CITY OF COALINGA
The Sunny Side of the Valley

AGENDA
PLANNING COMMISSION

TUESDAY OCTOBER 10, 2023

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

Notice is hereby given that the Planning Commission will hold a Regular Meeting, on October 10, 2023 in the City Council Chambers, 155 West Durian Avenue, Coalinga, CA. Persons with disabilities who may need assistance should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. Anyone interested in translation services should contact the City Clerk at least 24 hours prior to the meeting at 935-1533 x113. The Meeting will begin at 6:00 p.m. and the Agenda will be as follows:

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

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

Staff: *Sean Brewer, Assistant City Manager*
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. Approve Minutes - 07-25-2023

PUBLIC HEARINGS

1. Adoption of Resolution No. 023P-009 Recommending to the City Council Consideration and Approval of Ordinance No. 862, Amending the Planning and Zoning Code Related to Permitting Limited Accessory Structures within the Street Side Setback of Reverse Corner Lots (Zoning Text Amendment Application ZTA 23-02).

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN

CITY OF COALINGA
The Sunny Side of the Valley

Staff Report- Chairman and Planning Commission

Subject: Approve Minutes - 07-25-2023
Meeting Date
Project Location:
Applicant:
Owner:
Prepared By:

I. RECOMMENDATION:

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

	Description
🗋	Minutes for Approval 7-25-2023

MINUTES
PLANNING COMMISSION
155 W. Durian Avenue, Coalinga, CA 93210
Tuesday, July 25, 2023

The Mission of the City of Coalinga is to provide for the preservation of the community character by delivering quality, responsive City services, in an efficient and cost-effective manner, and to develop, encourage, and promote a diversified economic base in order to ensure the future financial stability of the City for its citizens.

CALL MEETING TO ORDER (6:00PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

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

None

ROLL CALL

Commissioners:	*Chairman Sailer* *Vice Chairman Stoppenbrink – Absent* *Commissioner Helmar* *Commissioner Pruitt* *Commissioner Hill – Absent*
Staff:	*Assistant City Manager, Sean Brewer* *Public Works and Utilities Coordinator, Larry Miller* *City Clerk, Shannon Jensen*

PUBLIC COMMENTS

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

None

INFORMATION/CONSENT CALENDAR

1. Approve Minutes – 05-23-2023

*Motion by Pruitt, Second by Helmar to Approve Information/Consent Calendar Item No. 1. Motion **Approved** by a 3/0 Majority Voice Vote. (Hill and Stoppenbrink – Absent)*

PUBLIC HEARINGS

1. Planning Commission Consideration of Tentative Parcel Map 22-02 (SE Corner of Elm Ave/SR33/198 and El Rancho Blvd)

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

Commissioner Sailer opened the Public Hearing for comments. Seeing none, Chairman Sailer closed the Public Hearing.

*Motion by Helmar, Second by Pruitt to Adopt Resolution No. 023P-007 Approving the Tentative Parcel Map No. 22-02 to Subdivide the Existing 7.69 Parcel into Four (4) Commercial Zoned Parcels. **Approved** by a 3/0 Majority Roll-Call Vote. (Hill and Stoppenbrink – Absent)*

2. Planning Commission Consideration of Combined Development Application (CDA 22-02) – 256 E. Polk Street

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

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

*Motion by Pruitt, Second by Helmar to Adopt Resolution No. 023P-008 Approving a General Plan Amendment, Zoning Amendment, Conditional Use Permit, Site Review Approval and Environmental Review for APNs 083-102-06, 083-102-07, and 083-102-08 for the Combined Development Application for 256 E. Polk Street. **Approved** by a 3/0 Majority Roll-Call Vote. (Hill and Stoppenbrink – Absent)*

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

None

COMMUNICATIONS

1. Staff Announcements

None

2. Commissioner Announcements

None

3. Chairman Announcements

None

ADJOURN 6:28PM

APPROVED:

_____
Chairman / Vice Chairman

ATTEST:

_____
Shannon Jensen, City Clerk

_____
Date

CITY OF COALINGA
The Sunny Side of the Valley

Staff Report- Chairman and Planning Commission

Subject:	Adoption of Resolution No. 023P-009 Recommending to the City Council Consideration and Approval of Ordinance No. 862, Amending the Planning and Zoning Code Related to Permitting Limited Accessory Structures within the Street Side Setback of Reverse Corner Lots (Zoning Text Amendment Application ZTA 23-02).
Meeting Date	Tuesday, October 10, 2023
Project Location:	City of Coalinga
Applicant:	City of Coalinga, 155 W. Durian, Coalinga, CA 93210
Owner:	City of Coalinga, 155 W. Durian, Coalinga, CA 93210
Prepared By:	Sean Brewer, Assistant City Manager

I. RECOMMENDATION:

Staff is recommending that the Planning Commission approve Resolution No. 023P-009 Recommending to the City Council Consideration and Approval of Ordinance No. 862, Amending the Planning and Zoning Code Related to permitting limited accessory structures within the street side setback of reverse corner lots (Zoning Text Amendment Application ZTA 23-02).

II. BACKGROUND:

The City Council directed staff to prepare a recommendation regarding a proposed zoning text amendment to permit accessory structures in the required street setbacks of reverse corner lots within the City. Council feels that the proposed amendment aims to address specific constraints faced by property owners and enhance flexibility in land use, while ensuring compatibility with existing zoning regulations and the broader community's interests.

Reverse corner lots are defined by their distinctive configuration, where the narrowest section of the lot abuts the corner, while the wider portion fronts onto the secondary street. Property owners of such lots often encounter challenges in accommodating accessory structures due to limited available space within the required street setbacks.

III. PROPOSAL AND ANALYSIS:

Currently, Section 9-2.203(b)(4) states that reversed corner lots shall have a minimum street side yard width of twelve (12) feet or the required front yard requirement of the lot in the rear (key lot), whichever is less. The setback shall be twenty (20) feet for garages accessed from the side street. No accessory structure shall

project beyond the extension of the required front yard line of the lot in the rear (key lot).

The Council wishes to permit accessory structures within the extension area of the front yard line of the key lot. Therefore, staff has prepared ordinance number 862 that would amend the code to permit the placement of accessory structures under 120 square feet. This would include small structures such as small sheds or gazebos to be placed in this setback. All structures that would trigger a building permit would not be permitted within said setback. All structures permitted in this setback shall be placed behind a 6-foot solid fence as permitted under the planning and zoning code.

Environmental Review: Staff finds and determines that this ordinance, which supports the placement of small structures within a streetside setback, will not have a significant effect on the environment and is not expected to impact surrounding properties. Accordingly, staff finds that the provisions of Section 15303(e) of the CEQA guidelines supports the filing of a notice of exemption related to new construction or conversion of small structures specifically accessory structures.

Public Notification: 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.

IV. FISCAL IMPACT:

No fiscal impact determined at this time.

V. REASONS FOR RECOMMENDATION:

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

- The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
- The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.
- If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.
- The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

Permitting accessory structures within required street setbacks of reverse corner lots should not negatively impact the surrounding land uses or neighborhood character as it will limit the structures to less than 120 square feet or any structure that requires a building permit. This ordinance will still allow staff to ensure that the structures placed in these setbacks provide adequate safety and accessibility, particularly at intersections, to maintain public safety. The ordinance aims to address specific constraints faced by property owners and enhance flexibility in land use, while ensuring compatibility with existing zoning regulations and the broader community's interests.

ATTACHMENTS:

	Description
🗋	Ordinance No. 862
🗋	Resolution No. 023P-009

ORDINANCE NO. 862

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA, CALIFORNIA AMENDING TITLE 9 OF THE COALINGA MUNICIPAL CODE – ACCESSORY STRUCTURES LOCATED WITHIN STREET SIDE REVERSE CORNER LOT SETBACKS IN RESIDENTIAL DISTRICTS.

WHEREAS, Title 9 of the Coalinga Municipal code establishes regulations, requirements and standards including but not limited to: controlling the uses of land, the density of population, the uses and locations of structures, the height and bulk of structures, open spaces surrounding buildings, the areas and dimensions of lot areas and building sites, the location, size, and illumination of signs, and requiring the provision of usable open space, screening and landscaping, off-street parking and loading facilities, and;

WHEREAS, the City wishes to update Title 9 of the Municipal Code to update regulations related to permitting the placement of accessory structures in the street side setback of a reverse corner lot in a residential zoning district in the City; and

WHEREAS, currently, reversed corner lots shall have a minimum street side yard width of twelve (12) feet or the required front yard requirement of the lot in the rear (key lot), whichever is less. The setback shall be twenty (20) feet for garages accessed from the side street. No accessory structure shall project beyond the extension of the required front yard line of the lot in the rear (key lot): and

WHEREAS, the Council wishes to permit select accessory structures within the extension area of the front yard line of the key lot; and

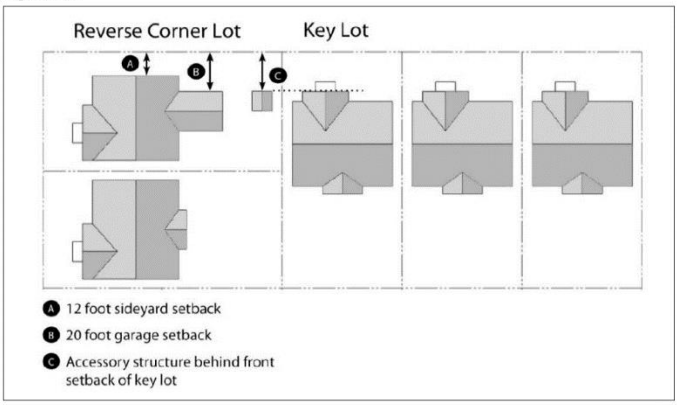
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COALINGA DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council finds that all the facts, findings, and conclusions set forth above in this Ordinance are true and correct.

SECTION 2. The City Council hereby amends Section 9-2.203(b)(4) of the Coalinga Municipal Code related to accessory structures within the extension area of the front yard line of the key lot:

(4) Street side yard - reversed corner lots. Reversed corner lots shall have a minimum street side yard width of twelve (12) feet or the required front yard requirement of the lot in the rear (key lot), whichever is less. The setback shall be twenty (20) feet for garages accessed from the side street. No accessory structure shall project beyond the extension of the required front yard line of the lot in the rear (key lot), *unless under 120 square feet and not permanently affixed to the ground. If a structure requires a building permit it is not permitted in this required setback. Structures in this setback must be behind a 6-foot solid fence as permitted under the planning and zoning code.*

Figure 2.2



SECTION 3. Severability Clause:

Should any section, clause, or provision of this Ordinance be declared by the Courts to be invalid, the same shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part so declared to be invalid.

SECTION 4. Effective Date:

This Ordinance shall take effect 30 days after its passage and adoption pursuant to California Government Code Section 36937 and shall supersede any conflicting provision of any City of Coalinga ordinance.

SECTION 5. Certification:

The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published or posted according to law.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2023.

_____

Mayor/Mayor Pro-Tem, City of Coalinga

ATTEST:

_____

City Clerk/Deputy City Clerk

RESOLUTION 023P-009

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION RECOMMENDING APPROVAL OF A ZONING TEXT AMENDMENT TO AMEND THE PLANNING AND ZONING CODE RELATED TO ACCESSORY STRUCTURES LOCATED IN REVERSE CORNER LOT SETBACKS IN RESIDENTAL ZONING DISTRICTS

WHEREAS, the City of Coalinga desires to permit, in limited circumstances, accessory structures in reverse corner lot setbacks in residential zoning districts; and

WHEREAS, a Notice of Public Hearing was provided to the Coalinga Press, posted at City Hall, Police Department bulletin board, Fire Department Bulletin Board, Coalinga District Library, Chamber of Commerce, and City of Coalinga website, on September 28, 2023, and;

WHEREAS, the Planning Commission held the noticed Public Hearing on October 10, 2023 to take testimony with regard to the proposed Zoning Text Amendment; and

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

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

- The proposed Zoning Ordinance amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

- The proposed Zoning Ordinance amendment is consistent and compatible with the goals, policies, and actions of the General Plan, and the other applicable provisions of the Zoning Ordinance.

- If applicable, the site is physically suitable (including, but not limited to access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designations and anticipated land uses/developments.

- The proposed Zoning Ordinance amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission recommends approval to the City Council adoption of Ordinance No. 862 (Exhibit “A”) to amend the planning and zoning code related to permitting accessory structures in reverse corner lot setbacks in residential zoning districts.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regular meeting held on the 10th day of October 2023.

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
Planning Commission Chairman/Vice Chairman

ATTEST:

_____
City Clerk/Deputy City Clerk

Exhibit “A”

Ordinance No. 862