

Commercial Medical Marijuana Operation Design Guidelines

The provisions set forth in this document identify the desired level of design quality for all Commercial Medical Marijuana Operations (CMMOs) in the City of Coalinga. All CMMOs shall be located within the Light Manufacturing/Business (MBL) District. The following CMMO Design Guidelines shall be in addition to the City of Coalinga’s MBL standards and requirements (Title 9, Chapter 2, Article 4 of the Coalinga Municipal Code). The CMMO Guidelines are intended for the Community Development Department to use in evaluating project applications.

Existing Development

The following guidelines shall be applied for CMMOs within existing development:

1.0 Security Measures

- 1.1 Ornamental steel fencing is recommended instead of chain-link fencing and/or barbed wire fencing. The use of constatine/razer/barbed wire is prohibited.

RECOMMENDED



NOT RECOMMENDED



- 1.2 Electronic surveillance equipment and alarm hardware shall be as invisible and unobtrusive as possible.

- 1.3 Poles and fixtures should be designed to be architecturally compatible with structures and lighting on adjacent properties.
- 1.4 Poles and fixtures shall be compatible with all other fixtures on site.
- 1.5 Select and locate all lighting fixtures to shield or confine light spread within a site's boundaries.
- 1.6 To facilitate security, specify lighting levels that are adequate for visibility, but not overly bright. All building entrances should be well-illuminated.
- 1.7 Use metal halide or other white light fixtures. High-pressure sodium is not allowed in any application.
- 1.8 Maximum height of all poles within landscaped and plaza areas is 20-feet, measured from grade. Pole pedestals (bases) are limited to a minimum of eight-inches in height.
- 1.9 Decorative light fixtures, which are appropriately shielded, and provide visual interest, are allowed.

New Development

In addition to the guidelines for CMMOs within existing development, new CMMO developments in the City of Coalinga shall keep in mind the following guidelines:

2.0 Building Size and Scale

- 2.1 Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood.
- 2.2 Articulate building forms and elevations to create varied rooflines, building shapes, and patterns of shade and shadow. Standard box type industrial steel buildings are discouraged.
- 2.3 Situate buildings on the site so they are oriented to maximize daylighting opportunities and harvest natural light within interior work spaces. Also utilize opportunities to provide operable clerestory windows to allow for ventilation and indirect lighting.

RECOMMENDED



Building situated to maximize daytime lighting

NOT RECOMMENDED



Blank wall is a missed opportunity to provide daylighting

3.0 Entrances

- 3.1 Provide a logical sequence of entry and arrival as part of the site's design. Special entry treatments such as stamped or colored concrete and special planting and signage can be used to enhance entries and guide pedestrians.

- 3.2 Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Ensure that pedestrian entries are properly sized to provide shelter year-round.
- 3.3 Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.
- 3.4 Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Avoid sunken entryways below street level.

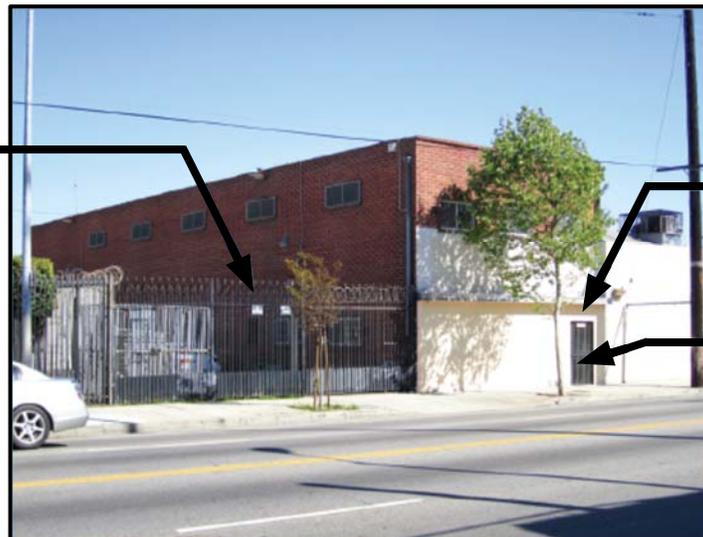
RECOMMENDED



Unobstructed and architecturally coherent entry

Visible and attractive stairs

NOT RECOMMENDED



Harsh security measures

Architecturally incoherent entry

Barred entry

4.0 Site Planning

- 4.1 Create height and visual transitions between industrial districts and adjacent commercial and residential neighborhoods. Stepping back upper floors of industrial structures to match those of adjacent commercial or residential structures, and plant trees, shrubs, and vines to screen outdoor storage and odor or noise-generating functions of industrial uses.

RECOMMENDED



Adequate landscaping buffer softens transition between uses

NOT RECOMMENDED



Poor screening transition between manufacturing and residential uses

- 4.2 CMMOs are required to incorporate on-site parking to minimize negative impacts on the street and adjacent uses.
- 4.3 Provide site access, parking, and circulation that is arranged in a logical and safe manner for pedestrians and vehicles;
- 4.4 Views of parking areas from the street shall be discouraged. Landscaping, low walls and shrubs, and berming shall be utilized to screen parking areas.
- 4.5 Chain-link fencing with or without wood slatting is not an acceptable screen material.

5.0 Site Utilities and Mechanical Equipment

- 5.1 Utility and mechanical equipment (e.g. electric and gas meters, electrical panels, and junction boxes) shall be screened from the view of public streets and neighboring properties.
- 5.2 Mechanical equipment shall be concealed by building elements that were designed as an integral part of the building design, unless local utilities prohibit this practice.
- 5.3 Mechanical equipment shall not cause adjacent occupants and activities to be subject to noise that is disturbing by virtue of its volume or nature.
- 5.4 Roof top mounted equipment shall be screened from the street and other buildings on all four sides by a structural feature that is an integral part of the building's architectural design.
- 5.5 Roof top equipment shall be grouped and located so that it is not visible from the line of sight angle from the pedestrian right of way.
- 5.6 Rooftop equipment shall be screened from view from a taller building, adjacent residential structures or adjacent elevated roadways. Refuse storage areas that are visible from upper stories shall be designed so that an opaque or semi-opaque horizontal cover/screen reduces unsightly views.
- 5.7 Where utility, service, garbage and/or loading areas face adjacent public streets and/or open space, these facilities are to be thoroughly screened through the use of landscaping, low walls or earth berming integrated with plant material. (Location and screening must be shown on plans.)

6.0 Trash and Storage Areas

- 6.1 Whenever possible, trash enclosures shall be architecturally integrated into the design of the structure, at the rear of the building.
- 6.2 Trash enclosures shall provide adequate space for recycling.
- 6.3 Trash enclosures shall be located away from sensitive uses, such as residences or schools, to minimize nuisance for adjacent property owners.
- 6.4 Trash enclosures shall be constructed with masonry walls, metal doors, have overhead coverings, and shall be architecturally compatible with the project.
- 6.5 All trash enclosures and garbage bins shall be screened from public view to the greatest extent possible.
- 6.6 Landscaping shall be used around trash enclosures to providing screening and deter graffiti.