

CORCORAN PLANNING COMMISSION MEETING AGENDA

**Tuesday February 20, 2024
5:30 P.M.**

Veterans Memorial Hall, 1000 VanDorsten 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

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

FLAG SALUTE

1. PUBLIC DISCUSSION

2. APPROVAL OF MINUTES

Approve the minutes of the November 20, 2023, Planning Commission Meeting. *VV*

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

4. **PRESENTATIONS** **None**

5. **PUBLIC HEARING**

5.1 Conditional Use Permit 24-01: Proposed semi-permanent Mobile Food Vending to be located at 1727 Dairy Avenue> (Super way Market) *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 PH No. 1 Regarding Zoning Code in text revisions

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 REPORTS** **NONE**

7. **MATTERS FOR PLANNING COMMISSION**

7.1 Information Item:

A. Update on Projects /Sub-divisions (*Tromborg*)

B. (*Tromborg*)

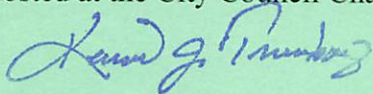
7.2 Staff Referrals- Item of Interest (*Non-action items the Commission may wish to discuss*)

7.3 Committee/Seminar Reports:

8. **ADJOURNMENT**

Next scheduled Planning Commission Meeting (March 18, 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 February 14, 2024



Kevin J. Tromborg
Community Development Director

MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, November 20, 2023

The regular session of the Corcoran Planning Commission was held at 1015 Chittenden 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

Commissioners absent: David Bega

Staff present: Kevin Tromborg, Joanna Castro, and Marlene Spain

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 Kassner and seconded by Frazier to approve the minutes for the regular meeting on October 16, 2023.

AYES: Frey, Watkins, Kassner, Frazier

NOES: None

ABSTAINED: None

ABSENT: Bega

3. **RE-ORGANIZATION** – None

4. **PRESENTATIONS** - None

5. PUBLIC HEARING

5.1 Public Hearing and Workshop regarding the proposed 2024 2032 General Plan/Housing Element and Fair Housing Analysis. (Tromborg & Consultant.)

Action: Presentation by Housing Element Consultant Isaac George

5.2 Public Hearing and approval of Resolution 2023-011 Regarding a proposed Tentative Parcel Map (TPM) 23-03 (Tromborg) **VV**

Following Commission discussion, a motion was made by Frey and seconded by Frazier approving Tentative Parcel Map 23-03, Resolution No. 2023-011 to be located at 800 Soto Avenue, Corcoran, CA 93212. Motion carried by the following vote:

- No public comments
- No written testimony

AYES: Frey, Watkins, Frazier, Kassner

NOES: None

ABSTAINED: None

ABSENT: Bega

6. STAFF REPORTS

6.1 Request to add names to official street names list. That are Samuel Patrick, Cole Bunk, Hattie White (Tromborg) **VV**

Action: Following Commission discussion, a motion was made by Kassner and Frey second by approving Samuel Patrick, Cole Bunk, Hattie White.

- Kevin will have an influence with developers on the street names they pick
- Kassner approved if the street aligns with the name being used, if not then no
- All commissioners agreed to use full names.

AYES: Frey, Watkins, Fraizer, Kassner

NOES:

ABSTAINED:

ABSENT: Bega

7. **MATTERS FOR COMMISSION**

7.1. Information Item:

A. Planning Commission meeting in December (Tromborg) VV

Action: Following Commission discussion, a motion was made to cancel December's meeting.

AYES: Frey, Watkins, Frazier, Kassner

NOES: None

ABSTAINED: None

ABSENT: Bega

8. **ADJOURNMENT**

At 7:01 p.m., the meeting was adjourned to the next regular meeting on January 15, 2023, 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

Kaitlyn Frazier

Commissioners

David Bega
Janet Watkins
Karen Frey

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

(559) 992-2151
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**Planning
Commission
Executive Secretary**
Kevin J. Tromborg

STAFF REPORT

Item # 5.1

To: Planning Commission

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

Date: February 20, 2024

Subject: Conditional Use Permit 24-01, Resolution 2024-01: Proposing semi-permanent Mobil Food Vending to be located parking lot of Super Way Market 1727 Dairy Avenue.

A. General Information:

1.	Owner:	Raj Singh & Kaur Sunita 438 Nimitz Corcoran Ca 93212
2.	Applicant:	Irma Magana 812 Sherman Avenue Corcoran Ca 93212
3.	Site Location:	Parking Lot: 1727 Dairy Avenue
4.	Property Description:	Convenience Market, Deli and gas station
5.	Site Area:	11,421 Sq Ft.
6.	General Plan Designation:	Neighborhood Commercial
7.	Current Zone Classification:	CN: Neighborhood Commercial
8.	Existing Use:	Convenience Market, Deli, Gas Station
9.	Proposed Use:	Food vending Vehicle

B. Project Location & Description:

Food ending Vehicle to be located in the parking lot of Super Way Convenience Market and Gas Station

SURROUNDING ZONING AND USES

<u>USE</u>	<u>ZONING</u>
NORTH: Commercial Retail	CN: Neighborhood Commercial
SOUTH: Commercial Retail	CN: Neighborhood Commercial
EAST: Single Family Homes	R1-6: Residential
WEST: Apartments	RM-3 Multi=Family Residentil

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:

Food vending is an approved business with a Conditional Use Permit in the (CN) Neighborhood Commercial Zone District.

E. Public Input:

A memorandum for comments was send to all appropriate City Department and outside State and County agencies, and to the property owners within the required 300 Ft. radius of the proposed project on Additionally, a notice of public hearing was published in the Corcoran Journal on and posted at the front Counter and front door of City Hall and outside the Corcoran Council Chambers.

F. Comments from Other Agencies/Departments:

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

G. Environmental Impact Assessment and compliance with CEQA

The proposed Mobile Vehicle Vending is not subject to California Environmental Quality Act (CEQA) based on Categorical Exemption 15300.1 Ministerial projects.

Recommendation:

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

J. CONDITIONAL USE PERMIT FINDINGS AND REQRIMENTS

The following findings are proposed:

- (A) The project is / is not exempt is exempt under CEQA (15300.1 ministerial)
- (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) That the proposed project shall not interfere with any ADA parking or pathway.
- (J) That the proposed project shall not take up more than two (2) parking stalls.
- (K) That the proposed project shall not extend its working hours past 11:00 PM Sunday Through Thursday and 12:00 Am on Friday's and Saturday's.

- (L) That the proposed project complies with all the requirements of the Kings County Environment Health Department and that the approved, stamped health Department licensed is posted in plain sight during all business hours.
- (M) That the proposed project posts the approved City of Corcoran business license in plain sight during all business hours.
- (N) That any additional lighting be hooded and pointed away from traffic.
- (O) That trash receptacles with coverings are located next to the vehicle for waste disposal
- (P) Offensive music, offensive action, or public nuisance by patrons or employees shall not be allowed.

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 a date for the public hearing and shall post notices as set fourth 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 make 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.

REVOCAION 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. 2024-01
PERTAINING TO
CONDITIONAL USE PERMIT 24-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on
_February 20, 2024, the Commission approved the following:

Whereas, Irma Magana, submitted an application requesting approval for a Mobile Vending
business to be located at 1727 Dairy Avenue; and

Whereas, this Commission considered the staff report on February 20, 2024; and

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

- (A) The project is / is not exempt is exempt under CEQA (15300.1 ministerial)
- (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) That the proposed project shall not interfere with any ADA parking or pathway.
- (J) That the proposed project shall not take up more than two (2) parking stalls.
- (K) That the proposed project shall not extend its working hours past 11:00 PM Sunday
Through Thursday and 12:00 Am on Friday's and Saturday's.
- (L) That the proposed project complies with all the requirements of the Kings County
(M) Environment Health Department and that the approved, stamped health Department licensed
is posted in plain sight during all business hours.
- (O) That the proposed project posts the approved City of Corcoran business license in plain sight

during all business hours.

(P) That any additional lighting be hooded and pointed away from traffic.

(Q) That trash receptacles with coverings are located next to the vehicle for waste disposal.

(R) Offensive music, offensive action, or public nuisance by patrons or employees shall not be allowed.

IT IS THEREFORE RESOLVED that Conditional Use Permit 24-01 should be approved with the Conditions stated in the Staff Report and Resolution 2024-01 .

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20th day of February 2024

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.2024-01 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20th day of February 2024, by the vote as set forth therein.

DATED: February 20, 2024

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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**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: February 20, 2024

Subject: **Zoning Code: Public Hearing of proposed Zoning code revisions. Local Early Action Planning (LEAP) Grant.**

A. General Information:

1.	Owner:	City of Corcoran
2.	Applicant:	City of Corcoran
3.	Site Location:	
4.	Property Description:	N/A
5.	Site Area:	N/A
6.	General Plan Designation:	
7.	Current Zone Classification:	N/A
8.	Existing Use:	N/A
9.	Proposed Use:	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 will be the Planning Commission Public Hearings regarding the revisions reviewed 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 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.

**Revision of Zoning Code
2020**

Chapter	Page	Original Zone Text	Zone Text Change	Resolution	Date of Approval
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 and underground 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 and applicable State Building Codes.
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.	Add: In the event that ambiguity exists that cannot be solved by Community Development Department, refer to Section 11-1-3-C.
11-4-1	13	None	Possible addition of zoning district R-1-5, 5,000 Square Feet minimum Site Area, Medium Density Residential
11-15-1	18	Public and Quasi-Public Uses	Add Crematorium - Use Not Allowed in all Residential Zone
11-15-1	19	Note: None	Note: Add (6) An Administrative Review Permit is required for Secondary Dwelling Unit.
11-15-1	18	Secondary Dwelling Unit Permitted Use (P) in all Residential Zone Districts	Secondary Dwelling Unit Permitted Use P(6) 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 Car Wash, Automatic , 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: CN (C)
11-6-1	30	Vehicle Sales and Services. Tires Sales and Services: CS (P)	Vehicle Sales and Services. Tires Sales and Services: CS (A)
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 (-) Use Not Allowed
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 Food Products and Manufacturing
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 (C)
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. Use Not Allowed in all Commercial Zone and PO Zone.
11-6-1	32	Warehousing, Wholesaling and Distribution. Trucking and Storage: CS (P)	Warehousing, Wholesaling and Distribution. Trucking and Storage: CS (A)
11-6-1	32	Warehousing, Wholesaling and Distribution. Truck Freight Terminals/Distribution Facilities : CS (P)	Warehousing, Wholesaling and Distribution. Truck Freight Terminals/Distribution Facilities : CS (A)
11-6-1	32	Animal Keeping and Raising. Household Pets, Permitted in all Commercial and PO Zone Districts	Animal Keeping and Raising. Household Pets, Use Not Allowed in all Commercial Zone Districts
11-6-1	32	Crop Cultivation. General, : CN (C); CC (A); CH (A); CD (-); CS (P); PO (P)	Crop Cultivation. General, : CN (C); CC (C); CH (C); CD (-); CS (C); PO (C)

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: Allowed under CUP in CS and CH Commercial Zone
11-6-1	32	Transportation, Communications and Utilities Uses. Recycling Collection Facilities	Add Recycling Collection Facilities, Small. Review is the same as Large
11-11	65	D. Small Recycling Facility - 2. Permit Expiration	D. Small Recycling Facility - 2. Permit Expiration/ Administrative Review- a. and b. change to permit/administrative review....
11-6-3	33	Medical Marijuana Dispensaries and Cultivation. Use not allowed in all commercial zone	Add Hemp- Use not allowed in all commercial zone
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- add regulations as # 5. Outdoor Dining Regulations, Permanent and Temporary
* 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/ carport 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 wood-shakes , asphalt, composition or wood-shingles , clay tile, concrete, or metal tile, slate, or built up asphaltic gravel materials.
11-10-3	59	5.B.1 Exterior siding consist of wood, masonry, concrete, stucco, Masonite, or metal lap.	5.B.1 Exterior siding consist of treated wood, masonry, concrete, stucco, Masonite, or metal lap.
11-11-2	63		11.11.E.3 Permanent sea trains or storage pods prohibited in R2 Zones
11-11-4	64		11.11.4 #7 Administrative Approval and Conditional Use Permit for small collection facilities are 18 months.
11-11-4	64	C.1.A Permanent use of commercial storage containers, including sea trains, requires Conditional Use Permit.	Temporary 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 Conditional Use Permit.

11-11-4	65		C.6 Add #7 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, with the exception of the front yard.
11-12-2	69	Table 11-12-2 to be discussed with Planning Commission for possible changes.	
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 drought tolerant 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.	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. Per current water ordinance.
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 approved landscaping of similar size and maturity as that which was removed
		Original Zone Text	Proposed Zone Text Change
* 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 or as directed by the City.
* 11-14-4	83	F.B.(1) Be parked on all-weather parking surfaces (i.e. gravel, decomposed granite, asphalt paving or concrete)	Add: Must have approved driveway approach.
* 11-14-4	83	F.B.(3) Be properly licensed	Be properly licensed and have current registration.
* 11-14-4	83	F.2	Add: D. Street parking shall not exceed 72 hours.
* 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 and must notify the City.
* 11-14-4	83	F.3	C. Stored RVs are not allowed habitation, or utility services.
* 11-14-5	83	Table 11-14-2	Add: RVs shall not park over sidewalks
* 11-14-5	83	Table 11-14-2	Add: Electronic Vehicle charging stations shall comply with City standards.

* 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
11-16-		Temporary uses and structures	
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.
11-19	115	Signs	
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
11-21	139	Administrative Responsibilities	

**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 Food Products and Manufacturing IH under CUP
11-8-1	47	Retail Sales and Services, Swap Meet, Use Not Allowed in Ag Zone (-)	Retail Sales and Services, Swap Meet, Conditional Use Permit in Ag Zone (C)
11-11-2	62	Setbacks (min) Rear: RA, R-1, RM is 5 ft.	Setbacks (min) Rear: RA, R-1, RM is 10 ft.
11-11-2	63	None	Add, F. Roll-off, Temporary use of roll-off park on the street requires Administrative Review
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	Consider revision based on Ordinance 636
11-15-7	95	Mobile Food Vendors	Revision of Mobile Food Vendors according to approved Ordinance 639
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 BeverageIce 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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