



CITY OF COALINGA

The Sunny Side of the Valley

Housing Policy Department
Received on:

APR 25 2013

April 23, 2013

VIA CERTIFIED MAIL

HCD – Division of Housing Policy
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Pursuant to Government Code Section 65400, please find attached a copy of the General Plan Progress Report and Housing Report for the City of Coalinga for the year 2012.

Please do not hesitate to contact me should you have any questions. (559) 935-1533 x143 or sbrewer@coalinga.com

Sincerely,

Sean Brewer, Assistant Community Development Director

ANNUAL PROGRESS REPORT
Coalinga General Plan and Housing
Element



CITY OF COALINGA
The Sunny Side of the Valley

REPORTING PERIOD: Calendar Year 2012
(In Accordance with Government Code Section 65400)

INTRODUCTION

This report is intended to comply with the requirements of Government Code Section 65400 for the completion of an annual General Plan Progress Report. This report identifies the status of the City's General Plan and its progress in its implementation. This report represents the Community Development activity for planning year 2012.

The City of Coalinga City Council took action to adopt this report on April 4, 2013 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 and the California Department of Housing and Community Development.

COMPREHENSIVE GENERAL PLAN UPDATE 2025

The City adopted its Comprehensive Update to its General Plan (2005-2025) in July of 2009. The update included a full update to the Land Use, Open Space, Safety/Noise, Circulation, and Public Facilities Elements. The City is currently under contract to update its zoning ordinance in order to be in conformity with the recently adopted General Plan. In 2012 the City of Coalinga secured a Sustainable Communities Prop 84 Grant.

The City of Coalinga continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. The following represents the progress the City has made towards implementing the General Plan and Housing Element during the Calendar Year 2012 reporting period. The information to follow is organized to correspond with the elements of the Coalinga General Plan.

LAND USE ELEMENT

AMENDMENTS

There were no amendments to the Land Use Element during Calendar Year 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE LAND USE ELEMENT

Residential Land Use

During the calendar year 2012, the following residential projects were under review, approved and/or under construction in furtherance of the guiding principals of the Land Use Element for residential land use:

- **Warthan Place Apartments:** The Warthan Place Apartments project is an affordable housing multiple family development plan consisting of 2 phases of 81 multiple family units. It is situated on approximately 11 acres on undeveloped land north of Warthan Creek near E. Sacramento Street and Warthan Street. This project was approved by the City Council in 2008 and a parcel map amendment was approved by the City Council in order to further the ability of the development to come to fruition.

The Warthan Place Apartments project is consistent and furthers the City of Coalinga's efforts in providing creative, high quality choices in housing types and densities in a variety of neighborhoods (*Goal LU2*).

Commercial/Industrial Land Use

- **Dollar General Site Pan Review**
On April 10, 2012 the Planning Commission approved a design review for a new Dollar General Development which consists of the construction of a 12,480 square foot retail store at the northeast corner of Elm Ave and Van Ness Ave (*Goal LU-3*).
- **Conditional Use Permit (Engineering Construction Yard)**
On July 10, 2012 the Planning Commission approved an application requesting approval of a Conditional Use Permit in order to utilize the property located at 800 E. Polk Street for a contractors storage yard in association with oil field operations. Ancillary uses within the contractors storage yard include the storage of general construction equipment such as pick-up trucks, flat bed trucks, dump trucks, back hoes, compressors and one sea train container for small tools (*Goal LU-6*).
- **California Water Services Office Expansion**
On December 11, 2012 the Planning Commission Approved California Water Services Site Plan Review Application for a new commercial building which will serve as an expansion for their current operation. The project consists of a 2,974 square foot metal building on an industrial zoned infill lot. The property is zoned appropriately and meets the goals and objective of the general plan to encourage economic development and expansion of commercial/industrial enterprise (*Goal LU-3*).

- **Condo Conversion (390 Coalinga Plaza)**
The existing one-story commercial retail/office building at 390 Coalinga Plaza was constructed in 1982 and is situated on an approximately 0.31 acre site in the C-4 zone district has been approved to be converted in to seven (7) “for sale” condominium units inside an existing commercial building. This approach by City furthers its goals for business attraction, diversification and balance among commercial, professional office, and industrial business opportunities (*Policy LU1-3*).
- **Condo Conversion (285 Coalinga Plaza)**
The existing one-story commercial retail/office building at 285 Coalinga Plaza was constructed in 1982 and is situated on an approximately 0.31 acre site in the C-4 zone district has been approved to be converted in to seven (7) “for sale” condominium units inside an existing commercial building. This approach by City furthers its goals for business attraction, diversification and balance among commercial, professional office, and industrial business opportunities (*Policy LU1-3*).

OPEN SPACE AND CONSERVATION ELEMENT

AMENDMENTS

There were no amendments to the Open Space and Conservation Element during 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE OPEN SPACE AND CONSERVATION ELEMENT

- During the development of the new Zoning Code Update, staff is working on open space regulations for private and public projects (*OSC1-2.2*).
- Implementation of a Resource Extraction Overlay District (*Goal OSC-4*).

CIRCULATION ELEMENT

AMENDMENTS

There were no amendments to the Circulation Element during Calendar year 2011.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE CIRCULATION ELEMENT

- **Elm Ave Sidewalk Improvements Phase 2**
The City is currently installing new curb, gutter, sidewalk and ornamental street lights along the frontage of the property located at the corner of Van Ness and Elm Ave as an economic development tool to encourage development to locate to the City owned property. Dollar General has since purchased the property and is currently under construction of a new 12,000 square foot commercial retail building.
- **Elm Street Sidewalk Beautification Phase 2B**
The City plans to implement Phase 2B of its beautification efforts on Elm Ave/198/33 from Cherry Lane to 3rd Street which consists of new curb, gutter, sidewalk, street trees, lighting, street furniture and ADA compliance. Preliminary engineering began

in 2011. Construction is expected to occur in FY 2013/2014 once funding has been finalized.

- **Elm/El Rancho Blvd Improvements**

The City was awarded a Highway Safety Improvement Grant in 2011 from the Department of Transportation Local Assistance Office. The City plans to improve highway safety (lighting and cross turning movements) at the intersection of Elm Ave and El Rancho Blvd. Preliminary Engineering commenced in 2011 and construction is expected to occur in 2012.

- **Polk/Forest Reconstruction and Signalization**

The city plans to complete the signalization and reconstruction of Polk and Forest. Preliminary engineering was completed in 2012 and construction began in early 2013.

- **Elm Beautification Phase 3 (Elm Ave from 7th Street to Polk Street)**

The City plans to implement Phase 3 of its beautification efforts on Elm Ave from Polk Street to 7th Street which consists of new curb, gutter, sidewalk, street trees, lighting, street furniture and ADA compliance. Preliminary engineering is expected to begin in 2013. Construction is expected to occur in FY 2014/2015.

- **Cambridge Ave Signalization**

The city plans to signalize Cambridge Ave and Elm Ave in an effort to increase the level of safety for pedestrians as well as control congestion during peak traffic time frames.

- **Sidewalk Improvements on Cambridge Ave**

In partnership with West Hills Community College District the City has installed new sidewalks and lighting along Cambridge Ave. This project was completed in early 2013.

- **Plaza Reconstruction**

The City plans to reconstruct the Plaza from Cedar to Elm Ave which will improve pedestrian mobility and parking configurations. Another component of this project is to add landscaping and pedestrian furniture. Preliminary engineering started in 2011 and is expected to continue through 2012 and construction to begin FY 2013/2014.

- **Forest Street Reconstruction Phase 2 (3rd Street to 5th Street)**

The City, with the use of Federal grants, is in the preliminary stages of design for the reconstruction of Forest Street from 3rd Street to 5th Street. These improvements will include a complete reconstruction of the street, street lighting, and curbs, gutters and sidewalks. This project will enhance the ADA path of travel and improve the roadway, which has been dedicated a city truck route.

All of the proposed street improvements projected in the upcoming fiscal years will help meet the goal of providing a balanced, safe and efficient circulation system that includes cars, public transportation, bicycles and pedestrians with the mind set of anticipated growth (*Goal C1*).

These transportation projects also help in maintaining and improving the City's existing circulation and transportation facilities. Through the budget process and street

maintenance planning, the City has been able to identify the necessary improvements within the planning area that will have the highest level of impact.

SAFETY, AIR QUALITY AND NOISE ELEMENT

AMENDMENTS

There were no amendments to the Safety, Air Quality and Noise Element during Calendar year 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE SAFETY, AIR QUALITY, AND NOISE ELEMENT

Noise

- Due to the nature of the guiding and implementing policies of the Noise Element, efforts to implement this Element of the General Plan are on-going in nature. Projects are reviewed on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors.

Safety

- All new construction and certain building renovations are reviewed for compliance with the Uniform Building Code for seismic safety.
- All new development projects are required to submit a Geotechnical Analysis to assess site conditions.
- The City continues to participate in the Federal Emergency Management Agency's (FEMA) flood insurance program.

Sidewalk Inventory Report

The City of Coalinga has begun the process of developing an Americans with Disabilities Act (ADA) transition plan that will begin to meet the requirements of the State and Federal Government regarding the ADA.

The Federal and State Government allow Cities to develop their own ADA Transition Plans, so long as they include the following:

- A Self Evaluation Identifying Existing Facilities that Limit Access to People with Disabilities;
- A Process to Implement Improvements to Make Pedestrian Facilities Accessible;
- A Schedule of Improvements by Priority;
- Appointment of an ADA Coordinator;
- Provide for Participation of Interested Persons during Transition Plan Development and;
- Establish a Formal Grievance Process

The City has completed the above steps and currently proceeding with the following steps to complete the ADA transition plan:

- Public Deliberations Regarding City Rights-of-Way Improvements Necessary for Compliance;
- Prioritizing the Improvements;
- Developing a Time Schedule;
- Identifying Funding Sources;
- Form an Implementation Plan and;
- Adopt an ADA Compliant Transition Plan for City Rights-of-Way (Expected in 2013)

PUBLIC FACILITIES AND SERVICES ELEMENT

AMENDMENTS

There were no amendments to the Public Facilities and Services Element during Calendar year 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE PUBLIC FACILITIES AND SERVICES ELEMENT

Schools

- In 2012, the City continued to work with developers and property owners to ensure that adequate sites are reserved to meet the Coalinga Huron Unified School District's projected demand for future school uses.
- In 2012, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

Utilities

- In 2012, the City continued to work closely with project applicants and service utilities to ensure that there is adequate capacity to serve all new and existing areas of Coalinga.
- 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:
 - a. Wastewater Master Plan, Water Master Plan, Storm Water Master Plan, Natural Gas Master Plan
- **Palmer Reservoir Replacement Project**
The City of Coalinga, in 2011, completed design of a new 3 million gallon water reservoir due to the deterioration of the existing 40 year old tank which will be taken off line, examined and examined for rehabilitation once the new tank is placed into service. A public bid process is underway and construction is expected to start in 2013.
- **Derrick Reservoir Rehabilitation**
As part of the water systems improvements, the City will be rehabbing the Derrick Reservoir. Design and Construction for this rehab is expected to commence once the Palmer Reservoir is placed in service.

- **Wastewater Treatment Plant Relocation/Expansion**

In 2010 the City of Coalinga began the procurement process for the relocation of the existing wastewater treatment plant and associated sewer conveyance pipeline. The City is taking a design build approach for the delivery of this project. This project is currently in abeyance and the City is expecting to re-commence discussions of an alternative approach in 2013.

- **Van Ness Storm Drain Project**

The City completed the installation of a new storm drain line under Van Ness Ave between Elm Ave and Truman Ave. This project will help alleviate the flooding issues located at the north of town.

HOUSING ELEMENT

AMENDMENTS

There were no amendments to the Housing Element during Calendar Year 2012.

PROGRESS TOWARDS MEETING THE GOALS AND GUIDING PRINCIPALS OF THE HOUSING ELEMENT

- In 2011, the City of Coalinga adopted its Housing Element and is currently HCD Compliant. Pursuant to Government Code Section 65400, the City Council is required to prepare an annual report on the status and progress in implementing the City's housing element using forms and definitions adopted by the Department of Housing and Community Development. These forms and definitions were adopted on April 4, 2013 and are required to be used for the Calendar Year 2012 Annual Progress Report. The completed forms for Calendar Year 2012 are attached as Attachment "A" to this report.

ATTACHMENT "A"
Housing Element Annual Progress Report (2012)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction: City of Coalinga
 Reporting Period: 1/1/2012 - 12/31/2012

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

1	2	3	4				5	5a	6			7	8
			Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions				
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	See Instructions	See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income							
(9) Total of Moderate and Above Moderate from Table A3			▲	▲	0	4	4						
(10) Total by income Table A/A3			▲	▲		4	4						
(11) Total Extremely Low-Income Units*													

* Note: These fields are voluntary

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

Jurisdiction City of Coalinga
Reporting Period 1/1/2012 - 12/31/2012

**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 RHINA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(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	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	1	0	1	
(3) Acquisition of Units	0	1	0	1	
(5) Total Units by Income	0	2	0	2	

* 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)**

	Table A3					7. Number of infill units*
	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	
No. of Units Permitted for Moderate	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	4	0	0	0	0	4

* Note: This field is voluntary

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

Jurisdiction City of Coalinga
Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.	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	2011 Year 6	2012 Year 7	Year 8	Year 9		
Very Low	Deed	35	0	0	0	0	0	0	0	0	0	0	35
	Restricted Non-deed restricted		0	0	0	0	0	0	0	0	0	0	
Low	Deed	24	0	0	0	0	0	0	0	0	0	21	
	Restricted Non-deed restricted		0	2	1	0	0	0	0	0	0		0
Moderate	Deed	30	0	0	0	0	0	0	0	0	0	30	
	Restricted Non-deed restricted		4	22	3	1	0	0	0	0	0		0
Above Moderate		26	14	46	8	0	0	0	0	0	4	72	-46
Total RHNA by COG		115										105	
Enter allocation number:			18	70	12	1	0	0	0	0	4		10
Total Units													
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 1/1/2012 - 12/31/2012

Table C
Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	Zoning Code Update	Update Zoning Ordinance	1 Year	Awarded Prop 84 Grant - IN PROGRESS
	Very-Low Income Incentive Program	List Incentives	Annually	In Progress
	Developer Incentives	List Incentives	1 Year	In Progress
	Special Needs Funding	Secure Funding for Special Needs Housing	Ongoing	Currently seeking funding opportunities
	Housing Rehabilitation	Secure Annual Funding	Annually	Seeking Funding through HOME/CDBG
	Zoning Marketing	Create and Maintain Public Awareness of Zoning Requirements, Fees and Timing	1 Year	Completed in 2011
	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	Will be completed as part of the current Zoning Code Update
	Promote SRO & FRO Housing	Create List	1 Year	In Progress
	Seasonal Housing	Establish List	Annually	Identifying Funding Source to accomplish task
	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	Completed in 2011 as part of the Housing Element Update
	Electronic Availability	GIS Mapping	1 Year	Planned based on Funding Availability - no funding source as of 2012

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Coalinga

Reporting Period 1/1/2012 - 12/31/2012

Infrastructure Needs Assessment	List of Infill Sites and their relation to infrastructure needs	Annually	CIP Underway for 2012-2017
Fee Reductions	Reduce Fees for Low, Very Low & Extremely Low Income Housing	1 Year	Impact Fees Waived until April 2013
Transparent Processing Schedules	Create Schedule for Entitlement Projects	Annually	Will be completed as part of the current Zoning Code Update
Development Standards Update	Update the Current Development standards	Ongoing	Will be completed as part of the current Zoning Code Update