

# **CORCORAN PLANNING COMMISSION MEETING AGENDA**

**1015 Chittenden Avenue, Corcoran, CA 93212**

**Monday, July 19, 2021  
5:30 P.M**

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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. 2105.

**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.

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## **ROLL CALL**

<b>Chairman:</b>	<b>Karl Kassner</b>
<b>Vice-Chairman:</b>	<b>David Jarvis</b>
<b>Commissioner:</b>	<b>David Bega</b>
<b>Commissioner:</b>	<b>Karen Frey</b>
<b>Commissioner</b>	<b>Dennis Tristao</b>
<b>Commissioner:</b>	<b>Janet Watkins</b>

## **FLAG SALUTE**

### **1. PUBLIC DISCUSSION**

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

**2.1** Approval of minutes of the regular Planning Commission meetings on June 21, 2021 and special meeting on June 7, 2021.

### **3. RE-ORGANIZATION - None**

### **4. PUBLIC HEARING - None**

5. **STAFF REPORTS**

5.1 Proposed Zoning Code revisions on Agriculture (A) and Resource Conservation and Open Space (RCO) Districts through Local Early Action Planning (LEAP) Grant.

6. **MATTERS FOR PLANNING COMMISSION**

6.1 Information Item: None

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

6.3 Committee/Seminar Reports - None

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 July 15, 2021.



Kevin J. Tromborg

Community Development Director

**MINUTES  
CORCORAN PLANNING COMMISSION  
REGULAR MEETING  
Monday, June 21, 2021**

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

**ROLL CALL**

Commissioners present: Bega, Carrasco Sanchez, Jarvis, Kassner and Watkins

Tristao arrived at 5:36 pm

Commissioners absent: Frey

Staff present: Kevin J. Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Legal Counsel

**FLAG SALUTE**

**1. PUBLIC DISCUSSION - None**

**2. APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Jarvis and seconded by Watkins to approve the minutes of the regular meeting on March 25, 2021 and special meeting on June 7, 2021. Motion carried by the following vote:

**AYES:** Bega, Carrasco Sanchez, Jarvis, Kassner and Watkins

**NOES:**

**ABSTAIN:** Carrasco-Sanchez abstain on the approval of March 15, 2021 minutes

**ABSENT:** Frey and Tristao

**3. RE-ORGANIZATION – None**

#### 4. PUBLIC HEARING

4.1 Public Hearing to introduce and consider Tentative Parcel Map 21-01 submitted by Mutahar Mana for property address 446 6 ½ Avenue, Corcoran, CA 93212 (APN 034-110-045) to split one (1) parcel into four (4) parcels was declared open at 5:33 pm. Property is zoned Single Family Residential (R1-6). Tromborg presented the staff report. Having no oral and written testimony, the public hearing was closed at 5:36 pm.

Following Commission discussion, a **motion** was made by Bega and seconded by Jarvis to approve Resolution No. 2021-04, Tentative Parcel Map 21-01 for property address 446 6 ½ Avenue, Corcoran, CA 93212 (APN 034-110-045) to split one (1) parcel into four (4) parcels. Motion carried by the following vote:

**AYES:** Bega, Jarvis, Kassner, Carrasco Sanchez, Tristao and Watkins  
**NOES:**  
**ABSTAIN:**  
**ABSENT:** Frey

#### 5. STAFF REPORTS

5.1. Following Commission discussion, a **motion** was made by Tristao and seconded by Watkins to approve exemption regarding fence at property address 2102 Kern River Avenue, Corcoran, CA 93212. Motion carried by the following vote:

**AYES:** Bega, Jarvis, Kassner, Carrasco Sanchez, Tristao and Watkins  
**NOES:**  
**ABSTAIN:**  
**ABSENT:** Frey

5.2 Tromborg presented the staff report. Mr. Jonathan Sorrick, applicant and a resident of 632 Estes Avenue, Corcoran, CA 93212, informed the commission of the two main reasons for his request for zone exemption: to be able to care for his parents (with medical conditions) who will occupy the secondary home and for economic reason e.g. cost of construction materials.

Following Commission discussion, a new motion was made by Jarvis and seconded by Carrasco Sanchez to approve Appeal 21-01 to the Planning Commission to allow to build primary and secondary dwellings simultaneously in a Single Family Residential (R1-6) zone located at 1598 North Avenue, Corcoran, CA 93212. Motion carried by the following vote:

**AYES:** Bega, Jarvis, Kassner, Carrasco Sanchez, Tristao and Watkins

**NOES:**

**ABSTAIN:**

**ABSENT:** Frey

**5.3** Following Commission discussion, a motion was made by Tristao and seconded by Bega to approve Appeal 21-02 to the Planning Commission to allow towing business in a Neighborhood Commercial (CN) zone located at 1512 Dairy Avenue, Corcoran, CA 93212 with conditions that property will not be used as storage of towed vehicle for more than 72 hours and dismantling of vehicles is not an allowed use. Motion carried by the following vote:

**AYES:** Bega, Jarvis, Kassner, Carrasco Sanchez, Tristao and Watkins

**NOES:**

**ABSTAIN:**

**ABSENT:** Frey

**5.4** City of Corcoran has received a State grant for Local Early Action Planning (LEAP) Grant. Projects include storm water plan and zoning code revision. Tromborg presented part three of proposed zone text revisions Chapter 11-7 and Table 11-7-1 Industrial District Zone. At the end of the review, final summary of revisions will be presented through a public hearing and a resolution for decision of the Planning Commission and City Council.

## **6. MATTERS FOR COMMISSION**

### **6.1. Information Item:**

Commissioner Carrasco Sanchez informed the commission of his resignation to the Planning Commission. He moved to Bakersfield for his new job. The Commission expressed their appreciation for his service to the community of City of Corcoran as a Commissioner.

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

**6.3** Committee/Seminar Reports - None

**7. ADJOURNMENT**

At 7:15 p.m., the meeting was adjourned to the next regular meeting on Monday, July 19, 2021 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

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

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

ATTEST:

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

**Chairperson**

Karl Kassner

**Vice-Chairperson**

David Jarvis

**Commissioners**

David Bega  
Dennis Tristao  
Janet Watkins  
Karen Frey

***Planning Commission***



**Community  
Development  
Department**

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

**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:** July 19, 2021

**Subject:** **Zoning Code: Resource Conservation and Open Space (RCO) and Agriculture Zone proposed revisions through Local Early Action Planning (LEAP) Grant**

**A. General Information:**

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

The chapter we will be reviewing today: **Chapter 11-8 Resource Conservation and Open Space (RCO) and Agriculture Industrial Zoning District**

**B. Recommendation:**

Staff recommends accepting the zoning code revisions as presented or as amended regarding Chapter 11-8 (Resource Conservation and Open Space (RCO) and Agriculture Zoning District). At completion of this activity, Staff will present to the Planning Commission 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 11-8, Resource Conservation and Open Space (RCO) and Agriculture



**Propose Revision of Zoning Code (LEAP GRANT)  
2021**

**Resource Conservation Open (RCO) Space & Ag Zone  
Districts**

**Key**

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

**Red - Proposed Changes**

<b>Chapter/ Table</b>	<b>Page</b>	<b>Original Zone Text</b>	<b>Proposed Zone Text Change</b>	<b>Planning Commission Comment</b>
Chapter 11-8	45	Residential Uses	No proposed changes on residential uses	
Table 11-8-1	46	Cultural Institutions: <ul style="list-style-type: none"> <li>• Other Cultural Institutions RCO (-); A (C)</li> </ul>	RCO for discussion	
Table 11-8-1	46	Educational Institutions: <ul style="list-style-type: none"> <li>• College and Universities RCO (-); A (C)</li> </ul>	RCO (C)	
Table 11-8-1	46	Golf Course: RCO (-); A (C)	RCO (C)	
Table 11-8-1	46	Penal Institutions: RCO (-); A (C)	RCO (C)	
Table 11-8-1	46	Commercial Uses: <ul style="list-style-type: none"> <li>• Medical Institutions RCO (-); A (C)</li> </ul>	A (-) for discussion	
Table 11-8-1	46	Nursery, Plant and Garden Shops: RCO (-); A (A)	A (P)	
Table 11-8-1	46	Personal Services	Not allowed in RCO and A. For discussion	
Table 11-8-1	46	Retail Sales and Services: <ul style="list-style-type: none"> <li>• Swap Meet: RCO (-) A (-)</li> </ul>	A (C)	

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**Red - Proposed Changes**

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-8-1	47	Industrial Uses: Building and Construction Trade <ul style="list-style-type: none"> <li>• Construction, Maintenance and Repair</li> </ul> Services: RCO (-) A (-)	For discussion. Ag related business only (?), Ag zone (C)	
Table 11-8-1	47	Food and Beverage Preparation, Packing and Distribution	A - All under CUP	
Table 11-8-1	47	Printing and Publishing	Not allowed in A zone	
Table 11-8-1	48	Transfer station: RCO (-) A (C)	RCO (C)	
Table 11-8-1	48	Crop Cultivation: <ul style="list-style-type: none"> <li>• Greenhouses and Hydroponics: RCO (-)</li> </ul> Communications: <ul style="list-style-type: none"> <li>• Antennas and Telecommunications Towers: RCO (-) A (P)</li> </ul>	RCO (A) Note. Page 110, 11-18-3 - Development Standards for wireless communications facilities. Section A, permitted under CUP	
Table 11-8-1	48	Utilities and Public Infrastructure, Major: RCO (-) A (C)	A (C)	
Table 11-8-1	48	Hemp: No mention	Ordinance 636 and 637	
11-18-4	111	A.1 An Administrative Approval is required for poles over 35 feet in height	Require a CUP for all telecommunication poles	