

**Department of Housing and  
Community Development**

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**

City or County Name: Coalinga

Mailing Address: 155 W. Durian Ave, Coalinga, CA 93210

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Reporting Period by Calendar Year: from 1/1/2010 to 12/31/2010

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

**Department of Housing and Community Development**  
Division of Housing Policy Development  
P.O. Box 952053  
Sacramento, CA 94252-2053

-and-

**Governor's Office of Planning and Research**  
P.O. Box 3044  
Sacramento, CA 95812-3044

**HOUSING POLICY  
DEVELOPMENT, HCD**  
MAR 25 2011



**CITY OF COALINGA**  
*The Sunnyside of the Valley*

**AMENDED  
CITY COUNCIL/REDEVELOPMENT  
AGENCY/PUBLIC FINANCE AUTHORITY  
MEETING AGENDA**

**March 17, 2011  
City Council Chambers  
7:00 P.M.**

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

*Notice is hereby given that the City Council will hold a Regular Meeting, on March 17, 2011, in the City Council Chambers, 155 West Durian, Coalinga, CA. Persons with disabilities who may need assistance should contact the Deputy City Clerk at least 24 hours prior to this meeting at 935-1533. The Regular Meeting will begin at 7:00 p.m. and the agenda will be as follows:*

- 1. CALL TO ORDER**
  - 1.1 Salute to the Flag.
  - 1.2 Changes to the Agenda.
- 2. AWARDS, PRESENTATIONS, APPOINTMENTS & PROCLAMATIONS**

None.
- 3. CITIZEN COMMENTS**

*This section of the agenda allows members of the public to address the City Council on any item not otherwise on the agenda. Members of the public, when recognized by the Mayor, should come forward to the lectern, identify themselves and use the microphone. Comments are normally limited to three (3) minutes. In accordance with State Open Meeting Laws, no action will be taken by the City Council this evening and all items will be referred to staff for follow up and a report.*

**4. PUBLIC HEARINGS**

None.

**5. CONSENT CALENDAR**

- 5.1 Minutes – March 3, 2011 (Joint Meeting). [TAB A]
- 5.2 Minutes – March 3, 2011. [TAB B]
- 5.3 Check Register (02/01/11 – 02/28/11). [TAB C]
- 5.4 2010 General Plan Progress Report. [TAB D]
- 5.5 Adopt Resolution No. 3434, Special Tax Assessment to Be Placed On The Property Located At 605 E. Valley Street. [TAB E]

**6. ORDINANCE PRESENTATION, DISCUSSION AND POTENTIAL ACTION ITEMS**

- 6.1 Planning Commissioner Vacancy Appointment. [TAB F]  
**Sean Brewer**
- 6.2 Monthly Police Department Report.  
**Cal Minor**
- 6.3 Monthly Fire Department Report.  
**Billy Long**
- 6.4 Consideration of Resolution No. 3439 Adopting a Policy for Approving Change Orders for Public Works Projects. [TAB G]  
**Bill Skinner**
- 6.5 Consideration of Resolution No. 3440 Declaring That There Exists A Need for a Housing Authority to Function in the City; Declaring Members of the City Council Shall Be the Commissioners of the Housing Authority; and Designating the First Chairman of the Housing Authority. [TAB H]  
**Bill Skinner**
- 6.6 Consideration of Resolution No. RA-288 Approving the Allocation of RDA Funds for Sidewalk Improvement Project Near the Ice Bucket. [TAB I]  
**Bill Skinner**

**7. ANNOUNCEMENTS**

- 7.1 Mayor's Announcements.
- 7.2 Councilmembers' Announcements/Reports.
- 7.3 City Manager's Announcements/Reports.

**8. FUTURE AGENDA ITEMS**

**9. CLOSED SESSION**

- 9.1 Conference with Legal Council – Potential Litigation – Significant exposure to litigation pursuant to Government Code 54956.9(b). 4 cases

**10. ADJOURNMENT**

**Closed Session:** A "Closed" or "Executive" Session of the City Council, Redevelopment Agency, or Public Finance Authority may be held as required for items as follows: personnel matters; labor negotiations; security matters; providing instructions to real property negotiators; legal counsel regarding pending litigation; and protection of records exempt from public disclosure. Closed session will be held in the Administration Building at 155 W. Durian Avenue and any announcements or discussion will be held at the same location following Closed Session.

**Minutes**  
**City Council/Redevelopment**  
**Agency/Public Finance Authority**  
**Meeting**  
March 17, 2011

**1. CALL TO ORDER**

**Mayor Lander** called the meeting to order at 7:00 PM, PDT.

**Councilmembers Present:** Lander, Ramsey, Oxborrow, Garcia, Bourdeau

**Councilmembers Absent:** None

**City Clerk:** Wanda Earls

**Others Present:**

City Manager Bill Skinner, Assistant City Manager Robert Barron, City Attorney Laurie Avedisian, Police Chief Cal Minor, Human Resources Manager Marissa Chavez, Assistant Community Development Director Sean Brewer, Administrative Assistant Mercedes Garcia, Economic Development Assistant Shannon Smiley, Firefighter/Paramedic Raul Pantomja, Firefighter/Paramedic Paul Odhal, Firefighter/Paramedic Jose Yanez, Firefighter/Paramedic Jordan Loy

**1.2 Changes to the Agenda**

**Councilmember Oxborrow** asked for the continuance of Item 6.4 due to new information placed on the dais this evening.

**Mayor Lander** asked and received the Councils' agreement to the continuance.

**2. AWARDS, PRESENTATIONS, APPOINTMENTS & PROCLAMATIONS**

None

**3. CITIZENS COMMENTS**

None

**4. PUBLIC HEARINGS**

None

**5. CONSENT CALENDAR**

**5.1 Minutes (March 3, 2011 - Joint Meeting)**

**5.2 Minutes - (March 3, 2011 - Regular Meeting)**

**5.3 Check Register (02/01/11 - 02/28/11)**

**5.4 2010 General Plan Progress Report**

**5.5 Adopt Resolution No. 3434, Special Tax Assessment to be Placed on the Property Located at 605 E. Valley Street.**

**Councilmember Oxborrow** pulled Item 5.3 for an explanation.

**City Manager Skinner** gave the explanation of the item in question.

*Motion to Approve Consent Calendar Items, 5.1, 5.2, 5.3, 5.4, and 5.5, Made by Mayor Pro-tem Ramsey, Seconded by Councilmember Oxborrow. Motion **Approved** by a Roll-call Vote:*

Ayes:	Ramsey, Oxborrow, Bourdeau, Garcia, Lander
Noes:	None
Abstained:	None
Absent:	None

**6. ORDINANCE PRESENTATIONS, DISCUSSIONS AND POTENTIAL ACTION ITEMS**

**6.1 Planning Commissioner Vacancy Appointment (Sean Brewer)**

**Councilmember Oxborrow** asked to continue item 6.1 due to information he knows indicating there may be an additional opening on the Planning Commission.

**Planning Commissioner Jorgens** stated she is completing her second term on the Planning Commission and she is thankful for all she has learned. She has worked for architects and attorneys throughout her career and presently works for West Hills College on their construction projects. She asked for her position, which is expiring, to be opened to the public. She does feel there should be a woman on the Planning Commission.

**Councilmember Oxborrow** expressed his appreciation to Ms. Jorgens for her years of service and feels she is a great asset to the community and the Planning Commission. He would like to see her continue.

**Mr. Richard Hill** gave a brief history of his community involvement stating he would like to be considered as a nominee for the Planning Commission. He presently serves as President of the Merchant's Association and has chaired several annual community events. He serves on committees for West Hills College and does have time to serve on the Planning Commission.

**Councilmember Garcia** indicated, in the recent election, Mr. Hill came very close to being elected to the City Council; there is definitely a lot of community support for him. For this reason he is a viable nominee to the Planning Commission.

**Mayor Lander** thanked Ms. Jorgens and all the Commissioners for their service to the community by serving on the Planning Commission. He is hopeful she will continue to serve the Planning Commission.

*Item 6.1 Continued to the next Regular Council Meeting.*

**6.2 Monthly Police Department Report (Chief Cal Minor)**

**Police Chief Minor** gave the following report:

- Burglaries have slowed down for the period since January:
  - 42 total
  - 19 vehicles
  - 6 commercial
  - 17 residential

There is an increase of four burglaries over the same period last year. The PD has arrested three individuals for burglary; they were released within twelve hours. The District Attorney has not made a decision as to charges being filed against these individuals. There is nothing the City can do other than be diligent in our pursuit of these offenders.

The investigation is continuing on the professional team that came through here approximately six weeks ago. We continue to gather information, supporting documentation and identifying additional suspects. Hopefully, during the next 30-40 days we should have a more significant event from that investigation.

- Narcotics
  - 6 arrests for possession of narcotics. This is a continuing problem within our City.
  - 1 narcotic search warrant served this month (our investigator had to work patrol because of staffing needs)
    - ¾ of an ounce of crystal meth was seized
    - 5 grams of marijuana
    - individual was in possession of a probable stolen weapon
- School Resource Officer for the first half of the school year reported:
  - 41 reports at school - frees up our patrol officers
  - 16 additional incident reports (counseling student to hopefully prevent something from happening in the future)
  - 21 field interview cards with gang validations
  - 17 misdemeanor arrests
  - 6 felony arrests
  - 12 citations for daytime curfew

Thank you to the Council for supporting this endeavor. It has been a tremendous tool for the department during the time these students should be in school.

The SRO took an additional 42 reports while on patrol. The SRO attended and represented the Department and City at West Hills College's Career Day; he will continue to participate in these types of events. We are very happy with the results. The program is very beneficial to the entire City. The school, of course, contributes to this program.

- Citizens on Patrol out and about five nights per week
  - Doing house checks
  - Checking for abandoned vehicles
  - Notifying the department of parking problems

We continue the recruiting stage. We are getting a core group of people who are very excited about becoming active in this community. The COPs are doing an excellent job.

**Councilmember Bourdeau** said there does not appear to be significant punishment for burglars. Can the City place these offenders on house arrest?

**Chief Minor** said that is not an option. It is totally up to the court. We can arrest them.

On Wednesday he attended a meeting with Madera/Fresno Chiefs' Association. The under sheriff was present and there was a long discussion on the lack of space at the Fresno County Jail. It was stated that many people criticize the Sheriff's Department but people forget it is only one-half of their operation; the other half is doing what we do. They are not keeping their prisoner over our prisoners. They are having to release their offenders, too. With the budget constraints they are working under, it impacts us all.

**Councilmember Bourdeau** indicated that it seems to him that house arrests could allow us to monitor these individuals and could possibly bridge the gap.

**Chief Minor** responded said the way to enforce house arrest is when they are on formal probation. We have many juveniles on probation with attached ankle monitors. They cut the ankle monitors off or simply walk away wearing them. It is a violation of probation but, if picked up, there is no place to put them. Until they are incarcerated in the State prison system there is nothing more we can do.

**Mayor Lander** said last year at a COG meeting the District Attorney's office came to the meeting requesting funding (they were asking the wrong board, they should have gone to the Board of Supervisors). They are shorthanded because they have had to cut the budget. They are backlogged and they just cut the offenders loose.

**Chief Minor** said one of our other problems is we are having a spike in domestic violence, which is serious throughout California. The DA sent a case back to us stating that the victim said she might be moving. He has never faced the situation because a victim is moving there is no prosecution. What is the criterion in their decision to not file charges? The case should stand on its own merit and should be evaluated accordingly. He wants to speak to the Supervising District Attorney about this. He would rather the case be returned due to the lack of proper resources to prosecute.

**Mayor Lander** asked if it would be beneficial for the City to set up a meeting with District Attorney Elizabeth Egan to discuss these issues.

**Chief Minor** said he did not know if it would be beneficial. She is at these meetings and hears the cry. Her response is there are limited resources to do the job.

Fresno County is making more arrests than ever. There is a decrease in the funding for the Sheriff's Department in their custody division, probation department and district attorney's office.

**Mayor Pro-tem Ramsey** said the State is considering sending low-level inmates to the County.

**Chief Minor** said the State's reimbursement rate is around \$27 per inmate. That amount per day will only cover half of the County's cost.

**Mayor Pro-tem Ramsey** said it is only guaranteed for five years. They will be releasing offenders back into the communities.

**Chief Minor** said on a happy note on March 14<sup>th</sup> one of our officers arrived first to a call for an unconscious person not breathing. The reason we arrive first is because we are out in the field and many times can respond more quickly than our Fire Department. In this particular case one of our officers responded to an unresponsive female not breathing. The officer immediately started CPR (victim had already turned blue) and our ambulance arrived very shortly. During that time the victim's heart had restarted, she had a faint pulse and was breathing. Our paramedics took over care; on the way to the hospital the victim had another episode and was revived: she was flown to a larger hospital. This officer saved the victim's life or prevented any significant damage due to the lack of oxygen. An accommodation will be prepared for this officer because it shows the outstanding partnership between the Police Department and the Fire Department. We work as one to do what it takes to get the job done.

### **6.3 Monthly Fire Department Report (Captain Billy Long)**

**Firefighter/Paramedic Raul Pantomja**  
**Firefighter/Paramedic Paul Odhal**  
**Firefighter/Paramedic Jose Yanez**  
**Firefighter/Paramedic Jordan Loy**

**City Manager Skinner** announced instead of a report Firefighter/paramedics Raul and Paul are going to demonstrate some of the new equipment obtained through grants, the City was able to purchase.

**Firefighter/paramedic Raul Pantomja** said they were invited here tonight to demonstrate some new equipment of the Fire Department:

1. Thermo-imager
2. Stair Climber
3. Power Gurney

The department has two thermo-imagers, one stair climber and three power gurneys. The equipment has been used by the Fire Department and it works great.

The Department demonstrated the new equipment for the Council, which included the Mayor riding safely on one of the gurneys.

### **6.4. Consideration of Resolution No. 3439 Adopting a Policy of Approving Change Orders for Public Works Projects (Bill Skinner)**

**Councilmember Oxborrow** asked for the continuance of Item 6.4 due to new information placed on the dais this evening.

*Item 6.4 is continued to the next meeting.*

**6.4 Consideration of Resolution No. 3440 Declaring There Exists a Need for a Housing Authority to Function in the City; Declaring Members of the City Council Shall Be the Commissioners of the Housing Authority; Designating the First Chairman of the Housing Authority.**

**City Manager Skinner** said this is in response to the Governor's proposed budget and the elimination of redevelopment agencies. We are looking at how we can preserve our low-moderate statutory 20% set-aside funds. A housing authority, in the opinion of staff, would be a sufficient measure and tool to move forward with our valuable program. Essentially, the housing authority would benefit from a transfer of funds from the RDA, including properties that we have recently purchased. We would develop those properties, sell them and the funds would go back into the housing authority creating a revolving loan fund for this new City agency. Some cities have done this or are looking at this type of proposal. Staff's vision for the housing authority, is to purchase underutilized properties, dilapidated homes and blighted homes and then build new homes selling them to recoup the funds. We would also be able to utilize the housing authority, if successful, for CDBG funds to allow for continuing projects such as the senior paint program, rehabilitation and other types of programs to assist seniors or under-advantaged individuals.

We are asking for the ability to form this agency. We will be coming back to the Council with a proposal regarding the transfer of funds and property from the RDA.

**Councilmember Oxborrow** indicated, from reading the newspaper, that one of the things the California Redevelopment Association is proposing to the Governor, Assembly and Senate right now is to take the 20% set-aside funds for low-moderate income housing and divert it to the schools for the next two years in order to get a stay from them totally eliminating our redevelopment agencies.

This seems, again, that we are trying to overtly take money and put it away. He is aware the State is supposed to meet this week; they are still not close to being able to take away the redevelopment. We are going to a lot of trouble in an attempt to do something that, in the long run, might be negative towards our position as a redevelopment agency. It could hamper our ability to say "okay, take the 20% set-aside for two years along with the other 425 redevelopment agencies, and leave us along for five-ten years.

Right now, he does not feel there is a necessity for this action. Bottom line is if they want to come and get the money, they are going to come and get the money. This is just creating another bureaucracy that we might not need. We should just wait and see. We have to, pretty much, abide by the rules and this is not a wise thing to do right now.

**Mayor Lander** asked if a housing authority would be needed if the present situation were not in existence.

**City Manager Skinner** said it is another tool whereby State law allows cities to form housing authorities. Most housing authorities, in larger cities, deal with leases and rentals. It is a tool to allow for assessment of housing needs and rehabilitation and property purchases. It is in addition to the RDA. Some RDA's transfer their low-

moderate set-aside or a portion of the set-aside over to the housing authority to fund projects. It is at the discretion of the Council whether to form this type of agency.

The City is a General Law City; the Council would act as the commissioner of the housing authority and choose a president.

**Mayor Pro-tem Ramsey** said this is another situation where the State is trying to tell us what to do with our money, here in Coalinga, just like the County does. He feels that as Councilmembers we must do everything we can to save our funds for Coalinga. We want the money here to assist our citizens. We must do what we can to keep the money here.

*Motion to Approve Item 6.5 Resolution No. 3440 Declaring there Exists a Need for a Housing Authority Made by Mayor Pro-tem Ramsey. Motion **Failed** Due to the Lack of a Second.*

**6.5 Consideration of Resolution No. RA-288 Approving the Allocation of RDA Funds for Sidewalk Improvement Project Near the Ice Bucket. (Bill Skinner)**

**City Manager Skinner** said this was an issue brought forward at our previous RDA meeting to allocate funds to continue the Elm Street beautification project. Staff reviewed the area close to the Ice Bucket and, in addition, the Fire Department sidewalks. It was determined for consistency and, based on the total linear feet of the one block estimate, to do both sides of the street.

There are several driveways to be replaced to Caltrans current standards. The price is a little more due to the intersection improvements to the turn radiuses, which have to be done. In looking at it we would be able to save the majority of the curb and gutter on the Ice Bucket side but not on the side of the Fire Department. We are estimating about \$250K to complete this project from 7<sup>th</sup> Street all the way around the corner to Polk.

The scope of work proposed:

1. Removal and installation of the existing curbs, gutters and sidewalks where needed;
2. Installation of street trees and irrigation;
3. Installation of ornamental lighting and cobra head lighting;
4. Installation of drive approaches where necessary.

This project will benefit the redevelopment project area by providing adequate access for citizens of the community with new sidewalks, ADA ramps and landscaping as well as reduce the cost of potential future development activities by assisting in offsite and frontage improvements along the main commercial corridor.

This will serve as an economic development tool to attract business to Coalinga and show by actions that Coalinga is a place to start or relocate a business. In order to accomplish this goal, staff feels that these funds must be allocated for the project because there are no other reasonable means of financing the project available to the City.

**Councilmember Oxborrow** commented at the last meeting we approved \$200K for the westside of the street. Is this \$250K the total to include the eastside of the street?

**City Manager Skinner** replied it is both sides of the street. More than likely we would use Measure “C” monies, too. Gas tax money and LTF money are only for structural sections of roadway repairs. You can use Measure “C” for sidewalk safety.

**Councilmember Oxborrow** verified it would be \$250K of RDA monies to combine both sides of the street in the total project.

**City Manager Skinner** replied to the affirmative. Plus the \$200K is separate to do the Fire Department improvement and parking lot. We will be revising those cost estimates. A portion of the parking lot has to be concrete and reinforced due to the weight of the fire engines. The employee and visitor parking closer to McDonald’s in the old grass area can be regular concrete.

Staff will come back to you with a full plan and also you’ll see, if the Council approves the concepts, a new engineering policy and standard. We’ll approve a cost estimate and a “not to exceed task order” for engineering services prior to the completion of any work. The Council would approve those two items and staff would then come back with an actual bid for the projects themselves.

*Motion to Approve Resolution No. RA-288 Approving the Allocation of RDA Funds for Sidewalk Improvement Project Near the Ice Bucket Made by Board Member Garcia, Seconded by Board Member Oxborrow. Motion **Approved** by a Roll-call Vote:*

Ayes:	Garcia, Oxborrow, Bourdeau, Ramsey, Lander
Noes:	None
Abstained:	None
Absent:	None.

## **7. ANNOUNCEMENTS**

### **7.1 Mayor’s Announcements**

The Mayor on Saturday attended a Brown Act Class with the Bond Oversight Committee for the unified school district. He also met with a group of people from China who are considering (with West Hills College) developing a solar farm. From 2:00 – 4:00 PM the Mayor served as judge for the Fresno Grizzlies’ singing auditions for individuals to be considered to sing the Star Spangled Banner. There was one outstanding eleven-year old boy who sang; he was excellent.

He did receive an email from the Grizzlies and they are going to ask the young boy to sing the Star Spangled Banner at one of their games. They are going to have a Coalinga night at one of their games. The Mayor is going to be asked to throw out the first ball.

The people representing the Grizzlies were extremely impressed with this community. They really liked the Sports Complex.

He later attended a Bond Oversight Committee at West Hills College.

### **7.2 Councilmembers’ Announcements/Reports**

None

### 7.3 City Manager's Announcements/Reports

**City Manager Skinner** gave the following report/update:

- On March 12<sup>th</sup> from 2:00 – 4:00PM the Fresno Grizzlies held auditions at the Amphitheater for National Anthem singers, kids to dance and emcees for their 72 home games – the City hosted this event. A thank you to Mercedes for assisting with this event.
- The Elm/Polk/5<sup>th</sup> Street repair and improvement project is scheduled to start in May – there will be substantial lane and intersection closures. Chief Minor and the PD will have traffic management plans in place for emergency services.
- Reminder that it is weed abatement season. With all the rain please remember to keep your yards and lots free from weeds.
- City landscaping projects are going to begin at the Community Pride Sign and Monument signs around the first of April.
- Staff has prepared a list of redevelopment agency property for the Council. It reflects the RDA properties owned; thirty-eight properties scattered throughout town. For low-moderate income properties there are eight properties scattered throughout the community. If the Governor's proposal were successful, these properties would transfer to a successor agency. That agency would be administering the properties; the sales, dispositions and future development. This is strictly for the Councils' information in an effort to keep you informed.

### 8. FUTURE AGENDA ITEMS

**Mayor Pro-tem Ramsey** stated he would like to see a revised plan for the Sports Park using redevelopment monies. He has been talking to people in the community and they want the park completed. He sees this as a potential way.

**City Manager Skinner** asked what amenities would you like to see. The first go around the cost amount was \$1.6M. What would you like to see cost estimated?

**Mayor Pro-tem Ramsey** asked about the ball fields.

**City Manager Skinner** said one cluster of four ball-fields would be approximately \$2.2M. That would include the four ball fields, all the lighting, dugouts, backstops, bleachers, irrigation, concession and restrooms. Ball fields are the Cadillac items of a sports park.

**Mayor Pro-tem Ramsey** said it is the main thing we need.

**City Manager Skinner** said the original idea with the Sports Park was to go after Prop. 84 Grants. This is a large ticket item; we have a lack of ball fields for the current community demand. We will continue to look to grants for funding.

Do you want us to bring back a scaled-back plan?

**Mayor Pro-tem Ramsey** said we need bathrooms.

**City Manager Skinner** said we could do a set of bathrooms, cover for the amphitheater, picnic pavilions, splash park and an age appropriate play area.

**Mayor Pro-tem Ramsey** asked if everything could be itemized.

**City Manager Skinner** indicated the biggest bang for the buck (he has heard the same community concerns) would be a covered picnic area with barbeque pits, restrooms and the splash park for children to play. Staff will itemize the rest of the amenities.

**Councilmember Bourdeau** said he thought the restrooms were already in Phase I.

**City Manager Skinner** said there is one set of restrooms for the soccer field area. They are being installed right now. There is a need for a second set near the amphitheater due to the distance from the original restrooms.

**Councilmember Bourdeau** asked what is being built for Phase I.

**City Manager Skinner** said Phase 1b is restrooms, concession, storage area, BMX track and the dog park. Phase 2a was originally planned to include amphitheater cover, park pavilion, picnic areas, age appropriate play structures, splash park and full construction of the parking lot area. Gravel would be acceptable for the parking lot. If agreeable with Mayor Pro-tem Ramsey, staff will itemize and list the facts.

**Mayor Pro-tem Ramsey** asked that a cluster of ball fields be included.

**City Manager Skinner** verified with Ms. Garcia that items are itemized for the Prop. 84 Grant so it should be easy to prepare.

**Councilmember Bourdeau** asked about the successor agency to potentially take these properties.

**City Manager Skinner** said the successor agency is unknown because the RDA elimination has not passed yet; there are many things to be flushed out. The successor agency to be formed would have oversight authority in terms of the disposition of RDA properties and the payment of indebtedness or bond. The proposed agency would consist of one member from the Council. The majority of the memberships would come from the educational community; the local school district, County Board of Education, Superintendent's Office as well as a member of the Board of Supervisors.

The staffing proposed for the successor agency would be the County Auditor's staff as well as the County Planning and Economic Development staff. It is sketchy in terms of what the actual make-up would be. The California Redevelopment Association is trying to throw out counter-proposals. The measure has not passed. We are in limbo trying to figure out how this would work. They would create another layer of bureaucracy that would remove properties and local control from us.

## **9. CLOSED SESSION**

### **9.1 Conference with Legal Council – Potential Litigation – Significant Exposure to Litigation Pursuant to Government Code 54956.9(b) 4 cases**

## **10. ADJOURNMENT**

**Mayor Lander** adjourned the meeting at 8:08 PM, PDT

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Ron Lander, Mayor

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Wanda Earls, City Clerk

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Date

**STAFF REPORT – CITY COUNCIL/REDEVELOPMENT AGENCY**

<b>Subject:</b>	<b>2010 General Plan Progress Report</b>
<b>Meeting Date:</b>	<b>March 17, 2011</b>
<b>From:</b>	<b>Bill Skinner, City Manager</b>
<b>Prepared by:</b>	<b>Sean Brewer, Assistant Community Development Director</b> 

**I. RECOMMENDATION:**

That the City Council by motion, accept the attached General Plan Annual Progress Report and direct staff to submit the report to the Governor's Office of Planning and Research and the Housing Community Development Department in accordance with Government Code Section 65400(b)(1).

**II. BACKGROUND:**

Government Code Section 65400(b)(1) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation (the "Progress Report"). A copy of this Progress Report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD).

The intent of this statute is to ensure that the general plan directs all land use decisions and remains an effective guide for future development. Because the role of the general plan is to act as a "constitution" for the long-term physical development of a community and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the general plan and its implementation. The Progress Report is a tool for monitoring this.

The Progress Report is useful to OPR in a number of ways. The report provides information that allows OPR to monitor local planning activities and to identify trends in land use planning and decision making throughout the State of California. This information is critical to OPR to serve in its capacity as the statewide planning agency.

**III. DISCUSSION:**

The attached General Plan Annual Progress Report has been prepared in accordance with the suggested Guidelines issued by the Office of Planning and Research.

**IV. ALTERNATIVES:**

- o None. The General Plan Progress Report is required

**V. FISCAL IMPACT:**

Failure to submit the General Plan Annual Progress Report to the Office of Planning and Research could limit the City's ability to apply for and be issued grants and/or funding for project administered by the State Housing and Community Development Department including but not limited to the Community Development Block Grant program.

**CITY OF COALINGA  
FRESNO COUNTY  
GENERAL PLAN ANNUAL PROGRESS REPORT  
Government Code Section 65400 (b) (1)**

This report is intended to comply with the requirements of Government Code Section 65400 (b) (1) for the completion of an annual General Plan Progress Report.

This report represents the Community Development activity for 2010.

The City of Coalinga City Council took action to adopt this report on March 3, 2011 at a regularly scheduled meeting.

Following the presentation of the report, the City Council accepted the report and authorized the Community Development Director to forward the report and minutes indicating acceptance to the Office of Planning and Research.

General Plan Update 2025

The City adopted its General Plan Update in July of 2009. The City is currently under contract to update its zoning ordinance in order to be in conformity with the recently adopted General Plan.

Utility Plans

As part of the Comprehensive General Plan Update, the City has approved the following utility master plans in order to guide and ensure the capacity to serve new growth area identified by the General Plan Update:

1. Wastewater Master Plan
2. Water Master Plan
3. Storm Water Master Plan
4. Natural Gas Master Plan

Public Facilities

The City adopted the Final Environmental Impact Report for the relocation and expansion of the Wastewater Treatment Plant. The new (expanded) wastewater treatment plant will be located approximately 6 miles from the urban core of the City. The new wastewater treatment plant is being designed to accommodate full urban level build-out of the existing land within the City limits and to provide for additional capacity for the proposed new growth areas identified in the Draft General Plan Update.

The City is currently under design build procurement for the construction of the new plant and decommissioning of the old plant. The completion of the new wastewater treatment plant is anticipated to be ready for operation in 3 to 5 years.

Development

During 2009 and 2010 the City has experience a continued downturn in growth.

Section 15063 of the California Environmental Quality Act (CEQA) provides that if a development project is consistent with the General Plan for which an environmental impact report has been prepared and certified, the environmental review shall be limited to the effects which are specific to the project.

The Coalinga General Plan Land Use Map represents the culmination of the land use planning process completed as part of the Coalinga General Plan. The map provides a comprehensive, graphic representation of many of the goals and policies of that Plan, establishing general locations and relationships between land uses and the circulation system. The development projects within the General Plan Planning Area are considered to represent an ongoing process toward implementation of the General Plan Land Use Map and it's goals, policies and implementation measures.

As such, all of the development projects that were approved by either the Planning Commission or the City Council were found to be in compliance with the goals, policies and objectives of the recently adopted General Plan.

The types of growth approved by the City are detailed below in, and are further segregated into residential and commercial.

Residential

Residential Projects Under Construction:

Single Family

Project Name	Number of Units	Status
Promontory Point II & III (Posa Chanet Blvd. and El Rancho Blvd.)	75	Under Construction
Dorothy Allen Estates (Posa Chanet Blvd. and El Rancho Blvd.)	23	Under Construction
Stallion Springs (Pacific and Forest Streets)	95	Completed (2009)
Lost Hills Ranch (Juniper Ridge Blvd. and Lucille Ave)	91	Pending Annexation
AMG Tract #5883	107	Pending Annexation
Pacific Estates	67	Approve Tract Map
TOTAL	45	

Multiple Family

Project Name	Number of Units	Status
Warthan Place Apartments	162	Council Approval
TOTAL	217	

Residential Development with Final Map

Project Name	Number of Units	Status
Warthan Creek Estates (Merced and Polk)	351	Final Map approved 8-3-06
TOTAL	351	

Residential Projects Tentative Approval Received

Project Name	Number of Units	Status
Polk In-Fill TSM	6	In-Fill 6 unit SFR
Summer Glenn Estates 160 acres Polk and Merced	422 SFR estimate 9 acres MFR 11 acres Commercial 15 acre School Site 3 acre Park Site	Master Plan with single family, multiple family, school site(s), general commercial and parks
Village Park	94 Senior Housing units and assisting living facility	Pending submission of a Final Map
Tract #5683 – Golf Course Development	866 Planned Unit MDR, SFR Development	Tentative Map approved
TOTAL	1,501	

Commercial Projects Approved

Project Name	Location/Type	Type of Development
Juniper Ridge (Juniper Ridge and Polk)	Highway Commercial	Master Plan approved, pending Final Map
Elm Street (between 5 <sup>th</sup> and 6 <sup>th</sup> Streets)	Pleasant Valley Hotel	Pending Planning Commission Approval
Walgreens	Commercial Retail	Complete
Juniper Ridge South (Lucille Ave. and Juniper Ridge Blvd.)	Commercial/Retail- (3) warehouses, (1) restaurant and (1) convenience store	Awaiting Building Plan Approval
KFC/Taco Bell	Elm & Van Ness (Commercial Service)	Infill Development

Commercial Projects – Under Conceptual Review

Name of Project	Type	Status
Regional Shopping Center 100 acres north of Polk and Merced.	Commercial/Retail – current planning is for two big box pads, retail commercial, food service and auto dealerships	Pending Annexation

Recreational

The City completed the five (5) acre neighborhood park (Centennial Park) that has been designated since the adoption of the current General Plan in 1992. The first phase of the neighborhood park included a play area, park benches and a memorial tree grove

commemorating the City of Coalinga centennial. The second phase shall included basketball courts, tennis courts, drinking fountain, and open space pick up game turf area.

The City recently acquired the undeveloped Coalinga Regional Sports Complex. The City, through park fees and various grants, is under construction of Phase 1A and under design on Phase 1B. Phase 1A and 1B are expected to be completed and open to the public by late summer 2011. In accordance with the General Plan Update the City will continue to aggressively apply for park grants in order to maximize the use of open space and recreational opportunities within the Community.

Housing Element Update 2013

The Housing Element 2008-2013 was submitted to the (HCD) Department of Housing and the Community Development Department received a letter of compliance on February 3, 2011. A public hearing has been scheduled for recommendation to the City Council to certify the Housing Element.

The provisions of the Housing Element Regional Housing Needs Allocation are detailed in the following table:

**REGIONAL HOUSING NEED, 2006-2013**

Income Category	New-Construction Needs
Very Low-Income	35
Other Lower-Income	24
Moderate-Income	30
Above Moderate-Income	26
<b>TOTAL UNITS</b>	<b>115</b>

*Source: Fresno County Regional Housing Needs Allocation Plan, 2007 (as amended)*

The City may take credit for the units constructed between the base year of the RHNA and the beginning of the planning period to meet their housing need allocation. Any units permitted in this period may be credited against the RHNA to determine the balance of site capacity that must be identified. The City of Coalinga has issued 101 building permits since June 1, 2006, which count toward its RHNA. Each of the permits issued was for construction of a detached single family residence (SFR) ranging in size from 1,320 to 3,157 square feet and in estimated value from \$116,758.50 to \$360,207.59.

Based on affordability limits established in the Site Inventory and the estimated valuation of units permitted, the building permits approved by the City of Coalinga since June 1, 2006 provided 44 low-income units, 39 moderate-income units, and 18 above-

moderate income units to the City's housing supply. No units have been permitted since June 2006 that would be affordable to the very low-income category. However, these amounts are more than sufficient to meet the current RHNA for both low-income and moderate-income housing units. They also reduce the remaining unmet RHNA for above moderate-income households from 26 units to 8. The remaining RHNA after consideration of permits issued since June 2006 is provided in the table below.

**UNITS CONSTRUCTED/PERMITTED SINCE JUNE 2006 TO COUNT TOWARDS RHNA**

<b>Housing Inventory</b>	<b>Very Low- Income</b>	<b>Low- Income</b>	<b>Moderate- Income</b>	<b>Above Moderate- Income</b>	<b>Total</b>
Coalinga RHNA 2006-2013	35	24	30	26	115
Units Constructed/Permitted Since June 1, 2006	0	44	39	18	101
Remaining Unmet RHNA	35	0	0	8	43

For the full Housing Element Annual Report Please see Attachment "A"

ATTACHMENT "A"  
Housing Element Annual Progress Report (2010)



**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Coalinga  
Reporting Period 12/24/2009 - 12/26/2010

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c) (7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income			
(1) Rehabilitation Activity					0	
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units					0	
(5) Total Units by Income	0	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

\* Note: This field is voluntary

# ANNUAL ELEMENT PROGRESS REPORT *Housing Element Implementation* (CCR Title 25 §6202 )

Jurisdiction City of Coalinga  
Reporting Period 12/24/2009 - 12/29/2010

Table B

## Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability									Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		2006 Year 1	2007 Year 2	2008 Year 3	2009 Year 4	2010 Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	0	0	0	0	0							35
	Non-deed restricted	0	0	0	0	0							
Low	Deed Restricted	0	0	0	0	0							21
	Non-deed restricted	0	2	1	0	0						3	
Moderate	Deed Restricted	0	0	0	0	0							30
	Non-deed restricted	4	22	3	1	0							
Above Moderate		14	46	8	0	0							-42
Total RHNA by COG. Enter allocation number:		18	70	12	1	0						101	14
Total Units												101	
Remaining Need for RHNA Period													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Coalinga  
Reporting Period 12/24/2009 - 12/26/2010

**Table C**  
**Program Implementation Status**

Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Zoning Code Update	Update Zoning Ordinance	1 Year	Currently under Zoning Code Update
Very-Low Income Incentive Program	List Incentives	Annually	Starting in 2011
Developer Incentives	List Incentives	1 Year	Anticipation of Start in summer 2011
Special Needs Funding	Secure Funding for Special Needs Housing	Ongoing	Currently seeking funding opportunities
Housing Rehabilitation	Secure Annual Funding	Annually	Anticipate RDA Funding Program Fiscal Year 2011-2012
Zoning Marketing	Create and Maintain Public Awareness if Zoning Requirements, Fees and Timing	1 Year	Complete
Promotion of New Housing Construction	Density Bonus Ordinance	1 Year	Will be completed as part of the current Zoning Code Update
Large Multi-Family Development Incentives	Zoning Ordinance Update	1 Year	Currently Under Update
Promote SRO & FRO Housing	Create List	1 Year	Anticipate Completion by end of year
Seasonal Housing	Establish List	Annually	List Underway
Farm worker Housing	Establish Needs Reporting	Within Current Planning Period	Not yet started
Student Housing	Establish Needs Reporting	Within Current Planning Period	Not yet started
Multi-Family and Low-Income Housing Incentive	List Funding Incentives	Annually	List Underway
Land Availability Reporting	Create Report	Every 5 Years	Planned
Electronic Availability	GIS Mapping	1 Year	Planned based on Funding Availability

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

**Jurisdiction**                      City of Coalinga  
**Reporting Period**                12/24/2009 - 12/26/2010

Infrastructure Needs Assessment	List of Infill Sites and their relation to Infrastructure needs	Annually	Planned
Fee Reductions	Reduce Fees for Low, Very Low & Extremely Low Income Housing	1 Year	Under Review
Transparent Processing Schedules	Create Schedule for Entitlement Projects	Annually	Currently Underway
Development Standards Update	Update the Current Development standards	Ongoing	Part of the Zoning Code Update