



Summary of Ordinance No. 874 – An Ordinance of the City Council of the City of Coalinga Amending the Planning and Zoning Code to Implement Four (4) 6th Cycle Housing Element Programs and Related Density Bonus Amendments

At its regular meeting of **October 2, 2025**, the Coalinga City Council approved **Ordinance No. 874**, which proposes amendments to the **Planning and Zoning Code** to implement required programs from the City's certified **2023-2031 (6th Cycle) Housing Element**.

The ordinance implements four Housing Element programs and updates the City's Density Bonus provisions to align with current State housing law:

1. **Housing Element Program 5 – Water and Wastewater Service:** Establishes procedures to grant priority water and sewer service to residential developments that include units affordable to lower-income households.
2. **Housing Element Program 11 – Promote and Facilitate Accessory Units:** Allows Accessory Dwelling Units (ADUs) and Junior ADUs in all zones permitting single-family or multifamily uses.
3. **Housing Element Program 16 – Zoning Code Amendments:** Updates several zoning provisions to comply with State law regarding family definitions, residential care facilities, low-barrier navigation centers, employee/farmworker housing, and emergency shelters.
4. **Housing Element Program 21 – Land Use Controls:** Amends zoning regulations to allow smaller lot sizes and a wider range of allowable densities in residential zones.
5. **Additional Implementation – Density Bonus Law:** Updates the City's Density Bonus Ordinance pursuant to recent amendments to Government Code § 65915 (AB 1287, 2023).

Effective Date: The ordinance became effective November 2, 2025.

A full and complete copy of Ordinance No. 874 is available for public inspection during regular business hours at 155 W. Durian Ave, Coalinga, CA 93210, and on the official website of the City of Coalinga.

Publication: This summary is prepared in accordance with California Government Code § 36933. The full text of the ordinance will not be printed here, but a copy is available as noted above.

Certified by: Shannon Jensen, City Clerk, City of Coalinga

Dated: November 10, 2025