

MINUTES

PLANNING COMMISSION 155 W. Durian Ave., Coalinga CA 93210 TUESDAY August 8, 2017

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

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

Staff: Sean Brewer, Community Development Director
Marissa Trejo, City Manager (not present)

Wanda Earls, Secretary/Clerk

PUBLIC COMMENTS (None)

INFORMATION/CONSENT CALENDAR

PUBLIC HEARINGS (None)

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

1. Discussion and Potential Direction Regarding Minor Adjustments to Various Development Standards

Community Development Director Brewer reviewed the staff report to include the following:

- Recommendation
- Background
- Proposal and Analysis
- Fiscal Impact
- Reasons for Recommendations

The following development standards are examples that may be subject to the minor deviation policy:

- Minimum Front, Street, Side and Rear Setbacks
- Minimum Fence Heights
- Parking Dimensions and Space Requirements
- Distance Between Structures
- Lot Dimensions
- Lot Coverage

In addition, staff would include language in the ordinance regarding (1) review authority (2) conditions of approval (if required) as well as identifying the required findings when making a deviation exception either at a staff level or before the Planning Commission.

Comments:

- Questions in reference to other cities
- Offers more flexibility
- Need tools to make easier
- 10% deviation to staff over Planning Commission
- Gives flexibility
- Like it but want annual report to show allowed deviations
- This would have assisted Commissioner Jacobs several years ago
- Presently have 2 pending apps
- Three parcels
- Subdivision map
- Some areas have 50' lots – have multiple homes on them
- Won't affect density
- Setbacks on existing buildings
- Fees for processing – none
- Public notice not necessary
- Demands on process
- Done through application
- Lot-line adjustment
- Partial maps
- Sometimes will forgive trigger deviations
- Can do administration hearings
- Questions to Sean's office not John's
- Draft ordinance for Council at next Planning Commission Meeting

The decision of the Commission is to ask staff to bring back draft ordinance.

DEPARTMENT REPORTS

Staff has been very busy; second waive coming. Industrial Park moving forward. Retail ordinance on dispensary coming. Commercial ordinance may have changes.

COMMUNICATIONS

1. Staff Announcements

August 22nd next meeting; Action Item Cannabis and State Law changes.

Council can adjust Resolution on Security.

Second meeting in September, proposal to select single dispensary.

2. Commissioner Announcements

Commissioner Gonzales has training in October.

Commissioner Jacobs said builders coming to town not working with lenders in town.

Also, local realtors not being used.

Mr. Brewer said this is happening all over the State. It is typical model they are using and there is no criterion for it.

3. Chairman Announcements

Chairman Stoppenbrink said he may have conflicts with meeting dates, too.

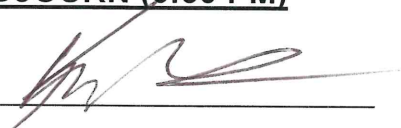
Mr. Brewer said he will set-up master calendar. Also, there is flexibility in changing day we meet or week we meet. They will be Special Meetings.

Chairman Stoppenbrink said that way we can consider excused meeting for Commissioners.

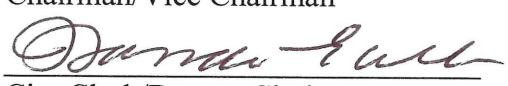
It was a good idea to have the Chief at the last meeting.

What is wrong with Post Office? Three weeks ago, box fell over and busted out the base.

ADJOURN (6:30 PM)



Chairman/Vice Chairman



City Clerk/Deputy Clerk

Date

8-22-17
