

CORCORAN PLANNING COMMISSION MEETING AGENDA

**Monday May 20, 2024
5:30 P.M.**

Council Chambers I, 1015 Chittenden Avenue

Public Inspection: A detailed Planning Commission packet is available for review at Corcoran City Hall, located at 832 Whitley Avenue

Notice of ADA Compliance: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks office at (559) 992-2151 ext. 2501.

Public Comment: Members of the audience may address the Planning Commission on non-agenda items; however, in accordance with Government Code Section 54954.2, the Planning Commission may not (except in very specific instances) take action on an item not appearing on the posted agenda.

This is just the time for members of the public to comment on any matter within the jurisdiction of the Corcoran Planning Commission. The Planning Commission will ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

After receiving recognition from the chair, the speaker will walk to the podium and state name and address and proceed with comments. Each speaker will be limited to five (5) minutes.

ROLL CALL

Chairman: Karl Kassner
Vice-Chairman: Kaitlyn Frazier
Commissioner: Janet Watkins
Commissioner: Karen Frey
Commissioner: David Bega

FLAG SALUTE

1. PUBLIC DISCUSSION

2. APPROVAL OF MINUTES

Approve the minutes of the March 18, 2024, Planning Commission Meeting. *IV*

3. RE-ORGANIZATION Planning Commission re-organization. **None**

4. PRESENTATIONS **None**

5. **PUBLIC HEARING**

5.1 Tentative Parcel Map 23-04 and Variance 23-01.

To divide one lot into 3 lots. Lot one (1) and Two (2) will be less than the required minimum of sixty feet (60) which requires a Variance. (VV) (*Tromborg*)

- A. Open Public Hearing.
- B. Presentation of Staff Report.
- C. Accept written testimony.
- D. Accept oral testimony.
- E. Close Public hearing
- F. Planning Commission discussion.
- G. By motion, approve/approve with revisions/deny recommendations.

6. **STAFF REPORTS** None

7. **MATTERS FOR PLANNING COMMISSION**

7.1 Information Item:

- A. General Plan Update (*Tromborg*)
- B. Kings County Multi-Jurisdictional Hazard Mitigation Plan (*Tromborg*)

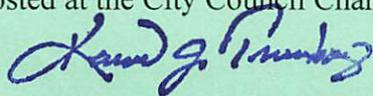
7.2 Staff Referrals- Item of Interest (*Non-action items the Commission may wish to discuss*)

7.3 Committee/Seminar Reports:

8. **ADJOURNMENT**

Next scheduled Planning Commission Meeting (June 17, 2024)

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on May 16, 2024.



Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, March 18, 2024**

The regular session of the Corcoran Planning Commission was held at 1000 Van Dorsten Avenue, Corcoran, CA 93212. The meeting was called to order by Chairperson, Kassner at 5:30 P.M.

ROLL CALL

Commissioners present: Karl Kassner, Kaitlyn Frazier, Janet Watkins, Karen Frey, David Bega

Commissioners absent: None

Staff present: Kevin Tromborg, Joanna Castro

Also present: Moses Diaz, City Attorney

FLAG SALUTE - Kassner

1. **PUBLIC DISCUSSION** - None
2. **APPROVAL OF MINUTES**

Following commission discussion, a motion was made by Bega and seconded by Frazier to approve the minutes for the regular meeting on February 20, 2024.

Action: Approval of the minutes for February 20, 2024, with condition to add the public discussion of Debra Elaine Kwast.

AYES: Bega, Frey, Watkins, Frazier, Kassner
NOES: None
ABSTAINED: None
ABSENT: None

3. **RE-ORGANIZATION** – None

4. **PRESENTATIONS** - None

5. **PUBLIC HEARING**

5.1 Variance 24-01: Proposes to appeal the land zoning to allow a c-train within a backyard that is approximately 2 acres. To be located at 1472 Pueblo Avenue. (VV)

Action: Debra Elaine Kwast Withdrew the Variance request, to search for better options.

- No public comments
- No written testimony

5.2 Continuance regarding Zoning Code revisions in text (VV)

Action: Following Commission discussion, a motion was made by Frazier and seconded by Watkins to approve the Zoning Code in text revisions.

- No public comments
- No written testimony

AYES: Bega, Frey, Watkins, Frazier, Kassner
NOES: None
ABSTAINED: None
ABSENT: None

- Commissioners requested to be informed when the Zoning Code revisions in text will be presented at City Council

6. **STAFF REPORTS** None

7. **MATTERS FOR COMMISSION** None

8. ADJOURNMENT

At 6:20 p.m., the meeting was adjourned to the next regular meeting on April 15, 2024, in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212. (The meeting for April 15, 2024 was canceled no agenda items).

APPROVED ON: _____

Karl Kassner, Planning Commission Chairperson

ATTEST:



Kevin J. Tromborg, Community Development Director

Chairperson

Karl Kassner

Vice-Chairperson

Kaityln Frazier

Commissioners

David Bega
Janet Watkins
Karen Frey

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

(559) 992-2151
FAX (559) 992-2348

**Planning
Commission
Executive Secretary**
Kevin J. Tromborg

**Public
Hearing**

STAFF REPORT

Item # 5.1

To: Planning Commission

From: Kevin J. Tromborg, Community Development Director, Planner, Building Official.

Date: May 20, 2024

Subject: Tentative Parcel Map 23-04, Variance 23-01 and Resolution 2024-04

A. General Information:

The applicant is proposing dividing one (1) parcel of 20,009 SQ. FT. (0.459 Acres) into three (3) parcels. Parcel one (1) 6015 Sq. Ft. 50 ft. x 120 Ft. Parcel two (2) 6015 Sq. Ft. 50 Ft. x 120 Ft. Parcel three (3) 8026.56 Sq. Ft. 80 Ft. x 100.30 Ft.

1.	Owner:	Bhupinder Bajwa and Gloria Bajwa 941 Whitley Avenue Corcoran Ca 93212
2.	Applicant:	Ken Vang 410 N. Chestnut Avenue STE # 101 Fresno Ca 93726
3.	Site Location:	2137 Dairy Avenue
4.	Property Description:	APN: 032-272-015
5.	Site Area:	0.49 Acres

6.	General Plan Designation:	Low Density
7.	Current Zone Classification:	R1-6 Residential
8.	Existing Use:	Vacant lot
9.	Proposed Use:	Duplex Homes

B. **Project Location & Description:** 2137 Dairy Avenue

SURROUNDING ZONING AND USES

	<u>USE</u>	<u>ZONING</u>
NORTH:	Single Family Dwelling	R1-6: Residential
SOUTH:	Single Family Dwelling	R1-6: Residential
EAST:	Single Family Dwelling	R1-6: Residential
WEST:	Unincorporated Ag Land	Agriculture

C. **Compliance with General Plan and Zoning:**

The proposed project, TPM 24-04 follows the regulations of the Zoning Code and is in compliance with the General Plan.

E. **City Engineer:**

The City Engineer has reviewed and approved the proposed map. In the absence of any detail regarding potential development, the City Engineer will defer any potential infrastructure that may be required to such time as the future developers submit for Site Plan Review.

F. **Public Input:**

A notice of public hearing was published in the Corcoran Journal on April 29, 2024. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map.

G. **Comments from Other Agencies/Departments:**

Referrals were made to City Departments and other agencies and comments have been incorporated in this report.

1. Community Development Department

1a. All infrastructure that may be required shall be installed by and at the developer's expense at the time of building permit issuance.

1b. Prior to development, the lots must be kept clean of all rubbish, junk, weeds, and vehicles.

H. Environmental Impact Assessment and compliance with CEQA

This project, Tentative Parcel Map 23-04 is not subject to CEQA review under categorical Exemption 15315. Minor Land Divisions.

Class 15 consist of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and the Zoning Code.

I. Recommendation:

Staff recommends that the staff report be given, a public hearing be opened, testimony taken, and the Planning Commission act based on the following findings and on the attached Resolution 2024-04.

J. FINDINGS

The following findings are proposed:

- (A) The project is exempt is exempt under CEQA Categorical exemption 15315.
- (B) That the site for the proposed land division is adequate in size and shape to Accommodate said land division.
- (C) That all uses of the land division comply with the requirements of the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations.
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (E) That the proposed use will have no adverse effects upon adjoining or other properties in the vicinity. In making this determination, the Commission or Council shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal Circulation, external circulation, setbacks; heights of buildings or structures; wall or fences; landscaping; outdoor lighting; signs; and any other characteristics that will affect the property or properties in the vicinity.
- (F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned development approved by the city.
- (G) That the proposed site for development has adequate public services, or will be

provided with adequate public services to accommodate proposed land use.

- (H) That the property(s) be kept clean and safe and free of weeds parked vehicles, rubbish And junk.

PARCEL MAPS-ACTION BY THE PLANNING COMMISSION (from Municipal Code Chapter 12 section 1-7 J)

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a Tentative Parcel Map.

The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with the procedure outlined below.

APPEAL TO THE CITY COUNCIL

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

The City Council shall set a date a date for the public hearing and shall post notices as set fourth in code. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of the Parcel Map.

The decision of the City Council shall be final and shall have immediate effect. 11-27 (G) 1

EXPIRATION OF MAPS AND EXTENSIONS (MC: Chapter 12 section 12-1-8)

The approval or conditional approval of a Tentative map shall expire no later than twenty-four (24) months from the date the map was approved or conditionally approved. However, the map may be extended if the subdivider has complied with The California Map Act section 66452.6 (a) and (e).

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2024-04
PERTAINING TO
TENTATIVE PARCEL MAP 23- 04
VARIANCE 23-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on May 20, 2024, the Commission approved the following:

Whereas, Property owner, Bhupinder Bajwa submitted an application regarding Tentative Parcel Map and Variance approval for Parcel(s) located at 2137 Dairy Avenue. APN: 032-272-015 and;

Whereas, this Commission considered the staff report on May 20, 2024; and

Whereas, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance and Municipal Code.

- (A) The project is categorically exempt under CEQA 15315, Minor Land Divisions.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the Residential zone.
- (C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property.
- (E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the city.
- (F) That the approved Tentative Map will expire twenty-four (24) months from the approved Date. That the property owner must file for an extension of the Tentative map or file form a final map prior to the expiration date.
- (G) That the property is kept clean and safe free of weeds, junk, rubbish and parked or stored Vehicles.

IT IS THEREFORE RESOLVED that Tentative Parcel Map 23-04 and Variance 23-01 should be approved with the Conditions stated in the Staff Report and Resolution 2024-04.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20th, day of May 2024

Planning Commission Chairman

Community Development Director

CERTIFICATE

City of Corcoran }
County of Kings } ss.
State of California }

I, Marlene Spain, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2024-04. duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20Th Day of May 2024, by the vote as set forth therein.

DATED: May 20, 2024

Joanna Castro
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

TENTATIVE PARCEL MAP NO. 23-04

BEING A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 21 SOUTH RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF CORCORAN, KINGS COUNTY, STATE OF CALIFORNIA



**Know what's below.
Call before you dig.**

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF KINGS, CITY OF CORCORAN AND DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, FROM WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, BEARS SOUTH 0°06' WEST 130.39 FEET, THENCE NORTH 0°06' EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 2000.68 FEET; THENCE SOUTH 89°38'53" EAST 240.00 FEET; THENCE SOUTH 0°06'22" WEST 200.68 FEET; THENCE NORTH 89°39'56" WEST 240 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM A PARCEL OF LAND 40 FEET IN WIDTH LYING EAST OF, ADJACENT TO AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23.

APN: 032-272-015

UTILITIES NOTES

- GENERAL PLAN LAND USE DESIGNATION: SINGLE FAMILY RESIDENTIAL/ R 1-6
EXISTING ZONING: SINGLE FAMILY RESIDENTIAL/ R 1-6
PROPOSED ZONING: SINGLE FAMILY RESIDENTIAL/ R 1-6
EXISTING USE: VACANT OPEN SPACES
- ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH KINGS COUNTY ZONING CODES.
- ALL UTILITY SERVICES ARE PROPOSED TO BE PROVIDED BY THE FOLLOWING AGENCIES:

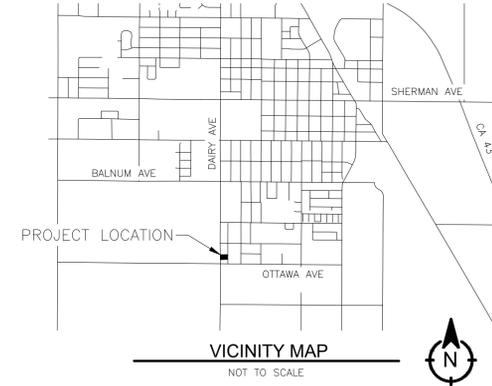
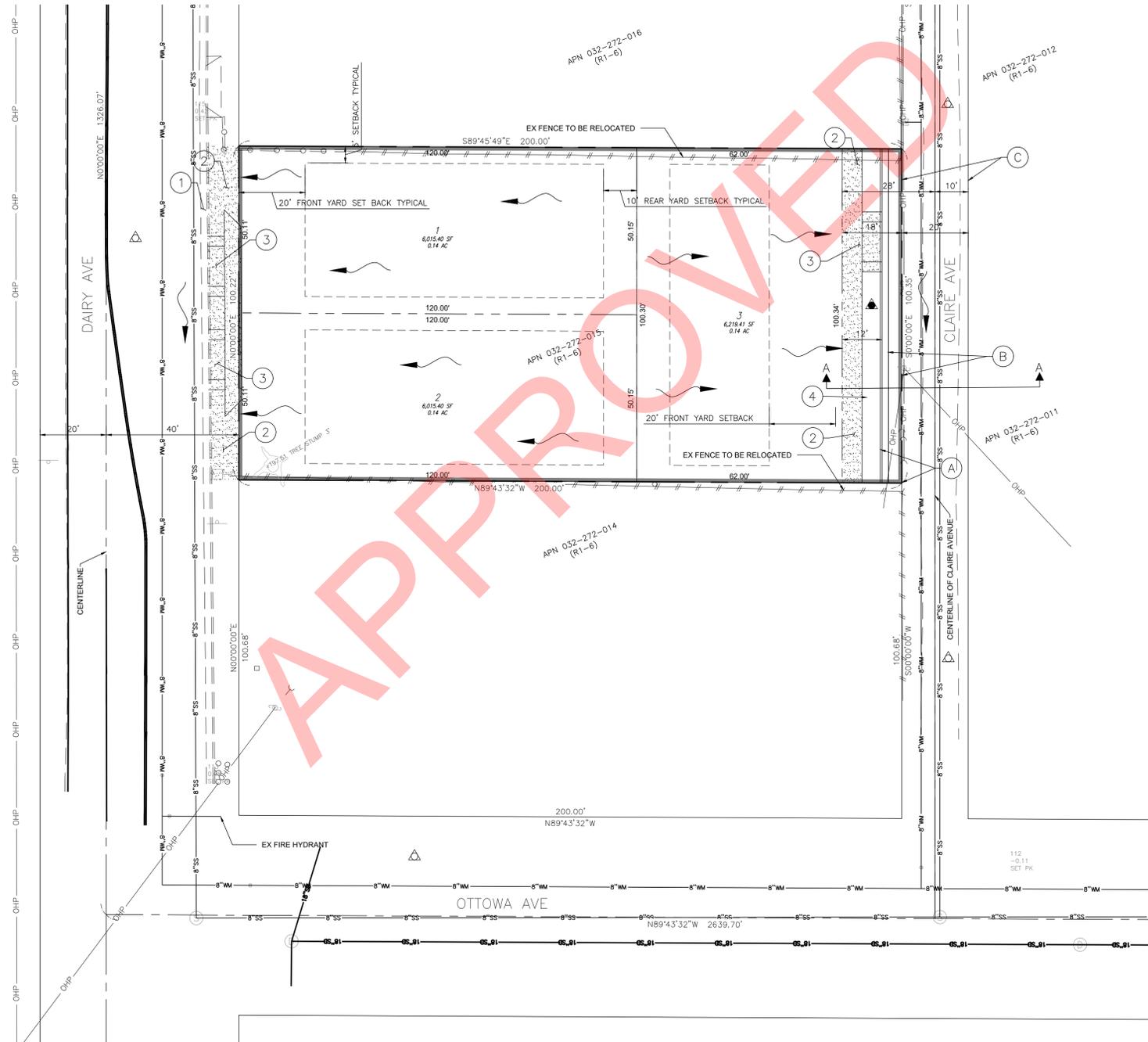
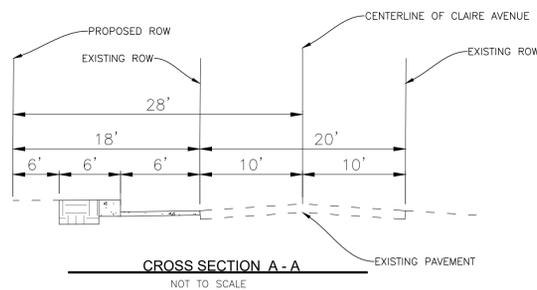
SANITARY SEWER	CITY OF CORCORAN
STORM DRAINAGE	CITY OF CORCORAN
DOMESTIC WATER	CITY OF CORCORAN
FIRE PROTECTION	CITY OF CORCORAN
ELECTRICITY	PG&E
GAS	PG&E
TELEPHONE	AT&T
CABLE	COMCAST
REFUSE/WASTE DISPOSAL	CITY OF CORCORAN
- NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
- EXISTING SEWER, WATER, OTHER UNDERGROUND UTILITIES, STORM SEWER, STREETLIGHTS, GUTTER, CURB, SIDEWALK, AND PERMANENT PAVEMENT, SHALL REMAIN.
- THE PROPERTY IS VACANT, NO EXISTING TREES ON THE PROPERTY.

FLOOD ZONE

THE PROPERTY IS LOCATED FLOOD ZONE X PER FEMA FIRM MAP NO 06031C0525C EFFECTIVE JUNE 16, 2009.

LEGEND

- PROPERTY BOUNDARY
- CENTERLINE/SECTION LINE
- EASEMENT
- PROPOSED LOT
- PROPOSED PROPERTY LINE
- INDICATES AREA NOW OFFERED FOR DEDICATION FOR PUBLIC ROAD PURPOSES IN FEE TITLE
- PREVIOUSLY DEDICATED FOR PUBLIC ROAD RIGHT OF WAY
- PACIFIC COAST OIL COMPANY EASEMENT RECORDED IN BOOK 19 PAGE 237, K.C.R.
- PACIFIC GAS AND ELECTRIC COMPANY EASEMENT RECORDED ON AUGUST 21, 1941 IN BOOK 252 PAGE 498, K.C.R.
- CALIFORNIA GAS COMPANY EASEMENT RECORDED DECEMBER 3, 1953, IN BOOK 570 PAGE 511, K.C.R.



PROJECT INFO:

PROJECT LOCATION: 2137 DAIRY AVE
CORCORAN, CA 93212
A.P.N.: 032-272-015
PROJECT OWNER: BHUPINDER BAJWA
2137 DAIRY AVE
CORCORAN, CA 93212
GROSS AREA: 0.459 AC
NET AREA: 0.419 AC
ZONING: R 1-6 (6,000 SF MIN LOT SIZE)
LOT 1: 6,015.40 SF
LOT 2: 6,015.40 SF
LOT 3: 6,219.41 SF
AVERAGE LOT SIZE: 6,083.40 SF
PROPOSED DENSITY: 3 DU/ 0.459 AC = 6.5 DU/AC

BENCHMARK:

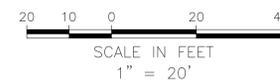
NGS BENCHMARK: GT0474
AT THE JUNCTION OF WHITLEY AND DAIRY AVENUES, ABOUT LEVEL WITH THE AVENUES, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.2 FOOT ABOVE THE GROUND
ELEV: 199.5 (NAVD 88)

BASIS OF BEARINGS:

THE WEST LINE OF SECTION 33 WAS ASSUMED TO BE NORTH AS SHOWN ON RECORD OF SURVEY, RECORDED IN VOLUME 3 PAGE 75, RECORDS OF KINGS COUNTY, AND USED AS A BASIS OF BEARINGS

KEYNOTES

- EXISTING CURB AND GUTTER TO REMAIN
- PROPOSED CONCRETE SIDEWALK PER CORCORAN CITY STD. C-4A
- PROPOSED DRIVEWAY PER CORCORAN CITY STD. C-11A
- PROPOSED CURB AND GUTTER PER CORCORAN CITY STD. C-2



REVISIONS	NO.	DATE	BY

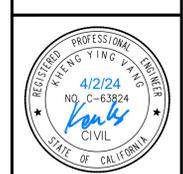
4010 N CHESTNUT
DIAGONAL AVE STE 101
FRESNO, CA 93726
(559) 775-0023
FAX: (559) 775-0016
WWW.VICE-ENGR.COM



COVER
TENTATIVE PARCEL MAP 23-04
CITY OF CORCORAN

DATE: 4/2/2024
PROJ. ENGR: LSV
PROJ. MNGR: KYV

PREPARED FOR:
BHUPINDER BAJWA
2137 DAIRY AVE
CORCORAN, CA
93212



SHEET NO.
1 / 1

PROJECT NUMBER
23-107