletions are in ~~strikethrough~~. Section 9-4.306 of the Coalinga Municipal Code is amended to read as follows:

- ~~(a) Electric vehicle charging stations shall be of the same size as standard and accessible parking spaces.~~
- ~~(b) New non-residential developments that require 100 parking spaces or more, including all non-residential components of Planned Developments, shall provide:~~
  - ~~(1) Level 3 minimum electric vehicle charging stations, at one electric vehicle parking charging station for every 100 required parking spaces.~~
  - ~~(2) At a public parking site, the first two (2) charging stations equipped with card reading devices, or a charging station equipped with card reading controls that can simultaneously charge two (2) or more electric vehicles, shall be accessible.~~
  - ~~(3) Hybrid vehicle parking spaces at two (2) such parking spaces for every 100 required parking spaces.~~
- ~~(c) New residential developments of 100 units or more, including all residential components of Planned Developments regardless of size, shall provide:~~
  - ~~(1) 220-240 volt/40 amp outlets on a dedicated circuit and in close proximity to designated vehicle parking spaces in garages. Such provisions shall be sufficient to accommodate the potential future hardwire installation of one future Level 2 minimum electric vehicle charging station for every five (5) required parking spaces in multi-family developments, and/or one such station for every single family residential unit with a garage.~~
- ~~(d) New residential developments that require fifty (50) parking spaces or more are required to provide:~~

~~(1) Underground electrical conduits meeting current California Electrical Code requirements, for future vehicle charging stations, regardless of whether any electric vehicle charging stations will be installed at the start of operations.~~

- (a) *Background.* Consistent with Cal. Gov't Code § 65850.7 and § 65850.71 and as amended, the Building Official shall implement an expedited, streamlined permitting process for electric vehicle charging stations and adopt a checklist of all requirements which electric vehicle charging stations shall comply with in order to be eligible for expedited review. The expedited, streamlined permitting process and checklist may refer to the recommendations contained in the most current version of the "Plug-In Electric Vehicle Infrastructure Permitting Checklist" of the "Zero-Emission Vehicles in California: Community Readiness Guidebook" as published by the Governor's Office of Planning and Research.
- (b) *City documents.* The City's adopted checklist, application form, and any associated documents required for application approval shall be published on the City's website.
- (c) *Electric vehicle charging station requirements.* Electric vehicle charging stations shall meet the following requirements:
  - (1) Electric vehicle charging station equipment shall meet the requirements of the Cal. Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories, and rules of the Public Utilities Commission or a municipal electric utility company regarding safety and reliability.
  - (2) Installation of electric vehicle charging stations and associated wiring, bonding disconnecting means, and overcurrent protective devices shall meet the requirements of Cal. Electrical Code Art. 625 and all applicable provisions of the Cal. Electrical Code.
  - (3) Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the Cal. Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.
  - (4) Installation of electric vehicle charging stations and associated wiring, bonding disconnecting means, and overcurrent protective devices shall meet the requirements of Cal. Electrical Code Art. 625 and all applicable provisions of the Cal. Electrical Code.
  - (5) Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the Cal. Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.



- (d) *Applicant verification.* Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to: electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.
- (e) *Electronic submittal.* Consistent with Government Code Section 65850.7, the Building Official shall allow for electronic submittal of permit applications covered by this Ordinance and associated supporting documentations. In accepting such permit applications, the Building Official shall also accept electronic signatures on all forms, applications, and other documentation in lieu of a wet signature by any applicant.
- (f) *Administrative review process.* The Building Official shall implement an administrative review process to expedite approval of electric vehicle charging stations. Review of a complete permit application shall be limited to the Building Official's review of whether it meets all health and safety requirements of local, state and federal law. Local law requirements shall be limited to those standards and regulations necessary to ensure there is no specific, adverse impact on public health or safety by the proposed installation.
- (g) *Application approval.* A permit application that satisfies the information requirements in the City's adopted checklist shall be deemed complete and be promptly processed. Upon confirmation by the Building Official that the permit application and supporting documents meets the requirements of the City adopted checklist and is consistent with all applicable laws and health and safety standards, the Building Official shall, consistent with Government Code Section 65850.7 and 65850.71, approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or utilize the electric vehicle charging station until approval is granted by the City. If the Building Official determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.
- (h) *Adverse impact.* It is the intent of this Ordinance to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the Building Official's authority to address higher priority life-safety situations. If the Building Official makes a finding based on substantial evidence that the electric vehicle charging station could have a specific adverse impact upon the public health or safety, as defined in this Chapter, the City may require the applicant to apply for a use permit.
- (i) *Technical review.* In the technical review of a charging station, consistent with Government Code Section 65850.7 and 65850.71, the Building Official shall not condition the approval for any electric vehicle charging station permit on the approval of such a system by an association, as that term is defined by Civil Code Section 4080.

(j) *General electric vehicle parking: all vehicles.*

- (1) All electric vehicle parking spaces required under this section, including electric vehicle charging stations, shall be counted toward the off-street parking required by Chapter 154.258 of this chapter and the accessible parking spaces, including electric vehicle charging spaces, shall be as required by the current California Building Code.
- (2) Vehicle parking spaces required under this section, including electric vehicle charging stations, shall be clearly marked with both signage and pavement stencils, except that in private garages associated with single-family, townhome, and Accessory Dwelling Unit uses.
- (3) Parking spaces required under this section, including electric vehicle charging stations, shall meet the dimensional standards of Section 25-45.4 Parking Lot Design Standards and Location Criteria of this chapter. Electric vehicle charging equipment shall not reduce the size of the parking space.

(k) *Electric vehicle (EV) parking requirements for residential land uses.*

- (1) For one- and two-family dwellings and townhouses with attached private garages, each new dwelling unit, install two Level 2 EV Ready Spaces. For dwelling units with only one parking space, install one Level 2 EV Ready Space
- (2) New Accessory Dwelling Units constructed on the lot are required to include the installation of two Level 2 EV Ready Spaces. For Accessory Dwelling Units with only one parking space, install one Level 2 EV Ready Space.
- (3) For multifamily buildings with less than or equal to 20 dwelling units, one parking space per dwelling unit with parking shall be provided with a Level 2 EV Ready Space.
- (4) When more than 20 multifamily dwelling units are constructed, 75% of the dwelling units with parking spaces shall be provided with at least one Level 2 EV Ready Space spaces capable of supporting future Electric Vehicle Supply Equipment (EVSE). Calculations for the required minimum number of Level 2 EV Ready spaces shall be rounded up to the nearest whole number. In addition, each remaining dwelling unit with parking space(s) shall be provided with at least a Level 2 EV Capable Circuit.
- (5) Exceptions:
  - a. Accessory Dwelling Units without additional parking facilities are not required to comply with Section 25-45.4(o).
  - b. Spaces accessible only by automated mechanical car parking systems are excepted from providing EV charging infrastructure.

(l) *Electric vehicle parking requirements for nonresidential land uses.*

(1) Office buildings. In buildings designated primarily for office use, when 10 or more parking spaces are constructed, 20% of the available parking spaces on site shall be equipped with a Level 2 Electric Vehicle Charging Station (EVCS). An additional 30% shall be at least Level 2 EV Capable. Calculations for the required minimum number of spaces equipped with Level 2 EVCS, Level 2 EV Ready spaces and EV Capable spaces shall all be rounded up to the nearest whole number.

(2) Service stations. New and remodeled service stations shall be equipped with one Level 3 EVCS per every three fueling pumps. Calculations for the required minimum number of spaces equipped with Level 3 EVCS shall all be rounded up to the nearest whole number.

(3) Other nonresidential buildings. In nonresidential buildings that are not designated primarily for office or gas station use, such as hotel, retail, industrial, or public and institutional uses, when 10 or more parking spaces are constructed, 15% of the available parking spaces on site shall be equipped with Level 2 EVCS. Calculations for the required minimum number of spaces equipped with Level 2 EVCS, Level 2 EV Ready spaces and EV Capable spaces shall all be rounded up to the nearest whole number.

#### (4) Exceptions

a. Institutional Uses. At the discretion of the zoning administrator, modified EV parking requirements may be permitted for institutional uses on a case-by-case basis if compelling reasons exist for reduced or modified EV parking, depending on the circumstances for the particular use.

(m) Electric vehicle parking requirements for mixed use developments. Electric Vehicle Parking Requirements for Mixed use developments shall comply with the applicable residential and nonresidential requirements specified above in accordance with the square footage and number of parking spaces by land use type.

(n) *Technical requirements.* Raceways for electric vehicle charging spaces are required to be installed at the time of construction and shall be installed prior to occupancy/operation in accordance with the California Electrical Code. Construction plans and specifications shall include, but are not limited to, the following:

##### (1) Type and location of the EVSE:

a. The raceway(s) shall originate at a service panel, or a subpanel(s) serving the area and shall terminate near the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.

- b. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVCS at its full rated amperage.
- c. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.
- d. Electric vehicle charging stations shall be equipped with electrical outlets, and may also be equipped with card readers, controls, connector devices and other equipment as necessary for use. Electric cords shall not cross a pathway. All such equipment shall comply with the Building Regulations in Title 24, including all applicable provisions of the California Green Building Standards Code pertaining to electric vehicle charging.

The foregoing resolution was approved and adopted at a regular meeting of the City Council of the City of Coalinga on the **Xth** day of the **month** 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

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Mayor of the City of Coalinga

ATTEST:

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City Clerk of the City of Coalinga

**RESOLUTION NO. 024P-003**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COALINGA RECOMMENDING  
TO THE CITY COUNCIL AMENDMENTS TO THE COALINGA MUNICIPAL CODE TO CHANGE  
ELECTRIC VEHICLE PARKING STANDARDS IN ACCORDANCE WITH ASSEMBLY BILL 1236 AND  
ASSEMBLY BILL 970 AND FINDING OF CATEGORICAL EXEMPTION UNDER THE CALIFORNIA  
ENVIRONMENTAL QUALITY ACT (CEQA)**

**WHEREAS**, the State of California and City of Coalinga have consistently promoted and encouraged the use of fuel-efficient electric vehicles; and,

**WHEREAS**, on October 8, 2015, the State of California adopted Assembly Bill 1236, which requires local agencies to adopt an ordinance that creates an expedited and streamlined permitting process for electric vehicle charging systems; and,

**WHEREAS**, on October 8, 2021, the State of California adopted Assembly Bill 970, which requires local agencies, including charter cities, to deem an application complete and approved within a certain timeframe if all requirements are met; and,

**WHEREAS**, creation of an expedited, streamlined permitting process for electric vehicle charging stations would facilitate convenient charging of electric vehicles and help reduce the City's reliance on fossil fuels; and,

**WHEREAS**, the City of Coalinga desires to amend Section 9-4.306 Electric and hybrid vehicle parking to establish and define updates to electric vehicle parking standards.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Coalinga finds and determines as follows:

1. The Planning Commission of the City of Coalinga finds that the above recitals are true and correct and are incorporated herein by reference.
2. The City Council initiated amendments to the Coalinga Municipal Code to amend Section 9-4.306 to adopt new policies to streamline the permitting process for electric vehicle charging stations at their Meeting on March 7, 2024. The Planning Commission held a duly noted public hearing on April 9, 2024 and considered the proposed amendments to recommend to the City Council at a later date.
3. The Planning Commission has determined that this Amendment is subject to a categorical exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15061 of the CEQA Guidelines. Section 15061 states that CEQA applies only to projects that have the potential for causing a significant effect on the environment, where it can be seen with certainty that there is no possibility that the activity in

question may have a significant effect on the environment the activity is not subject to CEQA.

4. Based on the foregoing, the Planning Commission hereby recommends the adoption of an ordinance by the City Council to amend Section 9-4.306 Electric and hybrid vehicle parking to establish and define updates to electric vehicle parking standards in the Coalinga Municipal Code as set forth in Ordinance No. 866 and incorporated by reference.
5. The Resolution is effective upon adoption.
6. The City Clerk shall certify the adoption of the Resolution.

The foregoing resolution was approved and adopted at a regular meeting of the Planning Commission of the City of Coalinga on the 9<sup>th</sup> day of April 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

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Chairman/Vice Chairman

ATTEST:

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City Clerk of the City of Coalinga