



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY NOVEMBER 8, 2016

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 (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

<i>Chairman Stoppenbrink</i>
<i>Vice Chairman Sailer</i>
<i>Commissioner Jacobs</i>
<i>Commissioner Gonzales</i>
<i>Commissioner Helmar</i>

Staff:

<i>Sean Brewer, Community Development Director</i>
<i>Marissa Trejo, City Manager</i>

PUBLIC COMMENTS

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

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes - October 11, 2016

PUBLIC HEARINGS

1. Consideration of Conditional Permit and Site Plan Review for a Proposed Personal Storage Facility to be Located at 201 E. Forest Ave (Application CDA 16-03)

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: Approval of Minutes - October 11, 2016
Meeting Date November 8, 2016
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Department

I. RECOMMENDATION:

Approval of the minutes from the October 11, 2016 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description

☐ Minutes - October 11, 2016

MINUTES

PLANNING COMMISSION

City Hall Council Chambers

October 11, 2016

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA - None

ROLL CALL

Commissioners: Chairman Stoppenbrink
Vice Chairman Sailer
Commissioner Jacobs
Commissioner Gonzales
Commissioner Helmar

Staff: Sean Brewer, Community Development Director
Marissa Trejo, City Manager
David J. Wolfe City Attorney
Police Chief Michael Salvador

Others Present:

Council Member Steve Raine
Secretary and City Clerk Wanda Earls

PUBLIC COMMENTS (NONE)

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. Approval of the Minutes from the August 23, 2016 Regular Meeting

*Motion by Sailer, Second by Gonzales to Approve Consent Calendar and Minutes of August 23, 2016.
Motion **Approved** by a Voice (5/0) Majority Vote.*

PUBLIC HEARINGS

1. Approval of a Conditional Use Permit for 702 E. Elm Avenue for the Approval of a Beer and Wine License.

Community Development Director Sean Brewer presented the Staff Report to the Commission covering the following:

- Background
- Proposal and Analysis
- Location
- Surrounding Uses
- Public Notifications
- Environmental Clearance
- Fiscal Impact
- Reasons for Recommendation

Mr. Brewer answered questions of the Commissioners.

Applicant answered questions of the Commissioners. He is reopening service station previously owned by his family. They previously sold beer and wine.

Chairman Stoppenbrink opened and closed the public hearing receiving no comments.

*Motion by Gonzales, Second by Helmar to Approve CUP 16P-01 With Conditions. Motion **Approved** by a 5/0 Majority Voice Vote.*

2. Recommendation to the City Council of a Combined Development Application 16-01 (Westbidge School). Zoning Text Amendment, Certification of an Initial Study and Negative Declaration and a Conditional Use Permit.

Community Development Director Sean Brewer presented the Staff Report as following:

- Background
- Proposal and Analysis
- Public Notifications
- Environmental Clearance
- Fiscal Impact
- Reasons for Recommendations 1, 2, 3, and 4

Mr. Brewer answered questions from Commissioners.

Applicant answered questions from Commissioners.

Chairman Stoppenbrink opened and closed the public hearing receiving no comments.

Motion by Gonzales, Second by Helmar to Adoption Resolution No. 016P-008 Recommending to the City Council Approval of a Zoning Text Amendment, CUP and Certification of an Initial Study and Negative Declaration for the Proposal Conversion of a Vacant Office Structure into a Special Needs Private School Located at 201 Washington Street. Motion Approved by a 5/0 Majority Vote.

3. CIP 16-01 = Adoption of Planning Commission Resolution No. 016P-007 Recommending to the City Council Approval of a Rezone and General Plan Amendment of Four Properties in the Existing Juniper Ridge Industrial Park. Rezone and General Plan Amendment of the Former Claremont Custody Facility Property; Adoption of the Commercial Marijuana Operations Permanent Ordinance; and Certification of the Initial Study and Mitigation Negative Declaration and Approval of a Mitigation Monitoring Program.

Community Development Director Sean Brewer presented the Staff Report to include the following:

- Background
- Proposal and Analysis 1, 2, 3 and 4
- Adoption of the Permanent Commercial Operations (CMO) Ordinance
 - Ordinance Standards and Recommendations
- Former Claremont Custody Center (General Plan Amendment, Rezone and Anticipated Project Operations)
 - Land Use Changes
 - Ocean Grown Extracts Anticipated Commercial Marijuana Operation
 - Included Use of Facilities
 - Staffing
 - Project Phasing
- Juniper Ridge Industrial Park (General Plan Amendment and Rezone)
- Environmental Analysis
- Fiscal Impact
- Fee Type
- Reasons for Recommendation (Findings) 1, 2, 3 and 4

Mr. Brewer answered questions of the Commissioners.

Chairman Stoppenbrink opened and closed the public hearing receiving no comments.

Consensus of the Commission is to Separate Out the Individual Components for Individual Vote.

Motion by Jacobs Second by Gonzales to Adopt CIP No. 16P-007 Certification of the Initial Study and Mitigated Negative Declaration for the Approvals in Accordance with the California Environmental Quality Act (CEQA) and Approve a Mitigation Monitoring Program. Motion Approved by a Roll-call 5/0 Majority Vote.

Motion by Helmar, Second by Gonzales to Rezone and General PLAN Amendment of Four properties in the Existing Juniper Ridge Industrial Park. Motion Approved by a Roll-call 3/2 Majority Vote. Jacobs and Sailer voted "No"

Motion by Gonzales, Second by Helmar to Adopt Rezone and General Plan Amendment of the Former Claremont Custody Facility Property. Motion Approved by a Roll-call 3/2 Majority Vote. Sailer and Stoppenbrink voted "No"

Motion by Helmar, Second by Gonzales to Adopt the Commercial Marijuana Operations Permanent Ordinance. Motion Approved by a Roll-call 3/2 Majority Vote. Sailer and Stoppenbrink voted "No".

DEPARTMENT REPORTS (NONE)

COMMUNICATIONS

1. Staff Announcements - None
2. Commissioner Announcements

Commissioner Sailer asked if letters went out to residents near Juniper Ridge Industrial Park.

Mr. Brewer confirmed they did to everyone within 300 feet.

City Manager Trejo indicated that Valley Garlic is aware of the lots to be sold.

The lots in question are not owned by the City but by the RDA and handled by the Successor Agency which wants to dispose of the lots as quickly as possible. The revenue goes to the State and districts receive a percentage of the proceeds.

3. Chairman Announcements

Mr. Brewer introduced Consultant Mr. Rod Stinson.

ADJOURN

Chairman Stoppenbrink adjourned the Planning Commission Meeting at 7:10 PM.

Chairman Ken Stoppenbrink

Secretary/City Clerk Wanda Earls

Date



Staff Report- Chairman and Planning Commission

Subject: Consideration of Conditional Permit and Site Plan Review for a Proposed Personal Storage Facility to be Located at 201 E. Forest Ave (Application CDA 16-03)

Meeting Date November 8, 2016

Project Location: 201 E. Forest Ave, Coalinga, CA 93210

Applicant: Pat Billingsley, 301 E. Forest Ave, Coalinga, CA 93210

Owner: Pat Billingsley, 301 E. Forest Ave, Coalinga, CA 93210

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Planning Commission approval of Resolution No. 016P-012, approving CDA Application 16-03 for a conditional use permit and site plan review with conditions for a Personal Storage Facility to be located at 201 E. Forest Street.

II. BACKGROUND:

On October 5, 2016 the Community Development Department received a conditional use permit and site plan review application requesting the development of a new personal storage facility at 201 E. Forest Street.

Mini Storage Facilities are classified as Personal Storage facilities within the zoning designation of Commercial Service (CS). All personal storage facilities shall be limited to the storage of items such as furniture and personal belongings. No retail, repair, or other commercial use shall be conducted out of the individual rental storage units. No activities other than rental of storage units and pick-up and deposit of storage shall be allowed on the premises. All personal storage facilities proposed in the (CS) zoning designations are permitted subject to a conditional permit with a site plan review required for new construction.

III. PROPOSAL AND ANALYSIS:

Building: The applicant has requested to construct a new personal storage facility on the vacant lot located at 201 E. Forest Street (APN 072-134-13). The lot is approximately a 17,600 square feet. The applicant is proposing three (3) new metal personal storage buildings with 53 units totally approximately 8,400 square feet of building floor area.

Below is the unit distribution by size:

- (14) 10' x 20' units
- (14) 10' x 15' units
- (10) 12' x 15' units
- (14) 10' x 10' units
- (1) 20' x 15' unit

Landscaping: The applicant will be required to landscape along the Forest Street frontage and 4th Street frontage with a combination of street trees and shrubs in accordance with the landscape standards for personal storage facilities. 24" box trees shall be identified on the final site layout.

Access and off-site work: There will be 2 new 16' concrete driveway's which will accommodate traffic accessing the storage units. The entrances shall be secured by a gate that shall not encroach into the public right-of-way if left open. The driveway shall be installed to City of Coalinga construction standards and approved by the City Engineer.

Access to the storage units will be via the alley and E. Forest Street which is similar to the current layout of the existing mini-storage units along that block and northern blocks. An all weather surface shall be installed for all dirt transitions from the new driveway to the alley surfacing.

The sidewalk on Fourth Street has been determined, by the City Engineer, to be broken, cracked and non ADA compliant requiring replacement by the applicant per city standards.

Surrounding Land Uses and Transitional Standards: The proposed personal storage facility is located along a city truck route (E. Forest Street) and adjacent to various commercial uses.

Surrounding Land	Existing Use of Land	City Zoning Designation	General Plan Land Use Designation
North	VACANT BUILDING	CS- Commercial Service	CS- Commercial Service
South	CHPRD Fitness Center	CG- General Commercial	CG- General Commercial
East	Senior Center	CS- Commercial Service	CS- Commercial Service
West	Grocery Store	CS- Commercial Service	CS- Commercial Service

Environmental (CEQA):

The proposed project has been reviewed for its conformance with the California Environmental Quality Act (CEQA) and determined that this project is to be categorically exempt pursuant to Section 15303 related to the construction of small buildings.

Public Notification:

Public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law and posted at all required local places.

IV. FISCAL IMPACT:

None determined at this time.

V. REASONS FOR RECOMMENDATION:

The proposed site plan and conditional use permit applications are consistent with that of the general plan policies and implementation measures, zoning and development regulations and design standards as it relates to the development of a personal storage facility.

CONDITIONAL USE PERMIT FINDINGS

A Conditional Use Permit shall only be granted if the Planning Commission determines that the project as submitted or as modified conforms to all of the following criteria. If the Planning Commission determines that it is not possible to make all of the required findings, the application shall be denied. The specific basis for denial shall be established for the record. Extension applications for Conditional Use Permits shall be reviewed administratively in accordance with these findings. Staff feels that all of these findings have been met.

General Plan consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;

Neighborhood compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;

Asset for the neighborhood. The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

SITE PLAN FINDINGS

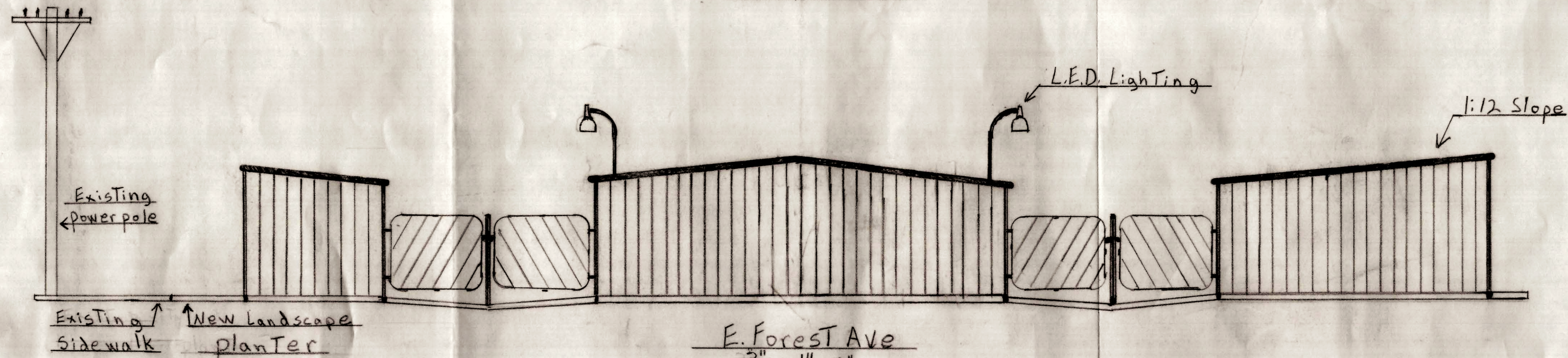
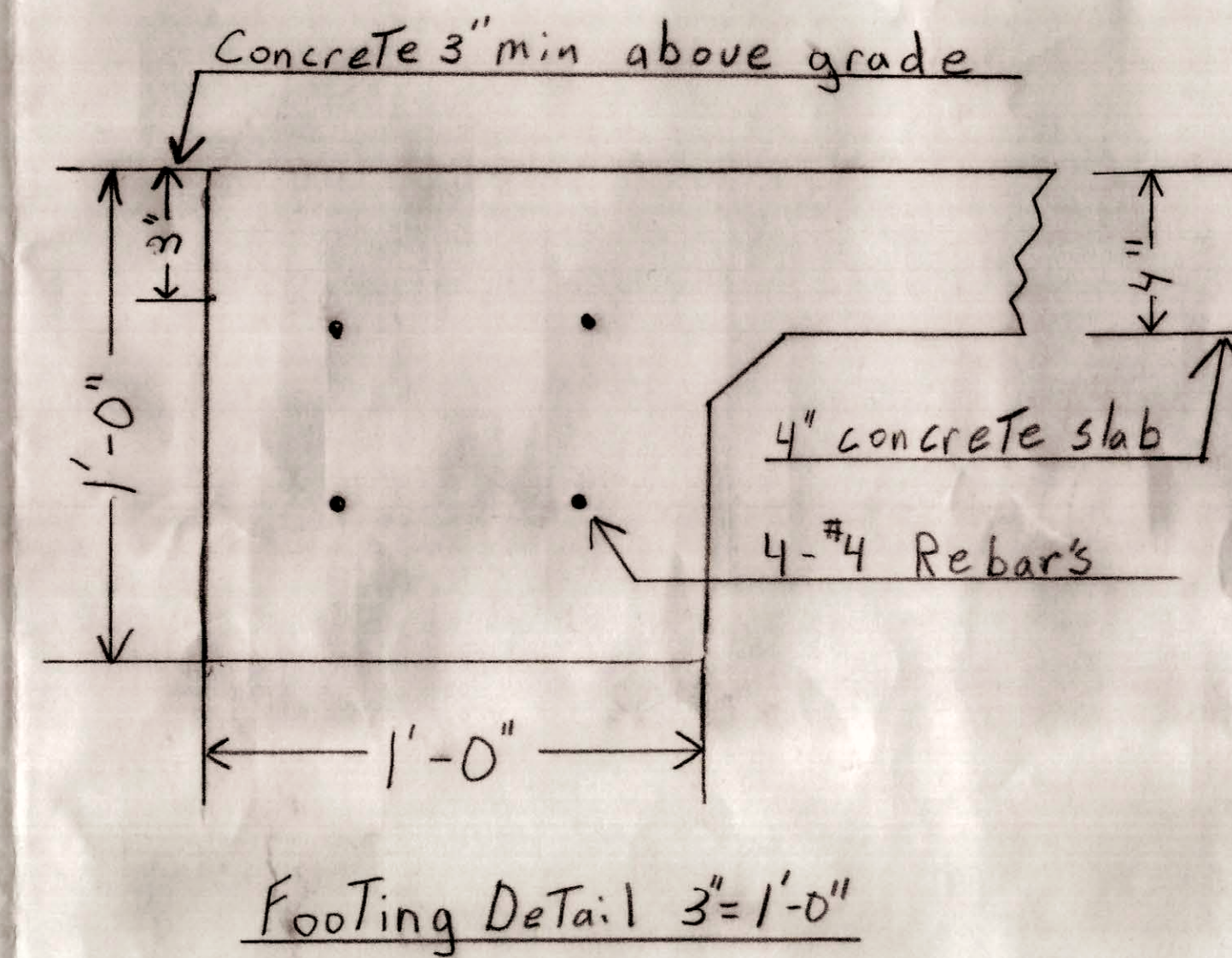
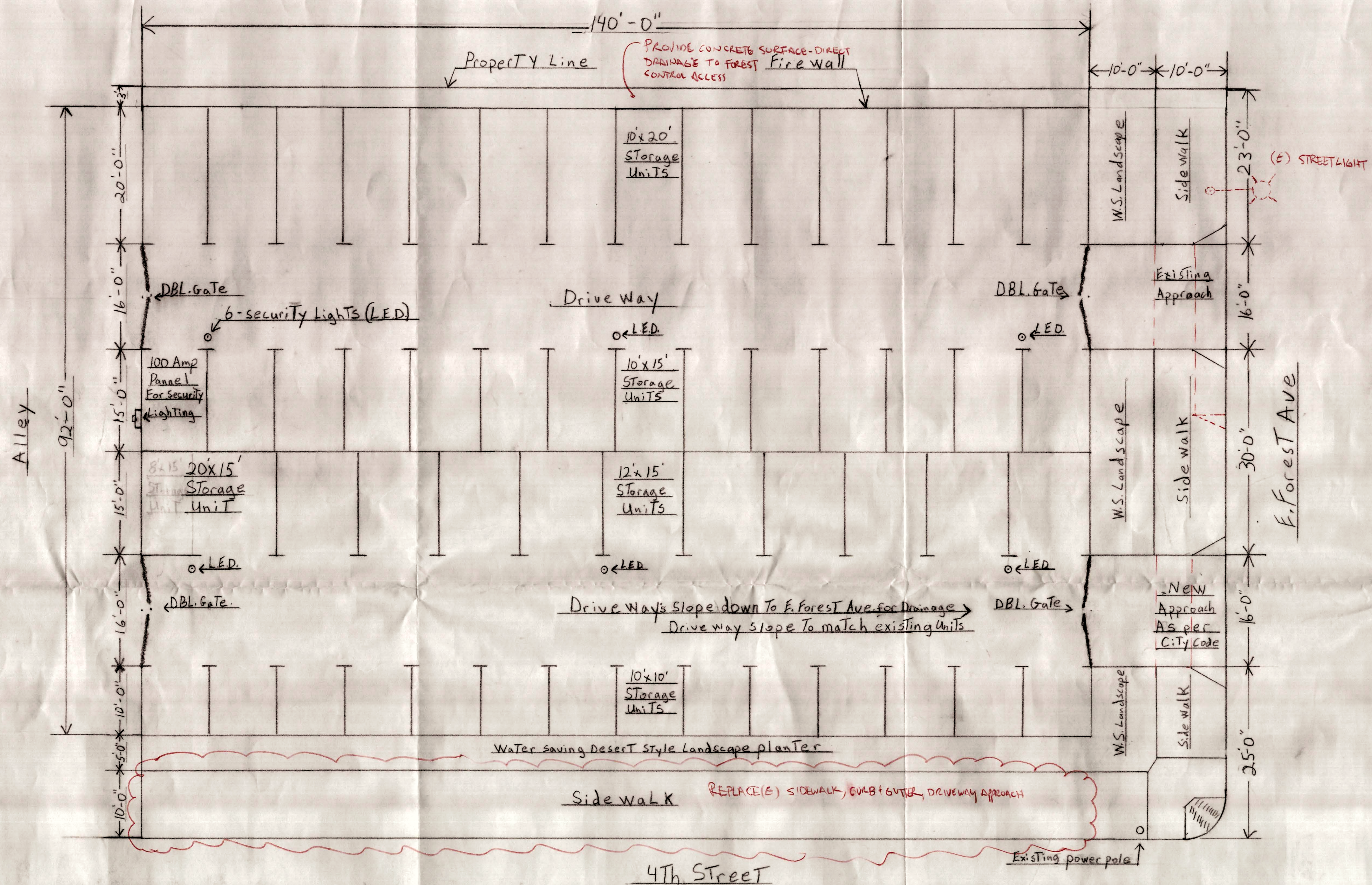
The Planning Commission, as part of the approval of a Site Plan shall consider the following findings to approve a Site Plan; additional conditions may be required. Staff feels that with the proposed conditions included the following findings have been met.

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

ATTACHMENTS:

Description

- ☐ Official Site Plan
- ☐ Resolution No. 016P-012
- ☐ Exhibit A - Conditions of Approval



TRI CITY ENGINEERING
COMMENTS DATED 10/8/16

Plot Plan Proposed Mini Storage's		APPROVED BY:	
SCALE: 3/16" = 1'-0"	DATE: 10-3-16	DRAWN BY: D.W.C.	REVISED:
Billingsley Mini Storage		DRAWING NUMBER	
201 E. Forest Ave.		1	
Coalinga, CA 93210			

RESOLUTION 016P-012

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS A COMBINED DEVELOPMENT APPLICATION (16-03) FOR A CONDITIONAL USE PERMIT AND SITE PLAN REVIEW FOR THE CONSTRUCTION OF A NEW 53 UNIT PERSONAL STORAGE FACILITY TO BE LOCATED AT 201 E. FOREST STREET (APN NO. 083-280-34S).

WHEREAS, the City of Coalinga Community Development Department has received an application for a Conditional Use Permit and Site Plan Review for a new 53-unit personal storage facility; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on November 8, 2016 to take testimony with regard to the proposed application, and;

WHEREAS, the Planning Commission has determined that this project is exempt for further environmental review under CEQA in accordance with Government Code Section 15303 related to the construction of small buildings, and;

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report and has considered the testimony received during the public meeting process and comments provided via mail, and;

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

Site Plan Review

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

Conditional Use Permit

1. General Plan consistency. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable plan that the City has adopted;
2. Neighborhood compatibility. The location, size, design, bulk, coverage, density, traffic generation and operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;

3. Asset for the neighborhood. The nature, use and architectural/design features of the proposed development make it attractive, functional and convenient. The proposed development enhances the successful operation of the surrounding area in its basic community functions, or provides an essential service to the community or region.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission approves the proposed 53-unit personal storage facility with conditions as listed in Exhibit "A" and incorporated within this resolution.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 8th Day of November 2016.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

Exhibit "A"

General On-going Procedural and Operational Conditions of Approval CDA 16-03 – Personal Storage Facility located at 201 E. Forest Street

REVISIONS: Any proposed change to the approved use or activity on the site shall require submittal, review and approval of an additional land use application.

EXPIRATION: This approval shall become null and void if all conditions have not been completed and the occupancy or use of the land has not taken place within one (1) year of the effective date of conditional approval.

CONTINUOUS EFFECT: All of the conditions of this approval are continuously in effect throughout the operative life of the project for the uses approved. Failure of the property owner, tenant, applicant, developer or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the use provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.

PROPERTY MAINTENANCE: The tenant and/or property owner shall continually maintain the property and its infrastructure so that it is visually attractive and not dangerous to the health, safety and general welfare of both its employees, patrons and surrounding properties.

ADDITIONAL CONDITIONS:

1. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
2. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction.
3. The applicant shall conform to all of the requirements of the building department, fire department and any other local, regional or state agency having authority to regulate.
4. 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.
5. All existing broken, cracked or missing sections of Curb & Gutter, Sidewalk, and Driveway Approach on 4th Street frontage shall be replaced with new curb, gutter and sidewalk.
 - a. Non ADA compliant sidewalk shall be replaced.
6. The existing 25-foot-wide driveway approach on the Forest Street frontage shall be reconstructed or reduced to conform with the proposed 16-foot-wide driveway width.
7. The applicant shall furnish and install new water service, irrigation controller and backflow prevention device for all irrigated landscape areas of the project frontage.

8. The applicant shall comply with all 2013 California Building Code (CBC) Chapter 11B ADA accessibility guidelines, including the following:
9. 2013 CBC 11B.225.3 Self-Service Storage Facilities; Self-Service Storage facilities shall provide individual self-service storage spaces complying with these requirements in accordance with Table 11B-225.3 (provide 1 accessible storage space).
10. Direct drainage of storm water runoff over public sidewalks at driveways not permitted. Storm water runoff shall be directed under sidewalks per City Standard A-14 or A-15.
11. No storm water runoff from the proposed project shall flow onto adjoining property. The applicant shall provide a concrete surface and direct storm water runoff to Forest Ave for the 3-foot gap between adjoining properties. Storm water runoff shall be directed under sidewalks per City Standard A-14 or A-15. The applicant shall also secure and prevent uncontrolled access to the 3-foot gap.
12. The applicant shall provide smooth AC pavement transitions from new concrete driveways to existing alley asphalt pavement.
13. The applicant will be required to landscape along the Forest Street frontage and 4th Street frontage with a combination of street trees and shrubs in accordance with the landscape standards for personal storage facilities.
 - a. 24" box trees shall be identified on the final site layout.
 - b. A Landscape plan shall be submitted and approved by the Community Development Department prior to installation.
14. All signage shall be reviewed and approved by the Community Development Department prior to installation. A sign permit shall be obtained.

Applicant Acknowledgement

I _____, (Applicant) have read and will fully comply with all of the conditions stated above, and understand if they are not followed, my permit may be revoked in accordance with Section 13 of the above conditions.

Applicant: _____ Date: _____
Signature