

CORCORAN PLANNING COMMISSION MEETING AGENDA

**Monday 17, 2025
5:30 P.M.**

Council Chambers I, 1015 Chittenden Avenue

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

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

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

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

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

ROLL CALL

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

FLAG SALUTE

1. PUBLIC DISCUSSION

2. APPROVAL OF MINUTES

Approve the minutes of February 18, 2025, Planning Commission Meeting. *VV*

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

4. PRESENTATIONS **None**

5. PUBLIC HEARING

5.1 Conditional Use Permit 25-01 and Resolution No. 2025-01

Permit to sell off site Beer & Wine, located at 2436 Garvey Avenue (VV)
(Tromborg)

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

5.2 Land Use Zoning Designation 25-01 concerning property located at 2101 Dairy Avenue (VV) (Tromborg)

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

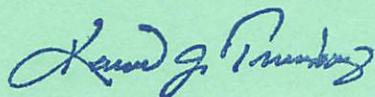
6. STAFF REPORT **None**

7. MATTERS FOR PLANNING COMMISSION **None**

8. ADJOURNMENT

Next scheduled Planning Commission Meeting (April 21, 2025)

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 March 13, 2025.



Kevin J. Tromborg
Community Development Director

MINUTES
CORCORAN PLANNING COMMISSION
MEETING
Tuesday, February 18, 2025

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

ROLL CALL

COMMISSIONERS PRESENT: Karl Kassner, Karen Frey, Janet Watkins

COMMISSIONERS ABSENT: Kaitlyn Frazier, David Bega

STAFF PRESENT: Kevin J. Tromborg, Joanna Castro

LEGAL STAFF PRESENT: Moses Dias

VISITORS PRESENT: None

FLAG SALUTE Karl Kassner

1. PUBLIC DISCUSSION: UNSCHEDULED APPEARANCES None

2. APPROVAL OF MINUTES: Following Commission discussion, a motion was made by Commissioner Frey and seconded by Commissioner Watkins to approve the minutes of the meeting on December 16, 2024. Motion carried by the following vote:

AYES: Commissioners: Frey, Watkin, Kassner

NOES: Commissioners: None

ABSTAIN: Commissioners: None

ABSENT: Commissioners: Bega, Frazier

3. RE-ORGANIZATION – None

4. OLD BUSINESS: *This is a time for Commissioners to bring up any items from past meeting*

5. PUBLIC HEARING None

5.1 Conditional Use Permit 25-01 and Resolution No. 2025-01

Permit to sell off site Beer & Wine, located at 2436 Garvey Avenue (VV)

(Tromborg)

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

Action: Planning Commissioner's, Karen Frey, Janet Watkins and Chair Karl Kassner agreed to repost the PHN and bring back. As the previous notice had the wrong planning commission meeting date.

- No public comments
- No written testimony

AYES: Commissioners: Frey, Watkins, Kassner
NOES: Commissioners:
ABSTAIN: Commissioners: None
ABSENT: Commissioners: Bega, Frazier

6. STAFF REPORTS:

6.1 2101 Dairy Avenue proposing to revise current zone classification (Tromborg) VV

Action: Planning commissioner's Frey, Watkins and Chair Kassner agreed to bring back as a Public Hearing and a contract with the city and Owner/s for Land Use Zoning Designation Change (LUDC).

- No public comments
- No written testimony

AYES: Commissioners: Frey, Watkins, Kassner
NOES: Commissioners:
ABSTAIN: Commissioners: None
ABSENT: Commissioners: Bega Frazier

6.2 Year End-Reports for 2024 (Tromborg)

Action: None

- No public comments
- No written testimony

7. **MATTERS FOR PLANNING COMMISSION**

7.1 Information Item:

A. Policy on non-profit vending (Update)

Action: None

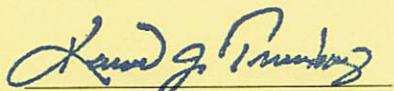
- No public comments
- No written testimony

6 **ADJOURNMENT:** At 6:30 P.M. the meeting was adjourned to the next regular meeting on Monday, March 17, 2025, in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: March 17, 2025

Karl Kassner, Planning Commission Chairperson

ATTEST:



Kevin J. Tromborg, Community Development Director

Chairperson
Karl Kassner

Planning Commission



Vice-Chairperson
Kaitlyn Frazier

Commissioners
David Bega
Janet Watkins
Karen Frey

Community
Development
Department

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

Planning
Commission
Executive Secretary
Kevin J. Tromborg

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

SPECIAL PUBLIC HEARING, STAFF REPORT

Item # 5.1

To: Planning Commission
From: Kevin J. Tromborg, Community Development Director, Planner, Building Official.
Date: March 17, 2025

General Information: Conditional Use Permit 25-01, Resolution 2025-01: Regarding an application for a type 20 alcohol License to sell alcohol off site (Beer, Wine) in conjunction with an existing convenience market (La Cima Market). The Convenience Market is located at 2436 Garvey Avenue, Corcoran, CA 93212. The applicant is in the process of applying to the Department of Alcoholic Beverages Control (ABC) for an off-site sale license, type 20. According to ABC, there is an overabundance of sale licenses in census tract 0014.02 adding another off-site license creates an over concentration of licenses. In an area of overconcentration, a letter of convenience and necessity is required from the City Council before the office of Alcoholic Beverages Control will approve the license.

1.	Owner and Address:	Mohammed Hussien 200 E. Fresno Street Avenal Ca, 93704
2.	Applicant and Address:	Mohammed Hussein 200 E. Fresno Street Avenal, Ca 93704
3.	Site Location:	2436 Garvey Avenue Corcoran, Ca 93212
4.	Property Description:	Neighborhood Market

5.	Site Area:	Approx.: 2700 Sq ft Market: 8859 Sq Ft. Lot
6.	General Plan Designation:	Commercial
7.	Current Zone Classification:	CN: Neighborhood Commercial
8.	Existing Use:	Neighborhood Convenience Market
9.	Proposed Use:	Neighborhood Convenience Market

A. **Project Location & Description:** 2436 Garvey Avenue

SURROUNDING ZONING AND USES

<u>USE</u>	<u>ZONING</u>
NORTH: Residential	R1-6 Residential:
SOUTH: Residential	R1-6 Residential:
EAST: Residential	R1-6 Residential
WEST: Residential	R1-6 Residential

B. **ALL BUSINESS IN THE (CN) NEIGHBORHOOD COMMERCIAL ZONE DISTRICT SHALL BE SUBJECT TO ALL STANDARDS THAT MAY BE REQUIRED**

C. **Compliance with General Plan and Zoning:** A Gas Station Convenience Market is allowable use for the CH Highway Commercial zone.

D. **Public Input:**

A memorandum for comments was sent to all appropriate City Departments and outside State and County agencies, and to the property owners within the required 300 Ft. radius of the proposed project on January 21, 2025. Additionally, a notice of public hearing was published in the Corcoran Journal on February 3, 2024, and on March 6, 2025. The Public Hearing was also posted at the front Counter and front door of City Hall and outside the Corcoran Council Chambers and on the City of Corcoran Web-site.

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

Referrals for comments that were made to the City Departments and other agencies have been incorporated in this report in the form of comments or findings.

F. Environmental Impact Assessment and compliance with CEQA

The proposed use is not subject to the California Environmental Quality Act (CEQA) based on Categorical Exemption 15300.1 Ministerial projects. And 15301, Class 1, Existing Facilities.

Recommendation:

After the staff report is given and oral and written testimony is considered, and after Planning Commission discussion, staff's recommendation to the Planning Commission is that the proposed project, CUP 25-01 and resolution 2025-01 be approved with the listed findings and requirements

J. CONDITIONAL USE PERMIT FINDINGS AND REQUIREMENTS

The following findings are proposed:

- (A) The project is exempt under CEQA (15300.1 ministerial) and 15301 Class 1, Existing Facilities
- (B) That all agencies and departments that have authority or interest in the project were notified
- (C) That a Public Hearing notice was published in the Corcoran Journal with today's date and time regarding this proposed CUP.
- (D) That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations to adjust said use with land and use in the designated zone or neighborhood.
- (E) 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.
- (F) 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.
- (G) 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.

- (H) That the proposed site for development has adequate public services, or will be provided with adequate public services to accommodate proposed land use.
- (I) There is an over concentration of alcohol beverage licenses in the area as identified by the Office of Alcohol Beverage Control.
- (J) A letter of convenience and necessity will be required from the City Council if the Planning Commission approves the CUP.

CONDITIONAL USE PERMIT-ACTION BY THE PLANNING COMMISSION (from Zoning Ordinance Section 11-23-4)

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a conditional use permit application.

The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with the procedure outlined below. (In this case, if the Conditional Use Permit is approved by Planning Commission, then, because this requires a letter of public convenience and necessity from the City Council, the request will also go to the City Council).

No building permit or business license shall be issued where a conditional use permit has been approved or conditionally approved by the Planning Commission until such permit has been granted by the Planning Commission and after the appeal period has expired, and then only in accordance with the terms and conditions of the conditional use permit granted and only if the approval or conditional approval of the conditional use permit by the Planning Commission has not been appealed to the City Council.

CONDITIONAL USE PERMIT-APPEAL TO THE CITY COUNCIL (Section 11-27)

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 for the public hearing and shall post notices as set forth in Section 11-27. 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 makes the findings prerequisite to the granting of a conditional use permit as required in Section 11-27.

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

TIME LIMIT FOR DEVELOPMENT-RENEWAL RESTRICTIONS (Zoning Ordinance Section 11-25-5)

A conditional use permit shall lapse and become void one year following the date on which the conditional use permit became effective unless by conditions of the conditional use permit a lesser or greater time is prescribed, or unless, prior to the expiration, either the use is being diligently pursued in accordance with the conditional use permit, or a building permit is issued by the Building Official and construction is commenced and is being diligently pursued in accordance with the conditional use permit. A conditional use permit may be renewed for an additional period of one year or for a lesser or greater period as may be specified, provided that an application for renewal is filed with the Planning Commission prior to the expiration of the time period granted. The Planning Commission, pursuant to the procedure set forth in Section 11-25-5, may grant or deny an application for renewal.

A conditional use permit shall lapse and become void if there is discontinuance for a continuous period of six months of the exercise of rights granted under said permit.

NEW APPLICATION

Should the Planning Commission deny an application for a use permit, no application for a use permit for the same or substantially the same use on the same or substantially the same site shall be filed within six (6) months from the date of denial or revocation of the use permit, except when the Planning Commission denies "without prejudice".

USE PERMIT TO RUN WITH THE LAND

A use permit granted pursuant to the provisions of this Chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the use permit application.

Any expansion of the use or structures or area associated with such use not originally approved in the conditional use permit shall require a modification to the conditional use permit through the public hearing process.

REVOCATION 11-25-6

Upon violation of any applicable provisions of this Code, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a use permit shall be suspended automatically. Notice of such suspension shall be sent immediately to the person or persons responsible for noncompliance by the Planning Department. Within thirty (30) days of the suspension, the City Council shall consider the suspension. If not satisfied that the regulation, general provision, condition or conditions are being complied with, the City Council may revoke the use permit or take such action as may be necessary to ensure compliance with the regulation, general provision, condition or conditions. Before acting on the suspension, the City Council may refer the matter to the Planning Commission for a report and recommendations.

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2025-01
PERTAINING TO
CONDITIONAL USE PERMIT 25-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on, March 17, 2025, the Commission approved the following:

Whereas, Mohammed Hussein, submitted an application requesting approval for a Conditional Use Permit to sell alcohol/liquor for an existing business located at 2436 Garvey Avenue, Corcoran, CA 93212; and

Whereas, this Commission considered the staff report on March 17, 2025; and

Whereas, the Alcohol Beverage Control Department (ABC) has determined that there is an over-concentration of off-site and on-site licenses in the 0014-02 census tract area; and

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

- (A) The project is exempt under CEQA (15300.1 ministerial) and 15301 Class 1 Existing building.
- (B) There is an over concentration of alcohol beverage licenses in the area as identified by the Office of Alcohol Beverage Control
- (C) A letter of convenience and necessity will be required from the City Council if the Planning Commission approves the CUP
- (D) That all agencies and departments that have authority or interest in the project were notified
- (E) That a Public Hearing notice was published in the Corcoran Journal with today's date and time regarding this proposed CUP.
- (F) That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations to adjust said use with land and use in the designated zone or neighborhood.
- (G) 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.

- (H) 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.
- (I) 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.
- (J) That all requirements from the Kings County Fire Department be complied with.
- (K) That all the requirements from Kings County Environmental Health be complied with.
- (L) That all laws, rules and regulations specified by (ABC) Alcohol Beverage Control be complied with.
- (M) That all regulations set forth by the Corcoran Police Department be complied with.

IT IS THEREFORE RESOLVED that Conditional Use Permit 25-01 should be approved with the Conditions stated in the Staff Report and Resolution 2025-01

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 17th day of March 2025

Planning Commission Chairman

Community Development Director

CERTIFICATE

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

I, Joanna Castro, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true, and correct copy of Resolution No.2025-01 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 17th day of March 2025, by the vote as set forth therein.

DATED:

Joanna Castro
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

Chairperson

Karl Kassner

Vice-Chairperson

Kaitlyn Frazier

Commissioners

David Bega

Janet Watkins

Karen Frey

Planning Commission



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FAX (559) 992-2348

Planning
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Executive Secretary
Kevin J. Tromborg

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

PUBLIC HEARING

Item # _____

To: Planning Commission

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

Date: March 17, 2025

Subject: Public Hearing: Regarding Land Use Zoning Designation Change 25-01 concerning property located at 2101 Dairy Avenue

DISCUSSION

Staff are requesting the Planning Commission continue the Public Hearing to the April 21st meeting to allow staff and the City Attorney to complete a development agreement as requested by the Planning Commission concerning the Land Use Designation Change.