



AGENDA

PLANNING COMMISSION

TUESDAY JANUARY 13, 2026

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 January 13, 2026 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. Meeting Minutes for Approval 9-9-2025

PUBLIC HEARINGS

1. Adoption of Resolution No. 026P-001 Approving Vesting Tentative Subdivision Map No. 25-01 (VTTM No. 6506) Subdividing One Parcel into 17 Single-Family Residential Lots and One Outlot Located on the Southwest Corner of Acebedo and Locust Avenue, and Find the the Project is Exempt from the Requirements of the California Environmental Quality Act (CEQA) as Set Forth in Section 15332 of the CEQA Guidelines

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN



Staff Report- Chairman and Planning Commission

Subject: Meeting Minutes for Approval 9-9-2025
Meeting Date Tuesday, January 13, 2026
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes for Approval 9-9-2025

MINUTES

PLANNING COMMISSION

155 W. Durian Avenue, Coalinga, CA 93210

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.

CALL MEETING TO ORDER (6:00PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

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

None

ROLL CALL

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

Staff: City Manager, Sean Brewer
City Clerk, Shannon Jensen

PUBLIC COMMENTS

Under Government Code 54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item. State law prohibits the Planning Commission from acting on non-agenda items.

INFORMATION/CONSENT CALENDAR

1. Meeting Minutes for Approval 8-12-2025

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

PUBLIC HEARINGS

1. Adopt 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

City Manager Sean Brewer provided a brief overview of the item stating the amendments will align with the new state laws.

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

*Motion by Helmar, Second by Hill to Adopt Resolution No. 025P-008 Approving Planning Commission Recommendation to Approve a Zoning Text Amendment to Amend the Planning and Zoning Code related to the City's 6th Cycle Housing Element. Motion **Approved** by a 4/0 Roll-Call Vote. (Papietro – Absent)*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

City Manager Sean Brewer provided a brief report.

COMMUNICATIONS

- 1. Staff Announcements

City Manger Sean Brewer reported that the new Public Outreach Coordinator will be announced soon.

- 2. Commissioner Announcements

None

- 3. Chairperson Announcements

None

ADJOURN 6:27PM

APPROVED:

Chairperson / Vice Chairperson

ATTEST:

Shannon Jensen, City Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Adoption of Resolution No. 026P-001 Approving Vesting Tentative Subdivision Map No. 25-01 (VTTM No. 6506) Subdividing One Parcel into 17 Single-Family Residential Lots and One Outlot Located on the Southwest Corner of Acebedo and Locust Avenue, and Find the the Project is Exempt from the Requirements of the California Environmental Quality Act (CEQA) as Set Forth in Section 15332 of the CEQA Guidelines

Meeting Date Tuesday, January 13, 2026

Project Location: APN 071-162-16ST

Applicant: Matthew Williamson, Gateway Engineering, Inc. 405 Park Creek Drive, Clovis, CA 93611

Owner: Self Help Enterprises 8445 W Elowin Ct. - PO Box 6520, Visalia, CA 93290

Prepared By: Jesse Barron, Assistant City Manager

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 026P-001 approving Vesting Tentative Subdivision Map No. 25-01 (VTTM No. 6506) subdividing one parcel into 17 single-family residential lots and one outlot located on the southwest corner of Acebedo Lane and Locust Avenue, and find that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) as set forth in Section 15332 of the CEQA Guidelines.

II. BACKGROUND:

On July 22, 2025, the City of Coalinga received an application from Gateway Engineering (Applicant) on behalf of Self-Help Enterprises (Owner/Developer) for Vesting Tentative Subdivision Map No. 25-01 (VTTM No. 6506) and environmental review, requesting to subdivide one (1), approximately 3.29 acres (gross) parcel (APN 071-162-16ST) into 17 single-family lots and one (1) outlot reserved for an on-site stormwater basin.

In accordance with the Coalinga Municipal Code (CMC) and Subdivision Map Act, a Tentative Subdivision Map is required for all proposed land divisions in the City of Coalinga. After the application was deemed complete, staff requested comments from the necessary City departments, completed the environmental review, and incorporated all comments and conditions into this report.

III. PROPOSAL AND ANALYSIS:

Project Location

The project site consists of one (1) parcel identified as APN 071-162-16ST, totaling approximately 3.29 acres (gross), located on the southwest corner of Acebedo Lane and Locust Avenue.

Surrounding Land Use Setting

The project site is primarily vacant and contains only limited trees and vegetation. Existing development along East Cherry Lane includes two single-family homes at 215 and 221 East Cherry Lane and the Tierra Buena Apartments at 187 East Cherry Lane. Single-family residential neighborhoods are located immediately north of the site across Locust Avenue and south of the site across East Cherry Lane. Surrounding zoning districts are summarized in the table below.

Zoning within Project Vicinity

Direction	Zoning
South	Residential Single Family
West	Mixed-Use
East	Residential Medium Density
North	Residential Single Family

General Plan Designation

The project site has a General Plan land use designation of Residential Single Family (RSF). Per the General Plan, the RSF designation is intended to provide areas for traditional single-family homes with a residential density ranging from over two (2) to five (5) dwelling units per acre. Development requires a full range of urban services and public improvements. Development on large parcels should be in areas with minimal environmental constraints, and the use of clustering techniques is encouraged.

Zoning

The project site is within the Residential Single Family (RSF) zoning district. Detached single family dwellings are permitted in the RSF zoning district.

Project Description

Vesting Tentative Subdivision Map No. 25-01 (VTTM No. 6506)

Vesting Tentative Subdivision Map No. 25-01 (VTTM No. 6506) would subdivide APN 071-162-16ST into 17 single-family residential lots and one (1) outlot for a stormwater retention basin. The single-family lots range from 5,762 square feet to 11,129 square feet with a residential density of 6.04 dwelling units per acre. Lot sizes and dimensions are summarized in the table below. Minimum setbacks proposed include a 20-foot front yard, 5-foot interior and street side yards, and 15-foot rear yard. Lots 2-12 would front Locust Avenue to the north, Lots 1 and 13-17 would front East Cherry Lane to the south, and Lot 13 would front Acebedo Lane to the east.

The project would dedicate additional right-of-way along Locust Avenue (10 feet) and along Acebedo Lane (39 feet) to meet local residential street standards. The Locust Avenue frontage will be improved with new curb, gutter, and sidewalk consistent with City standards. Along Acebedo Lane, the newly dedicated right-of-way will be paved with a traveled way and parking shoulder, and will also include curb, gutter, and sidewalk built to City standards. Cherry Lane will be improved with a new sidewalk along the project frontage, in compliance with City standards.

The subdivision would be served by new six (6)-inch water and sewer mains and a two (2)-inch gas main installed in Locust Avenue, with a storm curb inlet constructed in accordance with City standards. Public safety and lighting improvements would include a new fire hydrant and streetlight at the northeast corner of the site.

Summary of Proposed Lots, Size and Dimension

Lot Number	Square Footage	Lot Width (ft)	Lot Depth (ft)
1	6,480	60	108
2	7,109	48	148
3	6,665	45	148
4	6,665	45	148
5	6,203	45	148
6	5,762	45	128
7	5,762	45	128

8	5,762	45	128
9	5,762	45	128
10	5,762	45	128
11	5,762	45	128
12	5,762	45	128
13	11,129		
14	5,762	45	128
15	5,762	45	128
16	5,762	45	128
17	5,762	45	128

Density Bonus and Affordable Housing Concessions

The project qualifies as an affordable housing development and is subject to the City's Residential Density Bonus regulations in CMC Section 9-6.1301, which implement Government Code Section 65915. The subdivision proposes 17 for-sale single-family homes that will be affordable to households with incomes below 80 percent of the Area Median Income (AMI). Under CMC Section 9-6.1302, Table 1 (Density Bonus Standards for Developments of 5 or More Units), a project providing this level of affordability is eligible for a density bonus of up to 35 percent and up to three incentives/concessions.

The applicant is requesting a net density of 6.04 dwelling units per acre, which represents an increase of approximately 21% over the base density of 5.0 dwelling units per acre. Because all units are proposed as below 80% AMI, this requested density is within the maximum 35% density bonus allowed by the City's density bonus standards and State Density Bonus Law.

In a letter dated September 30, 2025, the applicant requested concessions related to: (1) a 15-foot rear setback on Lot 13 (and potential minor setback deviations with final house plans), (2) reductions in minimum lot width (50 to 45 feet), minimum lot area (6,000 to 5,750 square feet), and maximum density (from 5.0 to 6.04 units/acre), and (3) reserving the ability to request an additional concession as the project proceeds. The applicant notes that modest deviations from standards are needed to ensure the feasibility of this surplus-land affordable homeownership project and to respond to site constraints while meeting the community's housing needs.

Since the letter was submitted, the City has updated its residential development standards through Housing Element implementation, reducing the minimum lot area in the RSF district to 5,500 square feet and establishing a 15-foot minimum rear yard setback. The City has also confirmed that the requested density falls within the allowable density bonus under the CMC, so the project now meets RSF standards without concessions for lot area, rear setbacks, or density.

The remaining applicable concession is the reduction in minimum lot width from 50 feet to 45 feet, which is allowed under the City's density bonus ordinance and State Density Bonus Law because it reduces development costs and helps facilitate the provision of affordable units. The applicant retains the right to request up to two additional concessions as the project advances through detailed design and permitting, consistent with the maximum of three concessions allowed at this affordability level.

Staff Analysis

City staff have determined the proposed project is in substantial conformance with the General Plan, Municipal Code, and applicable subdivision regulations. The key General Plan goals and policies, development standards (CMC Section 9-2.203) and design and construction standards (CMC Section 9-7.503) are summarized below, along with how the project meets each requirement.

General Plan Consistency

The proposed project is consistent with the General Plan's goals and policies for new residential development. Relevant General Plan goals and policies are listed below. The proposed subdivision complies with these goals and policies by creating single-family lots consistent with RSF standards, reinforcing the existing neighborhood pattern, and expanding homeownership opportunities while maintaining the community's small-town character.

- **Goal LU-1:** Preservation of the City's small-town character and neighborhood quality and long-term economic vitality of the community.
- **Policy LU1-1:** The City shall encourage proposals that preserve and enhance the open rural small

town character and neighborhood quality that makes Coalinga a special place.

- **Goal LU-2:** Provide creative, high-quality choices in housing types and densities in a variety of neighborhoods where residents can fulfill their varied individual housing needs and dreams of home ownership. Neighborhoods are well-insulated from high volume roadways, noise, and nonresidential land uses and harmonize and compliment one another through good urban design, architectural standards, landscaping and connectivity with surrounding neighborhoods, parks and pristine areas. New neighborhoods foster a sense of community.

- **Policy LU2-2:** Favorable consideration shall be given to developments which further the City's goal of accommodating a broad range of housing types and densities in a variety of neighborhoods within the City.

Lot and Density Standards

Section 9-2.203 requires the following lot and density standards for the RSF zoning district.

- **Minimum Lot Area:** The minimum lot area shall be 5,500 square feet. The smallest proposed lot is 5,762 square feet, thereby meeting the minimum lot area requirements.

- **Minimum Lot Width:** The minimum lot width shall be 50 feet. To support the affordable housing proposal, the applicant is requesting a five-foot reduction in this standard, for a minimum lot width of 45 feet, as an allowed concession under the City's Residential Density Bonus regulations in CMC Section 9-6.1301.

- **Minimum Lot Depth:** The minimum lot depth shall be 75 feet. The proposed lots meet the minimum lot depth requirements, as the smallest proposed depth is 108 feet.

- **Maximum Density:** The maximum density shall be 5.0 dwelling units per acre. The applicant is proposing a net density of 6.04 dwelling units per acre, which is approximately a 21% increase over the base density. Because all 17 units are restricted to households earning below 80% of AMI, this increased density is permitted and remains within the maximum 35 percent density bonus allowed under the City's density bonus regulations and State Density Bonus Law.

Building Form and Location

Section 9-2.203 requires the following building form and location for the RSF zoning district.

- **Maximum Height:** The maximum height is two (2) stories or 25 feet. The project will be conditioned to comply with the maximum height requirement.

- **Minimum Yards:** The minimum front yard requirements are 20 feet for the residence (front), 15 feet for the porch (front), and 20 feet for the garage (front). The minimum side yard requirements are 5 feet for the interior side and 10 feet for the street side. The minimum rear yard requirement is 15 feet. The project will be conditioned to comply with the minimum yard requirements.

- **Maximum Building Coverage:** The maximum building coverage is 45% of the lot. The project will be conditioned to comply with the maximum building coverage requirement.

Design and Construction Standards

Pursuant to Section 9-7.503(a)(1), all improvements shall conform to standard specifications, designs and details as prepared by the administrative staff and approved by the City Council. The project does not propose to deviate from any adopted City standards and specifications. Therefore, the project complies with this requirement.

Streets and Pedestrian Circulation

Pursuant to Section 9-7.503(b)(2), streets and highways not designated on the circulation element of the general plan shall not be less those identified in this section, except in cases where it can be shown by the subdivider that the topography of the land or other physical constraints are such as to justify narrower width. Increased widths may be required for bicycle lanes and, when determined necessary, by the City Council in the public interest. The streets adjacent to the proposed subdivision are not identified or designated on the circulation element of the General Plan, and are therefore classified as local residential rights-of-way.

Section 9-7.503(b)(2) requires local residential rights-of-way to be a minimum of 47 feet in width. The proposed subdivision meets this standard through existing and proposed street dedications as follows:

- **Cherry Lane:** East Cherry Lane, along the southern boundary, is already fully dedicated to its required right-of-way width.

- **Locust Avenue:** Locust Avenue, along the northern boundary, will receive an additional 10 feet of right-of-way with this project, resulting in a total right-of-way width of 60 feet.
- **Acebedo Lane:** Along the eastern boundary, the project will dedicate 39 feet for the future Acebedo Lane right-of-way, representing one-half of the ultimate right-of-way required for a local residential street. Future development east of Acebedo Lane will be required to dedicate the remaining right-of-way width needed to fully meet City standards.

Together, these dedications satisfy or exceed the minimum right-of-way width required for local residential streets under Section 9-7.503(b)(2).

Section 9-7.503(d) requires pedestrian ways 10-feet or more in width if: (a) the middle of blocks are more than 600-feet in length, (b) there is a connecting cul-de-sac, (c) there is required access to playgrounds, parks, schools, shopping centers, or similar community facilities, and/or (d) there is required access to trails or bikeways as shown in the General Plan. None of the above conditions exist within the limits of the subdivision or the immediate area, and therefore, the project is not required to provide 10-foot pedestrian ways.

Pursuant to Section 9-7.503(e), bikeways shall be required in all locations shown in the General Plan or as approved by the Planning Commission or City Council. No bikeways are identified or required in this location.

Blocks and Lots

Pursuant to Section 9-7.503(g), blocks shall not exceed 600 feet in length, unless the existing adjacent property alignment, topographic, or traffic conditions justify a variation. Additionally, the width of each block shall be sufficient for an ultimate layout of two tiers of lots, of a size required by the zone district. The proposed block configuration meets these standards for RSF development.

Section 9-7.503(h) requires the following minimum lot standards:

- **Lot Width:** Each lot or parcel shall have frontage width of not less than 50 feet. The applicant is using an affordable housing concession to allow a minimum lot width of 45 feet, consistent with State density bonus/affordable housing provisions and City practice.
- **Lot Depth:** Lot depths shall not exceed 2.5 times the proposed lot width except where existing topography makes such dimensions infeasible. The irregular shape of the project site makes strict adherence infeasible, but all lots meet the RSF minimum depth requirements.
- **Lot Area:** The area of all lots shall be a minimum of 4,500 square feet. The smallest proposed lot is 5,762 square feet, exceeding the minimum.
- **Lot Frontage:** Lots shall have a single frontage on a street; double frontage lots or lots without street frontage will not be permitted except where topographic or unusual physical conditions justify a deviation. All proposed lots have single frontage; there are no double-frontage lots and no landlocked lots without street access. Lot 13 fronts on two intersecting streets which is allowed as a corner lot.
- **Side Lines:** The side lines of lots shall, wherever practicable, be required to run at right angles or radially to the street upon which the lot faces. All side lines for the proposed subdivision run at right angles or radially to adjacent streets.
- **Lot Numbering:** Lot numbers shall begin with the numeral "1", and shall continue consecutively through all of the units of the tract with no omissions or duplications, and no block numbers shall be used. Proposed lots are consecutively numbered from 1 through 17 with no gaps or duplications.
- **Division of Lots:** No lot shall be divided by a County, City, school, or any other taxing district boundary lines. The proposed subdivision is within the same County, City, school, and all other taxing district boundary lines.
- **Suitability of Lots:** All lots shall be suitable for the purpose for which they are intended to be used. Land subject to flooding or deemed uninhabitable shall be indicated on the final map. All proposed lots are suitable for development, and there are no lots within a FEMA flood zone or within an area deemed uninhabitable.
- **Land Remnants:** All remnants of below-minimum size left over after the subdivision of a larger tract must be added to adjacent lots rather than allowed to remain as unusable parcels. There are no remnants of below-minimum size lots left over after previous, adjacent subdivisions nor in the proposed

subdivision.

- **Walls and Fences:** Plans and specifications for required walls or fences and landscaping shall be submitted to and approved by the Community Development Director. Future development has been conditioned to submit for review and approval all proposed fencing and landscaping.

Access Limitation

Pursuant to Section 9-7.503(i), a one-foot access limitation strip shall be provided at the dead end of a stubbed street or at the edge of a partial width street and shall be offered for dedication to the City for future street purposes. They shall be designated on the final map of the subdivisions and shall be specifically referred to in dedication and acceptance certificates. The subdivision does not create stub streets or interior partial-width streets, so no access limitation strips are required, and the project complies with this standard.

Protection of Natural Features and Trees

Pursuant to Section 9-7.503(m), existing trees shall be maintained and protected. Specifically, all existing trees six inches in diameter or over shall be shown on the tentative map with a notation as to the size, species and dripline and may be required to be preserved. In cases where tree preservation is required, all grading and necessary tree trimming shall be conducted in accordance with an arborist's recommendations for tree preservation. If an existing tree is within a proposed public right-of-way, it shall be removed only for good cause to protect the public safety or to allow the installation of adequate public facilities as may be approved by the Community Development Director. There are two existing on-site trees that could qualify for preservation. Because of this, the project has been conditioned to preserve these trees, unless removal of these trees is approved by the Community Development Director.

Stormwater Management Plan

Pursuant to Section 9-7.503(n), every map shall be conditioned to comply with the requirements of the City's Storm Water Management Plan, which includes measures that control construction site run-off and post-construction run-off. The project has been conditioned to comply with the City's Storm Water Management Plan and to implement measures to control construction site run-off and post-construction run-off.

Drainage Reservoirs

Pursuant to Section 9-7.503(p), temporary drainage reservoirs are only allowed in areas where it has been determined by the Community Development Director that it is not practical to implement the intent of the latest adopted version of the Storm Drain Master Plan. Additionally, landscape and irrigation systems shall be installed as approved by the Director, and maintenance of these facilities shall be part of the maintenance district created for the benefit of the subdivision. Temporary drainage reservoirs may be approved until such time as Storm Drain Master facilities are available for connection and shall be dedicated to the City as an easement. Staff have determined that it is not practical to implement storm drain connections to existing infrastructure. Instead, one of the lots will be dedicated to the City for a temporary drainage reservoir (basin) for stormwater runoff.

Lighting

A lighting plan will be provided as part of the final construction drawings and has been incorporated as a condition of approval. The project applicant will be required to provide adequate lighting illumination onsite and avoid spill over (nuisance) lighting of adjacent properties.

Public Services

The project is located within City limits and will be served by the Coalinga Police Department and Coalinga Fire Department. The project was routed to the respective service departments, and no comments have been received to date.

Environmental Considerations

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and has been determined to be categorically exempt (Class 32) pursuant to Section 15332 of the CEQA Guidelines regarding infill development.

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value, as a habitat for endangered, rare or threatened species.

- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

None of the exceptions to Categorical Exemptions set forth in CEQA Guidelines, Section 15300.2 apply to this project.

Public Notification

On December 31, 2025, public hearing notices were posted and mailed in accordance with state and local regulations. As of the writing of this report, no written or verbal communication has been presented to staff related to this project.

IV. FISCAL IMPACT:

None.

V. REASONS FOR RECOMMENDATION:

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

Tentative Subdivision Map Findings:

1. The proposed map is consistent with the Coalinga General Plan;
2. The design or improvement of the proposed subdivision is consistent with the Coalinga General Plan;
3. The site is physically suitable for the proposed type of development;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. The design of the subdivision and type of improvements is not likely to cause serious public health problems;
7. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;
8. The map meets or will meet all requirements imposed by the "Subdivision Map Act" and Coalinga Municipal Code, as conditioned.

Conclusion

The appropriateness of the proposed project has been examined with respect to its consistency with the goals and policies of the Coalinga General Plan and the Coalinga Municipal Code; its compatibility with surrounding existing uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above. Upon consideration of this evaluation, it can be concluded that Vesting Tentative Subdivision Map No. 25-01 (VTTM No. 6506) is appropriate for the subject property.

ATTACHMENTS:

Description

- ☐ Resolution No. 026P-001
- ☐ Application Documents
- ☐ COA for VTTM

RESOLUTION 026P-001

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING VESTING TENTATIVE SUBDIVISION MAP NO. 25-01 (VTTM NO. 6506) SUBDIVIDING ONE PARCEL INTO 17 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE OUTLOT LOCATED ON THE SOUTHWEST CORNER OF ACEBEDO LANE AND LOCUST AVENUE, AND FIND THAT THE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AS SET FORTH IN SECTION 15332 OF THE CEQA GUIDELINES

WHEREAS, Gateway Engineering submitted Vesting Tentative Subdivision Map No. 25-01 (VTTM No. 6506) on behalf of Self-Help Enterprises, pertaining to one parcel totaling approximately 3.29 acres (gross) located on the southwest corner of Acebedo Lane and Locust Avenue (APN 071-162-16ST); and

WHEREAS, Vesting Tentative Subdivision Map No. 25-01 proposes to subdivide the 3.29 acres into 17 single-family residential lots, ranging from 5,762 square feet to 11,129 square feet, and one (1) outlot reserved for a stormwater basin; and

WHEREAS, the proposed project qualifies as a housing development under the City's density bonus ordinance (CMC Section 9-6.1301) and State Density Bonus Law (Government Code Section 65915), as it includes more than five (5) units where 100% of the proposed units (excluding any manager's units) are restricted to households below 80% Area Median Income (AMI) for the required affordability term, and is therefore entitled to a density bonus of up to 35% and up to three (3) concessions/incentives; and

WHEREAS, the proposed net density of 6.04 dwelling units per acre represents an approximately 21% increase over the Residential Single Family (RSF) base density of 5.0 dwelling units per acre, which is within the maximum 35% density bonus entitlement for 100% below-80% AMI projects per CMC Section 9-6.1301 and Government Code Section 65915; and

WHEREAS, the applicant has requested (and staff recommends approval of) one development concession to reduce minimum lot width from 50 feet to 45 feet in the RSF zoning district, which is an allowed concession under the City's density bonus ordinance and State Density Bonus Law, while the project complies with all other standards; and

WHEREAS, the subject project requires approval of a Vesting Tentative Subdivision Map, in accordance with Title 9, Chapter 7 of the Coalinga Municipal Code; and

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on October 2, 2025; and

WHEREAS, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15332 (Class 32) related to infill development, and;

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

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on January 13, 2026; and

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COALINGA RESOLVES AS FOLLOWS:

1. Recitals: The Planning Commission hereby finds that all the facts set forth in the recitals above are true and correct and incorporated herein.
2. CEQA: The proposed subdivision is exempt from the California Environmental Quality Act pursuant to Section 15332 (Class 32) of the California Environmental Quality Act Guidelines because the subdivision will not have a significant affect on the environment.
3. Subdivision Findings: The Planning Commission determines that none of the findings required by the City's Subdivision Ordinance and the California Subdivision Map Act Section 66474 require the City to deny approval of a tentative map apply to this project, or that findings regarding flood protection cannot be made. To the contrary, the Planning Commission finds as follows:
 - a. The proposed map is consistent with the Coalinga General Plan;
 - b. The design or improvement of the proposed subdivision is consistent with the Coalinga General Plan;
 - c. The site is physically suitable for the proposed type of development;
 - d. The site is physically suitable for the proposed density of development;
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f. The design of the subdivision and type of improvements is not likely to cause serious public health problems;
 - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision;
 - h. The map meets or will meet all requirements imposed by the "Subdivision Map Act" and Coalinga Municipal Code, as conditioned.
4. Approval with Conditions: Based on the aforementioned findings, the Planning Commission adopts a resolution to approve Vesting Tentative Subdivision Map No. 25-01 (VTTM No. 6506), subject to the conditions set forth in Exhibit 'A' attached hereto.
5. Effective Date of Resolution: This Resolution shall become effective immediately.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 13th of January 2026.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

CITY OF COALINGA
TENTATIVE SUBDIVISION MAP APPLICATION

Application Number _____

Date _____

APPLICANT INFORMATION:

Applicant's Name: Mathew Williamson, Gateway Engineering, Inc.
Property Owner's Name: Self Help Enterprises, a California Non-profit public benefit corporation
Applicant's Mailing Address: 405 Park Creek Drive Clovis, CA 93611
Telephone Number: 559-320-0344 Assessor Parcel Number: 071-162-16-ST
Property Location (Street Address): Between Locust Avenue & Cherry Lane, west of Acebedo Lane, east of 33
Legal Description (lot, block, tracts, etc.): Parcel A of Lot Line Adjustment No. 07-02 as recorded in
Grant Deed recorded June 22, 2007 as instrument No. 2007-122732

PROPERTY USE INFORMATION:

Current Zoning: RSF Existing Use: Vacant
Existing Structures: 1 barn structure Proposed Number of Lots: 17 lots, 1 outlot
Existing Number of Lots: 1 Minimum Lot Size (Sq. Ft.): 5,760 sf
Area of Parcel (Sq. or Acs.): 3.29 Acres Proposed Use: RSF Residential Single Family, No Change

Existing Easement and Use City of Coalinga Easement for Utility lines, including water, natural gas, and sanitary
sewer Doc. No. 15094 in Book 4681, PG. 102 of Official Records, Fresno County

Proposed Restrictive Requirements (if any): _____

Will all improvement meet City of Coalinga Requirements ☐ Yes ☐ No

If no, list exceptions and give justification: _____

If no, list exceptions and give justification: _____

Describe Improvement for:

Street Trees (List type & interval of spacing): None Proposed. Landscaping will be private and maintained by Homeowners

Drainage Collection & Disposal: Curb & gutter installation and construction of retention basin to handle runoff

Domestic Water Supply (include Fire Hydrants): City of Coalinga water. 6" main extension in Locust Ave. 1 new FH

Proposed Sewer Collection & Disposal: City of Coalinga sewer. 6" sewer main extension in Locust Ave.

Other Public Utilities (Power, Telephone, Irrigation, Cable T.V.): 2" gas extension in Locust. PGE for power

ATTACH PRELIMINARY TITLE REPORT DESCRIBING THE STATUS OF ALL INTEREST IN PARCEL.

CERTIFICATION:

Owner of property hereby certifies that he is the owner of the property on which the map is proposed for subdivision, and that he has examined the map and consents to the submissions of the map and this application.

Owner's Signature

Owner's Name (Please Print)

Address

Telephone

Gateway Engineering, In.

Owner's Agent

405 Park Creek Drive, Clovis, 93611

Address

559-320-0344

Telephone

Gateway Engineering, Inc.

Engineer of Map

405 Park Creek Drive Clovis, CA 93611

Address

559-320-0344

Telephone

INSTRUCTIONS TO APPLICANTS FOR TENTATIVE MAP APPLICATION

Persons desiring to sub-divide land shall submit fifteen (15), copies of the tentative map and the sub-divider's statement to the planning commission. In addition, the sub-divider shall describe the proposed development.

In compliance with the Coalinga Municipal Code, a Tentative Sub-division Map shall be submitted.

Tentative maps shall be to a scale of one inch equals one hundred feet (1" = 100'). Sub-divisions with lots of two and one-half acres or greater may use a scale of one inch equals two hundred feet (1" = 200'). If complexity of detail warrants it, the city engineer may require a scale of one inch equals fifty feet (1" = 50').

The Municipal Code requires tentative maps to show and contain the following information:

The tract number and tract name (if any).

Date of preparation, north point, and scale.

Name, address, and telephone number of the sub-divider; the record owner; and the person or persons preparing the map.

A sufficient legal description of the land to define the boundaries of the proposed Tract.

A site location map, where necessary, to locate the tract.

Approximate ties to section corner or other know point.

The boundary lines of the sub-division to be shown as required on the final map.

The approximately layout, dimensions and numbers of lots.

The approximately acreage of the sub-division.

Ownership division lines of abutting properties as shown on the latest assessor's parcel map and tract number and name, if any, of adjoining sub-division.

Identification of lots in the proposed sub-division as to the existing and proposed use. If property is to be used for more than one purpose, the area, lot, or lots proposed for each type of use shall be known. Identification of proposed public uses, if any.

The approximate location of trees and the location and outline to scale of buildings and structures (wooded areas and orchards may be indicated as such without locating each individual tree) and a description of their proposed disposition.

The locations, names, and existing right-of-way widths of all adjoining highways, roads, and alleys. The centerline and gutter line elevations of the adjoining streets shall be shown at every change in grade.

The location, widths, and approximately gradients of all highways, roads, and alleys proposed within the tract.

Each road shown by its actual name or by a temporary name or letter for purposes or identification until the proper name of such road is determined.

The approximate radii or all curves.

Location of marginal or dividing strips, if any.

The widths and approximate locations of all existing or proposed easements or right-of-ways within the sub-division or along its boundaries, whether public or private, for roads, railroads, drainage, storm water, irrigation canals, sewers, or public utility purposes.

Accurate contours shall be shown, drawn to intervals prescribed in the city standards. The contours shall be extended into adjacent property a sufficient distance to establish proper topographical relationships.

Approximate location of all areas subject to inundation or storm water overflow, and the locations, widths and direction of flow of all water courses.

The proposed surface water drainage flow.

Elevation of existing sewer and the lot to be used for the community water supply, if any.

The source of water supply and the lot to be used for the community water supply, if any.

Proposed phasing or development.

Where discrepancies exist in the map or statement, the planning commission may return them to the sub-divider for correction, revision, or submission of a petition for exception.

The tentative map shall be accepted for filing only when all discrepancies are correction, revision, or submission of a petition for exception.

The tentative map shall be accepted for filing only when all discrepancies are corrected, revised, or sub-divider submits a petition for exception.

If a revised and alternate tentative map is submitted, then maps shall contain the word "revised" or "alternate" after the tract number.

Optional alternative tentative maps may be filed at the same time; however, each alternative tentative map shall be considered a separate application.

A filing fee is required for each tentative map filed.

Only the most recently approved tentative map shall be recognized in the consideration of the final map.

Before submitting a tentative map to the planning commission, the sub-divider shall obtain a number assigned for the tract to be sub-divided from the county recorder. These numbers are assigned in consecutive order.

The tract number assigned shall be placed on each street of the tentative and final map of the sub-division. This tract number may not be changed or altered unless a new number is assigned in the manner of the Coalinga Municipal Code.

SITE NOTES:

1. APN: 071-162-16ST
2. ADDRESS: VACANT LAND, COALINGA, CA 93210
3. RECORD OWNER: SELF-HELP ENTERPRISES
A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION
8445 W. ELOWIN COURT
VISALIA, CA 93291
559-802-1645
4. GROSS AREA: ±143,357 SQ.FT. (±3.29 ACRES)
5. NET AREA: ±122,585 SQ.FT. (±2.81 ACRES)
6. EXISTING ZONING: RSF (RESIDENTIAL SINGLE-FAMILY)
7. PROPOSED ZONING: RSF (RESIDENTIAL SINGLE-FAMILY)
8. EXISTING USE: RESIDENTIAL SINGLE-FAMILY
9. PROPOSED USE: RESIDENTIAL SINGLE-FAMILY
10. PROPOSED LOTS: (17) - 6.04 LOTS PER ACRE
11. SETBACKS: FRONT = 20'; INTERIOR SIDE = 5'; STREET SIDE = 10'; REAR = 15'
12. UTILITY SERVICES PROVIDED BY:

- WATER CITY OF COALINGA
SEWER CITY OF COALINGA
ELECTRICITY PACIFIC GAS & ELECTRIC
GAS PACIFIC GAS & ELECTRIC
STORM DRAIN CITY OF COALINGA
CABLE TELEVISION AT&T
TELEPHONE AT&T
13. THERE ARE EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC. WITHIN THE PROPOSED SUBDIVISION.
 14. THERE ARE NO EXISTING UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAIN, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
 15. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF COALINGA, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT, STREET LIGHTS, ETC.
 16. PROPOSED IMPROVEMENTS, INCLUDING SEWER, WATER, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT SHALL BE INSTALLED PER CITY OF COALINGA STANDARD DRAWINGS.
 11. THERE ARE NO BASINS, EXISTING CANALS OR DITCHES LOCATED WITHIN THE PROPOSED SUBDIVISION.
 12. THERE SHALL BE NO GRADE DIFFERENTIALS GREATER THAN 6 INCHES WITHIN 200 FEET OF THE SITE.
 13. ALL EXISTING TREES & BUSHES ON SUBJECT PROPERTY TO BE REMOVED.
 14. THERE ARE NO UNDERGROUND UTILITIES ON SUBJECT PROPERTY.

SYMBOL AND LINETYPE LEGEND:

- EXISTING LIGHT POLE
EXISTING UTILITY POLE
EXISTING WOOD UTILITY POLE WITH LIGHT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING WOOD FENCE
EXISTING CENTERLINE/SECTION LINE
EXISTING PROPERTY LINE
EXISTING RIGHT OF WAY
EXISTING EASEMENT
EXISTING 6" CURB & GUTTER (OFFSITE)
EXISTING SANITARY SEWER LINE & SIZE
EXISTING STORM DRAIN LINE & SIZE
EXISTING WATER LINE & SIZE
EXISTING AERIAL ELECTRICAL LINE
EXISTING SUBDIVISION BOUNDARY LINE
PROPOSED RIGHT OF WAY LINE
PROPOSED LOT LINE
PROPOSED CURB LINE
EXISTING FLOW DIRECTION
BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
EXISTING 10' PREVIOUSLY DEDICATED FOR UTILITY LINES, INCLUDING WATER, NATURAL GAS AND SANITARY SEWER LINES AND INCIDENTAL PURPOSES PER MAP RECORDED IN BOOK 4681 OF RECORDS OF SURVEYS, AT PAGE 102, FRESNO COUNTY RECORDS
NOW OFFERED FOR DEDICATION TO THE CITY OF COALINGA FOR PUBLIC STREET & RIGHT OF WAY PURPOSES

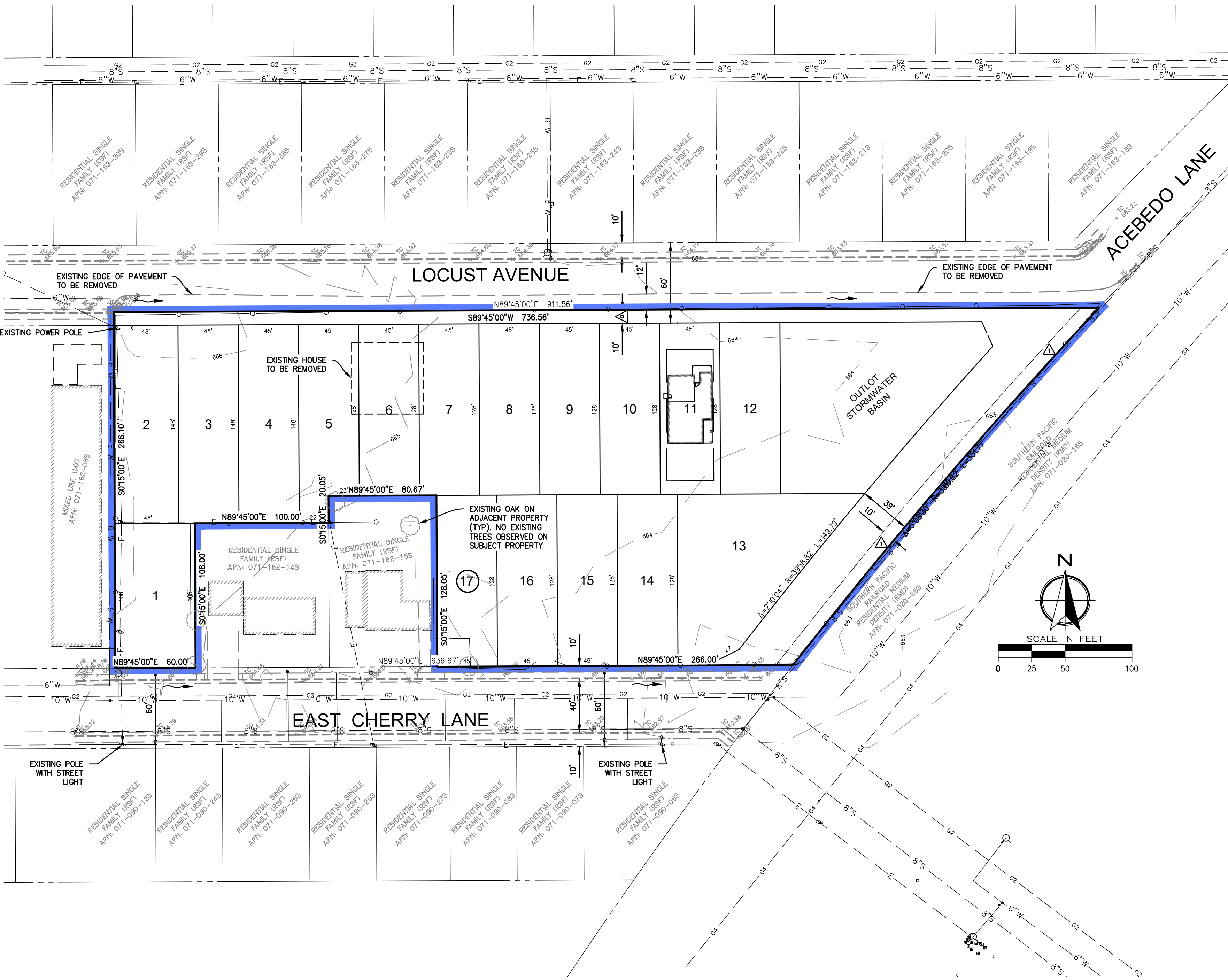
PARCEL TABLE

PARCEL #	AREA (SQ. FT.)
1	6480
2	7109
3	6665
4	6665
5	6203
6	5762
7	5762
8	5762

PARCEL #	AREA (SQ. FT.)
9	5762
10	5762
11	5762
12	11129
13	5762
14	5762
15	5762
16	5762
17	5762

VESTING TRACT MAP NO. 6506

IN THE CITY OF COALINGA, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED & PLATTED IN NOVEMBER 2024
BY GATEWAY ENGINEERING, INC.



OWNER:

GARCIA/COLLISHAW/SELF-HELP ENTERPRISES
ATTN: MARISSA TREJO

APPLICANT/DEVELOPER:

SELF HELP ENTERPRISES
8445 WEST ELOWIN COURT
P.O. BOX 6520
VISALIA, CA 93290

ENGINEER/SURVEYOR:

GATEWAY ENGINEERING, INC.
405 PARK CREEK DRIVE
CLOVIS, CA 93611
559-320-0344

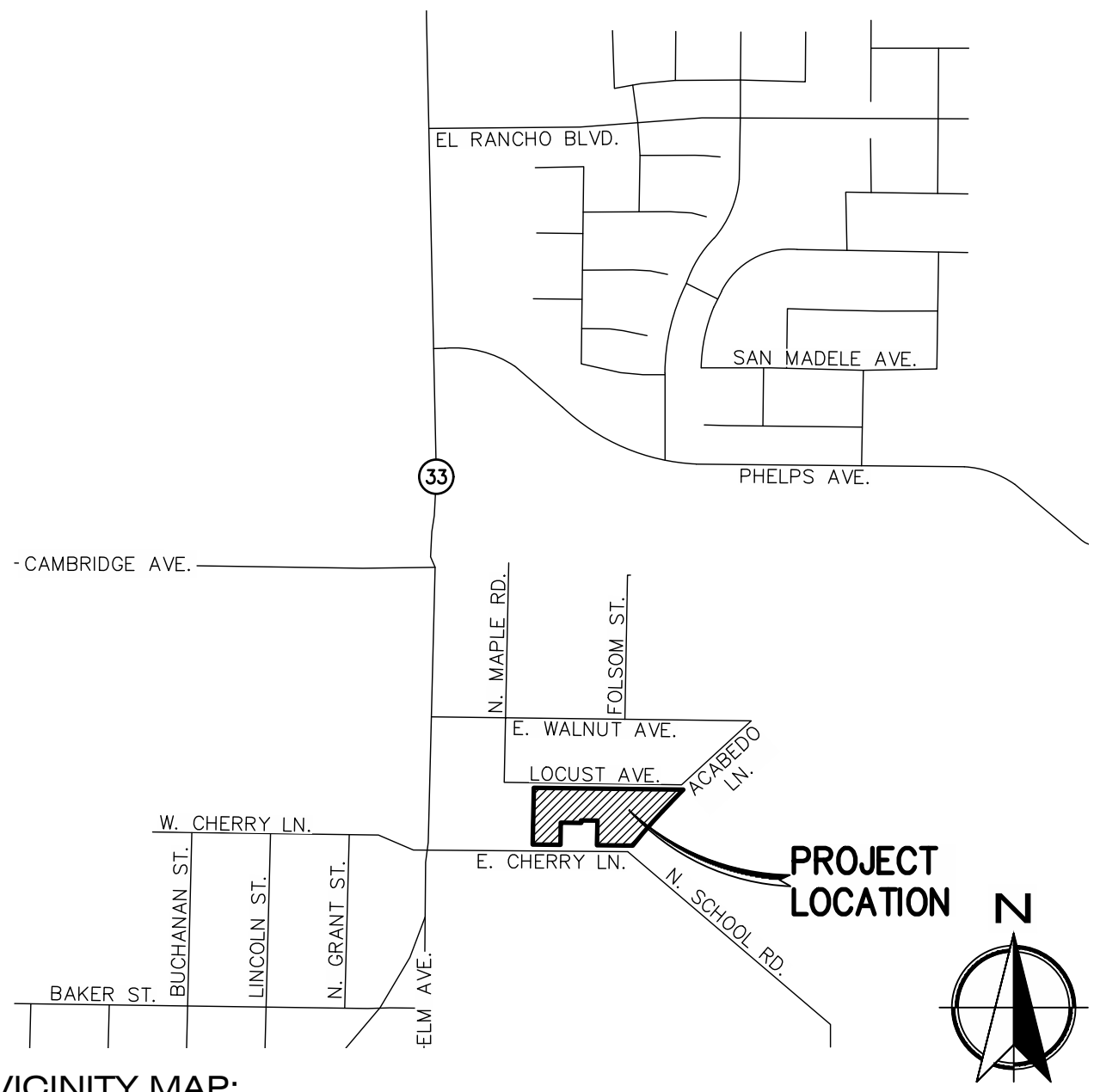
BASIS OF BEARINGS:

THE SOUTH RIGHT-OF-WAY LINE OF LOCUST AVENUE AS SHOWN ON PEARSON ADDITION NO. 1 TAKEN TO BE N89°45'00"E.

BASIS OF ELEVATIONS:

BENCHMARK DESIGNATION - J 156

ELEVATION = 667.10' NAVD (88)
CA/FRESNO



VICINITY MAP:

1" = 200'

LEGAL DESCRIPTION

PARCEL A OF LOT LINE ADJUSTMENT NO. 07-02 AS RECORDED IN THAT GRANT DEED RECORDED JUNE 22, 2007 AS INSTRUMENT NO. 2007-122732 OF OFFICIAL RECORDS, FURTHER DESCRIBED AS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 33 WHICH IS SOUTH 00°15' EAST, 1360.0 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°45' EAST, 535.2 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 14, 2003, AS DOCUMENT NO. 2003-0248408, O.R.F.C., AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°15' WEST ALONG THE EAST LINE OF SAID PARCEL DESCRIBED IN THE GRANT DEED RECORDED OCTOBER 14, 2003, AS DOCUMENT NO. 2003-0248408, O.R.F.C., A DISTANCE OF 266.1 FEET TO THE SOUTH LINE OF TRACT NO. 1888, PEARSON ADDITION NO. 1, RECORDED ON DECEMBER 21, 1981 IN VOLUME 21 OF PLATS AT PAGE 9, FRESNO COUNTY RECORDS; THENCE NORTH 89°45' EAST ALONG SAID SOUTH LINE OF TRACT NO. 1888 TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD COMPANY'S RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST CHERRY LANE AVENUE, SAID POINT BEARS NORTH 89°45' EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°45' WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST CHERRY LANE AVENUE TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 33 WHICH IS SOUTH 00°15' EAST, 1360.0 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°45' EAST, 595.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°15' WEST, 40.0 FEET; THENCE NORTH 89°45' EAST, 100.0 FEET; THENCE SOUTH 00°15' EAST, 40.0 FEET; THENCE SOUTH 89°45' WEST, 100.0 FEET TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 33 WHICH IS SOUTH 00°15' EAST, 1360.0 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°45' EAST, 595.2 FEET; THENCE NORTH 00°15' WEST, 40.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°15' WEST, 68.0 FEET; THENCE NORTH 89°45' EAST, 100.0 FEET; THENCE SOUTH 00°15' EAST, 68.0 FEET; THENCE SOUTH 89°45' WEST, 100.0 FEET TO THE TRUE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 15 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SECTION 33 WHICH IS SOUTH 00°15' EAST, 1360.0 FEET FROM THE NORTHWEST CORNER THEREOF; THENCE NORTH 89°45' EAST, 695.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°15' WEST, 128.05 FEET; THENCE NORTH 89°45' EAST, 80.67 FEET; THENCE SOUTH 00°15' EAST, 128.05 FEET; THENCE SOUTH 89°45' WEST, 80.67 FEET TO THE TRUE POINT OF BEGINNING.

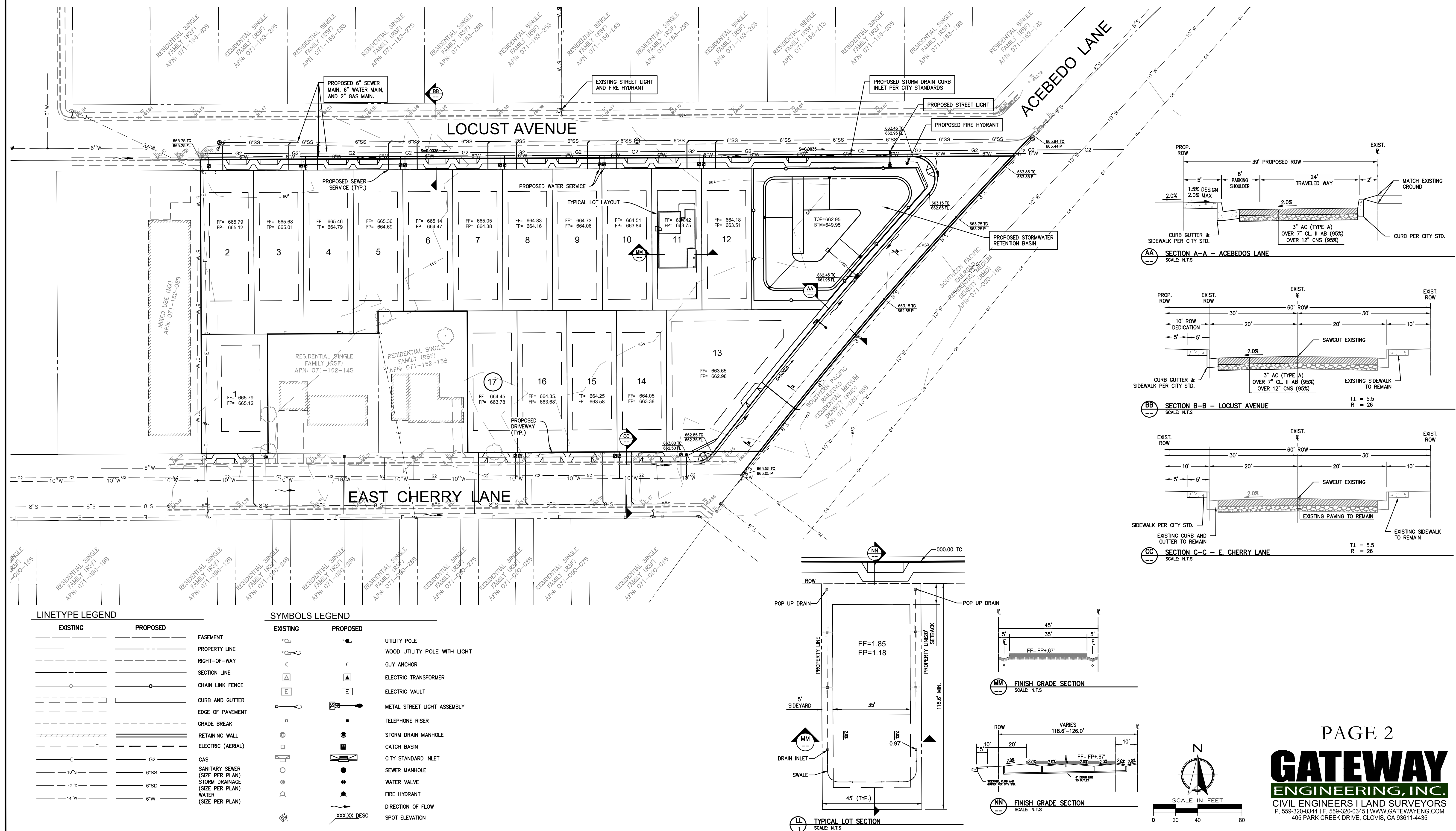
ASSESSOR'S PARCEL NUMBER(S): 071-162-16ST



PAGE 1

GATEWAY
ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P. 559-320-0344 | F. 559-320-0345 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

PRELIMINARY DRAINAGE AND UTILITY PLAN





A Nonprofit Housing and Community Development Organization

September 30, 2025

Sean Brewer, City Manager
City of Coalinga
155 West Durian
Coalinga, CA 93210

RE: Tract 6506 18 Lot subdivision Request for Development Concessions under Density Bonus Law, Government Code Section 65915-65918

Dear Mr. Brewer,

Self-Help Enterprises (SHE), in conjunction with its Vesting Tract Map application for an 18-lot single family infill development in Coalinga, formally requests development concessions pursuant to California Government Code Section 65915-65918.

Summary of Project

SHE is proposing a low-income single family homeownership development of 18 lots located on the 3.20-acre property of Tract 6506 (APN 071-162-16ST). The project will provide 18 single-family detached housing units targeted to low- and very low-income homeowners. Prices and financing will ensure that all units will be affordable to buyers below 80% of the county median income. The houses will range in size from 1,200 to 1,500 square feet. The project will assist the City of Coalinga in meeting its General Plan goals for low-income housing development as outlined in its Housing Element.

Density Bonus Request

SHE intends to develop all of the units in this project for households below 80% of the county median income. Therefore, the development will meet the threshold income requirements of California State Density Bonus Law (Government Code Section 65915). The referenced Density Bonus Law section entitles Self-Help Enterprises to development concessions to ensure project feasibility. SHE respectfully requests your consideration and approval of three development concessions detailed below. Pursuant to the Government code, the project is eligible for four (4) development concessions because 100 percent of the total units will be restricted for lower income households.

Development Concession Requests

1. **Setbacks:** SHE requests a 15-foot rear setback for lot #13. In addition, there may be minor deviations in setbacks when the final house plans are selected by each buyer. SHE will coordinate with City staff regarding these concessions as each lot develops.
2. **Lot Minimums & Density:** SHE requests development concessions related to minimum lot width, area, and density requirements. Specifically, we seek to reduce the minimum lot width from 50 feet to 45 feet, and the minimum lot area from 6,000 square feet to 5,750 square feet. Additionally, we request a density concession to allow 6.04 dwelling units per acre (DU/AC) instead of the current requirement of 5 DU/AC.

Self-Help Enterprises Development Concession Letter

Page 2 of 2

3. **Other:** SHE reserves the ability to use the additional development concession allowed pursuant to State density bonus law, if required, as the project progresses through the design and City permitting process.

Rationale for Development Concessions

The intent of the Coalinga project is to create affordable homeownership opportunities for low-income families in the City of Coalinga. Self-Help Enterprises acquired this surplus property directly from the City specifically for single-family affordable housing development. Given the unique nature of the site and its origins as surplus land, certain concessions are necessary to ensure project feasibility and affordability. Modest deviations from existing City development standards will help overcome site constraints and better serve the community's housing needs. Therefore, Self-Help Enterprises respectfully requests your consideration and approval of the following development concessions as part of the Vesting Tract Map application.

It you have any additional questions regarding this request, please contact me at BetsyG@selfhelpenterprises.org or (559) 802-1653. Thank you for your attention to this matter, and we look forward to providing affordable housing solutions for the low-income residents of Coalinga.

Sincerely,

DocuSigned by:

Betsy McGovern-Garcia

031EC2769BC14AF...

Betsy McGovern-Garcia

Director of Real Estate Development

Exhibit “A”
CONDITIONS OF APPROVAL
VESTING TENTATIVE SUBDIVISION MAP NO. 25-01
(VTTM NO. 6506)

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

General Conditions

- COA 1. The applicants/developers shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul the approval of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith.
- COA 2. This vesting tentative subdivision map shall expire within the time frames prescribed under the State Subdivision Map Act. Any minor changes may be approved by the Director. Any substantial changes will require the filing of an application for an amendment to be considered either by the Director, the Planning Commission or City Council as deemed appropriate. All requirements of any law, ordinance or regulation of the State of California, City of Coalinga, and any other governmental entity shall be complied with in the exercise of this approval.
- COA 3. This vesting tentative subdivision map is granted for the land described in the application on file with the City of Coalinga. The locations of all buildings and other features shall be located and/or designed substantially as shown in the aforementioned applications, unless otherwise specified herein.
- COA 4. Within thirty (30) days after the effective date of vesting tentative subdivision map approval, the subdivider shall file with the Director written acceptance of the conditions of approval stated herein.
- COA 5. Compliance with and execution of all conditions listed herein shall be necessary, unless otherwise specified, prior to obtaining a certificate of occupancy. Deviation from this requirement shall be permitted only by written consent from the Director and/or as authorized by the Planning Commission. Failure to comply with these conditions shall render this entitlement null and void.
- COA 6. All heating and air conditioning units shall be ground/surfaced mounted and approved for location by the Building Official.

- COA 7. Construction hours shall be limited to normal working hours. All construction equipment shall be properly maintained and muffled to avoid nuisances to the surrounding or neighboring property owners.
- a. Weekdays from 7:00 a.m. to 6:00 p.m.;
 - b. Saturday from 8:00 a.m. to 5:00 p.m.;
 - c. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA 8. Construction activities shall comply with applicable Municipal Code and Zoning Ordinance sections, including Chapter 4, Article 4, Performance Standards.
- COA 9. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Local, Federal and State regulations.
- COA 10. All required local, County, State, or Federal permits shall be obtained prior to the start of operations.
- COA 11. If the construction of a building or structure, or the use established in the building or structure is contrary to the project approval, therefore violating any provision of the Zoning Ordinance, or would require additional permits, then the original approval shall be deemed null and void.
- COA 12. The Developer shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Coalinga Municipal Code, by a registered civil engineer or licensed land surveyor. The final tract map shall be submitted to the City of Coalinga, and shall include, but not be limited to, final tract map, drawn at a scale of not less than 1"=100', the current filing fee, closure calculations, current preliminary title report, and legal descriptions and drawings of required dedications. Upon approval of the final tract map, Developer shall submit an electronic copy (PDF) to the City Engineer.
- COA 13. The Developer shall submit to the City of Coalinga a set of Construction Plans formatted on 24" x 36" sheets for all required improvements. The plans shall be submitted electronically. These plans shall be prepared by a registered civil engineer and shall include a site grading and drainage plan and an overall site utility plan showing locations and sizes of sewer, water, and storm drain mains, laterals, manholes, meters, valves, hydrants, inlets, etc., in addition to all other improvement plans specified herein. All applicable plan check and inspection fees shall be paid with the first submittal of plans. All plans shall be submitted to the Community Development Department for review and approval by City Engineer prior to building permit issuance.
- COA 14. A landscaping plan shall be submitted to the Community Development Department for review and approval.
- a. Water efficient landscaping. The model Water Efficient Landscaping Ordinance, as published by the California Department of Water Resources, pursuant to California Water Conservation in Landscaping Act (Government Code § 65591, et seq.), was adopted in full, by reference, and effective in the City of Coalinga commencing on January 1, 2010. A copy of the Water Efficient Landscaping Ordinance is retained on file in the Office of the City Manager, the Community Development Department, and the

Office of the Coalinga City Clerk at all times. Landscaping plans must be consistent with the adopted Water Efficient Landscaping Ordinance.

- b. Landscaping required. A minimum of fifty (50) percent of the front yard in Residential Districts must remain pervious, and shall be planted or landscaped with trees, shrubs, groundcover, or may be treated with ornamental gravel, crushed rock or similar landscape material.
- c. Maintenance. Property owners shall maintain landscaped areas in a neat and weed-free fashion and may be required by the Community Development Director to provide a permanent underground irrigation system equipped with an automatic irrigation timer or controller. Property owners shall trim trees to avoid entanglement in power lines and other utility lines above ground.
- d. Plant species. Property owners shall use native and compatible non-native plant species to fulfill landscaping requirements. Drought-resistant species are highly encouraged.
- e. Street trees. Street trees shall be installed along the front and side yards (as applicable) of each lot.

COA 15. All Community Development Department, Engineering and applicable Development Impact Fees shall be paid in full prior to the issuance of a building permit.

COA 16. Plans submitted for Building Permit shall be in substantial conformance with plans approved by the Community Development Department.

COA 17. The Developer shall enter into a density bonus agreement with the City in the City's standard form of agreement, as required by Section 9-6.1304 – Density Bonus Agreement.

Subdivision Design

COA 18. The City approves the following development concession requests per CMC Section 9-6.1301 and Government Code Section 65915:

- a. A request for reduced minimum lot width of 45-feet

COA 19. Prior to final map recordation, the subdivider shall record a deed restriction/covenant against all 17 residential lots restricting sale/transfer to qualified households earning no more than 80% of Area Median Income (AMI) for a minimum term of 45 years (for-sale ownership units), per CMC 9-6.1304, Government Code Section 65915, and the approved density bonus application. Submit form and recorded copy to Community Development Director for review/approval.

COA 20. Any future development concessions shall be reviewed and approved by the City of Coalinga.

COA 21. This subdivision shall meet all applicable requirements of the City of Coalinga Municipal Code including Title 9, Chapter 7.

- COA 22. The project proponent shall be required to pay water, landscaping/irrigation and sewer impact fees as specified by the City of Coalinga Municipal Code at the time building permit applications are filed.
- COA 23. The project proponent shall construct drainage, sewage, water, and natural gas facilities in accordance with the plans and calculations which must be submitted to the Public Works Department for review and approval prior to construction.
- COA 24. All outdoor walkways shall be illuminated in accordance with the requirements of Section 9-4.206, Lighting and Illumination, of the Coalinga Municipal Code.
- COA 25. The project proponent shall offer in dedication all necessary easements for drainage, sewer, water and other public utilities as determined by the improvement plans and as approved by the Coalinga Public Works Department.
- COA 26. Hydraulic calculations, required and approved by the Public Works Department shall be required for all drainage and sewer facilities.
- COA 27. Any construction work within the City of Coalinga right-of-way shall be accomplished under an encroachment permit issued by the Public Works Department.
- COA 28. No construction of improvements shall commence until all plans and/or calculations required by these conditions have been approved by the Public Works Department.
- COA 29. Owner/Contractor must comply with the Federal Clean Water Act, Section 402(p) and the Phase II Rule regulations under the National Pollutant Discharge Elimination System (NPDES). Since the site grading is one (1) acre, or more, the Owner/Contractor must file a Notice of Intent (NOI) with the State Water Control Board, and submit a Storm Drain Pollution Prevention Plan (SWPPP) to the City of Coalinga, prior to obtaining a Grading Permit.
- COA 30. The City of Coalinga is an MS4 and is regulated under the Water Quality Order NO. 2013-0001-DWQ and NPDES General Permit No. CAS000004. Developer is required to comply with all requirements of the Permit, including Post-Construction Standards. Developer's engineer shall submit calculations confirming that development will meet Post-Construction Standards with the grading plan for review by the City Engineer.
- COA 31. All improvements required by the herein, stated conditions shall be:
- a. Completed prior to final approval and recordation of the subdivision by the City or;
 - b. Guaranteed for completion within one year by furnishing security in a form as provided by Section 66499 through 66499.10 of the Government Code. The security shall be in the form and in amounts as set forth in the Coalinga Municipal Code;
 - c. Any required improvements which have been guaranteed shall be completed and approved prior to approval of any further divisions of the parcels, and;
 - d. If improvements are deferred and surety posted for completion, the applicant shall enter into an agreement with the City as provided for in the Municipal Code.

- COA 32. Subdivision Signs. Signs advertising a subdivision are subject to the following requirements and the project proponent shall obtain a sign permit for said signage:
- a. *On-site signs.* One sign per street frontage with a maximum of two (2) temporary real estate subdivision signs may be permitted on the subdivision site in accordance with the following:
 - b. *Maximum sign area.* The maximum sign area may be no more than 100 square feet.
 - c. *Height.* A maximum of ten (10) feet measured from the curb.
 - d. *Duration.* Subdivision signs shall be removed twenty-four (24) months from the date the permit for same is issued, or when the last lot of the subdivision has been sold for the first time, whichever comes first.
 - e. *Letter of Agreement.* A Letter of Agreement from the property owners giving the City right of entry to remove signs in the event the above stipulations are not complied with shall be submitted to the Community Development Director prior to the issuance of a Sign Permit. If at any time the property on which the signs are located is sold, the signs shall be removed or a new Letter of Agreement shall be submitted from the buyer to permit the sign to remain and granting the City right to enter the property and remove the sign.
- COA 33. Proposed lighting contained within the subdivision shall be so arranged as to deflect light away from adjoining properties.
- COA 34. The project applicant shall follow the provisions of the Section 9-5.126(c) as it relates to permitting models homes.
- COA 35. Solar Street lights along interior streets required for the development and shall be spaced at 300 foot maximum spacing between street intersections in accordance with city standard A-21. The standard Solar LED luminaries shall be 4301 Lumens P190W solar panel except 6300 Lumens P310W solar panel at intersections per on-street Solar Light Standard A-22 and A-23. Solar Street lights shall be owned and maintained by the City of Coalinga.
- COA 36. The applicant shall provide two (2) 24 inch box trees for each interior lot. Additional number of street trees shall be required for corner lots as determined by the City Engineer. All street trees shall conform to the requirements listed in the publication entitled, Coalinga Street Tree and Shade Information available through the Public Works Department.
- COA 37. Fire hydrants shall be required for this development and shall be placed 450 feet apart. City of Coalinga Fire Chief shall verify and approve all fire hydrant locations and spacing.
- COA 38. Fences, walls and hedges shall be no more than three (3) feet tall within the front yard setback, and between five (5) to six (6) feet tall within the side and rear yard setbacks, unless otherwise prescribed by the zoning regulations for specific circumstances. Fences in residential districts are permitted to be up to four (4) feet tall within the front yard setback if

the face of the fence is an open design, as defined in Chapter 1, Article 2, Definitions, of the CMC.

- COA 39. The Developer shall provide and pay for all compaction testing required by the City Engineer. Compaction test locations and depths shall be established by the City Engineer. Compaction test results shall be submitted to the City Engineer, in a format acceptable to the City Engineer, for review and approval.
- COA 40. During the site construction, any public streets fronting the project shall be kept clear of any construction or landscaping debris and shall not be used as a storage area for equipment, materials, or other items.
- COA 41. The Developer shall be responsible for all actions of his contractors and subcontractors during the course of any work occurring on the site. The Developer shall designate, in writing before starting work, an authorized representative who shall have complete authority to represent and to act for the Developer. Said authorized representative shall be present at the site of the work at all times while work is actually in progress on the development. During periods when work is suspended, arrangements acceptable to the City Engineer shall be made for any emergency work which may be required. When the Developer or his authorized representative is not present on any particular part of the work where it may be desired to give directions, orders may be given by the City Engineer which shall be received and obeyed by the person or persons in charge of the particular work in reference to which the orders are given. Whenever orders are given to the Developer's representative or superintendent or foreman to do work required for the convenience and safety of the general public because of inclement weather or any other such cause, such work shall be done at the Developer's expense.
- COA 42. Any trenches cut in public streets shall be backfilled, compacted, and resurfaced with rock base and AC paving in accordance to city standards. Existing pavement shall be saw cut. The developer shall resurface or reconstruct areas of the street as may be required by the Public Works Director.
- COA 43. During construction, all debris shall be contained within an on-site trash bin and the project site shall be watered for dust control during construction as required by the City.
- COA 44. Locust Avenue; dedicate additional 10' for public street and utility purposes for a total of 60' right-of-way. Construct improvements in accordance with City Street Standards and as shown on Tentative Map. Improvements shall include curb and gutter, sidewalk, residential driveway approaches, curb ramps, street lights, permanent paving. Install 8" sewer main from the 8" sewer main located east of the site. Install 1 (4") sewer service house lateral to each lot per city standard S-1. Install 6" water main connecting to the existing 10' water main east of the site to the existing 6" water main to the west of the site providing a looped water system. Install 1 (1") water service to each lot per city standard W-1. Install 2" natural gas main from the existing 4" natural gas main east of the site to the existing 2" gas main west of the site. Install ¾" residential gas service lateral per city standard G-1.
- COA 45. Cherry Lane; Construct improvements in accordance with City Street Standards and as shown on Tentative Map. Improvements shall include replacing any broken/raised/depressed curb and gutter, sidewalk, residential driveway approaches, curb ramps, street lights, permanent

transition paving. Install 1 (4") sewer service house lateral to each lot per city standard S-1. Install 1 (1") water service to each lot per city standard W-1. Install ¾" residential gas service lateral per city standard G-1. Provide Type II Slurry Seal upon completion of utilities installation.

- COA 46. Acebedo Lane; Dedicate 39' for public street and utility purposes. Construct improvements in accordance with City Street Standards and as shown on Tentative Map. Improvements shall include curb and gutter, curb only, sidewalk, residential driveway approaches, curb ramps, street lights, permanent paving. Install 1 (4") sewer service house lateral to each lot per city standard S-1.
- COA 47. The Developer shall, at his expense, obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.
- COA 48. The grading and drainage from the site shall be directed to the proposed storm water drainage basin located at the northeast corner of the project. The developer shall enter into and agreement with the city permitting public street storm water storage with the basin and that the basin will be privately maintained to the satisfaction of the city.
- COA 49. It shall be the responsibility of the Developer to remove all existing structures, trees, shrubs, etc., that are within or encroaching on existing or proposed rights-of-way or easements. Existing street improvements shall be preserved, at the discretion of the City Engineer.
- COA 50. The Developer shall, to the best of their ability, preserve the two existing on-site trees on the south side of the site, adjacent to Cherry Lane. Removal of these trees shall be approved by the Community Development Director.
- COA 51. The Developer shall provide clean-up, street sweeping and dust control during the construction of the development to the satisfaction of the City Engineer and Public Works Director.