

**CORCORAN PLANNING COMMISSION
SPECIAL MEETING AGENDA**

**Monday, November 30, 2020
5:30 P.M**

******* NOTICE *******

**IN RESPONSE TO THE ORDERS
ISSUED BY THE GOVERNOR OF THE STATE OF CALIFORNIA
AND THE INREASING NUMBER OF COVID-19 CASES IN THE STATE
THE CORCORAN PLANNING COMMISSION MEETING
WILL BE HELD VIA A CONFERENCE CALL**

TO ACCESS THE MEETING, PLEASE USE THE FOLLOWING:

Dial-in Number: 1-712-775-7031

Access Code: 962-899

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. 235.

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. 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:	Vacant
Vice-Chairman:	Karl Kassner
Commissioner:	David Bega
Commissioner:	Vicente Carrasco Sanchez
Commissioner:	David Jarvis
Commissioner:	Dennis Tristao
Commissioner:	Janet Watkins

1. PUBLIC HEARING

1.1. Continuance of a Public hearing to introduce and consider Resolution # 2020-15, Lot Line Adjustment/Merger submitted by Christian Gonzalez of Precision Civil Engineering, representative of Adventist Health for property located at 920 Van Dorsten Avenue, Corcoran, CA 93212. *(Tromborg)(VV)*

- A. Open Public hearing
- B. Staff Report
- C. Accept written testimony
- D. Accept oral testimony
- E. Close hearing
- F. Council discussion
- G. By motion, approve/approve with changes/deny recommendation

2. **STAFF REPORTS**

2.1 Consider amended Tentative Subdivision Map Tract 880.

3. **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 November 25, 2020.



Kevin J. Fromborg

Community Development Director

Chairperson

Vacant

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Dennis Tristao
David Jarvis
Vicente Carrasco Sanchez
Janet Watkins

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

(559) 992-2151
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Community
Development
Director
559-992-2151 (2110)

**Zone Text
Change**

**STAFF REPORT
Public Hearing**

Item # 1.1

To: Planning Commission

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

Date: November 30, 2020

Subject: **Continuation of Public Hearing: Lot Line Adjustment 20-01 and Resolution No. 2020-15**

A. General Information:

Lot line Merger/ Adjustment 20-01 was submitted by Precision Civil Engineering for subject property located at Van Dorsten, Brokaw and Hale Avenues. The property is owned by Adventist Health. The Lot Line Adjustment will merge seven (7) parcels into one parcel. Please see attached Voluntary Parcel Merger Figure 1. The map was reviewed and approved by the City Engineer. Lot Line Merger/Adjustments are considered to be ministerial actions, therefore CEQA review is not required.

B. Discussion:

On November 16, 2020, at the regularly scheduled meeting of the Planning Commission staff presented LLA 20-01 and resolution 2020-15 regarding properties owned by Adventist Health. After hearing the Staff report and public discussion regarding possible disputes of land ownership and easements between Adventist Health and Pastor Hale of the New Tabernacle Church. The Planning Commission voted to continue the public hearing and call for a special meeting on November 30, 2020 to allow all parties to come to an agreement regarding the disputes. The parties met at City Hall and on site November 23, 2020 and came to a verbal agreement that will allow the project to continue with the lot line adjustment. With us today are

Representatives of Adventist Health and Pastor Hale of the New Tabernacle Church that will verbally confirm the agreement.

RECOMMENDATION

Staff recommends the Planning Commission review and consider approval of Lot Line Merger/Adjustment 20-01 and Resolution No. 2020-15.

1.	Owner:	Adventist Health
2.	Applicant:	Christian Gonzalez, Precision Civil Engineering
3.	Location:	APN 030-153-008; 030-153-006; 030-153-005; 030-153-003; 030-153-004

C. Compliance with CEQA

The Lot Line Merger/Adjustment is considered ministerial and is exempt from CEQA requirements. (15268)

D. Compliance with General Plan and Zoning:

Lot Line Merger/Adjustments are exempt from the California Map Act:

- (a) That the proposed map is consistent with the, General Plan and Zoning Ordinance;
- (b) That the design or improvement of the proposed Parcels are consistent with the General Plan;
- (c) That the Lot Line adjustment and/or type of improvements are not likely to cause serious public health problems; and
- (d) That the Lot line Merger/adjustment or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property.

E. Public Input:

A notice of public hearing was published in the Corcoran Journal regarding the proposed Lot Line Merger/Adjustment and sent to residents within the 300 ft. radius of the subject property. Additionally, Public hearing notice was posted outside the City Council chambers and at the counter at City Hall.

F. Zone Change, General Plan Amendment, Lot Line Merger and Adjustment Findings.

The following findings are proposed:

1. The project is exempt from CEQA
2. That the proposed lot line merger/adjustment will have, no adverse effects upon adjoining properties or neighborhoods.
3. 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
4. That a list of conditions of approval be vetted and approved by the Community
5. Development Director prior to issuance of any permit.

G. ZONE CHANGE, GENERAL PLAN AMMENDMENT, LOT LINE MERGER/ADJUSTMENT-ACTION BY THE PLANNING COMMISSION

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a zone change, General Plan amendment application or Lot Line Mergers/Adjustments.

The decision of the Planning Commission, if approved shall be forwarded to the City Council for final approval. The decision of the City Council is final.

In the case of a Lot Line Merger/ Adjustment, the decision of the Planning Commission is not required to be approved by the City Council.

H. ZONE CHANGE, GENERAL PLAN AMMENDMENT, LOT LINE MERGER/ADJUSTMENT-APPEAL TO THE CITY COUNCIL

In case the applicant or any other party is not satisfied with the action of the Planning Commission they may, within ten (10) 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 for the public hearing and shall post notices. The date for the public hearing shall not be less than ten (10) nor more than thirty (30) 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 a zone change, General Plan Amendment.

I. NEW APPLICATION

Should the Planning Commission deny an application for a zone change, no application for a zone change of the same type shall be filed within six (6) months from the date of the denial, except when the Planning Commission denies “without prejudice”

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2020-15
PERTAINING TO
LOT LINE ADJUSTMENT 20-01**

At a special meeting of the Planning Commission of the City of Corcoran duly called and held on November 30, 2020, the Commission approved the following:

WHEREAS, Lot Line Merger/ Adjustment 20-01, as filed by Precision Civil Engineering was reviewed by the Planning Commission of the City of Corcoran, and;

WHEREAS, the proposed project is located at 920 Van Dorsten Avenue, Brokaw and Hale Avenues, with subject APN: 030-153-008; 030-153-006; 030-153-005; 030-153-003; 030-153-004; and

WHEREAS, all affected public utility companies, various governmental department agencies and the Planning Commission staff have given careful consideration to this revised tentative map and have made recommendations thereon; and

WHEREAS, this is considered a ministerial action, therefore CEQA review is not required; and

WHEREAS, that Lot Line Merger/Adjustment are exempt from the California Map Act, The Planning Commission has made the following findings:

- (a) That the proposed Lot Line Merger/Adjustment map is consistent with the, General Plan and Zoning Ordinance;
- (b) That the design or improvement of the proposed Parcels are consistent with the General Plan;
- (c) That the Lot Line Merger/ adjustment and/or type of improvements are not likely to Cause serious public health problems; and
- (d) That the Lot line Merger/adjustment or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property.

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the special Planning Commission meeting held on November 30, 2020.

IT IS THEREFORE RESOLVED that the Lot Line Merger/ Adjustment 20-01 and Resolution No. 2020-15 be approved.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 30th, day of November, 2020

Planning Commission, Vice-Chairman

Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No.2020-15 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 30th day of November, 2020, by the vote as set forth therein.

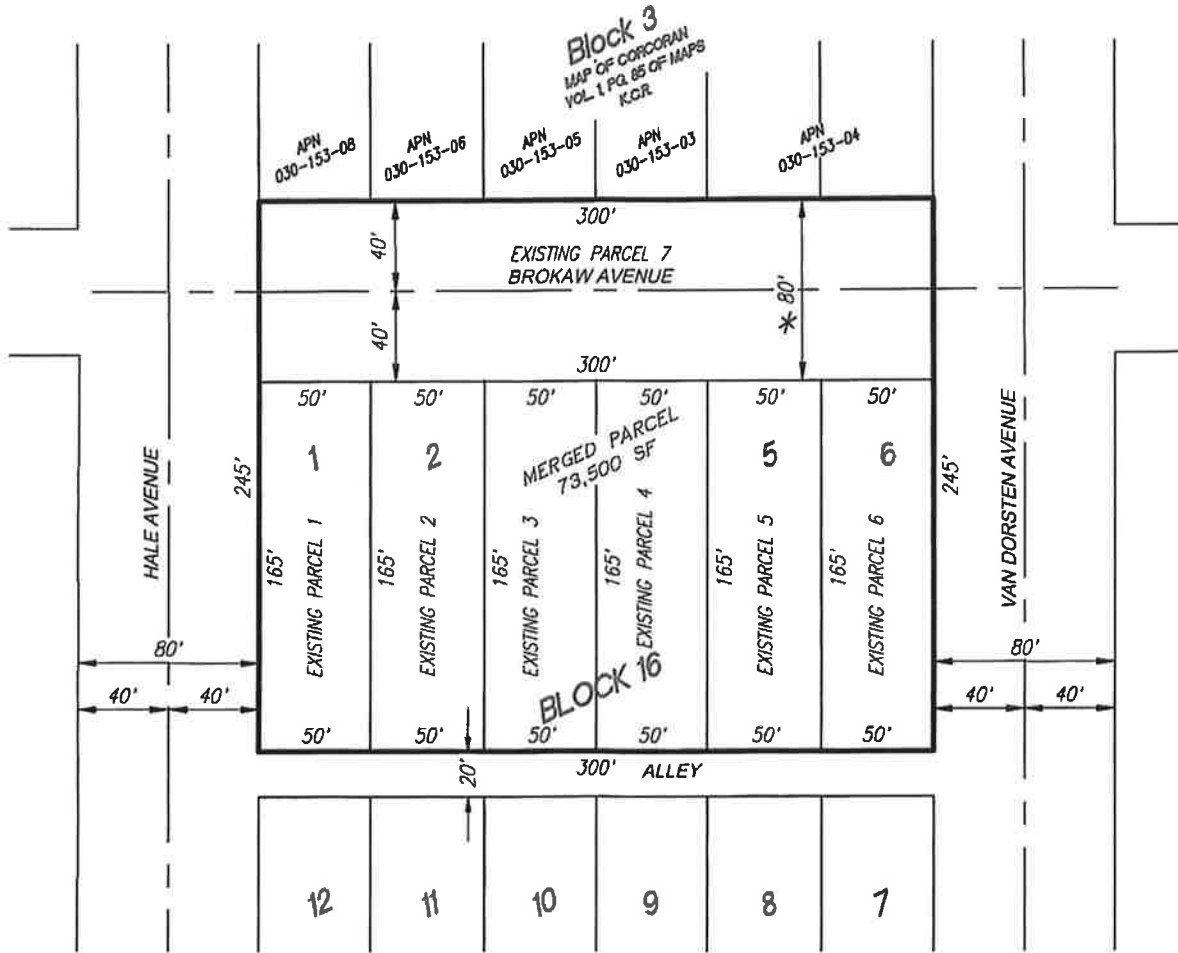
DATED: November 30, 2020

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

VOLUNTARY PARCEL MERGER NO. 2020-



NOTES

1. NO BUILDINGS, WELLS OR SEPTIC TANKS EXIST ON SITE
2. DISTANCES SHOWN ARE PER MAP OF CORCORAN, VOL.1, PG. 85 OF MAPS, K.C.R.

LEGEND

- EXISTING LOT LINES
- PROPOSED MERGED LOT
- * PORTION OF BROKAW AVENUE QUITCLAIMED PER QUITCLAIM DEED RECORDED APRIL 29, 2010, DOC. NO. 1006863, OFFICIAL RECORDS KINGS COUNTY



EXHIBIT
DESCRIPTION:
 PARCEL MERGER IN THE
 CITY OF CORCORAN, CA

PROJECT NAME:
 VOLUNTARY PARCEL MERGER
 01-22-2020 19-002

FIGURE
 1

EXISTING PARCELS

Parcel 1

Lot 1 in Block 16 of the City of Corcoran, County of Kings, State of California, according to the map thereof filed August 9, 1905 in Volume 1, Page 85 of Maps, in the Office of the County Recorder of said County.

Parcel 2

Lot 2 in Block 16 of the City of Corcoran, County of Kings, State of California, according to the map thereof filed August 9, 1905 in Volume 1, Page 85 of Maps, in the Office of the County Recorder of said County.

Parcel 3

Lot 3 in Block 16 of the City of Corcoran, County of Kings, State of California, according to the map thereof filed August 9, 1905 in Volume 1, Page 85 of Maps, in the Office of the County Recorder of said County.

Parcel 4

Lot 4 in Block 16 of the City of Corcoran, County of Kings, State of California, according to the map thereof filed August 9, 1905 in Volume 1, Page 85 of Maps, in the Office of the County Recorder of said County.

Parcel 5

Lot 5 in Block 16 of the City of Corcoran, County of Kings, State of California, according to the map thereof filed August 9, 1905 in Volume 1, Page 85 of Maps, in the Office of the County Recorder of said County.

Parcel 6

Lot 6 in Block 16 of the City of Corcoran, County of Kings, State of California, according to the map thereof filed August 9, 1905 in Volume 1, Page 85 of Maps, in the Office of the County Recorder of said County.

Parcel 7

That certain portion of Brokaw Avenue lying between Hale Avenue and Van Dorsten Avenue as described in Quitclaim Deed recorded April 29, 2010 as Document No. 1006863, Official Records Kings County.

MERGED PARCEL

Lots 1 through 6, inclusive, in Block 16 of the City of Corcoran, County of Kings, State of California, according to the map thereof filed August 9, 1905 in Volume 1, Page 85 of Maps, in the Office of the County Recorder of said County.

TOGETHER WITH that certain portion of Brokaw Avenue lying between Hale Avenue and Van Dorsten Avenue as described in Quitclaim Deed recorded April 29, 2010 as Document No. 1006863, Official Records Kings County.



Chairperson

Planning Commission

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Dennis Tristao
David Jarvis
Vicente Carrasco
Sanchez
Janet Watkins



**Community
Development
Department**

(559) 992-2151
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832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 2.1

To: Planning Commission

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

Date: November 30, 2020

Subject: **Minor Revisions to existing Tentative Subdivision Map 880**

A. General Information:

Tentative Subdivision Map (TSDM) 880 (Sugar Plumb Estates) was approved in 2006. The map applied and was approved for an extension in 2007. The automatic extensions allowed by the State of California kept the map current until 2018. The new owner applied and was approved for an additional two year extension in 2018 and an additional one year extension in 2020. The map will expire in 2021. The property is now in the final stages of escrow by D.R. Horton who plans on finalizing the map and building out the subdivision with SFD.

1.	Owner:	Greg Meister, Current owner.
2.	Applicant:	D.R. Horton
3.	Site Location:	10 Acre parcel east of 7 th Avenue just north of Patterson Extension.
4.	Property Description:	APN: 034-120-003
5.	Site Area:	Approx. 10 acres
6.	General Plan Designation:	Low density
7.	Current Zone Classification:	Residential R1-6
8.	Existing Use:	Open land
9.	Proposed Use:	Residential sub-division SFD.

Public Input:

Minor revisions to an approved Subdivision map is considered ministerial and therefore a Public Hearing is not required.

Discussion:

Attached with this agenda item is a map outlining proposed minor revisions to an existing TSDM prior to the final map process. The developer has specific model homes that require the adjustment for a better fit regarding corner lots. The number of lots, the road configurations and the general outline of the subdivision will not be affected. Square footage from adjacent lots will be removed and transferred to the lots that require the additional square footage to accommodate the design of the homes. The City of Corcoran General Plan/Zoning code requires a minimum lot size, lot width and lot depth. The lot size minimum is 6000 square feet. The minimum lot width is 60 feet and the minimum lot depth is 100 feet. The proposed lot revisions will not undermine the minimum requirements regarding these issues.

The property is currently in escrow. Attached is an E-mail from the current owner of APN: 034-120-003 authorizing DR. Horton to revise the TSDM 880. Also attached is a map with the proposed minor revisions.

Recommendation: Staff recommends that the Planning Commission consider approval of the minor revisions to TSDM 880.

Josephine Lindsey

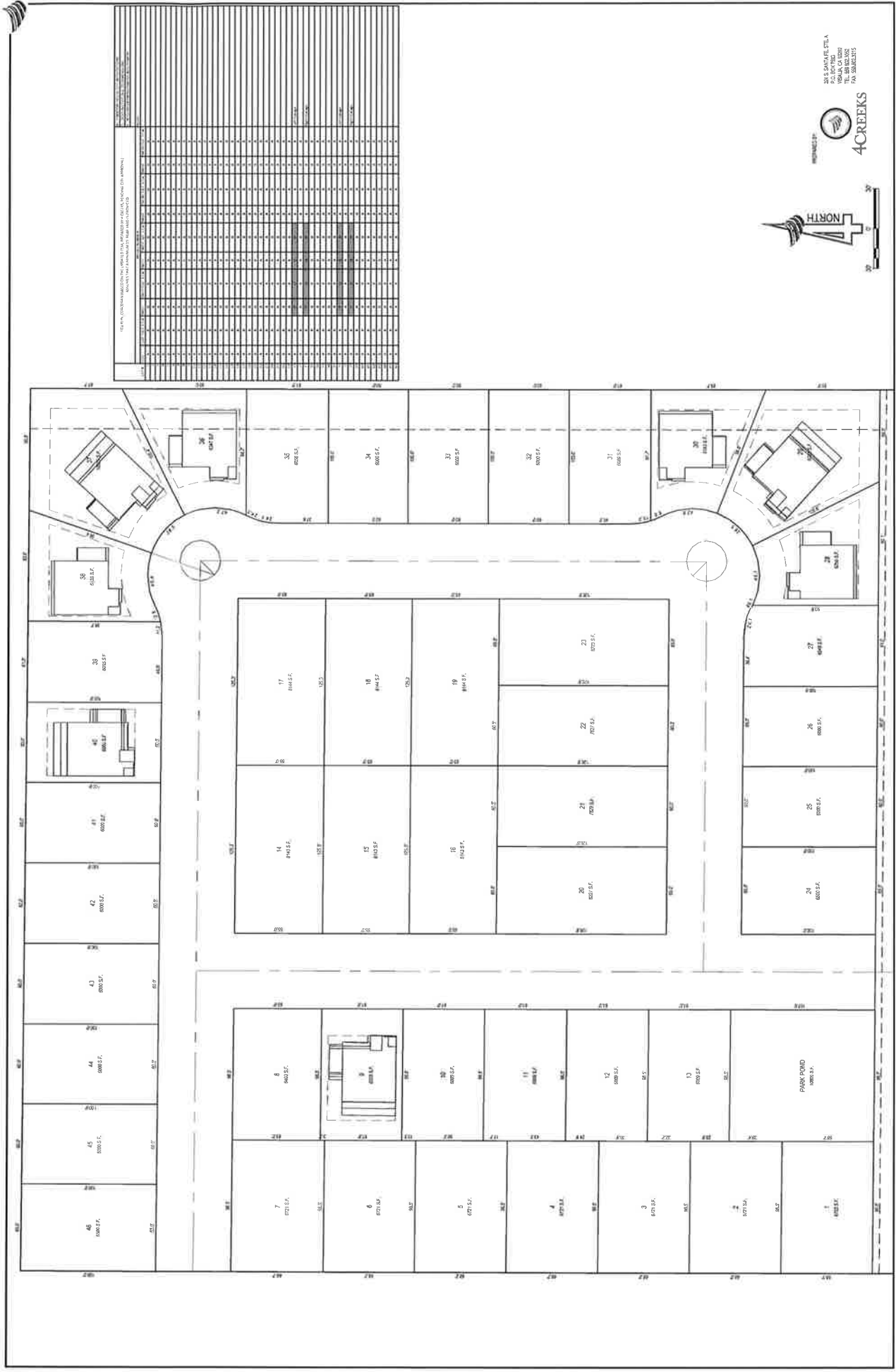
From: Greg Meister <meisterrama@yahoo.com>
Sent: Tuesday, November 24, 2020 11:01 AM
To: Josephine Lindsey
Cc: Richelle C. Carino; Ron Kahn
Subject: FAI 45 Corcoran, LLC

Hi Josephine
Hope you and your family are staying healthy.

As Managing Member and owner of property at APN 034-120-003 in the City of Corcoran, I authorize D.R. Horton to submit a revised tentative map for Fox Run I (Sugar Plum / Tentative Map No. 880) on our behalf. If you have any questions, please call me at 650-400-5599.

Thanks

Gregory Meister



4CREKS
 4000 S.F. PER LOT
 48 LOTS TOTAL
 1,920,000 S.F. TOTAL
 48,000 S.F. PER LOT

