

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

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

CALL MEETING TO ORDER (6:00 PM)

Pledge of Allegiance

CHANGES TO THE AGENDA

ROLL CALL

Commissioners:

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

Staff:

Sean Brewer, Community Development Director
Marissa Trejo, City Manager

Mayor Nathan Vosburg

Wanda Earls, City Clerk

**PUBLIC
COMMENTS**

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

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

INFORMATION/CONSENT CALENDAR

1. Approval of Minutes - October 9, 2018

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

PUBLIC HEARINGS

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

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

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

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

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

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

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

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

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

Comments:

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

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

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

DISCUSSION AND/OR POTENTIAL ACTION ITEMS

DEPARTMENT REPORTS

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

Current Planning Projects:

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

Current Projects:

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

Street and Road Projects:

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

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

COMMUNICATIONS

1. Staff Announcements

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

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

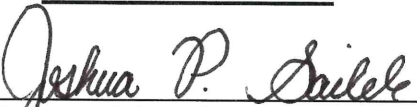
2. Commissioner Announcements

Commissioner Helmar is on Sales Tax Committee

3. Chairman Announcements

Next meeting is December 11, 2018

ADJOURN 7:28 PM


Chairman/Vice Chairman


City Clerk/Deputy Clerk

12-11-18
Date