

ORDINANCE NO. 868

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COALINGA AMENDING THE PLANNING AND ZONING CODE RELATED TO VEHICLE WASHING FACILITIES, GYMNASIUMS, AND DRIVE-THROUGHS.

WHEREAS, the City of Coalinga has always promoted itself as the most business-friendly City on the State of California; and,

WHEREAS, on May 13, 2024, the City Council directed staff to proceed with a zoning text amendment to update language in the code and lessen regulations on vehicle washing facilities, gymnasiums and drive-through facilities in order to encourage business growth and attraction; and,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Coalinga does ordain as follows:

Section 1. Article 2. – Definitions of the Coalinga Municipal Code is amended to read as follows:

Article 2 – Definitions

Amend:

Cinema/theaters. Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.

Large-scale. This classification includes large outdoor facilities such as amusement and theme parks, casinos, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, driving ranges, golf courses, and facilities with more than 10,000 square feet in building area, including handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; bowling alleys; archery or indoor shooting ranges; riding stables; campgrounds; or stables. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Small-scale. This classification includes small, generally indoor facilities that occupy less than 10,000 square feet of building area, such as billiard parlors, card rooms, dance halls, small tennis club facilities, poolrooms, and amusement arcades. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

Add:

Gym (interchangeable with Fitness Club and Health Club). A facility that is focused on a wide range of physical fitness and wellness services. These services often include the use

of exercise equipment (including free weights and resistance equipment), fitness classes, personal training, and wellness services. This classification would include specialized training centers for disciplines such as boxing and mixed-martial arts subject to limited outdoor activities.

Automobile/Vehicle Washing (Self-Serve or Automated): Vehicle washing facilities that require customers to clean their vehicles using provided equipment in washing bays. Automated Carwashes allow vehicles to be driven into a washing bay or tunnel, where they undergo a series of automated steps such as pre-soaking, soap application, scrubbing, rinsing, and drying. This also includes facilities with vacuums.

Automobile/Vehicle Washing (Hand Washing and Detail): A hand washing business refers to a service where vehicles are cleaned by hand, typically by trained staff using specialized cleaning products, tools, and techniques. This service usually involves thorough cleaning of both the exterior and interior of the vehicle, including washing, waxing, polishing, vacuuming, and detailing. This would also include auto related ancillary services such as window tinting, ceramic and similar paint protection film application. Hand washing businesses may not use the public right-of-way or designated parking areas to wash or detail vehicles. Washing and detailing must occur entirely on the property of the business location.

Section 2. Section 9-5.107 of the Coalinga Municipal Code is amended to read as follows:

Sec. 9-5.107. Auto service stations and automobile/vehicle washing.

- (b) Service stations, automobile/vehicle washing facilities (self-serve or automated), and any other commercial use that includes fuel pumps for retail sales of gasoline shall be located, developed, and operated in compliance with the following standards:
 - (1) **Landscaping.** At least ten (10) percent of the site shall be landscaped. All landscaped areas shall be permanently maintained in compliance with Section 9-4.204, Landscaping and the following standards:
 - a. A landscaped planter with a minimum five-foot wide inside dimension, exclusive of curb, and a six-inch high curb shall be provided along the front and street property lines, except for vehicular circulation openings. Where the planter is adjacent to a sidewalk, no curb is required. A three-foot wide landscaping buffer shall be provided along all other property lines.
 - b. A 600-square-foot planter with a minimum dimension of twenty (20) feet shall be provided at the corner of intersecting streets unless a building is located at the corner.
 - c. Additional landscaping may be required where necessary to prevent visual impacts on adjacent properties.
 - (2) **Bay doors.** On corner lots fronting two (2) or more streets with different classifications in the General Plan, bay doors shall face the street with the highest classification.

- (3) *Pump islands.* Pump islands shall be located a minimum of fifteen (15') feet from any property line to the nearest edge of the pump island.
- (4) *Canopies and roof structures.* Canopies and roof structures over a pump island, including associated signage, shall be designed as an integral design element of a building's architecture and architecturally compatible, including materials, color and design details, with surrounding structures. A canopy or roof structure over a pump island must be set back at least five (5) feet from any property line.
- (5) *Washing facilities.* No building or structure for automated or self-serve washing facilities shall be located within thirty (30) feet of any public street or within twenty (20) feet of any interior lot line of a residential use or an Residential district.
- (6) *Hours of operation.* All Automobile/vehicle washing facilities are limited to 7:00 a.m. to 10:00 p.m., seven (7) days a week. When adjacent to an Residential district, the hours of operation shall be 8:00 a.m. to 8:00 p.m., seven (7) days a week.
- (7) *Application review and findings for approval.* In reviewing proposals, emphasis shall be placed on quality design of building materials and landscape features. The Planning Commission shall only approve a Conditional Use Permit for an auto service station, and/or an automated or self-serve car washing facility if it makes the required findings below, in addition to the other findings required for Conditional Use Permits per Chapter 6, Article 5, Conditional Use Permits.
 - a. The project is designed so that form and scale are harmonious and consistent with the character of the specific site, the adjacent uses and structures, and the surrounding neighborhood.
 - b. The site design, including the location and number of driveways, will promote safe and efficient on-site and off-site traffic circulation.
 - c. Service bay openings are designed to minimize the visual intrusion on surrounding streets and properties.
 - d. Lighting is designed to be low-profile, indirect or diffused, create a pleasing appearance, and avoid adverse impacts on surrounding uses.
- (8) *Conditions of approval.* Conditions of approval of a Conditional Use Permit for auto servicing stations and car washing (automated/self-serve) may address operational characteristics of the use; impose restrictions on outdoor storage and display, location of pump islands, canopies and service bay openings; and/or require buffering, screening, lighting, planting areas, or other site elements, in order to avoid adverse impacts on properties in the surrounding area.
- (9) All vehicle washing facilities shall obtain and maintain the appropriate stormwater permits from the Central Valley Water Quality Control Board while in operation. At anytime the City has the right to request a copy of said permit.
- (10) *Specific Requirements for Handwashing and Detail Washing Facilities.* (1) There shall be no washing/detailing or tinting in the public right-of-way including alleyways. This

includes staged vehicles awaiting services or pickup. All services shall remain on-site and cannot take up required parking spaces. (2) Water from the washing of vehicles shall enter the sewer and shall not enter the storm drain system unless a storm drain plan has been approved by the City and the State not to create a nuisance to adjacent properties.

(11) *Abandonment.* Any service station shall in the case of abandonment or non-operation of the primary use be dismantled and the site cleared within twelve (12) months subsequent to the close of the last business day.

Section 3. Section 9-2.302 of the Coalinga Municipal Code is amended to read as follows:

Table 2.5: Land Use Regulations - Commercial Districts					
Use Classifications	CG	CR	CS	MX	Additional Regulations
Automobile/Vehicle Washing (Self-Serve or Automated)	CUP	CUP	CUP	No	Section 9-5.107, Auto Service Stations and Car Washing
Automobile/Vehicle Washing (Hand Washing and Detail)	Yes	Yes	Yes	Yes	Section 9-5.107, Auto Service Stations and Car Washing
Small-scale Cinema Theaters (300 seats and under)	No Yes	Yes	Yes	CUP	
Gym	Yes	Yes	Yes	CUP	Outdoor activities limited to the hours of 6:00am - 10:00pm if adjacent to residential zoning districts.
Coffee Shops/Cafes	Yes	Yes	Yes	Yes	
Restaurants, equal to or less than 3,000 square feet	Yes	Yes	Yes	Yes	Section 9-5.103, Alcoholic Beverage Sales.
Restaurants, greater than 3,000 square feet	CUP	Yes	Yes	Yes	Section 9-5.103, Alcoholic Beverage Sales

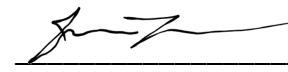
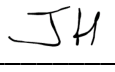
Section 4. Section 9-2.402 of the Coalinga Municipal Code is amended to read as follows:

Table 2.7: Land Use Regulations - Manufacturing/Business Districts			
Use Classifications	MBL	MBH	Additional Regulations
Commercial Uses			
Automobile/Vehicle Washing (Self-Serve/Automated & Hand Washing/Detail)	Yes	Yes	Section 9-5.107, Auto Service Stations and Car Washing
Gym	Yes	Yes	Outdoor activities limited to the hours of 6:00am - 10:00pm if adjacent to residential zoning districts.

The foregoing resolution was approved and adopted at a regular meeting of the City Council of the City of Coalinga on the **19th day of September, 2024**, by the following vote:


AYES: Schindler, Vosburg, Hedgecock, Horn
NOES: None
ABSTAIN: None
ABSENT: Ramirez

APPROVED:

James Horn, Mayor

ATTEST:



Shannon Jensen, City Clerk