



**CITY OF COALINGA**  
*The Sunny Side of the Valley*

April 12, 2015

*Yem  
CP 2015*

Housing Policy Department  
Received on:

APR 19 2016

VIA CERTIFIED MAIL

HCD – Division of Housing Policy Development  
PO BOX 952053  
Sacramento, CA 94252-2053

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 2015.

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

Sincerely,

Sean Brewer, 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 2015**  
(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 2015.

The City of Coalinga City Council took action to adopt this report on April 7, 2016 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. In 2012 the City completed its comprehensive zoning ordinance update to be in conformity with the recently adopted General Plan. In 2012 the City of Coalinga secured a Sustainable Communities Prop 84 Grant and worked in 2013 to produce an administrative draft and adopted the comprehensive update on September 5, 2014.

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 2014 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 2015.

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

#### **Residential Land Use**

During the calendar year 2015, 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:

- **Coalinga Senior Apartments:** In 2014 the Planning Commission considered and approved a site plan review application for a senior living project located at Polk and 5<sup>th</sup> Street. It consisted of 40 senior, income restricted, high density units. This project will help the City provide for a diversification of housing within the community as well as assist with the City meeting its RHNA goals for the current planning cycle. The project is now under construction and is expected to be complete within the 2016 planning period.

*The Senior 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).*

The City of Coalinga adopted a comprehensive residential code as part of the extensive zoning code update.

## **OPEN SPACE AND CONSERVATION ELEMENT**

### **AMENDMENTS**

There were no amendments to the Open Space and Conservation Element during 2015.

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

- The zoning codes open space regulations provide for both private and public projects (OSC1-2.2).
- The new zoning code included Development and Implementation of a Resource Extraction Overlay District (Goal OSC-4).

## **CIRCULATION ELEMENT**

### **AMENDMENTS**

There were no amendments to the Circulation Element during Calendar year 2015.

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

- **Elm Beautification Phase 3 (Elm Ave from 7<sup>th</sup> Street to Polk Street) - DESIGN**  
The City has begun preliminary design of Phase 3 of its beautification efforts on Elm Ave from Polk Street to 7<sup>th</sup> Street which consists of new curb, gutter, sidewalk, street trees, lighting, street furniture and ADA compliance. Preliminary engineering began in 2015 and construction of a limited scope is expected to occur in FY 2016/2017.
- **Cambridge Ave Signalization - DESIGN**  
The city plans to signalize Cambridge Ave and Elm Ave through the recent award of a Highway Safety Improvement Grant (HSIP). This project is expected to increase safety for pedestrians as well as control congestion during peak traffic time frames. Preliminary engineering began in late 2014 and construction is expected to occur in FY 2016/2017.
- **Forest Street Reconstruction Phase 3 (3<sup>rd</sup> Street to 1<sup>st</sup> Street) - DESIGN**  
The City has recently completed the reconstruction of Forest Street from 3<sup>rd</sup> Street to 5<sup>th</sup> Street. These improvements included a complete reconstruction of the street, new street lighting, curbs, gutters and sidewalks. This project has enhanced the ADA path of travel and improved the roadway, which has been dedicated as city truck route for several years. Phase 3 is currently under design and will include the same scope of work from Phase 2. Construction is expected to begin in FY 2016/2017.
- **Various ADA Improvements in the Downtown District – ON GOING**  
The City Council has shown commitment to bi-annual ADA improvement projects in order to improve accessibility within the commercial core of the City. The improvement include new sidewalks where non exist, curb ramps and alley approaches. The council has made a commitment to the community on a bi-annual basis to budget \$100,000 towards the implementation of the City's ADA transition plan.

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 2015.

### **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.
- Performance Standards have been included into the new zoning ordinance to address noise related impacts due to new development such as noise or acoustical studies, sound walls, and other attenuation measures.

#### **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.

## **PUBLIC FACILITIES AND SERVICES ELEMENT**

### **AMENDMENTS**

There were no amendments to the Public Facilities and Services Element during Calendar year 2015.

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

#### **Schools**

- In 2015, 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 2015, the City continued to collect school fees upon issuance of building permits for development projects in accordance with State law.

#### **Utilities**

- In 2015, 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 and maintained and implemented 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
- **Update to the City's SCADA System – Development Phase**

## **HOUSING ELEMENT**

### **AMENDMENTS**

There were no amendments to the Housing Element during Calendar Year 2015.

### **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. The housing report will be completed and submitted via electronic transmission at HCD's website. For the purposes of review a copy of the housing report has been attached.
- **Housing Element Update 2015-2023** In 2014 the City of Coalinga began the preparation of a Multi-Jurisdictional Housing Element, a collaborative effort among all local governments in Fresno County to set a precedent for other collaborative efforts among local governments in Fresno County. The Multi-Jurisdictional Housing Element provided an opportunity for housing issues to be addressed at the regional level rather than just the local level. It will also provide an opportunity for the local governments to work together to accommodate the RHNA numbers that are assigned to Fresno County region. As of drafting this report the City of Coalinga has an approved Housing Element waiting HCD certification.

ATTACHMENT "A"  
Housing Element Annual Progress Report (2015)



# ANNUAL ELEMENT PROGRESS REPORT (2015) *Housing Element Implementation* (CCR Title 25 §6202 )

Jurisdiction: City of Coalinga  
Reporting Period: 1/1/2015 - 12/31/2015

**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, it 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	Low-Income		
(1) Rehabilitation Activity	0	0	0	0	0	
(2) Preservation of Units At-Risk	0		0			
(3) Acquisition of Units	0		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 <b>Moderate</b>	0	0	0	0	0	0	0
No. of Units Permitted for <b>Above Moderate</b>	13	0	0	0	0	13	0

\* Note: This field is voluntary



**ANNUAL ELEMENT PROGRESS REPORT (2015)**  
**Housing Element Implementation**  
(CCR Title 25 §6202 )

Jurisdiction City of Coalinga  
Reporting Period 1/1/2015 - 12/31/2015

**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	Completed in 2014
Very-Low Income Incentive Program	List Incentives	Annually	In Progress
Developer Incentives	List Incentives	1 Year	In Progress - expected to be completed in FY 14/15
Special Needs Funding	Secure Funding for Special Needs Housing	Ongoing	Currently seeking funding opportunities
Housing Rehabilitation	Secure Annual Funding	Annually	Program Underway
Promotion of New Housing Construction	Density Bonus Ordinance	1 Year	Completed in 2014
Large Multi-Family Development Incentives	Zoning Ordinance Update	1 Year	Completed in 2014
Promote SRO & FRO Housing	Create List	1 Year	Identifying Funding Source to accomplish task
Seasonal Housing	Establish List	Annually	Identifying Funding Source to accomplish task
Farm worker Housing	Establish Needs Reporting	Within Current Planning Period	Needs Established in Housing Element
Student Housing	Establish Needs Reporting	Within Current Planning Period	Working with West Hills College
Multi-Family and Low-Income Housing Incentive	List Funding Incentives	Annually	List Underway
Land Availability Reporting	Create Report	Every 5 Years	Completed in 2015 as part of the Housing Element Update
Electronic Availability	GIS Mapping	1 Year	Complete GIS A vailable at <a href="https://coalinga.maps.arcgis.com/home/">https://coalinga.maps.arcgis.com/home/</a>

## ANNUAL ELEMENT PROGRESS REPORT (2015) *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction	City of Coalinga	Reporting Period	1/1/2015 - 12/31/2015	7 Yrs.	Currently Drafting 2014-2022 CIP (Roads CIP Completed in 2015)
Infrastructure Needs Assessment		List of Infill Sites and their relation to infrastructure needs			
Fee Reductions		Reduce Fees for Low, Very Low & Extremely Low Income Housing		1 Year	Impact Fees Waived until March 21, 2014
Transparent Processing Schedules		Create Schedule for Entitlement Projects		Annually	Completed in 2014
Development Standards Update		Update the Current Development standards		Ongoing	Completed in 2014