

**Minutes of
CITY OF COALINGA
PLANNING COMMISSION MEETING
FEBRUARY 23, 2010**

CALL TO ORDER

City Hall City Council Chambers, 6:30 p.m.

Chairman Stoppenbrink called the meeting to order at 6:30 PM, PST.

ROLL CALL:

Chairman: Mr. Ken Stoppenbrink
Vice-Chairman: Mr. Chris Hess
Commissioners: Mrs. Anne Jorgens
Mr. Rocco Papietro

Absent: Mr. Jim Reckas

Community Development Coordinator Sean Brewer
City Clerk Wanda Earls

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES: January 26, 2010

*Motion to Approve Minutes of January 26, 2010 Made by Vice Chairman Hess, Seconded by Commissioner Jorgens. Motion **Approved** by a Voice Vote. (Reckas absent)*

2. COMMUNICATIONS:

Item "A": Citizens to address the Planning Commission

None

Item "B": Commission Reports (Information only - No Action).

Commission reports deferred to Staff Reports.

3. PUBLIC HEARINGS

Item "A" Approve Conditional Use Permit Application Number 2010-01, in order to allow the onsite storage of vehicles, lien sales and holding fee collection at 800 E. Polk Street.

Recommendation: Approve with Conditions

Resolution # 010P-002

On January 22, 2010 an application was submitted requesting a Conditional Use Permit for the storage of vehicles, which have been removed from the City Streets and Highways by A-Z Towing and process holding fees and lien sales on site.

The site is located on the corner of Thompson Street and Polk Street within the City of Coalinga corporate boundaries. The current zoning for this parcel is C5 (General Commercial District) and based on investigations the subject property use and operation is compatible with the uses permitted in a C-M district which shall be subject to a Conditional use Permit.

- The proposed project meets or exceeds minimum Municipal Code and Zoning Ordinance requirements.
- Construction would not cause a substantial increase of traffic above that which is planned for in the area.
- The LOS for the existing roadway(s) would not exceed the proposed use.
- The proposed would not impact the availability of water or sewer capacity in the area.
- Utility connections are located near the property and are readily available for extension.
- Ingress/egress pattern to the project site will not create a safety or hazard concern for vehicular or pedestrian traffic.

General On-going Procedural and Operational Conditions of Approval:

- Revisions
- Expiration
- Permits
- Continuous Effect
- Property Maintenance
- Hours of Operation
- Shielded Lighting

Commissioners expressed concern regarding:

- Number of vehicles
- Ability to conform to hours of operation
- Surface condition
- Maintaining property in “top notch” condition
- Keep vehicles in order
- Weed and dust control and fence maintenance

Chairman Stoppenbrink opened the public hearing for comment.

Mr. Ray Hedgecock, P. O. Box 221, Coalinga Ca 93210 indicated he has canvassed the closest neighbors and found no one is opposition to the project.

Mr. Henry Rocha, A-Z Towing said the number of vehicles would usually be between ten and thirty. Only after hour operations would be when police department of the CHP drop vehicles. Vehicles are disposed of as quickly as, legally, possible.

Chairman Stoppenbrink closed the public hearing.

The Planning Commissioners recommended the following changes to Conditions:

1. Under the Property Maintenance section of the conditions of approval the following verbiage was added: “The site must be continually maintained with an

improved surface such as decomposed granite, rock, or asphalt in order to reduce dust generation”.

2. Hours of Operation: strike the words “and off loading”

*Motion to Approve Resolution No. 010P-002 and Conditional Use Permit Number 2010-01 with Conditions and Changes to Conditions Allowing Onsite Storage of Vehicles, Lien Sales and Holding Fee Collection at 800 E. Polk Street Made by Vice Chairman Hess, Seconded by Commissioner Papietro. Motion **Approved** by a Roll-call Vote:*

Ayes:	Hess, Papietro Jorgens Stoppenbrink
Noes:	None
Abstained:	None
Absent:	Reckas

4. **NEW BUSINESS:** None

5. **STAFF REPORTS:**

Item “A” Community Development Department Update:

Community Development Coordinator Brewer:

- The zoning ordinance is being worked on to bring it into consistency with General Plan.
- Power on sign should be energized in mid-March or early April.

Commissions expressed concerns regarding patching of Forest and other City streets, water pooling in the area of Cherry and Baker Streets, Cherry realignment timeline.

Mr. Brewer said Elm to 5th is City responsibility, 5th to out-of-town is Caltrans responsibility. Staff is attempting to arrange a meeting with Caltrans. City Manager Skinner is working on the Cherry Street Realignment with schools, etc. Water pooling on Cherry/Baker will be handled by engineering of storm water drainage system.

6. **DEFERRED BUSINESS:** _____

None

7. **ANNOUNCEMENTS:**

Mr. Brewer announced that Mr. Stoppenbrink and Mr. Hess have been reappointed by the City Council to new four-year terms on the Planning Commission.

At the next scheduled meeting the reorganization of the Planning Commission will be on the agenda.

8. **ADJOURNMENT:**

Next Resolution Number: **010P-003**

Next Planning Commission Meeting Scheduled: **March 9, 2010**

Chairman Stoppenbrink adjourned the meeting at 7:02 PM, PST.

Ken Stoppenbrink, Chairman

Wanda Earls, City Clerk

Date