

CORCORAN PLANNING COMMISSION MEETING AGENDA

**Monday, October 16, 2023
5:30 P.M.**

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 June 19, 2023 , Planning Commission Meeting. *VV*

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

4. PRESENTATIONS None

5. PUBLIC HEARING None

6. STAFF REPORTS

6.1 Final Review of Zoning Code Revisions. (*Tromborg*) *VV*

6.2 Whitley Avenue Layout Review (*Tromborg*)

7. MATTERS FOR PLANNING COMMISSION

7.1 Information Item:

A. Development Report (*Tromborg*)

B. Community Development Changes. (*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 (November 20, 2023)

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 October 16, 2023, 2023.


Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, September 18, 2023**

The regular session of the Corcoran Planning Commission was held 1015 Chittenden Avenue, Corcoran, CA 93212. The meeting was adjourned due to lack of quorum.

FLAG SALUTE - None

1. **PUBLIC DISCUSSION** -None

2. **APPROVAL OF MINUTES**

No Quorum

3. **RE-ORGANIZATION** – None

4. **PRESENTATIONS**

None

5. **PUBLIC HEARING**

None

6. **STAFF REPORTS**

None

7. **MATTERS FOR COMMISSION**

None

8. **ADJOURNMENT**

Meeting was adjourned at 5:45pm

APPROVED ON: _____

Kaitlyn Frazier, Planning Commission Vice-Chairman

ATTEST:

Kevin J. Tromborg, Community Development Director

Chairperson
Karl Kassner

Planning Commission



Community
Development
Department

Vice-Chairperson
Kaitlyn Frazier

(559) 992-2151-2110
FAX (559) 992-2348

Commissioners
David Bega
Janet Watkins
Karen Frey

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 6.1

To: Planning Commission

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

Date: September 18, 2023

Subject: **Zoning Code: Final Review of proposed Zoning code revisions. Local Early Action Planning (LEAP) Grant.**

A. General Information:

1.	Owner:	City of Corcoran
2.	Applicant:	City of Corcoran
3.	Site Location:	Recap
4.	Property Description:	Recap
5.	Site Area:	N/A
6.	General Plan Designation:	
7.	Current Zone Classification:	N/A
8.	Existing Use:	N/A
9.	Proposed Use:	N/A

The City of Corcoran Community Development Department in conjunction with A&M Engineering (City Engineer) applied and received a Local Early Action Planning (LEAP) grant. The grant (\$150,000) will be utilized for a Master Storm Water Plan and revisions to the current zoning code. Over the past 12 months staff has brought proposed revisions to the zoning code that are:

1. Required by law.
2. New or revised ordinances passed that impact the zoning code.
3. Revision that was missed in 2014.
4. Additions to the land use tables.

We will be performing a final review today of all the proposed revisions.

B. Recommendation:

Staff recommends accepting the zoning code revisions as presented or as amended by the Planning Commission and direct Staff to move forward with the first Public hearing regarding the proposed changes.

C. Public Input:

A Public Hearing will be held at the completion of the project for the public to comment on any of the proposed revisions or additions to the zoning code.

D. Attachment:

Proposed revisions of the Corcoran Zoning Code.

**Revision of Zoning Code
2020**

Chapter	Page	Original Zone Text	Zone Text Change	Resolution	Date of Approval
11-5-1	17	Duplex Homes not permitted use in R1 and RA	Duplex Homes in R-1-6 zone with Administrative Approval	Res. No. 2020-06	3/16/2020
11-5-1	18	Transitional Housing as Permitted Use	Transitional Housing as permitted use under Conditional Use Permit	Res. No. 18-07	9/17/2020
11-5-4	25	Utilities: A detached secondary unit may have separate utilities, such as sewer, water and gas	Utilities. A detached second unit shall have separate water meter and utilities. Sewer, gas and electric may be separated as directed by the Building Official.	Res. No. 2020-09	4/13/2020
11-6-1	28	Cemeteries and Columbarium	Adding crematoriums to Sevice Commercial (CS), Highway Commercial (CH), Light Industrial (IL) and Heavy Industrial (IH) under Conditional Use Permit	Res. No. 18-06	9/17/2018
11-6-1	28	Mobile Home Parks - Use Not Allowed in Commercial Zones	Mobile Home Parks as Permitted Use in Service Commercial (CS) and Neighborhood Commercial (CN) zones	Res. No. 2020-05	3/16/2020
11-10-2	57	Mobile Home Sites, A.1. Location	Include Neighborhood Commercial (CN)	Ref Resolution No. 2020-05	
11-6-2	29	Medical Institutions, Medical Clinics and Labs, Large - Use Not Allowed in PO zone district	Medical Institutions, Medical Clinics and Labs, Large - Administrative Review Permit Required in PO zone district	Res. No. 2020-16	11/16/2020
11-10-3	60	Additional Regulations: Certification. Mobile homes must be less than 5 years old or certified under the National Mobile Home Construction and Safety Act of 1974 (42 USC Section 5401 et seq.) and on permanent foundation system, pursuant to California Health and Safety Code Section 18551.	Additional Regulations: Mobile home or manufactured homes to be placed on lots within City limits under Administrative Review. Mobile or manufactured homes in any zone that are older than ten (10) years old are not allowed.	Res. No. 2020-11	7/20/2020
11-19-5	118	Prohibited Signs (D) Signs that include any part that appears to flash, blink, move, change, color or change intensity, excluding standard barber poles, time and temperature signs located in commercial and industrial zones, and community identification signs.	Remove (D) from Prohibited Signs: Signs that include any part that appears to flash, blink, move, change, color or change intensity, excluding standard barber poles, time and temperature signs located in commercial and industrial zones, and community identification signs.	Res. No. 2020-07	3/16/2020

11-19-5	118	Prohibited Signs (D) Signs that include any part that appears to flash, blink, move, change, color or change intensity, excluding standard barber poles, time and temperature signs located in commercial and industrial zones, and community identification signs.	Add new section for Digital Signs of the zoning code under Conditional Use Permit	Res. No. 2020-07	3/16/2020
11-15-2	90	B. Applicability: 1 and 2	B. Applicability: Remove section B-2 and replace with: The use of animal as a form of security in commercial or industrial zones is allowed by Conditional Use Permit.		4/18/2016 and 5/16/16
11-31 (Glossary)	174	Any establishment that keeps animals for sale or hire and provide medical treatment.....	Any establishment that keeps animals for sale or hire or for security and provide medical treatment.....		4/18/2016
11-10	57	None	Tiny Home, classification: Tiny House located on a lot for permanent housing will be classified as a Mobile Home or Manufactured Home, subject to all the requirements of chapter 11-10 of the Corcoran Zoning Code. Tiny Home used strictly as a "home away from home" will be categorized as RV subject to rules and regulations regarding recreational vehicles.		4/16/2018

**Propose Revision of Zoning Code (LEAP GRANT)
2020**

Key

- P Permitted Use**
- C Conditional Use Permit Required**
- A Administrative Review Permit Required**
- Use Not Allowed**

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-1-5	2	B.3 Overhead communication lines	B.3 Overhead and underground communication lines.
11-1-5	2	D. Compliance with Regulations. No land shall be used and no structure built, occupied, modified, moved, or destroyed in accordance with the Zoning Code.	D. Compliance with Regulations. No land shall be used and no structure built, occupied, modified, moved, or destroyed in accordance with the Zoning Code and applicable State Building Codes.
11-2-1	5	The City Council delegates to the Community Development Department the responsibility to interpret the meaning and applicability of the Zoning Code.	Add: In the event that ambiguity exists that cannot be solved by Community Development Department, refer to Section 11-1-3-C.
11-4-1	13	None	Possible addition of zoning district R-1-5, 5,000 Square Feet minimum Site Area, Medium Density Residential
11-15-1	18	Public and Quasi-Public Uses	Add Crematorium - Use Not Allowed in all Residential Zone
11-15-1	19	Note: None	Note: Add (6) An Administrative Review Permit is required for Secondary Dwelling Unit.
11-15-1	18	Secondary Dwelling Unit Permitted Use (P) in all Residential Zone Districts	Secondary Dwelling Unit Permitted Use P(6) in all Residential Zone Districts

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-5-1	18	None on Personal Services	Add: Personal Services Section: Barber and Beauty Shops (-) Use Not Allowed; Palmistry, Fortune Teller, Psychic Counselor (-) Use Not Allowed; Tattoo Parlors and Body Piercing (-) Use Not Allowed in all Commercial and Professional Office Zone. Add Massage Parlor (A) or (C) in R-1 and RA Zones.
11-15-1	88	Home Occupations #8. Prohibited Uses, #f. Massage parlors, beauty shops and barber shops, and fortunetellers	Home Occupations #8. Prohibited Uses, #f. Massage parlors - remove from prohibited use as home occupation (for discussion)
11-15-1	19	Agriculture and Natural Resources Uses: Beekeeping (A) Administrative Review in R-1 and RM zone districts	Agriculture and Natural Resources Uses: Beekeeping (-) Use Not Allowed in R-1 and RM zone districts
11-15-1	19	Agriculture and Natural Resources Uses: Crop Cultivation	Agriculture and Natural Resources Uses: Crop Cultivation. Add Cannabis/Hemp (See Section 11-15-4)
11-15-1	19	Agriculture and Natural Resources Uses: Crop Cultivation. Greenhouses and Hydroponics	Agriculture and Natural Resources Uses: Crop Cultivation. Greenhouses and Hydroponics (P) in RA zone
11-15-1	19	Other Uses. Medical Marijuana Dispensaries and Cultivation	Medical Marijuana Dispensaries (See Section 11-15-4)
11-5-2	20	None	Possible Addition of R-1-5 Zone District
11-5-2	21	Other Standards. Lot Coverage. 40%	Other Standards. Lot Coverage 40%(1) on all Zoning District
11-5-2	21	Other Standards. Separation Between Structures: 10 ft in all Zoning District	10 ft.(6) in all Zoning District

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-5-3	23	H.1.a.b.	Add H.1.c. All trash receptacles shall be kept out of public view except on trash pick-up day.
11-5-4	25	C.9. Utilities. A detached second unit may have separate utilities, such as sewer, water and gas.	C.9. Utilities. A detached second unit shall have separate water meter and utilities. Sewer, gas and electric may be separated as directed by the Building Official. (Planning Commission Resolution 2020-09)
11-6-1	28	Residential Uses. Duplex Homes CD (P); PO (P)	Residential Uses. Duplex Homes CD (-); PO (-) Use Not Allowed
11-6-1	28	Residential Uses. Guest Houses and Accessory Living Quarters (A) in all Commercial Zone; PO (P)	Residential Uses. Guest Houses and Accessory Living Quarters - Use Not Allowed (-) in all Commercial Zone and PO
11-6-1	28	Residential Uses. Multi-Family Hoes 5 Units or More - CD (P); PO (C)	Residential Uses. Multi-Family Hoes 5 Units or More - CD (A); PO - (A) Administrative Review
11-6-1	28	Residential Uses. Single Family Homes CD (P); PO P(2)	Residential Uses. Single Family Homes. CD and PO through (A) Administrative Review
11-6-1	28	Residential Uses. Single-Room Occupancy (C) on all Commercial Zone	Residential Uses. Single-Room Occupancy (-) Use not allowed on all Commercial Zone
11-6-1	29	Commercial Uses. Convenience Market with Fuel Service, CS (C)	Commercial Uses. Convenience Market with Fuel Service CS (A) Administrative Review
11-6-1	29	Commercial Uses. Gas and Service Stations, CS (C)	Commercial Uses. Gas and Service Stations - CS (A) Administrative Review
11-6-1	29	Commercial Uses. Maundromats and Self-Serivce Dry Cleaners, CC (P); CD (P); CS (C)	Commercial Uses. Maundromats and Self-Serivce Dry Cleaners - CC (A); CD (A); CS (P)
11-6-1	29	Commercia Uses. Nurseries, Plant and Garden Shops, CD (-) Use Not Allowed	Commercia Uses. Nurseries, Plant and Garden Shops, CD (C) Conditional Use Permit

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-6-1	30	Personal Services, General - CN (A); CC (P); CH (A); CD (P); CS (P); PO (-)	Personal Services, General - CN (A); CC (A); CH (A); CD (A); CS (A); PO (-)
11-6-1	30	Personal Services, General - None	Personal Services, General - Add Palmistry, Fortune Teller, Psychic Counselor, (A) Administrative Review in all Commercial and Professional Office Zone
11-7-1	38	Commercial Uses. Animal Services - Kennel, Commercial, (-) Use Not Allowed in IL and IH	Commercial Uses. Animal Services - Kennel, Commercial, (A) Administrative Review in IL and IH
11-6-1	30	Retail Sales and Services. Bakeries - None	Retail Sales and Services, add Bakeries Allowed under Administrative Review in all Commercial Zone except CH and PO
11-6-1	30	Retail Sales and Services	Add Meat Shop as a Permitted Use in all Commercial Zone
11-6-1	30	Retail Sales and Services	Add Farmers' Market, CD (A) (see section 11-16-3. B.2)
11-16-3	100	11-16-3, B.2.a. Markets are held a maximum of three days per week.	a. Markets are held a maximum of three days per week in CD Zone through Administrative Review.
11-6-1	30	Retail Sales and Services. Outdoor Retail Sales and Activities: CN (-); CC (A); CH (C); CD (C); CS (C); PO (-)	Retail Sales and Services. Outdoor Retail Sales and Activities: Add Sidewalk Sales CN (-) and PO (-); CC (A); CH (A); CD (A); CS (A)
11-6-1	30	Restaurants/Cafes	Add Mobile Food Vending - see 11-15-7 page 95 (Ordinance 639)
11-6-1	30	Restaurants/Cafes, Outdoor Dining Areas, None	Restaurants/Cafes, Add Outdoor Dining Areas (see regulations on page 35)
11-6-3	35	B.2.d Outdoor dining areas	Add regulations for outdoor dining areas
11-6-1	30	Restaurants/Café with Brewery and Distillery -None	Add Restaurants/Café. Brewery and Distillery, Allowed under CUP in CD and CC zone districts. All other zone, Use Not Allowed

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-6-1	30	Vehicle Sales and Services: CN (C); CC (A); CH (A); CD (A); CS (A); PO (-)	Add Car Wash, Automatic , under permitted under CUP for CN and CD but use not allowed in PO zone. All other zones under Administrative Review
11-6-1	30	Vehicle Sales and Services. New and Used Sales and Services: CN (-)	New and Used Sales and Services: CN (C)
11-6-1	30	Vehicle Sales and Services. Tires Sales and Services: CS (P)	Vehicle Sales and Services. Tires Sales and Services: CS (A)
11-6-1	31	Industrial Uses. Chemical Products Manufacturing, Compounding, Packaging and Bottling: Light: PO (C)	Industrial Uses. Chemical Products Manufacturing, Compounding, Packaging and Bottling: Light: PO (-) Use Not Allowed
11-6-1	31	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Food Products	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Change to Food Products and Manufacturing
11-6-1	31	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Ice Manufacturing and Storage, CD (-) Use Not Allowed	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Ice Manufacturing and Storage, CD (C)
11-6-1	31	Manufacturing, Assembly and Processing. Heavy is allowed under CUP; Light is allowed under CUP in CC and CS Zone Districts	Manufacturing, Assembly and Processing. Use Not Allowed in all Commercial Zone and PO Zone.
11-6-1	32	Warehousing, Wholesaling and Distribution. Trucking and Storage: CS (P)	Warehousing, Wholesaling and Distribution. Trucking and Storage: CS (A)
11-6-1	32	Warehousing, Wholesaling and Distribution. Truck Freight Terminals/Distribution Facilities : CS (P)	Warehousing, Wholesaling and Distribution. Truck Freight Terminals/Distribution Facilities : CS (A)
11-6-1	32	Animal Keeping and Raising. Household Pets, Permitted in all Commercial and PO Zone Districts	Animal Keeping and Raising. Household Pets, Use Not Allowed in all Commercial Zone Districts
11-6-1	32	Crop Cultivation. General, : CN (C); CC (A); CH (A); CD (-); CS (P); PO (P)	Crop Cultivation. General, : CN (C); CC (C); CH (C); CD (-); CS (C); PO (C)

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-6-1	32	Crop Cultivation. Greenhouses and Hydroponics: Use Not Allowed	Crop Cultivation. Greenhouses and Hydroponics: Allowed under CUP in CS and CH Commercial Zone
11-6-1	32	Transportation, Communications and Utilities Uses. Recycling Collection Facilities	Add Recycling Collection Facilities, Small. Review is the same as Large
11-11	65	D. Small Recycling Facility - 2. Permit Expiration	D. Small Recycling Facility - 2. Permit Expiration/ Administrative Review- a. and b. change to permit/administrative review....
11-6-3	33	Medical Marijuana Dispensaries and Cultivation. Use not allowed in all commercial zone	Add Hemp- Use not allowed in all commercial zone
11-6-3	35	B.2.d. Commercial Zoning District Standards - Outdoor dining - No regulations on outdoor dining	B.2.d. Commercial Zoning District Standards - Outdoor dining- add regulations as # 5. Outdoor Dining Regulations, Permanent and Temporary
* 11-10-3	59	B.3 A garage shall be provided for every dwelling located on a lot in an R-1 And RM zoning district, which is not a part of a mobile home subdivision	A garage/ carport shall be provided for every dwelling located on a lot in an R-1 And RM zoning district, which is not a part of a mobile home subdivision
11-10-3	59	B.5.A Roof. Roofs shall be constituted of wood shakes, asphalt, composition or wood shingles, clay tile, concrete, or metal tile, slate, or built up asphaltic gravel materials.	A Roof. Roofs shall be constituted of wood-shakes , asphalt, composition or wood-shingles , clay tile, concrete, or metal tile, slate, or built up asphaltic gravel materials.
11-10-3	59	5.B.1 Exterior siding consist of wood, masonry, concrete, stucco, Masonite, or metal lap.	5.B.1 Exterior siding consist of treated wood, masonry, concrete, stucco, Masonite, or metal lap.
11-11-2	63		11.11.E.3 Permanent sea trains or storage pods prohibited in R2 Zones
11-11-4	64		11.11.4 #7 Administrative Approval and Conditional Use Permit for small collection facilities are 18 months.
11-11-4	64	C.1.A Permanent use of commercial storage containers, including sea trains, requires Conditional Use Permit.	Temporary use of commercial storage containers, including sea trains, requires Conditional Use Permit.
11-11-4	65	C.1.B temporary use of commercial storage containers, including sea trains, requires Administrative Approval.	C.1.B temporary use of commercial storage containers, including sea trains, requires Conditional Use Permit.

11-11-4	65		C.6 Add #7 Once approved, they must be painted to match surrounding buildings. No logos or writing
11-11-4	65	D.2	
11-12-1	69	B. Ornamental features that provide a screening function and are 50 percent or more opaque are included in the height measurement of a fence or wall.	B. Ornamental features that provide a screening function and are 50 percent or more opaque are included in the height measurement of a fence or wall, with the exception of the front yard.
11-12-2	69	Table 11-12-2 to be discussed with Planning Commission for possible changes.	
11-13-5	74	A.2 Front yards landscaping is required, and shall include trees, shrubs, and ground cover.	Front yards landscaping is required, and shall include drought tolerant trees, shrubs, and ground cover.
11-13-5	75		Add another Table listed as 11-13-2 to show R2 zones require a minimum of 40% landscape requirements
11-3-6	76	B.2 Landscape irrigation shall be scheduled between the hours of 6:00 p.m and 10:00 a.m to avoid irrigation during times of high wind, high temperature and high water usage.	B.2 Landscape irrigation shall be scheduled between the hours of 6:00 p.m and 10:00 a.m to avoid irrigation during times of high wind, high temperature and high water usage. Per current water ordinance.
11-3-6	76	D.3 Any removed mature landscaping shall be replaced with landscaping of similar size and maturity as that which was removed.	Any removed mature landscaping shall be replaced with approved landscaping of similar size and maturity as that which was removed
		Original Zone Text	Proposed Zone Text Change
* 11-14-4	82	B.1 All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport	B.1 All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport or as directed by the City.
* 11-14-4	83	F.B.(1) Be parked on all-weather parking surfaces (i.e. gravel, decomposed granite, asphalt paving or concrete)	Add: Must have approved driveway approach.
* 11-14-4	83	F.B.(3) Be properly licensed	Be properly licensed and have current registration.
* 11-14-4	83	F.2	Add: D. Street parking shall not exceed 72 hours.
* 11-14-4	83	F.3 A guest on the property owned by or leased to the host may occupy an RV for 14 days.	F.3 A guest on the property owned by or leased to the host may occupy an RV for 14 days and must notify the City.
* 11-14-4	83	F.3	C. Stored RVs are not allowed habitation, or utility services.
* 11-14-5	83	Table 11-14-2	Add: RVs shall not park over sidewalks
* 11-14-5	83	Table 11-14-2	Add: Electronic Vehicle charging stations shall comply with City standards.

* 11-15-1	88	D.8.B Construction contractors	Planning Commission Review
* 11-15-1	88	D.8.F *Massage Parlors*	Massage Parlor business shall be reviewed by the Planning Commission
* 11-15-1	88	D.8.J Upholstery repair shops	Upholstery shop business shall be reviewed by the Planning Commission
* 11-15-2	90		Add 11-15-2 F. No animals allowed in Commercial areas
* 11-15-8	95		Add 11-15-8.1 Photovoltaic Farms are to follow Title 24 codes and regulations.
* 11-15-9	96		Add: 3. Accessory Dwelling Units; add current state laws
* 11-15-9	96	B. Permit Requirements. A garage conversion requires approval of an Administration Permit and building plans.	B. Permit Requirements. A garage conversion requires approval of an Administration Permit –Building Permit and building plans.
* 11-15-4	93	Medical Marijuana Prohibitions	As per state law and City ordinances
11-16-		Temporary uses and structures	
11-16-2	99	Temp uses allowed by right	
11-16-2 A	99	Garage Sales	Add: Yard sale and rummage sale
11-16-2 A	99	Garage sales	ADD: section (5) Advertisement on telephone poles, light poles, street signs, or advertisement in the City ROW not allowed
11-16-2 B	99	Fund raising events	Add: section (1) Advertisement for non-profit organization must state the organization on all signage.
11-19	115	Signs	
11-19-5 D	118	Prohibited signs	Digital signage: Allow in Commercial districts under CUP
11-19-5 F	118	Prohibited signs	Add; Telephone poles, light poles, Cars parked on street
11-19-5 I	118	Prohibited signs	Add: Residential exterior walls
11-19-5-J	118	Prohibited signs	Remove: Windblown device
11-21	139	Administrative Responsibilities	

11-21-5	140	Community Development Department Role	Add: 11-21-5 (D) Enforcement of the Zoning Code
11-23-6	148	ADD: Lot line adjustment/ merger	Add; New section
11-23-6 A		Add: A Purpose	Add: purpose
11-23-6 B		Add: B Application submittal and review	Add: Application submittal and review
11-23-6 C		Add: C Review authority	Add: Review authority, Administrative
11-23-6 D		Add: D procedure for review	Add: procedure for review
11-23-6 E		Add: E Letters of approval and recording	Add: letters of approval and recording
11-28	163	Enforcement	
11-28-3 B-1	163	Add: 11-28-3 1 Unlawful structures Add Building official, Comm Dev Dir	Add: name building official, Community Development Director
11-28-3 B 2	163	Add: 11-28-3 2 Unlawful structures Add Building official, Com Dev Dir	Add: name building official, Community Development Director

**Propose Revision of Zoning Code
2021/2024**

Key
P Permitted Use
C Conditional Use Permit Required
A Administrative Review Permit Required
- Use Not Allowed

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-7-1	40	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Food Products	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Change to Food Products and Manufacturing IH under CUP
11-8-1	47	Retail Sales and Services, Swap Meet, Use Not Allowed in Ag Zone (-)	Retail Sales and Services, Swap Meet, Conditional Use Permit in Ag Zone (C)
11-11-2	62	Setbacks (min) Rear: RA, R-1, RM is 5 ft.	Setbacks (min) Rear: RA, R-1, RM is 10 ft.
11-11-2	63	None	Add, F. Roll-off, Temporary use of roll-off park on the street requires Administrative Review
11-11-4	64	Private Garages and Carports, Use Not Allowed in Comercial and Office Zoning Districts	Private Garages and Carports, Conditional Use Permit in Commercial and Office Zoning Districts
Table 11-11-4	64	C. Outdoor Storage and Sea Trains in Non-Residential Zoning Districts. A. Permanent use of commercial storage containers, including sea trains requires a Conditional Use Permit	
11-14-4	82	RV Parking, Recreational vehicles may be parked or stored in any of the residential zone districts.....	Setback of 20 feet from the sidewalk

11-15-4	93	Medical Marijuana Prohibitions, B and C	Consider revision based on Ordinance 636
11-15-7	95	Mobile Food Vendors	Revision of Mobile Food Vendors according to approved Ordinance 639
11-12-2 Table 11-12-1	69	Fence Height Limits. Within street side setback area and within side and rear setback areas - 7 ft.	Fence Height Limits. Within street side setback area and within side and rear setback areas - 6 ft.
Definition			c/o Kevin
	100	B4	Outdoor Displays of Merchandise/Sidewalk Sales

11-1-5 B3	page 2	Add underground	
D	page 2	add and applicable state building codes	
11-2-1	page 5	Authority - add in case of ambiguity that cannot be solved by Community Development Department (see 11-1-3-C. for revision c/o KT)	
11-4	p 13	possible addition R-1-5 zone	
11-5-1	p 18	add crematorium use not allowed	
Table 11-5-1	18	Secondary Dwelling Unit change to P(6)	Note: list of properties with two units both use as rental units. Send letter re-sale of property, rent of units require administrative approval.
	p 19	Notes: add (6) second dwelling unit is allowed through admin review	Air B&B or home-sharing regulations
Table 11-5-1	p 19	Beekeeping - use not allowed in R-I and RM zone districts	
Table 11-5-1	p 19	Crop cultivation - Cannabis/hemp (see section 11-15-4)	For presentation in January or February PC meeting
	p 19	Medical marijuana - remove cultivation (add see section 11-15-4)	
	p 19	Greenhouses and Hydroponics - see chapter and add section	
Table 11-5-2	p 20	R-1-5 if approved	
		Separation between structures - add 10 ft. (6) on all zone	
		Lot coverage - add (1) on all zone	
H. 1.	p 23	add section letter C. all trash receptacles shall be kept out of public view except on trash pick-up day	
Definition		C/o KT	
Table 11-6-1	p28	Single Room Occupancy - Use not allowed	
	28	Duplex homes not allowed in commercial zones	
	28	Single Family Homes - through admin review	
	28	Guest houses and accessory living quarters - use not allowed	
	28	Multi-family homes, 5 units or more, CD through admin review	
11-7-1	38	animal services, kennels, commercial - through admin review	

11-6-1	29	Convenience Market with Fuel Service, CS through admin review	
		Gas and Service Stations, CS through admin review	
		Laundromats and self-service dry cleaners, CD through admin review; CS Permitted; CC through admin review	
		Nurseries, Plant and Garden Shops, CD through CUP	
	30	Personal Services, General through admin review	
		Palmistry, fortune teller, psychic counselor through admin review	
11-5-1	18	Add Personal Services Section, Palmistry..... not allowed; barber.... Not allowed; massage parlor through admin review/CUP in R1 and RA but not in RM; tattoo not allowed;	
	88	Prohibited Use - discuss with PC massage parlor removal from prohibited use	
11-8-1	47	Swap Meet, CUP in A zone	
11-6-3, B 2	35	Add regulations on outdoor dining areas	
11-6-1	30	Add outdoor dining (see regulations on page 35)	
11-6-1	31	Chemical products.... Light - remove from PO zone. Use not allowed	
	30	Restaurants/Café - add brewery and distillery under CUP CD, CC, all other zone use not allowed	
	30	Retail Sales and Services, add Bakeries, Admin Review on all commercial zone except CH and PO	
11-7-1	40	Food products and manufacturing allowed in IH under CUP	
11-6-1	31	Food and Beverage.... Change to Food products and manufacturing	
	31	Food and BeverageIce manufacturing allowed in CD under CUP	
	31	Manufacturing, Assembly....use not allowed in all commercial zone.	

	32	Warehousing....Trucking storage and Truck Freight.. Through Admin Review (CS)	
	32	Animal Keeping...Household Pets use not allowed in all commercial zone	
	32	Crop cultivation - General, change to CUP except CD use not allowed	
	32	Greenhouse and Hydroponics - CUP for CS and CH	
	33	Add Hemp use not allowed in all commercial zone	
11-6-3	35	B.2 Commercial Zoning District Standards - Outdoor dining-add regulations # 5. Outdoor dining regulations (permanent and temporary)	

Chairperson

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Vice-Chairperson

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Planning Commission



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**Community
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STAFF REPORT

Item # 6.2

To: Planning Commission

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

Date: Whitley Avenue Layout Review

Subject: Whitley Avenue Layout Review.

A. Report

The Whitley Avenue corridor is the primary route east and west for the city. How Corcoran is viewed by visitors and potential developers is paramount for essential economic growth. How our citizens view their city is as, if not more important to continue to be a great community full of civic pride.

A&M Engineering who serves as our City Engineer applied for the Clean California Grant. The grant's primary objective is beautifying and revitalizing public spaces while promoting environmentally sustainable communities. The City of Corcoran was awarded \$2,580,000 to complete the proposed project.

Attached are a rendering of both the east side entrance of Whitley Avenue and the west side entrance. This evening I would like to start the discussion of the proposed rendering and ask the Planning Commission to provide their thoughts on the concepts.

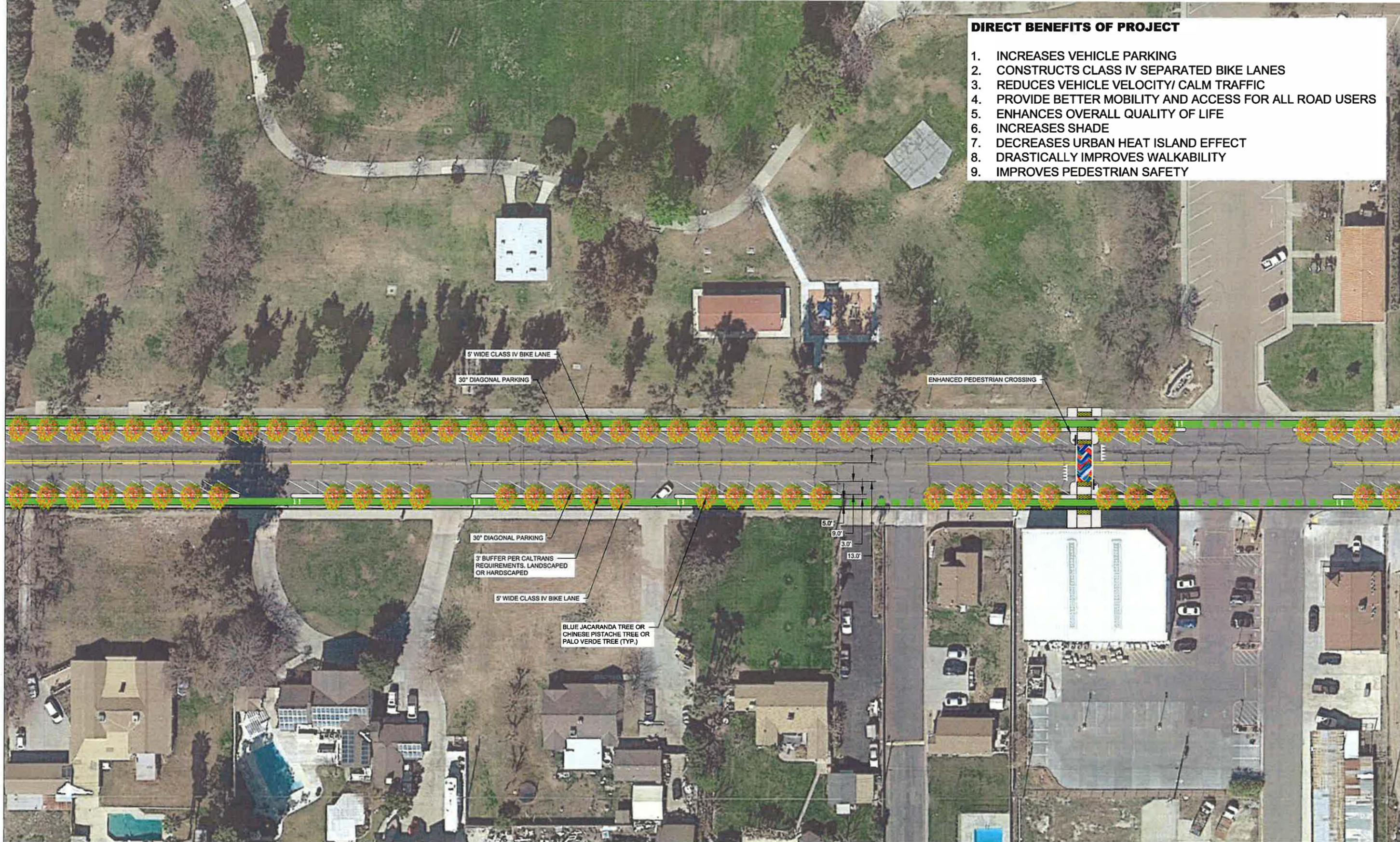


A & M
CONSULTING ENGINEERS

CITY OF CORCORAN
**WHITLEY AVENUE
COMPLETE STREET IMPROVEMENTS**







- DIRECT BENEFITS OF PROJECT**
1. INCREASES VEHICLE PARKING
 2. CONSTRUCTS CLASS IV SEPARATED BIKE LANES
 3. REDUCES VEHICLE VELOCITY/ CALM TRAFFIC
 4. PROVIDE BETTER MOBILITY AND ACCESS FOR ALL ROAD USERS
 5. ENHANCES OVERALL QUALITY OF LIFE
 6. INCREASES SHADE
 7. DECREASES URBAN HEAT ISLAND EFFECT
 8. DRASTICALLY IMPROVES WALKABILITY
 9. IMPROVES PEDESTRIAN SAFETY

5' WIDE CLASS IV BIKE LANE

30° DIAGONAL PARKING

ENHANCED PEDESTRIAN CROSSING

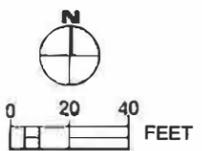
30° DIAGONAL PARKING

3' BUFFER PER CALTRANS REQUIREMENTS. LANDSCAPED OR HARDSCAPED

5' WIDE CLASS IV BIKE LANE

BLUE JACARANDA TREE OR CHINESE PISTACHE TREE OR PALO VERDE TREE (TYP.)

5.0'
9.0'
3.0'
13.0'

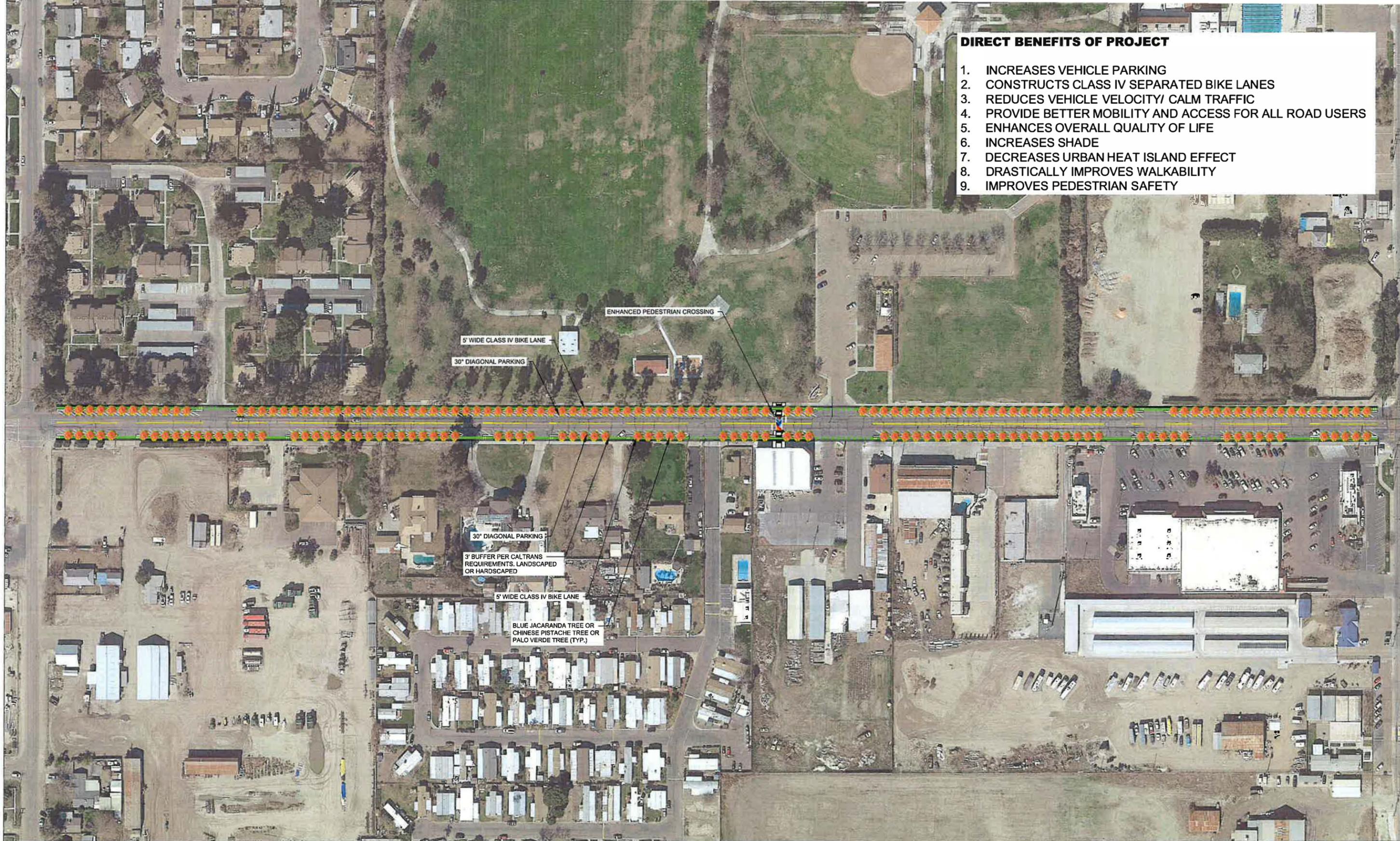


WHITLEY AVENUE COMPLETE STREET IMPROVEMENTS (TRANSFORMATIVE PROJECT)

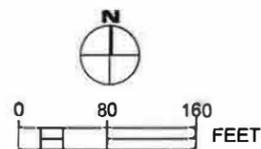


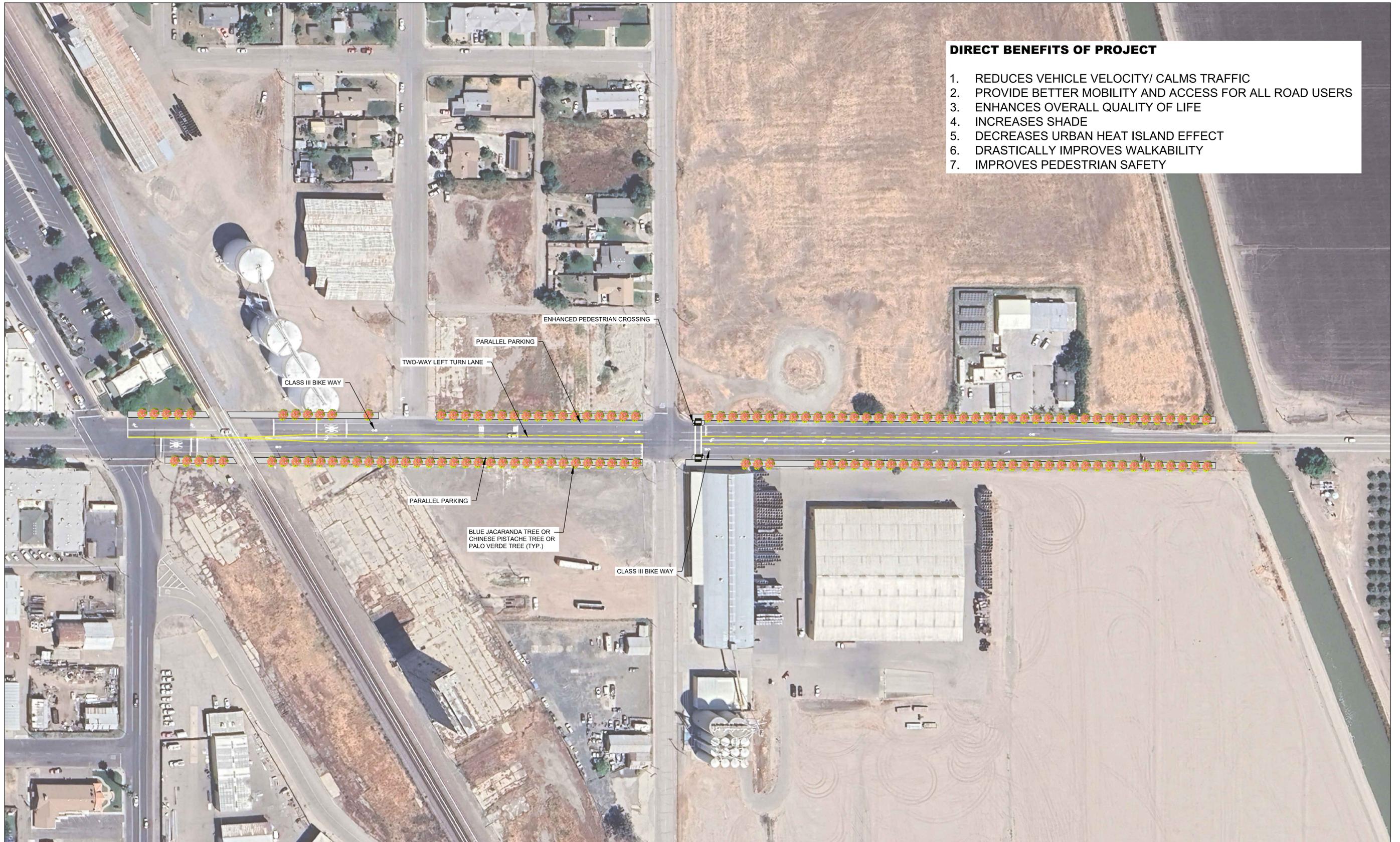
DIRECT BENEFITS OF PROJECT

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2. CONSTRUCTS CLASS IV SEPARATED BIKE LANES
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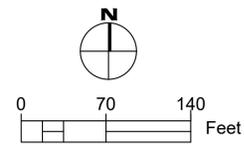


WHITLEY AVENUE COMPLETE STREET IMPROVEMENTS (TRANSFORMATIVE PROJECT)





- DIRECT BENEFITS OF PROJECT**
1. REDUCES VEHICLE VELOCITY/ CALMS TRAFFIC
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WHITLEY AVENUE COMPLETE STREET IMPROVEMENTS (TRANSFORMATIVE PROJECT)



Chairperson

Karl Kassner

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STAFF REPORT

Item # 7.1 A

To: Planning Commission

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

Date:
October 16, 2023

Subject: Development Report

A. Report

This quarterly report is related to development projects that are currently approved and in construction, and development projects that are either in the planning process or possible projects for the future.

1. Fox Run Tract 880 (D.R. Horton) Residential subdivision (47 SFD) east of 7th Avenue between Patterson and North Avenue. D.R. Horton has been working with the City for two years regarding this subdivision. The Building Division of Community Development has issued approximately 25 permits to date, and many are in different stages of construction. D.R. Horton would like the subdivision to be complete by the end of the summer of 2024. D.R. Horton is also interested in acquiring additional land to continue to build homes in Corcoran.
2. Stonefield Home (Sequoia Subdivision phase 2) West of Dairy Avenue and south of Bainum Avenue. This subdivision has been approved for 30 SFD with the potential of 200 SFD. Stonefield Home is currently in the engineering and infrastructure phase. They will be submitting master plans for their construction phase before the end of 2023.
3. Adventist Health new 20,000 Sq Ft clinic is in the final steps of construction and hopes to have occupation by the end of 2024.
4. Starbucks' new fast food and coffee shop is also reaching the final stages of construction. The

TI should be starting by the end of October, and they also hope to open before the end of 2023.

5. Infill Single Family Dwelling and Duplex units have seen an uptick over 2023 and 2022. There are several projects in the construction phase throughout the city and more in the planning stage.
6. Kings Grill, to be located on Hanna and Chittenden have had permits issued and expect grading of the property to begin before the end of 2024.
7. Truckstop and gas station with a convenience market and possible restaurant on 5 ½ Avenue and Orange Avenue adjacent to Highway 43 has finished the planning and plan check stage and permits have been issued.

Future projects

1. Pacifica Tiny Homes is looking to expand their operations and to develop a Tiny home subdivision.
2. There is a proposed event hall with a full commercial kitchen to be located in our light industrial park on Otis Avenue.

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STAFF REPORT

Item # 7.1 B

To: Planning Commission

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

Date: October 16, 2023

Subject: Community Development Report

A. Report:

Community Development

Entering the final quarter for 2023 Community Development is once again in a transition period with the addition of new staff and other staff and Divisions being re-assigned.

This transition period is the time involved with training CD personnel to fine tune skills they came with and explore and learn all the new processes and laws that are required to perform their respected jobs at a level second to none.

The Transit Division has been re-assigned to the Administration Department and Valerie Bega has been promoted to Transit Manager. Valerie will also serve as Grant Manager which will be an essential position for the City as we move forward with the dozens of grants we currently have and future grants that will have a profound impact on the City's ability to improve the health and welfare of our citizens.

Our Community Development team is committed to serving the public while adhering to the laws and regulations set forth in Corcoran's Municipal Code, and all State and Federal regulations. Our goal is to provide the Planning Commission and the City Council with all the information required to make competent informed decisions and directions to plan and build our beautiful city far into the future.

Our team.

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

Joanna Castro: Planning Technician

Tyler Dodson: Assistant Building Official

Jimmy Roark: Code Enforcement Officer

Tyler Dodson has 6 years' experience in Building inspection, both residential and commercial, and is currently teaching building inspection at COS College.

Jimmy Roark has 1 year experience as a Code Enforcement Officer and 20 + years as a Police Officer for the City of Corcoran.

Joanna Castro joined our team with limited experience in Planning however, she has managerial skills and a master's degree in business marketing.

We, The Community Development Department, are proud to work and serve this community to develop plans that will enable you to decide the future growth and façade of the future.