



AGENDA

PLANNING COMMISSION

155 W. DURIAN, COALINGA, CA 93210

TUESDAY DECEMBER 11, 2018

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:

Chairman Sailer
Vice Chairman Gonzalez
Commissioner Jacobs
Commissioner Helmar
Commissioner Garza

Staff:

Sean Brewer, Community Development Director
Marissa Trejo, City Manager

PUBLIC COMMENTS

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

INFORMATION/CONSENT CALENDAR

1. Minutes - November 13, 2018

PUBLIC HEARINGS

1. Consideration of a Combined Development Application (CDA 18-05) for a Medical and Adult-Use Commercial Cannabis Microbusiness Engaged in the Manufacturing, Distribution and Cultivation of Cannabis and Cannabis Products located at 1375 W. Elm Ave

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: Minutes - November 13, 2018
Meeting Date December 11, 2018
Project Location:
Applicant:
Owner:
Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Approval of the Minutes from the November 13, 2018 Planning Commission Meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

Description



Minutes 11-13-2018

MINUTES

PLANNING COMMISSION

155 W. Durian, Coalinga, CA 93210
TUESDAY November 13, 2018

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CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners: Chairman Sailer
Vice Chairman Gonzales
Commissioner Jacobs (Absent)
Commissioner Helmar
Commissioner Garza

Staff: Sean Brewer, Community Development Director
Marissa Trejo, City Manager

Mayor Nathan Vosburg

Wanda Earls, City Clerk

PUBLIC COMMENTS

Mayor Vosburg expressed appreciation to Commissioner Gonzales for his service to the Planning Commission and City.

Commissioner Gonzales expressed his thanks for the opportunity to serve on the Commission.

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes - October 9, 2018

*Motion by Helmar, Second by Garza to Approve Consent Calendar (Minutes October 9, 2018).
Motion **Approved** by a 4/0 Majority Voice Vote. (Jacobs Absent)*

PUBLIC HEARINGS

1. **Adoption of Resolution 018P-011 Recommending to the City Council Consideration and Approval of an Ordinance Amending the Planning and Zoning Code Related to Regulating Requests for Second Residential Driveway**

Staff is recommending that the Planning Commission approve Resolution No. 018P-011 recommending to the City Council adoption of an ordinance amending the Planning and Zoning Code related to regulating requests for second driveways in residential districts.

City staff has been reviewing the regulations related to second driveways in residential districts and found that the policy that was approved by the City Council in 2012 is no longer consistent with the zoning code since its comprehensive updated in 2014 (attached is a copy of the policy). Staff has received multiple requests for second driveways from residents and in accordance with Section 9-4.309 (attached) second driveways are prohibited unless they meet criteria for a "U" shaped driveway which does allow for access to side and rear yards. Staff has reviewed several jurisdictions policies and found that second driveways for the use of RV parking and additional parking needs is common with established standards and specifications. Staff has provided recommended standards in order to obtain an encroachment permit from the Public Works Department for a second driveway.

Staff has prepared the following regulations that would be incorporated into section 9-4.309 in order to facilitate permitting second driveways in residential districts. A copy of the draft ordinance that would be brought before the City Council has been attached incorporating said regulations:

- a. Properties are limited to one driveway per parcel unless an encroachment permit has been obtained from the Public Works Department for a second driveway and all of the following standards have been met:
- b. No more than 50% of the entire front yard area may be paved regardless of purpose. (i.e. driveways, walkways, etc.)
- c. Space must be provided behind the building setback for parking. No parking in the front yard.
- d. No more than 50% of lot frontage of any parcel shall be devoted to driveways.
- e. A minimum 20' clear distance per lot frontage is required for on-street parking.

- f. Handicap ramps are not permitted driveway approaches.
- g. A secondary driveway for RV's may be allowed on corner lots with the approval of an encroachment permit from the Engineering Division.
- h. Second Driveways must be located at a minimum of 2' from any property line.
- i. Driveways must be a minimum width of 15', including flares, and a maximum width of 30'.
- j. Driveways shall conform to all City Standards.
- k. Cul-de-sac & knuckles are exempt from this requirement.

Staff has prepared a draft ordinance that would be brought before the City Council should the Planning Commission recommend proceeding with the above regulation changes.

A public hearing notice was prepared and circulated in accordance with State and Local law as it relates to zoning text amendments. The Public hearing notice was posted at City Hall, the Police Department, Fire Department, Coalinga Library, Coalinga Area Chamber of Commerce, City's Website and it ran in the Coalinga Press.

Community Development Director Brewer said this is a clean-up from previous code work in an effort to be fair to the community.

Comments:

- Exemptions for cul-de-sacs because of problems meeting standards
- Not much side yards on cul-de-sacs
- There are some larger lots
- Smaller lots need room to pull garbage containers to the back
- Promontory Point was built 20-25 years old
- Is there an exemption process
- There is always appeal

Minutest act not digressional act

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

*Motion by Gonzales, Second by Helmar to Approve Resolution 018P-011 Recommending to the City Council Consideration and Approval of an Ordinance Amending the Planning and Zoning Code Related to Regulating Requests for Second Residential Driveways. Motion **Approved** by a 4/0 Majority Roll-call Vote. (Jacobs Absent)*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

Community Development Director Sean Brewer made a PowerPoint presentation depicting the following:

Current Planning Projects:

Juniper Ridge South Industrial Development
CHRPD Sports Complex
Ranch WIFI Wireless Implementation
Family Dollar v Pacific/Elm Parcel Map
K. Hovnanian: Aspire at Sun Valley
Car Dealership Proposal
International Air Cargo Facility,
D.R. Horton: Warthan Meadows Phase II
Truck Parking Facility
Lost Hills Ranch
Red Dragon Cannabis Facility
Coalinga Manufacturing
West Elm Developments
Hikoa Cannabis Micro Business

Current Projects:

Juniper Ridge South Industrial Development
Applicant: Polk 100, LLC.
11.83 Acres v Entitlements
Rezone v Master CUP v Master SPR
IS/MND (CEQA)
Total SF: 102,000
5 Buildings
Various Industrial Uses
5 Year Phased Development
CHRPD Sports Complex
Applicant: CHRPD v (1) Little League Baseball Field
(1) Softball Field
(1) Modular Restroom/Concession Building v Parking Facilities
Landscaping
Picnic Area

Street and Road Projects:

Forest Street (Elm – 1st)
Various Alley Improvements
Cambridge Signalization

Phelps Ave Improvements
ATP Cycle 2 v ATP Cycle 3
ATP Cycle 4 Grant Application
Polk Street Improvements (Elm – 5th)
Elm Ave Road Diet
Multi-Use Trail Implementation
Segments 10-12
Segments 13-14

COMMUNICATIONS

1. Staff Announcements

Council consensus is to see projects. Need general plan update – over three years old.

Cargo Port is a 5-7 year project. Name is Central Valley Air Cargo. He would consider being the project manager and hire someone to assist with his day-to-day duties.

2. Commissioner Announcements

Commissioner Helmar is on Sales Tax Committee

3. Chairman Announcements

Next meeting is December 11, 2018

ADJOURN 7:28 PM

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date



Staff Report- Chairman and Planning Commission

Subject: Consideration of a Combined Development Application (CDA 18-05) for a Medical and Adult-Use Commercial Cannabis Microbusiness Engaged in the Manufacturing, Distribution and Cultivation of Cannabis and Cannabis Products located at 1375 W. Elm Ave

Meeting Date December 11, 2018

Project Location: 1375 W. Elm Ave, Coalinga, CA 93210 (APN: 083-160-03S)

Applicant: Michele Leong, Hikoa, Inc, 234 E. Durian Ave, Coalinga, CA 93210

Owner: 1375/1717 W. Elm Ave, LLC, 135 Main Ave, Unit B, Sacramento, CA 95838

Prepared By: Sean Brewer, Community Development Director

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 018P-012 with conditions approving application No. CDA 18-05 for a Medical and Adult-Use Commercial Cannabis Microbusiness to include manufacturing (using non-volatile solvents), distribution and cultivation facility to be located a 1375 W. Elm Ave.

II. BACKGROUND:

On October 30, 2018, the Community Development Department received a combined development application for a phased Commercial Cannabis Microbusiness development at 1375 E. Elm Ave. The development consists of the renovation of an existing 4,130 square foot industrial building including onsite improvements with a planned phase two (2) addition of 3,175 square foot. The proposed microbusiness will be engaging in the cultivation of cannabis, act as a licensed distributor and manufacturer using non-volatile solvents.

Conditional Use Permit Application

In accordance with Section 9-5.128(f) of the Coalinga Planning and Zoning Code related to Commercial Cannabis operations, prior to, or concurrently with, applying for a regulatory permit, the applicant shall process a conditional use permit as required by the City's Land Use Regulations. Information that may be duplicative in the two (2) applications can be incorporated by reference. The conditional use permit shall run with the regulatory permit and not the land. The applicant currently has a regulatory permit application under review with the Police Department and pending City Council approval. The State of California is now accepting applications from commercial cannabis operators who will be subject to the comprehensive set of regulations that the State has adopted. The State regulations that apply to Cannabis Microbusinesses are regulated by the Bureau of Cannabis Control California. Those regulations will govern the various cannabis

operations within the state in addition to applicable sections of the City of Coalinga commercial cannabis ordinance.

Site Plan Review

According to Section 9-6.402 of the City of Coalinga Municipal Code requires that all applicable new structures permanent or temporary erected in the City require a site plan review and approval by the Planning Commission for consistency with all applicable zoning regulations.

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

California Environmental Quality Act

This application constitutes a project in accordance with the California Quality Act, therefore staff has prepared an environmental analysis as part of this land use application.

Comments

Once the application was deemed complete staff requested comments from the necessary City Departments. This proposal including conditions of approval reflect feedback from the necessary City Departments.

III. PROPOSAL AND ANALYSIS:

General Plan/Zoning Consistency: The location where the manufacturing facility will be located has a General Plan designation of (MB) Manufacturing and Business with a zoning designation of Manufacturing and Business Light (MBL). The project proposal is consistent with the General Plan and Zoning Designations for Cannabis Uses.

Site Plan Analysis

Manufacturing and Business Development Regulations

There are several development regulations that staff evaluates prior to recommending approval of a site plan review application. This site plan application has been reviewed for compliance with the Coalinga Planning and Zoning Code and meets all applicable requirements for the proposed use based on type, location and site constraints.

Development Proposal and Phasing Plan

The applicant is proposing to complete their operational buildout in two (2) phases. The first phase of development will be a renovate the existing 4,130 square foot industrial building in addition to all the required on and off-site improvements. The second phase is an addition of 3,175 square foot to the existing industrial building. The phasing plan allows for total buildout to occur over the course of two (2) years to ensure compliance with current development regulations.

Access: The primary access point for the development will be located on W. Elm Ave/SR198/33 at the southwest corner of the property. According the Fire Department and City Engineer there is adequate space onsite for public safety maneuvering. The need for a secondary ingress/egress point is not necessary since it

would be very difficult to provide an additional ingress/egress location without accessing through an adjacent property to the east.

Utilities: All utilities are readily available for connection on West Elm Ave. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department. Improvement plans will be reviewed and approved by the City Engineer.

Storm Runoff: Existing storm drain facilities are in West Elm Avenue and are available to serve this development. Existing Storm water runoff from the project shall continue to be directed into the State right-of-way (SR 198) for collection by the existing storm drain facilities.

Gas: Public Natural Gas Facilities exist in Elm Avenue and are available to serve this development.

Water: Public Water Facilities exist in Elm Avenue and are available to serve this development.

Sewer: Public Sewer Facilities exist in Elm Avenue and are available to serve this development.

Meters: Meters for water, and gas service shall be requested by the public works department and shall be designed and installed to City Standards.

- **Parking:** In accordance with section 9-4.302 Table 4.4 of the zoning code, the parking requirement for the industrial building is 1 stall for every 1,000 square feet of building space. The proposed development has exceeded the requirement by providing 12 vehicle stalls.

The lot is currently improved entirely of gravel. Phasing the onsite improvements is permitted subject to approval of the City Engineer. All non-paved areas shall be reviewed by the City Engineer to ensure adequate amounts of gravel are installed to acceptable base and compaction levels.

- **Refuse Containers:** The proposed development provides a location for the trash enclosure. The required refuse containers locations, size, and shape shall be provided on the final site plan and approved by the City of Coalinga's contracted solid waste hauler.

- **Landscaping:** The proposed landscaping exceeds the city's minimum requirement for landscaped areas as it relates to site frontage, parking, highway setbacks and equipment screening. A separate landscape plan will be submitted to the Community Development Department for review and approval prior to building permit issuance.

The proposed project is located within 200 feet of a state highway and shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. The applicant has provided the adequate setback from the state highway and will provide the required two (2) fifteen (15) gallon trees for every twenty-five (25) feet of site frontage toward the highway. This will be denoted on the final landscape plan but has been provided conceptually on this plan.

Parking facilities are located within fifty (50) feet of and visible from a right-of-way (State Route 198/33) so the area must be screened by a wall or berm at least two and one-half (2.5) feet high.

- **Fencing:** All interior fencing shall be of material allowed under the planning and zoning code. All fencing adjacent to public rights of way will be a combination of wrought iron and landscaping or of a decorative block material. All existing dilapidated interior chain link fencing shall be replaced with new chain link fencing where permitted.

- **Lighting:** Lighting has been reviewed and approved by the Police Department to ensure that there will be no spill over lighting. A photometric plan has been provided and meets the criteria of 1.5 foot candle of light site wide. All lighting shall use decorative poles and fixtures with LED technology and avoid HPS lighting in an effort to reduce energy consumption.

- **Signage:** In accordance with the zoning regulations related to Commercial Cannabis facilities, no business-related signage shall be provided except for those federally regulated such as ADA.

Conditional Use Permit Analysis

The CUP analysis will look at operation criteria such as security, odor control, hours of operation, ect. The regulatory permit reviewed by the Police Chief and approved by the City Council will consider these items in more depth and to ensure full compliance with the city planning and zoning code related to commercial cannabis operations.

Project Summary

The project applicant proposes to operate an Adult-Use and Medicinal Microbusiness (Manufacturing (non-volatile), Cultivation, and Distribution).

The first operation HiKoa, Inc. seeks to start is cultivation. Once the cultivation operation is up and running, HiKoa, Inc. will start its manufacturing and distribution activities.

MICROBUSINESS

In accordance with state law A microbusiness license allows a licensee to engage in the cultivation of cannabis on area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer (Type 6 – non-volatile), and retailer, as specified in an application. In order to hold a microbusiness license, a licensee must engage in at least three (3) of the four (4) listed commercial cannabis activities. The City of Coalinga allows for microbusinesses as long as retail is not a component.

MANUFACTURING

In accordance with the MAUCRSA a “Manufacturer” means a licensee that conducts the production, preparation, propagation, or compounding of cannabis or cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products or labels or relabels its container.

HiKoa, Inc. will be conducting extractions using a closed-loop nonvolatile solvent extraction method, with only lab-approved harvest batches, and each extraction batch will be internally tested prior to being used in the formulation process. The types of medical cannabis products that will be manufactured and distributed will be limited to capsules, lozenges, pills, oils/oil extracts, tinctures, ointments, skin lotions, and any other products allowable, as specified by state and local regulations and law enforcement.

If at any point HiKoa, Inc. manufactures products in the form of food or other comestibles, HiKoa, Inc. shall obtain and maintain the appropriate approvals from the State Department of Public Health for the provision of food or other comestibles, unless otherwise governed by the Act and licensed by the State, in accordance with §9-5.128(d)(16).

CULTIVATION

In accordance with State Law, “Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis. In addition, a “Cultivation site” means a location where commercial cannabis is planted, grown, harvested, dried, cured, graded, or trimmed, or a location where any combinations of those activities occurs.

Using the proven cultivation method outlined in this application, HiKoa, Inc. will produce and maintain a consistent supply of cannabis to support customers in the State of California. HiKoa, Inc. will begin operations with one production facility. The cultivation area of the production facility will maintain the maximum plant canopy of 10,000 square feet and may harvest time in the first year. After the first year of operations, HiKoa, Inc. plans to harvest six times per year. Based on this canopy limitation and number of harvests, HiKoa, Inc.

HiKoa, Inc. will manufacture the cannabis byproduct, often referred to as trim and shake, into extractions and infusions at its manufacturing facility.

DISTRIBUTION

The applicant will distribute only cannabis goods, cannabis accessories, and licensees’ branded merchandise or promotional materials. They shall ensure that all cannabis goods batches are stored separately and distinctly from other cannabis goods batches on the licensed distributor’s premises. They are also permitted to package, re-package, label, and re-label cannabis, including prerolls, for retail sale.

Location: (1375 W. Elm Ave - Map & Floor Plans Attached)

Security: The applicants site protection strategy will address all forms of security concerns and will be required to meet all the security requirements of 9-5.128 of the Planning and Zoning Code as it relates to commercial cannabis activities. The Police Department has reviewed and verified that the security plan including camera placements, access controls, onsite and perimeter security meet the requirements of the code and the satisfaction of the Police Chief (Section 9-5.128). There will be 24-hour on-site security provided at this site.

Building Access: All employees and authorized personnel will enter the building at designated entry area after checking with the 24-hour security personnel at the site entrances who will grant authorization into the facility.

Odor Control: In order to control odor while producing at the above capacity and remaining compliant with §9-5.128(d)(15), the facilities will be equipped with both negative pressure and mass filtration systems. Odor control systems will be checked and replaced as necessary to prevent odor from escaping the facilities and becoming a nuisance to the applicant’s neighbors.

Hours of Operation: The microbusiness is expected to operate from 7am – 7pm, (7) days a week with approximately 3 full time employees.

Parking: This facility will be accommodated by the (12) parking stalls as shown on the site plan.

Security: HiKoa, Inc. will contract with an entity that provides twenty-four-hour security patrols by a recognized security company licensed by the California Department of Consumer Affairs or otherwise acceptable to the Police Chief for all aspects of physical and asset security.

Fuel Storage and other Potential Hazardous Materials: The applicant will be required to meet with the Fire Marshall and Building Official to determine the level of safety protection required based on the desired

storage of solvents, and all other hazardous materials on site. Known chemicals and solvents to be used at HiKoa, Inc. have been provided to the Fire Chief for review and approval.

Water Use: It is HiKoa, Inc.'s internal directive to not introduce any chemical waste, fertilizers or irrigation run off into the local waste stream. HiKoa, Inc.'s SOPs call for the capture of all cultivation waste water into holding tanks where it will be filtered through a combination of reverse osmosis and water treatment and then utilized as general property landscape irrigation water. Water usage for the cultivation operation is estimated to be 300-400 gallons with peak possibly at 500 gallons per day. This equates to approximately 1/2 acre foot annually. According to public works and utilities, this will not have a significant impact on the water availability, treatment or distribution for the City.

Wastewater Disposal: The applicant will not introduce any toxic chemical waste or solvents into the local waste stream and will be required to disclose all products, chemicals, solvents, active ingredients that will be used as part of the extraction and refinement process.

Solid Waste: The applicant will be required to utilize the City of Coalinga's solid waste hauler (Mid-Valley Disposal for all solid waste needs including destroyed product, green waste, typical solid waste and any other cannabis related products or byproducts where the State of California has authorized franchised solid waste haulers to provide said services.

Surrounding Land Uses:

Surrounding Land Use Setting	
South	Industrial
West	Fresno County Agricultural Land
East	Vacant Land/Industrial
North	Industrial

Per §9-5.128(d)(12), a Commercial Cannabis Operation shall not be located within 1,800 feet, measured from property boundary to property boundary, of any existing school or proposed school site as identified in the General Plan. For purposes of this section, school means any public or private school providing instruction in kindergarten or grades 1-12, inclusive, but does not include any private school in which education is primarily conducted in private homes. The applicant meets this set-back requirement.

Public Notification: On December 3, 2018 public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law.

Environmental Review: Section 21084 of the Public Resources Code requires the California Environmental Quality Act (CEQA) Guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources has found that several classes of projects listed in Article 19 of the CEQA Guidelines do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

The proposed project includes the renovation of an existing 4,130 square foot industrial building and the construction of a 3,175 square foot addition for a cannabis microbusiness involved in cultivation, manufacturing and distribution, and would remain consistent with the General Plan designation of MB and zoning designation of MBL. The project site is located within the City of Coalinga limits on a 0.54-acre parcel that is surrounded by existing industrial development and does not have any value as a habitat for endangered, rare, or threatened species. The proposed project would not result in any significant effects

related to biological resources, traffic, noise, air quality, or water quality, and the site would be adequately served by all required utilities and public services. Therefore, the proposed project meets all requirements established by Section 15332 of CEQA Guidelines and can consequently be considered exempt from the provisions of CEQA under a Class 32 exemption.

Class 32 Exemption

Section 15332 of the CEQA Guidelines is as follows:

15332. IN-FILL DEVELOPMENT PROJECTS

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

- 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 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.

IV. FISCAL IMPACT:

This business will produce local tax revenue to the general fund from licensing fees and revenue raising fees.

V. REASONS FOR RECOMMENDATION:

Site Plan Findings for Approval

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

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 finding of Approval

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.

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

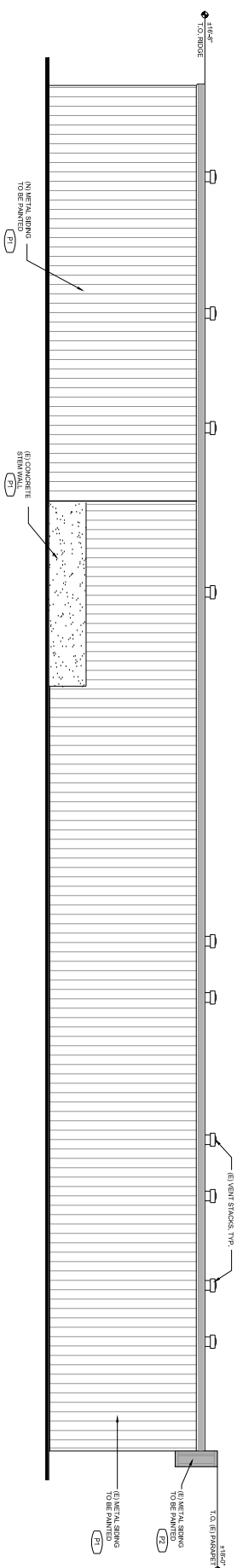
operating characteristics of the proposed project are consistent with the purposes of the district where it is located, and will not have an adverse effect on the neighborhood and surrounding properties;

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.

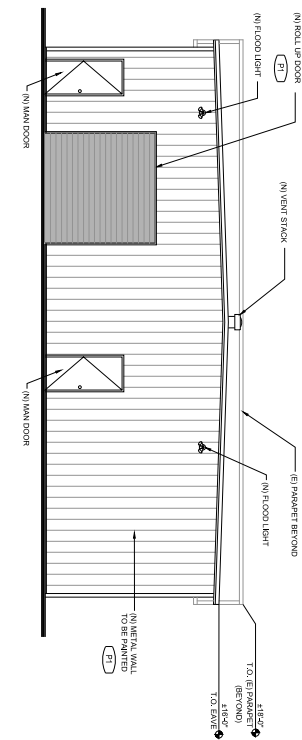
ATTACHMENTS:

	Description
□	Elevations
□	Floor Plans
□	CDA 18-05 Application Package
□	CDA 18-05 Site Plan
□	Phasing Plan
□	Photometric Plan
□	Resolution No. 018P-012

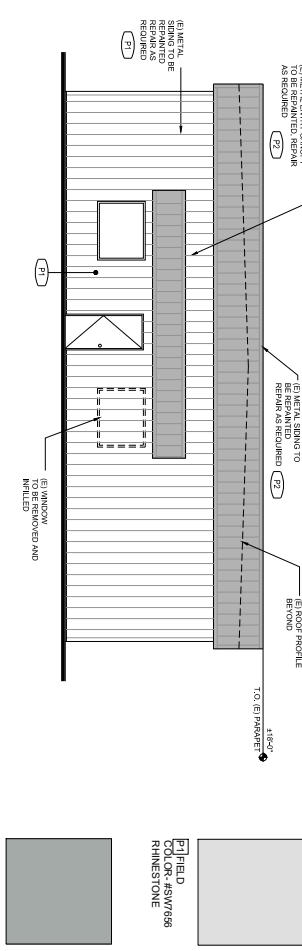
4 NORTH ELEVATION
3/8"=1'-0"



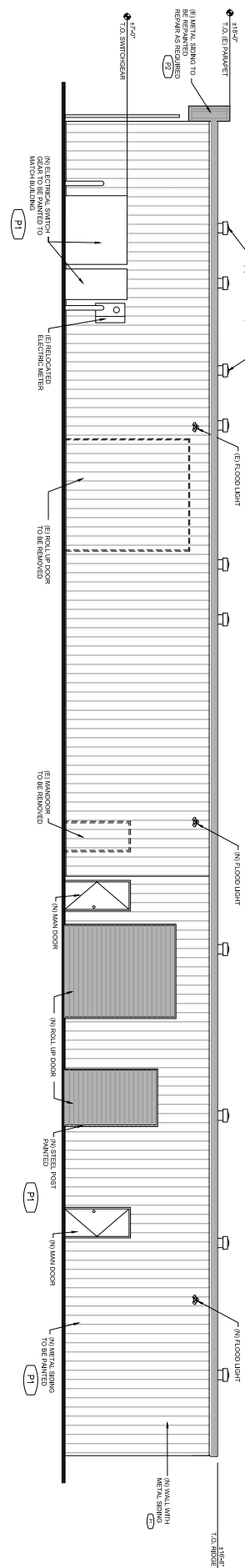
3 EAST ELEVATION
3/8"=1'-0"



2 WEST (STREET) ELEVATION
3/8"=1'-0"



1 SOUTH ELEVATION
3/8"=1'-0"



1375 WEST ELM - HI KOA CANNABIS

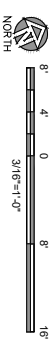
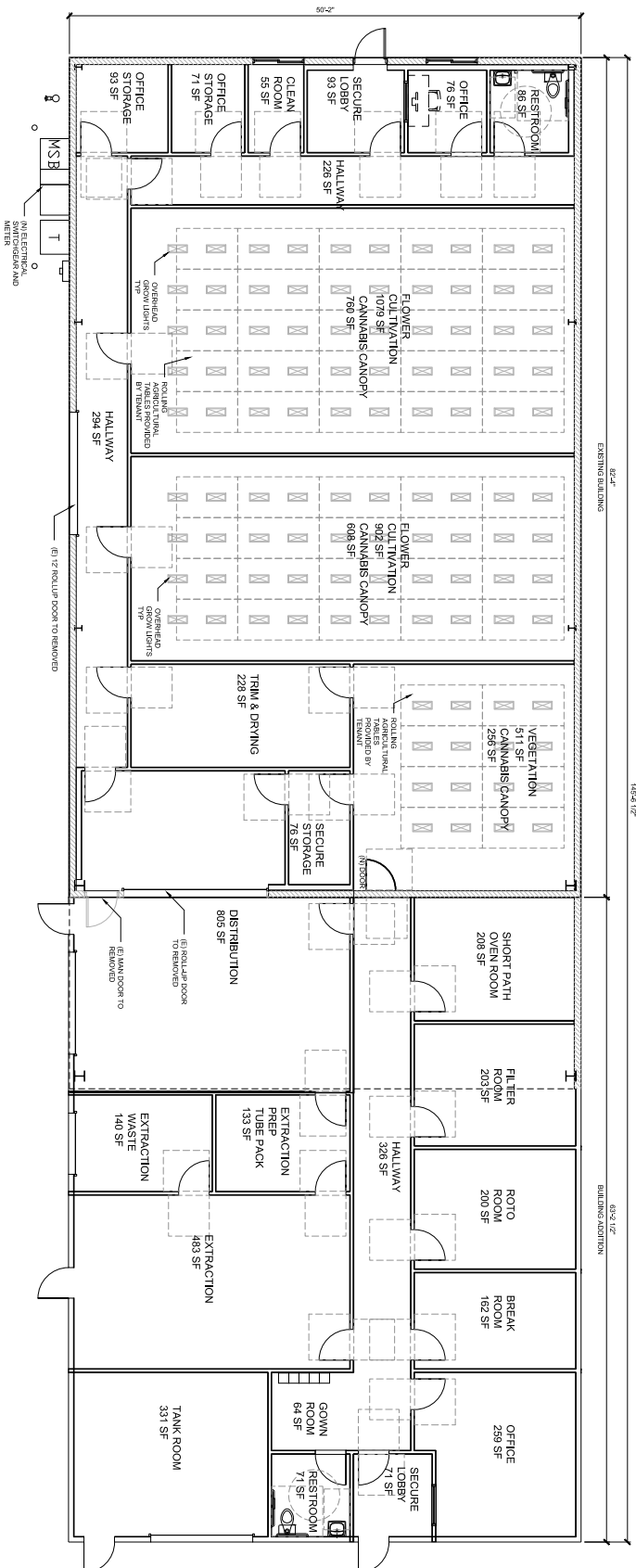
EXTERIOR ELEVATIONS

1375 West Elm Avenue 17022-LD 10/26/2018

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T 916 782 7200 borgesarch.com

A-201





1375 WEST ELM - HIKOA CANNABIS FLOOR PLAN

1375 West Elm Avenue 17022-LD 10/26/2018

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T 916 782 7200 bongasarch.com

COMMERCIAL CANNABIS PERMIT APPLICATION



Hikaa

C O A L I N G A

PLANNING DEPARTMENT SUBMISSION



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CITY OF COALINGA
SITE PLAN REVIEW APPLICATION

Application Number _____

Date _____

APPLICANT INFORMATION:

Applicant/Property Owner Name: HIKOA, INC.

Mailing Address: 234 E. Durian Avenue, Coalinga, CA 93210

Telephone Number: 808-222-9228 Assessors Parcel Number: 083-160-03s

Property Location (Street Address): 1375 W. Elm Avenue

Property is located: East side of Elm Street, between Pacific Street and Alcalde Street

PROJECT INFORMATION:

Current Zoning: MBL Proposed Zoning MBL

Existing Floor Plan: 4,130 Proposed Floor Area: 7,305

Describe structure(s) or improvements planned (two family, multi-family residential, commercial, industrial, wall sign, free standing sign etc.) New 3,175 sf commercial addition to existing metal building to house cannabis distribution and extraction

Is project: ☐ new construction or ☒ remodeled.

Residential

Number of dwelling units _____ Total of area (in square feet) _____

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

Number of off street parking spaces provided. Covered _____ Open _____

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

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

Total square feet of common recreation and open space area _____

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

Commercial

Gross floor area or building when complete 7,305 sq ft.

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

Number of parking spaces provided 12 Number of customers expected per day None

Hours and days of operation Monday through Sunday, 7:00 a.m. to 7:00 p.m.

Describe any outside storage of equipment or supplies: None

Industrial

Describe any outside storage of equipment or supplies: None

Maximum number of employees in any daily shift: 3

Number of delivery or shipping trucks per day: 1

Number of delivery or shipping trucks per day when construction is complete: 1

Site Plan Requirements – Mapping/Drawings

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

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

Applicant's Certification

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


Signature of Applicant

10/26/18
Date


Signature of Record Property Owner for 1375 W. Elm

10-25-18
Date

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

Application Number _____

Date _____

APPLICANT INFORMATION:

Applicant/Property Owner: HIKOA, Inc.

Mailing Address: 234 E. Durian Avenue, Coalinga, CA 93210

Telephone Number: 808-222-9228

Assessor Parcel Number: 083-160-03s

Property Location: 1375 W. Elm Avenue

Legal Description (lot, block, Tracts, etc.) Lot 3

PROPERTY USE INFORMATION:

Current Zoning: MBL

Existing Number of Lots: 1 Proposed Number of Lots: 1 Area of Parcel: 23,958 sq. ft.

Proposed Use: Cannabis manufacturing, cultivation, and distribution

(If additional space is required attach separate sheet of paper)

Describe any new structures or improvements associated with use (indicate total square footage of structures). _____

This project would include new fencing around the entire property as well as a CMU wall with fencing above along Elm Ave. New driveway extension and trash enclosure per City of Coalinga Standards. Driveways on site would be graded, and compacted gravel. An addition to the existing building is proposed - the addition is 3,175 sq. ft with metal siding to match the existing building. The total area of the existing and addition is 7,305 sq. ft.

(If additional space is required attach separate sheet of paper)

Describe operational characteristics of use (hours of operation, number of employees, vehicle traffic to and from use, parking requirements, etc.)

7:00 a.m. to 7:00 p.m., 3 employees, 3 employee vehicles, and normal business pickup and deliveries

The undersigned applicant has the ability and intention to proceed with the actual construction work in accordance with these plans (as approved) within one year from the date of approval and the applicant understands the this conditional use permit, if granted, becomes null and void and of no effect if the applicant does not commence with the actual construction work in accordance with these plans with one year from the date of approval of this application and diligently proceed to completion. An extension to commence the work at a later date may be granted by the planning commission, upon the written petition of applicant for such extension before the expiration of the one-year period. The applicant understands that the Commission may also establish a deadline date for the completion of said project.

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER(S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.



Signature of APPLICANT/AGENT

Michele Leong on behalf of HIKOA, INC.

Name of APPLICANT/AGENT (Please Print)

234 E. Durian Avenue, Coalinga, CA 93210

Mailing Address

808-222-9228

Telephone Number



Signature of OWNER of 1375 W. Elm Avenue

1375 / 1717 West Elm Avenue, LLC

Name of OWNER (Please Print)

135 Main Avenue, Unit B, Sacramento, CA 95838

Mailing Address

(916) 416-8727

Telephone Number

CITY OF COALINGA
ENVIRONMENTAL REVIEW APPLICATION

Application Number

Date

APPLICANT INFORMATION:

Applicant: HIKOA, Inc.

Mailing Address: 234 E. Durian Avenue, Coalinga, CA 93210

Telephone Number: 808-222-9228 Assessor Parcel Number: 08316003s

Property Owner's Name: 1375 / 1717 West Elm Avenue, LLC

Property Owner's Address: 135 Main Avenue Unit B, Sacramento, CA 95838

Contact Person: Michele Leong

PROPERTY USE INFORMATION:

Size of Parcel (Square Feet/Acres) 23,958 sq. ft.

Describe Existing Use of Property: Storage and parking

Square Feet of Existing Building Area 4,130 Square Feet of Existing Paved Area No paved area - gravel only

Current Zoning MBL Proposed Zoning MBL

Describe in General Terms Existing Uses to the:

North: _____

South: _____

East: _____

West: _____

Are there any man-made or natural water channels on property? No

If there are, where are they located _____

Number of existing trees on the site 1 Number of trees to be moved (Age & Type) 0

Residential

a. Number of Dwelling Units: _____ Not Applicable b. Unit Size(s) _____

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

d. Type of Household Size Expected: _____

Commercial

a. Orientation:

Neighborhood: _____

City or Regional: _____

b. Square Footage of Sales Area: Not Applicable

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

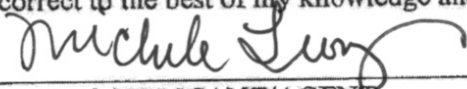
d. Type of Household Size Expected: _____

e. Number of Employees: Full Time 3 Part Time _____ Seasonal _____

f. Days and Hours of Operation 7:00 a.m. to 7:00 p.m. Monday through Sunday

Signature of BOTH the APPLICANT and RECORDED PROPERTY OWNER (S) are required below as applicable.

The forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.



Signature of APPLICANT/AGENT

Michele Leong

Name of APPLICANT/AGENT (Please Print)

234 E. Durian Avenue, Coalinga, CA 93210

Mailing Address

808-222-9228

Telephone Number



Signature of OWNER as to 1375 W. Elm Avenue

1375 / 1717 West Elm Avenue, LLC

Name of OWNER (Please Print)

135 Main Avenue, Unit B

Sacramento, CA 95838

Mailing Address

(916) 416-8727

Telephone Number



City of Coalinga
Community Development Department

APPLICATION FOR ENVIRONMENTAL EVALUATION

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: 1375 / 1717 West Elm Avenue, LLC
PROPERTY OWNER'S ADDRESS: 135 Main Avenue Unit B, Sacramento, CA 95838
TELEPHONE: 916-416-8727 EMAIL: fred@bceus.com

APPLICANT'S NAME, COMPANY/ORGANIZATION: HIKOA, INC.
APPLICANT'S ADDRESS: 234 E. Durian Avenue, Coalinga, CA 93210
TELEPHONE: 808-222-9228 EMAIL: michele@808koa.com

CONTACT FOR PROJECT INFORMATION: Michele Leong
ADDRESS: 234 E. Durian Avenue, Coalinga, CA 93210
TELEPHONE: 808-222-9228 EMAIL: michele@808koa.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1375 West Elm Avenue
CROSS STREETS: Alcalde Road
ASSESSOR'S PARCEL NUMBER(S): 083-160-03s
LOT DIMENSIONS: 100' x 229.97' LOT AREA (SQ FT): 23,958 sq. ft.
ZONING DESIGNATION: MBL GENERAL PLAN DESIGNATION: MB

3. Project Description (please check all that apply)

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

PRESENT OR PREVIOUS USE: Storage

PROPOSED USE: Cannabis manufacturing, distribution, and cultivation

BUILDING APPLICATION PERMIT #: _____ DATE FILED: _____

4. Project Summary Table

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

	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Project Features				
Dwelling Units				
Parking Spaces	4		8	12
Loading Spaces			1	1
Bicycle Spaces	0		2	2
Number of Buildings		1 Bldg = 4,130	Addition = 3,175	1 Bldg = 7,305
Height of Buildings		18'	18'	18'
Number of Stories		1	1	1
Gross Square Footage (GSF)				
Residential				
Retail				
Office				
Industrial	4,130			
Parking				
Other <u>Distribution</u>				892
Other <u>Extraction</u>				2,646
Other <u>Cultivation</u>				3,767
Total GSF				7,305

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

All Projects

Land Use

What is the current use of the site? Storing and Parking

Please list all previous land uses of the site for the last 10 years. Storage and Retail

Neighborhood Contact

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

In progress.

Site Characteristics

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

Are there any structures or buildings on the project site?

☒ Yes ☐ No

If yes, how many? 1

What is the construction date of each structure? Approximately 1980s

Current use of existing structure(s)? Storage

Proposed use of existing structure(s)? Cannabis manufacturing, cultivation, and distribution

Are there any trees on the project site?

☒ Yes ☐ No

Are any trees proposed to be removed?

☐ Yes ☒ No

Does the site contain any natural drainage ways?

☐ Yes ☒ No

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

☐ Yes ☒ No

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

Please describe: Commercial and undeveloped lands

Are you proposing any new fencing or screening?

☒ Yes ☐ No

If yes, please describe the location, the height, and the materials (i.e., wood, masonry, etc.) of the fencing. CMU wall with Metal fence above along Elm. Remainder of property will have new metal fencing

Is there parking on-site?

☒ Yes ☐ No

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

Existing 4

Proposed 8

Is any parking proposed off-site?

☐ Yes ☒ No

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

Are you proposing new signs with the project?

☐ Yes ☒ No

If yes, please describe the number and type. _____

Are there any easements crossing the site?

☐ Yes ☒ No

Are there any trash/recycling enclosures on-site?

☒ Yes ☐ No

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

New trash enclosure proposed as part of this project

What is the total number of cubic yards allocated for recycling? 4 yards

Building Setback from Property Lines		
	Existing (feet/inches)	Proposed (feet/inches)
Front SOUTH	39.81'	same
Rear EAST	97.37'	53.25'
Streetside WEST	31.1'	same
Interior Side NORTH	7.5'	same

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

1st Address: 1717 West Elm Avenue

2nd Address: 1355 West Elm Avenue

Setback: 69.4'

Setback: 22.68'

Exterior Materials

Existing Exterior Building Materials: Metal Siding

Existing Roof Materials: Metal

Existing Exterior Building Colors: Tan

Proposed Exterior Building Materials: Metal siding

Proposed Roof Materials: metal roofing

Proposed Exterior Building Materials: Existing building and addition will be repainted gray.

Residential Projects

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

Total Number of Lots: _____

Net Acreage of Site: _____

Total Dwelling Units: _____

Density/Net Acre: _____

of Single-Family Units: _____

of Duplex/Half-Plex Units: _____

of Multi-Family/Apartment Units: _____

of Condominium Units: _____

Structure Size

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

Residence

Gross Square Footage: _____

Garage

Gross Square Footage: _____

Other

Gross Square Footage: _____

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

Gross Square Footage: _____

Total Square Footage: _____

Building Height

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

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

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

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

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

Lot Coverage

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

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

Total Lot Coverage Percentage: _____

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

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

Non-Residential Projects

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

Hours of operation of the proposed use: 7:00 a.m. to 7:00 p.m.

If your project includes fixed seats, how many are there? N/A

Building Size

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

Breakdown of Square Footage – Please Mark All That Apply		
	Existing	Proposed
Warehouse Area		
Office Area		
Storage Area	4,130	
Restaurant/Bar Area		
Sales Area		
Medical Office Area		
Assembly Area		
Theater Area		
Structured Parking		
Other Area* Cannabis		7,305
*Describe use type of "Other" areas.		

Building Height

Existing Building Height and # of Floors: 18 feet, single story

Proposed Building Height and # of Floors: 18 feet single story

Lot Coverage

Total Existing and Proposed Building Coverage Area* (sq. ft.): 7,305

Project Site Lot Area (sq. ft.): 23,958

Total Lot Coverage Percentage: 30.5%

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

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

Environmental Evaluation Application Submittal Checklist

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

For Department Use Only

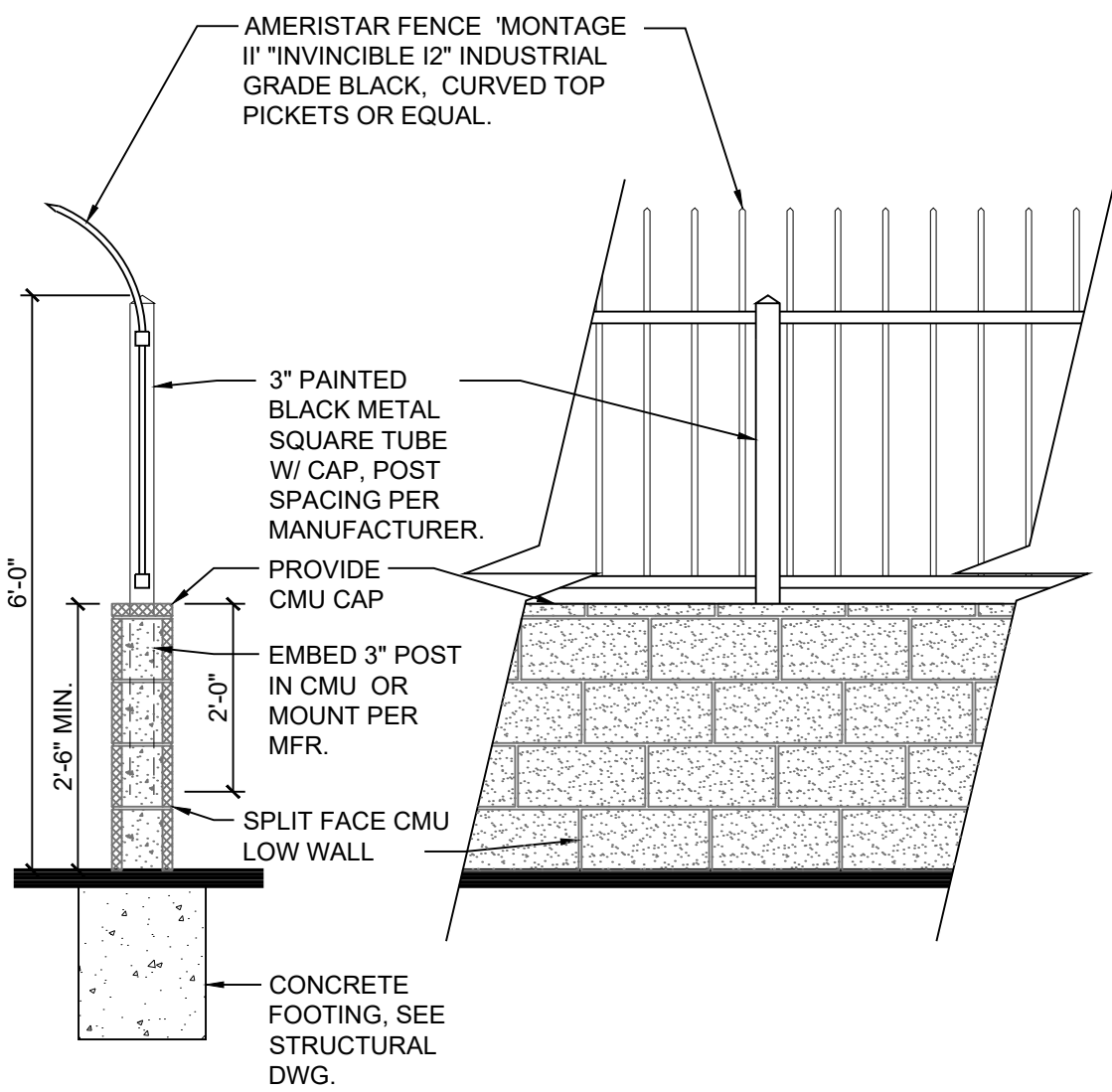
Application Received by Community Development Department:

By: _____

Date: _____

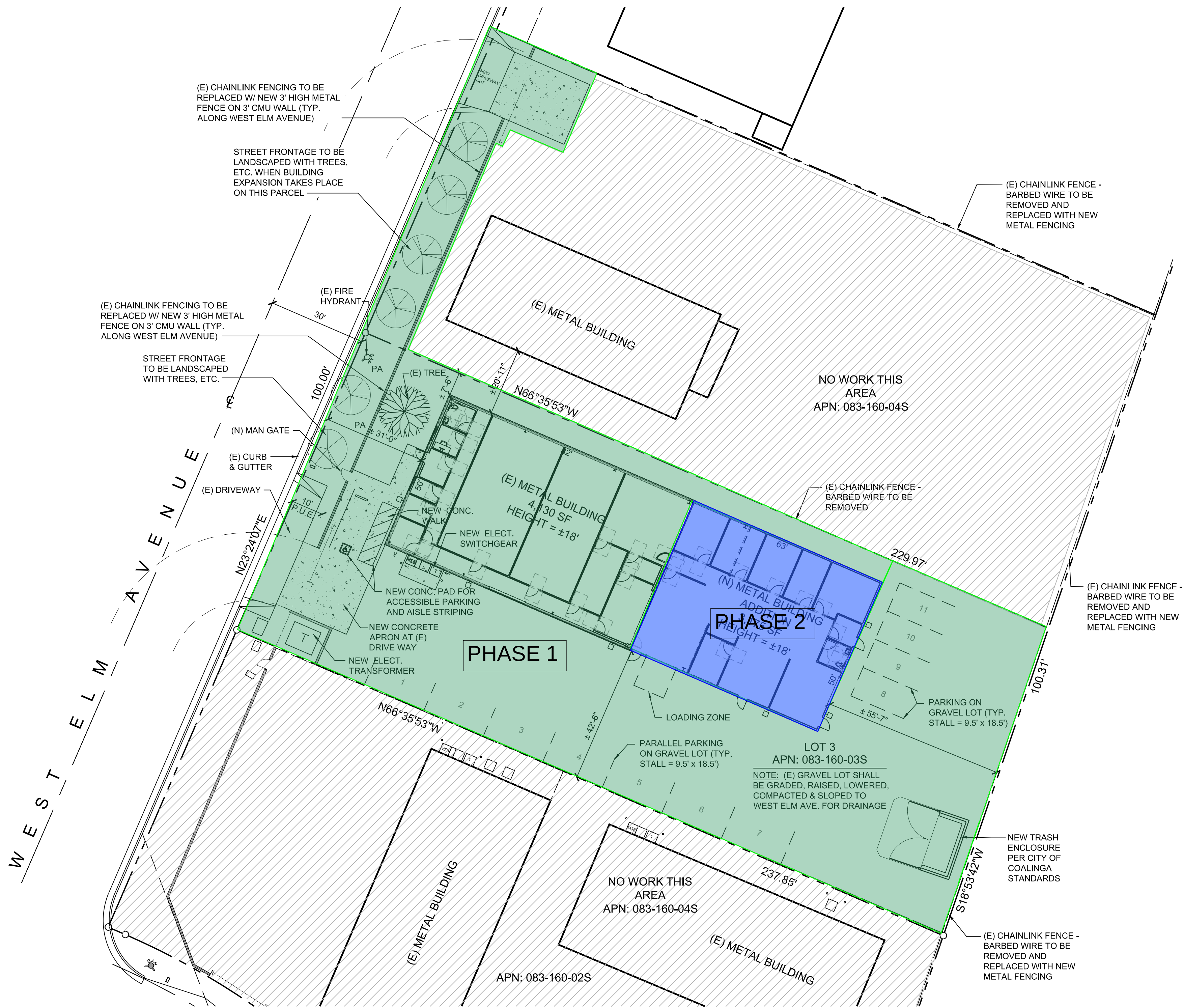
Phase 1
Site improvement including civil and landscaping
remodel of the existing building

Phase 2
New building expansion for distribution and
extraction facility.



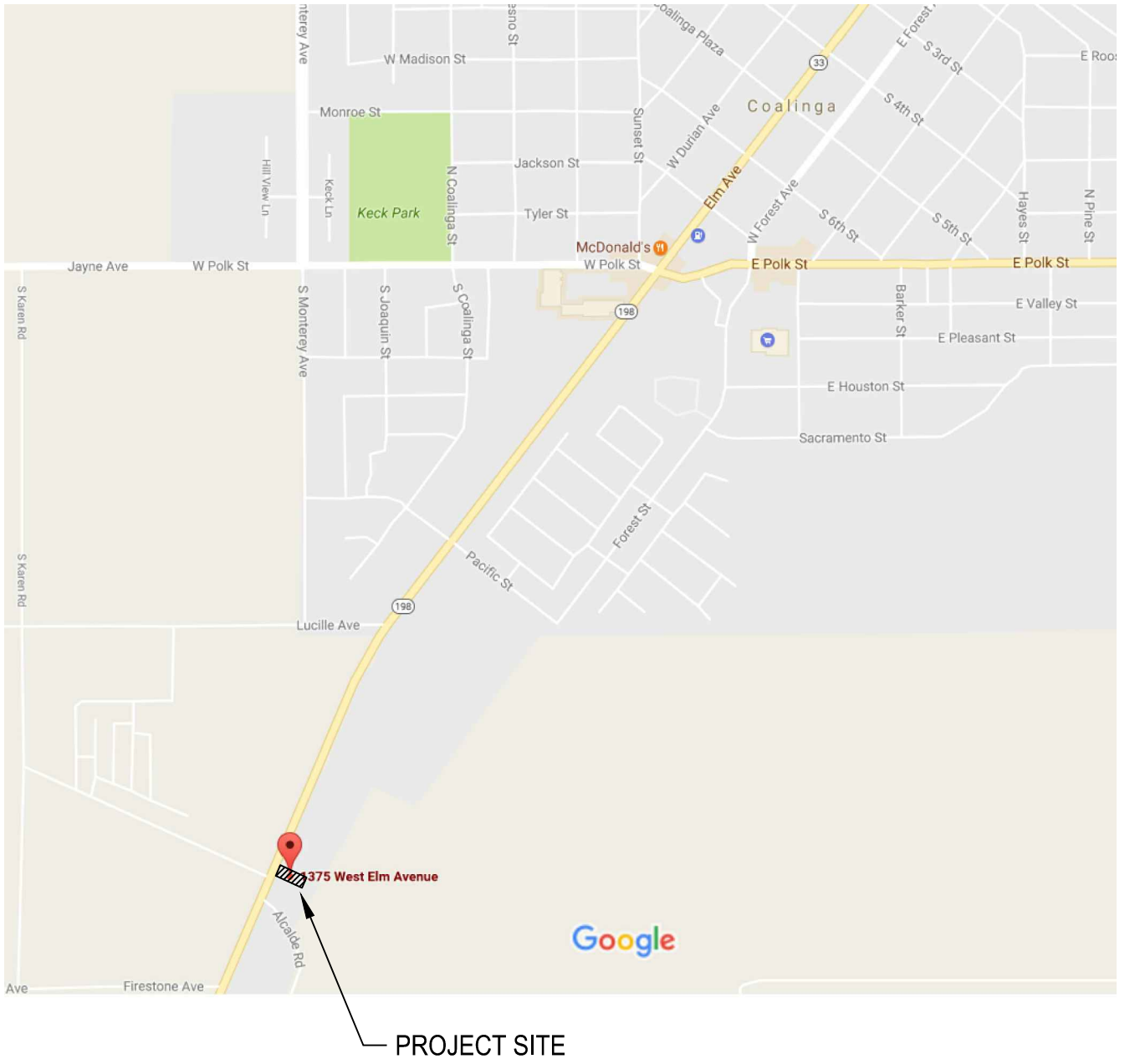
CMU BY BASALITE OR
EQUAL. CAP TO MATCH
COLOR. SAND NATURAL P

1 CMU BASE STEEL FENCE
1/2" = 1'-0"



? SITE PLAN
1" = 20'-0"

VICINITY MAP



PROJECT DATA

ASSESSOR'S PARCEL NO.	083-160-03S
JURISDICTION:	CITY OF COALINGA
ZONING:	MBL - Light Manufacturing / Business
SITE AREA:	0.54 ACRES (23,522.4 SF)
BUILDING AREA:	4,130 SF EXISTING BUILDING 3,175 SF BUILDING ADDITION 7,305 SF TOTAL

PARKING

PARKING RATIO	1 STALL / 1000 SQ. FT. OF BLDG.
PARKING REQUIRED	7,305 SF / 1000 = 8 STALLS REQ'D
PARKING PROVIDED	1 (N) ACCESSIBLE STALL 11 (N) STALLS 12 TOTAL

LEGEND

PA	PLANTER AREA
	(N) SITE LIGHTING
	(N) TREE

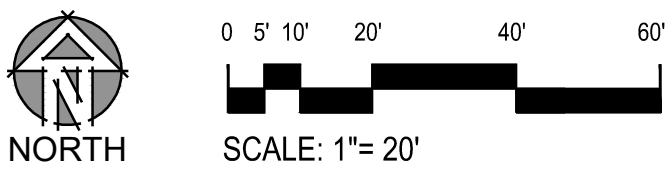
CONTACTS

OWNER:	HIKOA, INC 234 E. DURIAN COALINGA, CA, 93210 P.O.C. : MICHELE LEONG email : michele@808koa.com TELE : (808) 222-9228
ARCHITECT:	BORGES ARCHITECTURAL GROUP, INC. 1478 STONE POINT DRIVE, SUITE 350 ROSEVILLE, CA 95661 P.O.C.: KARENDA MACDONALD email: karenda@borgesarch.com TELE: (916) 782-7200 FAX: (916) 773-3037

1375 WEST ELM - HIKOA CANNABIS OVERALL SITE PLAN AND PROJECT DATA

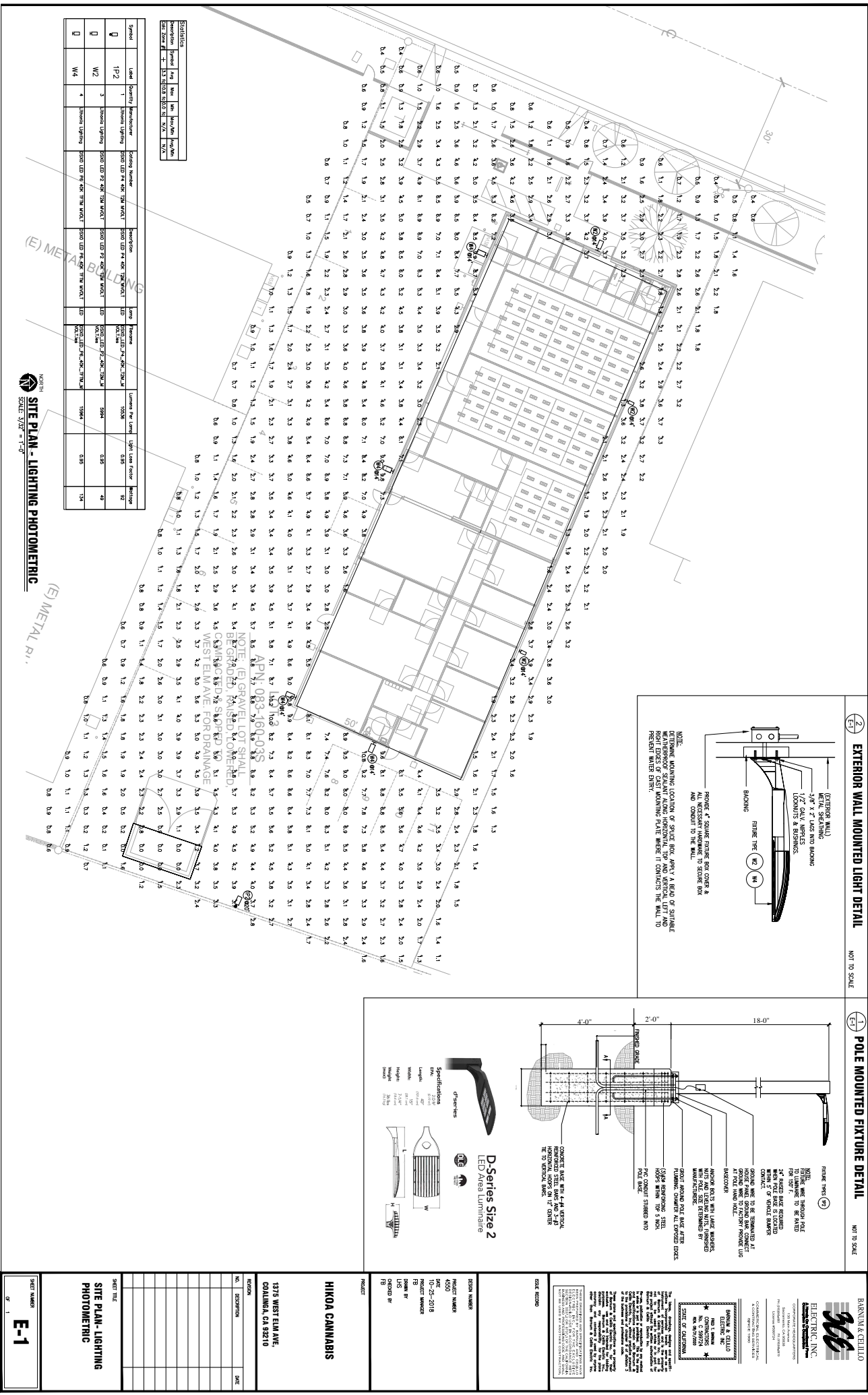
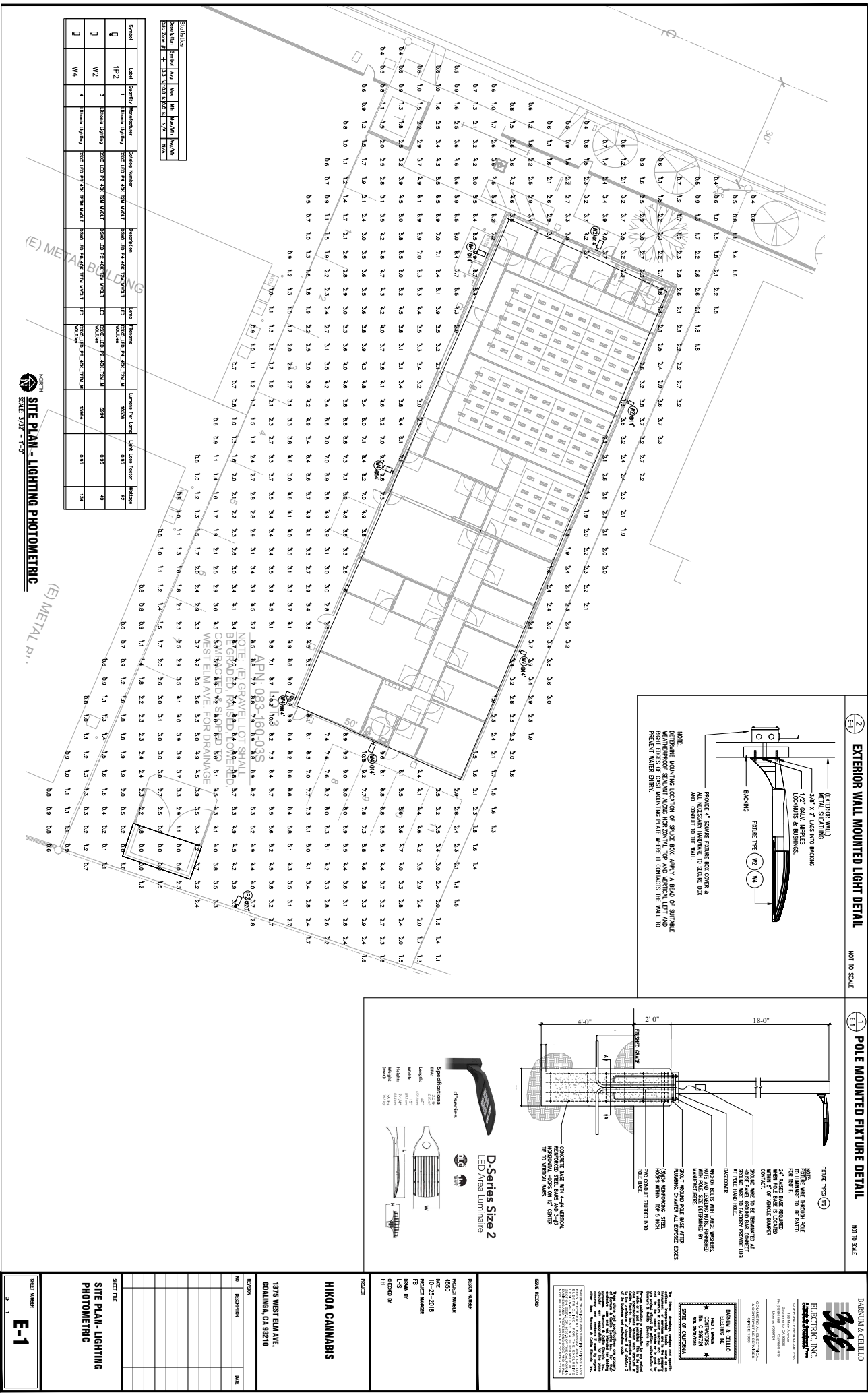
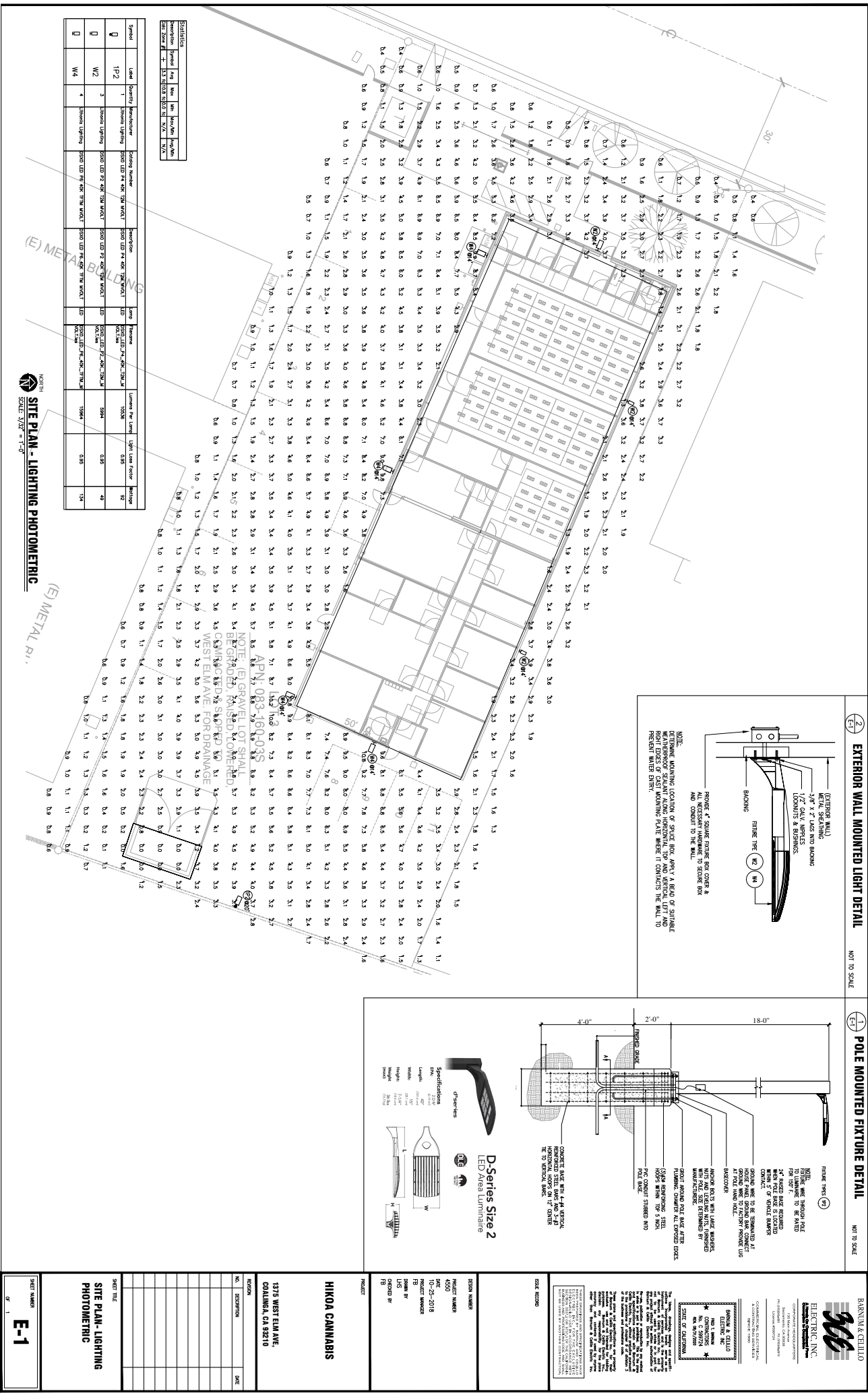
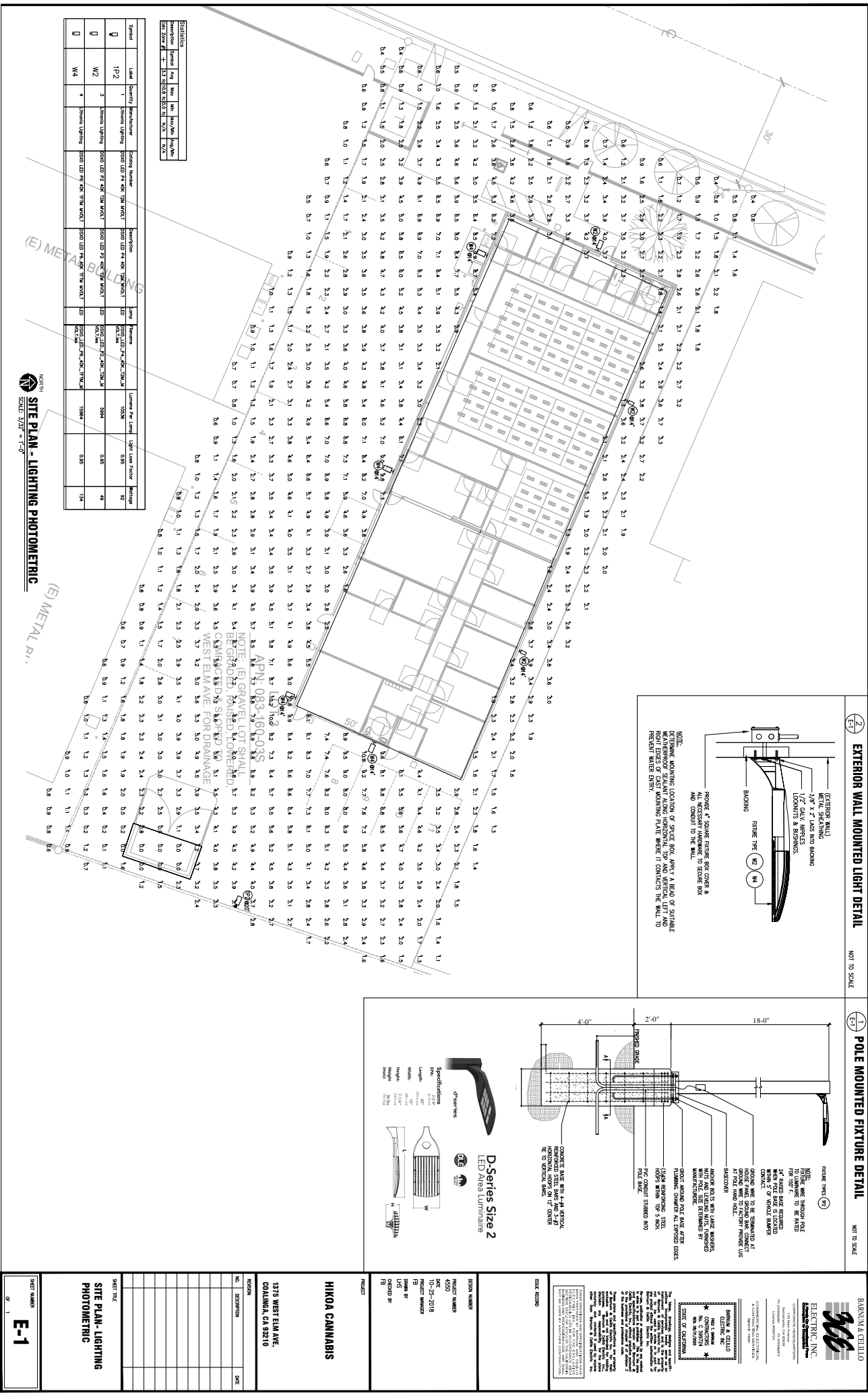
1375 West Elm Avenue 17022-D 10/26/2018

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com



A-001

BORGES ARCHITECTURAL GROUP



RESOLUTION 018P-012

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING A COMBINED DEVELOPMENT APPLICATION (CONDITIONAL USE PERMIT, SITE PLAN REVIEW AND ENVIRONMENTAL REVIEW) NO. 18-05 FOR THE DEVELOPMENT OF A COMMERICAL CANNABIS MICROBUSINESS ENGAGNIG IN THE MANUFACTURING, DISTRIBUTRION AND CULTIVATION OF ADULT-USE AND MEDICAL CANNABIS PRODUCTS LOCATED ON .54 ACRES AT 1375 W. ELM AVE

WHEREAS, the City of Coalinga Community Development Department received an application for Conditional Use Permit, Site Plan Review and Environmental Review for the renovation and addition to an existing industrial building on .54 acres at 1375 W. Elm Ave (APN: 083-160-03S) to accommodate a commercial cannabis microbusiness; and,

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

WHEREAS, appropriate applications were filed and deemed complete by the Coalinga Community Development Department on October 31, 2018; and

WHEREAS, the City Council has determined that this project is exempt from further environmental review under CEQA Guidelines §15332 as a Class 32 exemption (in-fill project), and;

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

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on December 11, 2018 to take testimony with regard to the proposed application, and;

WHEREAS, Public hearing notices were sent to all property owners within 300 feet of the site as required by Local and State law, 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 conditional use permit findings based on the development proposal:

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; and

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.

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

- All provisions of the Planning and Zoning Code are complied with;
- The following project is so arranged that traffic congestion is avoided and pedestrian and vehicular safety and welfare are protected, and there will be no adverse effect on surrounding property including but not limited to:
 - Facilities and improvements;
 - Vehicular ingress, egress and internal circulation;
 - Setbacks;
 - Height of buildings;
 - Location of services;
 - Fences and/or walls;
 - Landscaping.
- Proposed lighting is so arranged as to direct the light away from adjoining properties;
- Proposed signs will not by size, location, color or lighting interfere with traffic or limit visibility;
- Proposed development has adequate fire and police protection;
- Proposed development can be adequately served by city sewer and water;
- Drainage from the property can be properly handled;
- The proposed development is generally consistent with the Zoning Ordinance, the General Plan, and any other applicable plans.

~~~~~

**NOW THEREFORE BE IT RESOLVED**, that the Planning Commission does approve the Development Application (CDA 18-05) subject to the conditions attached hereto which are also incorporated by this reference as Exhibit "A".

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 11<sup>th</sup> Day of December 2018.

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Planning Commission Chairman

ATTEST:

---

City Clerk/Deputy City Clerk

**Exhibit “A”**  
**CONDITIONS OF APPROVAL**  
**COMBINED DEVELOPMENT APPLICATION NO. 18-05**

**Administrative**

- COA-1. *Actions voiding approval.* If the construction of a building or structure, or the use(s) 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. The approved site plan shall become void in the event that less than fifty (50) percent of the site, or an approved phased development, has not occurred within twelve (12) months after the approval of the site plan.

This Conditional Use Permit shall only remain valid so long as the applicant maintains, in good standing, an approved regulatory permit issued by the Coalinga Police Department and certified by the City Council, and valid State of California Commercial Cannabis License. Without a valid regulatory permit and State issued license, as prescribed by law, this Conditional Use Permit (local approval) is null and void.

- COA-2. *Periodic review or monitoring of conditions.* All approvals may be subject to periodic review to determine compliance with the permit and its conditions of approval. If a condition of approval specifies that activities or uses allowed under the permit are subject to periodic reporting, monitoring or assessments, it shall be the responsibility of the permit holder, property owner, or successor property owners to comply with such conditions.
- COA-3. *Indemnification.* 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-4. *Extensions.* Approval of the site plan may be extended for an additional period or periods of one (1) year upon a written application to the Commission before the expiration of the first approval.
- COA-5. *Fees.* All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit. The Developer is responsible for paying all applicable development impact fees as well all regional fees related to the project.
- COA-6. *Alterations.* Any minor alternations to the approvals shall be reviewed and approved by the Community Development Director, unless under his/her discretion warrants review and approval by the Commission.
- COA-7. *Phasing Plan.* This project is a phased development plan with Phase one (1) including the renovation and occupancy of the existing 4,130 square foot space in addition to all the required on/off-site improvements. This must be completed within one (1) year of the date of this approval. Phase two (2) consists of the construction of a 3,175 square foot addition to the existing building on site. This shall be substantially completed no later than two (2) years from the date of this approval.
- COA-8. *Acknowledgement.* Within fifteen (15) days of final approval (expiration of the appeal period) by the Planning Commission, the Applicant shall submit in writing, a statement indicating that he/she has read and agrees to the conditions imposed herein. This approval shall become void, and any privilege, permit, or other authorization granted under these entitlements if compliance with this condition has not been undertaken within the specified time limits.
- COA-9. *Revocation of approvals.* Any permit granted may be revoked or modified if any of the terms or conditions of approval are violated, or if any law or City Ordinance is violated in connection. The City Council and Planning Commission, by their own action, or following a recommendation from the Community Development Director, may initiate revocation or modification proceedings. A public hearing shall be held pursuant to [Section 9-6.111](#),

#### **Public Works/Engineering**

- COA-10. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-11. A final site plan shall be submitted to the Community Development Department to ensure that all conditions of approval have been incorporated.

- COA-12. The applicant shall comply with all 2016 California Building Code (CBC) Chapter 11B ADA accessibility guidelines.
- COA-13. The applicant shall comply with all of the requirements of the Building Official.
- COA-14. The applicant shall obtain approval from the City Solid Waste Carrier for the on-site location of the trash enclosure for solid waste disposal and pick up. The trash enclosure shall be designed and installed in conformance with City of Coalinga Standards A-4 and A-4A and shall be approved by the City Engineer.
- COA-15. The applicant shall furnish and install a backflow prevention device for the existing domestic water service to the building.
- COA-16. The applicant shall furnish and install new water service, irrigation controller and backflow prevention device for all irrigated landscape areas of the project frontage.
- COA-17. Existing storm drain facilities are in Elm Avenue are currently serving this development. Existing Storm water runoff from the project shall continue to be directed into the State right-of-way (SR 198) for collection by the existing storm drain facilities. No surface drainage shall be permitted to drain into adjacent properties.
- COA-18. The applicant shall provide an on-site Grading and Drainage plan showing the proposed method of directing storm water drainage to Elm Avenue (SR198) for approval by the City Engineer.

## **Planning**

- COA-19. An occupancy permit for the existing structure(s) shown on the approved site plan shall not be issued until all proposed buildings, structures and other stated improvements are completed, or the Community Development Director authorizes its issuance upon making a finding that all on-site and off-site conditions relating to the building, structure or use have been or will be met.
- COA-20. *Screening of parking areas.* Any parking area located between a building and right-of-way, or within fifty (50) feet of and visible from a right-of-way, must be screened by a wall or berm at least two and one-half (2.5) feet high with a (3.5) foot wrought iron fencing above the wall/berm. A screening wall meeting this requirement shall be composed of brick, stone, stucco, or other quality durable material approved by the Community Development Director, and shall include a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless capped and finished

with stucco or other material approved by the Community Development Director. This shall apply to the West Elm frontage.

- COA-21. Mailboxes shall be located outside of secured areas for access by postal workers. Obtain final approval by Postmaster prior to installation.
- COA-22. *Setback and screening from highways.* Any site in a Manufacturing/Business district that is fully or partially located within 200 feet of a state highway shall provide a landscaped area at least fifteen (15) feet deep between the highway right-of-way and any building or parking area for the length of the site frontage facing toward the highway. At least two (2) fifteen (15) gallon trees shall be provided for every twenty-five (25) feet of site frontage toward the highway.
- COA-23. 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-24. Disposal of hazardous materials as part of construction and operations shall be in compliance with applicable Federal and State regulations.
- COA-25. A landscaping plan shall be submitted to the Community Development Department for review and approval. *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.
- COA-26. *Shade trees.* A minimum of one shade tree for every ten (10) parking spaces shall be provided, which shall achieve fifty (50) percent canopy coverage of paved area at maturity. The shade trees shall be located so as to provide visual relief to long rows of parked vehicles, and to provide shade to pedestrian connections. Canopy-type trees should be used to provide a relatively consistent tree cover that will shade vehicles and pavement. Shade trees shall also be provided at appropriate intervals between perimeter parking spaces. The shade tree species shall be selected from a master tree list maintained by the City.

- COA-27. All equipment located on roofs and on-site shall be screened from view as approved by the Community Development Director.
- COA-28. The conversion of the building shall be of solid wall construction to ensure that there is no issue with sight and smell from the facility. In accordance with CMC Section 9-5.128(d)(17) of the Commercial Marijuana Ordinance. Compliance with CMC Section 9-5.128(d)(17) will be verified at the time building plans are submitted and will be reviewed and approved by the Building Department and Police Chief for License conformity and security compliance. The Police Chief shall have full authority to ensure compliance with the intent of security measures and building measures for all structures.
- COA-29. Shall submit separate plans for CO2 enriched environment. Shall have a 3rd party certification for the system. Shall provide tank separation from grow room and provide continuous mechanical ventilation for CO2 tanks. Shall provide a function test prior to final.
- COA-30. In addition to the cultivation lighting plan, the applicant shall provide equipment technical data sheets for the type of lamps to be used.
- COA-31. Prior to issuance of a building permit, a copy of a will serve notification from PG&E confirming their commitment to provided power shall be provided to the Building Department.
- COA-32. The applicant shall provide a copy of their State of CA Cannabis license application to the Community Development Department to ensure consistency with local approvals prior to start of operations.

### **Environmental**

- COA-33. In the event that archaeological remains are encountered during grading, work shall be halted temporarily, and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Native American community shall also be notified and consulted in the event any archaeological remains are uncovered.

### **Public Safety**

- COA-34. The applicant shall comply with all the requirements of the Police Department and Fire Department and obtain all required local (Police, Fire, Finance), County, State, or Federal permits prior to the start of operations. The applicant shall comply with all the requirements in their cannabis regulatory permit in addition to the conditional use permit requirements.

- COA-35. The Applicant/Developer shall comply with all applicable Federal, State and Local laws and Regulations.
- COA-36. The Applicant/Developer shall incorporate all aspects of Crime Prevention through Environmental Design for visual surveillance, access control and territorial reinforcement.
- COA-37. All fire hydrant locations shall be reviewed and approved by the Fire Chief.
- COA-38. All electric gates must be tied to the fire alarm system, and automatically open upon activation. All electric gates serving a building with a NFPA 72 Fire Alarm system, shall be wired so gates automatically open when the fire alarm activates. For all electric gates, provide lock box for fire department access. Approved model is Doorking Model 1400-080. You can find dealers on their website <http://doorking.com/accessories/lock-boxes>
- COA-39. The applicant shall provide a Knox Box for emergency vehicle access on new chain link rolling gates.
- COA-40. Loading zones and any roll up doors must be bollard protected.