

CORCORAN PLANNING COMMISSION MEETING AGENDA

1015 Chittenden Avenue, Corcoran, CA 93212

**Monday, April 18, 2022
5:30 P.M**

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.

ROLL CALL

Chairman:	Karl Kassner
Vice-Chairman:	David Jarvis
Commissioner:	David Bega
Commissioner:	Karen Frey
Commissioner	Dennis Tristao
Commissioner:	Janet Watkins
Commissioner:	Jason Mustain

FLAG SALUTE

1. **PUBLIC DISCUSSION** None
2. **APPROVAL OF MINUTES**

2.1 Approval of minutes of the Planning Commission meeting on February 28, 2022.

3. **RE-ORGANIZATION/INTRODUCTION NEW MEMBERS** None

4. **PUBLIC HEARING** None

5. **STAFF REPORTS**

5.1 Zoning Code: Recap of chapter 11-14 through chapter 11-15 zoning code proposed revisions through Local Early Action Planning (LEAP) Grant.

5.2 None

5.3 None

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 April 15, 2022.



Kevin J. Tromborg
Community Development Director

1/10/2013

**MINUTES
CORCORAN PLANNING COMMISSION
MEETING
February 28, 2022**

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

ROLL CALL

Commissioners present: Karl Kassner, Karen Frey, Dennis Tristao, Janet Watkins, David Bega, and Jason Mustain

Commissioners absent: David Jarvis

Staff present: Kevin J. Tromborg and Delfina Lupian

Also present: City Attorney, Moses Dias

FLAG SALUTE Karl Kassner

1. PUBLIC DISCUSSION None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Kassner and seconded by Frey to approve the minutes of the regular meeting on February 22, 2022. Motion carried by the following vote:

AYES: Mustain, Tristao, Bega and Watkins

NOES:

ABSTAIN:

ABSENT: Jarvis

3. RE-ORGANIZATION – None

4. PUBLIC HEARING –

4.1 Tromborg presented Tentative Parcel Map 21-04 for New Life Tabernacle Church located on 625 Soto Avenue, Corcoran, CA 93212, to Planning Commission

members. Tromborg informed Planning Commission members, they would be in compliance with City's general plan. Tromborg also let members know that city attorney Moses Dias and city engineer Orfil Muniz also reviewed tentative parcel map and had no comments. Tromborg stated that only one comment was received regarding the parcel split, and it was a concern from surrounding resident regarding more traffic noise. Kassner asked for public hearings regarding Tentative Parcel Map 21-04, none made. Tromborg informed Planning Commission members, that people are now able to build additions as long as they meet setbacks. Kassner asked if church will meet parking requirements, Tromborg informed members the property is large enough to meet parking requirements. Mustain moved to approve, Bega 2nd. Roll call for approval, all members approved TPM 21-04 with Resolution 2202-01.

4.2 Tromborg reviewed Tentative Parcel Map 21-02 with Resolution 2202-02 for Shayne Crapo, located 975 Van Dorsten Avenue and 1220 Hanna Avenue, Corcoran, CA 93212. Frey asked if it would be possible to split lot due to being zoned in a commercial zone, Tromborg stated yes, but would also have to be reviewed by City Council for approval. Tromborg also informed planning Commission members that we received no comments for this parcel split. Kassner called for public comments. No public comments. Bega asked if there would be enough space for a fence with adequate setbacks, Tromborg stated yes due to being zoned in CD (Downtown Commercial). Kassner asked when that area was rezoned as CD, Tromborg stated he did not know, but it was possible it was done in the 1960's. No other comments from other Planning Commission members. Frey moved to approve, Watkins 2nd motion, Roll call for approval, all members approved Tentative Parcel Map 21-02 with Resolution 2202-02

4.3 Tromborg reviewed Tentative Parcel Map 21-03 with Resolution 2202-03 for Roger E. Daniel with properties located on 700, 702, 714 and 716 Otis Avenue, Corcoran, CA 93212. Kassner opened for public comments, none made. Tromborg informed Planning Commission we did not receive any written or verbal comments. Frey asked Tromborg if road access is a concern for the City, Tromborg stated no/ Mustain asked Tromborg if he was concerned with any negative issued with the lot split, Tromborg stated no, but owner may have to update the alley. Kassner asked if Mr. Daniel owned the land behind the tire shop, Tromborg stated yes. Kassner asked if there was any concern if lot would be landlocked, Tromborg stated there would only be one lot that would only have access from the alley and also access from Patterson and Cardoso Avenues. Mustain moved to approve, Frey 2nd. Roll call for approval, all members approve Parcel Map 21-03 with Resolution 2202-03.

5. **STAFF REPORTS:** Zoning Code: Recap of chapter 1 through 8 zoning code proposed revisions through Local Early Action Planning (LEAP) Grant. Tromborg went over proposed changes to Zoning Code. No comments from members.

6. MATTERS FOR COMMISSION

- 6.1. RHNA (Regional Housing Needs Assessment) Tromborg informed Planning Commission members about RHNA. Tromborg stated we are quired by the state we must meet affordable housing standards. Frey asked if we meet the standards, Tromborg stated yes. Mustain asked if the Corcoran will be receiving credits from the state, Tromborg informed members, the City of Corcoran always receives credits.
- 6.2 Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)* None
- 6.3 Committee/Seminar Reports - None

7. ADJOURNMENT

At 7:00 p.m., the meeting was adjourned to the next regular meeting on Monday, April 18, 2022, 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

Planning Commission

Vice-Chairperson
David Jarvis



Community
Development
Department

(559) 992-2151-2110
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Commissioners
David Bega
Dennis Tristao
Janet Watkins
Karen Frey
Jason Mustain

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: April 18, 2022

Subject: **Zoning Code: Chapter 11-14 through 11-15 zoning code proposed revisions through Local Early Action Planning (LEAP) Grant**

A. General Information:

1.	Owner:	City of Corcoran
2.	Applicant:	City of Corcoran
3.	Site Location:	Recap
4.	Property Description:	Recap
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 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. Revisions that were missed in 2014
4. Additions to the land use tables.

We will be performing a review today of chapters 11-14 through 11-115 of the Corcoran Zoning code

B. Recommendation:

Staff recommends accepting the zoning code revisions as presented or as amended by the Planning Commission regarding Chapter 11-14 through 11-15. At completion of this activity, Staff will present to the Planning Commission under a Public Hearing 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 11-14 through 11-15 Corcoran Zoning Code.

		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 surfcaes (i.e. gravel, decomposed granite, ashphalt 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 occupyan RV for 14 days.	F.3 Aguest on the property owned by or leased to the host may occupyan 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 Adminstration Permit and building plans.	B. Permit Requirements. A garage conversion requires approval of an Adminstration Permit Building Permit and building plans.
11-15-4	93	Medical Marijuana Prohibitions	As per state law and City ordinances