



AGENDA PLANNING COMMISSION

TUESDAY AUGUST 26, 2014

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 Stoppenbrink
Vice Chairman Papietro
Commissioner Jorgens
Commissioner Hill
Commissioner Sailer

Staff: Sean Brewer, Assistant Community Development Director
Rene A. Ramirez, 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. Approval of the April 22, 2014 Minutes
2. Approval of the May 13, 2014 Minutes

PUBLIC HEARINGS

1. Conditional Use Permit Application 14-01 (Large Family Daycare)

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Site Plan Review No. 14-02 (Subway, Training Center and Future Retail Suite)

DEPARTMENT REPORTS

COMMUNICATIONS

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

ADJOURN

Next Meeting: September 9, 2014

Subject: Approval of the April 22, 2014 Minutes
Meeting Date August 26, 2014
Project Location: N/A
Applicant: N/A
Owner: N/A
Prepared By: Sean Brewer, Assistant Community Development Director

I. RECOMMENDATION:

That the Planning Commission **APPROVE** the minutes from the April 22, 2014 regular meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

	Description
☐	April 22, 2014 Minutes

MINUTES
PLANNING COMMISSION
City Council Chambers 155 W. Durian, Coalinga, CA 93210
TUESDAY April 22 2014

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)

Chairman Stoppenbrink called the Planning Commission Meeting to Order at 6:00 PM, PDT

Pledge of Allegiance

Chairman Stoppenbrink led the Commissioners/staff in the Pledge of Allegiance.

CHANGES TO THE AGENDA

None

ROLL CALL

Commissioners Present: Joshua Sailer, Richard Hill, Anne Jorgens, Ken Stoppenbrink (Papietro Absent)

Staff Present: City Manager Rene Ramirez, Assistant Community Development Director Sean Brewer

City Clerk Wanda Earls

Commissioners:
Chairman Stoppenbrink
Vice Chairman Papietro
Commissioner Jorgens
Commissioner Hill
Commissioner Sailer

Staff:
Sean Brewer, Assistant Community Development Director
Rene A. Ramirez, City Manager

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. Minutes from the February 11, 2014 Planning Commission Meeting

*Motion Made by Commissioner Sailer, Seconded by Commissioner Jorgens to Approve Consent Calendar Item 1 (Minutes of February 11, 2014). Motion **Approved** by a Voice 4/0 Vote: Sailer, Jorgens Hill, Stoppenbrink. (Papietro absent).*

PUBLIC HEARINGS

1. Adoption of Resolution No. 014P-002 - Planning Commission Approval of the Draft Zoning Ordinance and Recommend Adoption by the City Council

Assistant Community Development Director Sean Brewer:

He just wants to go over a few things. He has made some decisions and seeks some direction from the Commissioners. Tonight you will be adopting Resolution No. 014P-002 and making a recommendation to the City Council to approve the draft zoning ordinance which would then become the official Zoning Ordinance for the City of Coalinga.

He will summarize a lot of the information as to what we have done and discuss the collaboration component of the grant and the public hearing process and the draft process. As you know the draft was out for a 30-day public review which began on March 24, 2014. the draft document was available at the public library, Chamber of Commerce, City Hall and on the City website. There was ample availability for this document to be reviewed. Staff received no comments regarding the document.

He wants to discuss with you some highlights as well as a new item regarding temporary farming.

This began with a request from an individual who was planning to start some farming activities at the Old School Farm. This is obviously agricultural production land to begin with. It happens to be they have ceased operation of agricultural activities. It has been a weed infestation every year with tumble weeds and dust issues. We received a request from the developers who went through the development process to approve a subdivision; a master plan for a golf course development process. They had rezoned the property from exclusive agricultural to residential and also open space for the golf course component.

They want to basically do some farming activity on that land until development occurs. Historically, we have some properties in town, that have been rezoned or are no longer considered agricultural but have continued in agricultural production and therefore are considered illegal non-conforming. There is no issue with that.

We put together a draft section which allows you to go into the temporary uses section of the draft ordinance to allow for temporary farming with conditions. From a staff perspective we feel it is reasonable. It is not unreasonable and is not detrimental to the adjacent properties and/or the community as a whole. We have set it up so there will be limited impacts and reduce our overall abatement processes in terms of our weed issues, etc.

City Manager Ramirez asked for a brief break to assist Commissioners who are getting their agendas in the PDF version with all those full length pages. We can open up a HTML or a PDF.

Chairman Stoppenbrink recessed the meeting at 6:09 PM to correct technical matters on iPads.

Chairman Stoppenbrink reconvened the meeting at 6:13 PM.

Temporary farming is something we are bringing to the Commission for the first time tonight. It was brought up because we received a request. He just wanted to bring it to your attention so you could have a discussion about it and incorporate into this process.

In terms of the temporary farming ordinance we felt it was a reasonable request. It is really only going to apply to a few properties in town but we didn't want to restrict it so much that it was only applicable for one piece of property.

Temporary farming may be permitted in areas that are primarily zoned residential and should be in accordance to the following standard: undeveloped residential land. The intent is to allow for farming on undeveloped large pieces of land. The first thing we do is limit it to a minimum of 20 acres. Primarily, it is undeveloped large property which may have entitlements on it such as a subdivision map, etc., where they want to have some use of the land until they develop. Anything adjacent to non-agriculturally zoned land would require a 30' fire break. The fire department wanted a 30' setback limited to five years. They would have to come back and asked for an extension to that farming activity beyond five years. In terms of crop types, row crops and pasture crops are permitted but prohibiting orchard and tree crops. Our goal is temporary in nature.

The animal keeping would basically be the code you have in front of you. We are going to integrate this into the temporary uses section of Chapter 5. Under machine operation we wanted to limit it from 7:00 AM to 10:00 PM. If they do want to do some night-time harvesting they need to contact us one week in advance. We can also advise them if we receive complaints that it is not going to work. The pesticide use will be limited to that required by Fresno County which is very limited. They will not be able to use City water. They will have to use reclaimed, recycled or secondary treated water. They will not use any potable water. We would prohibit the drilling of a well. There would have to be an existing well on site, or some source of water maintained to do the irrigation. The temporary and/or seasonal retail sales would be consistent with the Code. Sales would be very minimal and restrictive. Performance standards are similar to what is in the Code and basically, referenced in Chapter 2, Article 4. In reference to dust reduction we want to minimize with continued water applications. Also, reduce vehicular speeds and avoid tilling on unusually windy days.

Chairman Stoppenbrink asked if anyone doing temporary farming would put in a new well.

Mr. Brewer said they would not put in a new well but they could rehab an existing well. If they could make the findings that it would produce they could go ahead and rehab that existing well. We would not want them to add a well where future residential development is proposed.

There is to be only one caretaker per operation. That would be reviewed and approved by the building department..

Commissioner Hill asked if the people who own twenty-acre lots, can they farm that?

Mr. Brewer said this is only within the City Limits. There are only about three parcels that would have 20 acres. The Old School Farm has about 162 acres, Summer Glen Estates about 168 acres.

City Manager Ramirez said Merced and Jayne Avenue about 160 acres.

Mr. Brewer said it allows the owners to use the property. You are going to have a limited impact. It just stopped because they thought they were going to build lakes and golf courses overnight. He thinks they lost track of the farming operation. There is a means to a end because being temporary, it won't prohibit the development from occurring.

Chairman Stoppenbrink said at the Old School Farm there is an existing well.

Mr. Brewer said he just wanted to bring this to your attention. if you have no objections, we would like to include this in the action tonight. This would be included within the Temporary Uses Section.

Commissioner Jorgens said she has no objections. She likes the fact there is a time limit on it. She is assuming if the economy isn't improved as to development, they can come back for an extension.

Mr. Brewer agreed. Even if you see a small phase of the development occurring, you still have a large piece of land which could be utilized by just restricting where they would be able to do their operation. It is a pretty significant investment and if they decide to farm it, in reference to code enforcement, weed abatement it is going to be close to none.

He just wants to go over a few other things. There has not been any significant changes since the last time we meet or since you reviewed the document. There are just a few items to discuss for clarification or conformation.

In terms of the mixed use designation, since it is a new zoning designation, we don't necessarily have to go to a specific section.

We had the workshop at the Council Meeting and a few of you were there and we talked a little about mixed use. There must be commercial present or primary and the residential would be ancillary. He just wants to confirm that commercial is going to be the primary of the mixed use. There is a mixed use designation but it will allow for ancillary residential development. The Commission confirmed staffs assumption.

In terms of public facilities, we have had some decisions about different facilities. Years ago the City deeded over property to the college for an administrative building or to relocate their district office. The way our public facilities ordinance is written now it is, basically, stating that private schools, schools, hospitals, government operations, colleges, trade schools, etc., are acceptable. Our interpretation of this is it would include ancillary administrative buildings as well. They are always compatible with residential districts because they are commercial administrative offices, etc. This is just on the record so we know the intent. The Commission confirmed staffs assumption.

One of the things that has come across his mind is, each week he does a weekly run with one of the sergeants of the police department on code enforcement. What he notices a lot is related to fencing. As you know fences don't require a permit. The current code says that we will have a 3' minimum high solid fence in the front yard and then tapering or transition up to 6' from the side rear, etc. What he noticed is a lot of 4' fences. They are like picket fences and are not completely solid. He is considering eliminating some of these legal non-conformities so we don't have these inconsistencies. He is going to recommend doing a 3' high maximum solid fence with an exception being a 4' fence as long as you can have 50% visibility in the front yard.

One thing he came across is about the chain link fence. There are a lot of houses especially on Harrison and Coolidge and they have four foot chain link fences. From what he is hearing, the chain link fence comes standard at 4' and 6'. People go to buy fences, especially, since it does not require a permit and many are not well versed in zoning. Should we continue to allow the chain link fence? That is unless you want to remove that and make it a prohibition since we are allowing for the concession on the 4' picket fence. He would rather see a decorative type fence rather than a chain link fence. Right now it currently says no chain link fences unless you want to change that and permit them.

Commissioner Hill said you are talking about putting in wrought iron but a lot of people can't afford that but they can afford chain link fencing. Many are on a fixed income. If you are saying get a custom link fence just go down and try to get one, it is not going to be cheaper. Economically, he does not feel we should place burdens on people.

Chairman Stoppenbrink said if residents are putting up chain link fences and then putting in the slats, it is a solid fence. You can be blinded at that intersection if you are trying to go out around it. Chain link we have required for commercial and they have to put the slats in. The chain link is fine as long as they don't put the slats in to block the view.

Mr. Brewer said when we think it all the way through, they could put slats in every other one. When you are looking at zoning you want to look at aesthetics at the same time. It is difficult to enforce. It is just a matter of what you want to do. The current code says no chain link fence. It is up to the Commission as to what you want to do.

There was continued discussion regarding chain link fences.

City Manager Ramirez looked up prices on chain link fencing vs. wood fences.

Mr. Brewer said he would not want a chain link fence across from his house.

The consensus of the Commission is remove prohibition on chain link fences as long as there is 50% visibility.

The other discussion was driveways. Current code talks about a 5-foot planter area. The way we enforce it now, is tell people to make sure they have a 5-foot planter. On the draft ordinance it says that 50% must remain previous and not allow for ornamental or crushed rock in the front yard as well as landscaping materials. His question is, is that enough for you to feel comfortable with?

It would prevent anyone from doing concrete over all their front yard. If in fact, if neighbors want to have their driveways meet it is okay as long as the properties are not covered over 50%. Are you okay with that? It is very difficult to enforce a planter areas in between the properties. If you are comfortable with this, he will take it to the Council and have the same conversation. He doesn't like seeing concrete connecting two properties but from an enforcement standpoint it is almost impossible to enforce.

Is there any desire to limit driveway width in terms of frontage? Many times it is like 30% of the frontage. If you go 50% on a 50' lot, you are looking at 25' as a maximum. Most likely from the size of most lots, you are going to see no more than 30' driveways.

One of the things we did not put in the Code is having multiple driveways. We can determine a minimum lot width for a "U" shaped driveway that would work. The 50% rule would still apply for landscape areas. He is comfortable with it. To put in a "U" shaped drive, you probably need at least a 60-70' frontage. At least it allows for it in the future. When we have a new development come in they could desire something creative it would be fine as long as they have the minimum width. Staff will establish a minimum lot. It will probably be well over 50'.

Commissioner Hill said his neighbor is 1 1/2 foot higher than he is. What happened was his yard was under his cement. When we did the cement work we had to go up to his cement work. It was undermining his cement work.

There was continued discussion which cannot be understood because of many people talking.

Mr. Brewer said if it is over 18", it would require a retaining wall.

Commissioner Hill said it is the City's fault for allowing that to happen.

Mr. Brewer said he is well versed about the issue between Promatory Point and Posa Chanet. He is not aware of the one you are talking about. The grades were not the same.

The next thing he wants to talk about is we have a proposal for a senior housing project. We don't necessary address parking for a senior housing project. The parking is very minimal. He has done some research and the parking ratio is about one-to-one. He would like to add an additional line in the parking draft to accommodate senior family facilities as to parking. He is thinking it should be one-to-one. It is independent senior housing with a minimum age of 60 years old. Many don't have cars. He thinks one-to-one as to each

unit. Demand for parking is usually lower in these facilities.

He will explain it more in his update to you. Right now, for a senior designated project the parking is one-to-one. If there are many employees, we will require a study and amend the ordinance and add the parking standard to it. The first person in with an assisted living can pay for the study.

He wants to make sure that recycling facilities are in conjunction with existing business. He thinks we have good regulations for small recycling facilities but he wants to make sure we have language in there saying it is in conjunction with existing businesses.

He will make some changes. There will be two hearings with Council a 1st and 2nd on the ordinance and it will be in effect 30-days after that. His goal is maybe by August it will be in effect. We also have design guidelines coming back to the Commission, too. That is part of our contract with M-Group.

There was some discussion about enforcement of political signs blocking right-aways.

Mr. Brewer said he gives code enforcement good credit it terms of enforcing that issue.

City Manager Ramirez said they had a question last week about someone placing a political sign in a public right-away. There is a provision in the Municipal Code that does not allow for political signs in public right-aways.

Chairman Stoppenbirnk opened and closed the public hearing seeing no public comments. He called for the motion.

*Motion Made by Commissioner Hill, Seconded by Commissioner Jorgens to Adopt Resolution No. 014P-002 - Planning Commission Approval of the Draft Zoning Ordinance and Recommended Adoption by the City Council. Motion **Approved** by a Roll-call 4/0 Vote: Hill, Jorgens, Sailer, Stoppenbrink (Papietro Absent)*

City Manager Ramirez said you folks are to be congratulated because a lot of work went into this process. There was a lot of material you had to read. This is the first time the City is going to have a comprehensive Zoning Ordinance in its lifetime.

Mr. Brewer said since the sixty's.

Commissioner Jorgens said it is a very easily read document and easy to understand.

Mr. Brewer said staff wanted to make sure a lot of the diagrams and charts are the ones staff gets a lot of questions about. We have had so many people calling about fences. These are things to clarify. Seeing a picture is worth a thousand words.

Staff will bring things back to you, if the document does not work for Coalinga. If you like we can do an annual review of the document.

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

None

DEPARTMENT REPORTS

Assistant Community Development Director Sean Brewer:

Mr. Brewer updated the Planning Commissioners on the following items:

Senior Housing Project

Warthan Place Apartments - Phase 2 - Out to bid

ADA Transition Project - Award May 1

Plaza Project - Completion in the next month

Grants - alley paving, new street sweeper, Forest Phase 3 Award, HSIP - Cambridge Elm Signal

Applying for ATP grant to create planning document for Trail Master Plan

New AT&T tower has submitted plans

Countywide Housing Element RFP hit the streets

COMMUNICATIONS

None

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

ADJOURN

Chairman Stoppenbrink adjourned the Planning Commission Meeting at 7:25 PM, PDT. The next meeting is May 13, 2013.

Next Meeting: May 13, 2014

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date

Subject: Approval of the May 13, 2014 Minutes
Meeting Date August 26, 2014
Project Location: N/A
Applicant: N/A
Owner: N/A
Prepared By: Sean Brewer, Assistant Community Development Director

I. RECOMMENDATION:

That the Planning Commission **APPROVE** the minutes from the May 13, 2014 regular meeting.

II. BACKGROUND:

III. PROPOSAL AND ANALYSIS:

IV. FISCAL IMPACT:

V. REASONS FOR RECOMMENDATION:

ATTACHMENTS:

	Description
☐	May 13, 2014 Minutes

MINUTES
PLANNING COMMISSION
City Council Chambers 155 W. Durian, Coalinga, CA 93210
TUESDAY May 13 2014

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)

Chairman Stoppenbrink called the Planning Commission Meeting to order at 6:00 PM, PDT.

Pledge of Allegiance

Chairman Stoppenbrink led the Commission, staff and audience in the Pledge of Allegiance.

CHANGES TO THE AGENDA

None

ROLL CALL

Those present for roll call are:

Sailer, Hill, Jorgens, Papietro, Stoppenbrink

Staff members present:

City Manager Rene Ramirez

Assistant Community Development Director Sean Brewer

Others present:

City Clerk Wanda Earls

Commissioners:

Chairman Stoppenbrink
Vice Chairman Papietro
Commissioner Jorgens
Commissioner Hill
Commissioner Sailer

Staff:

Sean Brewer, Assistant Community Development Director
Rene A. Ramirez, City Manager

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. Minutes from the April 22, 2014 Planning Commission Meeting

PUBLIC HEARINGS

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. **Approval of Site Plan Review 14-01 (40 Unit Coalinga Senior Community Development)**

Assistant Community Development Director Sean Brewer:

Staff is recommending the Planning Commission adopt Resolution No. 014P-003 with conditions for the development of a 40 unit high density senior housing developing which will accommodate low/very low seniors 60 years of age and older.

On March 20, 2014 the Community Development Departments received an application for the development of a 40 unit multi-family senior housing complex on the south side of Polk Street near 5th Street and State Route 33. Once the application was deemed complete staff requested comments from the necessary City Departments and Caltrans since the affected parcels share Caltrans right-of-way and City of Coalinga right-of-way. This proposal incorporates feedback from all City Departments, Caltrans and the City's contracted solid waste hauler Mid Valley Disposal.

The proposed project proposes to construct two (2)three story buildings, 40 feet in height, comprised of 40 senior exclusive rental units on (2) parcels comprised of 1.29 acres. The General Plan designations for the two parcels are Residential High Density (RHD) with a zoning designation of High Density Residential (R-3). The project is consistent with all development regulations for multi-family housing.

The following was summarized by Mr. Brewer:

Surrounding Land Use Settings
Development Regulations
Lot Coverage
Access
Utilities
Parking
Refuse Containers
Landscaping/Lighting
Signage
Offsite Improvements
Environmental Conditions

Chairman Stoppenbrink asked about age.

Mr. Brewer indicated it used to be 55 but next year it will be 62 years and older.

Vice Chairperson Papietro asked about those living in the units. Are they single or married.

Mr. Brewer said it can be either but one has to be at least 62 years old. No children may live there but can visit. There will be a 24-hour manager on site. There will be a garden/court yard area.

Vice Chairperson Papietro asked about an elevator.

Mr. Brewer said there was to be an elevator and a walkway from one building to the other.

Commissioner Jorgens asked about the PG&E poles on the location.

Mr. Cameron Johnson, AMC & Associates, LLC
16633 Ventura Blvd #101Y
Encino, CA 91496
818-380-2600

Mr. Johnson said one pole will be relocated and the rest will be overhead. Our goal is to submit the application by July 1st and get under construction in 8-12 months.

Commissioner Jorgens asked if there would be room for vehicles to turn around.

Mr. Johnson indicated there would be room. There will be 55 regular parking spaces according to federal code.

They like the location because it is an infill location and parking is 1 to 1. Often in these facilities the parking lots are empty.

Commissioner Jorgen asked about RV parking.

Mr. Johnson said there is no RV parking and no long-term parking.

Commission Hill commented that there are amenities located with the dog park.

Mr. Johnson indicated the facility is pet friendly for small dogs and cats, birds, etc. We have been working with Mr. Brewer for several years and we prefer the Central Valley. Remarks were continued on the following:

Coalinga Scores High
4% Tax Guarantee
HOME Funds

Rents are based on market study. It is usually 50-60 of median household income.

Chairman Stoppenbrink said there is more demand than supply for these types of facilities.

There was brief discussion on Caltrans wanting to put in a round-about.

Chairman Stoppenbrink thanked Mr. Johnson for his attendance at the meeting this evening. He called for the motion.

*Motion Made by Vice Chairperson Papietro, Seconded by Commissioner Jorgens to Approve Resolution No. 014P-003 A Resolution of the City of Coalinga Planning Commission Approving Site Plan Review Application No. 14-01 (Coalinga Senior Apartments) to be located at the South End of 5th Street/SR33 and East Polk Street. Motion **Approved** by a Roll-call (5/0) Vote: Papietro, Jorgens, Sailer, Hill, Stoppenbrink.*

DEPARTMENT REPORTS

There were no department reports this evening.

COMMUNICATIONS

Mr. Brewer indicated he had nothing for the May 27, 2014 Planning Commission Meeting.

The Commission still has to review Design Guidelines. M-Group has been working on.

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

ADJOURN

Chairman Stoppenbrink adjourned the Planning Commission Meeting at 6:30 PM, PDT.

Next Meeting: May 27, 2014

Chairman/Vice Chairman

City Clerk/Deputy Clerk

Date

Subject: Conditional Use Permit Application 14-01 (Large Family Daycare)
Meeting Date August 26, 2014
Project Location: 821 Chianti Circle
Applicant: Vanessa Pelletier, 821 Chianti Cir, Coalinga, CA 93210
Owner: Century Development Group, LLC, 3000 Oak Road #360, Walnut Creek, CA 94597
Prepared By: Sean Brewer, Assistant Community Development Director

I. RECOMMENDATION:

Staff finds that the proposed **Conditional Use Permit** is in compliance with Title 9 (Planning and Zoning) of the City of Coalinga Municipal Code and recommends that the Conditional Use Permit request be **APPROVED WITH CONDITIONS**.

II. BACKGROUND:

On August 5, 2014 the Community Development Department received an application from the applicant requesting a use permit to operate an in-home family daycare facility within their current residence. According to the Zoning Code this type of use is permitted subject to a conditional use permit reviewed and approved by the Planning Commission. The proposed daycare will care for no more than 12 children (infant to 11 years) and 2 school aged children (12 years of age and older) for a total of 14 children.

State of California Health and Safety Code Conformance: The proposed project is consistent with the State of California Health and Safety Code because the State policy recognizes the need for family daycare facilities to be provided in residential districts and preempts local regulation by limiting City authority to regulate Large Family Day Care facilities in residential districts.

California Health and Safety Code Section 1597.40(a): It is the intent of the Legislature that family day care homes for children should be situated in normal residential surroundings so as to give children the home environment, which is conducive to healthy and safe development. It is the public policy of this state to provide children in a family day care home the same home environment as provided in a traditional home setting.

The Legislature declares this policy to be of statewide concern with the purpose of occupying the field to the exclusion of municipal zoning, building and fire codes and regulations governing the use or occupancy of family day care homes for children, except as specifically provided for in this chapter, and to prohibit any restrictions relating to the use of single-family residences for family day care homes for children except as provided by this chapter.

California Health and Safety Code Section 1597.46 allows a city limited authority to regulate Large Family Day Care within homes on lots zoned for single-family dwellings. A city has three proposed regulatory routes:

1. Classify Large Family Day Care as a permitted use;
2. Grant a non-discretionary permit for Large Family Day Care which meets reasonable standards related to spacing, concentration, traffic, parking and noise;
3. Require a proposed Large Family Day Care to obtain a permit to use a lot zoned for single family dwellings. The use permit must be granted if the use meets the reasonable standards related to spacing, concentration, traffic, parking and noise.

City of Coalinga has selected regulatory route (3) for Large Family Day Care. The Large Family Day Care must obtain a Discretionary Permit and meet the standards and conditions of the City Municipal Code.

III. PROPOSAL AND ANALYSIS:

The applicant is proposing to use the existing single-family dwelling located at 821 Chianti Circle as a large family day care facility for up to 14 children. State law requires that a city approve a large family day care facility in a residentially zoned district when the use complies with reasonable standards set forth in a local ordinance that relates to concentration, traffic control, parking and noise. Because the proposed facility meets the City’s specific standards for large family day care facilities, staff recommends approval of the application subject to the findings and conditions.

Table 1: Project Information
General Plan Designation: (RSF) Residential Single Family
Existing Zoning of site: (RSF) Residential Single Family
Existing use of site: Residence
Property area: APN:083-395-17S

Public/Neighborhood Outreach and Comments:

In accordance with Section 9-2.705 of the City of Coalinga Municipal Code, notices were mailed to owners of property within 300’ feet of the external boundaries of the property described in the application for Conditional Use Permit.

Environmental Considerations

This project is exempt from the California Environmental Quality Act (CEQA) per Guideline 15274 which specifically exempts large family day care homes throughout the state.

General Plan Consistency

The General Plan Designation for this parcel is Residential Single Family (RSF). The proposed use of a large family daycare is consistent with that of the goals, policies and implantation measure of the General Plan.

Zoning Code Requirements

The current zoning on the subject property is R-1 (Single Family Residential) which is consistent with that of the General Plan designation of Residential Sign Family (RSF). According to the zoning regulations under R-1, a conditional use permit is required for a large family daycare. A large family day care is defined as follows:

A large Family Day Care is a facility or home that for compensation regularly provides care, protection and supervision for up to twelve (12) children, not necessarily related to the caregiver in the caregiver’s own home for periods of less than 24 hours per day, while the parents or guardians are absent. Children under the age of 10 years who reside at the home shall be included when counting the number of children taken care of in the house (Health and Safety Code Section 1596.78(b). The maximum number of children for whom care shall be provided when there is an assistant provider in the home, is twelve, no more than four of whom may be infants. A large family day care home may provide care for more than 12 children and up to and including fourteen (14) children, if all of the following conditions are met (Health and Safety Code Section 1597.465):

1. *At least two (2) of the children are at least six (6) years of age.*
2. *No more than three (3) infants are cared for during any time when more than twelve (12) children are being cared for.*
3. *The licensee notifies a parent that the facility is caring for two (2) additional school-age children and that there may be up to thirteen (13) or fourteen (14) children in the home at one time.*
4. *The licensee obtains the written consent of the property owner when the family day care home is operated on property that is leased or rented.*

State law has licensing requirements and standards for the operation, location, and development of large family day care homes and the local jurisdictions are tasked with ensuring that those standards are met at a minimum and impose further regulation should those local jurisdictions have such standards and regulations in place. This can be either through conditions of approval or adopted standards and practices for specific uses. The City does not currently have additional standards for Large Family Day Care Facilities but staff has incorporated additional conditions to ensure there will not be a detriment to the health, safety, and welfare of the patrons as well as the surrounding properties.

Project Analysis

Hours of Operation: The proposed hours of operation are from 6:00 AM – 6:00 PM Monday through Friday. Staff does not find that the proposed hours of operation will pose a detrimental impact to the surrounding properties as they are consistent with that of normal working hours.

Employees: There will be 1 part-time and two full-time employees which includes the Applicant. The part time employee is available for end of the day clean up.

Residency: The applicant is a full time resident of the dwelling in which the proposed day care facility will be located.

Facility Setting: The property is located on Chianti Circle which is an enclosed circle in the Warthan Meadows Subdivision and has parking accessibility for all employees via the three car garage with three additional available parking locations on the improved driveway. No parking will be permitted on the paved area to the west where the subdivision model parking once existed.

Safety: The proposed residence has a secure fenced backyard for the children to play with the expectation that they will not be in harm from traffic on Merced Ave and Chianti Circle.

Noise: Coalinga Municipal Code does not have explicit language for noise levels related to Large Family Day Care facilities. However, the General Plan identifies noise levels originating from a residential district exceeding a Day-Night Level (Ldn) of sixty-five db at the property lines as unacceptable. As a result to reduce the occurrence of this taking place, the Large Family Day Care facility shall not exceed sixty-five db while in operation.

Therefore, the use of the outdoor play area for the day care operation shall be limited to the hours between 9:00 a.m. to 5:30 p.m. and outdoor play activities shall be supervised by the day care operator or day care attendant. Additionally, outdoor play shall take place in the rear yard and is generally scheduled for one hour periods (one in the morning and one in the afternoon).

Traffic: It is estimated that the proposed day care facility will generate 63 weekday trips and 12 PM peak hour trips. Based on the low number of trips the day care is estimated to generate, the traffic impacts would be minimal for the adjacent roadways. In order to facilitate student drop off and pick up and minimize traffic disturbance to adjacent residents, the applicant is encouraged to facilitate all drop-off and pick-up of students at the site driveway and curb frontage.

IV. FISCAL IMPACT:

None

V. REASONS FOR RECOMMENDATION:

In approving the proposed use, the Commission has made the following findings:

1. That the site of the proposed use is adequate in size and shape to accommodate such use, and all yards, spaces, walls, fences, parking, loading, landscaping, and other features required by the provisions of this chapter, to adjust such use with land and uses in the neighborhood and are necessary.
2. That the site for the proposed use relates to streets and highways adequate in width and type of pavement to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property or the permitted use thereof.
4. That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare.

ATTACHMENTS:

Description

- ☐ Resolution No. 014P-003
- ☐ Conditions of Approval
- ☐ Application
- ☐ Letter from Applicant 8-5-2014

RESOLUTION 014P-003

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING WITH CONDITIONS CONDITIONAL USE PERMIT APPLICATION NUMBER 14-01 FOR A LARGE FAMILY DAY CARE FACILITY TO BE LOCATED AT 821 CHIANTI CIRCLE.

WHEREAS, the City of Coalinga Community Development Department has received an application for a Conditional Use Permit for a Large Family Day Care Facility; and

WHEREAS, the Planning Commission held the scheduled and noticed public hearing on August 26, 2014 to take testimony with regard to the proposed application, 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:

1. That the site of the proposed use is adequate in size and shape to accommodate such use, and all yards, spaces, walls, fences, parking, loading, landscaping, and other features required by the provisions of this chapter, to adjust such use with land and uses in the neighborhood and are necessary.
2. That the site for the proposed use relates to streets and highways adequate in width and type of pavement to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use will have no adverse effect on abutting property or the permitted use thereof.
4. That the conditions stated in the resolution are deemed necessary to protect the public health, safety and general welfare.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission adopts the proposed large family day care facility with the following conditions of approval:

General On-going Procedural and Operational Conditions of Approval

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 six (6) months of the effective date of conditional approval.

PERMITS: The child care provider shall possess a current and valid Large Family Child Care Home license from the State of California, Department of Social Services. This Use Permit shall not become effective until such time as the State license is obtained. If said license is suspended or revoked by the State for any reason, this Use Permit for a Large Family Day Care Home shall immediately be suspended or revoked to the same extent.

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.

HOURS OF OPERATION: The hours of operation for the Large Family Day Care Facility shall be generally from 6:00 a.m. to 6:00 p.m. Monday through Friday.

1. The use of the outdoor play area for the day care operation shall be generally limited to the hours between 9:00 a.m. to 5:30 p.m. and outdoor play activities shall be supervised by the day care operator or day care attendant. Outdoor play time shall be limited to one hour periods.

ADDITIONAL CONDITIONS:

1. The number of children onsite, including those of the resident operator, shall not exceed fourteen at any time. Numbers and ages of children onsite at any given time shall be limited to those allowed by state law.
2. The large family day care home is the residence of the provider and the use is clearly incidental and secondary to the use of the property for residential purposes.
3. Residences located on major arterial or collector streets must provide a drop-off/pick-up area. The residential driveway may be used as the drop off/pick-up area and limited to 15 minutes. The applicant must make every effort to encourage staggered drop off times in order to reduce the traffic levels at peak a.m. and peak p.m.
4. The Large Family Day Care Facility operation shall not result in cars blocking neighbors' driveways.
5. The child care provider shall comply with all applicable regulations of the State Fire Marshall regarding health and safety requirements.
6. Any permanently installed playground apparatus (swings, jungle gym, etc.) shall conform to setback requirements for accessory structures in that particular residential zoning district.
7. The Large Family Child Care provider shall apply for and pay a Business Tax Fee as required by the City of Coalinga.
8. Noise levels caused by the operation of the facility shall not exceed a Ldn level of sixty-five db at the property lines.
9. Use and location of play areas shall not cause any excessive discomfort for adjacent residents or property owners on the use of their property. Play areas shall not be located in the front yard of the home.
10. The Community Development Department must be notified, in writing, if any new additions to the facility and/or new accessory structures (such as a recreation room) are used as part of the day care operation.

11. The applicant acknowledges and agrees that, although the facility may be validly licensed by the State, failure to comply with local zoning regulations may subject the operator to citations issued by the City of Coalinga.
12. The applicant 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 have the option of coordinating 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.
13. This use permit shall be subject to revocation by the Planning Commission at such time as any of the following conditions are found to exist:
 - a. Conditions of approval have not been fulfilled;
 - b. The use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property; or
 - c. The use has resulted in a substantial adverse impact on public facilities or services.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at a regularly scheduled meeting held on the 26th Day of August 2014.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman/Vice Chairman

ATTEST:

City Clerk/Deputy City Clerk

General On-going Procedural and Operational Conditions of Approval – Site Plan Review 14-01

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 six (6) months of the effective date of conditional approval.

PERMITS: The child care provider shall possess a current and valid Large Family Child Care Home license from the State of California, Department of Social Services. This Use Permit shall not become effective until such time as the State license is obtained. If said license is suspended or revoked by the State for any reason, this Use Permit for a Large Family Day Care Home shall immediately be suspended or revoked to the same extent.

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.

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2. The large family day care home is the residence of the provider and the use is clearly incidental and secondary to the use of the property for residential purposes.
3. Residences located on major arterial or collector streets must provide a drop-off/pick-up area. The residential driveway may be used as the drop off/pick-up area and limited to 15 minutes. The applicant must make every effort to encourage staggered drop off times in order to reduce the traffic levels at peak a.m. and peak p.m.
4. The Large Family Day Care Facility operation shall not result in cars blocking neighbors' driveways.
5. The child care provider shall comply with all applicable regulations of the State Fire Marshall regarding health and safety requirements.

6. Any permanently installed playground apparatus (swings, jungle gym, etc.) shall conform to setback requirements for accessory structures in that particular residential zoning district.
7. The Large Family Child Care provider shall apply for and pay a Business Tax Fee as required by the City of Coalinga.
8. Noise levels caused by the operation of the facility shall not exceed a Ldn level of sixty-five db at the property lines.
9. Use and location of play areas shall not cause any excessive discomfort for adjacent residents or property owners on the use of their property. Play areas shall not be located in the front yard of the home.
10. The Community Development Department must be notified, in writing, if any new additions to the facility and/or new accessory structures (such as a recreation room) are used as part of the day care operation.
11. The applicant acknowledges and agrees that, although the facility may be validly licensed by the State, failure to comply with local zoning regulations may subject the operator to citations issued by the City of Coalinga.
12. The applicant 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 have the option of coordinating 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.
13. This use permit shall be subject to revocation by the Planning Commission at such time as any of the following conditions are found to exist:
 - a. Conditions of approval have not been fulfilled;
 - b. The use has resulted in a substantial adverse effect on the health and/or general welfare of users of adjacent or proximate property; or
 - c. The use has resulted in a substantial adverse impact on public facilities or services.

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

CITY OF COALINGA
CONDITIONAL USE PERMIT APPLICATION

CVP 14-01
Application Number

8/5/14
Date

APPLICANT INFORMATION:

Applicant/Property Owner: Vanessa Pelletier
Mailing Address: 821 Chianti Circle
Telephone Number: 559-243-6146 Assessor Parcel Number: _____
Property Location: 821 Chianti Circle
Legal Description (lot, block, Tracts, etc.) This is a house on a corner location.

PROPERTY USE INFORMATION:

Current Zoning: R1
Existing Number of Lots: _____ Proposed Number of Lots: 1 Area of Parcel: _____
Proposed Use: This address/property is to be use as a Large family in home Day Care, License through Dss for 14 children.
(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). _____
There will be none other than cleaning up the backyard.

(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.)

Hours of Operation 6:00 a.m.-6:00 p.m. (Some children arrive 5:50)
Staff estimated at 1 P/T - 2 Full-time, Summer is slow less staff.
Parents arrivals and departures are staggered, location provides a large area around the middle of street, that is dirt w/ no other buildings or no development. Parents can park safely. and we have a driveway as well.

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.

Vanessa L. Pellerin

Signature of APPLICANT/AGENT

Vanessa L. Pellerin

Name of APPLICANT/AGENT (Please Print)

821 1075 South Monterey Ave

Mailing Address

559-243-6144

Telephone Number

Constance S. Burns

Signature of OWNER

B & B Realty

Name of OWNER (Please Print)

195 W. Glenn Ave.

Mailing Address

559-935-1600

Telephone Number

New address as of 8/24/2014 821 Chianti Circle.

August 5, 2014

Pelletier, Vanessa
675 South Monterey Ave
Coalinga CA 93210

To Whom it may concern:

My name is Vanessa L Pelletier, I currently live at 675 South Monterey Ave, and I operate an in home day care with a large capacity license for 14. I have had my day care at this location now for almost a year and a very strong established client base. The clients that come to me are established members of the community that work and contribute to our amazing city. I know there is a process we must go through to get this conditional use permit and I will comply but I am concerned about my clients that have to work and the possible lapse between applying for the use permit, the process and hopefully being open. This is a scary move because we have many families that depend on us for care and we depend on them for our financial stability. Please let me know as soon as possible when we can go before the planning commission, I would really appreciate it.

My change of location licensing packet is ready and will be submitted to Community Care Licensing this week, they will be out the week of 9/2-9/5/2014 to do our inspection, they are very proactive when a day care relocates due to the hardship on the families and the business owner (myself). I am really hoping that somehow the timing will be or end up coordinating.

Business has been very good, we have excellent and very considerate clients, I regret leaving our location because we get along

with 99.9% of all our neighbors and that has been amazing but the individuals that own the house we are in have moved back and are ready to move back into their house. The City has been great, the community has been very receptive, licensing has been an amazing support and we are hoping this new experience will be just as amazing and we will be supported in the same way.

We do also have day care insurance which is optional but as a business owner I feel it is very important, I will include a copy. I will also include a copy of our relocation packets that will be mailed to licensing. Please call me if you have any questions at all, if I am busy I will return your call promptly.

Thank you,

A handwritten signature in cursive script that reads "Vanessa L Pelletier". The ink is dark and the signature is fluid, with a large initial 'V'.

Vanessa L Pelletier

559-243-6146

Subject: Site Plan Review No. 14-02 (Subway, Training Center and Future Retail Suite)
Meeting Date August 26, 2014
Project Location: Northwest Corner of Elm Ave/SR 198/33 and Third Street
Applicant: Maninder S. Sandhu, 1163 E Pinedale Ave, Fresno, CA 93730
Owner: Maninder S. Sandhu, 1163 E Pinedale Ave, Fresno, CA 93730
Prepared By: Sean Brewer, Assistant Community Development Director

I. RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 014P-004 with conditions for the development of a new subway store, training center and future retail store.

II. BACKGROUND:

On July 1, 2014 the Community Development Department received an application for the development of a new Subway restaurant to be located at the northwest corner of 2nd Street and Elm Ave/SR 198/33. Once the application was deemed complete staff requested comments from the necessary City Departments and Caltrans since the affected parcels share Caltrans right-of-way and City of Coalinga right-of-way. This proposal incorporates feedback from all City Departments, Caltrans and the City's contracted solid waste hauler Mid-Valley Disposal.

III. PROPOSAL AND ANALYSIS:

The proposed project proposes to construct a new 4,928 square foot commercial retail pad which will include a new Subway restaurant (2,038 s/f), employee training center (1,336 s/f) and future retail space (1,554 s/f). The General Plan and Zoning designation for the proposed location is Mixed Use (MU). All proposed uses are consistent with all the development regulations for mixed Use development.

Surrounding Land Use Setting:

North	Existing Commercial and Residential
South	Existing Commercial Development
East	Existing Commercial Development
West	Existing Residential Development

Development Regulations

Setback and Yard Requirements

The site plan provides for the appropriate transitional standards when a commercial development is adjacent to a residential development.

In accordance with the zoning regulations there shall be a 6 foot masonry block wall with decorative cap constructed along the western boundary adjacent to the alley. The front yard setback for the building when adjacent to a residential district is 15 feet therefore; the block wall shall taper to 3 feet in height within the front yard setback of the adjacent residential district to the west.

Access

The primary access point for the development will be located on Second Street and via Elm Ave/SR 198/33 near the northern boundary of the property. This property also has a drive through which will be accessed via the northeastern boundary and exit onto Second Street. Staff feels that the depth of the drive-thru is adequate in order to provide reasonable queuing of vehicles without spilling onto Elm Ave or Second Street.

Staff met with Caltrans on July 2, 2014 and Caltrans provided comments as it relates to access being proposed on Elm Ave/SR 198/33 and they were comfortable with the location and advised staff to provide a letter to the Permitting Department supporting the location of driveway location and its justifications. The applicant will need to obtain an encroachment permit from Caltrans prior to any work beginning on the State Highway.

Utilities

All utilities (water, gas, and sewer) are readily available for connection at the alley adjacent to Second Street near the western edge of the subject property. All utility connections shall be shown on the final site plan and approved by the Planning Department and confirmed by the Public Works Department.

Storm water Runoff

The applicant shall direct all on-site parking lot storm water drainage runoff to the existing storm drain facilities at Elm Avenue (SR 198/33) and 2nd Street. Direct drainage of storm water runoff over public sidewalks not permitted. No water from the proposed project shall flow into the State right-of-way without approval from the District Hydraulic Engineer.

Parking

According to the Downtown District provisions of the Parking Zoning Ordinance, requirements for commercial parking is (1) space for every 125 square feet of eating area for the subway, (1) space per 300 square feet of commercial/retail space and training center. Based upon the site plan and approximate square footage of the structure and uses, (16) parking spaces would be required for this type of use plus (1) Accessible space. Although, there is a deficiency in (2) parking spaces, there is ample street parking available to offset the deficiency.

Staff has made the following findings in accordance with zoning regulations for modifying the parking regulations when off-site parking is available:

- There are several off street parking locations available on both Elm Ave/SR 138/33 and Second Street.
- The intent of the General Plan is to maintain the small town character and a neighborhood feel (Goal LU1, Measure LU1-1.3).
- It is the intent of the general Plan to reduce parking as it is portrayed as a negative urban feature (Goal LU1, Measure LU1-1.5)
- The General Plan encourages the use of transportation alternatives that reduce the use of personal vehicles (Policy C1-6, C1-6.1 – C1-6.3)

Refuse Containers

The proposed development provides for the required refuse containers and their size, shape and location have been reviewed and approved by Mid-Valley Disposal. Since the enclosure has been located near the street, there will be a condition of approval that requires immediate landscaping buffers to alleviate the block wall

visibility.

Landscaping/Lighting

A minimum of ten (10%) percent of a parking lot shall be landscaped. A vehicle accommodation area shall include the area of a lot used by vehicles for access, circulation, parking, loading and unloading areas; it does not include space provided for display purposes or enclosed vehicle storage areas.

A landscaped planter with a minimum width of five (5') feet shall be provided adjacent to any public or private street wherever parking or circulation is generally located adjacent to such rights of-way. The planter area shall be credited towards the minimum landscaped area required for the site as set forth in the above provision.

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.

Onsite lighting shall be provided on the final site plan and reviewed and approved by the Police Department to ensure that there will be no spill over lighting. Staff is recommending as part of the conditions of approval that all lighting use decorative poles and fixtures with LED technology and avoid HPS lighting in an effort to reduce energy consumption.

Off-site lighting shall be installed per City standards as part of the off-site improvements along the development frontage (curb, gutter, sidewalk and lighting).

Signage

All signage related to this development shall be submitted in a separate application and reviewed and approved by the Community Development Department in accordance with the applicable signage regulations.

Offsite Improvements

The Developer will be responsible for improvements along the property frontage on Second Street and Elm Ave in accordance with the comments provided by the City Engineer and incorporated into the conditions of approval.

Environmental Considerations

Staff has determined that this development is categorically exempt from CEQA and does not require further environmental review (Article 19, Section 15332 – Infill Development).

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) 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. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

IV. FISCAL IMPACT:

None at this time

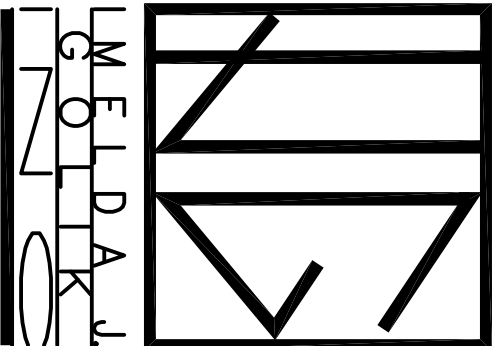
V. REASONS FOR RECOMMENDATION:

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

- . That all applicable provisions of this chapter are complied with;
- 2. That the 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 properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures;
- 3. Proposed lighting is so arranged as to deflect the light away from adjoining properties;
- 4. Proposed signs shall comply with all applicable provisions of the sign ordinance;

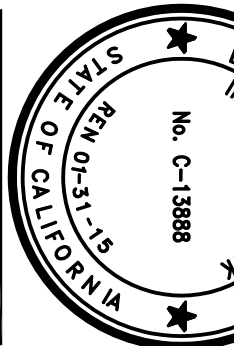
ATTACHMENTS:

	Description
☐	Site Plan
☐	Elevations
☐	Landscape Plan
☐	Caltrans Support Letter from City Staff
☐	Resolution No. 014P-004 with Conditions



3711 W. LOCUST AVE
FRESNO, CA 93711
PH:359.950.6218
info@meldak.com

ARCHITECTURE
PLANNING
INTERIORS



ALL DRAWINGS AND WRITTEN MATERIALS ARE HEREBY UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF MELDAK & ASSOCIATES, INC. ALL RIGHTS RESERVED.

REV



KEY NOTES

- CONSTRUCT CONCRETE DRIVE APPROACH PER CAL TRANS STANDARDS
- CONSTRUCT CONCRETE DRIVE APPROACH PER CITY STANDARDS
- CONSTRUCT PCC PAVEMENT
- CONSTRUCT 12" CONCRETE DRIVE THRU
- CONSTRUCT CONCRETE CURB
- CONSTRUCT CURB TAPER
- SAW CUT & REMOVE PORTION OF EXISTING CONCRETE WALK
- RELOCATED EXISTING STREET LIGHT 8' ±.
- SOUTH WEST EXISTING WATER SERVICE & METER TO BE ABANDONED
- SAW CUT LINE, MATCH EXISTING CONCRETE OR PAVEMENT GRADE
- CONSTRUCT CMU BLOCK WALL TAPERED TO 3' AT SETBACK(BLDG TO N.W.)
- CONSTRUCT CMU BLOCK WALL 6' TALL (DISTANCE = TO RESIDENCE SET BACK)
- CONSTRUCT TRASH BIN ENCLOSURE & GATE PER CITY OF COALINGA STD. A-4 & A-4A TO ENCLOSURE
- INSTALL 3" X 6" RECTANGULAR TUBE UNDER WALK DRAIN PER CITY OF COALINGA STANDARDS A-14
- NOT USED
- PROPOSED 5' X 6' TREE WELLS
- PROPOSED NEW 10' SIDEWALK PATTERN-REMOVE EXISTING BROKEN SIDEWALK
- PROPOSED OUTDOOR SEATING
- PROPOSED ON SITE LIGHTING
- PROPOSED DIRECTIONAL SIGNAGE
- PROPOSED DRIVE UP WINDOW
- PROPOSED ORDER BOARD
- 2" WATER METER
- 2" R.P. DEVICE, INSTALLATION AN TESTING PER P.W. STANDARDS
- C.W. SHUT OF VALVE
- 2" C.W. LINE
- P.O.C. OF NEW SEWER TO EXISTING 6" SEWER BY A BONDED PLUMBING CONTRACTOR
- EXISTING 6" SEWER LINE
- NEW 4" SEWER LINE

LEGEND

- LANDSCAPE
- STREET LIGHT
- ELECTRICAL PULL BOX
- WATER METER
- STORM DRAIN INLET
- SEWER MANHOLE
- WATER VALVE
- OVERHEAD ELECTRICAL LINE
- SANITARY SEWER
- UNDERGROUND GAS LINE
- STORM DRAIN LINE
- EXISTING UNDER GR. TELEPHONE
- EXISTING WATER MAIN
- EXISTING TREE
- EXISTING FIRE HYDRANT

NOTES:

- THERE ARE CURRENTLY NO EXISTING BUILDING OR STRUCTURES ON-SITE

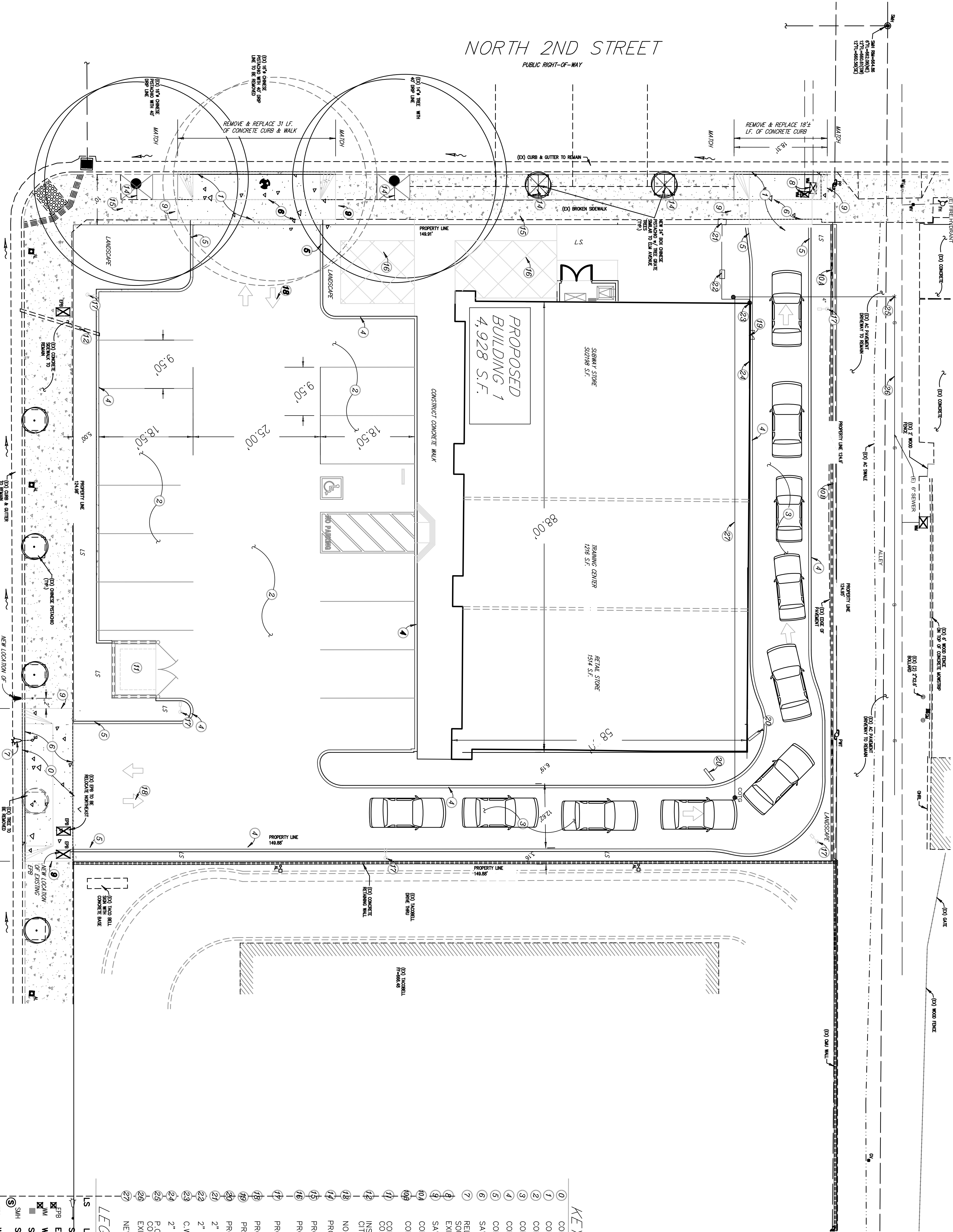
SITE

PLAN CHECK # 13-XXXX

RETAIL CENTER & STORE 402 ELM AVENUE COALINGA CALIFORNIA

DATE: 12-17-2013

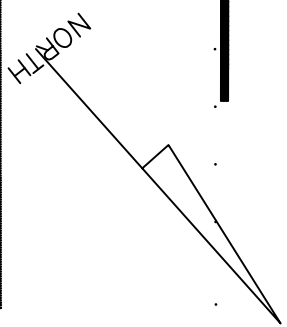
REV: 5-15-2014
REV: 5-21-2014
REV: 7-23-2014



EAST ELM AVENUE

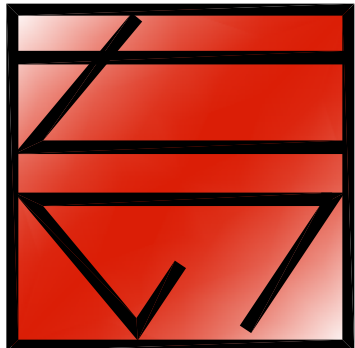
SITE PLAN

SCALE 1" = 20'-0"



KEYED NOTES

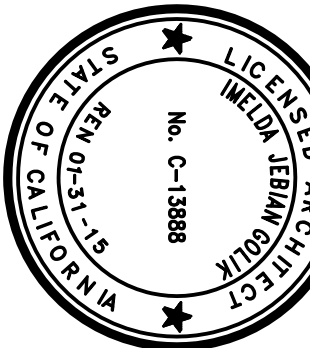
- 24 GALVANIZED SHEET METAL LASHING AND CORNER COLOR TO MATCH CORNICE.
- 7/8" THICK / 3 COAT STUCCO SYSTEM OVER 2 LAYERS OF GRADE 10" PAPER LATH.
- FOAM STUCCO RELIEF
- 2" WIDE ALUMINUM REVEAL
- STOREFRONT WINDOW SYSTEM W/ COLORED ALUM FRAME AND CLEAR DUAL GLAZING
- EXTERIOR LIGHT FIXTURE SEE ELECTRICAL PLANS
- PROVIDE 12" HIGH ADDRESS SIGNAGE POSTED ABOVE CENTER OF DOORS (SEE EXTERIOR ELEVATION FOR LOCATION AND COLOR TO BE DETERMINE AT LATER DATE
- BOX COLUMN SEE PLAN
- CEMENT PLASTER EXPANSION SPORED
- STUCCO SPRIA
- STONE WALL LENDER STONE: SIERRA # 76-326 , 6 X 12 STACKED SLATE TILE, OR GLAZED TILE
- METAL CANOPY
- METAL SIDING 6" SPACING



MELDAR
GOLDAR

3711 W. LOCUST AVE
FRESNO, CA 93711
PH:559.930.6218
imeldar@igarch.com

ARCHITECTURE
PLANNING
INTERIORS

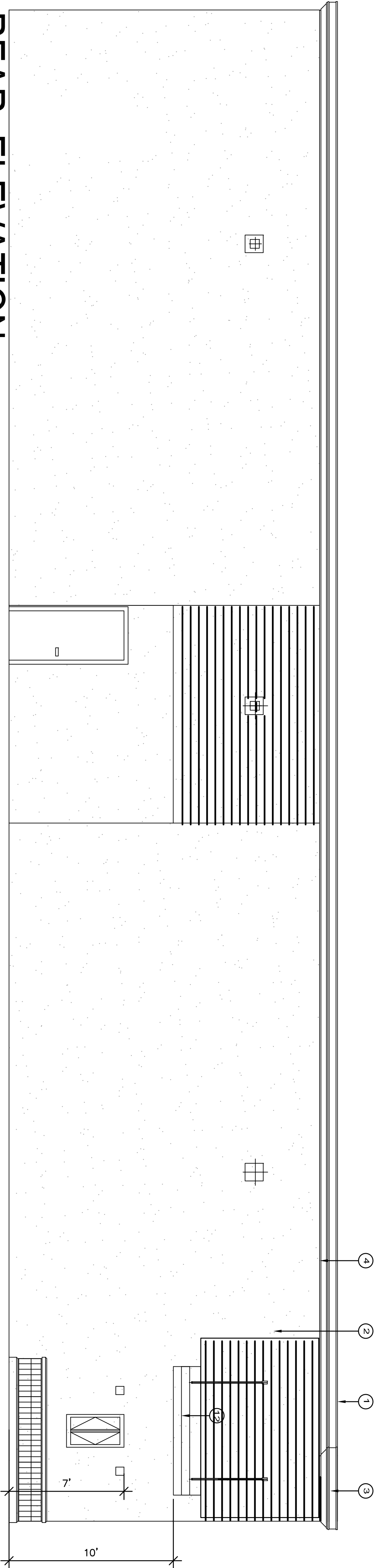


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REV

1

REAR ELEVATION

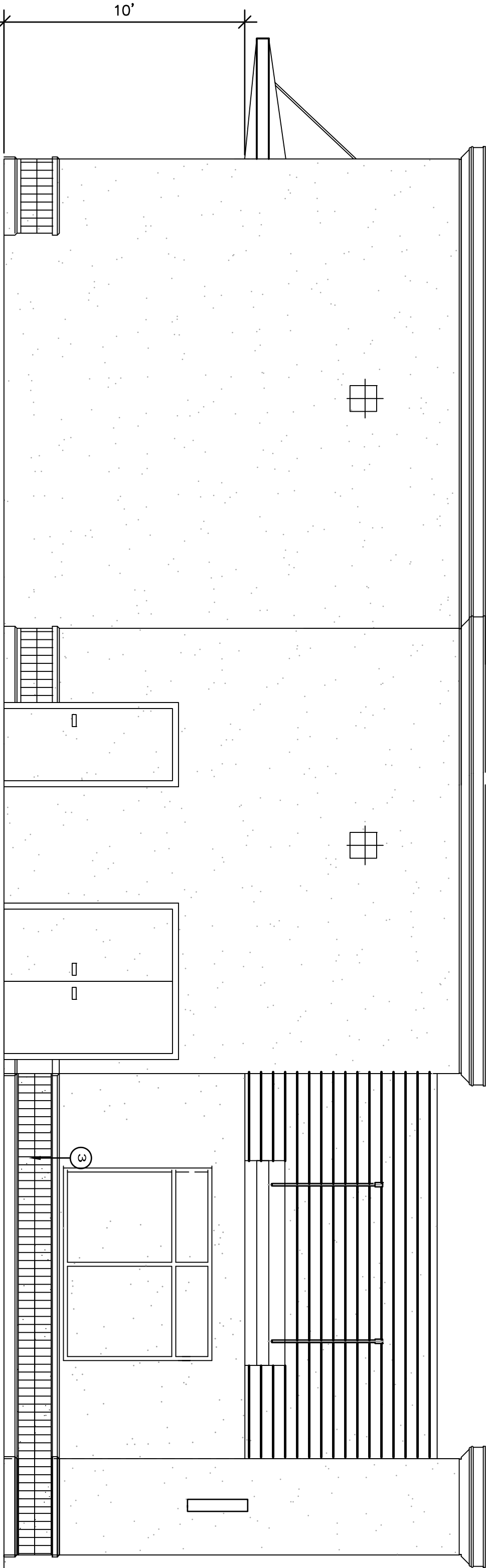


ELEV. + 20'-0" T.O. PARAPET

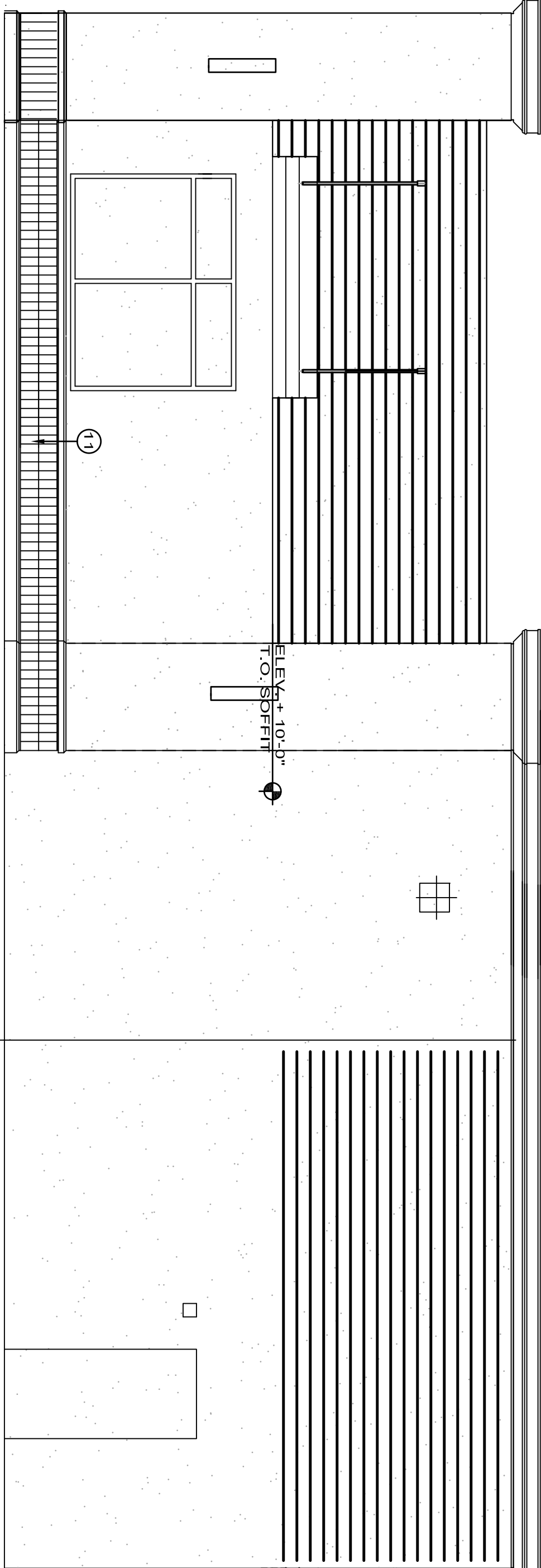
ELEV. + 10'-6" T.O. CANOPY TRIM

ELEV. + 10'-0" T.O. ROOFTOP

LEFT SIDE ELEVATION



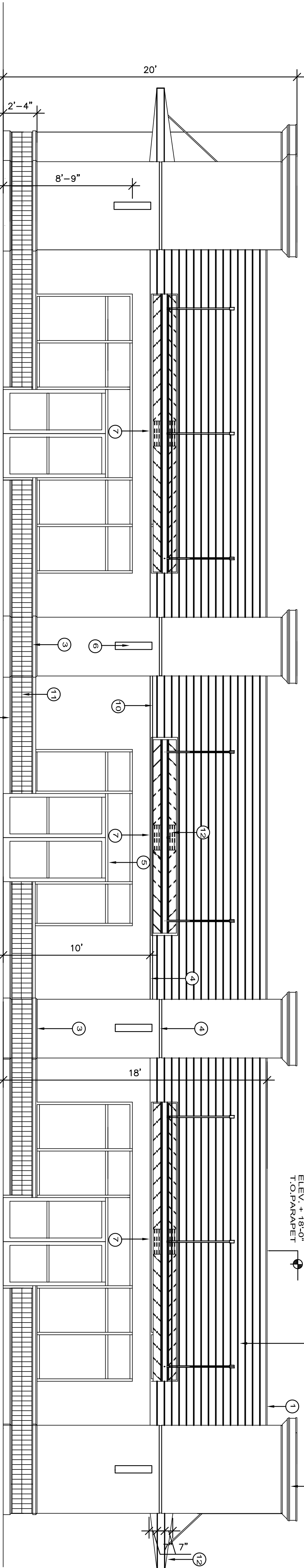
RIGHT SIDE ELEVATION



ELEV. + 18'-0" T.O. PARAPET

ELEV. + 11'-0" T.O. CANOPY TRIM

FRONT ELEVATION



RETAIL CENTER
402 ELM AVENUE
ELM & SECOND AVENUE
COALINGA CALIFORNIA

DATE: 12-17-2013

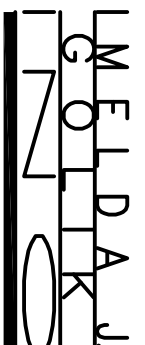
A-4.0

scale 1/8" = 1'-0"

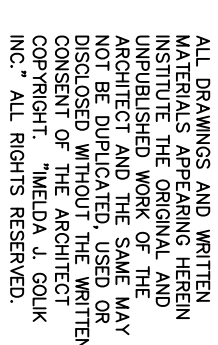
FILE NAME:
JOB DATE:
REVISION DATE:

of
sheets

PLAN CHECK # 13-XXXX



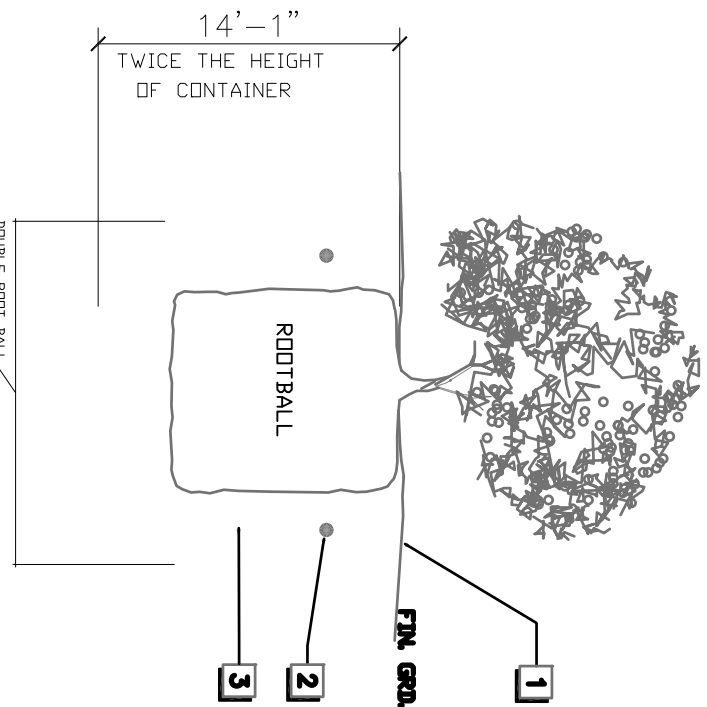
ARCHITECTURE
PLANNING
INTERIORS



PLANT LEGEND

LEGEND:

- 1** 2" SHREDED BARK MULCH LAYER - SEE PLANTING NOTES
- 2** FERTILIZER TABLET(S). SEE SPECS.
- 3** BACKFILL MIX: 50% NATIVE SOIL-50% AMENDMENT



LANDSCAPE AND IRRIGATION PLAN



1 TREE W/ ROOT BARRIER
SCALE: NTS

2 SHRUB PLANTING

SUBWAY- TRAINING CENTER & STORE 17713
1824 W. OLIVE AVENUE
FRESNO, CA

DATE: 12-17-2013

LA-1

LA-1
of
sheets
PLAN CHECK # 13-XXXX

July 15, 2014

VIA US MAIL AND EMAIL

State of California
Department of Transportation
Office of Transportation Planning - District 6
Attn: Mr. Michael Navarro
P.O. Box 12616
Fresno, CA 93778-2616

Re: City of Coalinga Support Letter Regarding Driveway on Elm Ave/SR33/198 for the Construction of a new Subway.

Dear Mr. Navarro:

This letter is to provide basis for the City's support in the applicants desire to have a driveway accessing their proposed development from the State Highway system as shown on the site plan provided to Caltrans staff on July 2, 2014.

The City of Coalinga feels that access via State Route 198/33 is necessary in order to maintain logical on-site circulation as well as ensure safe queuing movements in and out of the proposed development project. In an effort to avoid offset driveways the City encouraged the applicant to place the driveway directly across the State Department of Motor Vehicles office which is located across the street to the east. Additionally, staff has communicated to the applicant that conditions will be placed on the development approvals to take measures to encourage access via 2nd Street, especially when utilizing the drive-thru. This will be accomplished by increase signage.

Staff went to the project location and measured the distance between the driveways of the adjacent Taco Bell/KFC and the proposed SR 33/198 driveway that will service the Subway and it was shown to be a safe distance of 106 feet. This is similar in comparison with the DMV across the street where the two driveways are approximately 110 feet apart.

If you should have any questions, comments and/or would like to discuss this or any other City project in further detail please do not hesitate to contact me directly at (559)935-1533 x143

Sincerely,

SEAN BREWER – ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT

cc: City Manager

RESOLUTION 014P-004

A RESOLUTION OF THE CITY OF COALINGA PLANNING COMMISSION APPROVING SITE PLAN REVIEW APPLICATION NO. 14-02 (NEW SUBWAY RESTAURANT, TRAINING CENTER AND FUTURE RETAIL SUITE) TO BE LOCATED AT THE NORTHWEST CORNER 2nd STREET AND ELM AVENUE/SR33/198

WHEREAS, the City of Coalinga Community Development Department received an application for a Site Plan Review for the construction of a new Subway Restaurant, Training Center and Future Retail Suite at the northwest corner of 2nd Street and Elm Avenue/SR 33/198; and,

WHEREAS, the subject project requires approval of a site plan 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 July 2, 2014; and

WHEREAS, the project has been determined to be exempt from CEQA processing under the provisions of Government Code Section 15332 (Infill Development), and;

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

WHEREAS, the Planning Commission completed its review of the proposed development and information contained in the staff report at its meeting on August 26, 2014; and

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

(1) That all applicable provisions of this chapter are complied with. (2) That the following are 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 properties: Facilities and improvements; Vehicular ingress, egress, internal circulation, off-street parking and loading; Setbacks; Height of buildings; Locations of services; Walls and fences; Landscaping; Site drainage; Refuse enclosures. (3) Proposed lighting is so arranged as to deflect the light away from adjoining properties. (4) Proposed signs shall comply with all applicable provisions of the sign ordinance.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does approve the site plan review Application No. 14-02 subject to the conditions (14-02) attached hereto which are also incorporated by this reference.

PASSED AND ADOPTED, by the City of Coalinga Planning Commission at their regularly scheduled meeting held on the 26th Day of August 2014.

AYES:

NOES:

ABSTAIN:

ABSENT:

Planning Commission Chairman

ATTEST:

City Clerk/Deputy City Clerk

**CONDITIONS OF APPROVAL
SITE PLAN REVIEW, APPLICATION NO. 14-02**

- COA-1. All improvements shall conform to City Standards and Specifications and be approved by the City Engineer.
- COA-2. All improvements within City right-of-ways, including but not limited to, new sidewalk, curb and gutter and approaches shall conform to current City of Coalinga Standards.
- COA-3. New utilities, such as sanitary sewer, water meter and/or natural gas meter required for the development will be the responsibility of the owner/developer and shall be to current City Standards. These utility connections shall be located from the alley near Second Street. A utility plan for the development shall be submitted for review and City approval.
- COA-4. The provisions of the San Joaquin Valley Air Pollution Control District Rule 8021 shall be complied with during construction. All permits shall be provided to the City Building Department at the time of Building Permit Issuance.
- COA-5. 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.
- i. Weekdays from 7:00 a.m. to 6:00 p.m.;
 - ii. Saturday from 8:00 a.m. to 5:00 p.m.;
 - iii. Sunday and Holidays – no construction allowed unless authorization is granted by the City Manager.
- COA-6. All sidewalk, curb and gutter on Second Street fronting the development shall be replaced. Ensure 36" clear around power poles and other obstructions. Street Trees with tree wells and grates shall be installed per the standards of the City Engineer.
- COA-7. The existing trees along Second Street and on Elm Ave are maintained by the City of Coalinga. The water service/meter for these trees is located at the alley approach on Second Street. The water meter, box and the irrigation lines shall be protected from construction activity. The existing trees to be removed on Second Street and the tree on Elm Ave shall have the irrigation stub capped off and maintain pipe integrity.

- COA-8. The applicant shall comply with all ADA accessibility guidelines, including the following:
- i. Provide an ADA accessible path of travel from the ADA parking stalls to the building entrance(s);
 - ii. All ADA handicap parking stalls shall be marked and signage provided in accordance with City Standard P-13, P-14 and P-15.
 - iii. Provide an ADA accessible path of travel from the public street sidewalk to the building entrance.
- COA-9. On-site Construction Site, Grading, Utility and Landscape & Irrigation plans shall be submitted to the Community Development Department for review and approval by City Engineer.
- COA-10. The applicant shall submit a revised/corrected final construction site plan including all conditions of approval for review and approval by the City Engineer and Community Development Director prior to the issuance of a building permit.
- COA-11. All on-site parking lots shall be designed and installed in conformance with City of Coalinga Standard P-16.
- COA-12. The applicant shall direct all on-site parking lot storm water drainage runoff to the existing storm drain facilities at Second Street and Elm Ave. Direct drainage of storm water runoff over public sidewalks is not permitted. Storm water runoff shall be directed under sidewalks per City Standard A-14 or A-15.
- COA-13. The trash enclosure as identified on the final site plan shall be designed and installed in conformance with City of Coalinga Standards A-4 and approved by the City Engineer.
- COA-14. All security and site lighting shall be shielded to avoid “spill over” nuisance lighting to the existing adjacent uses.
- COA-15. Onsite lighting shall be provided on the final site plan and reviewed and approved by the Police Department to ensure that there will be no spill over lighting. All lighting shall use decorative poles and fixtures shall have LED technology in an effort to reduce energy consumption.
- COA-16. Off-site lighting shall be installed per City standards as part of the off-site improvements along the development frontage and approved by the City Engineer (curb, gutter, sidewalk and cobra and decorative lighting).
- COA-17. The applicant shall obtain approval from Caltrans for the proposed commercial driveway access off Elm Avenue (SR198/33) to the on-site parking lot. The

construction shall be as required by City Engineer and in accordance with Caltrans Standards. Any fees required by Caltrans shall be paid prior to the City issuing certificate of occupancy.

- COA-18. All Community Development Department and Engineering fees shall be paid in full prior to the issuance of a building permit.
- COA-19. Any outstanding code violations on the property shall be resolved prior to the issuance of a building permit.
- COA-20. The applicant shall submit an application to the Community Development Department for all signage. A permit must be issued by the Planning Department prior to installation.
- COA-21. The site plan approval shall lapse and shall become void one (1) year following the date of approval by the Commission, unless, prior to the expiration of one (1) year, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward the completion of the site or structures which were the subject of the site plan.
- COA-22. 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-23. Minor revisions to the site plan after Commission approval may be reviewed and approved by the Community Development Director. Those revisions determined to be major shall be referred to the Commission for review and approval.
- COA-24. The applicant, within 30 days of the approved site plan, shall provided in writing a letter agreeing to comply with all of the conditions of approval stated in the project resolution.
- COA-25. The restaurant is prohibited from the outdoor storage of any items.