

# CORCORAN PLANNING COMMISSION MEETING AGENDA

**Monday March 18, 2024  
5:30 P.M.**

**Veterans Memorial Hall, 1000 VanDorsten Avenue**

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**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.

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## **ROLL CALL**

<b>Chairman:</b>	<b>Karl Kassner</b>
<b>Vice-Chairman:</b>	<b>Kaitlyn Frazier</b>
<b>Commissioner:</b>	<b>Janet Watkins</b>
<b>Commissioner:</b>	<b>Karen Frey</b>
<b>Commissioner:</b>	<b>David Bega</b>

## **FLAG SALUTE**

### **1. PUBLIC DISCUSSION**

### **2. APPROVAL OF MINUTES**

Approve the minutes of the February 20, 2024, Planning Commission Meeting. *VV*

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

4. **PRESENTATIONS** None

5. **PUBLIC HEARING**

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

- 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 Continuance regarding Zoning Code revisions in text (VV)

- A. Continuance of Public Hearing in February 20, 2024.
- B. Presentation of Staff Report.
- C. Accept written testimony.
- D. Accept oral testimony.
- E. Close Public hearing
- F. Planning Commission discussion.
- G. By motion, approve/approve with revisions/deny recommendations.

6. **STAFF REPORTS** None

7. **MATTERS FOR PLANNING COMMISSION**

7.1 Information Item: **None**

A. *(Tromborg)*

B. *(Tromborg)*

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

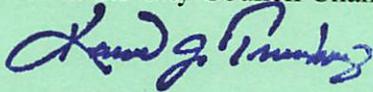
**None**

7.3 Committee/Seminar Reports: **None**

8. **ADJOURNMENT**

Next scheduled Planning Commission Meeting (April 15, 2024)

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on March 14, 2024.



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**Kevin J. Tromborg**  
Community Development Director

**MINUTES  
CORCORAN PLANNING COMMISSION  
REGULAR MEETING  
Tuesday, February 20, 2024**

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

**ROLL CALL**

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

Commissioners absent: None

Staff present: Kevin Tromborg, Joanna Castro, and Tina Gomez

Also present: Moses Diaz, City Attorney

**FLAG SALUTE** - Kassner

1. **PUBLIC DISCUSSION** - None

2. **APPROVAL OF MINUTES**

Following commission discussion, a motion was made by Frey and seconded by Frazier to approve the minutes for the regular meeting on November 20, 2023.

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

3. **RE-ORGANIZATION** – None

4. **PRESENTATIONS** - None

**5. PUBLIC HEARING**

**5.1** Conditional Use Permit 24-01, Resolution No. 2024-01: Proposed semi-permanent Mobile Food Vending to be located at 1727 Dairy Avenue> (Superway Market) *VV*

*Action:* Following Commission discussion, a motion was made by Bega and seconded by Watkins to approve Conditional Use Permit 24-01, Resolution No. 2024-01.

- No public comments
- No written testimony
  
- All planning commission members Kassner, Fraizer, Watkins, Frey, Bega and city members Kevin, Joanna agreed to indicate the parking location of the food truck, avoiding backup interference between cars.

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

**5.2** PH No. 1 Regarding Zoning Code in text revision

*Action:* Following Commission discussion, a motion was made by Frazier and seconded by Frey to continue discussion in March 18,2024 meeting for Zoning Code in text revision.

- No public comments
- No written testimony

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

**6. STAFF REPORTS** None

**7. MATTERS FOR COMMISSION** None

8. **ADJOURNMENT**

At 6:13 p.m., the meeting was adjourned to the next regular meeting on March 18, 2024, in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212. Unless it is under construction the meeting will be held at 1000 Van Dorsten Ave, Corcoran, CA 93212.

APPROVED ON: \_\_\_\_\_

\_\_\_\_\_  
**Karl Kassner**, Planning Commission Chairperson

ATTEST:



\_\_\_\_\_  
**Kevin J. Tromborg**, Community Development Director

**Chairperson**

Karl Kassner

**Vice-Chairperson**

Kaitlyn Frazier

**Commissioners**

David Bega  
Janet Watkins  
Karen Frey

***Planning Commission***



**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

**Community  
Development  
Department**

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

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

**PUBLIC HEARING STAFF REPORT**

**Item #** \_\_\_\_\_

**To:** Planning Commission

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

**Date:** March 18, 2024

**Subject:** Variance 24-01 and Resolution 2024-03 regarding proposed Sea Train in a residential zone

- A. General Information:** A Variance is a discretionary permit that allows for deviation from physical development standards contained in the Zoning Code. A Variance may be granted only when the strict application of development standards creates a unique hardship due to an extraordinary situation or circumstance associated with the property.

1.	<b>Owner:</b>	Debra Elaine Kwast 1427 Pueblo Avene Corcoran Ca 93212
2.	<b>Applicant:</b>	Debra Elaine Kwast
3.	<b>Site Location:</b>	1427 Pueblo Avenue
4.	<b>Property Description: APN</b>	APN: 034-260-006
5.	<b>Site Area:</b>	2 Acres
6.	<b>General Plan Designation:</b>	Very Low Density
7.	<b>Current Zone Classification:</b>	RA: Residential Acreage
8.	<b>Existing Use:</b>	SFD
9.	<b>Proposed Use:</b>	Storage of overflow items regarding Downtown Business because of lack of on-site storage.

**Discussion:** Debra Kwast has applied for a variance that would allow her to install a Sea Train (ST) on her property to store overflow stock items from her downtown business located at 1110 Whitley Avenue (Images). Recently she was notified by her landlord that she will no longer be able to utilize the storage areas on site. This has left her in a storage dilemma. The zoning for the proposed addition of a ST is Residential Acreage and the lot size is two (2) acres.

Currently our zoning code does not allow ST in residential zones and are only allowed in commercial zones with a Conditional Use Permit (CUP). The Planning Commission have allowed several ST under appeal based on the areas of Corcoran that were annexed into the City in 2005.

The Planning Commission may approve an application for a Variance only if all of the following findings can be made. +0

- a. There are special circumstances or conditions applicable to the property involved, such that strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of the other properties classified in the same zoning district.
- b. The granting of the Variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the vicinity and in the same zoning district.
2. The following additional findings are required for Off-street Parking or Loading Facilities:
  - a. Neither present nor anticipated future traffic volumes generated by the uses of the sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specified regulation.
  - b. The granting of the Variance will not result in the parking or loading of vehicles on public streets in a manner that interferes with the free flow of traffic on the streets.
  - c. The granting of the Variance will not create a safety hazard or any other condition inconsistent with the Zoning Code.

## **CONDITIONS OF APPROVAL**

The Planning Commission shall add conditions of approval necessary to assure that the variance adjustment shall not constitute a grant of special privilege.

The approval of a variance shall not set a precedent for the granting of any future Variances. Each application shall be considered only on its individual merits.

**Appeals** Decisions on Variances may be appealed as provided for in Chapter 11-27 (Appeals). The appeal decision made by the City Council shall become effective immediately following the date on which the action was taken by the City Council.

**Post-Decision Procedures.** Procedures and requirements relating to effective dates, time limits, changes to approved projects, resubmittals, and permit revocation shall apply to Variances as provided in Chapter 11-25 (Post-Decision Procedures).

**Recommendation:** Staff recommends that the staff report be given, a public hearing be opened, testimony taken, and the Planning Commission take action based on the following conditions listed in Resolution 2024-03.

**Public Input:**

A notice of public hearing was published in the Corcoran Journal on February 28, 2024. Additionally, letters were sent to property owners within a 300-foot radius of the site to notify them of the proposed Variance.

CORCORAN CITY PLANNING COMMISSION  
RESOLUTION 2024-03  
PERTAINING TO  
VARIANCE 24-01

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on March 18, 2024, on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution 2024-03 was adopted:

WHEREAS, Variance 24-01, filed by Debra Elaine Kwast was reviewed by the Planning Commission of the City of Corcoran; and

WHEREAS, the Variance is concerning the Placement of a Sea Train on the applicants private property located at 1427 Pueblo Avenue, APN 034-260-006; and

WHEREAS, the City of Corcoran Zoning Code does not allow Sea trains in Residential zones; and

WHEREAS, the subject property is zoned RA Residential Acreage.; and

WHEREAS, this Commission held a public hearing and considered the staff report for Variance 24-01 on March 18, 2024; and

WHEREAS, a notice was send to all City Departments and various agencies that may have concerns and to all residences and Business within a 300 ft radius of the property; and

WHEREAS, the project is Categorically Exempt from CEQA, Section 15268, Ministerial project; and

WHEREAS, the Planning Commission has made the following findings and conditions for Variance 24-01:

FINDINGS

1. The proposed project (Sea Trains) is not allowed by the Corcoran Zoning code and therefore requires an approved Variance.
2. The property is currently in the City limits of Corcoran.
3. The Approval of a Variance does not set a precedent. Each Variance application is considered on its own merits.

## CONDITIONS

1. If approved, the Sea Train will be installed so as to be out of public view from the street.
2. The Sea Train shall be painted a single color that is comparable to the color of the Single-Family Dwelling on the lot, or a façade installed to mask the exterior appearance.
3. No advertisement shall be allowed on the exterior of the seatrain.
4. If approved, the sea train shall be used for storage only.
5. The seatrain shall not be used for commercial chemicals storage not related to normal home care.
6. The installation of a seatrain requires a Building permit.
7. Seatrains shall be installed on a concrete slab and be secured according to the Building Code.
- 8.

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of March 18, 2024; and

THEREFORE, BE IT RESOLVED that Variance 24-0 be approved subject to the conditions listed in Resolution 2024-03.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Corcoran by the following vote:

Voting:            AYES:            Commissioners:

NOES:

ABSTAIN:

ABSENT:

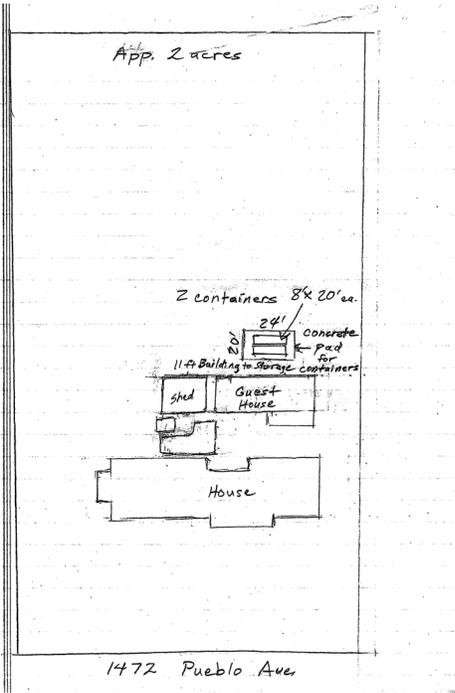
Adopted this 18th day of March 2024.

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Planning Commission Chairman

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Community Development Director



**Chairperson**

Karl Kassner

**Vice-Chairperson**

Kaitlyn Frazier

**Commissioners**

David Bega  
Janet Watkins  
Karen Frey

***Planning Commission***



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

**PUBLIC HEARING STAFF REPORT**

**Item # 5.2**

**To:** Planning Commission

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

**Date:** March 18, 2024

**Subject:** Continuation of Public Hearing from the February 20, 2024 Planning Commission meeting and to further discuss proposed Zoning Code revisions and approve Resolution 2024-02. Funding from a Local Early Action Planning (LEAP) Grant.

**A. General Information:**

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

The City of Corcoran Community Development Department in conjunction with A&M Engineering (City Engineer) applied for and received a Local Early Action Planning (LEAP) grant. The grant (\$150,000) will be utilized for a Master Storm Water Plan and revisions to the current zoning code. Over the past 14 months staff has brought proposed revisions to the zoning code that are:

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

This is a continuation of the Public Hearing of February 20, 2024 regarding the revisions reviewed by the Planning Commission over the past 14 months.

**B. Recommendation:**

Staff recommends that after the Public Hearings are held, and Planning Commission deliberations are complete, the Planning Commission approve Resolution 2024-02 and the Zoning Code revisions as presented and send their recommendation of approval to the Corcoran City Council for final approval.

**C. Public Input:**

A Public Hearing notice was published in the Corcoran Journal on February 8, 2024, and posted at the Council Chambers and at City Hall.

**D. Attachment:**

Proposed revisions of the Corcoran Zoning Code.  
Resolution 2024-02

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION 2024-02  
PERTAINING TO  
ZONING CODE REVISIONS**

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on March 18, 2024 on motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and duly carried, the following resolution 2024-02 was adopted:

WHEREAS Community Development Staff applied for and received a Local Early Action Planning Grant (LEAP) of \$150,000 to be used for a Storm Water Master Plan and required zoning code revisions, and.

WHEREAS, the project is categorically exempt from CEQA, section 15268 Ministerial project, as per the California Environmental Quality Act (CEQA). Therefore, the preparation of a negative declaration is not necessary; and

WHEREAS A&M Engineering prepared and finalized a Master Storm Water Plan; and

WHEREAS Staff presented suggested zoning code revisions to the Planning Commission during the 2022, and 2023 calendar years that were necessary because of Ordinance additions, retractions and revisions, State and Federal new laws and law amendments. ; and

WHEREAS the revisions to the zoning code are deemed necessary to protect the health, safety and welfare of the citizens and visitors of the City of Corcoran; and

WHEREAS the proposed revisions are consistent with the goals and objectives of the Corcoran General Plan; and

WHEREAS, A notice of Public Hearing was posted in the Corcoran Journal on February 8, 2024, and posted at City Hall, 832 Whitley Avenue and outside the Council Chambers located at 1015 Chittenden Avenue; and

WHEREAS this Commission held a public hearing and considered the staff report for the proposed zoning code amendments on February 20, 2024, and a continuation of that Public Hearing on March 18, 2024; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing.

THEREFORE, BE IT RESOLVED that Resolution 2024-02 regarding proposed Zoning Code Revisions be approved by the Planning Commission and sent to the Corcoran City Council for final approval.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Corcoran by the following vote:

Voting:        AYES:        Commissioners:

                 NOES:

                 ABSTAIN:

                 ABSENT:     Commissioners:

                 Adopted this 18th day of March 2024.

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Planning Commission Chairman

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Community Development Director

**Revision of Zoning Code  
2020**

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

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

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

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

**Red - Proposed Changes**

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

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

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

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

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

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

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

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



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

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

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

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

11-1-5 B3	page 2	Add underground	
D	page 2	add and applicable state building codes	
11-2-1	page 5	Authority - add in case of ambiguity that cannot be solved by Community Development Department (see 11-1-3-C. for revision c/o KT)	
11-4	p 13	possible addition R-1-5 zone	
11-5-1	p 18	add crematorium use not allowed	
Table 11-5-1	18	Secondary Dwelling Unit change to P(6)	Note: list of properties with two units both use as rental units. Send letter re-sale of property, rent of units require administrative approval.
	p 19	Notes: add (6) second dwelling unit is allowed through admin review	Air B&B or home-sharing regulations
Table 11-5-1	p 19	Beekeeping - use not allowed in R-I and RM zone districts	
Table 11-5-1	p 19	Crop cultivation - Cannabis/hemp (see section 11-15-4)	For presentation in January or February PC meeting
	p 19	Medical marijuana - remove cultivation (add see section 11-15-4)	
	p 19	Greenhouses and Hydroponics - see chapter and add section	
Table 11-5-2	p 20	R-1-5 if approved	
		Separation between structures - add 10 ft. (6) on all zone	
		Lot coverage - add (1) on all zone	
H. 1.	p 23	add section letter C. all trash receptacles shall be kept out of public view except on trash pick-up day	
Definition		C/o KT	
Table 11-6-1	p28	Single Room Occupancy - Use not allowed	
	28	Duplex homes not allowed in commercial zones	
	28	Single Family Homes - through admin review	
	28	Guest houses and accessory living quarters - use not allowed	
	28	Multi-family homes, 5 units or more, CD through admin review	
11-7-1	38	animal services, kennels, commercial - through admin review	
11-6-1	29	Convenience Market with Fuel Service, CS through admin review	
		Gas and Service Stations, CS through admin review	

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

11-6-3	35	B.2 Commercial Zoning District Standards - Outdoor dining-add regulations # 5. Outdoor dining regulations (permanent and temporary)	
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