CORCORAN PLANNING COMMISSION MEETING AGENDA

1015 Chittenden Avenue, Corcoran, CA 93212

Monday, February 28, 2022 5:30 P.M

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

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. 2105.

<u>Public Comment:</u> 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. 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, 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:
Vice-Chairman:
Commissioner:
Commissioner
Commissioner
Commissioner:
Commissioner:
Commissioner:
Commissioner:
Commissioner:
Commissioner:
Janet Watkins
Commissioner:
Jason Mustain

FLAG SALUTE

- 1. PUBLIC DISCUSSION None
- 2. APPROVAL OF MINUTES
 - **2.1** Approval of minutes of the Special Planning Commission meeting on January 18, 2022.

3. <u>RE-ORGANIZATION/INTRODUCTION NEW MEMBERS</u> None

4. <u>PUBLIC HEARING</u>

- 4.1 Tentative Parcel Map 21-04 and Resolution 2022-01. First Pentecostal Church of Jesus Christ Inc. Located on 625 Soto Avenue. Applicant is proposing dividing a 48,893 lot into four lots consisting of one (1) lost of 18,014 square feet. 0.41 Acres, and three (3) lots of 10,292 square feet.
- **4.2** Tentative Parcel Map 21-02 and Resolution 2022-02. Applicant Shayne Crapo is proposing dividing one parcel located on 975 Van Dorsten Avenue and 1220 Hanna Avenue, of 8,250 square feet with two existing Single Family Dwellings (SFD) into two parcels.
- **4.3** Tentative Parcel Map 21-03 and Resolution 2022-03. The applicant Roger E. Daniel is proposing adjusting the property line located on 700, 702, 714, and 716 Otis Avenue, between lot 2 and 3 and dividing lot 3 and 4 into 4 lots.

5. <u>STAFF REPORTS</u>

- **5.1** Zoning Code: Recap of chapter 1 through chapter 8 zoning code proposed revisions through Local Early Action Planning (LEAP) Grant.
- **5.2** None
- **5.**3 None

6. MATTERS FOR PLANNING COMMISSION

- **6.1.** Information Item: RHNA.
- 6.2 Staff Referrals Items of Interest (Non-action items the Commission may wish to discuss)
- 6.3 Committee/Seminar Reports -

7. ADJOURNMENT

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 February 28, 2022.

Kevin J. Tromborg

Community Development Director

MINUTES CORCORAN PLANNING COMMISSION MEETING February 28, 2022

The regular session of the Corcoran Planning Commission was held 1015 Chittenden Avenue, Corcoran, CA 93212. The meeting was called to order by Chairman Karl Kassner at 5:30 P.M.

ROLL CALL

Commissioners present:

Kassner, Frey, Tristao, Watkins, and Mustain

Commissioners absent:

Bega and Jarvis

Staff present:

Kevin J. Tromborg and Delfina Lupian

Also present:

None

FLAG SALUTE

1. **PUBLIC DISCUSSION** None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Kassner and seconded by Frey to approve the minutes of the regular meeting on January 18, 2022. Motion carried by the following vote:

AYES:

Mustian, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT:

Jarvis and Bega

3. **RE-ORGANIZATION** – None

4. <u>PUBLIC HEARING</u> - Public Hearing to introduce and consider TPMs 21-04; First Pentecostal Church of Jesus Christ Inc., TPM 21-02 Shayne Crapo; and TPM 21-03 Roger E.

Daniel. Information was provided to Planning Commission members. Tromborg informed members about Public Hearing notices not sent to The Corcoran Journal and 300-foot radius notices not sent to surrounding residents/. Due to notices, not being sent we did not receive any comments that residents or other departments may have regarding TMPs. Tromborg did brief members of the Planning Commission of the TPMs. Kassner asked if meeting should be continued, Tromborg stated yes. Tristao agreed of the continuing of meeting for 02/28/2022, and Frey second that.

5. STAFF REPORTS None

6. MATTERS FOR COMMISSION

- 6.1. Tromborg informed Planning Commission members that due to Presidents Day holiday on February 21, 2022, next Planning Commission Meeting will be held on February 28, 2022. Planning Commission members had no objection to change of date.
- 6.2 Staff Referrals Items of Interest (Non-action items the Commission may wish to discuss)
- 6.3 Committee/Seminar Reports None

7. ADJOURNMENT

APPROVED ON

ATTEST:

At 5:45p.m., the meeting was adjourned to the next regular meeting on Monday, February 28, 2022 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

723 723 011.	**************************************	
Karl Kassnay Dlag	nning Commission Obside	
Karl Kassner, Plan	nning Commission Chairperson	

Kevin J. Tromborg, Community Development Director

Chairperson Karl Kassner

Planning Commission

Vice-Chairperson

David Jarvis



Community **Development Department**

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

Commissioners

David Bega Dennis Tristao Janet Watkins Karen Frey Jason Mustain

832 Whitley Avenue, Corcoran CALIFORNIA 93212

Public

STAFF REPORT

Hearing

Item# 4.1

To:

Planning Commission

From:

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

Date:

February 22, 2022

Subject:

Tentative Parcel Map 21-04 and Resolution 2022-01

A. General Information:

The applicant is proposing dividing an 48,893 lot into four lots consisting of one (1) lot of 18,014 square feet. 0.41 Acres. And three (3) lots of 10292 square feet, 0.24 Acres. The three smaller lots will be 60 feet wide and the larger lot will be 105 feet wide. All four lots will face Lorina Avenue

1.	Owner:	First Pentecostal Church of Jesus Christ Inc.
		P.O. Box 275
		Corcoran Ca 93291
		559-992-3290
2.	Applicant:	Jose Herrera
		208 W. Main Street, Suite 3
		Visalia Ca 93291
		buenorichjr@gmail.com
3.	Site Location:	625 Soto Avenue
4.	Property Description:	APN: 030-022-025

5.	Site Area:	1.122 Acres
6.	General Plan Designation:	Low Density
7.	Current Zone Classification:	R1-6 Residential
8.	Existing Use:	Church and vacant lot
9.	Proposed Use:	N/A
	-	

B. Project Location & Description:

Southeast corner of Soto Avenue and Lorina Avenue

SURROUNDING ZONING AND USES

	<u>USE</u>	ZONING
NORTH:	Sigle Family Dwelling	R1-6: Residential
SOUTH:	Single Family Dwelling	R1-6: Residential
EAST:	Single Family Dwelling	R1-6: Residential
WEST:	Single Family Dwelling	R1-6: Residential

C. Compliance with General Plan and Zoning:

The proposed project, TPM 21-04 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 January 6, 2022. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map. No comments have been received to date.

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 21-04 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, public hearing be opened, testimony taken, and the Planning Commission act based on the following findings and on the attached Resolution 2022-01.

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 forth 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. 2022-01 PERTAINING TO TENTATIVE PARCEL MAP 21-04

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 18, 2022, the Commission approved the following:

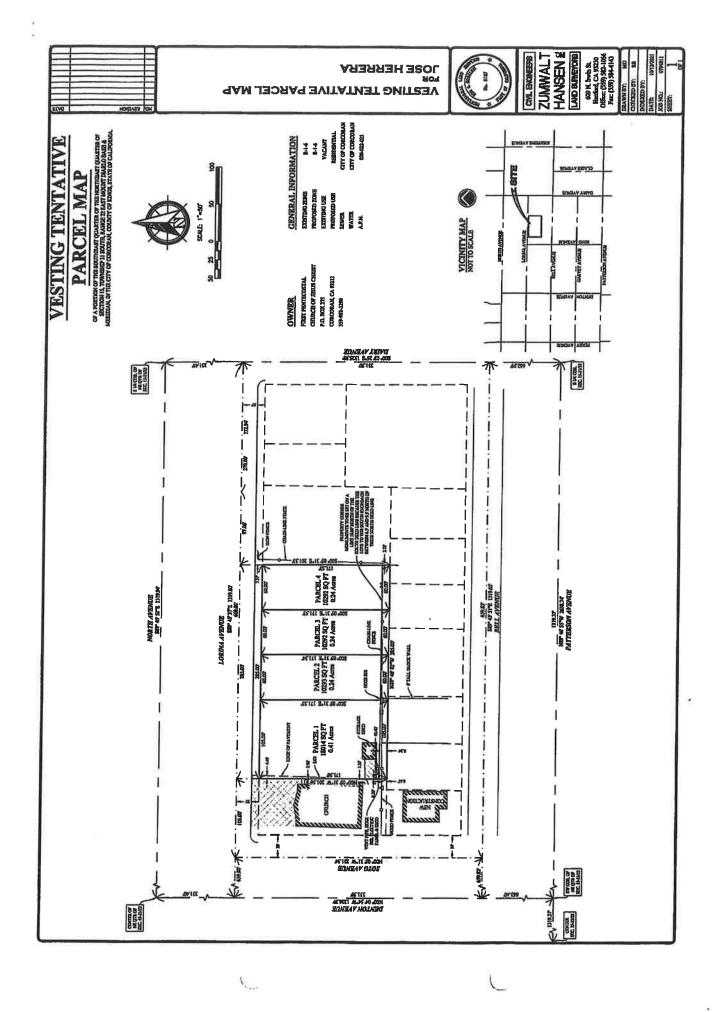
Whereas, Jose Herrera, submitted an application regarding Tentative Parcel Map approval for lot(s) located at 625 Soto Avenue. APN: 030-022-02 and;

Whereas, this Commission considered the staff report on February 22, 2022; and

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

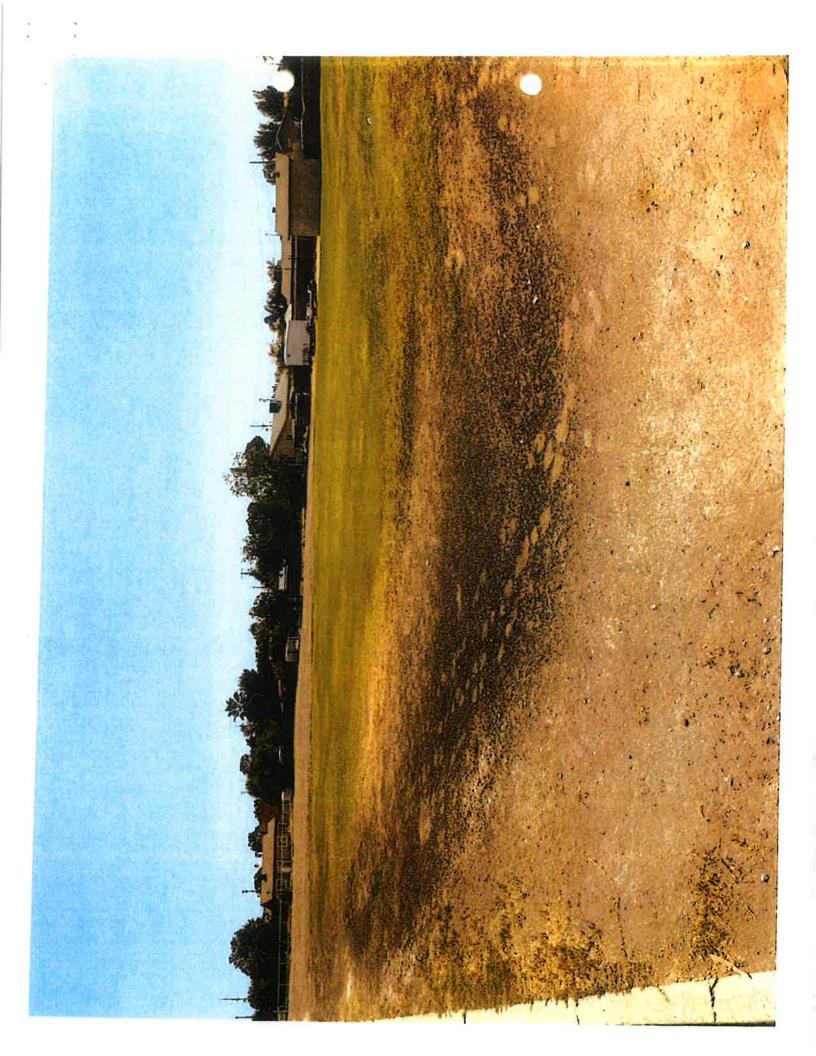
- (A) The project is categorically exempt under CEQA 15315, Minor Land Divisions.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Title to adjust 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.

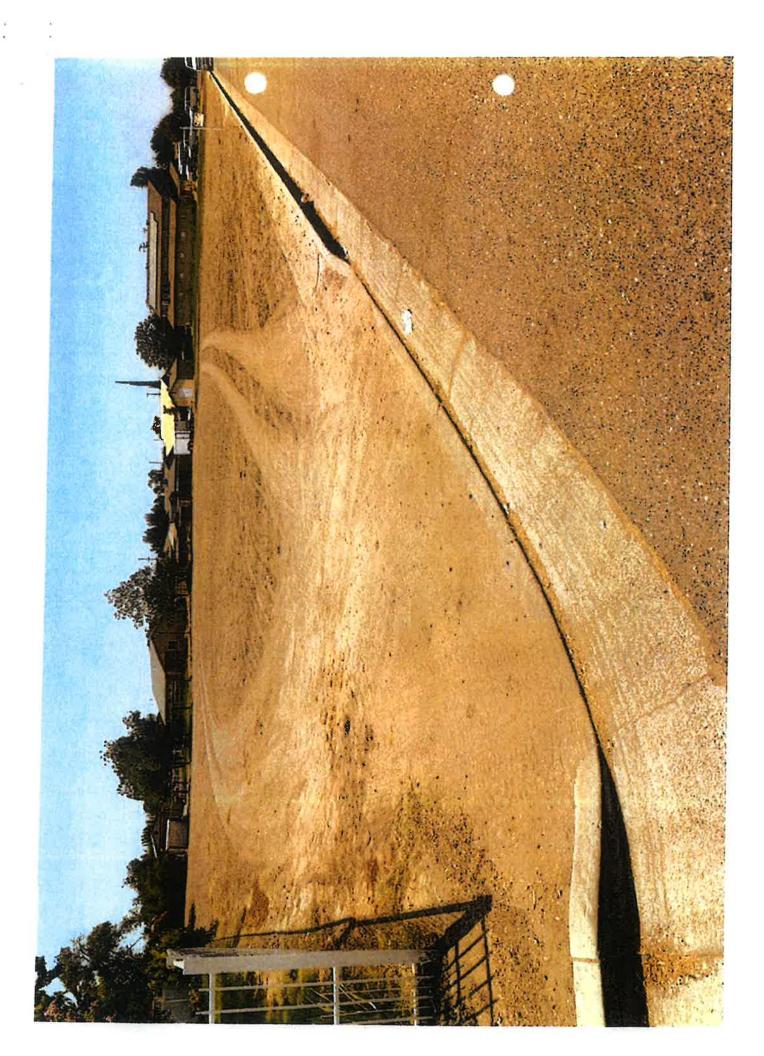
IT IS THEREFORE RESOLVED that Tentative Parcel Map 21-04 should be approved with the Conditions stated in the Staff Report and Resolution 2022-01.
AYES:
NOES:
ABSENT:
ABSTAIN:
Adopted this 22, day of February 2022
Planning Commission Chairman
Community Development Director
CERTIFICATE
City of Corcoran } County of Kings } ss. State of California }
I, Delfina Lupian, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2022-01. duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 22 nd day of February 2022, by the vote as set forth therein.
DATED: February 22, 2022
Delfina Lupian Planning Commission Secretary
ATTEST:
Marlene Spain, City Clerk

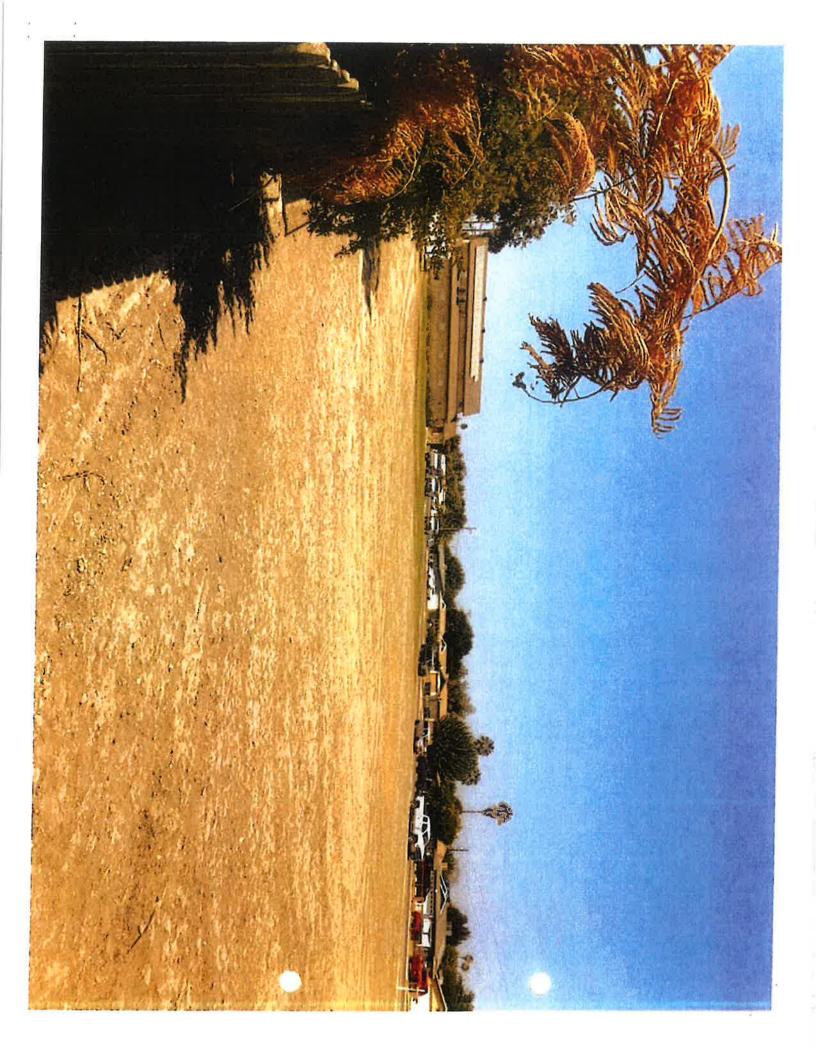


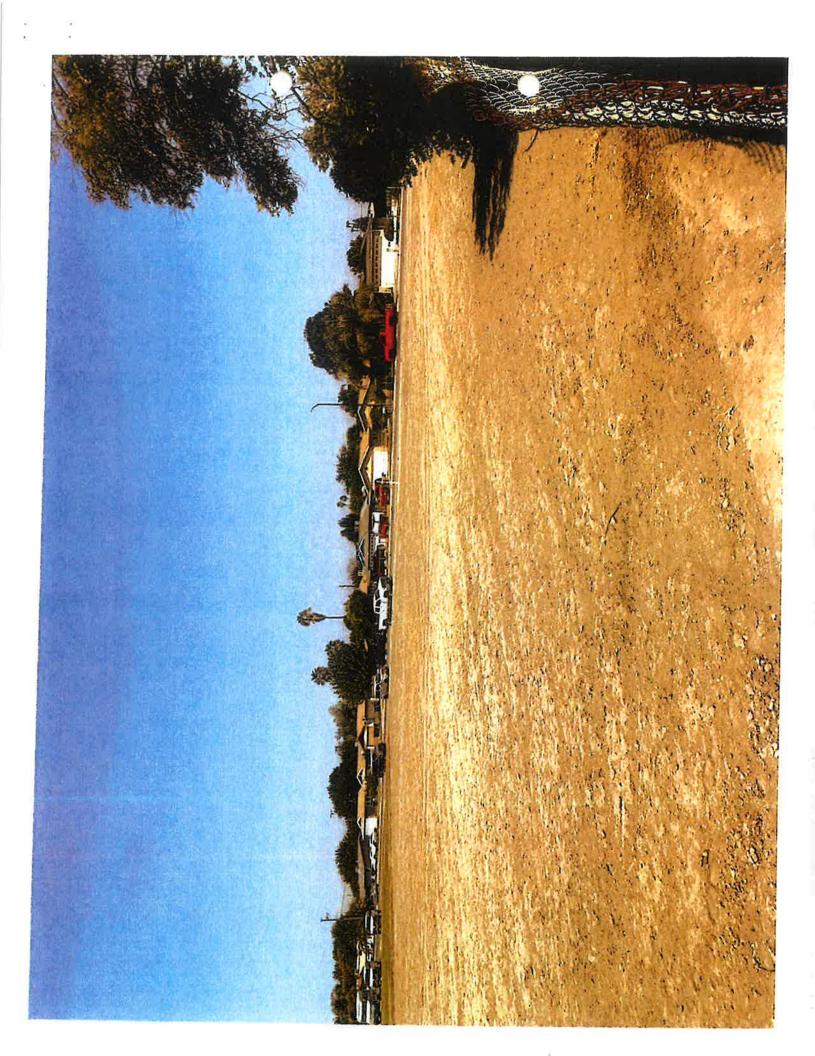


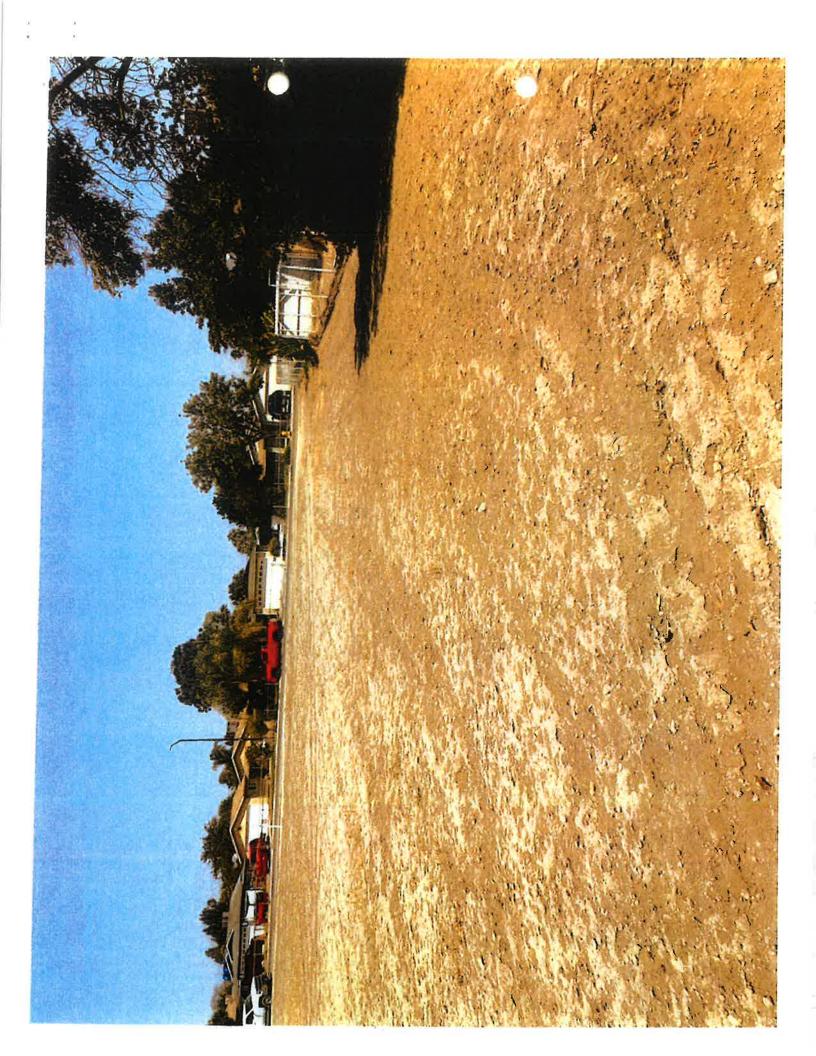


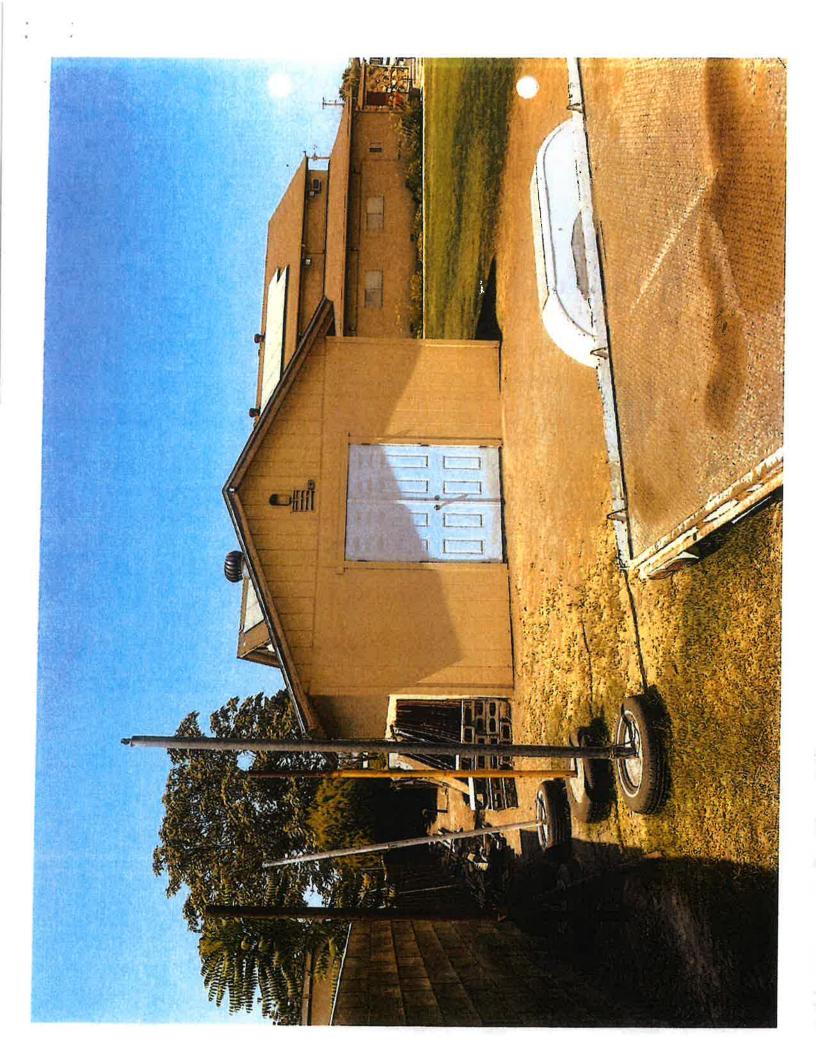












Kevin Tromborg

From:

Moses Diaz <mdiaz@centralvalleylegal.com>

Sent:

Saturday, February 12, 2022 7:42 PM

To:

Delfina Lupian

Kevin Tromborg

Cc: Subject:

RE: TPM 21-02, 21-03, 21-04 - Corcoran - Request for Comment

Hi Kevin and Delfina. The City Attorney's office has no comment on the three maps but reserves the right to comment should any legal concerns or objections arise from any interested parties.

Thank you. M.D.

Moses Diaz, Esq.
PUBLIC INTEREST LAW FIRM
A Professional Corporation
2902 West Main Street
Visalia, California 93291
559-900-3500
559-900-3555 fax

CONFIDENTIALITY NOTICE:

This communication and any accompanying attachment(s) are confidential and privileged. They are intended for the sole use of the addressee(s). If you are not an addressee or received this transmission in error, you are advised that any disclosure, duplication, distribution, publication or the taking of any action in reliance upon this communication is strictly prohibited by law. Moreover, any such inadvertent disclosure shall not compromise or waive the work-product doctrine and attorney-client privileges or any other privilege as to this communication or otherwise. If you have received this communication in error, please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

From: Delfina Lupian < Delfina.lupian@cityofcorcoran.com>

Sent: Friday, February 4, 2022 8:32 AM

To: Moses Diaz <mdiaz@centralvalleylegal.com>; jlindsey@centralvalleylegal.com

Cc: Kevin Tromborg < kevin.tromborg@cityofcorcoran.com>

Subject: TPM 21-02, 21-03, 21-04

Good morning,

I have attached the maps for the TPMs listed above, as well as pictures. If you need anything else, please let me know.

Thank you,

Delfina Lupian

From:

Kevin Tromborg

Sent:

Thursday, February 24, 2022 11:59 AM

To:

Delfina Lupian

Subject:

FW: TPM 21-02/ TPM 21-03 /TPM 21-04

Include this in each TPM on the current PC agenda

From: Stransky, Liliana <Liliana.Stransky@co.kings.ca.us>

Sent: Friday, February 4, 2022 9:01 AM

To: Kevin Tromborg < kevin.tromborg@cityofcorcoran.com>

Subject: TPM 21-02/ TPM 21-03 /TPM 21-04

Good morning Kevin,

Troy forwarded the correspondence regarding the request for comments for the proposed projects, TPM 21-02, 03 & 04. Our division is not issuing any comments related to these projects.

Please address all future correspondence related to land use projects directly to me. The addressed envelopes that were sent to 1444 W. Lacey Blvd can be mailed to 330 Campus Dr., Hanford, CA. I can also receive correspondence electronically if that makes it more convenient. My contact information is listed below for your reference. Feel free to contact me with any questions or if I can be of assistance.

Thank you,

Liliana Stransky, MPA, REHS

Environmental Health Officer Kings County Department of Public Health 330 Campus Drive | Hanford, CA | 93230 Phone: (559)852-2628 | Fax: (559)584-6040 www.countyofkings.com/ehs



CONFIDENTIALITY NOTICE: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients. If you are not the intended recipient, (or authorized to receive for the recipient) you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is prohibited. If you have received this communication in error, please destroy all copies of this communication and any attachments and contact the sender by reply e-mail or telephone 559.584.1411.

Chairperson Karl Kassner

Planning Commission



Community Development **Department**

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

4.2

Item#

Vice-Chairperson

David Jarvis

Commissioners

David Bega Dennis Tristao Janet Watkins Karen Frey Jason Mustain

832 Whitley Avenue, Corcoran CALIFORNIA 93212

PUBLIC HEARING

STAFF REPORT

To:

Planning Commission

From:

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

Date:

February 22, 2022

Subject:

Tentative Parcel Map 21-02 and Resolution 2022-02

A. General Information:

The applicant is proposing dividing one parcel of 8250 Sq Ft with two existing Single Family Dwellings (SFD) into two parcels Parcel one (1) is proposed at 3450 Sq Ft. Parcel two (2) is proposed as 4800 Sq Ft, Our General Plan and Zoning Code does not have a minimum lot size regarding the CD District.

1.	Owner:	1158 N 1000 E Pleasant Grove Trust, a Utah Common	
		Law Trust	
		340 South 800 West.	
		Orem UT 84058	
		shaynecrapo@gmail.com	
2.	Applicant:	Shayne Crapo	
		340 South 800 West,	
		Orem UT 84058 (435-864-7218)	
3.	Site Location:	975 Van Dorsten /1220 Hanna Avenue	
4.	Property Description:	APN: 030-165-012	
5.	Site Area:	8250 Sq Ft	

6.	General Plan Designation:	Commercial (Downtown CD)
7.	Current Zone Classification:	CD: Downtown Commercial
8.	Existing Use:	Single Family Dwellings
9.	Proposed Use:	Single Family Dwelling

B. <u>Project Location & Description</u>:

Northeast corner of Hanna Avenue and Van Dorsten Avenue

SURROUNDING ZONING AND USES

	<u>USE</u>	ZONING
NORTH:	Parking Lot	CD: Downtown Commercial
SOUTH:	Residential	CD: Downtown Commercial
EAST:	Tri plex	CD: Downtown Commercial
WEST:	Adventist Health	PO: Professional Office

ALL BUSINESS IN THE CD COMMERCIAL DISTRICT SHALL BE SUBJECT TO ALL STANDARDS THAT MAY BE REQUIRED

C. Compliance with General Plan and Zoning:

The proposed project, TPM 21-02 is not in compliance with the regulations of the Zoning Code and 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 January 6, 2022. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map. No comments have been received to date.

G. Comments from Other Agencies/Departments:

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

H. Environmental Impact Assessment and compliance with CEQA

This project, Tentative Parcel Map 21-02 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, public hearing be opened, testimony taken, and the Planning Commission take act based on the following findings and on the attached Resolution 2022-03.

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.

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 forth 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. 2022-02 PERTAINING TO TENTATIVE PARCEL MAP 21-02

At a meeting of the Planning Commission of the City of Corcoran duly called and held on February 22, 2022, the Commission approved the following:

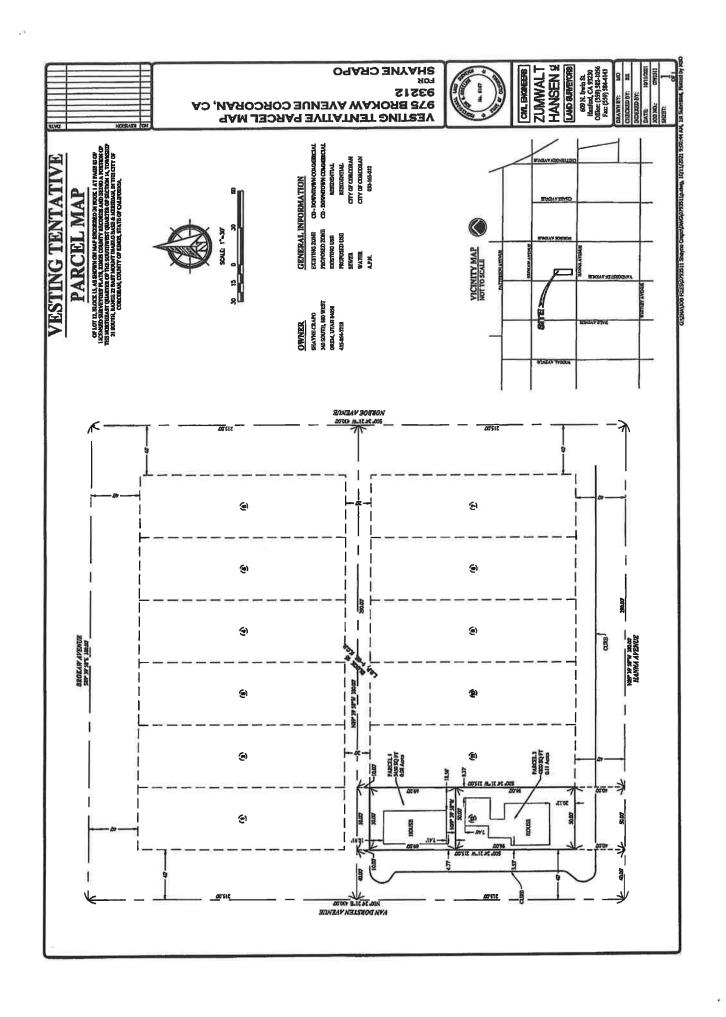
Whereas Shayne Crapo submitted an application regarding Tentative Parcel Map approval for lot(s) located at 975 Van Dorsten Avenue and 1220 Hanna Avenue. APN: 030-165-012; and

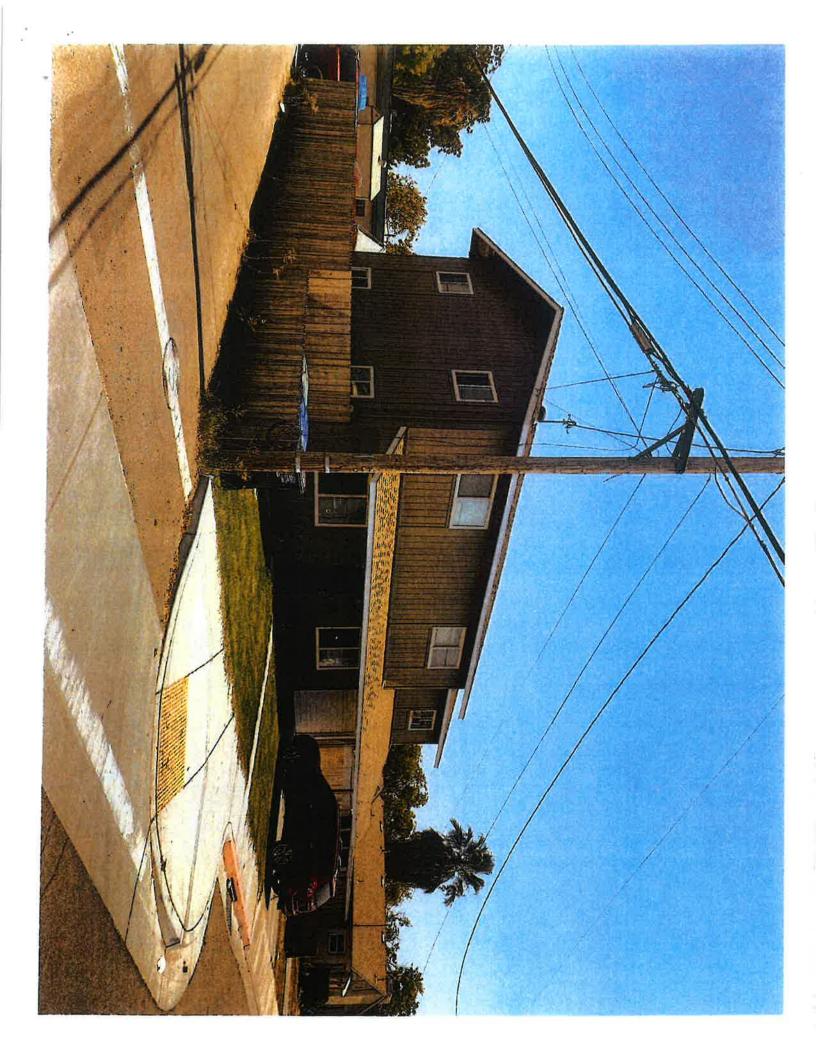
Whereas this Commission considered the staff report on February 22, 2022; and

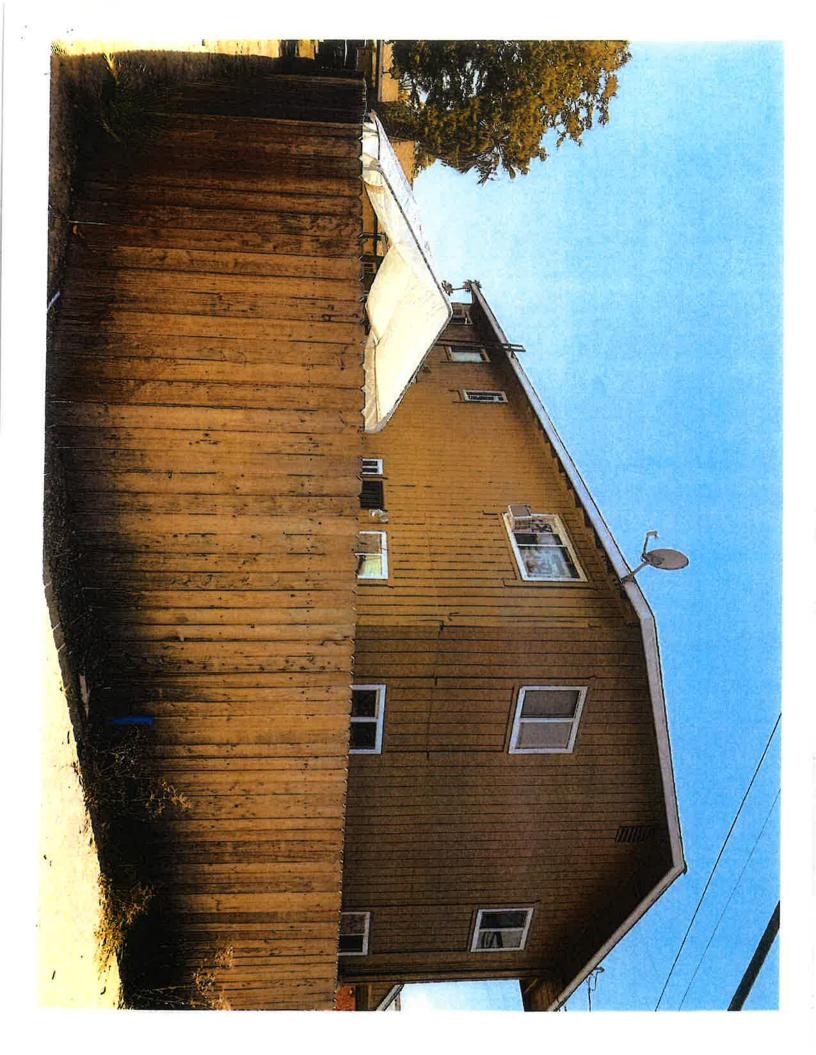
Whereas, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance and Municipal Code.

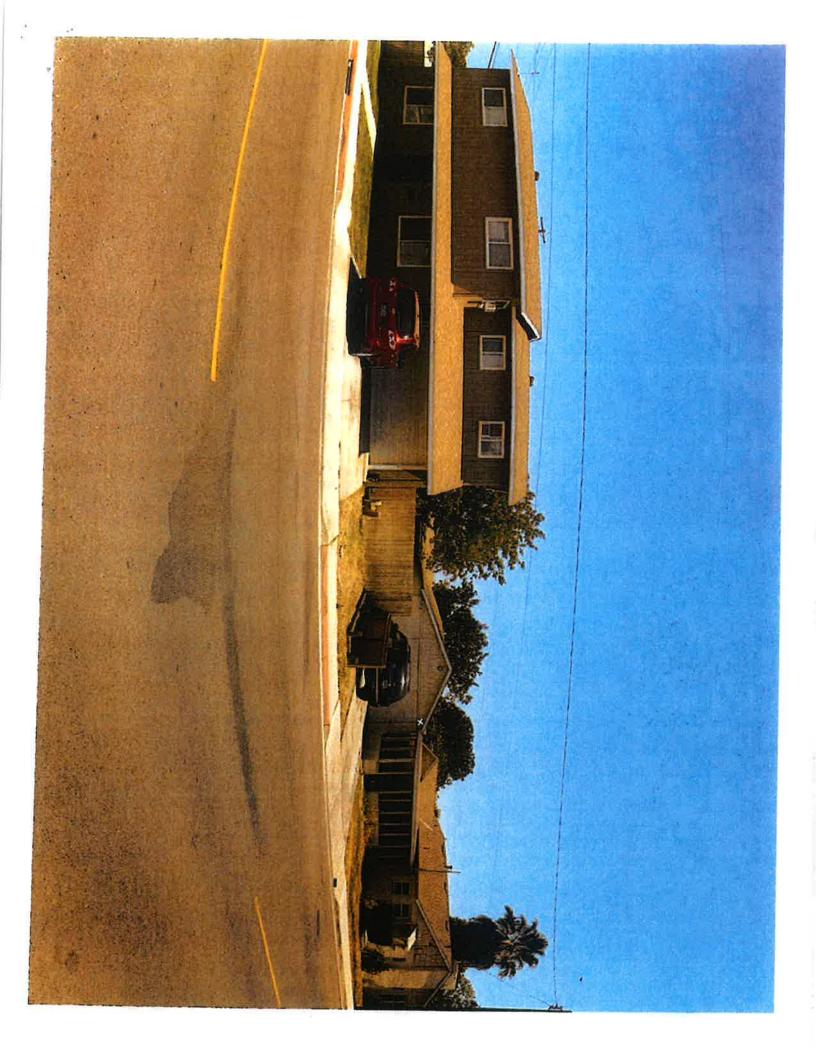
- (A) The project is categorically exempt under CEQA 15315, Minor Land Divisions.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the Service Commercial 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.

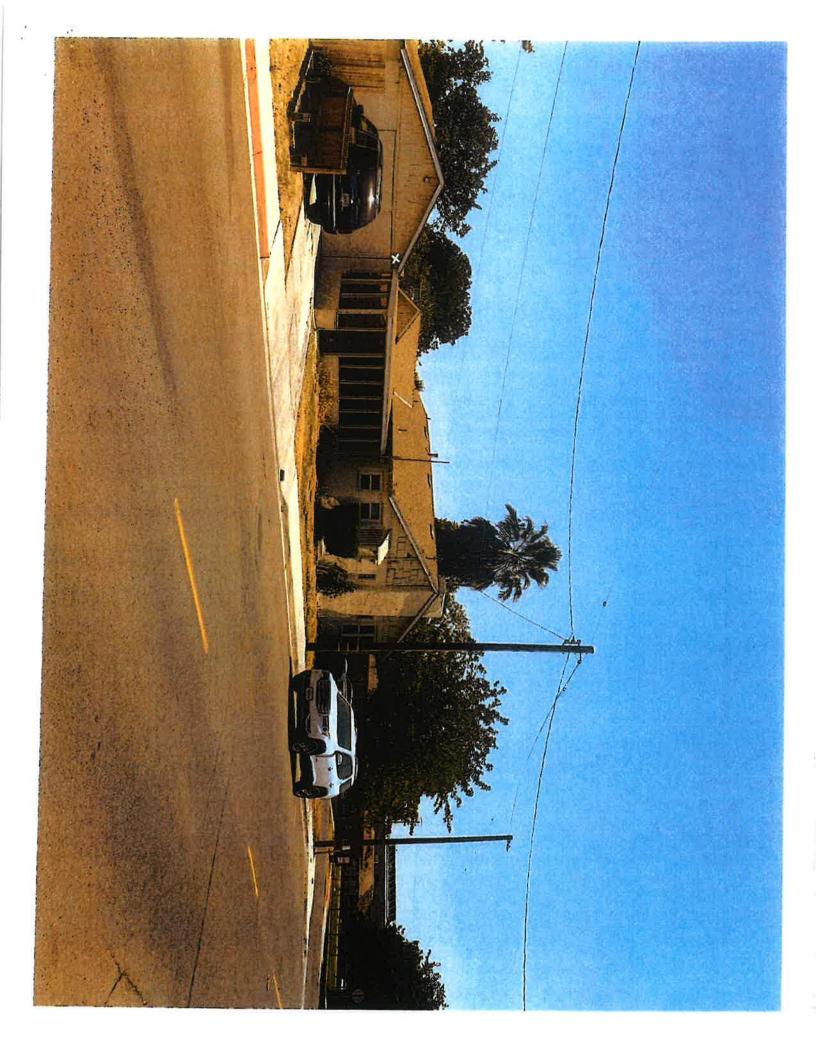
IT IS THEREFORE RESOLVED that Conditions stated in the Staff Report and	Tentative Parcel Map 21-02 should be approved with the Resolution 2022-02.
AYES:	
NOES:	
ABSENT:	
ABSTAIN:	
Adopted this 22, day of February 2022	
Planning Commission Chairman	
Community Development Director	
City of Corcoran } County of Kings } ss. State of California }	CERTIFICATE
is a full, true and correct copy of Resolution	ecretary of the City of Corcoran, hereby certify that this in No 2022-02 duly passed by the Planning Commission is thereof held on the 22 nd day of February 2022, by the
DATED: February 22, 2022	
Delfina Lupian Planning Commission Secretary	
ATTEST:	
Marlene Spain, City Clerk	

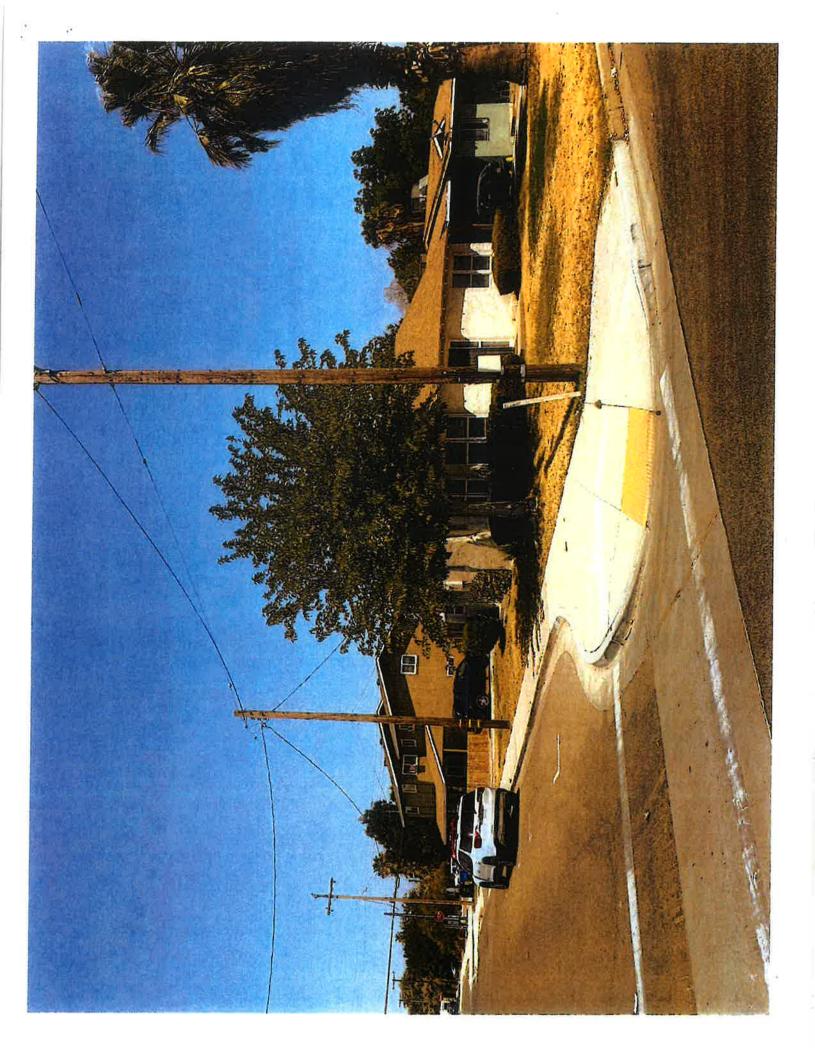


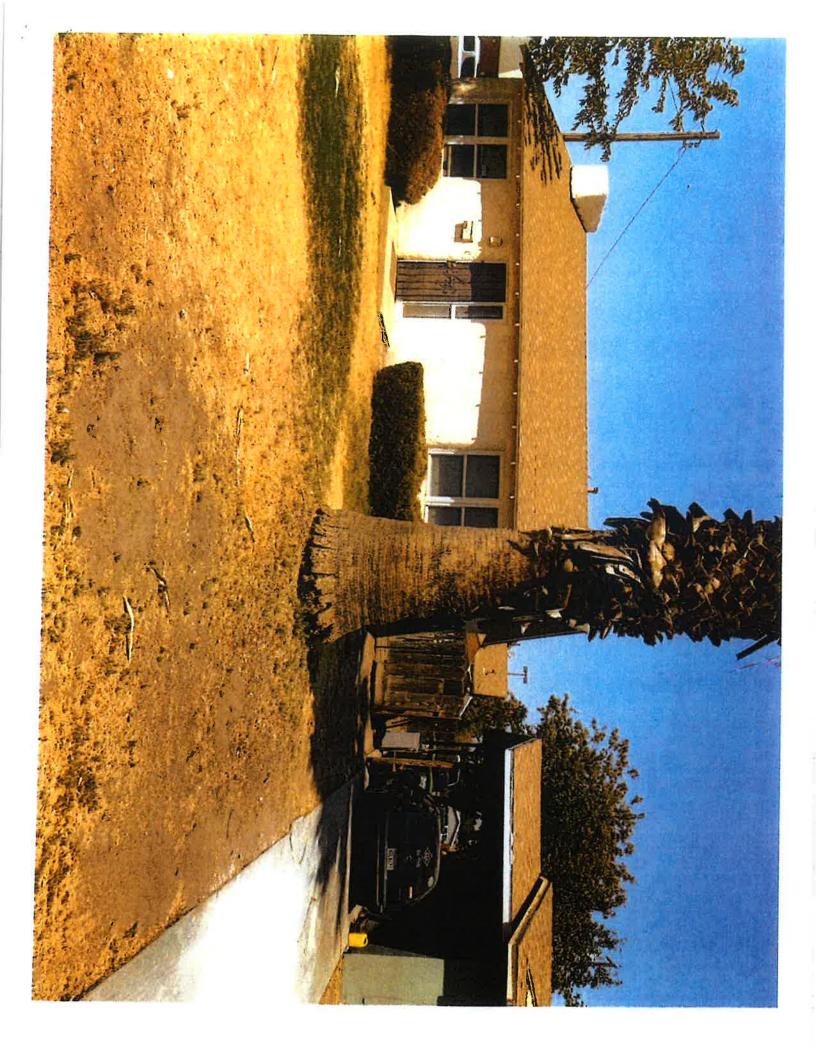


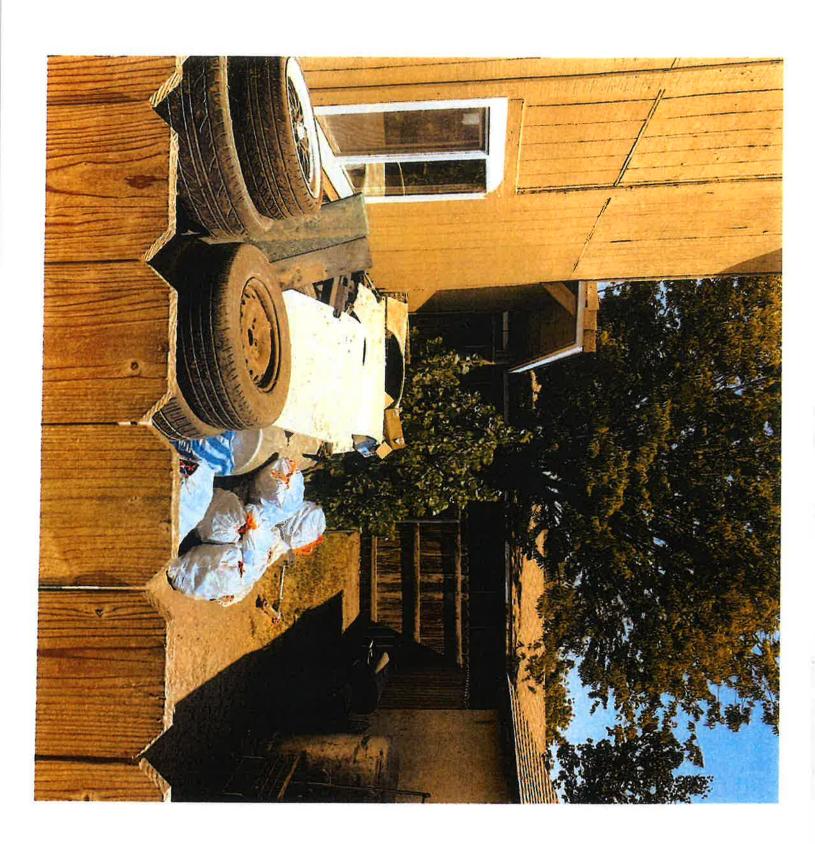


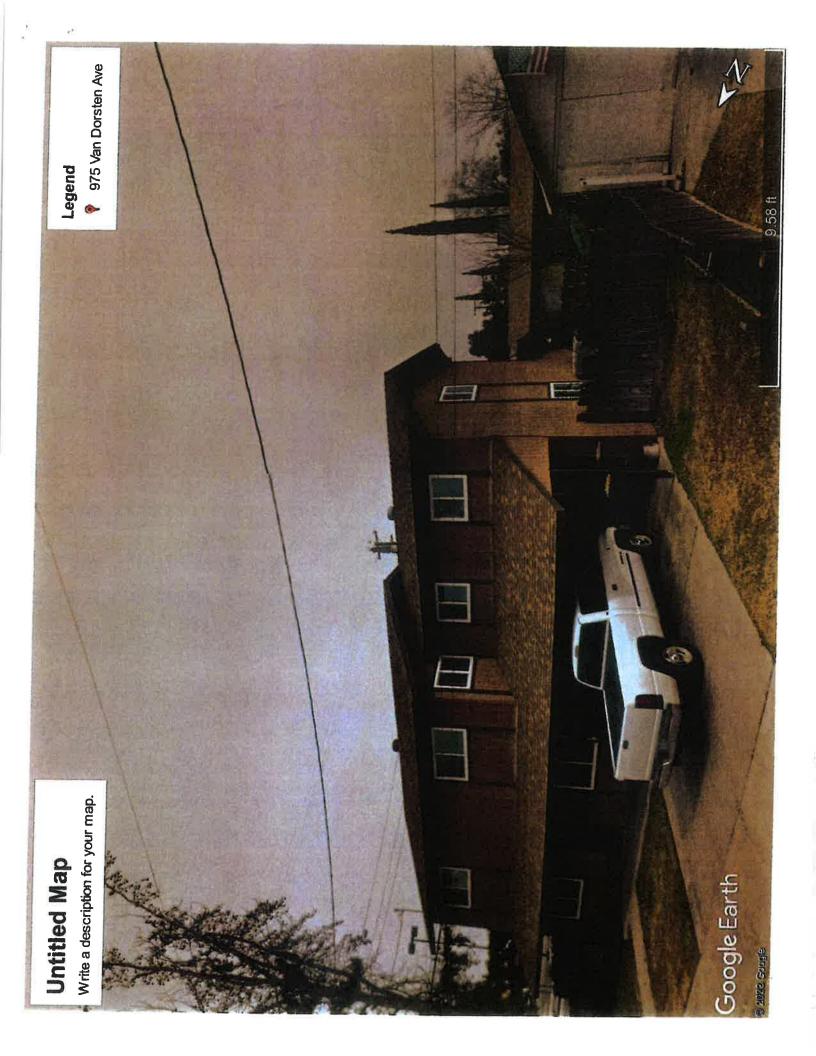












Kevin Tromborg

From:

Moses Diaz <mdiaz@centralvalleylegal.com>

Sent:

Saturday, February 12, 2022 7:42 PM

To:

Delfina Lupian

Cc:

Kevin Tromborg

Subject:

RE: TPM 21-02, 21-03, 21-04 - Corcoran - Request for Comment

Hi Kevin and Delfina. The City Attorney's office has no comment on the three maps but reserves the right to comment should any legal concerns or objections arise from any interested parties.

Thank you.

M.D.

Moses Diaz, Esq.
PUBLIC INTEREST LAW FIRM
A Professional Corporation
2902 West Main Street
Visalia, California 93291
559-900-3500
559-900-3555 fax

CONFIDENTIALITY NOTICE:

This communication and any accompanying attachment(s) are confidential and privileged. They are intended for the sole use of the addressee(s). If you are not an addressee or received this transmission in error, you are advised that any disclosure, duplication, distribution, publication or the taking of any action in reliance upon this communication is strictly prohibited by law. Moreover, any such inadvertent disclosure shall not compromise or waive the work-product doctrine and attorney-client privileges or any other privilege as to this communication or otherwise. If you have received this communication in error, please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

From: Delfina Lupian <Delfina.lupian@cityofcorcoran.com>

Sent: Friday, February 4, 2022 8:32 AM

To: Moses Diaz <mdiaz@centralvalleylegal.com>; jlindsey@centralvalleylegal.com

Cc: Kevin Tromborg <kevin.tromborg@cityofcorcoran.com>

Subject: TPM 21-02, 21-03, 21-04

Good morning,

I have attached the maps for the TPMs listed above, as well as pictures. If you need anything else, please let me know.

Thank you,

Delfina Lupian

From:

Kevin Tromborg

Sent:

Thursday, February 24, 2022 11:59 AM

To:

Delfina Lupian

Subject:

FW: TPM 21-02/ TPM 21-03 /TPM 21-04

Include this in each TPM on the current PC agenda

From: Stransky, Liliana <Liliana.Stransky@co.kings.ca.us>

Sent: Friday, February 4, 2022 9:01 AM

To: Kevin Tromborg < kevin.tromborg@cityofcorcoran.com >

Subject: TPM 21-02/ TPM 21-03 /TPM 21-04

Good morning Kevin,

Troy forwarded the correspondence regarding the request for comments for the proposed projects, TPM 21-02, 03 & 04. Our division is not issuing any comments related to these projects.

Please address all future correspondence related to land use projects directly to me. The addressed envelopes that were sent to 1444 W. Lacey Blvd can be mailed to 330 Campus Dr., Hanford, CA. I can also receive correspondence electronically if that makes it more convenient. My contact information is listed below for your reference. Feel free to contact me with any questions or if I can be of assistance.

Thank you,

Liliana Stransky, MPA, REHS

Environmental Health Officer Kings County Department of Public Health 330 Campus Drive | Hanford, CA | 93230 Phone: (559)852-2628 | Fax: (559)584-6040 www.countyofkings.com/ehs



CONFIDENTIALITY NOTICE: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients. If you are not the intended recipient, (or authorized to receive for the recipient) you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is prohibited. If you have received this communication in error, please destroy all copies of this communication and any attachments and contact the sender by reply e-mail or telephone 559.584.1411.

<u>Chairperson</u> Karl Kassner

Planning Commission

Vice-Chairperson

David Jarvis



Community Development Department

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

Commissioners

David Bega Dennis Tristao Janet Watkins Karen Frey Jason Mustain

832 Whitley Avenue, Corcoran CALIFORNIA 93212

PUBLIC HEARING STAFF REPORT

Item # 4.3

To:

Planning Commission

From:

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

Date:

February 22, 2022

Subject:

Tentative Parcel Map 21-03 and Resolution 2022-03

A. General Information:

The applicant is proposing adjusting the property line between lot 2 and 3 and dividing lot 3 and 4 into 4 lots.

1.	Owner:	Roger E. Daniel
100		P.O. Box 397
		Corcoran Ca 93212
		rdanielfarms@yahoo.com
2.	Applicant:	S/A
3.	Site Location:	700, 702, 714 716 Otis Avenue
4.	Property Description:	APN: 030-092-001
5.	Site Area:	2.95 Acres
6.	General Plan Designation:	Commercial
7.	Current Zone Classification:	Service Commercial
8.	Existing Use:	Used Car Lot, Car Wash
9.	Proposed Use:	N/A

B. Project Location & Description:

Northwest corner of Patterson Avenue and Otis Avenue

SURROUNDING ZONING AND USES

<u>USE</u> <u>ZONING</u>

NORTH: Funeral Home, Mobil Home Park CS: Service Commercial

SOUTH: Fast Food, Laundry Mat, Residential CN: Neighborhood Commercial

EAST: Buttonwillow Wearhouse IH: Heavy Industrial

WEST: Residential Homes R1-6: Residential

ALL BUSINESS IN THE CS SERVICE COMMERCIAL DISTRICT SHALL BE SUBJECT TO ALL STANDARDS THAT MAY BE REQUIRED

C. Compliance with General Plan and Zoning:

The proposed project, TPM 21-03 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 January 6, 2022. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map. No comments have been received to date.

G. Comments from Other Agencies/Departments:

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

H. Environmental Impact Assessment and compliance with CEQA

This project, Tentative Parcel Map 21-03 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, public hearing be opened, testimony taken, and the Planning Commission take action based on the following findings and on the attached Resolution 2022-03.

J. <u>FINDINGS</u>

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.

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. 2022-03 PERTAINING TO TENTATIVE PARCEL MAP 21-03

At a meeting of the Planning Commission of the City of Corcoran duly called and held on February 22, 2022, the Commission approved the following:

Whereas, Roger E. Daniel, submitted an application regarding Tentative Parcel Map approval for lot(s) located at 700, 702, 714, 716 Otis Avenue. APN: 030-092-001 and APN: 030-092-016; and

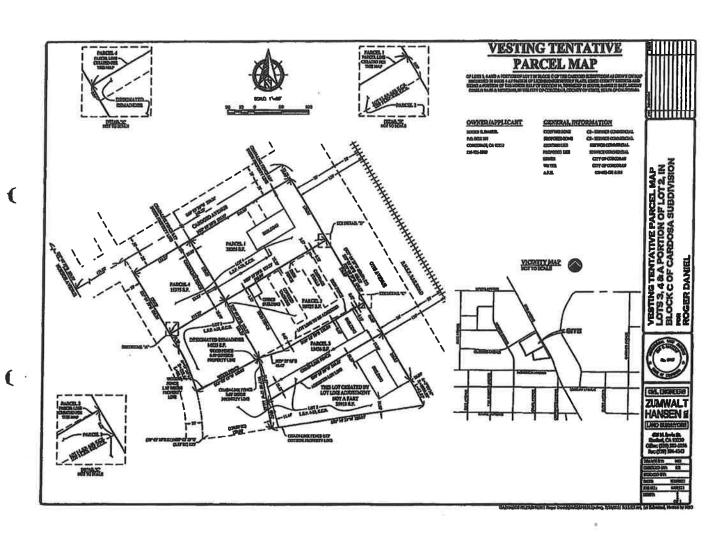
Whereas, this Commission considered the staff report on February 22, 2022; and

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

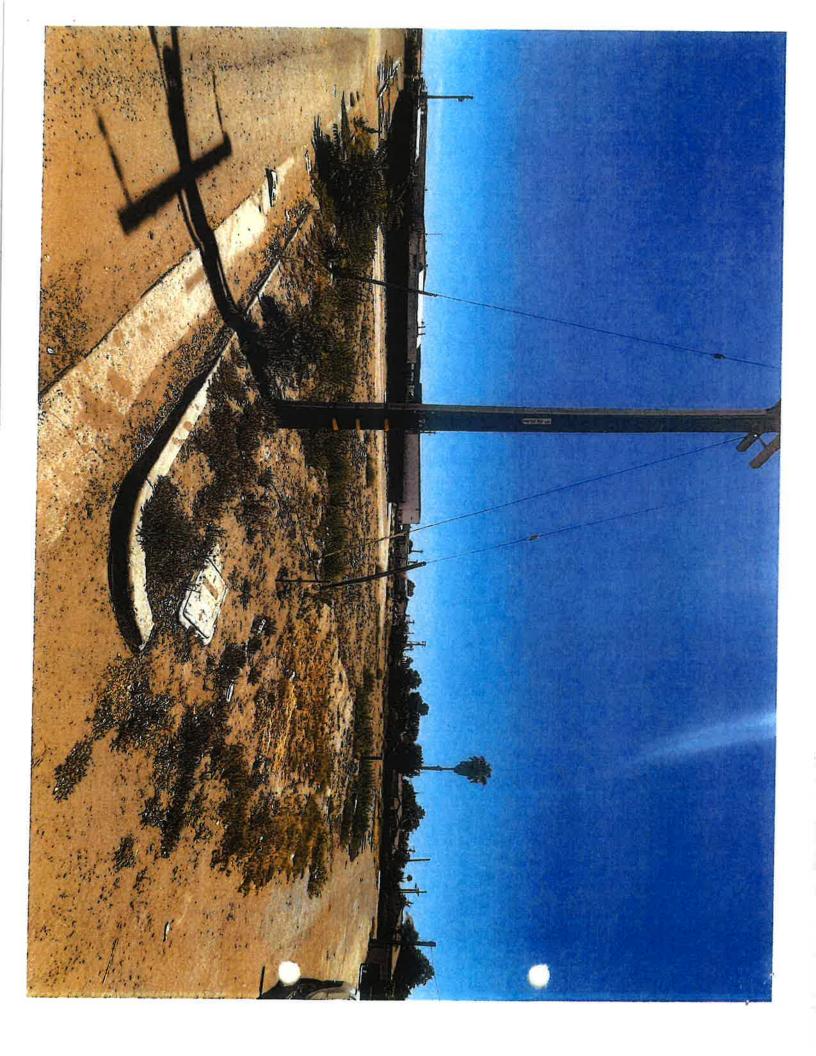
- (A) The project is categorically exempt under CEQA 15315, Minor Land Divisions.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the Service Commercial 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.

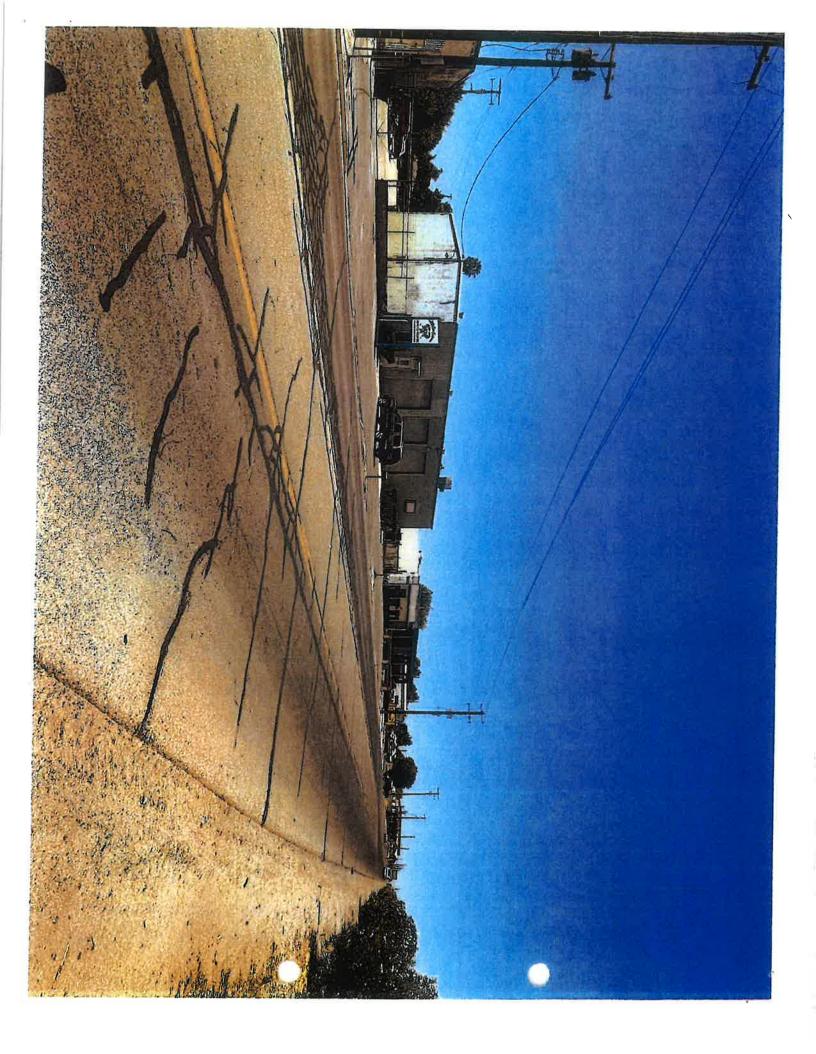
Conditions stated in the Staff Report and Resolution 2022-03.
AYES:
NOES:
ABSENT:
ABSTAIN:
Adopted this 22nd, day of February 2022
Planning Commission Chairman
Community Development Director
CERTIFICATE
City of Corcoran } County of Kings } ss. State of California }
I, Delfina Lupian, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2022-03 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 22nd day of February 2022, by the vote as set forth therein.
DATED: February 22, 2022
Delfina Lupian Planning Commission Secretary
ATTEST:
Marlene Spain, City Clerk

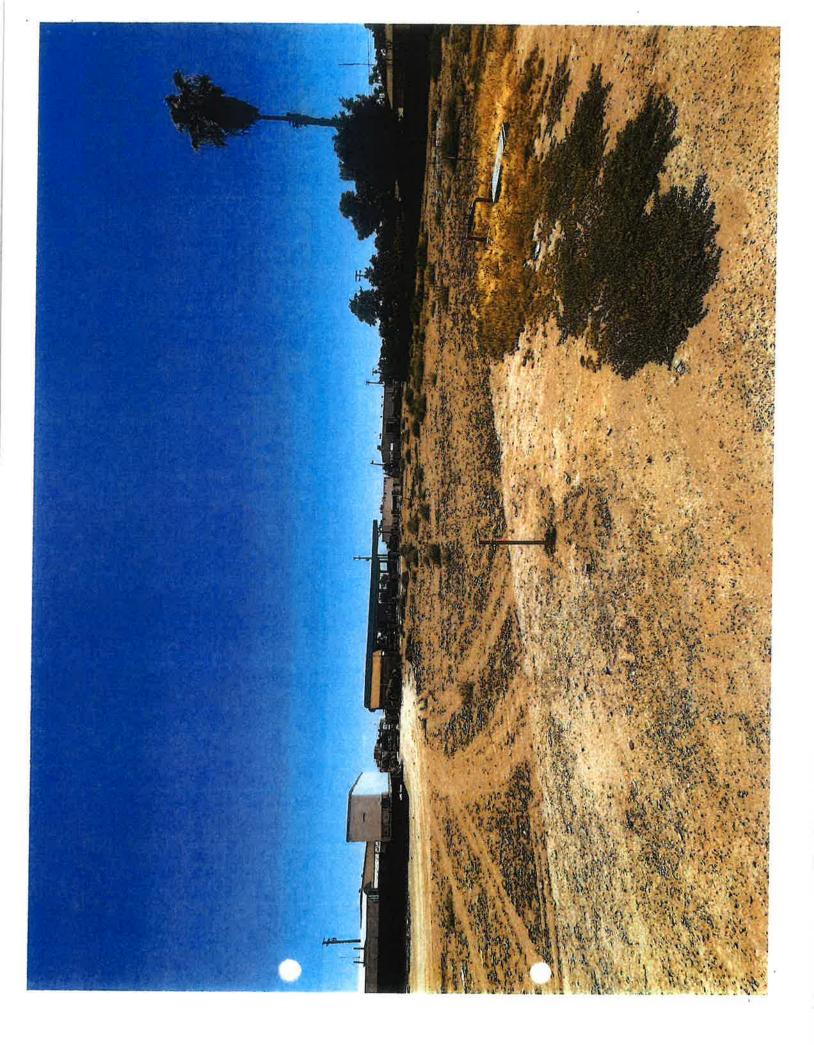
IT IS THEREFORE RESOLVED that Tentative Parcel Map 21-03 should be approved with the

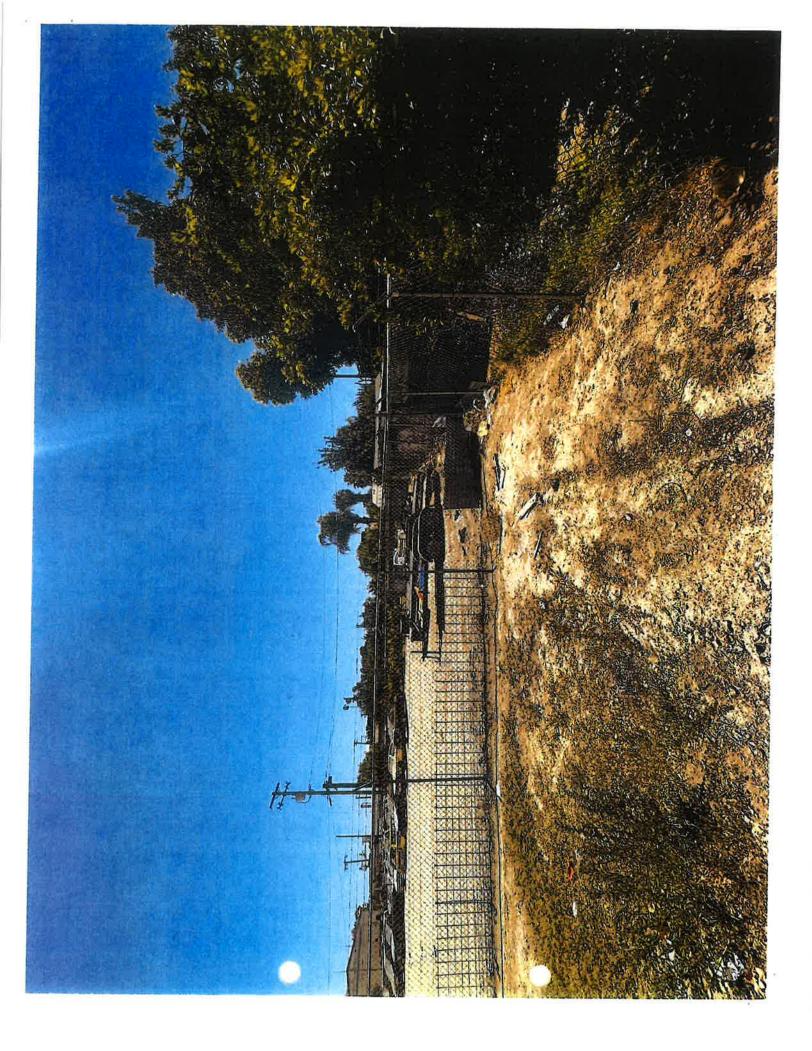


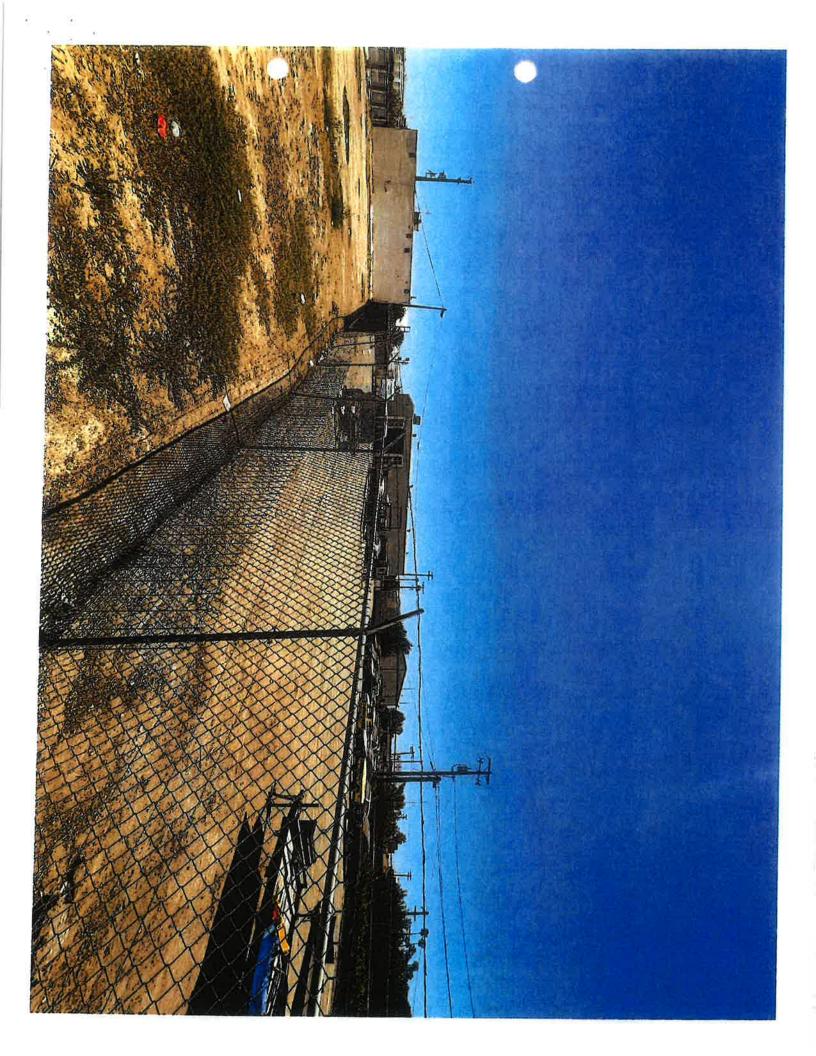
•

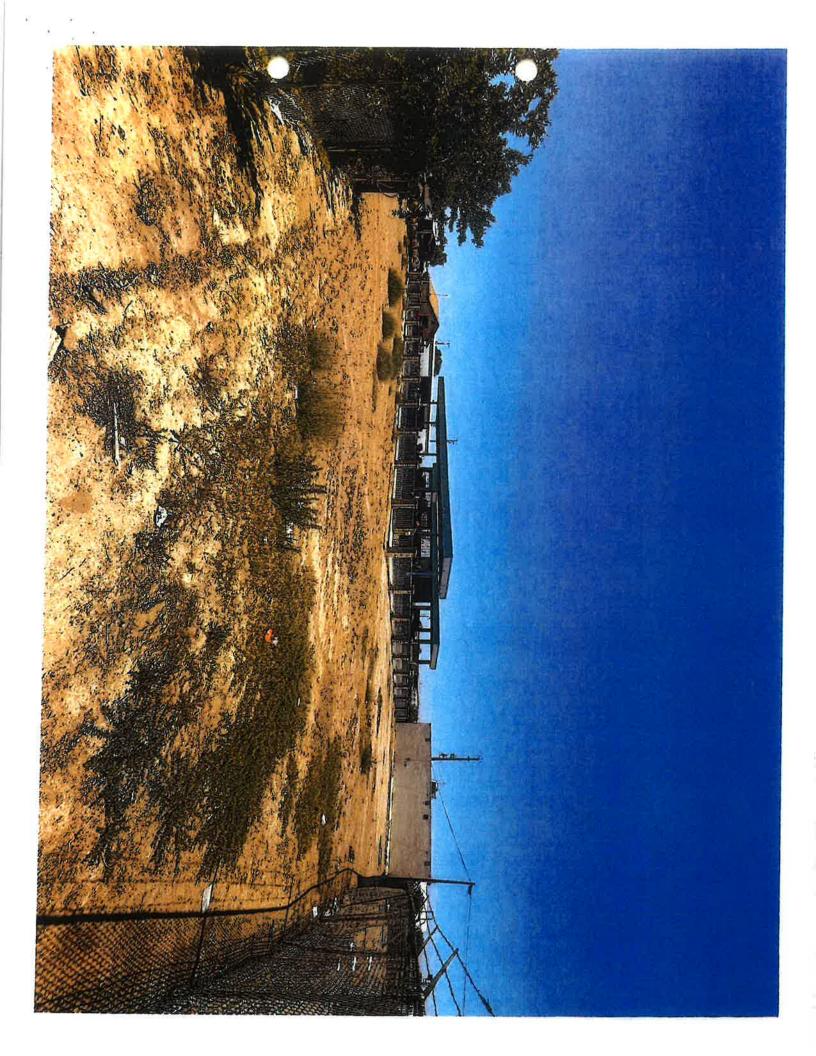


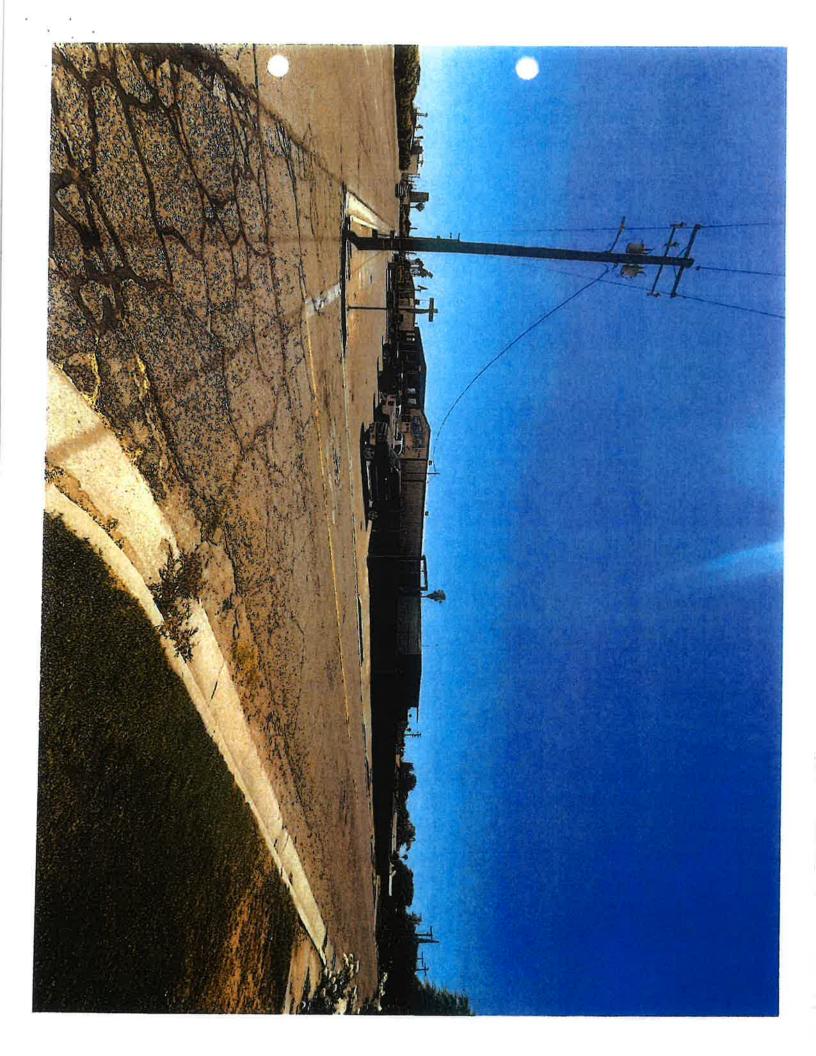


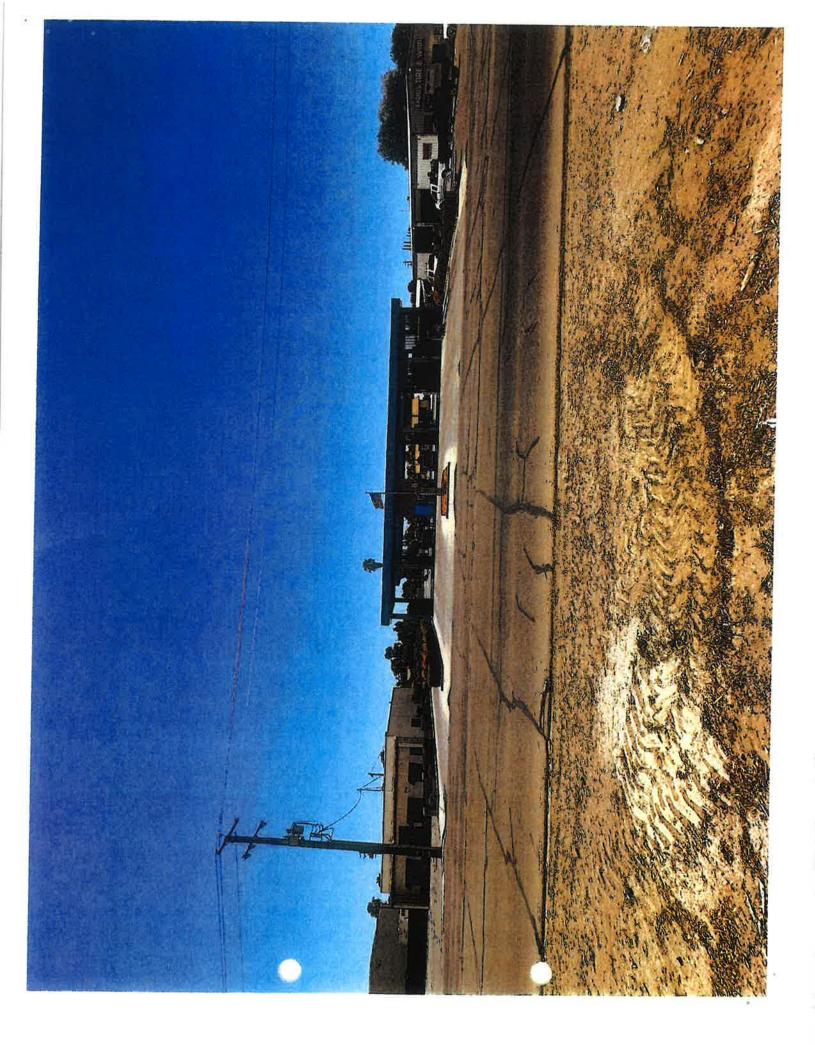












Kevin Tromborg

From:

Moses Diaz <mdiaz@centralvalleylegal.com>

Sent:

Saturday, February 12, 2022 7:42 PM

To:

Delfina Lupian

Cc:

Kevin Tromborg

Subject:

RE: TPM 21-02, 21-03, 21-04 - Corcoran - Request for Comment

Hi Kevin and Delfina. The City Attorney's office has no comment on the three maps but reserves the right to comment should any legal concerns or objections arise from any interested parties.

Thank you. M.D.

Moses Diaz, Esq.
PUBLIC INTEREST LAW FIRM
A Professional Corporation
2902 West Main Street
Visalia, California 93291
559-900-3500
559-900-3555 fax

CONFIDENTIALITY NOTICE:

This communication and any accompanying attachment(s) are confidential and privileged. They are intended for the sole use of the addressee(s). If you are not an addressee or received this transmission in error, you are advised that any disclosure, duplication, distribution, publication or the taking of any action in reliance upon this communication is strictly prohibited by law. Moreover, any such inadvertent disclosure shall not compromise or waive the work-product doctrine and attorney-client privileges or any other privilege as to this communication or otherwise. If you have received this communication in error, please notify us immediately of the error by return e-mail and please delete this message from your system. Thank you in advance for your cooperation.

From: Delfina Lupian < Delfina.lupian@cityofcorcoran.com>

Sent: Friday, February 4, 2022 8:32 AM

To: Moses Diaz <mdiaz@centralvalleylegal.com>; jlindsey@centralvalleylegal.com

Cc: Kevin Tromborg <kevin.tromborg@cityofcorcoran.com>

Subject: TPM 21-02, 21-03, 21-04

Good morning,

I have attached the maps for the TPMs listed above, as well as pictures. If you need anything else, please let me know.

Thank you,

Delfina Lupian

From:

Kevin Tromborg

Sent:

Thursday, February 24, 2022 11:59 AM

To:

Delfina Lupian

Subject:

FW: TPM 21-02/ TPM 21-03 /TPM 21-04

Include this in each TPM on the current PC agenda

From: Stransky, Liliana <Liliana.Stransky@co.kings.ca.us>

Sent: Friday, February 4, 2022 9:01 AM

To: Kevin Tromborg < kevin.tromborg@cityofcorcoran.com>

Subject: TPM 21-02/ TPM 21-03 /TPM 21-04

Good morning Kevin,

Troy forwarded the correspondence regarding the request for comments for the proposed projects, TPM 21-02, 03 & 04. Our division is not issuing any comments related to these projects.

Please address all future correspondence related to land use projects directly to me. The addressed envelopes that were sent to 1444 W. Lacey Blvd can be mailed to 330 Campus Dr., Hanford, CA. I can also receive correspondence electronically if that makes it more convenient. My contact information is listed below for your reference. Feel free to contact me with any questions or if I can be of assistance.

Thank you,

Liliana Stransky, MPA, REHS

Environmental Health Officer Kings County Department of Public Health 330 Campus Drive | Hanford, CA | 93230 Phone: (559)852-2628 | Fax: (559)584-6040 www.countyofkings.com/ehs



CONFIDENTIALITY NOTICE: This e-mail communication and any attachments may contain confidential and privileged information for the use of the designated recipients. If you are not the intended recipient, (or authorized to receive for the recipient) you are hereby notified that you have received this communication in error and that any review, disclosure, dissemination, distribution or copying of it or its contents is prohibited. If you have received this communication in error, please destroy all copies of this communication and any attachments and contact the sender by reply e-mail or telephone 559.584.1411.

<u>Chairperson</u> Karl Kassner Planning Commission

Vice-Chairperson

David Jarvis

CONTROL OF THE PARTY

Community
Development
Department

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

Commissioners

David Bega Dennis Tristao Janet Watkins Karen Frey Jason Mustain

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 5.1

To:

Planning Commission

From:

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

Date:

February 28, 2022

Subject:

Zoning Code: Recap of chapter 1 through 8 zoning code proposed revisions

through Local Early Action Planning (LEAP) Grant

A. General Information:

	Owner:	1.
City of Corcoran		
 City of Corcoran	Applicant:	2.
Recap	Site Location:	3.
Recap	Property Description:	4.
N/A	Site Area:	5.
17/11	General Plan Designation:	6.
N/A	Current Zone Classification:	7.
	Existing Use:	8.
N/A	Proposed Use:	9.
N/A 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 next 12 months staff will be bringing 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 were missed in 2014
- 4. Additions to the land use tables.

We will be performing a recap today of chapters 11-10 through 11-13 of the Corcoran Zoning code

B. Recommendation:

Staff recommends accepting the zoning code revisions as presented or as amended by the Planning Commission regarding Chapter 11-10 through 11-13. At completion of this activity, Staff will present to the Planning Commission under a Public Hearing a final outline of all amendments accepted by the Commission with a resolution requesting the City Councils approval.

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 Chapter 1 through 8 Corcoran Zoning Code.

		Original Zone Text	
		Sim Polici CAC	Proposed Zone Text Change
* 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 borne on but it is a which is not a part of a mobile borne on but it is a mobile borne.	A garage/ <u>carport</u> shall be provided for every dwelling located on a lot in an R-1 And RM zoning district, whici is not
2		B.5.A Roof. Roofs shall be constituted of wood	a part of a mobile home subdivision
11-10-3	59	s, clay phaltic	A Roof. Roofs shall be constituted of wood shakes, ashpahlt, 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, masonary, concrete, stucco, Masonite or motal in	5.B.1 Exterior siding consist of treated wood, masonary,
T 11-11-1	61		Flag poles allowed
			Add note 3 regarding flag poles:Maximum 20 Feet in Height
11-11-1	61	Add Notes	easements including Sidewalks, Roads or alleys
T 11-11-2	62	Add Set backs for flag poles	20 Ft from property line, easements, sidewalks, roads or alleys
11-11-2	63	Not Previous Verbiage	11.11.E.3 Sea trains and permanent storage pods prohibited in (R) Zones
T 11-11-4	64	Add note	11.11.4 #7 Administrative Approval and Conditional Use Permit for small collection facilities renewed every 18 months.
Т 11-11-4	64		Underground or above ground storage of petrolium products not allowed in residential zones
11-11-4	64	enditional	Permanent Temporary use of commercial storage containers, including sea trains.
11-11-4	65	C.1.B temporary use of commercial storage containers, including sea trains, requires in Administrative Approval.	C.1.B temporary use of commercial storage containers, including sea trains, requires Administrative Approval Conditional Use Permit.
11-11-4	65		C.6 Add #7 Once approved, they must be painted to match
11-11-4	65	D.2	surrounding buildings. No logos or writing

ew and City Council to determine the fee.	Note: Planning Commission to discuss Over-The-Countrer (OTC) Administrative Review and City Council to determine the fee.	mmission	Note: Planning Co
Any removed mature landscaping shall be replaced with approved landscaping of similar sizse and maturity as that which was removed	D.3 Any removed mature landscaping shall be replaced with landscaping of similar sizse and maturity as that which was removed.	76	11-13-6
B.2 Landscape irrigation shall be scheduled betweeen B.2 Landscape irrigation shall be scheduled betweeen the hours of 6:00 p.m and 10:00 a.m to avoid irrigation during times of high wind, high temperature times of high wind, high temperature times of high water usage. Per current water ordinance	B.2 Landscape irrigation shall be scheduled betweeen 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.	76	11-13-6
Add another Table listed as 11-13-2 to show R zones require		75	11-13-5
Front yards landscaping is required, and shall include	A.2 Front yards landscaping is required, and shall include trees, shrubs, and ground cover.	74	11-13-5
or years.	Table 11-12-2 Fence Height limits to be discussed wth Planning Commission for possible changes.	69	PCD 11-12-2
B. Ornamental features that provide a screening funtion 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	B. Ornamental features that provide a screening funtion and are 50 percent or more opaque are included in the height measurement of a fence or wall.	69	PCD 11-12-1