



# AGENDA

## PLANNING COMMISSION

**TUESDAY SEPTEMBER 9, 2025**

***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 9, 2025 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 Stoppenbrink  
Vice Chairman Hill  
Commissioner Helmar  
Commissioner Yeadon  
Commissioner Papietro*

**Staff:**

*Sean Brewer, Interim City Manager  
Shannon Jensen, City Clerk*

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 - 08-12-2025

#### PUBLIC HEARINGS

1. Adoption of Resolution No. 025P-008 Recommending to the City Council Consideration and Approval of an Ordinance Amending Text Amendment (TA) #25-001 Implementing 4 6th Cycle Housing Element Programs

#### DISCUSSION AND/OR POTENTIAL ACTION ITEMS

#### DEPARTMENT REPORTS

#### COMMUNICATIONS

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

#### ADJOURN



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

**Subject:** Approve Minutes - 08-12-2025  
**Meeting Date** Tuesday, September 9, 2025  
**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 8-12-2025

# MINUTES

## PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210

Tuesday, August 12, 2025

*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

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

None

### ROLL CALL

Commissioners:      Chairman Stoppenbrink  
                                 Vice Chairman Hill  
                                 Commissioner Helmar - Absent  
                                 Commissioner Papietro  
                                 Commissioner Yeadon

Staff:                      City Manager, Sean Brewer  
                                 City Clerk, Shannon Jensen – Absent  
                                 Administrative Secretary, Kristi Anderson

### 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.*

Jim Allen spoke in opposition of the planned development at East Walnut Avenue, siting traffic concerns. (Discussion Item No. 1)

Danny Hopper (written comment) – opposing the planned development at East Walnut Avenue, siting traffic and sewer infrastructure concerns. (Discussion Item No. 1)

### INFORMATION/CONSENT CALENDAR

1. Meeting Minutes for Approval 5-13-2025

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

## **PUBLIC HEARINGS**

1. Adopt Resolution No. 025P-007 for Preliminary Approval for a Mural Application (MUR 25-01) and Approval of the Mural Artist at 486 Coalinga Plaza

City Manager Sean Brewer provided a brief overview of the item.

Chairman Stoppenbrink opened the Public Hearing for comments.

Danny Hopper asked what mural means.

Chairman Stoppenbrink closed the Public Hearing.

*Motion by Papietro, Second by Hill to Adopt Resolution No. 025P-007 Approving Mural Application No. 25-01 (Coalinga's Gold Star Wellness Center) and Environmental Review for the Development of a New Mural located on the East Corner of Coalinga Plaza and East Birch Avenue. Motion **Approved** by a 3/0 Roll-Call Vote. (Yeadon – Abstained) (Helmar – Absent)*

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

1. Planning Commission Adopt Resolution No. 025P-006 with Conditions for a Site Plan Review and Environmental Review for the Construction of Two Three-Story Buildings, Subject to Affordability for Senior Citizens

City Manager Sean Brewer provided a brief overview of the item.

*Motion by Hill, Seconded by Papietro to Adopt Resolution No. 025P-006 Approving a Site Plan Review Application No. 23-01 (Elm Avenue Senior Apartments) and Environmental Review for the Construction of a New 62-Unit Senior Apartment Complex located on the South Side of East Walnut Avenue between North Maple Road and East Elm Avenue/SR33. **Approved** by a 4/0 Majority Roll-Call Vote. (Helmar - Absent)*

## **DEPARTMENT REPORTS**

City Manager Sean Brewer reported that the next Planning Commission meeting would be on September 9, 2025.

The Planning Department received the plans for the new Sinclair Service Station planned for Elm Avenue and 5th Street today. Mr. Brewer expects to receive plans for the Shell Service Station soon.

Mr. Brewer announced the Wings Over the West Side air show will take place on Saturday, September 27, 2025.

## **COMMUNICATIONS**

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairperson Announcements

None

**ADJOURN 7:07PM**

**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:** Adoption of Resolution No. 025P-008 Recommending to the City Council Consideration and Approval of an Ordinance Amending Text Amendment (TA) #25-001 Implementing 4 6th Cycle Housing Element Programs

**Meeting Date** Tuesday, September 9, 2025

**Project Location:** City of Coalinga

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

**Owner:** City of Coalinga, 155 W Durian Ave., Coalinga, CA 93210

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

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### I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 025P-008 recommending to the City Council approval of Text Amendment (TA) #25-001 that would implement 4 6th Cycle Housing Element Programs which include amendments to the zoning ordinance: Housing Element Program 5 (Water and Wastewater Service), Housing Element Program 11 (Promote and Facilitate Accessory Units), Housing Element Program 16 (Zoning Code Amendments), Housing Element Program 21 (Land Use Controls), additional implementation related to Density Bonus Law, and the accompanying Notice of Exemption.

### II. BACKGROUND:

The City of Coalinga's 6th Cycle Housing Element was certified by the California Department of Housing & Community Development on May 2, 2024. As part of that certification, the City was required to complete certain code amendments in accordance with the Housing Element Programs contained in the 2023-2031 Housing Element Update. During review of the City's Housing Element, HCD determined that the City is required to implement changes in the development process to streamline review of housing projects and make it more feasible to bring new housing opportunities online. These HCD directives are imposed on local municipalities to streamline housing development in response to the Statewide housing shortage. The Housing Element programs coming before the Planning Commission for consideration are as follows:

#### Water and Wastewater Service (Housing Element Program 5)

HE 5 establishes a sewer and water service priority policy for specific procedures to grant priority sewer and water service to residential developments that include units affordable to lower-income households.

#### Promote and Facilitate Accessory Units (Housing Element Program 11)

HE 11 permits Accessory Dwelling Units (ADUs) in all zones that permit single-family or multifamily uses and to permit the construction of a junior accessory dwelling unit on each lot in addition to an ADU.

Zoning Code Amendments (Housing Element Program 16) HE 16 modifies several sections of the Zoning Code in accordance with State Law:

- Family Definition: Revise the definition of family to comply with the State law definition.
- Residential Care Facilities: Allow residential care facilities for six or fewer persons in accordance with Health and Safety Code Section 1568.0831, and allow residential care facilities, for seven or more persons only subject to those restrictions that apply to residential uses in the same zone, in accordance with the City's definition of family. Additionally, remove the screening requirement from this use type.
- Low-Barrier Navigation Centers: Permit low-barrier navigation centers, defined as low-barrier, temporary, service-enriched shelters to help homeless individuals and families quickly obtain permanent housing by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing pursuant to Government Code Section 65662/AB 101.
- Employee and Farmworker Housing: Treat employee/farmworker housing that serves six or fewer persons as a single-family structure and to permit it in the same manner as other single-family structures of the same type in the same zone across all zones that allow single-family residential uses. Treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act, and allow for a streamlined, ministerial approval process for projects on land designated as agricultural or land that allows agricultural uses.
- Emergency Shelters: Permit emergency shelters by right in the RHD zone. Amend the parking ordinance to ensure that the standards do require more parking for emergency shelters than other residential or commercial uses in the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii) (AB 139), and that the standards to not require more parking for emergency shelters than what is sufficient to accommodate staff working in the shelter. Additionally, allow emergency shelters without a conditional use permit or other discretionary permit in at least one zone that allows residential uses by right pursuant to Government Code Section 65583(a)(4). Amends the definition of emergency shelters in compliance with AB 2339 to include other interim interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care.

#### Land Use Controls (Housing Element Program 21)

HE 21 ensures the City offers a variety of lot sizes and allowable densities. The program amends zoning to allow smaller lot sizes (e.g., four to eight thousand square feet) in zones that allow single-family units, including the AG, RR, RE, RSF, RT, RMD, and RHD zones.

#### Density Bonus Ordinance Update (Additional Implementation)

Additional implementation amends the Density Bonus Ordinance to align with recent state law changes. On October 11, 2023, the Governor signed AB 1287, making various amendments and clarifications to the State Density Bonus Law, Government Code Section 65915.

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

The Housing Element is one of nine mandated elements within the General Plan. These proposed text amendments will satisfy 4 implementation programs of the required items contained within the City's 6th Cycle Housing Element, and bring the City's Density Bonus Ordinance into compliance with current State Law

#### **Environmental Review**

The City is the Lead Agency for this Project pursuant to CEQA Guidelines (Public Resources Code [PRC] Section 15000 et seq.). This update is subject to CEQA Guidelines section 15061, which states that "The activity is covered by the common sense exemption that CEQA applies only to projects which 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 implementation programs of the Housing Element do include changes to the zoning code to bring it into conformance with state law and to promote more housing units in the City, but nothing in the proposed changes would alter the existing development potential of the City as expressed in the General Plan.

**Planning Commission Action**

The Commission’s action on Text Amendment Number(s) 25-001 and the accompanied Notice of Exemption.

MOVE TO ADOPT RESOLUTION NO. 025P-008 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TEXT AMENDMENT (TA) #25-001 THAT WOULD IMPLEMENT 4 6TH CYCLE HOUSING ELEMENT PROGRAMS WHICH INCLUDE AMENDMENTS TO THE ZONING ORDINANCE: HOUSING ELEMENT PROGRAM 5 (WATER AND WASTEWATER SERVICE), HOUSING ELEMENT PROGRAM 11 (PROMOTE AND FACILITATE ACCESSORY UNITS), HOUSING ELEMENT PROGRAM 16 (ZONING CODE AMENDMENTS), HOUSING ELEMENT PROGRAM 21 (LAND USE CONTROLS), ADDITIONAL IMPLEMENTATION RELATED TO DENSITY BONUS LAW, AND THE ACCOMPANYING NOTICE OF EXEMPTION.

or

MOVE TO DENY RESOLUTION NO. 025P-008 RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TEXT AMENDMENT (TA) #25-001 THAT WOULD IMPLEMENT 4 6TH CYCLE HOUSING ELEMENT PROGRAMS WHICH INCLUDE AMENDMENTS TO THE ZONING ORDINANCE: HOUSING ELEMENT PROGRAM 5 (WATER AND WASTEWATER SERVICE), HOUSING ELEMENT PROGRAM 11 (PROMOTE AND FACILITATE ACCESSORY UNITS), HOUSING ELEMENT PROGRAM 16 (ZONING CODE AMENDMENTS), HOUSING ELEMENT PROGRAM 21 (LAND USE CONTROLS), ADDITIONAL IMPLEMENTATION RELATED TO DENSITY BONUS LAW, AND THE ACCOMPANYING NOTICE OF EXEMPTION.

**IV. FISCAL IMPACT:**

None.

**V. REASONS FOR RECOMMENDATION:**

Implementation of Housing Element Programs as presented would be an action consistent with the City’s recently certified Housing Element. Approval of this item would assist the City with meeting their goals for the provision of a wide array of housing development opportunities.

**ATTACHMENTS:**

**Description**

- ☐ Resolution No. 025P-008
- ☐ Ordinance 874

# **RESOLUTION 025P-008**

## **A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION RECOMMENDING APPROVAL OF A ZONING TEXT AMENDMENT TO AMEND THE PLANNING AND ZONING CODE RELATED TO THE CITY'S 6<sup>TH</sup> CYCLE HOUSING ELEMENT.**

**WHEREAS**, State of California Housing Element law was enacted in 1969 and requires jurisdiction to prepare and adopt a Housing Element as part of its respective General Plan; and,

**WHEREAS**, the purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives; and,

**WHEREAS**, the Housing Element is one of nine state mandated elements that every general plan must contain; and,

**WHEREAS**, the 6<sup>th</sup> Cycle Housing Element Update was sent to the Department of Housing and Community Development for review and upon completion of review, it was determined that the document substantially complies with State Housing Element Law and was therefore certified; and,

**WHEREAS**, the Zoning Text Amendment coming before the Planning Commission for consideration would implement four 6<sup>th</sup> Cycle Housing Element Programs including Housing Element Program 5 (Water and Wastewater Service), Housing Element Program 11 (Promote and Facilitate Accessory Units), Housing Element Program 16 (Zoning Code Amendments), Housing Element Program 21 (Land Use Controls), additional implementation related to Density Bonus Law; and,

**WHEREAS**, the Community and Economic Development Department prepared a notice of exemption for consideration; and,

**WHEREAS**, Notice of Public Hearing was provided to the Coalinga Press, posted at City Hall, Police Department Bulletin Board, Fire Department Bulletin Board, Coalinga District Library, Chamber of Commerce, and City of Coalinga website, on August 20, 2025, and;

**WHEREAS**, the Planning Commission held the duly noticed Public Hearing on September 9, 2025 to take testimony with regard to the proposed Zoning Text Amendment; and

**WHEREAS**, the Planning Commission completed its review of the proposed Zoning Text Amendment and details in the Staff Report and has considered the testimony received during the public hearing process, and;

**WHEREAS**, the Planning Commission has made the following findings based on the Zoning Text Amendment proposal:

- The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
- The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission recommends approval to the City Council adoption of Ordinance No. 874 (Exhibit "A") to amend the planning and zoning code related to the City's 6<sup>th</sup> Cycle Housing Element Update.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regular meeting held on the 9<sup>th</sup> day of September 2025.

AYES:

NOES:

ABSTAIN:

ABSENT:

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Planning Commission Chairman/Vice Chairman

ATTEST:

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City Clerk/Deputy City Clerk

Exhibit "A"  
Ordinance No. 874

## **ORDINANCE NO. 874**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA AMENDING THE PLANNING AND ZONING CODE RELATED TO THE CITY'S 6<sup>TH</sup> CYCLE HOUSING ELEMENT UPDATE.**

**WHEREAS**, State of California Housing Element law was enacted in 1969 and requires jurisdiction to prepare and adopt a Housing Element as part of its respective General Plan; and,

**WHEREAS**, the purpose of the Housing Element is to identify the community's housing needs, to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs, and to define the policies and programs that the community will implement to achieve the stated goals and objectives; and,

**WHEREAS**, the Housing Element is one of nine state mandated elements that every general plan must contain; and,

**WHEREAS**, the 6th Cycle Housing Element Update was sent to the Department of Housing and Community Development for review and upon completion of review, it was determined that the document substantially complies with State Housing Element Law and was therefore certified; and,

**WHEREAS**, the Zoning Text Amendment coming before the City Council for consideration would implement four 6th Cycle Housing Element Programs including Housing Element Program 5 (Water and Wastewater Service), Housing Element Program 11 (Promote and Facilitate Accessory Units), Housing Element Program 16 (Zoning Code Amendments), Housing Element Program 21 (Land Use Controls), additional implementation related to Density Bonus Law; and,

**WHEREAS**, the Community and Economic Development Department prepared a notice of exemption for consideration; and,

**WHEREAS**, Notice of Public Hearing was provided to the Coalinga Press, posted at City Hall, Police Department Bulletin Board, Fire Department Bulletin Board, Coalinga District Library, Chamber of Commerce, and City of Coalinga website, on August 20, 2025, and;

**WHEREAS**, the City Council held the duly noticed Public Hearing on September 18, 2025 to take testimony with regard to the proposed Zoning Text Amendment; and

**WHEREAS**, the City Council completed its review of the proposed Zoning Text Amendment and details in the Staff Report and has considered the testimony received during the public hearing process, and;

**WHEREAS**, the City Council has made the following findings based on the Zoning Text Amendment proposal:

- The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
- The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COALINGA DOES ORDAIN AS FOLLOWS:**

**Section 1:** The Municipal Code of the City of Coalinga is hereby amended as follows:

## **Chapter 1. – Introduction**

### **Article 2. – Definitions**

*Abandoned.* A use that has ceased or a structure that has been vacated for a time period as specified in this title. Abandonment does not include temporary or short-term interruptions to a use or occupancy of a structure during periods of remodeling, maintaining, or otherwise improving or rearranging a facility.

*Accessory building.* See building, accessory.

*Accessory dwelling unit or ADU.* An attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single family or multifamily dwelling is or will be situated. An ADU may be an efficiency unit or a manufactured home, as defined. See second dwelling unit.

*Accessory structure.* A permitted structure that is accessory and incidental to a dwelling located on the same lot. See structure, accessory.

*Accessory use.* See use, accessory.

*Acre, gross.* A measure of total land area of a lot or site, including areas to be dedicated for public rights-of-way, streets, schools, or other dedications.

*Acre, net.* A measure of land area of a lot or site remaining after dedication of all areas for public rights-of-way, streets, schools, or other dedications.

*Adjacent.* Contiguous, having a common border, boundary, or lot line. Lots or parcels of land that touch at corners only shall not be deemed adjacent. Includes properties directly across an alley.

*Adjoining.* See "adjacent".

*Adult-oriented business.* An establishment or concern that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are characterized by an emphasis on specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologists, social workers, marriage and family counselors, osteopaths, and persons holding licenses or certificates under applicable State law

or accreditation from recognized programs when performing functions pursuant to the respective license or certificate. Includes sexually oriented businesses. See Section 9-5.102, Adult-Oriented Businesses.

*Affordable housing.* Residential units for rent or sale which are intended for or restricted to households of very low, low and moderate income as defined by Sections 50079.5, 50093 and 50105 of the Health and Safety Code.

*Agriculture.* The art, science or practice of cultivating the ground, harvesting the crops, rearing and management of livestock, tillage, husbandry, farming, horticulture, and forestry.

*Aggrieved person.* Any person who, in person or through a representative, appeared at a City public hearing in conjunction with a decision or action appealed or who, by other appropriate means prior to a hearing, informed the local government of the nature of his or her concerns or who, for good cause, was unable to do either.

*Aircraft sales, services and storage.* Uses related to the rental, sales, manufacturing, maintenance, repair and storage of aircraft.

*Alley.* A public or private vehicular way typically providing a secondary means of access to adjoining property, and not meant to provide a through traffic route, the longitudinal boundaries of which are defined by property lines or easements.

*Alteration.* Any change, addition or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs. See also "structural alterations" for modifications to any of the supporting members of a structure.

*Americans with Disabilities Act (ADA).* United States Public Law 101-336, 104 Stat. 327 (July 26, 1990), codified at 42 U.S.C. Section 12101 et seq.

*Ancillary.* Accompanying, auxiliary.

*Animal keeping.* The raising of animals as an accessory use to a primary residential use. See Chapter 5, Article 1.104, Animal Keeping.

*Animal raising.* The raising, grazing, or feeding of animals for animal products, animal increase, or value increase, and dairying as an accessory use on farms with dairy cattle. It includes the raising of livestock, poultry and fish.

*Animal-related terms.*

*Animal husbandry.* The care and breeding of domestic farm animals such as cattle, hogs, sheep and horses.

*Household pet.* Any domesticated animal customarily permitted and kept in a dwelling and kept only for the company or pleasure provided to the occupants of the dwelling, such as a dog, cat, bird, rodent (including a rabbit), fish, reptile or turtle, to the extent allowed by California law.

*Kennels.* Facilities for keeping, boarding, training, breeding or maintaining for commercial purposes, four (4) or more dogs, cats, or other household pets not owned by the kennel owner or operator. This classification excludes pet shops and animal hospitals that provide twenty-four (24) hour accommodation of animals receiving medical or grooming services.

*Livestock.* Any domestic animals such as cattle, horses, donkeys, mules, burros, sheep, hogs, or goats. Includes fish.

*Pet stores.* Retail sales of animals and/or services, including grooming, for animals on a commercial basis. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

*Veterinary services.* Medical care for small animals on a commercial basis. This classification allows twenty-four (24) hour accommodation of animals receiving medical or grooming services but does not include kennels.

*Apartment.* A multiple residence with three (3) or more units, in which residential units are rented for a month or longer. See also residence, multiple.

*Area, gross.* The horizontal area within the boundaries of a lot or site including any area for future streets, parks, and other dedications.

*Artists' studios.* Work space for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. Incidental retail sales of items produced on the premises is required.

*Assembly plant.* A plant with an arrangement of machines, tools and workers assembled in a particular sequence along a direct line or route.

*Authority.* The appropriate person, official, or body designated to hear, grant, deny, modify, condition, revoke permits required by the Coalinga Zoning Ordinance.

*Automobile/vehicle sales and services.*

*Automobile/vehicle rentals.* Rental of automobiles, including storage and incidental maintenance.

*Automobile/vehicle sales and leasing.* Sales or leasing of automobiles, boats, motorcycles, trucks, and motor homes, including storage and incidental maintenance.

*Automobile/vehicle repair, major.* Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, and tire sales and installation, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

*Automobile/vehicle service and repair, minor.* The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the sale, installation, and servicing of related equipment and parts. This classification includes quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes establishments providing engine repair, body and fender work, vehicle painting, or towing. It also excludes repair of heavy trucks or construction vehicles.

*Automobile/vehicle washing.* Washing, waxing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

*Large vehicle and equipment sales, service and rental.* Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other equipment used for construction, agricultural, or landscape gardening activities. Includes large vehicle operation training facilities. Sales of new or used automobiles or trucks are excluded from this classification.

*Service station.* Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing repair services; selling automotive oils, replacement parts, and accessories; and/or providing food services.

*Towing and impound.* Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services. (For automobile/dismantling, see salvage yards)

*Balcony.* A platform that projects from the wall of a building thirty (30) inches or more above grade.

*Bakery.* A shop where baked goods are made and/or sold.

*Banks and financial institutions.*

*Banks and credit unions.* Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding check-cashing businesses.



*Check cashing businesses.* Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. This classification also includes the business of deferred deposits, whereby the check casher refrains from depositing a personal check written by a customer until a specific date pursuant to a written agreement as provided in Civil Code 1789.31. Check Cashing Businesses do not include state or federally chartered banks, savings associations, credit unions, or industrial loan companies. They also do not include retail sellers engaged primarily in the business of selling consumer goods, such as consumables to retail buyers, that cash checks or issue money order incidental to their main purpose or business.

*Bar.* See eating, drinking and smoking establishments.

*Base district.* A zoning district that includes use, height, bulk, space, and development standards for the regulation of development in a particular area.

*Bed and breakfast.* A residence or commercial building with six (6) or fewer rooms, serving meals to registered guests for accommodation of travelers staying fewer than thirty (30) days.

*Bedroom.* Any room located within a dwelling unit that is used primarily for sleeping purposes by its residents and that contains at least seventy (70) square feet of floor area.

Rooms designated as a "den", "library", "study", "loft" or other extra room that satisfies this definition and is not a kitchen, living room, or bath will be considered a bedroom.

*Bicycle parking, long-term.* Bicycle parking that is designed to serve employees, students, residents, commuters, and others who generally stay at a site for four (4) hours or longer.

*Bicycle parking, short-term.* Bicycle parking that is designed to serve shoppers, customers, messengers, guests, and other visitors to a site who generally stay for a period of less than four (4) hours.

*Block.* All property fronting upon one side of a street, between intersecting and intercepting streets, or between a street and a railroad right-of-way, waterway, dead-end street or unsubdivided land.

*Blockface.* All property between two (2) intersections that fronts upon a street or is adjacent to a public right-of-way.

*Boardinghouse.* A residence where lodging or meals are provided to persons renting rooms for a month or longer.

*Building.* Any structure enclosed by a roof and by walls on three or more sides, and having a fixed location upon the ground.

*Building footprint.* See footprint.

*Building front.* That portion of the main building which affords public entry. In the case of a building with more than one public entry, the entrance with the assigned address shall be considered the main public entry.

*Building height.* See height.

*Building materials and services.* Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include contractors' yards and hardware stores less than 10,000 square feet in floor area (see retail sales).

*Building, accessory.* A subordinate building, the use of which is incidental to that of the main building on the same lot.

*Building, main.* The building in which the principal use on a lot is conducted.

*Building Official.* The Building Official is the City Manager or his or her designee. The Building Official is under general administrative direction, to manage and coordinate the activities of the building and inspection functions of the City; to assume responsibility for implementing City activities related to setting and ensuring compliance

with building standards including plan check, inspection and zoning matters. Work may be conducted by the Building Official or his or her division staff.

*Business.* A commercial use involving the purchase, sale or other transaction involving the handling or disposition of any article, service, substance or commodity for livelihood or profit; or the management of offices, structures and premises; or the maintenance and use of recreational or amusement enterprises; or the maintenance and use of offices and facilities by professions and trades rendering service.

*Business office.* A building or part of a building in which one or more persons are employed primarily in the administration, management, or conducting of a business, sometimes incidental to other business activities.

*Business services.* Establishments that primarily provide goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, computer services, data processing, accounting and bookkeeping, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, and model building, but excluding vehicle rentals, bulk items, or print shops.

*Café.* See eating and drinking establishments.

*California Environmental Quality Act (CEQA).* State law, pursuant to California Public Resources Code Section 21000 et. seq. or any successor statute, that requires public agencies to document and consider the environmental effects of a proposed action before a decision.

*Card room.* An establishment where legal gambling is conducted.

*Caretaker.* A person, living on-site, who is the owner, manager or any employee with responsibility for security, care of people, animals, equipment or other conditions on the property.

*Caretaker residence.* A living unit provided for an on-site caretaker.

*Carport.* An accessory structure that is roofed but permanently open on at least two (2) sides and maintained for the storage of motor vehicles.

*Car wash.* An establishment with mechanical facilities for washing motor vehicles including self service operations.

*Cemetery.* Establishments primarily engaged in operating sites or structures reserved for the interment of human or animal remains, including mausoleums, burial places, and memorial gardens.

*Cinema/theaters.* Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.

*Large-scale.* This classification includes large outdoor facilities such as amusement and theme parks, casinos, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, driving ranges, golf courses, and facilities with more than 10,000 square feet in building area, including fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; bowling alleys; archery or indoor shooting ranges; riding stables; campgrounds; or stables. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

*Small-scale.* This classification includes small, generally indoor facilities that occupy less than 10,000 square feet of building area, such as billiard parlors, card rooms, health clubs, dance halls, small tennis club facilities, poolrooms, and amusement arcades. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

*City.* The City of Coalinga, California.

*City Council.* The City Council of the City of Coalinga.

*City Engineer.* The City Engineer of the City of Coalinga.

*Clubs and lodges.* Meeting, recreational, or social facilities of a private or nonprofit organization or association primarily for use by members or guests. This classification includes union halls and social clubs.

*Cocktail lounge.* A bar or area serving primarily alcoholic beverages, within a restaurant.

*Code Enforcement Officer.* A Code Enforcement Officer is defined under Section 2-4.113 of the City of Coalinga Municipal Code.

*Coffee shop.* See eating and drinking establishment.

*Colleges and trade schools, public or private.* Institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes business and computer schools, management training, technical and trade schools, but excludes personal instructional services such as music lessons.

*Commercial entertainment and recreation.* Provision of participant or spectator entertainment to the general public.

*Commercial vehicle.* Any vehicle currently registered as such with the state Department of Motor Vehicles or equivalent out-of-state or federal agency and is used primarily in the conduct of a business as opposed to private family or individual use. See Section 4-4.801 to 4-4.807 of the City of Coalinga Municipal Code.

*Community center.* Any noncommercial facility established primarily for the benefit and service of the population of the community in which it is located. Examples include youth centers and senior centers.

*Community Development Director.* The Community Development Director is the City Manager or his or her designee. The Community Development Director is under general administrative direction, to plan, direct, manage, and oversee the planning functions of the City; to assume responsibility for the enforcement of zoning, subdivision, and land use laws, ordinances, and regulations in accordance with the general plan; to provide consultation on planning issues to the City Council, Planning Commission, and other boards and advisory committees; and to do related work as required. Work may be conducted by the Community Development Director and his or her department staff.

*Concession or Incentive.* A regulatory incentive or concession as defined in Government Code Section 65915(k) that may include, but not be limited to, the reduction of site development standards or a modification of zoning code requirements, approval of mixed-use zoning in conjunction with the housing development, or any other regulatory incentive which would result in identifiable cost avoidance or reductions, that are offered in addition to a density bonus.

*Condominium.* An estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in space in a residential or commercial building, such as an apartment or an office building. A condominium may include in addition a separate interest in other portions of such real property. Condominium, also refers to townhouses, cooperative housing, and similar residential developments.

*Compatible.* That which is harmonious with and will not adversely affect surrounding buildings and/or uses.

*Condition of use.* A development standard determined to be necessary to permit the harmonious classification of a use as listed in a district and therefore a prerequisite to place, or for application to place, such use as classified.

*Conditionally permitted.* Permitted subject to approval of a Conditional Use Permit or Site Plan Review.

*Construction.* Construction, erection, enlargement, alteration, conversion or movement of any building, structures, or land together with any scientific surveys associated therewith.

*Construction and material yards.* Storage of construction materials or equipment on a site other than a construction site.

*Conversion.* A change of a residential dwelling, including a mobile home lot in a mobile home park, as defined in Section 18214 of the Health and Safety Code, or a residential hotel, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code, to a condominium, cooperative, or similar form of ownership; or a

change of a residential dwelling, including a mobile home lot in a mobile home park, or a residential hotel to a nonresidential use.

*County.* The County of Fresno, California.

*Courtyard.* An open, unoccupied space, unobstructed to the sky, other than a yard, on the same lot with a building or group of buildings and which is bounded on three (3) or more sides by such building or buildings.

*Crop cultivation.* The cultivation of tree, vine, field, forage, and other plant crops intended to provide food or fibers. The classification excludes wholesale or retail nurseries, vineyards and ancillary wineries and distilleries. This classification includes the indoor cultivation of cannabis.

*Cultural institutions.* Public or non-profit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance, and events; buildings of an educational, charitable or philanthropic nature; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens.

*Day care centers.* Establishments providing non-medical care for persons on a less than 24-hour basis other than family day care home. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

*Day care, commercial.* A facility that regularly provides care, protection, and supervision for any number of persons as a principal business use of the site.

*Day care, institutional.* A facility that regularly provides care, protection, and supervision for any number of persons, and is operated in conjunction with and on the same site as a public or private school, church or other institutional use which is permitted and established in the district.

*Family day care home.* A home that regularly provides care, protection, and supervision for fourteen (14) or fewer children, in the provider's own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, and is either a large family day care home or a small family day care home as follows.

*Family day care: small.* A facility or home that for compensation regularly provides care, protection and supervision for six (6) or fewer children, not necessarily related to the caregiver in the caregiver's own home for periods of less than twenty-four (24) hours per day, while the parents or guardians are absent. Children under the age of ten (10) years who reside at the home shall be included when counting the number of children taken care of in the house (Health and Safety Code Section 1596.78(c)). See Section 9-5.110, Family Day Care Homes.

*Family day care: large.* A facility or home that for compensation regularly provides care, protection and supervision for up to twelve (12) children, not necessarily related to the caregiver in the caregiver's own home for periods of less than 24 hours per day, while the parents or guardians are absent. Children under the age of 10 years who reside at the home shall be included when counting the number of children taken care of in the house (Health and Safety Code Section 1596.78(b)). See Section 9-5.110, Family Day Care Homes.

*Deck.* A platform, either freestanding or attached to a building, that is supported by pillars or posts. See also balcony.

*Delicatessen.* A shop that sells and/or serves cooked or prepared foods ready for eating.

*Demolition.* The intentional destruction and removal of any structure or portion thereof, including a residential dwelling, including a mobile home, as defined in Section 18008 of the Health and Safety Code, or a mobile home lot in a mobile home park, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code, which has not been declared to be a public nuisance under Division 13 (commencing with Section 17000) of the Health and Safety Code or any local ordinance enacted pursuant to those provisions.

*Density.* The number of dwelling units per unit of land area.

*Density bonus.* A density increase of up to those percentages specified in the State Density Bonus Law above the otherwise maximum residential density under the applicable zoning designation on the date the application is deemed complete. An increase in the total number of dwelling units allowed per acre, potentially above and beyond that allowed by the Coalinga General Plan for the given district.

*Density bonus units.* A residential unit granted pursuant to the provisions of this section that exceed the maximum residential density for the development site.

*Development.* Any manmade change to improved or unimproved real estate, including but not limited to the division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

*Development agreement.* A contract duly executed and legally binding between the City of Coalinga and a developer(s) that delineates the terms and conditions agreed upon by two (2) or more parties.

*Developmentally disabled rehabilitation facility.* See residential care facility.

*Disabled-inoperative vehicle.* Any vehicle unable to run under its own power, unlicensed, or determined to be unsafe to operate. See Sections 5-1.01 to 5-1.15 of the City of Coalinga Municipal Code.

*District.* See zoning district.

*Double frontage lot.* See lot, through.

*Drive-through facilities.* Facilities designed to enable persons to receive a service or purchase or consume goods while remaining within a motor vehicle, typically associated with banks, eating, and drinking establishments, pharmacies, and other commercial uses.

*Driveway.* A vehicular access within private property leading from a public or private street to the principal structure, residence, garage, carport or parking area See Chapter 4, Article 3, Off Street Parking and Loading for requirements.

*U-shaped driveways.* A driveway type characterized by having a separate entrance and exit and a curved drive path and generally loops to form a "u" shape.

*Dry cleaning establishments.*

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

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

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

*Dwelling unit.* A room or suite of rooms including one and only one kitchen, and designed or occupied as separate living quarters for one family. Dwellings include transitional and supportive housing. See also family.

*Easement.* A portion of land created by grant or agreement for specific purpose; an easement is the right, privilege or interest which one party has in the land of another.

*Eating and drinking establishments.* Businesses primarily engaged in serving prepared food and beverages for consumption on or off the premises.

*Bars/night clubs/lounges.* Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks. This classification includes establishments that provide dancing or entertainment.

*Coffee shops/cafés.* Establishments that serve nonalcoholic beverages, such as coffee, tea, juices or sodas for consumption on or near the premises, or a specialty snack, such as ice cream, frozen yogurt, cookies or popcorn.

*Restaurants.* Establishments where meals are served to customers. This classification includes full-service restaurants with table service as well as establishments providing limited table service, such as fast-food restaurants, carryout sandwich shops, limited service pizza parlors and delivery shops, and delicatessen restaurants. This classification excludes establishments that provide dancing or entertainment (see bars/night clubs/lounges).

*Effective date.* The date on which a permit or other approval becomes enforceable or otherwise takes effective, rather than the date it was signed or circulated.

*Efficiency unit.* A Unit that has the same meaning as defined in the California Building Code, California Code of Regulations, Title 24, Section 1207.4, which meets the following standards:

- a. The unit has a single living room of not less than two hundred twenty (220) square feet of floor area for two (2) or fewer occupants and an additional one hundred (100) square feet of floor area for each additional occupant of the unit.
- b. The unit has a separate closet.
- c. The unit has a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than thirty (30) inches in front, and lighting and ventilation conforming to the California Building Standards Code.

*Financial institution.* A bank, trust company, finance company, mortgage company, investment company or similar institution.

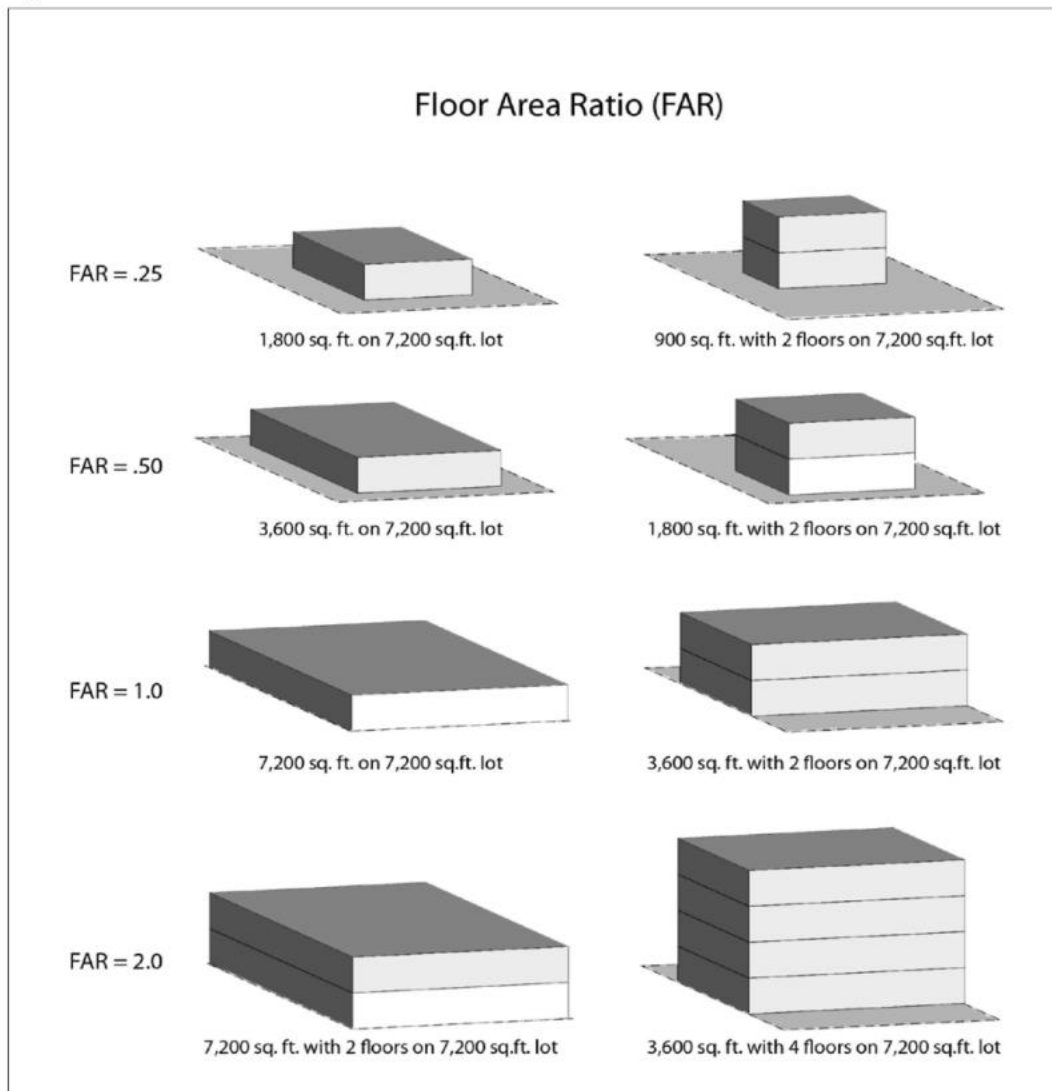
*Firearms.* Includes rifles, shotguns, revolvers, pistols, or any other device designed to be used as a weapon from which a projectile is expelled by the force of any explosion or other form of combustion. The frame, body and/or receiver also constitute firearms. (Certain provisions in the Penal Code also consider firearms to include rockets, rocket propelled projectile launcher, or similar devices containing explosive or incendiary material. See California Penal Code Sections 12001, 12025, and 12031.)

*Flea market.* A building or open space area where individual sellers offer goods, new and used for sale to the public.

*Floor area.* The total floor area in a building (including basements, mezzanines, interior balconies, and upper stories or levels in a multistory building) unless otherwise stipulated; e.g., "ground" floor area.

*Floor area ratio (FAR).* The ratio of the total floor area of all buildings on a lot to the lot area.

Figure 1. 1



*Food and beverage retail sales.* Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, convenient markets, groceries, liquor stores, and retail bakeries.

*Food processing plant.* A facility that combines, processes, packages, and ships food from an enclosed or primarily enclosed warehouse.

*Foot-candle.* See lighting terms.

*Footprint.* The horizontal area, as seen in plan view, of a building or structure, measured from the outside of exterior walls and supporting columns, and excluding eaves.

*Foster group home.* A household in which orphaned or delinquent children are placed typically by a social-service agency. See group home.

*Freight/truck terminals and warehouses.* Facilities for local or worldwide freight, courier, local messenger, and postal services by truck or rail.

*Frontage, street (frontage, lot).* That portion of a lot or parcel of land that borders a public street. "Street frontage" shall be measured along the common lot line separating said lot or parcel of land from the public street, highway, or parkway.

*Funeral parlors and mortuaries.* An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human dead and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

*Garage.* A building or portion of a building that is enclosed and roofed and designed for the storage of motor vehicles.

*Garage sale.* Sale of secondhand items on private premises occupied for residential purposes. Includes yard sale, rummage sale, patio sale, estate sale, or any other sale offering personal property and similarly conducted on property occupied for residential purposes.

*Gas station.* A retail establishment at which vehicles are fueled.

*General Plan.* The general plan of the City of Coalinga, including all of its elements.

*Glare.* The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort or loss of visual performance and ability.

*Golf courses and country clubs.* Golf courses, and accessory facilities and uses including: clubhouses with bar and restaurant, locker and shower facilities; driving ranges; shops for on-site sales of golfing equipment; and golf cart storage and sales facilities. Please refer to Section 9-5.111, Golf Courses and Country Clubs.

*Government offices.* Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (See utilities, major).

*Grocery store.* A business primarily for the selling of food products.

*Gross leasable area.* The total floor area for which a tenant pays rent and that is designed for the tenant's occupancy and exclusive use, including any basements and mezzanines.

*Ground floor.* The first floor of a building other than a cellar or basement.

*Group home.* Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, correctional facilities, dormitories, foster group homes, and private residential clubs but excludes hotels and motels, and residential care facilities. All facilities that require State licensing are required to obtain the respective State licenses prior to the start of operations. Individual zoning districts have additional regulations. See Chapter 2.

*Group quarters.* See group home.

*Group residential.* See group home.

*Guest house.* Detached living quarters of a permanent type of construction and without kitchen or cooking facilities, for the use of which no compensation in any form is received or paid.

*Guest room.* A room for the overnight accommodation of travelers for which compensation is received.

*Handicraft/custom manufacturing.* Manufacture of crafts, art, sculpture, stained glass, jewelry, apparel, and similar items using hand tools and small mechanical devices.

*Hazardous materials.* Any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

*Hazardous waste management facility.* A facility that stores, treats, or disposes of refuse designated as hazardous waste(s) by the Hazardous Waste Control Law (Health and Safety Code, Division 20, Chapter 6.5). Hazardous waste management facilities must be permitted or granted authorization to operate from the California Department of Toxic Substances Control.



*Health club.* A facility that includes, but is not limited to: game courts, exercise equipment, locker rooms, a pool and a sauna.

*Heat.* Thermal energy of a radioactive, conductive, or convective nature.

*Hedge.* A row of closely planted shrubs or low growing trees forming a fence or boundary.

*Height.* The vertical distance from the highest point of any structure to the ground level directly below. See also Section 9-4.205, Heights and Height Exceptions.

*Highway.* A major through street for vehicular travel. "Highway" includes street, connecting regional destinations.

*Home business.* See home occupations.

*Home occupations.* Any occupation conducted by a resident, entirely within a dwelling, where the use is clearly incidental and secondary to the residential use of the structure, and does not change the residential character of the neighborhood. See Section 9-5.113, Home Occupations.

*Hospitals and clinics.* State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see animal care, sales, and services) and medical marijuana dispensaries.

*Hotels and motels, establishments offering lodging to transient patrons.* These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs.

*Household.* A group of persons, which can include the members of a family, living together in a single dwelling unit, with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food within the dwelling unit.

*Housing development.* A development project for five (5) or more residential units, including mixed-use developments, that meets the requirements of Government Code section 65915(i).

*Housekeeping unit.* See household.

*Illegal use.* Any use of land or building that does not have the currently required permits and was originally constructed and/or established without permits required for the use at the time it was brought into existence.

*Impact fee.* A fee that has the same meaning as the term "fee" is defined in Government Code section 66000(b), except that it also includes fees specified in Government Code section 66477. "Impact fee" does not include any connection fee or capacity charge.

*Industry, general.* Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as biomass energy conversion; food and beverage processing; textile mills; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; recycling materials processing facilities in which post-consumer materials are sorted, condensed, baled, or transformed; and automotive, ship, aircraft, and heavy equipment manufacturing.

*Industry, limited.* Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes operations such as manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; mobile home manufacturing; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. This

classification includes the cultivation, processing, extraction, manufacturing, testing, distribution, and transportation of cannabis and cannabis products.

*In-lieu fees.* A cash payment required as a substitute for a dedication and/or improvement of land by an owner or developer of property.

*Instructional services.* Establishments that offer specialized programs in personal growth and development such as music, vocal, fitness and dancing instruction.

*Intensity of use.* The impacts a particular use or the use in combination with other uses has on its surroundings or on its demand for services and natural resources. Measures of intensity include but are not limited to requirements for water, gas, electricity, or public services; number of automobile trips generated by a use; parking demand; number of employees on a site; hours of operation; the amount of noise, light or glare generated; the number of persons attracted to the site, or, in eating establishments, the number of seats.

*Intermediate care facility.* See residential care facility.

*Intersection, street.* The area common to two (2) or more intersecting streets.

*Junior accessory dwelling unit or JADU* A dwelling unit that is no more than five hundred (500) square feet in size and contained entirely within the walls of a proposed or existing single-family residence, or other approved structure as specified in Government Code section 65852.2(e). A JADU must include the following features:

a. Exterior access separate from the main entrance to the proposed or existing primary dwelling or other structure.

b. An efficiency kitchen, which includes a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.

c. A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.

*Junkyard.* A lot used for the sale or storage of junk, including scrap metals, salvage or other materials, or for the dismantling or wrecking of automobiles or other vehicles or machinery, whether for sale or storage.

*Kitchen.* Any room or space within a building intended to be used for the cooking or preparation of food.

*Landscaping.* The planting, configuration and maintenance of trees, ground cover, shrubbery and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth patterning and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.

*Landscaping terms.*

*Automatic controller.* A mechanical or solid state timer, capable of operating valve stations to set the days and length of time of a water application.

*Backflow prevention device.* A safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

*Anti-drain or check valve.* A valve located under a sprinkler head or other location in the irrigation system to hold water in the system and prevent drainage from sprinkler heads when the system is off.

*Controller.* An automatic timing device used to remotely control valves to set an irrigation schedule.

*Emitter.* A drip irrigation fitting emission device that delivers water slowly from the system to the soil.

*Hydrozone.* A portion of the landscaped area having plants with similar water needs.

*Irrigation efficiency.* The measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices.

*Operating pressure.* The pressure at which an irrigation system is designed by the manufacturer to operate.

*Overspray.* The water which is delivered beyond the landscaped area and causes overland flow during irrigation events onto non-targeted areas such as, pavements, walks and structures.

*Runoff.* Water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area.

*Library.* A building containing books and other media for public use.

*Light fleet-based services.* Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three (3) or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (See automobile/vehicle sales and service, towing and impound) or taxi or delivery services with two (2) or fewer fleet vehicles on-site (See business services).

*Liquor.* Alcoholic beverages including but not limited to: all types of beer, wine, and distilled spirits or fruit juices containing at least one-half ( $\frac{1}{2}$ ) of one percent or more of alcohol by volume.

*Lighting Terms.*

*Foot-candle.* A quantitative unit of measure for luminance. one foot-candle is equal to the amount of light generated by one candle shining on one square foot surface located one foot away. Equal to one lumen uniformly distributed over an area of one square foot.

*Light fixture.* The assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirrors, and a refractor or lens.

*Light fixture cutoff.* Light fixtures are classified as full cutoff, cutoff, semi-cutoff, or non-cutoff according to the most recent adopted criteria of the Illuminating Engineering Society of North America (IESNA). The four (4) IESNA classifications are defined as follows (IESNA 2000):

*Full cutoff.* The luminous intensity (in candelas) at or above an angle of ninety (90) degrees above nadir is zero (0), and the luminous intensity (in candelas) at or above a vertical angle of eighty (80) degrees above nadir does not numerically exceed ten (10) percent of the luminous flux (in lumens) of the lamp or lamps in the luminaire.

*Cutoff.* The luminous intensity (in candelas) at or above an angle of ninety (90) degrees above nadir does not numerically exceed two and one-half (2.5) percent of the luminous flux (in lumens) of the lamp or lamps in the luminary, and the luminous intensity (in candelas) at or above a vertical angle of eighty (80) degrees above nadir does not numerically exceed ten (10) percent of the luminous flux (in lumens) of the lamp or lamps in the luminary.

*Semi-cutoff.* The luminous intensity (in candelas) at or above an angle of ninety (90) degrees above nadir does not numerically exceed five (5) percent of the luminous flux (in lumens) of the lamp or lamps in the luminary, and the luminous intensity (in candelas) at or above a vertical angle of eighty (80) degrees above nadir does not numerically exceed twenty (20) percent of the luminous flux (in lumens) of the lamp or lamps in the luminary.

*Non-cutoff.* There is no candela limitation in the zone above maximum candela.

*Shielded fixture.* Outdoor light fixtures shielded or constructed so that light rays emitted by the lamp are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.

*Live/work unit.* A building specifically designed to accommodate both a residence and the business activity of the resident in a single ownership or rental unit.

*Living area.* An interior habitable area of a dwelling unit, including basements and attics, does not include a garage or any accessory structure.

*Lodge.* A facility used by an association of persons, whether incorporated or not, united by some common interest, meeting periodically for cooperation or conviviality. See also club.

*Long-term parking.* A situation in which a vehicle is not normally moved during the period of an employee's work shift, as opposed to customer or visitor parking.

*Lot.* A parcel, tract, or area of land whose boundaries have been established by a legal instrument such as a recorded deed or a recorded map. A lot constitutes a legal entity for purposes of transfer of title, except public easements or rights-of-way.

*Lot area.* The total area circumscribed by the boundaries of a lot, excluding any street rights-of-way.

*Lot coverage.* The portion of a lot that is covered by structures, including principal and accessory buildings, garages, carports, and roofed porches, but not including unenclosed and unroofed decks, landings, patios, or balconies. See also Section 9-4.102, Determining Lot Area and Coverage.

*Lot depth.* The average distance between the front and rear lot lines, measured at a right angle to the front lot line. See also Section 9-4.104, Measuring Lot Width and Depth.

*Lot frontage.* See frontage, street.

*Lot line.* A property line separating adjoining properties or a property from an adjoining right-of-way.

*Lot line types.*

*Front lot line.* The lot line that is immediately next to a street or public right-of-way. For corner lots, the shortest side fronting a public street is considered the front lot line regardless of which street is used for vehicle or pedestrian access, or street address.

*Interior lot line.* Any lot line that is not adjacent to a street.

*Rear lot line.* The lot line that is opposite and most distant from the front lot line. Where no lot line is within forty-five (45) degrees of being parallel to the front lot line, a line ten (10) feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard.

*Side lot line.* Any lot line that is not a front or rear lot line.

*Street side lot line.* A side lot line of a corner lot that is adjacent to a street.

*Lot types.*

*Lot, corner.* A lot or parcel situated at the intersection of two (2) or more streets that have an angle intersection measured within said lot or parcel of not more than 135 degrees.

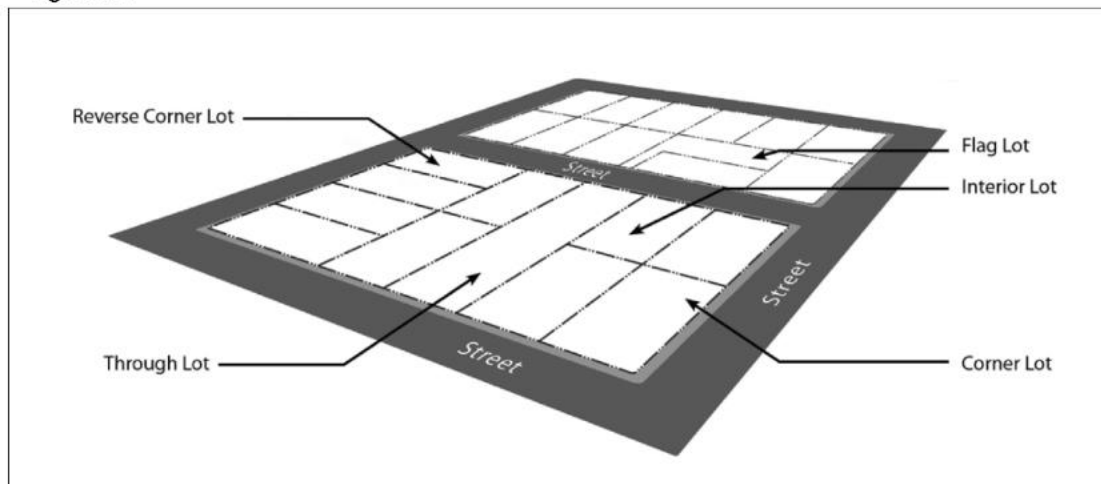
*Lot, reverse corner.* A corner lot, the rear of which abuts the side of another lot, and its side lot line being substantially a continuation of the front lot line of the lot directly to its rear.

*Lot, flag.* A lot which has as its primary legal access from the highway through a narrow strip of land not suited for the typical subdivision development standards.

*Lot, interior.* A lot or parcel of land other than a corner or flag lot.

*Lot, through.* An interior lot having frontage on two (2) parallel or approximately parallel streets.

Figure 1.2



**Lot width.** The distance between the side lot lines, measured at a right angle to the lot depth at the midpoint of the lot depth line. See also Section 9-4.104, Measuring Lot Width and Depth.

**Lounge.** See eating, drinking and smoking establishments.

**Low-Barrier Navigation Centers.** A housing-first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

**Low-Income Household.** A household whose income does not exceed the low-income limits applicable to Los Angeles County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50079.5.

**Maintenance and repair of structures.** The repair or replacement of nonbearing walls, fixtures, wiring, roof or plumbing that restores the character, scope, size or design of a structure to its previously existing, authorized, and undamaged condition.

**Maintenance and repair services.** The on-site maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see automotive sales and services) and personal apparel (See personal services).

**Manufactured home.** A structure constructed on or after June 15, 1976 in compliance with state standards in effect at the time of construction, is transportable in one or more sections, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. "Manufactured home" includes any structure that meets all the requirements of this paragraph and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974. (42 U.S.C. 5401, et seq.)

**Maximum Residential Density.** The maximum number of residential units permitted by the City's General Plan Land Use Element, applicable to the subject property at the time an application for the construction of a housing development is deemed complete by the City, excluding the additional density bonus units permitted by this section. If a range of density is permitted by the Land Use Element, maximum residential density shall mean the maximum allowable density within the range of density.

**Modular home.** See manufactured home.

**Moderate income household.** A household whose income does not exceed the moderate-income limits applicable to Los Angeles County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.

*Manufacturing plant.* A facility used for making, preparing, treating or finishing goods or substances.

*Medical clinic.* A building where two (2) or more members of the medical profession including but not limited to: dentists, chiropractors, osteopaths, and physicians who provide diagnosis and treatment to the general public without overnight accommodations.

*Medical office.* A building used by medical professionals including but not limited to: dentists, chiropractors, osteopaths, and physicians.

*Medical marijuana dispensary.* See Title 5, Chapter 15 of the Coalinga Municipal Code.

*Mini market.* A store selling a small variety of grocery and sundry items, including drinks and prepared food, primarily for convenience shopping.

*Mini storage facility.* A facility for the storage of personal or business property of customers.

*Mobile food truck.* A licensed, motorized vehicle or mobile food unit licensed by the Department of California Department of Motor Vehicles, designed, and equipped to prepare, or serve, and sell food, and temporarily stored in a location where food items are sold to the general public. (The mobile food truck shall be licensed in accordance with the rules and regulations of any local, County, State and Federal agency having jurisdiction over the mobile food truck or products sold therein).

*Mobile home.* A structure constructed prior to June 15, 1976 in compliance with state standards in effect at the time of construction, is transportable in one or more sections, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems. "Mobile home" does not include a commercial modular, as defined in Section 18001.8, factory-built housing, as defined in Section 19971, a manufactured home, as defined in Section 18007, a multifamily manufactured home, as defined in Section 18008.7, or a recreational vehicle, as defined in Section 18010 of the Health and Safety Code.

*Mobile home parks.* Mobile housing in a planned development with common area amenities. Spaces for mobile homes may be rented, leased or owned through a subdivision, cooperative, condominium or other form of resident ownership.

*Mobile vendor.* Any person that sells, or causes or allows another, whether as an employee or as an independent contractor leasing or renting equipment, to sell any food, drinks or merchandise on any street, or alley, by means of automobile, truck or any other registered vehicle or vessel. Mobile vendors are different than mobile food trucks as mobile vendors are not permitted to vend on private or public property. See mobile food trucks for regulations on private and public property. This does not include vendors vending from a public sidewalk (see sidewalk vendors Section 9-5.130). Mobile vendors must obtain a business license from the City of Coalinga prior to the start of business operations. Mobile vendor shall not mean any person operating under a concession agreement or other agreement with the city as a party to the agreement. A mobile vendor is different from a peddler, who visits private residences to sell goods, as defined and regulated in Title 5, Chapter 9 of the Coalinga Municipal Code.

*Mobile vendor vehicle.* An automobile, truck or any other registered vehicle or vessel used by mobile vendors to sell their food, drinks or merchandise. Mobile vendor vehicle shall not include delivery vehicles used to transport food or drink from a store having a valid food permit to a customer's home or a vehicle transporting food or drink from a wholesale establishment to a retail outlet.

*Motel or hotel.* A building containing guest rooms for the accommodation of travelers staying less than thirty (30) days.

*Multi-generational dwelling unit.* A dwelling unit that does not include a kitchen is contained entirely within the walls of a proposed or existing single-family residence where access is not restricted between areas of the residence.

*Multiple-family residential.* Two (2) or more dwelling units on a lot. Types of multiple family dwellings include duplexes, garden apartments, senior housing developments, and multi-story apartment buildings.

*Night club.* See eating, drinking and smoking establishments.

*Noise terms.*

*Ambient noise level.* The composite of noise from all sources excluding an alleged offensive noise. In this context, the ambient noise level represents the normal or existing level of environmental noise at a given location for a specified time of day or night.

*Decibel.* A unit for measuring the amplitude of a sound, equal to twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of the sound measured to the reference pressure, which is twenty (20) micropascals.

*Mobile noise source.* Any noise source other than a fixed noise source.

*Noise.* Any sound that annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.

*Noise level reduction (NLR).* The difference in decibels of noise level from the outside of a building to the interior of a building, generally resulting from various construction methods and the materials used in walls, windows, ceilings, doors, and vents of a building.

*Nonconforming lot, sign, structure, or use.* A lot, sign, structure, or use that was lawfully established before the effective date of the Zoning Ordinance or any amendment thereto, but does not conform to the present regulations or requirements of the Zoning Ordinance. A nonconforming building or use is deemed illegal if it did not lawfully exist on the effective date of applicable sections of the Zoning Ordinance.

*Nonconforming zoning condition.* A physical improvement on a property that does not conform with current zoning standards, but was a lawful improvement that did conform to the zoning standards in place at the time of the improvement.

*Nuisance.* Anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use and enjoyment of property, or a violation of this Zoning Ordinance.

*Nurseries and garden centers.* Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in packaged form only. This classification includes wholesale and retail nurseries offering plants for sale.

*Nursing Home.* See residential care facility.

*Occupancy, change in.* A discontinuance of an existing use and the substitution of a use of a different kind or class.

*Office.* A business establishment for rendering of service or administration, but excluding retail sales.

*General offices.* Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, and legal offices, excluding banks, and savings and loan associations (see banks and financial institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see hospitals and clinics) and medical marijuana dispensaries.

*Walk-in office.* Offices of firms or organizations providing services to the public that rely on pedestrian activity and constant visits by clients, including real estate offices, landlord-tenant services, credit counseling, and financial tax services.

*On-site loading facilities.* A site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.



*On-Site.* Located on the lot that is the subject of discussion.

*Open space types.*

*Private open space.* Open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

*Common open space.* Areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit.

*Usable open space.* Outdoor areas that provide for outdoor living and/or recreation for the use of residents.

*Opposite.* Across from or across the street from.

*Outdoor storage.* The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four (24) hours, except for the keeping of building materials reasonable required for construction work on the premises pursuant to a valid and current building permit issued by the City.

*Outdoor seating area.* An area on public space, street, plaza, or on private commercial property not within a building, for dining, drinking, resting or socializing.

*Owner.* Any person owning property, as shown on the last County equalized assessment roll for property taxes or the lessee, tenant or other person having control or possession of the property.

*Park.* A publically owned open space providing a wide range of facilities and activities. Larger parks serve the entire city, whereas smaller parks tend to serve nearby neighborhoods.

*Park and recreation facilities, public.* Parks, playgrounds, fairgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, botanical gardens, as well as related food concessions or community centers within the facilities.

*Parking facility.* An area used for the temporary parking or storage of motor vehicles which has adequate access to streets by means of driveways, aisles or maneuvering areas; a parking garage. See Chapter 4, Article 3, Off Street Parking and Loading.

*Parking, public or private.* Surface lots and structures for use of occupants, employees, or patrons on the subject site or offering parking to the public for a fee when such use is not incidental to another activity.

*Parking space.* A usable space on a lot for the parking of one motor vehicle.

*Passageway.* A pathway that is unobstructed clear to the sky and extends from a street to one (1) entrance of the accessory dwelling unit

*Pay telephone.* A public telephone which requires a pre-payment to use. Often located in public and sheltered by a privacy hood.

*Pawn shop.* A shop that lends money in exchange for personal property.

*Permit.* Any Zoning Certificate, Conditional Use Permit, Temporary Use Permit, Building Permit, license, certificate, approval, or other entitlement for development and/or use of property as required by any public agency.

*Permanent provisions for cooking.* A separate kitchen as defined herein.

*Permanent provisions for sanitation and sanitation facilities.* A separate bathroom containing a water closet, lavatory, and bathtub or shower.

*Permitted use.* Any use allowed in a Zoning District without a requirement for approval of a Conditional Use Permit, but subject to any restrictions applicable to that Zoning District.

*Person.* Any individual, firm, association, organization, partnership, business trust, company, or corporation.



*Personal services.* Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, massage parlors, tattoo parlors, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), laundromats, shoe repair shops, self-service laundries, photocopying and photo finishing services, and travel agencies.

*Personal storage facility.* A facility offering the rental service of rooms, lockers, and/or containers to individuals or organizations for the storage of goods.

*Persons with disabilities.* Persons who have a medical, physical, or mental condition, disorder or disability as defined in California Government Code Section 12926, that limits one or more major life activities.

*Place of worship.* See "religious facilities".

*Plan line.* An officially adopted line denoting the future location of the edge of a right-of-way.

*Planned development.* An application for development that allows for a diversification of development standards, buildings, structures and open space that promotes unified planning and development with a higher standard of amenities, and subject to the provisions of Chapter 3, Article 5, Planned Development District.

*Pre-existing.* In existence prior to the effective date of this Zoning Ordinance or its applicable section.

*Preservation of natural resources.* Preservation of plant and animal life; ecological and scientific study; flood control channels, spreading grounds and settling basins; rivers, streams, lakes and watershed.

*Prison.* A facility that is designed and built for the incarceration of persons convicted of criminal offenses.

*Professional office.* A building used primarily for conducting the affairs of non-medical professionals.

*Project.* Any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this title. This term also refers to any action that qualifies as a "project" as defined by the California Environmental Quality Act.

*Proposed dwelling.* A dwelling that is the subject of a permit application and that meets the requirements for permitting.

*Public safety facilities.* Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, and maintenance facilities.

*Public transit.* A location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

*Public Works Director.* The public works director is the city manager or his or her designee, responsible for the operation and maintenance of the City of Coalinga's public works and utilities.

*Qualified applicant.* The property owner, the owner's agent, or any person, corporation, partnership or other legal entity that has a legal or equitable title to land that is the subject of a development proposal or is the holder of an option or contract to purchase such land or otherwise has an enforceable proprietary interest in such land.

*Reasonable accommodation.* This refers to the Housing Element statute under California Government Code 65583(c)(3) to remove constraints and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.

*Recreational vehicle.* Any travel trailer or other vehicular portable structure without permanent foundation, designed to be towed, hauled, driven, and used as a temporary occupancy for travel or recreational use, including, but not limited to travel trailers (including those which telescope or fold down), chassis-mounted campers, tent trailers, slide-in campers, converted buses and converted vans, and self-propelled motorhomes. See Section 7-6.102 of the City of Coalinga Municipal Code.

*Recycling facility.* A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. A certified recycling facility or certified processor means a recycling facility certified by the California Beverage Container Recycling and Litter Reduction Act. A recycling facility does not include storage

containers or processing activity located on the premises of a residential, commercial or manufacturing use and used solely for the recycling of material generated by that residential property, business or manufacturer. This use type does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities.

*Reverse vending machine.* An automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.

*Recycling collection facility.* An incidental use that serves as a neighborhood drop off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on-site.

*Recycling processing facility.* Facilities that receive, sort, store and/or process recyclable materials.

*Unattended collection boxes.* Any unattended container, receptacle or similar device that is located on any lot within the city that is used for soliciting and collecting donations of clothing and other salvageable personal property by a non-profit entity with tax exempt status. This term does not include recycle bins for the collection of recyclable material and facilities identified as reverse vending machines, small or large recycling facilities, or any unattended donation box located within a building.

*Recreation areas.* Parks, playgrounds and related buildings; pedestrian, equestrian and bike and other trails.

*Redevelopment agency.* See City of Coalinga Successor Agency.

*Religious facilities.* A facility for religious worship and incidental religious education and offices, including churches, temples, and other facilities used primarily for religious services or activities. This classification excludes residential homes, and private schools for primary or secondary education (which also may be available for temporary use by the general public or civic, cultural, or educational organizations).

*Rescission.* The City's unilateral unmaking of an approval for a legally sufficient reason, such as applicant's material breach of a condition.

*Residence.* A building or portion thereof designed and used exclusively for long-term residential occupancy, including single houses, duplexes, triplexes, live-work studios, apartments, and condominiums, but not including hotels, motels, or boardinghouses.

*Residence, single family.* A building containing not more than one kitchen, designed for household; a detached house.

*Residence, duplex.* A building containing not more than two (2) kitchens designed and/or used to house two (2) independent households, each with a private entrance.

*Residence, triplex.* A building containing not more than three (3) kitchens designed and/or used to house three (3) independent households, each with a private entrance.

*Residence, multiple.* A building or portion thereof, used and designed as a residence for four (4) or more independent households, with each unit containing its own kitchen and accessed separately from the other units, although a common hallway may be used for access within the building.

*Residential Care Facility (Licensed).* Any family home, group care facility, or similar facility, licensed by the state, that is maintained and operated to provide twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual. A Large Licensed Residential Care Facility serves seven (7) or more clients, while a Small Licensed Residential Care Facility serves six (6) or fewer clients.

*Residential Care Facility (Unlicensed).* Any family home, group home, group care facility, or similar facility, not required to be licensed by the state and operated as a single housekeeping unit, maintained and operated to provide twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily life or for the protection of the individual

*Residential care facilities.* Facilities that require a State license or are State licensed and provide twenty-four (24) hour non-medical care and supervision for six (6) or fewer persons, or seven (7) or more persons, in need of

~~personal services, supervision, protection, or assistance for sustaining the activities of daily living, excluding the licensee or members of the licensee's family or persons employed as facility staff.~~ State law requires that such facilities for six (6) or fewer persons to be permitted by right in districts where single-family dwelling units are permitted. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit.

This classification includes facilities for intermediate health care, developmentally disabled care, care of chronically ill individuals, care of the elderly, and the care of persons in need of personal services, therapy, supervised drug detoxification treatment or assistance essential for sustaining the activities of daily living or for the protection of the individual with only limited medical care not involving a physician residing on the premises, and with no surgery or other similar activities such as are customarily provided in hospitals. Such uses shall include facilities defined by Health and Safety Code Section 1267.8 and any premises licensed as a "long-term health care facility," as that term is defined in Welfare and Institutions Code Section 1418. These facilities can be operated for profit as well as by public or not-for-profit institutions, including hospices, nursing homes, skilled nursing facilities, and convalescent facilities.

This category excludes transitional housing, foster family homes, community service facilities, and any facilities supervised by or under contract with the State Department of Corrections.

*Residential rehabilitation facility.* See group home and residential care facility.

*Rest home.* See residential care facilities.

*Retail sales.* The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes department stores, clothing stores, furniture stores, pet supply stores, small hardware stores, auction houses, and businesses retailing the following goods: books, newspapers, toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, records, sporting goods (firearms are not permitted), tobacco products, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs. This classification includes secondhand stores. This classification excludes medical marijuana dispensaries. All local, County, State and Federal permits must be obtained prior to the start of business operations.

*Retail sales, cannabis.* The retail sale and delivery of cannabis or cannabis products to both adult-use and medicinal cannabis customers. A retailer shall have a licensed premise which is a physical location from which commercial cannabis activities are conducted. This definition includes microbusinesses and consumption lounges and cafes.

*Right-of-way.* A strip of land acquired by reservation, dedication, covered under prescription or condemnation, and intended to be occupied or occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

*Salvaging and wrecking.* Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

*Schools, public or private.* Facilities for primary or secondary education, including public schools, charter schools, and private institutions having curricula comparable to that required in the public schools of the State of California.

*Screening.* Screening refers to a wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from neighboring areas or from the street.

*Senior housing unit.* Residential units limited to occupants 55 years of age or more (as defined by Civil Code 51.3).

*Second dwelling unit.* A secondary residence constructed on a lot or parcel of land containing an existing, primary single-family residence. The second dwelling unit may be either attached to or detached from the existing residence, and provides complete and independent living facilities, including permanent provisions for living, sleeping, eating, cooking and sanitation. See Section 9-5.121, Second Dwelling Units.

*Service station.* Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as, but not limited to, providing repair services; selling automotive oils, replacement parts, and accessories; providing food services; and ancillary services such as automotive vehicle washing.

*Setback.* The area between a property line and a building or structure, which must be kept clear or open. See also Section 9-4.101, Measuring Distances, and Measuring Setbacks. For permitted projections into required setbacks, see Section 9-4.201, Building Projections into Yards. See also yard.

*Setback line.* A line established by this title to govern the placement of buildings or structures with respect to lot lines, streets or alleys.

*Shared housing building.* A residential or mixed-use structure, with five or more shared housing units and one or more common kitchens and dining areas designed for permanent residence of more than 30 days by its tenants. The kitchens and dining areas within the shared housing building shall be able to adequately accommodate all residents. If a local ordinance further restricts the attributes of a shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section. A shared housing building may include other dwelling units that are not shared housing units, provided that those dwelling units do not occupy more than 25% of the floor area of the shared housing building. A shared housing building may include 100% shared housing units.

*Sidewalk.* A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

*Sidewalk vendor.* A person who sells food or merchandise from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other non-motorized conveyance, or from one's person, upon a public sidewalk or other pedestrian path.

*Sidewalk vendor, roaming.* A sidewalk vendor who moves from place to place and stops only to complete a transaction.

*Sidewalk vendor, stationary.* A sidewalk vendor who vends from a fixed location.

*Single-family dwelling.* A dwelling unit designed for occupancy by one household, and located on a separate lot from any other unit (except accessory living quarters, where permitted). This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code. See Section 9-5.114, Manufactured Homes.

*Detached.* A single-family dwelling unit that is not attached to any other dwelling unit.

*Attached.* A single-family dwelling unit, located singly on a lot, but attached through common vertical walls to one or more dwellings on abutting lots. An attached single-family dwelling unit is sometimes referred to as a townhome.

*Single Housekeeping Unit.* One or more individuals occupying a dwelling unit with common access to, and common use of, living and eating areas and facilities for the preparation and storage of food within the dwelling unit

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

*Sign.* Every sign, display board, poster, picture, wall graphic, graphic decorative display, map, banner, pennant, balloon, insignia, emblem or other device, with or without lettering, which is intended to advertise or attract the attention of the public, including but not limited to clocks, barber poles and similar devices. Publicly visible signs

and graphics that are less than one-half (½) square foot in area, or so small as to be unreadable or unrecognizable by persons with normal eyesight from a distance of more than twenty (20) feet, shall not be considered signs so long as they do not collectively exceed ten (10) square feet in area on a given property.

*Sign, election.* Any sign that is designed, used or intended to induce voters to either pass or defeat a measure appearing on the ballot of any election, or to either elect or defeat a candidate for nomination or election to any public office in any election.

*Sign, feather.* Any sign in the shape of a feather, including feather and teardrop flags, beachwings, swooper signs, and blade signs, whether freestanding or mounted to any surface.

*Sign, freestanding.* Any sign erected on one or more poles or posts or similar uprights which is not a part of any building or structure, other than a structure supporting the sign.

*Sign, projecting.* Any sign, other than a wall sign, which is suspended from or supported by a building or wall and which projects outward there from; also any sign suspended under a marquee, awning, porch, walkway covering, or similar covering structure adjacent to a building.

*Sign, roof.* Any sign erected upon or over the roof or parapet of any building, including the roof of any porch, walkway covering, or similar covering structure, and supported by or connected to the roof or parapet.

*Sign, temporary.* A sign consisting of any material and intended to be displayed for a short period of time, in no event to exceed thirty (30) days.

*Sign twirler.* Also known as sign spinner, sign walker, sign waver, or human billboard. A person who applies an advertisement on his or her person, including holding, wearing, or applying a sign in any form on the human body. This also includes spinning, dancing, and wearing costumes with the sign, in order to attract attention.

*Sign, wall.* Any sign applied to or mounted on the wall or vertical surface of a building or structure, or to the vertical surface of a marquee, awning, porch, walkway covering, or similar covering structure adjacent to a building or structure, in an essentially flat position, with the face of the sign parallel to the plane of the wall or vertical surface, including window signs.

*Sign, window.* Any sign, other than a temporary sign, which is painted on, attached to, or placed or hung adjacent to, either the inside or the outside of a door or window; it does not apply to or include any display of merchandise, products or materials appurtenant to the business conducted on the premises which is not attached or placed adjacent to a window, or to any noncommercial display or exhibit designed to be seen through a window.

*Site.* A lot, or group of contiguous lots, that is proposed for development in accordance with the provisions of this title and is in a single ownership or under unified control.

*Smoke shops.* An establishment selling smoking, and/or traditional or electronic tobacco paraphernalia or products where twenty-five (25) percent or more of the total floor or shelf area is devoted to selling tobacco products. Limited sales of tobacco products that commonly occur within convenience stores or service stations are not included in this definition. Smoking shall be prohibited within all smoke shops, unless the establishment has been formally permitted to operate as a tobacco bar under applicable state and local laws.

*Smoking establishments.*

*Tobacco bars.* Any business establishment which in whole or in part is dedicated to or includes as part of the business, the smoking of tobacco or other substances. This classification includes cigar lounges, hookah bars/café's, tobacco café's/bars, and smoking parlors, but does not include medical marijuana dispensaries.

*Solar farms, or solar photovoltaic power plants.* Includes utility-scale solar energy projects selling power to a utility, with ground-mounted photovoltaic panels, and has a capacity of two (2) megawatts or more.

*Solar power generating equipment and facilities.* Includes solar panels, or solar generating photovoltaic panels at a size and scale suitable for commercial, industrial, and residential buildings. Solar farms, or solar

photovoltaic power plants, include utility-scale solar energy projects selling power to a utility, with ground-mounted photovoltaic panels, and has a capacity of one megawatt or more.

*Specialty food store.* A retail store specializing in a specific type or class of foods such as a candy store, gourmet food store or a meat market.

*Specialty retail store.* A retail store specializing in a specific type of merchandise such as imported jewelry or clothing.

*Specific plan.* A plan for a defined area that is consistent with the General Plan and with the provisions of the California Government Code, Section 65450 et seq.

*State.* The State of California.

*Story.* That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the roof above.

*Street.* A public or private thoroughfare which affords the principal means of access to adjacent property, including avenue, place, way, drive, lane, boulevard, road, and any other thoroughfare except an alley or street as defined in this section.

*Street line.* The boundary between a street right-of-way and property.

*Structural alteration.* Any change of the supporting members of a building, such as bearing walls, columns, beams or girders, floor joists, ceiling joists, roof rafters, or structural connectors.

*Structure.*

*Accessory structure.* A subordinate structure, the use of which is incidental to that of the main structure on the same lot.

*Permanent structure.* Anything constructed or erected which requires a fixed location on the ground, or is attached to a building or other structure having fixed location on the ground.

*Primary structure (main structure).* A structure housing the principal use of a site or functioning as the principal use.

*Temporary structure.* A structure without any foundation or footings and which is intended to be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

*Successor agency.* Beginning on June 29, 2011, the City of Coalinga acts as the successor agency to the Redevelopment Agency of the City of Coalinga, pursuant to the provisions of Health and Safety Code section 34177, et seq.

*Supportive Housing.* See transitional and supportive housing.

*Swap meet.* Any indoor or outdoor place, in an approved location, or for an approved activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by individual licensed vendors, usually in compartmentalized spaces. The term swap meet is interchangeable with and applicable to: flea markets, auctions, open air markets, farmers' markets, or other similarly named or labeled activities; but the term does not include supermarket or department store retail operations. See Section 9-5.124, Swap Meets.

*Swimming pool.* A pool, pond, lake, or open tank or basin capable of containing water to a depth greater than one and one-half (1.5) feet at any point, and for the specific purpose of swimming in.

*Tandem parking.* Two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one (1) another. An arrangement of parking spaces such that one or more spaces must be driven across in order to access another space or spaces.

*Telecommunication facilities.* Please also see Section 9-5.125, Telecommunications Facilities.

*Antenna and transmission towers.* Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures designed to support one or more reception/transmission systems. Examples of transmission towers include, but shall not be limited to, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers. Examples of antennas include any system of wires, poles, rods, reflecting discs, or similar devices used for the transmission or receiving of electromagnetic radio frequency waves.

*Amateur radio antenna.* Any antenna used to receive or transmit radio signals on the amateur radio bandwidth, as designated by federal regulations.

*Camouflage.* To disguise a wireless facility by incorporating it into the architectural design of a building or structure or by utilizing design and siting techniques that disguise the wireless facility as a structure or object other than a wireless facility, which is either already present in the area or blends in with the existing environment. Examples of camouflage techniques include, but are not limited to, trees, clock towers, bell steeples, light poles and flag poles. The use of mono-pines shall not be considered appropriate camouflage unless integrated into the surrounding landscape with the use of live trees, new or existing structures or other design features.

*Co-location.* The location of two (2) or more wireless communication facilities on a single support structure or otherwise sharing a common location. For the purposes of this title, collocation shall also include the location of wireless communication facilities with other facilities such as water tanks, light standards, and other utility facilities and structures.

*Communication tower.* Any structure that is used to transmit or receive electromagnetic radio frequency waves or that supports such a device.

*Facilities within buildings.* Includes radio, television, or recording studios; telephone switching centers, and call centers; excludes antennae and transmission towers.

*Ground-mounted.* A facility that is fully or partially supported by a platform, framework, pole, or other structural system that is affixed to or placed directly on or in the ground.

*Monopole.* A facility that consists of a single pole structure erected on the ground to support wireless communication antennas and connecting appurtenances.

*Wireless telecommunication facility.* A facility containing communication towers and/or antennas and any related equipment for the purpose of transmitting or receiving electromagnetic radio frequency waves.

*Temporary uses.* The following terms are related to Section 9-5.126, Temporary Uses.

*Garage sales.* The sale or offering for sale to the general public of over five (5) items of personal property on a portion of a lot in a Residential Zoning District, whether inside or outside any building.

*Model homes.* A dwelling built in a subdivision development to allow potential home buyers to view a sample finished product before other homes in the development are completed.

*Outdoor sales, temporary and seasonal.* The sale or offering for sale to the general public of merchandise outside of a permanent structure on property owned or leased by the person, firm, or corporation. These sales are of a limited duration and conducted on an occasional basis, and are secondary or incidental to the principal permitted use or structure existing on the property.

*Theater.* A building or part of a building which is used for the commercial showing of films or presentation of live entertainment.

*Thrift shop.* A shop operated by a charitable organization which sells donated used merchandise.

*Tobacco bars.* See smoking establishments.

*Townhouse.* See condominium.

*Trailer court.* See mobile home park.

*Transient.* When used to define living accommodations, describes such accommodations when customarily used or furnished for a period of forty-eight (48) hours or less but in no event longer than 30 days.

*Transitional and supportive housing.* Transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone, per Government Code Section 65583(a)(5).

*Transitional housing.* Buildings configured as rental housing developments and operating under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance.

*Supportive housing.* Housing with no limit on length of stay, occupied by the target population and linked to an onsite or offsite services that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community.

*Target population.* Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. (Government Code Section 65582(g))

*Transportation passenger terminals.* Facilities for passenger transportation operations. This classification includes rail stations, bus terminals, and scenic and sightseeing facilities, but does not include airports or heliports.

*Truck stop.* Any building, premises or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage or repair of commercial vehicles is conducted or rendered including the dispensing of fuel, and the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop also may include overnight accommodations and restaurants primarily for the use of truck drivers.

*Truck terminal.* A facility used for the maintenance and short-term storage of trucks, or the loading and exchange of cargo.

*Unit.* See dwelling unit.

*Use.* The purpose for which a site or structure is arranged, designed, intended, constructed, erected, moved, altered, or enlarged for which either a site or a structure is or may be occupied or maintained.

*Use, accessory.* A use that is customarily associated with, and is incidental and subordinate to, the principal use and located on the same lot as the principal use.

*Use, primary.* A primary or dominant use established, or proposed to be established, on a lot.

*Use, nonconforming.* See nonconforming use.

*Utilities.* Sewer, gas, electrical, and water systems located and constructed for the purpose of supporting development. Includes major utilities such as plants, stations and facilities for power generation, transfer, materials recovery, treatment of solid waste and wastewater. Also includes minor utilities such as electrical distribution lines, underground water and sewer lines.

*Utilities, major.* Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery (recycling processing) facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

*Utilities, minor.* Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, and underground water and sewer lines.

*Variance.* Permission to depart from the requirements of this title. See Chapter 6, Article 7, Variances.



*Variety store.* A retail establishment that sells various household items.

*Vehicle.* A device by which any person or property may be propelled, moved or drawn upon a street, except a device moved by human power or used exclusively upon stationary rails or tracks.

*Vehicle storage.* Parking or placing any motor vehicle for a period in excess of three (3) consecutive days, or six (6) days in any calendar year.

*Veterinary hospital or clinic.* A completely enclosed building designed, arranged and intended to be used for the medical treatment and care incidental thereto of animals.

*Vibration.* A periodic motion of the particles of an elastic body or medium in alternately opposite directions from the position of equilibrium.

*Visible.* Capable of being seen (whether or not legible) by a person of normal height and visual acuity walking or driving on a public road.

*Visitor accommodations.* An establishment offering lodging to travelers. See hotels and motels.

*Very low-income household.* A household whose income does not exceed the very low-income limits applicable to Los Angeles County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.

*Weekday.* Any day, Monday through Friday, that is not a federal, state, or local holiday.

*Wall.* A structural device forming a physical barrier or restraining soil, and supported by a continuous foundation. This definition includes both exterior and interior walls.

*Warehousing and storage.* Storage and distribution facilities without sales to the public on-site or direct public access.

*Chemical, mineral, and explosives storage.* Storage of hazardous materials including but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, fireworks, and explosives.

*Indoor warehousing and storage.* The storage of general merchandise or refrigerated goods within enclosed buildings. Establishments in this classification provide facilities to store commercial goods, but do not sell the goods they handle. They may provide a range of services related to the distribution of goods, including labeling, breaking bulk, inventory control and management, order entry and fulfillment, price marking and ticketing, and transportation arrangement. However, they always provide warehousing or storage in addition to any logistics services.

*Outdoor storage.* Storage of vehicles or commercial goods in open lots as a primary use.

*Personal storage.* Facilities offering storage for individual use, including mini-warehouses and mini-storage.

*Wholesaling and distribution.* Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office.

*Wireless communication tower.* A communication tower used for the transmission of digitized wireless transmissions.

*Yard.* An open space on a lot that is unoccupied and unobstructed from the ground upward, except as otherwise permitted in this title.

*Yard, front.* A yard extending across the entire front of the lot between the side lot lines and measured from the front line of the lot to the nearest permitted line of the building; provided however, that if any official plan line has been established for the street upon which the lot faces, the front yard measurements shall be taken from such official plan line to the nearest permitted line of the building.

*Yard, rear.* A yard extending across the full width of the lot and measured between the rear lot and the nearest line of the main building.

*Yard, side.* A yard between the side line of the lot and the nearest line of the building and extending from the front line of the lot to the rear yard. A street side yard shares a property line with a street right-of-way.

*Zoning Administrator.* The Community Development Director of the City of Coalinga, or his or her designee.

*Zoning District.* A specifically delineated area or district in the city within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings.

## **CHAPTER 2. BASE ZONING DISTRICTS**

### **Article 1. Open Space/Conservation and Agriculture Districts**

#### **Sec. 9-2.102. Land use regulations.**

- (a) Table 2.1 below prescribes the land use regulations for "Agriculture" and "Open Space/Conservation" Districts. The regulations for each district are established by letter designations as follows:
- (1) "Yes" designates permitted uses.
  - (2) "CUP" designates use classifications that may be permitted after review and approval of a Conditional Use Permit by the Planning Commission.
  - (3) "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.
  - (4) "No" designates uses that are not permitted.
- (b) Land use classifications are defined in Chapter 1 Article 2 "Definitions". In cases where a proposed specific land use or activity is not defined, an application shall be made to the Community Development Director, and the Planning Commission shall approve or deny the assignment of the proposed land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this title.

Table 2.1: Land Use Regulations - Open Space/Conservation and Agriculture Districts			
Use Classifications	OS	AG	Additional Notes and Regulations
Residential Uses			
Single Family Dwelling	See subclassifications below		
Detached	CUP	Yes	
Family Day Care Home	See subclassifications below		
Small	No	Yes	
Group Home	No	Yes	(AG)Limited to housing for farmworkers and farm stays. Limited to no more than six rooms in a dwelling, rented to not more than a total of six persons, and meals are

			not provided to more than six boarders.
Residential Care Facilities, six persons or less	<del>No</del> CUP	Yes	<a href="#">Section 9-5.120. Licensed Residential Care Facilities</a>
Transitional and Supportive Housing	CUP	Yes	Section 9-5.127, Transitional and Supportive Housing
<a href="#">Employee Housing (Six Persons or Less)</a>	CUP	<a href="#">Yes</a>	<a href="#">Section 9-5.131, Employee Housing</a>
<a href="#">Employee Housing (Serving Group Quarters)</a>	<a href="#">Yes</a>	<a href="#">Yes</a>	<a href="#">Section 9-5.131, Employee Housing</a>
Public and Semi-Public Uses			
Religious Facilities	No	CUP	
Recreation Areas	CUP	Yes	Recreation areas include parks, playgrounds and related buildings; pedestrian, equestrian and bike and other trails.
Preservation of Natural Resources	Yes	Yes	Preservation of natural resources includes preservation of plant and animal life; ecological and scientific study; flood control channels, spreading grounds and settling basins; rivers, streams, lakes and watershed.
Golf Courses and Country Clubs	CUP	No	
Commercial Uses			
Ancillary Commercial Uses	Yes	Yes	(OS) Ancillary commercial uses in the Open Space District are limited to those related to and under the regulation of park of City, County, State or Federal recreation agencies; equestrian boarding and training. (AG) Ancillary commercial uses in the Agriculture District are limited to those secondary to the primary land use.
Transportation, Communication, and Utilities Uses			
Communication Facilities	See subclassifications below		

New Antenna and Transmission Facilities	CUP	CUP	Section 9-5.125, Telecommunications Facilities
Modifications to existing Antenna and Transmission Facilities	Yes	Yes	
Utilities	CUP	Yes	Utilities shall not cause significant adverse environmental impacts, and may be required to be undergrounded.
Agricultural and Extractive Uses			
Animal Raising for commercial purposes	No	Yes(1)	Section 9-5.104, Animal Keeping
Crop Cultivation	CUP	Yes	
Mushroom Farm	CUP	CUP	
Resource Extraction activities; Mining and Quarrying	CUP	CUP	Only in areas designated as Resource Extraction Overlay in the General Plan, and as outlined in Chapter 3, Article 6.
Other Applicable Types			
Preservation of Natural Resources	Yes	Yes	Only in areas designated as Resource Extraction Overlay in the General Plan, and as outlined in Chapter 3, Article 6.
Accessory Uses and Structures, excluding Second Dwelling Units	CUP	Yes	Section 9-5.101, Accessory Uses and Structures
Animal Keeping for domestic purposes (2)	CUP	Yes	Section 9-5.104, Animal Keeping and Raising
Caretaker Unit	CUP	Yes	For agricultural employees, when located on farms or ranches containing not less than ten (10) acres.
Home Occupations	CUP	Yes	Section 9-5.113, Home Occupations
Accessory Dwelling Units/Junior Accessory Dwelling Unit <del>Second Dwelling Unit</del>	<del>Yes</del> CUP	Yes	Section 9-5.121, Accessory Dwelling Units/Junior Accessory Dwelling Unit <del>Second Dwelling Units</del>
Solar Farms	No	Yes	Section 9-5.123, Solar Power generating facilities
Nonconforming Use	Chapter 6, Article 2, Non-Conforming Uses and Structures		
Temporary Use	Section 9-5.126, Temporary Uses		

Specific Limitations:

1. Includes the raising of livestock, poultry and fish.
2. A CUP is required for commercial animal raising within 300 feet of Residential Districts.

### Sec. 9-2.103. Development regulations.

- (a) *Base development regulations.* Table 2.2 prescribes the development standards for "Agriculture" and "Open Space/Conservation" Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this title, while individual letters refer to subsections that directly follow the table.

Table 2.2: Development Standards - Open Space/Conservation and Agriculture Districts			
Use Classifications	OS	AG	Additional Notes and Regulations
Lot and Density Standards			
Minimum Lot Area (acres)	No requirement	<del>1820</del> acres	Section 9-4.103, Measuring Lot Width and Depth
Minimum Lot Width (ft.)	No requirement		
Minimum Lot Depth (ft.)	No requirement		
Maximum Density (dwelling units/acre)	N/A	1 dwelling unit per 20 acres	
Building Form and Location			
Maximum Height (ft.)	15 ft.	35 ft.	Section 9-4.205, Heights and Height Exceptions
Minimum Yards (ft.)			Section 9-4.103, Measuring Setbacks Section 9-4.201, Building Projections Into Yards
Front	35 ft. from right-of-way or 65 ft. from center of right-of-way, whichever is greater		
Interior Side	20 ft.		
Street Side	35 ft.		
Rear	20 ft.		
Maximum Building Coverage (% of lot)	5%	No requirement	Section 9-4.102, Determining Lot Area and Coverage
<u>Accessory Dwelling Unit Side (ft.)</u>	<u>4 ft.</u>	<u>4 ft.</u>	<u>Section 9-5.121, Accessory Dwelling Units/Junior Accessory Dwelling Unit</u>

## Article 2. Residential Districts

### Sec. 9-2.202. Land use regulations.

- (a) Table 2.3 below prescribes the land use regulations for "Residential" Districts. The regulations for each district are established by letter designations as follows:
- (1) "Yes" designates permitted uses.

- (2) "CUP" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.
- (3) "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.
- (4) "No" designates uses that are not permitted.
- (b) Land use classifications are defined in Chapter 1, Article 2 Definitions. In cases where a proposed specific land use or activity is not defined, an application shall be made to the Community Development Department, and the Planning Commission shall approve or deny the assignment of the proposed land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this title.

Table 2.3: Land Use Regulations - Residential Districts							
Use Classifications	RR	RE	RSF	RT	RMD	RHD	Additional Notes and Regulations
Residential Uses							
Single Family Dwelling	See subclassifications below						
Attached	No	No	No	Yes	Yes	Yes	
Detached	Yes	Yes	Yes	Yes	Yes	Yes	
Multiple Residence	No	No	No	No	Yes	Yes	
<u>Accessory Dwelling Units</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Section 9-5.121, Accessory Dwelling Units</u>
Family Day Care Home	See subclassifications below						
Small	Yes	Yes	Yes	Yes	Yes	Yes	
Large	Yes	Yes	Yes	Yes	Yes	Yes	Section 9-5.110, Family Day Care Home
<u>Licensed, Residential Care Facility (six or less persons)</u>	Yes	Yes	Yes	Yes	Yes	Yes	
<u>Licensed, Large Residential Care Facilities (seven or</u>	<u>CUP</u> <del>No</del>	<u>CUP</u> <del>No</del>	<u>CUP</u> <del>No</del>	CUP	CUP	CUP	<u>Section 9-5.120, Licensed Residential Care Facilities</u>

more persons)							
<u>Unlicensed Residential Care Facility</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	
Group Home	See subclassifications below.						
Six or fewer residents	No	No	No	No	Yes	Yes	
Seven or more residents	No	No	No	No	CUP	CUP	
Mobile Home Parks	No	No	CUP	CUP	CUP	CUP	Section 9-5.115, Mobile Home Parks. Limited to sites with a minimum gross site area of ten (10) acres.
Single Room Occupancy Facilities	No	No	No	No	No	CUP	Section 9-5.122, Single Room Occupancy Facilities
Transitional and Supportive Housing	Yes	Yes	Yes	Yes	Yes	Yes	Section 9-5.127, Transitional and Supportive Housing
<u>Employee Housing, Six Persons or Less</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Yes</u>	<u>Section 9-5.131, Employee Housing</u>
Public and Semi-Public Uses							
Clubs and Lodges	No	No	No	No	No	CUP	Section 9-5.103, Alcoholic Beverage Sales
Cultural Institutions	No	No	No	No	CUP	CUP	

Community Center	CUP	CUP	CUP	CUP	Yes	Yes	
Elderly and Long-term Care	No	No	No	No	CUP	Yes	
Hospitals and Clinics	No	No	No	No	CUP	CUP	Limited to 2,500 square feet in size.
Park and Recreation Facilities, Public	Yes	Yes	Yes	Yes	Yes	Yes	
Religious Facilities	CUP	CUP	CUP	CUP	CUP	CUP	
<del>Residential Care Facilities, General</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>CUP</del>	<del>CUP</del>	<del>CUP</del>	<del>Section 9-5.120, Residential Care Facilities</del>
Schools, Public or Private	CUP	CUP	CUP	Yes	Yes	Yes	
Emergency Shelters	No	No	No	No	No	<del>Yes</del> CUP	Section 9-5.109, Emergency Shelters
Commercial Uses							
Eating and Drinking Establishments	See subclassifications below						
Coffee Shops/Cafes	No	No	No	No	No	CUP(1)	See Footnote
Restaurants	No	No	No	No	No	CUP(1)	Section 9-5.103, Alcoholic Beverage Sales
Transportation, Communication, and Utilities Uses							
Telecommunications Facilities	See subclassifications below						
New Antenna and Transmission Facilities	No	No	No	No	CUP	CUP	Section 9-5.125, Telecommunications Facilities







Interior Side	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	4, Article 1, Measurements and Determinations, and Section 9-4.201, Building Projections Into Yards
Street Side	10 ft.	10 ft.	10 ft.	8 ft.	10 ft.	10 ft.	
Rear	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	
<del>Accessory Dwelling Unit Side</del> <del>Second Dwelling Unit Side</del>	<del>5-4</del> ft.	<del>5-4</del> ft.	<del>5-4</del> ft.	<del>5-4</del> ft.	<del>5-4</del> ft.	<del>5-4</del> ft.	Section 9-5.121, <del>Accessory Dwelling Units/Junior Dwelling Unit</del>
<del>Accessory Dwelling Unit Rear</del> <del>Second Dwelling Unit Rear</del>	<del>5-4</del> ft.	<del>5-4</del> ft.	<del>5-4</del> ft.	<del>5-4</del> ft.	<del>5-4</del> ft.	<del>5-4</del> ft.	<del>Unit Second Dwelling Units</del>
Maximum Building Coverage (% of lot)	n/a	35 %	45 %	50 %	50 %	60 %	
Minimum Courtyard Dimension	n/a	n/a	n/a	20 ft.	20 ft.	20 ft.	
Additional Standards							
Private Open Space (sq. ft. per unit)	n/a	n/a	n/a	100 sq. ft./unit	75 sq. ft./unit	50 sq. ft./unit	Section 9-2.203(c)(4), Open Space and Pedestrian Connections, and Section 9-2.203(c)(5), Minimum Courtyard Dimensions
Common Open Space (sq. ft. per unit)	n/a	n/a	n/a	n/a	100 sq. ft./unit	100 sq. ft./unit	

### Article 3. Commercial and Mixed-Use Districts

#### Sec. 9-2.302. Land use regulations.

- (a) Table 2.5 below prescribes the land use regulations for "Commercial" Districts. The regulations for each district are established by letter designations as follows:

- (1) "Yes" designates permitted uses.
  - (2) "CUP" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.
  - (3) "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.
  - (4) "No" designates uses that are not permitted.
- (b) Land use classifications are defined in Chapter 1, Article 2 "Definitions" of this title. In cases where a proposed specific land use or activity is not defined, an application shall be made to the Community Development Director, and the Planning Commission shall approve or deny the assignment of the proposed land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this chapter.

Table 2.5: Land Use Regulations - Commercial Districts					
Use Classifications	CG	CR	CS	MX	Additional Regulations
Residential Uses					
Multiple Residences	No	No	No	Yes	Residential uses are allowed as a secondary use to a primary commercial use in the MX District. See Section 9-2.30(c) of this article for residential standards in the MX District.  <a href="#">Section 9-5.120, Residential Care Facilities</a>
<a href="#">Accessory Dwelling Units/Junior Accessory Dwelling Unit</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">Yes</a>	
Group Home	See subclassifications below				
Six or fewer residents				Yes	
Seven or more residents				CUP	
Residential Care Facilities, Limited	No	No	No	Yes	
Single Room Occupancy Facilities	CUP	No	No	No	
Transitional and Supportive Housing	No	No	No	Yes	Residential uses are allowed as a secondary use to a primary commercial use in the MX District. See Section 9-2.30(c) of this article for residential standards in the MX District.

					See Section 9-5.127, Transitional and Supportive Housing
Emergency Shelters	Yes	No	Yes	Yes	Section 9-5.109, Emergency Shelters
<a href="#">Low Barrier Navigation Centers</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">No</a>	<a href="#">Yes</a>	
<a href="#">Employee Housing, group quarters</a>					<a href="#">Section 9-5.131, Employee Housing</a>
Public and Semi-Public Uses					
Clubs and Lodges	No	No	Yes	Yes	Section 9-5.103, Alcoholic Beverage Sales
Colleges and Trade Schools, Public or Private	No	No	CUP	CUP	
Community Centers	Yes	No	No	Yes	
Cultural Institutions	CUP	No	CUP	CUP	
Family Day Care Homes	Yes	No	No	Yes	
Hospitals and Clinics	Yes	No	CUP	Yes	(CG, MX) Limited to establishments with a gross floor area of 5,000 square feet or less.
Instructional Services	Yes	No	Yes	Yes	
Park and Recreation Facilities, Public	Yes	Yes	Yes	Yes	
Religious Facilities	CUP	CUP	CUP	CUP	
Residential Care Facilities, General	Yes	No	No	Yes	Section 9-5.120, Residential Care Facilities
Schools, Public or Private	NO	NO	NO	CUP	(MX) Provided that such use shall be at least 1,800 feet from any MBL or MBH Zoning Designation.

Commercial Uses					
Adult-oriented Businesses	No	No	No	No	
Aircraft Sales, Services, Storage	No	No	No	No	
Animal Care, Sales and Services	See subclassifications below.				
Kennels	CUP	No	CUP	CUP	(CG,CS) Provided that such use shall be completely enclosed in a building of soundproof construction.
Pet Stores	CUP	Yes	CUP	CUP	
Veterinary Services	CUP	Yes	CUP	CUP	Provided that such use shall be completely enclosed in a building of soundproof construction
Artists' Studios	Yes	No	Yes	Yes	
Automobile/Vehicle Sales and Services	See subclassifications below.				
Automobile/Vehicle Rentals	No	Yes	Yes	No	
Automobile/Vehicle Sales and Leasing	No	CUP	Yes	No	
Automobile/Vehicle Repair, Major	No	No	CUP	No	Section 9-5.106, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/Vehicle Repair, Minor	No	Yes	Yes	No	Section 9-5.106, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/Vehicle Washing	No	CUP	CUP	No	Section 9-5.107, Auto Service

					Stations and Car Washing
Large Vehicle and Equipment Sales, Service and Rental	No	No	CUP (1)	No	See footnotes
Service Stations	CUP (7)	CUP	CUP	CUP	Section 9-5.107, Auto Service Stations and Car Washing; (CG) Limited to establishments with a gross floor area of 5,000 square feet or less.
Banks and Financial Institutions	See subclassifications below.				
Banks and Credit Unions	Yes(2)	Yes	Yes	Yes	See footnotes
Check Cashing Businesses	Yes (2)	Yes (2)	Yes (2)	Yes (2)	See footnotes
Building Materials and Services	No	Yes	CUP	CUP	(CR, CS, MX) Bulk storage of sand, gravel or cement is not allowed.
Business Services	Yes	Yes	Yes	Yes	(CG,MX) Limited to establishments with a gross floor area of 5,000 square feet or less. Wholesale services are not allowed.
Commercial Entertainment and Recreation	See subclassifications below				
Large-scale Cinema Theaters (over 300 seats)	Yes	Yes	Yes	No	(CS)Drive-ins and outdoor movie theaters are prohibited.
Small-scale Cinema Theaters (300 seats and under)	No	Yes	Yes	CUP	

Eating and Drinking Establishments	See subclassifications below				
Bars/Night Clubs/Lounges	CUP	CUP	CUP	CUP	Section 9-5.103, Alcoholic Beverage Sales
Coffee Shops/Cafes	Yes	Yes	Yes	Yes	(CG) Drive-through facilities are prohibited.
Restaurants, equal to or less than 3,000 square feet	Yes	Yes	Yes	Yes	Section 9-5.103, Alcoholic Beverage Sales. (CG) Drive-through facilities are prohibited.
Restaurants, greater than 3,000 square feet	CUP	Yes	Yes	Yes	Section 9-5.103, Alcoholic Beverage Sales (CG) Drive-through facilities are prohibited.
Food and Beverage Retail Sales	Yes	Yes	Yes	Yes	Section 9-5.103, Alcoholic Beverage Sales. (CG) Limited to establishments with a gross floor area less than 40,000 square feet. (MX) General offices shall not be located on the ground floor if located in a building of two or more stories.
Dry Cleaning Agency	Yes	Yes	Yes	Yes	
Retail Drycleaner	CUP	CUP	CUP	CUP	Exhaust fan or ventilation to be located within 12' of the drycleaning machine
Funeral Parlors and Mortuaries	Yes	No	Yes	No	



Hotels and Motels	CUP	Yes	CUP	CUP	
Light Fleet Based Services	No	No	Yes	No	
Maintenance and Repair Services	Yes	Yes	Yes	Yes	Limited to establishments with a gross floor area less than 1,500 square feet. Outdoor work and outdoor storage is prohibited.
Nurseries and Garden Centers	Yes	Yes	Yes	Yes	
Offices	See subclassifications below				
General Offices	Yes	CUP	Yes	Yes	
Walk-in Clientele	Yes	CUP	Yes	Yes	
Parking, Public or Private	Yes	Yes	Yes	Yes	(CG, MX) Limited to parking areas for exclusive use of occupants, employees and patrons of the uses, buildings, stores, and businesses located in that zone.
Personal Services	Yes	Yes	Yes	Yes	
Retail Sales	See subclassifications below				
Less than 10,000 square feet per business	Yes	Yes	Yes	Yes	
10,000 to 50,000 square feet per business	CUP	Yes	Yes	CUP	
More than 50,000 square feet per business	No	CUP	CUP	No	
Retail Sales, Cannabis	CUP (4), (5)	NO	CUP (4), (5)	NO	Section 9-5.129, Cannabis Retail

					Facilities No more than two (2) permitted Retail Cannabis Operations.
Smoking Establishments	See subclassifications below.				
Tobacco Bars	CUP	CUP	CUP	CUP	Shall not be located within 300 feet of any Residential district, any educational, religious, or cultural institution.
Smoke Shops	Yes	Yes	Yes	Yes	Location. Such establishment shall be located a minimum of 500 feet from any other such establishment or any educational, religious, or cultural institution or public parks.
Swap Meets	No	CUP	CUP	No	Section 9-5.124, Swap Meets
Wholesaling and Distribution	No	No	Yes	No	
Industrial Uses					
Construction and Material Yards	No	No	CUP	No	Section 9-4.208, Outdoor Storage
Freight/Truck Terminals and Warehouses	No	No	CUP	No	
Handicraft/Cust om Manufacturing	No	Yes	Yes	No	(CR) Limited to establishments with a gross floor area less than 2,000 square feet.
Industry, Limited	No	No	Yes	No	
Recycling Facilities	See subclassifications below.				

Reverse Vending Machine	Yes	Yes	Yes	Yes	
Recycling Collection Facility	No	No	CUP	No	Section 9-5.119, Recycling Facilities
Recycling Processing Facility	No	No	No	No	Section 9-5.119, Recycling Facilities
Unattended Collection Boxes	CUP	CUP	CUP	CUP	Section 9-5.119, Recycling Facilities
Warehousing and Storage	See subclassifications below.				
Chemical, Mineral, and Explosives Storage	No	CUP	CUP	No	(CR) Limited to liquefied petroleum gas storage and sale when incidental to a permitted use.
Indoor Warehousing and Storage	No	No	Yes	No	
Outdoor Storage	No	No	CUP	No	Section 9-4.208, Outdoor Storage. (CS) Outdoor storage shall be incidental to a primary use, limited to 6,000 square feet and completely screened from public view by a six-foot high solid fence.
Personal Storage	No	No	CUP	No	Section 9-5.118, Personal Storage Facilities
Telecommunication Facilities	See subclassifications below.				
Modifications to existing Antenna and Transmission Facilities	Yes	Yes	Yes	Yes	Section 9-5.125, Telecommunication Facilities
New Antenna and	CUP	CUP	CUP	CUP	Section 9-5.125, Telecommunication Facilities

Transmission Facilities					
Facilities within Buildings	Yes	No	Yes (6)	Yes	Section 9-5.125, Telecommunication Facilities.
Transportation Passenger Terminals	No	Yes	Yes	No	
Utilities, Major	No	No	No	No	
Utilities, Minor	Yes	Yes	Yes	Yes	
Other Applicable Types					
Accessory Uses and Structures	Yes	Yes	Yes	Yes	Section 9-5.101, Accessory Uses and Structures
Animal Keeping	No	No	No	Yes	Section 9-5.103, Animal Keeping
Caretaker Unit	No	Yes	Yes	No	(CR, CS) Limited to one dwelling for a caretaker or watchman and his or her immediate family, necessary and incidental to a use located in such zone.
Home Occupations	No	No	No	Yes	Section 9-5.113, Home Occupations
Nonconforming Use	Chapter 6, Article 2, Nonconforming Uses, Structures, and Lots				
Temporary Uses	See subclassifications below				
Seasonal Outdoor Sales from three to seven days (21)	Temporary Use Permits required				Section 9-5.126, Temporary Uses
Long Term Special Events and Sales lasting eight days to three months					
All other types of temporary uses					
Specific Limitations: 1. Equipment service areas shall be screened by a solid wall eight (8) feet in height, or a dense landscaping screen, having a minimum depth of five (5) feet and a minimum height of six (6) feet within five (5) years of planting. 2. Limited to establishments with a gross floor area less than 2,500 square feet, located on a collector or					

higher classification street, and at least 1,000 linear feet from any other check cashing business.

3. Conditional Use Permit approval is required for office, business, or professional uses greater than 5,000 square feet in size per lot or integrated commercial development.

4. Microbusinesses are not allowed in any commercial zones.

5. Onsite consumption permitted (café/lounge) — Section 9-5.129(m).

6. Permitted so long as a central office (general office) is located on the premises for public access.

7. Washing Facilities shall be permitted ancillary (accessory) to a Service Station that is the primary use.

## *Article 4. Manufacturing/Business Districts*

### **Sec. 9-2.402. Land use regulations.**

(a) Table 2.7 below prescribes the land use regulations for "Commercial" Districts. The regulations for each district are established by letter designations as follows:

(1) "Yes" designates permitted uses.

(2) "CUP" designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.

(3) "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

(4) "No" designates uses that are not permitted.

(b) Land use classifications are defined in Chapter 1, Article 2 "Definitions" of this title. In cases where a proposed specific land use or activity is not defined, an application shall be made to the Community Development Director, and the Planning Commission shall approve or deny the assignment of the proposed land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this chapter.

Table 2.7: Land Use Regulations - Manufacturing/Business Districts			
Use Classifications	MBL	MBH	Additional Regulations
Public and Semi-Public Uses			
Cultural Institutions	Yes	No	
Instructional Services	Yes	No	
Schools, Public or Private	Yes	No	
Commercial Uses			
Adult Oriented Businesses	Yes(1)	No	Section 9-5.102, Adult Oriented Businesses
Aircraft Sales, Services, Storage	No	Yes	
Animal Care, Sales and Services	See subclassifications below		
Kennels	CUP	CUP	
Veterinary Services	Yes	Yes	
Automobile/Vehicle Sales and Services	See subclassifications below		
Automobile/Vehicle Repair, Major	Yes	Yes	Section 9-5.106, Automobile/Vehicle

			Service and Repair, Major and Minor
Automobile/Vehicle Repair, Minor	Yes	Yes	Section 9-5.106, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/Vehicle Washing	Yes	Yes	Section 9-5.107, Auto Service Stations and Car Washing
Large Vehicle and Equipment Sales, Service and Rental	CUP	Yes	
Towing and Impound	CUP	Yes	
Banks and Financial Institutions	See subclassifications below		
Banks and Credit Unions	Yes	No	
Check Cashing Businesses	Yes	No	
Building Materials and Services	Yes	Yes	
Business Services	Yes	Yes	Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Eating and Drinking Establishments	See subclassifications below		
Coffee Shops/Cafes	Yes	Yes	Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Restaurants	Yes	No	Section 9-5.103, Alcoholic Beverage Sales (MBL) Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Food and Beverage Retail Sales	Yes	Yes	Section 9-5.103, Alcoholic Beverage Sales Permitted

			only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Funeral Parlors and Mortuaries	Yes	No	
Light Fleet Based Services	Yes	No	
Maintenance and Repair Services	Yes	Yes	
Offices	Yes	Yes(2)	(MBH) Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Parking, Public or Private	Yes	Yes	
Personal Services	Yes	No	
Retail Sales	Yes	Yes	Permitted only as an accessory use to a principal manufacturing or business use, and limited to establishments with a gross floor area less than 5,000 square feet in size.
Retail Sales, Cannabis	CUP	NO	Section 9-5.129, Cannabis Retail Facilities
Swap Meet	CUP	No	Section 9-5.124, Swap Meets
Wholesaling and Distribution	Yes	Yes	
Industrial Uses			
Construction and Material Yards	Yes	Yes	
Handicraft/Custom Manufacturing	Yes	Yes	
Industry, General	No	Yes	
Alcohol Manufacture	No	CUP	(MBH) Alcohol manufacture must be located more than 500 feet from the nearest residential, or commercial zoning designation as shown on the Official Zoning Map.

Hazardous Waste Management Facilities	No	CUP	(MBH) On-site hazardous waste management facilities must be accessory and incidental to a primary use.
Manufacture, processing, or treatment of materials which may be obnoxious, offensive or hazardous to health and safety of persons and property	No	CUP	
Industry, Limited	YES	NO	Section 9-5.128, Cannabis Cultivation, Manufacturing, Testing, and Distribution
Recycling Facilities	See subclassifications below		
Recycling Collection Facility	Yes	No	Section 9-5.119, Recycling Facilities
Recycling Processing Facility	Yes	No	Section 9-5.119, Recycling Facilities
Salvaging and Wrecking	Yes	No	
Warehousing and Storage	See subclassifications below		
Chemical, Mineral, and Explosives Storage	CUP	CUP	
Indoor Warehousing and Storage	Yes	Yes	
Outdoor Storage	Yes	Yes	Outdoor storage shall be incidental to a primary use, limited to 6,000 square feet and completely screened from public view by a six (6) foot high solid fence.
Personal Storage	Yes	No	Section 9-5.118, Personal Storage Facilities
Wholesale Dry-Cleaning	CUP	CUP	
Transportation, Communication, and Utilities Uses			
Freight/Truck Terminals and Warehouses	Yes	Yes	
Telecommunication Facilities	See subclassifications below		
Modifications to existing Antenna and Transmission Facilities	Yes	Yes	Section 9-5.125, Telecommunication Facilities
New Antenna and Transmission Facilities	CUP	CUP	Section 9-5.125, Telecommunication Facilities



Facilities within Buildings (6)	CUP	CUP	
Transportation Passenger Terminals	Yes	Yes	
Utilities, Major	Yes	Yes	
Solid Waste Collection, Treatment, and Disposal	No	CUP	
Utilities, Minor	Yes	Yes	
Agriculture and Extractive Uses			
Crop Cultivation	YES	YES	Section 9-5-128, Cannabis Cultivation, Manufacturing, Testing, and Distribution
Solar Farms	Yes	Yes	Section 9-5.123, Solar Power generating facilities
Resource Extraction activities; Mining and Quarrying	CUP	CUP	Only in areas designated as Resource Extraction Overlay in the General Plan (Chapter 3, Article 6, Resource Extraction Overlay District)
<a href="#">Employee Housing, group quarters</a>			<a href="#">Section 9-5.131, Employee Housing</a>
Other Applicable Types			
Accessory Uses and Structures	Yes	Yes	Section 9-5.101, Accessory Uses and Structures
Caretaker Unit	Yes(2)	Yes(2)	
Emergency Shelters	Yes	Yes	Section 9-5.109, Emergency Shelters
Nonconforming Use	Chapter 6, Article 2, Nonconforming Uses, Structures, and Lots		
Temporary Use	See subclassifications below		
Seasonal Outdoor Sales from three to seven days (3)	Temporary Use Permits required		Section 9-5.126, Temporary Uses
Long Term Special Events and Sales lasting eight days to three months			
All other Temporary Uses			
Specific Limitations:			
1. Adult-oriented businesses are allowed only along West Elm Avenue, between Lucille Avenue and Firestone Avenue, and must be at least 800 feet from the nearest Residential Zoning District. The subject parcels exclude a 0.42 acre site owned and operated by the City.			
2. Limited to one dwelling for a caretaker or watchperson and his or her immediate family, necessary and incidental to a use located in such zone, one dwelling for agricultural employees employed on such property for more than half of each year, when situated on farms or ranches containing not less than 10 (ten) acres, and one dwelling for the owner of property used primarily for agricultural purposes located in such zone, when			

situated on a farm or ranch containing not less than five (5) acres.

3. Seasonal outdoor sales that last for less than three (3) consecutive days do not require permits.

## Chapter 4. ADDITIONAL USE AND DEVELOPMENT REGULATIONS

### Article 3. - Off Street Parking and Loading

#### Sec. 9-4.302. Applicability.

- (a) No parking area, parking space, or loading space which is provided for the purpose of complying with the provisions of this chapter shall hereafter be relinquished or reduced in any manner below the requirements of this chapter unless equivalent facilities are provided elsewhere, the location of which is approved by the Commission. If such parking area is established by a conditional use permit, equivalent facilities shall be subject to approval by the Planning Commission.
- (b) Parking required. Each building and land use, including a change or expansion of a building or land use, shall provide parking areas in compliance with this section. No building shall be occupied and no land use shall be commenced until the improvements required by this section are approved by the Community Development Director and completed prior to commencement of use.
- (c) Number of parking spaces.
  - (1) Each site shall be provided the minimum number of parking spaces required by Table 4.4, except where the parking requirement is reduced or otherwise changed in compliance with subsection (3) of this section.
  - (2) On-street parking along the frontage lines of the site shall be counted toward fulfilling the parking requirements.
  - (3) Where Table 4.4 establishes a parking requirement based upon square feet (for example: "1 space/300 sq. ft."), the term "square feet" means the gross square footage of floor area.
  - (4) Where Table 4.4 establishes a parking requirement based upon the number of units (for example: "1 space per unit"), the term "unit" means per dwelling unit.
  - (5) If the calculation of required parking or loading spaces results in the requirement of a fractional space, such fraction, if one-half ( $\frac{1}{2}$ ) or greater, shall be considered one additional space; if the fraction is less than one-half ( $\frac{1}{2}$ ), it shall result in no additional spaces.

TABLE 4.4: REQUIRED ON-SITE PARKING SPACES

Land Use Classification	Required Parking Spaces
<i>Residential Use Classifications</i>	
Single-family, Detached Single-family, Attached	2 for each dwelling unit. For new construction, all spaces shall be covered. For existing development, at least one space per dwelling shall be covered and all existing covered parking spaces shall be maintained.
Second Unit	1 per studio or one-bedroom unit, 2 per two-bedroom unit. 0.5 spaces for every additional bedroom.
Multi-family Residential	1 per studio unit. 1.5 per one-bedroom unit. 2 per 2-bedroom unit. 0.5 spaces for every additional bedroom. One space for each unit shall be designated for the unit and covered. One additional guest parking space shall be provided for every 3 units.

	Reduced parking requirements for housing developments with extremely low, very low, low and moderate income units may be granted if the site is within a quarter-mile of transit.
Small Family Day Care Home	Same requirements as single-family in RR, RE, RSF, and RT. Same requirements as multi-family in RMD, RHD and MX.
Large Family Day Care Home	1 per non-resident employee. 1 passenger loading space, on or off-site.
Manufactured Home Park	1 space per unit. 1 guest space for every three units.
Group Home, Residential Care Facility	1 space per 3 beds, plus 1 guest parking space per 3 beds. Reduced parking requirements for such facilities may be granted if it can be demonstrated that actual parking needs are lower than the parking spaces required by this chapter, and that all parking spaces can be accommodated on-site.
Senior Citizen Housing (60 years or older)	1 space per moderate- and above moderate-rate dwelling units. 1 space per .5 units available to extremely low-, very low-, and low-income dwelling units.
<b>Public and Semi-Public Use Classifications</b>	
Cemetery	1 per 20,000 sq. ft. of land area, plus 1 per every 5 seats in chapels or assembly areas, plus 1 per full-time employee.
Clubs and Lodges	1 for each 5 permanent seats in main assembly area, or 1 for every 100 sq. ft. of assembly area where temporary or moveable seats are provided.
Colleges and Trade Schools, Public or Private	To be determined by the Community Development Director based on demand study.
Community Center	To be determined by the Community Development Director based on usage.
Cultural Institutions	For theaters and auditoriums: 1 for each 5 permanent seats in main assembly area, or 1 for every 100 sq. ft. of assembly area where temporary or moveable seats are provided. Galleries and Museums: 1 for every 500 sq. ft. of floor area. Other establishments: determined by the Community Development Director.
Day Care Center	1 per first 5 children, plus 1 for each additional 10 children.
Elderly and Long Term Care	1 per four beds
Government Offices	1 per 300 sq. ft. of floor area.
Hospitals and Clinics	1 per bed; plus 1 per 250 sq. ft. of area used for office, clinics, testing, research, administration, and similar activities associated with the principal use.
Instructional Services	1 per 300 sq. ft. of floor area.
Park and Recreation Facilities, Public	To be determined by the Community Development Director.
Prison	1 per 2 employees, plus 1 per 25 residents.
Public Safety Facilities	To be determined by the Community Development Director.

Religious Facilities	1 for each 5 permanent seats in main assembly area, or 1 for every 50 sq. ft. of assembly area where temporary or moveable seats are provided.
Residential Care (greater than 6 residents)	2 spaces for each facility plus 1 space per four adult residents and 1 space per six juvenile residents
Schools, Public or Private	Elementary and Middle Schools: 1 per classroom, plus 1 per 250 sq. ft. of office area. High Schools: .35 per student
Emergency Shelters	1 per <u>for each staff person on duty provided that standards do not require more parking than other residential or commercial uses within the same zone.</u> <del>.300 sq. ft. of floor area each staff member on duty during the largest shift.</del>
<b>Commercial Use Classifications</b>	
Adult-Oriented Business	As determined by the Community Development Director based upon requirements for the most similar comparable use
<b>Automobile/Vehicle Sales and Services</b>	
Automobile/Vehicle Rentals	1 per 300 sq. ft. of office area in addition to spaces for all vehicles for rent.
Automobile/Vehicle Sales and Leasing	1 per 250 sq. ft. of office area, plus 1 space per 1000 sq. ft. of indoor or outdoor sales display area. Any accessory auto repair: 2 spaces per service bay. Minimum 5 spaces per dealership.
Automobile/Vehicle Repair, Major or Minor	2 per service bay.
Automobile/Vehicle Washing	<i>Mechanical:</i> Two spaces plus sufficient waiting line(s) <i>Self-service:</i> Two spaces plus washing area(s)
Large Vehicle and Equipment Sales, Service and Rental	1 per 300 sq. ft. of office area plus 1 per 2,500 sq. ft. of sales display area.
Service Station	2 per service bay, if service bays are included on site. 1 per 200 sq. ft. of any convenience store on site.
Towing and Impound	1 per 500 sq. ft. of building area plus 1 per 0.5 acre of gross outdoor use area.
Banks and Financial Institutions (All subclassifications)	1 per 300 sq. ft. of floor area.
Building Materials and Services	1 per 400 sq. ft. of floor area; 1 per 600 sq. ft. of outdoor display area.
Business Services	1 per 300 sq. ft. of floor area.
Commercial Entertainment and Recreation (All subclassifications)	Establishments with seating: 1 for each 5 permanent seats in main assembly area, or 1 for every 50 sq. ft. of assembly area where temporary or moveable seats are provided. Bowling alleys: 2 per lane. Other Commercial Entertainment and Recreation uses: to be determined by Community Development Director.
<b>Eating and Drinking Establishments</b>	
Bars/Night Clubs/Lounges	Minimum 2 spaces. 1 per 75 sq. ft. of customer seating area.

Coffee Shops/Cafes	1 per 4 seats; no parking is required for outdoor seating when seats provided equal 50 percent or less of total indoor seating.
Restaurants	1 per 125 sq. ft. of indoor and outdoor seating areas, up to 4000 sq. ft. of restaurant space. 1 space for every 75 sq. ft. in excess of 4,000 sq. ft.
Food and Beverage Retail Sales	1 per 250 sq. ft. of floor area.
Funeral Parlors and Mortuaries	1 for each 4 permanent seats in assembly areas, plus 1 per 250 sq. ft. of office area.
Hotels and Motels	1 per each living or sleeping unit, plus 1 space for on-site employee. Additional parking required for ancillary uses, such as restaurants, according to the parking requirements for the ancillary use.
Light Fleet-based services	1 per 300 sq. ft. of office floor area, plus one space for each fleet vehicle.
Maintenance and Repair Services	1 per 350 sq. ft. of building floor area, plus one space for each fleet vehicle.
Nurseries and Garden Centers	1 per 300 sq. ft. of floor area, plus 1 per 500 sq. ft. of outside display or greenhouse area.
Offices	
General Offices	1 per 400 sq. ft. of floor area. Medical Offices: 1 per 250 sq. ft. of floor area for single tenant, 1 per 300 sq. ft. of floor area for multi-tenant facility. Several offices may share a single parking facility.
Walk-In Clientele	1 per 300 sq. ft. of floor area. Several offices may share a single parking facility.
Parking, Public or Private	1 per attendant station (in addition to the spaces that are available to public).
Personal Services	1 per 200 sq. ft. of floor area.
Retail Sales	
Less than 10,000 square feet per business	1 per 300 sq. ft. of floor area.
10,000 to 50,000 square feet per business	1 per 400 sq. ft. of floor area.
More than 50,000 square feet	1 per 500 sq. ft. of floor area.
Swap Meets	1 per 300 sq. ft. of floor area occupied by the swap meet, plus 1 space per vendor space leased.
Tobacco Bars	Minimum 2 spaces. 1 per 75 sq. ft. of customer seating area.
Wholesaling and Distribution	1 per 2,000 sq. ft. of floor area.
Industrial Use Classifications	
Construction and Materials Yards	To be determined by Community Development Director.
Handicraft/Custom Manufacturing	1 per 2,000 sq. ft. of floor area.
Industry, General	1 per 1,000 sq. ft. of floor area.
Industry, Limited	1 per 1,000 sq. ft. of floor area.
Recycling Collection Facilities	
Recycling Collection Point	Minimum 1 space. Number of additional spaces to be determined by the Community Development Director.

Recycling Processing Facility	1 for each 2 employees on the maximum work shift, or 1 per 1,000 sq. ft. of floor area, whichever is greater.
Salvage and Wrecking	1 per 500 sq. ft. of building area plus 1 per 0.5 acre of gross outdoor use area.
Warehousing and Storage	
Chemical, Mineral, and Explosives Storage	1 per 2 employees or 1 per 300 sq. ft. of office area, whichever is greater.
Indoor Commercial Storage	1 per 1,000 sq. ft. of floor area.
Outdoor Storage	1 per 2 employees or 1 per 300 sq. ft. of office area, whichever is greater.
Personal Storage	1 space per 75 storage units, plus 1 space per 300 square feet of office area. A minimum of 5 spaces shall be provided.
Transportation, Communication, and Utilities Use Classifications	
Airports and Heliports	To be determined by the Community Development Director.
Telecommunication Facilities	
Antennae and Transmission Towers	Minimum 1 space for maintenance and servicing. Additional spaces to be determined by the Community Development Director.
Facilities within Buildings	To be determined by the Community Development Director.
Freight/Truck Terminals and Warehouses	1 for each 2 employees on the maximum work shift, or 1 for each 3,000 sq. ft. of floor area, whichever is greater.
Transportation Passenger Terminals	To be determined by the Community Development Director.
Utilities, Major	To be determined by the Community Development Director.
Utilities, Minor	None.
Agriculture and Extractive Use Classifications	
Crop Cultivation and Animal Raising	1 for every 2 employees on the maximum shift.
Mining and Quarrying	1 for every 2 employees on the maximum shift.

## Chapter 4. – Additional Use and development Regulations

### Article 4 Performance Standards

#### **Sec. 9-4.417. - Water and Wastewater Service Priority for Affordable Housing Development**

##### **a. Purpose.**

The purpose of this section is to establish conformance with California Government Code Section 65589.7 by providing procedures for prioritizing water and wastewater service needs for proposed developments that include housing units affordable to lower-income households. In accordance with the provisions of California Government Code Section 65589.7, the City of Coalinga shall establish procedures and give priority for water and wastewater service to qualified affordable housing projects.

##### **b. Procedure.**

1. In any given year at the time any water or wastewater equivalency units' allocation are authorized by the City Council, priority on the residential building permit waiting list shall be given for developments which provide a minimum of fifty (50) percent of housing which will be guaranteed to be affordable to persons and families with moderate, low-, and very low-incomes; provided that all of the following are met:
  - i. Developments which provide one hundred (100) percent affordable housing shall have priority over projects which provide fifty (50) percent affordable housing. The remaining permits shall be allocated in accordance with the existing waiting list;
  - ii. Developments which provide a minimum of fifty (50) percent of affordable housing including a minimum of twenty-five (25) percent affordable to low- and very low-income families shall have a priority over projects which do not provide units for low and very low-income families; and
  - iii. Not more than fifty (50) percent of the building permits allocated each year by the City Council shall be so prioritized over existing residences.
2. An applicant desiring low-income housing priority shall submit to the Public Works Department all of the following:
  - i. A written request for such priority, listing the applicant/owner, the address and legal description of the project property; and
  - ii. Written deed restrictions and agreements as approved by the City Attorney, restricting the sale and occupancy of the affordable units in the project to moderate-, low- or very low-income persons for a period of at least thirty (30) years after completion of the housing project.
3. Upon receipt of this information and agreements, the applicant's property will be placed on a separate low-income housing waiting list for either single-family or multiple-family projects in the order in which the requests are received by the City to be eligible for priority in the following year's water or wastewater services allocation.
4. If a project is scheduled to receive water or wastewater services but fails to meet the requirements for deed restrictions and agreements as required in this section, the project shall be removed from the priority list and shall be returned to its original position on the long-term building allocation waiting list.
5. The City may contract with a nonprofit housing agency to provide for the administration of deed restrictions, agreements, and other procedures to ensure the effectiveness of this program to provide long-term low-income housing. The applicant/developer shall pay the necessary fees as determined by the City.

## **CHAPTER 5. - STANDARDS FOR SPECIFIC USES AND ACTIVITIES**

### **Article 1. - Standards for Specific Uses and Activities**

#### **Sec. 9-5.109. Emergency shelters.**

- (a) Emergency shelters shall be located, developed, and operated in compliance with the following standards:
  - (1) *Applicability.* Emergency shelters shall be a permitted use on parcels within RHD (Residential High Density), MBL (Light Manufacturing/Business), MBH (Heavy Manufacturing/Business), CG (Commercial General), CS (Service Commercial), MX (Mixed-Use) zoning districts.
  - (2) *Development standards.* The following development standards shall apply to all emergency shelters:

- a. *Property development standards.* The shelter shall conform to all property development standards of the zoning district in which it is located except as modified by these performance standards.
  - b. *Shelter capacity.* An emergency shelter for homeless persons shall contain no more than twenty (20) beds and shall serve no more than twenty (20) persons nightly.
  - c. *Parking.* 1 space per for each staff person on duty provided that standards do not require more parking than other residential or commercial uses within the same zone. On-site parking for residents shall be based on one space for every four (4) beds, and staff parking shall be based on one space for each employee on the maximum staffed shift.
  - d. *Lighting.* Adequate external lighting shall be provided for security purposes. The lighting shall be stationary and designed, arranged, and installed so as to confine direct rays onto the premises and to direct light away from adjacent structures and public rights-of-way. External lighting shall be of an intensity compatible with the neighborhood.
  - e. *On-site waiting and intake areas.* An interior waiting and intake area shall be provided which contains a minimum of 200 square feet. Waiting and intake areas may be used for other purposes, excluding sleeping, as needed during operations of the shelter.
- (3) *Common facilities.* The development may provide one or more of the following specific common facilities for exclusive use of the residents and staff:
    - a. Central cooking and dining room,
    - b. Recreation room,
    - c. Laundry facilities to serve the number of occupants at the shelter, and;
    - d. Other uses that are considered ancillary to the primary use such as office and storage.
  - (4) *On-site staff.* At least one manager shall be on-site during all hours of operation of the facility. Such manager must be an individual who does not utilize the shelter's beds or other services and who resides off-site. The manager must be accompanied by one supporting staff member for every fifteen (15) beds occupied in the facility.
  - (5) *Security.* Security personnel shall be provided during operational hours whenever clients are on the site. A security plan shall be submitted to the City prior to issuance of a certificate of occupancy.
  - (6) *Concentration of uses.* No more than one emergency shelter shall be permitted within a radius of 300 feet of another emergency shelter.
  - (7) *Emergency shelter operations.* The agency or organization operating the emergency shelter shall comply with the following requirements:
    - a. *Length of stay.* Each emergency shelter resident shall be permitted to stay for a period of no longer than ninety (90) days (cumulative) in a 365-day period. Extensions up to a total of 180 days within a 365-day period may be granted by the shelter provider if no alternative housing plan is available.
    - b. *Management plan.* Prior to commencing operation, the provider shall provide a written management plan to the Community Development Director or his/her designee for approval. The management plan shall address: hours of operation, admission hours and process, staff training, neighborhood outreach and privacy, security, resident counseling and treatment, maintenance plans, rules and procedures, and staffing needs.
    - c. *Annual report.* The provider shall provide an annual report of the use of the facility and determination of compliance with the City's development standards for the use.



## CHAPTER 5. - STANDARDS FOR SPECIFIC USES AND ACTIVITIES

### Article 1. - Standards for Specific Uses and Activities

#### Sec. 9-5.120. Licensed Residential care facilities.

- A. Purpose. The purpose of this section is to implement the applicable state regulations in a manner that allows for the establishment of residential care facilities while preserving the character of the zone in which the uses are located.
- B. Permitted Zones.
  - 1. Large Licensed Residential Care Facilities shall be considered a residential use of property and shall be permitted with a Conditional Minor Conditional Use Permits in all zones permitting residential uses in the City of Coalinga, subject to the requirements of Article 5 (Conditional Use Permits).
  - 2. A Large Licensed Residential Care Facility that also qualifies as Supportive Housing or Transitional Housing shall be subject only to those restrictions and development standards that apply to other residential dwellings of the same type (e.g., single-family or multifamily) in the same zone. Notwithstanding the previous sentence, if the facility qualifies as “supportive housing” as defined in Government Code Section 65650 (which has a different definition of “target population” than the definition in Article 2 (Definitions), then the facility shall be a use by right in all zones where multifamily and mixed uses are permitted and shall be processed as required by Government Code Sections 65650, et seq.
  - 3. Small Licensed Residential Care Facilities and Unlicensed Residential Care Facilities shall be considered a residential use of property. Small Residential Care Facilities, Licensed, and Unlicensed Residential Care Facilities are permitted uses in all zones permitting residential uses in Coalinga subject to compliance with the restrictions and development standards for other residential dwellings of the same type (e.g., single-family or multifamily) in the same zone.
- C. Development standards. The following standards of development shall apply to a Large Licensed Residential Care Facility.
  - 1. Development Standards. Unless otherwise indicated below, the Large Residential Care Facility must conform to the development standards for the zoning classification in which it is located.
  - 2. Accessory Dwelling Units. The Large Licensed Residential Care Facility shall not be located in an Accessory Dwelling Unit unless the primary dwelling unit is used for the same purpose.
  - 3. Kitchens. The Large Licensed Residential Care Facility must provide either (i) congregate dining facilities or (ii) kitchens in individual units.
  - 4. Landscaping. The Large Licensed Residential Care Facility shall provide minimum landscaped areas in accordance with Section 9-4.204 (Landscaping).
  - 5. Signs. The Large Licensed Residential Care Facility shall comply with the provisions of [Chapter 20-38 \(Signs\)](#).
  - 6. Lighting. The Large Licensed Residential Care Facility shall comply with the provisions of Section 9-4.206 (Lighting and illumination). Security night lighting must be shielded so that the light source cannot be seen from adjacent residential properties.
  - 7. Parking. The number of required automobile storage spaces shall be determined in accordance with Article 3 (Off Street Parking and Loading) at the time of the approval of the project; however, notwithstanding any provision of this Title to the contrary, a 20% reduction in the total number of

required vehicle parking spaces for residential purposes may be allowed if appropriate, and an additional five percent reduction may be allowed if the applicant proposes alternative senior citizen transportation programs; however, in no case shall the reduction of parking spaces exceed 25% of the total spaces required by Article 3 (Off Street Parking and Loading). Public street parking and tandem parking shall not be counted in this requirement. All required parking spaces shall be located entirely within the development, accessible to the units which they serve, and no parking space shall be located more than 150 feet from the unit it is designed to serve. Parking requirements for other facilities within the development shall be subject to the provisions of Article 3 (Off Street Parking and Loading) and may not be reduced. Not less than 10% of the required parking spaces shall be designed and designated for use by the handicapped; provided, however, that there shall be at least one designed and designated handicapped parking space provided for each handicapped resident. Handicapped parking spaces shall be distributed evenly throughout the parking areas.

8. Common Areas and Open Space. The Large Licensed Residential Care Facilities shall include at least 350 square feet of indoor or outdoor common areas or open space, plus 5 square feet per resident. The common area(s) or open space shall be furnished. Appropriate furnishings for indoor spaces include, but are not limited to, such items as lounge chairs, couches, tables with chairs, writing desks, and televisions. Outdoor furnishings include but are not limited to such items as outdoor benches, tables with chairs, barbeques, and shade coverings like arbors, patio covers, garden shelters or trellises. A central dining room shall be provided. The size of the room shall be sufficient to accommodate all of the residents. The minimum room size shall be the product of the proposed maximum number of residents in the facility multiplied by five square feet per resident; however, in no instance shall the central dining room be less than 350 square feet.
  9. Management. The Large Licensed Residential Care Facilities shall have either (i) a manager who resides on-site or (ii) a number of persons acting as a manager who are either present at the facility on a 24-hour basis or who will be available twenty-four (24) hours a day, seven (7) days a week to physically respond within forty-five (45) minutes notice and who are responsible for the day-to-day operation of the facility. The provisions of this section shall be superseded by any management requirements imposed on the Large Licensed Residential Care Facilities pursuant to state law.
  10. Security. A designated area for on-site personnel shall be located at the main entrance to the facility for the purpose of controlling admittance to the facility and providing security. Emergency contact information shall be posted on the exterior of the facility adjacent to the main entrance, as well as on the interior in a location accessible to all residents.
  11. Personal Storage. Each resident of the Large Licensed Residential Care Facility shall be provided with at least one (1) private storage area or private closet, with a lock or other security mechanism, in which to store their personal belongings.
- D. Application Procedures. The application for a Large Licensed Residential Care Facility shall be submitted and processed in accordance with the requirements for residential developments in the zone in which the Large Licensed Residential Care Facility is proposed, and with the requirements outlined in Article 5 (Conditional Use Permits). In addition, the application for a Large Licensed Residential Care Facility shall include the following:
1. Applicant Information. The name and address of the applicant, including the name and address of the lessee, if the property is to be leased by someone other than the applicant; and the name and address of the owner of the property for which the Conditional Use Permit is requested. If the applicant and/or lessee or owner is a partnership, corporation, firm, or association, then the applicant/lessee shall provide the additional names and addresses as follows and such persons shall also sign the application: (i) every general partners of the partnership; (ii) every owner with a

controlling interest in the corporation; or (iii) the person designated by the officers of the corporation as set forth in a resolution of the corporation that is to be designated as the permit holder for the Use Permit.

2. Owner Authorization. If the operator of the Large Licensed Residential Care Facility is not the legal owner of the property, the operator shall provide written documentation evidencing the owner's authorization and approval to operate the Large Licensed Residential Care Facility at the property.
3. Parcel Information. The zoning and general plan designations and assessor's parcel number(s) of the site on which the Large Licensed Residential Care Facility is proposed.
4. Project Description. A narrative project description of the Large Licensed Residential Care Facility that summarizes the proposed use and its purpose.
5. Plan; Building Diagram and Floor Plan. A preliminary site plan, drawn to scale, showing the facility's building footprint and property lines as well a diagram intended to show (i) all building(s) to be occupied, including a floor plan for all rooms intended for residents' use indicating the number of residents per bedroom, the location and number of beds for all residents, and (ii) on-site parking, including designations of staff and visitor parking.
6. Facility Users. The projected number and types of users of the facility, including but not limited to, residents, staff, clients, visitors, and students.
7. Transportation and Parking. Expected parking demand and vehicular use and the availability of and proximity to public transportation or other means to transport facility users.
8. Management Plan. A comprehensive Management Plan, which shall include, at a minimum, the following:
  - a. Detailed information on property management policies and operations, including information regarding maintenance and repairs;
  - b. An explanation of how the Large Licensed Residential Care Facility, intends to meet the requirements of subsection (C)(9);
  - c. An explanation of how the Large Licensed Residential Care Facility, intends to meet the requirements of subsection (C)(10);
  - d. A copy of the Large Licensed Residential Care Facility's written resident intake procedures, including rental procedures and rates;
  - e. A copy of the Large Licensed Residential Care Facility's written termination and eviction procedures;
  - f. A copy of the Large Licensed Residential Care Facility's resident and guest rules; and
  - g. If applicable, the Large Licensed Residential Care Facility's plan for disposing of medical waste or other bio-waste.
9. Licensing. Proof of all required licensing from the California Department of Social Services, the California Department of Health and Human Services, the California Department of Health Care Services, or other applicable regulatory agency, along with a license and permit history of the applicant(s), including whether such applicant(s), in previously operating a similar use in this or another city, county or state under license and/or permit, has had such license and/or permit revoked or suspended, and the reason therefore.

10. Similar Facilities. A list of addresses of all other licensed facilities for which a Conditional Use Permit is requested in the State of California owned or operated by the applicant(s) within the past five (5) years and whether such facilities have been found by state or local authorities to be operating in violation of state or local law.
  11. Project Review. The Planning Commission shall review an application for the Large Licensed Residential Care Facility and shall approve, conditionally approve, or disapprove of the application for the Large Licensed Residential Care Facility. The decision of the Planning Commission shall be final unless appealed to the City Council within the timeframes set forth in Section 9-6.115 (Appeals).
  12. Findings and Decision. The Planning Commission shall only approve an application for a Large Licensed Residential Care Facility if the Planning Commission makes all of the findings required pursuant to Article 5 (Conditional Use Permits) and conforms with all provisions of this section.
  13. Design Review. The Large Licensed Residential Care Facility shall require design review approval, pursuant to the city's single family residential design guidelines prior to issuance of a building permit.
- ~~(a) Residential care facilities shall be located, developed and operated in compliance with the following standards.~~
- ~~(1) *Location.* The minimum distance from other residential care facilities shall be 300 feet.~~
  - ~~(2) *Screening.* A minimum six (6) foot high solid wall or fence shall be provided for purposes of securing outdoor recreational areas and screening the site. Chain metal fencing and barbed wire are prohibited.~~
  - ~~(3) *Licensing.* Residential care facilities shall be licensed and certified by the State of California and shall be operated according to all applicable State and local regulations.~~

~~(Ord. No. 776, § 1(Exh. A), eff. 9-5-2014~~

## **Chapter 5. STANDARDS FOR SPECIFIC USES AND ACTIVITIES**

### **Article 1. - Standards for Specific Uses and Activities**

#### **Sec. 9-5.121. Accessory residential dwelling units.**

- (a) *Purpose and intent.* The purpose of this chapter is to establish the regulations and procedures for the review of accessory dwelling units (ADU[s]) and junior accessory dwelling units (JADU[s]), in conformance with the California Government Code (Gov. Code) Title 7, Division 1, Chapter 13, Accessory Dwelling Units. This section is intended to meet the requirements of State law in providing for accessory dwelling units ("ADUs") and junior accessory dwelling units ("JADUs").
- ~~(1) This section is intended to comply with Government Code sections 65852.2 and 65852.22, as either may be amended from time to time. The standards established by this section shall be interpreted and applied consistent with the standards set forth in Government Code sections 65852.2 and 65852.22.~~
  - (12) An ADU or JADU that complies with this section is considered an accessory use or an accessory building that does not exceed the allowable density for the lot upon which it is located.
  - (23) An ADU or JADU that complies with this section is considered a residential use that is consistent with the existing general plan and zoning designations for the lot.
  - (34) An ADU or JADU that complies with this section will not be considered in the application of any other local ordinance, policy, or program to limit residential growth.
  - (45) ADUs and JADUs dwelling units will contribute to the needed housing to the community's housing stock and promote housing opportunities for the persons wishing to reside in the City of Coalinga.
  - (56) This section is not intended to regulate multi-generational dwelling units.
  - (67) *Effect of conforming accessory dwelling unit.* An accessory dwelling unit that conforms to this section shall:

- a. Be deemed an accessory use and not be considered to exceed the allowable density for the lot upon which it is located;
  - b. Be deemed a residential use that is consistent with the City's General Plan and the zoning designations for the lot;
  - c. Not be considered in the application of any ordinance, policy, or program to limit residential growth; and
  - d. Not be considered a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service.
- (b) ~~Definitions. The following definitions apply to the operation of this Section. To the extent these definitions conflict with definitions found elsewhere in this title, including Section 9.120.020, the definitions set forth in this section shall control. (1) "Accessory dwelling unit" or "ADU" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons and is located on a lot with a proposed or existing primary residence. An ADU must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single family or multifamily dwelling is or will be situated. An ADU may be an efficiency unit or a manufactured home, as defined.~~
- (2) ~~"Accessory structure" means a structure permitted that is accessory and incidental to a dwelling located on the same lot.~~
- (3) ~~"Efficiency unit" has the same meaning as defined in the California Building Code, California Code of Regulations, Title 24, Section 1207.4, which meets the following standards:~~
- a. ~~The unit has a single living room of not less than two hundred twenty (220) square feet of floor area for two (2) or fewer occupants and an additional one hundred (100) square feet of floor area for each additional occupant of the unit.~~
  - b. ~~The unit has a separate closet.~~
  - c. ~~The unit has a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than thirty (30) inches in front, and lighting and ventilation conforming to the California Building Standards Code.~~
  - d. ~~The unit has a separate bathroom containing a water closet, lavatory, and bathtub or shower.~~
- (4) ~~"Floor area" or "Total floor area" means the entire ground-level square footage of the structure, including the living area, as defined, and any non-habitable area within the structure, such as a garage or storage space.~~
- (5) ~~"Impact fee" has the same meaning as the term "fee" is defined in Government Code section 66000(b), except that it also includes fees specified in Government Code section 66477. "Impact fee" does not include any connection fee or capacity charge.~~
- (6) ~~"Junior accessory dwelling unit" or "JADU" means a dwelling unit that is no more than five hundred (500) square feet in size and contained entirely within the walls of a proposed or existing single-family residence, or other approved structure as specified in Government Code section 65852.2(e). A JADU must include the following features:~~
- a. ~~Exterior access separate from the main entrance to the proposed or existing primary dwelling or other structure.~~
  - b. ~~An efficiency kitchen, which includes a cooking facility with appliances and a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the JADU.~~
  - c. ~~A JADU may include separate sanitation facilities or may share sanitation facilities with the existing structure.~~
- (7) ~~"Kitchen" has the same meaning.~~

- (8) ~~"Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any accessory structure.~~
- (9) ~~"Multi-generational dwelling unit" means a dwelling unit, that does not include a kitchen, contained entirely within the walls of a proposed or existing single-family residence where access is not restricted between areas of the residence.~~
- (10) ~~"Nonconforming zoning condition" means a physical improvement on a property that does not conform with current zoning standards, but was a lawful improvement that did conform to the zoning standards in place at the time of the improvement.~~
- (11) ~~"Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one (1) entrance of the accessory dwelling unit.~~
- (12) ~~"Permanent provisions for cooking" has the same meaning as "kitchen."~~
- (13) ~~"Permanent provisions for sanitation" and "sanitation facilities" means a separate bathroom containing a water closet, lavatory, and bathtub or shower.~~
- (14) ~~"Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.~~
- (15) ~~"Public transit" means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.~~
- (16) ~~"Tandem parking" means that two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one (1) another.~~
- (be) *Targeted neighborhoods.* ADUs and JADUs are allowed in all residential zoning districts, unless the City makes express findings supported by substantial evidence that ADUs and JADUs cannot be permitted due to the inadequacy of water and/or sewer services, and/or the impact of ADUs and JADUs on traffic flow and/or public safety. ADUs and JADUs are subject to the normal requirements of the district. ADUs and JADUs are not permitted in nonresidential zoning districts where residential uses are not allowed.
- (cd) Number of ADUs or JADUs Permitted per Lot. Approvals. ~~The following approvals apply to ADUs and JADUs under this section:~~
- (1) An application for a permit to establish an ADU or JADU that meets at least one of the following descriptions shall be ministerially approved without a public hearing and is not subject to the development standards of this section. ~~Building-permit only.~~ If an ADU or JADU complies with each of the general requirements in subsection F below, it is allowed with only a building permit in the following scenarios:
- a. One ADU and one JADU are permitted per lot within the existing or proposed space of a single-family dwelling or within an existing accessory structure, that meets specified requirements such as exterior access and setbacks for fire and safety.
- b. One detached new construction ADU. One JADU may also be combined with a detached ADU.
- c. Multiple ADUs within the portions of multifamily dwelling structures that are not used as livable space. Local agencies must allow an amount of ADUs up to 25 percent of the dwelling units in existing multifamily dwelling structures, or a minimum of one, whichever is greater.
- d. Up to two detached ADUs on a lot that has proposed multifamily. ~~Converted space or structure on single-family lot.~~ Only one (1) ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
- e. Up to eight detached ADUs on a lot that has existing multiple family dwellings provided that the number of ADUs does not exceed the number of existing units on the lot. (Gov. Code, § 66323, subd. (a)(4)(iii))

(d) Approval.~~1. Is either: within the space of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or within the existing space of an accessory structure.~~

(1) Except as allowed under subsection (c)(1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth (in subsections (e) and (f) below).

(2) Impact fee:~~2. Has exterior access that is independent of that for the single-family dwelling.~~

~~3. Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.~~

~~b. Limited detached on single-family lot. One (1) detached, new construction ADU on a lot with a proposed or existing single-family dwelling, if the detached ADU satisfies the following limitations:~~

~~1. The side and rear yard setbacks are at least four feet.~~

~~2. The total floor area is eight hundred (800) square feet or smaller.~~

~~3. The peak height above grade is sixteen (16) feet or less.~~

~~c. Converted on multifamily lot. Multiple ADUs within portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages that satisfied the following:~~

~~1. If each converted, ADU complies with state building standards for dwellings.~~

~~2. The ADU home shall be built using plans provided by the City.~~

~~d. Limited detached on multifamily lot. No more than two (2) detached ADUs on a lot that has an existing multifamily dwelling if each detached ADU satisfies the following limitations:~~

~~1. The side and rear yard setbacks are at least four feet.~~

~~2. The total floor area is 800 square feet or smaller.~~

(2) ADU permits.

~~a. Except as allowed under subsection (d)(1) above, no ADU may be created without a building permit and an ADU permit in compliance with the standards set forth (in subsections (e) and (f) below).~~

~~b. Impact fee.~~

~~1. No impact fee is required for an ADU or JADU that is less than 750 square feet in size.~~

a. ~~2.~~ Any impact fee that is required for an ADU that is 750 square feet or larger in size will be charged proportionately in relation to the square footage of the primary dwelling unit (e.g., the floor area of the primary dwelling, divided by the floor area of the ADU, times the typical fee amount charged for a new dwelling). "Impact fee" here does not include any connection fee or capacity charge for water or sewer service.

b. ~~3.~~ Except as otherwise provided in this chapter, the construction of an accessory dwelling and junior accessory dwelling unit shall be subject to any applicable fees adopted pursuant to the requirements of California Government Code, Title 7, Division 1, Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).

(3) Owner occupancy is not required on a property with an ADU.

(3) Application process and timing.

a. An ADU permit is considered and approved ministerially without discretionary review or hearing.

b. The City must act on an application to create an ADU or JADU within sixty (60) days from the date that the City receives a completed application, unless either:



1. The applicant requests a delay, in which case the 60-day time period is tolled for the period of the requested delay; or
  2. In the case of a JADU, and the application to create a junior accessory dwelling unit is submitted with a permit application to create a new single-family dwelling on the lot, the city may delay acting on the permit application for the JADU until the City acts on the permit application to create the JADU will still be considered magisterially without discretionary review or a hearing.
- c. *Application requirements.* Applications for an accessory dwelling unit permit shall be made in writing by the property owner or his or her authorized agent, on forms provided by the Community Development Department, and accompanied by such data and information as may be necessary to fully describe the request including:
1. A to-scale and fully dimensioned site plan showing the proposed accessory dwelling unit or junior accessory dwelling unit and all existing structures on the property including patio covers, other accessory structures, fences and driveways;
  2. Elevations of the proposed accessory dwelling unit including building dimensions, material call outs and a color and materials sample board as requested by the Community Development Director;
  3. Photographs of the exterior of the primary residence as requested by the Community Development Director;
  4. *Construction plan.* Construction plan and staging to minimize impacts on surrounding residential properties.
- d. The filing and review fee shall be as prescribed by the Community Development Department. The City may charge a fee to reimburse it for costs incurred in processing ADU permits, including the costs of adopting or amending the City's ADU ordinance.
- (4) *Nonconforming ADUs and discretionary approval.*
- a. Any proposed ADU or JADU that does not conform to the objective standards set forth in subsection (e) and (f) may be allowed by the City with the approval of the Community Development Director.
    1. The maximum size of a ~~detached~~ ADU subject to this subsection ~~((a)d)~~(14) is 1,200 square feet, or three (3) bedrooms.
  - b. *Findings.* Before approval, the Community Development Director (or designee) must find that:
    1. The exterior design of the accessory dwelling unit is in harmony with, and maintains the scale of, the neighborhood;
    2. If an exception to parking requirements is requested, the exception will not result in excessive parking congestion;
    3. The site plan provides adequate open space usable and useful for both the accessory dwelling unit and the primary residence;
    4. Where applicable, open space and landscaping provides for privacy and screening of adjacent properties;
    5. The location and design of the accessory unit maintains a compatible relationship to adjacent properties and does not significantly impact the privacy, noise, light air, solar access or parking of adjacent properties; and



6. Windows that impact the privacy of the neighboring side or rear yard have been minimized. Major windows, access stairs, entry doors and decks are generally limited to the walls facing the primary residence or the alley, if applicable.

c. Until January 1, 2030, an owner of an ADU or JADU that receives a notice to correct violations or abate nuisance, in relation to the ADU or JADU, may request a delay for five years in enforcement of a building standard, as long as the violation is not a health and safety issue as determined by the local agency, subject to compliance with the Gov. Code, § 66331 and Health and Safety Code § 17980.12(a)-(c), and the following conditions:

1. The ADU or JADU was built before January 1, 2020;
2. The ADU or JADU was built on or after January 1, 2020, in a local jurisdiction that, at the time the ADU or JADU was built, had a noncompliant ADU or JADU ordinance, but the ordinance is compliant at the time the request is made;

This section shall remain in effect only until January 1, 2035, and as of that date is repealed.

3.

- (e) *General ADU and JADU requirements.* The following requirements apply to all ADUs and JADUs that are approved:

(1) *Zoning.*

- a. An ADU or JADU subject to a building permit may be created on a lot in a residential zone.
- b. An ADU or JADU subject to an ADU permit may be created on a lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use.

- (2) *Fire sprinklers.* If fire sprinklers are not required for the primary residence, then installation of fire sprinklers are not required in an ADU. The construction of an ADU shall not trigger a requirement for fire sprinklers to be installed in the existing primary dwelling. However, if the primary residence undergoes significant remodeling and is required to install fire sprinklers, an ADU created after the remodel would also be required to install fire sprinklers.

- (3) *Rental term.* No ADU or JADU may be rented for a term that is shorter than thirty (30) days.

- (4) *Sale and conveyance.* An ADU may be sold or conveyed separately from the primary residence to a qualified buyer if all the requirements of Government Code Section 66341 are met. If all the requirements of Government Code Section 66342 are met, the separate conveyance of the primary dwelling unit and ADU are allowed as condominiums

(5) *Building and construction.*

- a. An accessory unit shall meet the requirements of the building code and fire code that apply to detached dwellings, as appropriate.

- (f) *Specific ADU and JADU requirements.* The following requirements apply to ADUs that require an ADU permit: ~~under subsection (d)(2) above.~~

(1) *Unit size.*

- a. The minimum floor area shall be 150 square feet for a detached and attached ADU and JADU.

- b. When accompanied by an existing or proposed single-family dwelling, the maximum floor area shall be no more than 1,200 square feet.

- c. If the ADU expands beyond 151 square feet from the existing primary dwelling unit, there is an existing primary dwelling, the total floor area of an attached ADU may not exceed fifty (50) percent of the ~~floor~~-living area of the existing primary dwelling.

- d. The maximum floor area of a JADU shall be 500 square feet.
- b. ~~The total floor area for a detached ADU may not exceed 1,200 square feet.~~
- e. ~~An attached or detached one-bedroom ADU may not be more than 850 square feet of living area.~~
- d. ~~An attached or detached ADU that provides more than one (1) bedroom may not be more than 1,000 square feet of living area.~~
- e. ~~An ADU may be an efficiency unit, as defined. A proposed ADU that does not meet the minimum requirements of an efficiency unit is not permitted.~~

(2) *Parking.* Accessory dwelling units must meet the following parking standards:

a. Detached ADUs.

1. Parking Requirements. A maximum of one parking space shall be required per ADU or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway or in front and/or rear setback areas. At minimum at least one (1) off-street parking space per ADU is required. ~~These spaces may be provided in setback areas or as tandem parking on a driveway. The parking space is not required to be covered.~~

b. ~~Parking configuration, if required:~~

~~1. Parking arrangements are not permitted if the Community Development Director (or designee) makes specific findings that such parking arrangements are not feasible based upon specific site or regional topographical or fire or life safety conditions.~~

~~2. Exceptions.~~ Parking standards shall not be imposed on an accessory dwelling unit in any of the following circumstances:

- (a) The accessory dwelling unit is located within one-half mile of public transit, including a public bus stop, bus station or transit station.
- (b) The accessory dwelling unit is located within a designated historic district.
- (c) The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.
- (d) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (e) When there is an established car share vehicle stop located within one (1) block of the accessory dwelling unit.

b. Attached ADUs. No parking shall be required for an attached ADU.

c. JADUs. No parking shall be required for a JADU, including replacement parking.

- e. When a garage, carport, or covered parking structure is demolished in conjunction with the construction or conversion of a detached or attached ADU, replacement parking is not required. ~~d. No replacement. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.~~

(3) *Height.*

- a. ~~The height of an attached ADU shall not exceed the height of the primary structure or thirty (30) feet in height above grade, whichever is greater, measured to the peak of the structure.~~

b. For one-story detached ADUs, the maximum height shall be 16 feet.

b. For two-story detached ADUs, the maximum height shall be 25 feet.

~~A detached ADU may not exceed sixteen (16) feet in height, above grade, measured to the peak of the structure.~~

c. ~~€-~~ The maximum height of attached ADUs shall be two stories and 25 feet or the maximum height specified by the base zone district for the primary dwelling, whichever is lower.

d. Height Exceptions.

1. Where the detached ADU is within one-half-mile walking distance of a major transit stop or a high-quality transit corridor or with an existing or proposed multifamily dwelling of more than one story, the maximum height shall be 18 feet.
2. An additional two feet in height shall be allowed to accommodate a roof pitch on an ADU that is aligned with the roof pitch of the primary dwelling unit.
3. When an existing accessory structure is converted to a detached ADU, the maximum height may exceed the limits of subsection (3)(a) to an amount equal to the height of the existing accessory structure to be converted.

~~A unit above a detached garage located contiguous to an alley may not exceed twenty-five (25) feet in height above grade, measured to the peak of the structure.~~

(4) *Setbacks.*

- a. *Attached and detached accessory dwelling unit.* The minimum side, street side, and rear yard setback shall be four feet, except when converting or replacing an existing attached accessory structure that is less than four feet from the side, street side, or rear yard. Except as provided in subsection (d)(1), a detached ADU is subject to side and rear setbacks of four feet.
- b. No setback shall be required for an existing living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit or to a portion of an ADU, and a setback of no more than 4 feet from the side and rear lot lines shall be required for an ADU that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure.

~~Alley-adjacent accessory dwelling units and accessory dwelling units adjacent to residentially zoned property. Side or rear yard setbacks adjacent to an alley or residentially zoned property shall be zero feet. Parking provided off the alley shall maintain a 24-foot back out, which includes the alley.~~

- c. *Garage and accessory building conversion.* ~~No setback shall be required for a legally established, existing garage or accessory building that is converted to an accessory dwelling unit, provided the structure is not expanded and is subject to side and rear setbacks of four (4) feet. Garage conversions are only permitted on detached accessory structures located in the rear of the main structure. No conversion of attached garages is permitted.~~
- d. *Addition over a garage.* ~~A minimum side and rear setback shall apply to the newly constructed portion for an accessory dwelling unit constructed above a legally established existing garage when in the rear yard.~~

(5) *Lot coverage.*

1. a. Attached ADUs shall comply with all applicable base zone district objective development standards, including limits on lot coverage, objective design standards, floor area ratio, open space, front setbacks, and minimum lot size unless application of any one or more of these

standards precludes construction of at least an eight hundred (800)-square-foot attached ADU with four feet side and rear yard setbacks.

~~Lot coverage. No ADU may cause the total lot coverage of the single-family lot to exceed fifty (50) percent.~~

- ~~b. Rear yard coverage. An accessory dwelling unit shall not result in more than thirty (30) percent rear yard coverage as measured from the rear wall of the primary residence to the rear property line (or as measured from the average distance of the rear wall from the rear property boundary if the rear wall does not follow a straight line).~~
- ~~c. A detached accessory dwelling unit must be ten (10) feet away from the main residence and five (5) feet away from any property lines.~~

(6) **Architecture requirements.** The following architectural requirements apply to ADUs; except for ADUs that meet the provisions of Section 66323 of the Government Code.

- a. The exterior materials (walls, roof, windows, and doors) of the ADU shall match the materials of the primary dwelling.
  - b. The exterior colors (walls, roof, windows, and doors) of the ADU shall match the colors of the primary dwelling.
  - c. The roof slope of the ADU must be within a five (5) degree tolerance of the dominant roof slope of the primary dwelling, where dominant roof slope is defined as the slope covering the largest surface area of the primary dwelling's roof.
  - d. Exterior lighting on the ADU is restricted to down-lights only. Any additional lighting must be a requirement of the building or fire code.
  - e. The ADU shall have independent exterior access separate from the primary dwelling.
  - f. The ADU entrance shall be located on a side or rear façade and not facing a public right-of-way.
  - g. Access stairs, entry doors, and decks shall face the primary residence, a side yard, or an alley (if applicable).
  - h. Windows and doors of the ADU are prohibited from having direct line of sight into an adjoining residential property, where direct line of sight is defined as a straight, unobstructed path between an ADU window/door and a window/door of an adjoining residential property. Screening methods such as fencing, landscaping, or privacy glass shall be used to prevent a direct line of sight.
  - i. When a garage is converted to an ADU, the garage door(s) shall be removed, and the opening shall be enclosed with architectural features that match the exterior walls, doors, windows, and trim of the ADU.
  - j. An ADU constructed on a lot with a federally, state, or locally registered historical resource shall comply with all ministerial requirements imposed by the Secretary of Interior for historic places.
- ~~a. The materials and colors of the exterior walls, roof, and windows and doors must be the same as the appearance of the primary dwelling.~~
  - ~~b. The roof slope must be the same that of the dominant roof slope of the primary dwelling. The dominant roof slope is the slope shared by the largest portion of the roof.~~
  - ~~c. The exterior lighting must be limited to down-lights or as otherwise required by the building or fire code.~~
  - ~~d. The ADU must have an independent exterior entrance, apart from that of the primary dwelling. The ADU entrance must be located on the side or rear building facade, not facing a public right-of-way.~~

- e. ~~Windows and doors of the ADU may not have a direct line of sight to an adjoining residential property. Fencing, landscaping, or privacy glass may be used to provide screening and prevent a direct line of sight.~~
- f. ~~Access stairs, entry doors and decks must face the primary residence, side yard or the alley, if applicable.~~
- g. ~~A garage converted to an accessory dwelling unit shall include removal of garage door(s) which shall be replaced with architectural features, including walls, doors, windows, trim and accent details.~~
- h. ~~The architectural treatment of an ADU to be constructed on a lot that has an identified historical resource listed on the federal, state, or local register of historic places must comply with all applicable ministerial requirements imposed by the Secretary of Interior.~~

(g) *Occupancy and ownership.* Owner occupancy is not required on a property with an ADU.

~~ADUs and JADUs must comply with the following standards.~~

- (1) ~~A certificate of occupancy must be issued for the primary dwelling unit before a certificate of occupancy can be issued for an ADU or JADU on the lot.~~
- (2) ~~An ADU or JADU may be rented separate from the primary residence but may not be sold or otherwise conveyed separate from the primary residence.~~
- A. (3) ~~*Owner occupancy is not required for ADUs. Owner occupancy is required in the single family residence in which a JADU will be permitted. The owner may reside in either the remaining portion of the structure or the newly created*~~

(h) *Special provisions for duplex dwelling units as replacement housing.*

- (1) The special duplex dwelling unit provisions of this subsection shall only apply to areas within the boundaries of the City designated as a residential medium density residential (RMD) zoning designation.
- (2) The allowable number of new duplex dwelling units created under the provisions of this subsection shall not exceed the overall density limitations for residential medium density residential (RMD) uses, which is one (1) dwelling unit for each 6,000 square feet of parcel area on a block-by-block basis.
- (3) A minimum parcel area of 7,500 square feet (e.g., a typical fifty-foot by one-hundred-fifty-foot downtown parcel) shall be required to qualify for the specific duplex provisions of this subsection, which must meet current RMD development zoning regulations
- (4) Parcel coverage, setbacks, and other site design and building standards for the R-1 single-family residential districts shall apply to ensure that new duplex dwelling units are visually compatible with the established character of the adjoining residential neighborhood, which must meet current RMD development zoning regulations
- (5) Off-street parking, second-story limitations, and structure design shall be considered as part of the special permit review process to maintain the visual character of the area. Normally two (2) covered parking spaces shall be required for each unit, which must meet current RMD development zoning regulations.
- (6) A site plan review shall be required for duplex dwelling units and a public hearing shall be held in compliance.

(i) *ADUs and regional housing needs assessment.* Subdivisions and multifamily housing developments developed or zoned at densities of ten (10) or more dwelling units per acre, with the ability of each lot or dwelling to construct an ADU, shall be counted in the City's housing element as adequate sites for affordable housing, as provided in Government Code section 65583.1(a).

- (j) *Other.* Nothing in this section shall be construed to prohibit the City from adopting an ordinance or regulation, related to parking or a service or a connection fee for water, sewer, or power, that applies to a single-family residence that contains an ADU or JADU, so long as that ordinance or regulation applies uniformly to all single-family residences regardless of whether the single-family residence includes an ADU or JADU.

~~(Ord. No. 776, § 1(Exh. A), eff. 9-5-2014; Ord. No. 853, § 2, eff. 10-20-2022)~~

## **CHAPTER 5. - STANDARDS FOR SPECIFIC USES AND ACTIVITIES**

### **Article 1. - Standards for Specific Uses and Activities**

#### **Sec. 9-5.127. Transitional and supportive housing.**

- (a) Transitional and supportive housing, as defined in Section 50675.2 and 50675.14, respectively, of the California Health and Safety Code, constitute a residential use and are subject only to those restrictions that apply to other residential uses of the same type in the same zoning district. ~~Such housing structured as single family is permitted in all residential zones, whereas transitional and supportive housing structured as multi-family is limited to the RMD and RHD residential zoning districts.~~
- (b) ~~The Community Development Director may grant reductions in parking requirements to proposed transitional and supportive housing, if it can be demonstrated that actual employee, resident and visitor parking needs do not exceed the number of parking spaces required by Code, and all parking can be accommodated on-site.~~
- (b) Supportive Housing, up to 50 Units. Pursuant to California Government Code Section 65651, supportive housing development with up to 50 supportive housing units shall be permitted by right in all Zoning Districts where multi-family and mixed use residential development are permitted provided the development satisfies all of the following requirements:
1. All supportive housing units within the development are subject to a recorded affordability restriction for 55 years.
  2. One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.
  3. At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
  4. The developer shall provide the information required by California Government Code Section 65652 to the Planning & Economic Development.
  5. Nonresidential floor area shall be used for onsite supportive services in the following amounts:
    - a. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
    - b. For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

6. The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
7. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
8. Notwithstanding any other provision of this Section to the contrary, the local government shall, at the request of the project owner, reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:
  - a. The owner demonstrates that it has made good faith efforts to find other sources of financial support.
  - b. Any change in the number of supportive service units is restricted to the minimum necessary to maintain project's financial feasibility.
  - c. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

## **CHAPTER 5. - STANDARDS FOR SPECIFIC USES AND ACTIVITIES**

### **Article 1. - Standards for Specific Uses and Activities**

#### **Sec. 9-5.131 Employee Housing (for Farmworkers)**

- (a) Six or Fewer Employees. Employee housing providing accommodations for six or fewer employees shall be deemed to be a single-unit structure with a residential land use and shall be treated the same as a single unit dwelling of the same type in the same zoning district.
- (b) Zoning Districts Where Agriculture Uses Are Allowed. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located and may consist of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing shall be considered to be an activity that in no way differs from an agricultural use.

## **CHAPTER 6. - CODE ADMINISTRATION**

### **Article 13. Density Bonus<sup>1</sup>**

#### **Sec. 9-6.1301. ~~Residential density bonus.~~ Purpose**

As required by Government Code Section 65915, the purpose of this chapter is to encourage the production of very low-, low-, and moderate-income housing units, senior citizens housing units, provisions of daycare facilities, student housing units, and donations of land in accordance with Government Code Sections 65915 through 65918, as may be amended from time to time ("State Density Bonus Law"). It is the intent of this chapter to facilitate the development of affordable housing and to implement the goals, objectives, and policies of the housing element of the City's General Plan. A copy of the current State Density Bonus Law shall be kept on file with the Community Development Department.

~~this chapter offers density bonuses and incentives or concessions for the development of housing that is affordable to the types of households and qualifying residents identified in Section 9.26.020 (Eligibility for bonus, incentives, or concessions). This chapter is intended to implement the requirements of Government Code Section 65915 et seq. and the Housing Element of the General Plan. As used in this Chapter and when otherwise required by Government Code section 65915 et seq., "housing development" means a development project for five (5) or more residential units, including mixed-use developments, that meets the requirements of Government Code section 65915(i).~~

### **Sec. 9-6.1302. - Eligibility**

In order to be eligible for a density bonus and other incentives or concessions as provided by this chapter, a proposed housing development shall comply with the following requirements and shall satisfy all other applicable provisions of this Development Code.

- (a) Resident requirements. A housing development proposed to qualify for a density bonus shall be designed and constructed so that it includes at least any one (1) of the following:
  - (1) Ten (10) percent of the total number of proposed units are for lower-income households, as defined in Health and Safety Code Section 50079.5;
  - (2) Five (5) percent of the total number of proposed units are for very low-income households, as defined in Health and Safety Code Section 50105;
  - (3) The project is a senior citizen housing development as defined in Civil Code Sections 51.3 and 51.12, or is a mobile home park that limits residency based on age requirements for housing for older persons in compliance with Civil Code Sections 798.76 and 799.5;
  - (4) Ten (10) percent of the total dwelling units in a common interest development as defined in Civil Code Section 4100 are for persons and families of moderate income, as defined in Health and Safety Code Section 50093; provided, that all units in the development are offered to the public for purchase;
  - ~~(5) Ten (10) percent of the total number of proposed units of housing for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541 of the Government Code, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act; or~~
  - ~~(56) Twenty (20) percent of the total number of proposed units for lower income students in a student housing development that meets the requirements, as defined by Government Code Section 65915.~~
  - ~~(67) Ten (10) percent of the total units of a housing development for transitional foster youth, as defined in Education Code Section 66025.9; disabled veterans, as defined in Government Code Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). These units are all subject to a recorded affordability restriction of 55 years and an affordability level of very low-income units.~~
  - ~~(8) Twenty (20) percent of the total units in a student housing development are for low-income students and meet the requirements as set forth in Government Code Section 65915(b)(1)(F).~~
  - ~~(9) One hundred (100) percent of the total units, exclusive of a manager's unit or units, are for lower income households, as defined by Health and Safety Code Section 50079.5, except that up to twenty (20) percent of the total units in the development may be for moderate-income households, as defined in Health and Safety Code Section 50053.~~
- (b) *Applicant selection of basis for bonus.* For purposes of calculating the amount of the density bonus in compliance with Section 9-26.0130430 (Allowed density bonuses), the applicant who requests a density bonus shall elect whether the bonus shall be awarded on the basis of subsection (a)(1), (2), (3), or (4), (5), (6), ~~or (7), (8), or (9)~~ of this section. ~~A preliminary application submitted pursuant to Section 9.50.055 shall include the number of bonus units requested pursuant to this section.~~



- (c) *Bonus units shall not qualify as a project.* A density bonus granted in compliance with Section 9-6.1304 (Allowed density bonuses) shall not be included when determining the number of housing units that is equal to the percentages required by subsection (a) of this section.
- (d) *Minimum project size to qualify for density bonus.* The density bonus provided by this chapter shall be available only to a housing development of five (5) or more dwelling units.
- (e) *Condominium conversion projects.* A condominium conversion project for which a density bonus is requested shall comply with the eligibility and other requirements in Government Code Section 65915.5.
- (f) Housing Development with Childcare Facility. Housing Development with Childcare Facility that qualifies for a density bonus and includes a childcare facility in compliance with the requirements of the State Density Bonus Law, then the applicant shall be entitled to either an additional density bonus or an additional incentive as set forth in the State Density Bonus Law.

~~(Ord. No. 853, § 4, eff. 10-20-2022)~~

#### **Sec. 9-6.13021303. - ~~Accessory dwelling units allowed density~~Allowed Density bonusesBonuses.**

The Director shall determine the amount of a density bonus allowed in a housing development in compliance with this section. For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable residential density under the applicable Land Use Plan designation and zoning district as of the date of preliminary or final application by the applicant to the City.

- (a) *Density bonus.* A housing development that complies with the eligibility requirements shall be entitled to density bonuses as follows, unless a lesser percentage is proposed by the applicant:
  - (1) *Bonus for units for lower-income households.* Ten (10) percent of the total units of the housing development, including shared housing building development, for rental or sale to low-income households ~~A housing development that is eligible for a bonus in compliance with the criteria (1) (ten (10) percent of units for lower-income households) shall be entitled to a density bonus calculated as follows in Table 1:~~
  - (2) *Bonus for units for very low-income households.* Five (5) percent of the total units of the housing development, including shared housing building development, for rental or sale to very low-income households ~~A housing development that is eligible for a bonus in compliance with the criteria (2) (five (5) percent of units for very low-income households) shall be entitled to a density bonus calculated as follows in Table 1:~~
  - (3) *Bonus for senior citizen development.* A housing development that is eligible for a bonus in compliance with (3) (senior citizen development or mobile home park) shall be entitled to a density bonus of twenty (20) percent;
  - (4) *Bonus for moderate-income units in common interest development:* For sale projects only, ten (10) percent of the total units of the housing development are allocated to be for-sale units for moderate-income households and are available to all members of the public. ~~A housing development that is eligible for a bonus in compliance with (4) (ten (10) percent of units in a common interest development for persons and families of moderate income) shall be entitled to a density bonus calculated as follows in Table 1.~~

~~1:~~

**Table 1: Density Bonus Standards for Developments of 5 or more units.**

No.	Target Development Type	Target Units Provided	"Sliding Scale", or Increase of Density Bonus for every 1%	Density Bonus that may be granted	Number of Incentives and
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			increase in Target Units provided		Concessions that may be granted
A.	Very Low Income housing units	Min. 5% very low income units	2.5%	Min. 20% up to max. of 35%	1 for 5%, 2 for 10%, 3 for 15%, <u>4 for 16%</u> very low income units
B.	Low Income housing units	Min. 10% low income units	1.5%	Min. 20% up to max. of 35%	1 for 10%, 2 for <del>20</del> <u>17</u> %, 3 for <del>30</del> <u>24</u> % -lower income units
C.	Moderate Income housing units in a common interest development (i.e. Condominium or Planned Development)	Min. 10% moderate income units	1%	Min. 20% up to max. of 35%	1 for 10%, 2 for 20%, 3 for 30%, <u>4 for 45%</u> moderate income units
D.	Senior Housing (age 55+)	Min. <del>35</del> % -senior units	N/A	20%	N/A
E.	Land Donation of min. 1 acre and zoned to permit at least 40 units. Other State Density Bonus law requirements apply.	Min. 10% of very low income units	1%	Min. 15%, up to max. of 35%. (may be combined with other Development Types A to D to 35%)	In conformance with Development Type
F.	Conversion of apartments to condominiums (Government Code Section 65915.5)	Min. 33% low or moderate income units, or 15% to low income	N/A	Up to 25% increase above the existing number of apartments proposed for conversion	N/A
G.	Housing Development with child care facility	N/A	N/A	Additional density bonus of residential square footage, that is greater than or the same as the square footage of the child care facility	One incentive or concession that contributes significantly to the economic feasibility of the construction of the child care facility may be granted in lieu of the density bonus.
<u>H.</u>	<u>Student Housing</u>	<u>Min. 20% lower income students</u>	<u>N/A</u>	<u>35%</u>	<u>1 for 20 %</u>
Note: All density calculations resulting in fractional units shall be rounded up. Development Type D, Senior Housing, includes any mobile home park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code. <u>No affordable units are required for senior units. Moderate income Density Bonus applies to for sale units, not to rental units.</u>					

- (5) Bonus for transitional foster youth, disabled veterans, or homeless persons development. A housing development that is eligible for a bonus in compliance with (5) (transitional foster youth, disabled veterans, or homeless persons) shall be entitled to a density bonus of twenty (20) percent.
- (6) Bonus for lower income students in a student housing development. A housing development that is eligible for a bonus in compliance with (6) (lower income students in student housing) shall be entitled to a density bonus of thirty-five (35) percent.
- (7) Bonus for units for lower-income and moderate-income households. A housing development that is eligible for a bonus in compliance with (7) (lower-income and moderate-income households) shall be entitled to a density bonus of eighty (80) percent of the number of units of lower income households. If the housing development is located within one-half mile of a major transit stop, there shall be no maximum controls on density.
  - a. A housing development that receives a waiver from maximum controls on density shall not be eligible for, and shall not receive, a waiver or reduction of any other development standards, other than a height increase of up to three (3) additional stories, or thirty-three (33) feet, as expressly provided in Section 9.26.040(C)(4).
  - ~~b. "Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two (2) or more major bus routes with a frequency of service interval of fifteen (15) minutes or less during the morning and afternoon peak commute periods, and also includes major transit stops that are included in the applicable regional transportation plan.~~
- (8) *Density bonus for land donation.* When an applicant for a tentative map, parcel map, or other residential development approval donates land to the City in compliance with this subsection, the applicant shall be entitled to a density bonus for the entire development, as follows; provided, that nothing in this subsection shall be construed to affect the authority of the City to require a developer to donate land as a condition of development.
  - a. *Basic bonus.* The applicant shall be entitled to a fifteen (15) percent increase above the otherwise maximum allowable residential density under the applicable Land Use Plan designation and zoning district for the entire development, and an additional increase as follows:
  - b. *Increased bonus.* The increase identified in the table above shall be in addition to any increase in density required by subsections (A)(1) through (7) of this section up to a maximum combined mandated density increase of thirty-five (35) percent if an applicant seeks both the increase required in compliance with this subsection (A)(8), as well as the bonuses provided by subsections (A)(1) through (7) of this section.
  - c. *Eligibility for increased bonus.* An applicant shall be eligible for the increased density bonus provided by this subsection if all of the following conditions are met:
    - 1. The applicant donates and transfers the land no later than the date of approval of the final map, parcel map, or residential development application.
    - 2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households in an amount not less than ten (10) percent of the number of residential units of the proposed development.
    - 3. The transferred land is at least one (1) acre in size, or of sufficient size to permit development of at least forty (40) units; has the appropriate Land Use Plan designation; is appropriately zoned for development as affordable housing; and is or will be served by adequate public facilities and infrastructure. The land

shall have appropriate zoning and development standards to make the development of the affordable units feasible.

4. No later than the date of approval of the final map, parcel map, or of the residential development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low-income housing units on the transferred land, except that the City may subject the proposed development to subsequent design review to the extent authorized by Government Code Section 65583.2(i) if the design is not reviewed by the City before the time of transfer.
5. The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units ~~consistent with Section 9-26.070 (Continued availability)~~, which shall be recorded on the property at the time of dedication.
6. The land is transferred to the City or to a housing developer approved by the City. The City may require the applicant to identify and transfer the land to the approved housing developer.
7. The transferred land shall be within the boundary of the proposed development or, if the City agrees, within one-quarter mile of the boundary of the proposed development.

- (9) Replacement and/or Demolition Requirements and Provisions. An applicant shall be ineligible for a density bonus or any other incentives or concessions if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are (1) located if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low- or very low-income; (2) subject to any other form of rent or price control per State law; or, (3) occupied by low- or very low-income households, unless the proposed housing development replaces those units, and either of the following applies:
- a. The proposed housing development, inclusive of the units replaced pursuant to this section, contains affordable units at the percentages set forth in section 9-6.1303: or
  - b. Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a low- or very low-income household.

~~(Ord. No. 853, § 4, eff. 10-20-2022)~~

#### **Sec. 9-6.1304. - Additional Density Bonus.**

- (a) In addition to the density bonus provisions set forth in section 9-6.1304, the City shall allow projects to obtain a total 100% density bonus by providing the initial percentage of affordable units to secure an initial 50% density bonus and then a secondary percentage of affordable units in order to obtain an additional density bonus of up to 50%. Where the housing development is seeking an additional bonus, the housing development shall be eligible for the additional density bonus allowances as provided in Government Code Section 65915(v)(2) in accordance with the provisions of Government Code Section 65915(v)(1) if reasonable documentation is provided demonstrating that the housing development is eligible for the additional density bonus under that subsection.
- (b) The City shall grant an additional density bonus for rental or for-sale housing development that meets the

requirements of subsection 9-6.1303(a) as calculated in Table 2.

(c) **Table 2: Additional Density Bonus**

<u>Percentage Very Low-Income Units</u>	<u>Percentage Density Bonus</u>
<u>5%</u>	<u>20%</u>
<u>6%</u>	<u>23.75%</u>
<u>7%</u>	<u>27.5%</u>
<u>8%</u>	<u>31.25%</u>
<u>9%</u>	<u>35%</u>
<u>10%</u>	<u>38.75%</u>
<u>Percentage Moderate-Income Units</u>	<u>Percentage Density Bonus</u>
<u>5%</u>	<u>20%</u>
<u>6%</u>	<u>22.5%</u>
<u>7%</u>	<u>25%</u>
<u>8%</u>	<u>27.5%</u>
<u>9%</u>	<u>30%</u>
<u>10%</u>	<u>32.5%</u>
<u>11%</u>	<u>35%</u>
<u>12%</u>	<u>38.75%</u>
<u>13%</u>	<u>42.5%</u>
<u>14%</u>	<u>46.25%</u>
<u>15%</u>	<u>50%</u>

**Sec. 9-6.13031305. - ~~Accessory dwelling units allowed incentives~~ Incentives or concessions, waivers and reductions, and reduced parking ratios.**

(a) *Applicant request and City approval.*

- (1) An applicant for a density bonus in compliance with this chapter may submit to the City a proposal for the specific incentives or concessions that the applicant requests in compliance with this section and may request a meeting with the City Manager or designee. The applicant may file a request either before filing a final application for City approval of a proposed project or concurrently with a final application for project approval. A preliminary application submitted shall include any incentives, concessions, waivers, or parking reductions requested pursuant to this section.
- (2) The City Manager or designee shall grant an incentive or concession request that complies with this section unless the City Manager or designee makes either of the following findings in writing, based upon substantial evidence:
  - a. The incentive or concession is not required to provide for affordable housing costs or for rents for the targeted units to be set (Unit cost requirements); or
  - b. The incentive or concession would have a specific adverse impact upon public health and safety or the physical environment, or on any real property listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

- (b) Waiver of standards preventing the use of bonuses, incentives, or concessions. An applicant may submit to the City a proposal for the waiver or reduction of development and zoning standards that would otherwise

inhibit the utilization of a density bonus on a specific site, including minimum parcel size, side setbacks, and placement of public works improvements. The applicant shall show that a waiver or modification of development standards is necessary to make the housing units economically feasible.

(c) Number of incentives. The applicant shall receive the following number of incentives or concessions:

- (1) *One (1) incentive or concession.* One (1) incentive or concession for a project that includes at least ten (10) percent of the total units for lower-income households, at least five (5) percent for very low-income households, or at least ten (10) percent for persons and families of moderate income in a common interest development.
- (2) *Two (2) incentives or concessions.* Two (2) incentives or concessions for a project that includes at least twenty (2017) percent of the total units for lower-income households, at least ten (10) percent for very low-income households, or at least twenty (20) percent for persons and families of moderate income in a common interest development.
- (3) *Three (3) incentives or concessions.* Three (3) incentives or concessions for a project that includes at least ~~thirty-two~~ thirty-two (3024) percent of the total units for lower-income households, at least fifteen (15) percent for very low-income households, or at least thirty (30) percent for persons and families of moderate income in a common interest development.

(4) *Four (4) incentives or concessions.* Four (4) incentives or concessions for a projects that includes at least sixteen (16) percent for very low-income households, or at least forty-five (45) percent for moderate-income households, persons, and families of moderate income in a common interest development. where one hundred (100) percent of the total units, exclusive of a manager's unit or units, are for lower income households except that up to twenty (20) percent of the total units in the development may be for moderate-income households. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three (3) additional stories, or thirty-three (33) feet.

a. ~~"Major transit stop" means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two (2) or more major bus routes with a frequency of service interval of fifteen (15) minutes or less during the morning and afternoon peak commute periods, and also includes major transit stops that are included in the applicable regional transportation plan.~~

(5) Five (5) incentives or concessions. Five (5) incentives or concessions for projects where one hundred (100) percent of the total units, exclusive of a manager's unit or units, are for lower-income households except that up to twenty (20) percent of the total units in the development may be for moderate-income households. If the project is located within one-half mile of a major transit stop, the applicant shall also receive a height increase of up to three (3) additional stories, or thirty-three (33) feet.

(6) One (1) incentive or concession. One (1) incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development.

(ed) *Type of incentives.* For the purposes of this chapter, concession or incentive means any of the following:

- (1) A reduction in the site development standards of this Development Code (e.g., site coverage limitations, setbacks, reduced parcel sizes, and/or parking requirements (Parking requirements in density bonus projects), or a modification of architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission in compliance with Health and Safety Code, that would otherwise be required, that results in identifiable, financially sufficient, and actual cost reductions. The applicant shall provide a brief explanation of the waiver or reduction requested and evidence that the development standard for which the waiver or reduction is requested will have the effect of physically precluding the construction of the project with the density bonus incentives requested;
- (2) Approval of mixed-use land uses not otherwise allowed by this Development Code in conjunction with the housing development, if nonresidential land uses will reduce the cost of the housing development,

and the nonresidential land uses are compatible with the housing project and the existing or planned development in the area where the project will be located;

- (3) Other regulatory incentives proposed by the applicant or the City that will result in identifiable, financially sufficient, and actual cost reductions; and/or
- (4) In its sole and absolute discretion, a direct financial contribution granted by the Council, including writing down land costs, subsidizing the cost of construction, or participating in the cost of infrastructure.

(e) *Reduced Parking Ratios.* An eligible project shall be entitled to the parking ratio incentives as set forth in Government Code Section 65915(p).

(f) *Effect of incentive or concession.* The granting of a concession or incentive shall not be interpreted, in and of itself, to require a General Plan amendment, Zoning Map amendment, or other discretionary approval.

(f) *Requests for Waivers or Reductions.* If the applicant is requesting a waiver or reduction of any development standards, the applicant shall provide a brief explanation of the waiver or reduction requested and evidence that the development standard for which the waiver or reduction is requested will have the effect of physically precluding the construction of the project with the density bonus incentives requested.

(g) *Request for Parking Reduction.* If a housing development is eligible for a density bonus pursuant to State Density Bonus Law, the applicant may request an on-site vehicular parking ratio specified in Government Code Section 65915(p). An applicant may request this parking reduction in addition to the incentives and waivers permitted by Government Code Sections 65915(p)(2) and 65915(p)(3). The application shall include a table showing parking ratios required by the Coalinga Municipal Code, parking proposed under State Density Bonus Law, Government Code Section 65915(p) (or other statute) under which the project qualifies for the parking reduction, and reasonable documentation that the project is eligible for the requested parking reduction.

(h) *Exceptions.* Notwithstanding the provisions of this chapter, nothing in this section shall be interpreted to require the City to:

- (1) Grant a density bonus, incentive, or concession, or waive or reduce development standards, if the bonus, incentive, concession, waiver, or reduction would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
- (2) Grant a density bonus, incentive, or concession, or waive or reduce development standards, if the bonus, incentive, concession, waiver, or reduction would have an adverse impact on any real property that is listed in the California Register of Historical Resources.

#### **Sec. 9-6. ~~1304~~1306. - Density bonus agreement.**

(a) ~~(a)~~ *Agreement required.* An applicant requesting a density bonus shall agree to enter into a density bonus agreement (referred to as the "agreement") with the City in the City's standard form of agreement.

(b) *The agreement shall establish specific compliance standards and remedies available to the City upon failure by the applicant to comply with State Density Bonus Law, this section or the affordable housing agreement. The agreement shall be recorded at the applicant's cost as a restriction running with the land on the parcel or parcels on which the target units will be constructed.*

(c) *The terms of a draft density bonus housing agreement (the "agreement") shall be reviewed, revised as appropriate, and approved by the Director and the City Attorney.*

(d) *Agreement provisions.*

- (1) *Project information.* The agreement shall include at least the following information about the project:



- a. The total number of units approved for the housing development, including the number of designated dwelling units;
  - b. A description of the household income group to be accommodated by the housing development, and the standards and methodology for determining the corresponding affordable rent or affordable sales price and housing cost consistent with HUD guidelines;
  - c. The marketing plan for the affordable units;
  - d. The location, unit sizes (square feet), and number of bedrooms of the designated dwelling units;
  - e. Tenure of the use restrictions for designated dwelling units of the time periods required (Continued availability);
  - f. A schedule for completion and occupancy of the designated dwelling units;
  - g. A description of the additional incentives and concessions being provided by the City;
  - h. A description of the remedies for breach of the agreement by the owners, developers, and/or successors-in-interest of the project; and
  - i. Other provisions to ensure successful implementation and compliance with this chapter.
- (2) *Minimum requirements.* The agreement shall provide, at minimum, that:
- a. The developer shall give the City the continuing right-of-first-refusal to lease or purchase any or all of the designated dwelling units at the appraised value;
  - b. The deeds to the designated dwelling units shall contain a covenant stating that the developer or successors-in-interest shall not assign, lease, rent, sell, sublet, or otherwise transfer any interests for designated units without the written approval of the City;
  - c. When providing the written approval, the City shall confirm that the price (rent or sale) of the designated dwelling unit is consistent with the limits established for low and very low-income households, as published by HUD;
  - d. The City shall have the authority to enter into other agreements with the developer, or purchasers of the designated dwelling units, to ensure that the required dwelling units are continuously occupied by eligible households;
  - e. Applicable deed restrictions, in a form satisfactory to the City Attorney, shall contain provisions for the enforcement of owner or developer compliance. Any default or failure to comply may result in foreclosure, specific performance, or withdrawal of the certificate of occupancy;
  - f. In any action taken to enforce compliance with the deed restrictions, the City Attorney shall, if compliance is ordered by a court of competent jurisdiction, take all action that may be allowed by law to recover all of the City's costs of action including legal services; and
  - g. Compliance with the agreement will be monitored and enforced in compliance with the measures included in the agreement.

(3) Senior Housing Developments Only.

- a. The applicant shall enter into a restrictive covenant with the City in a form approved by the Director and the City Attorney, to be executed by the City Manager, to require that the housing development be operated as "housing for older persons" consistent with state and federal fair housing laws and as set forth in Government Code Sections 65915(c)(1)(A) and (c)(2).
- b. The executed agreement shall be recorded against the housing development prior to final or parcel map approval, or, where a map is not being processed, prior to issuance of building permits for the housing development. The agreement shall be binding on all future owners and successors in interest.



**Sec. 9-6.1307. - Development and Design Standards.**

- (a) Affordable units shall be constructed concurrently with market rate units and shall be integrated into the project. Subsequent building permits and final inspections or certificates of occupancy shall be issued concurrently for the market rate units and for any affordable units that qualified the project for a density bonus, incentive, waiver, or reduction so that the affordable units comprise the required percentage of total units.
- (b) Affordable units shall be of equal design and quality as the market rate units. Exteriors, including architecture and elevations, and floor plans of the affordable units shall be similar to the market rate units. Interior finishes and amenities may differ from those provided in the market rate units, but neither the workmanship nor the products may be of substandard or inferior quality as determined by the Building Official.
- (c) To comply with fair housing laws, the number of bedrooms in the affordable units shall be proportional with the mix of market rate units. In mixed-income buildings, the occupants of the affordable units shall have the same access to the common entrances and areas, parking, and amenities of the project as the occupants of the market rate housing units, and the affordable units shall be located throughout the building and not isolated on one floor or to an area on a specific floor.
- (d) Parking standards shall be modified as allowable under Government Code Section 65915(p) and anything beyond those standards shall be considered a request for an incentive.

**Sec. 9-6.1308. - Interpretation.**

If any portion of this section conflicts with State Density Bonus Law or other applicable State law, State law shall supersede this section. Any ambiguities in this section shall be interpreted to be consistent with State Density Bonus Law. Statutory references in this section include successor provisions.

~~{Ord. No. 853, § 4, eff. 10-20-2022}~~

**Section 2:** This Ordinance shall go into effect and be in full force from and after thirty (30) days after its final passage and adoption.

**I HEREBY CERTIFY** that this ordinance was **INTRODUCED** at a regular meeting of the City Council of the City of Coalinga, held on the 18th day of September 2025 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

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City Clerk of the City of Coalinga