

CORCORAN PLANNING COMMISSION

AGENDA

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 92312

Monday, September 19, 2016
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. 235.

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:	Dennis Tristao
Vice-Chairman:	David Bega
Commissioner:	Clarence Cryer
Commissioner:	Mike Graville
Commissioner:	David Jarvis
Commissioner:	Troy Van Velson
Commissioner:	Ron Subia

FLAG SALUTE

1. PUBLIC DISCUSSION
2. APPROVAL OF MINUTES
 - 2.1 Approval of minutes of the Planning Commission meeting on July 18, 2016
3. RE-ORGANIZATION - None

4. **PUBLIC HEARING**

4-1. Conditional Use Permit 16-03 filed by Sun Outdoor Advertising, LLC, regarding a proposed monopole illuminated billboard made of steel/wood measuring 10' x 30' located at 750 North Avenue. *(Tromborg) (VV)*

- A. Open Public hearing
- B. Staff Report
- C. Accept written testimony
- D. Accept oral testimony
- E. Close hearing
- F. Commission discussion
- G. By motion, approve/approve with changes/deny recommendation.

4.2 Conditional Use Permit 16-04 filed by Rodrigo Ramirez regarding a proposed Recycling Center located at 1520 Dairy Avenue. *(Tromborg) (VV)*

- A. Open Public hearing
- B. Staff Report
- C. Accept written testimony
- D. Accept oral testimony
- E. Close hearing
- F. Commission discussion
- G. By motion, approve/approve with changes/deny recommendation.

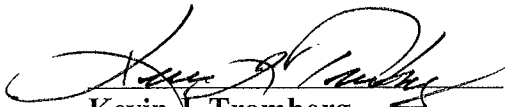
5. **STAFF REPORTS** - None

6. **MATTERS FOR PLANNING COMMISSION**

- 6.1. Information Items
- 6.2. Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 6.3. Committee 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 September 15, 2016.



Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, JULY 18, 2016**

The regular session of the Corcoran Planning Commission was called to order by Tristao, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:27 P.M.

ROLL CALL

Commissioners present: Cryer, Graville, Jarvis, and Tristao
Alternate present: Subia
Commissioners absent: Bega and Van Velson
Staff present: Kevin Tromborg and Ma. Josephine Lindsey
Press present: None
Also present: Atty. Moses Diaz, City Attorney

FLAG SALUTE The flag salute was led by Tristao.

A quorum was declared in the presence of four (4) Commissioners and one (1) alternate Commissioner.

1. **PUBLIC DISCUSSION** - None

2. **APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Graville and seconded by Jarvis to approve the minutes of May 16, 2016. Motion carried by the following vote:

AYES: Cryer, Graville, Jarvis, Subia and Tristao

NOES: None

ABSTAIN: None

ABSENT: Bega and Van Velson

3. **RE-ORGANIZATION** - None

4. **PUBLIC HEARING**

4.1 Public Hearing on Conditional Use Permit 16-02: Proposed New Manufactured Home in a Mobile Home Park Sp. # 21 located at 1907 Dairy Avenue, was declared open at 5:28 p.m. Mr. Tromborg presented the staff report. There being no written and oral testimony, the hearing was declared closed at 5:30 p.m.

Following Commission discussion, a **motion** was made by Cryer seconded by Graville to approve Resolution # 16-07, Conditional Use Permit 16-02: New Manufactured Home to replace a sub-standard building in a Mobile Home Park located at 1907 Dairy Avenue, Corcoran, 93212.

Motion carried by the following vote:

AYES: Cryer, Graville, Jarvis, Subia and Tristao
NOES: None
ABSTAIN: None
ABSENT: Bega and Van Velson

4.2 Public Hearing on Tentative Parcel Map 16-02 submitted by Zumwalt Hansen & Associates, Inc. for Property address 1609 Brewer, was declared open at 5:31 p.m. Mr. Tromborg presented the staff report. There being no written and oral testimony, the hearing was declared closed at 5:34 p.m.

Following Commission discussion, a **motion** was made by Graville seconded by Jarvis to approve Resolution No. 16-08, Tentative Parcel Map 16-02 for property address 1609 Brewer Avenue, Corcoran, 93212. Motion carried by the following vote:

AYES: Cryer, Graville, Jarvis, Subia and Tristao
NOES: None
ABSTAIN: None
ABSENT: Bega and Van Velson

5. STAFF REPORTS - None

6. MATTERS FOR COMMISSION

6.1 Commission received the Building Department Activity of May and June 2016 and update on CUP 16-01. The Commissioners were also informed of the resignation of Commissioners Albert Kessler and the announcement of vacancy that was made.

6.2 Committee Reports - None

7. ADJOURNMENT

At 5:38 p.m., the meeting was adjourned to the next regularly scheduled meeting of Monday, August 15, 2016 at 5:30 P.M. in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED:

Dennis Tristao
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

Approved on: _____

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

MEMORANDUM

**PUBLIC HEARING
ITEM 4.1**

TO: CORCORAN PLANNING COMMISSION

FROM: KEVIN TROMBORG, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT 16-03 FILED BY (SUN OUTDOOR ADVERTISING LLC) REGARDING A PROPOSED MONOPOLE ILLUMINATED BILLBOARD LOCATED AT 750 NORTH AVENUE. APN # 030-270-011

MEETING DATE: SEPTEMBER 19, 2016

APPLICANT

Sun Outdoor Advertising LLC
11221 Pacific Hwy SW
Lakewood, WA 98499-5170

PROPERTY OWNER

City of Corcoran
832 Whitley Avenue
Corcoran CA. 93212

REPORT

The applicant proposes an outdoor illuminated billboard on the north corner of 750 North Avenue. The property is currently owned by the City of Corcoran.

SURROUNDING ZONING AND USES

	<u>Use</u>	<u>Zoning</u>
Subject	Light Industrial	IL
North	Light Industrial	IL
South	Heavy Industrial	IH
East	Light Industrial	IL
West	Heavy Industrial	IH

CITY OFFICES:

All businesses or Projects in the Industrial District shall be subject to standards that may be required for new businesses or projects as adopted in the Corcoran Zoning Code. Standards may include, but are not limited to:

COMPLIANCE WITH CEQA

The proposed project for a illuminated billboard is exempt from CEQA review pursuant to section 15061 (b) (3) of the guide lines for California Environmental Quality Act (CEQA Guidelines). This section states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

CONDITIONAL USE PERMIT FINDINGS

The following findings are proposed:

- (A) The portion of the property is empty and the proposed activity on the lot is exempt under CEQA 15061 (b) (3) General Rule. (No significant effect on the environment)
- (B) That the site is Light Industrial IL. The intended use is permitted in the zoning ordinance under a conditional use permit. The use will not involve any process, equipment or materials which would be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuge, water carried waste, noise, vibration, illumination, glare, unsightliness, working before or after designated times, or to involve any hazard or nuisances, fires or explosions.
- (C) 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 this Title to adjust said use with land and use in the neighborhood;
- (D) 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;
- (E) That the proposed use will have no adverse effects upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; paving or ground protection; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
- (F) That the proposed use is consistent with the objectives and policies of the Corcoran

General Plan, or any specific plans, or planned developments approved by the City;

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. 11-27-2 (b)

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 pursuant to the procedure specified in Section 11-27

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 11-27.3 (e). The date for the public hearing shall not be less than ten nor more than thirty days from the date in 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.

TIME LIMIT FOR DEVELOPMENT-RENEWAL RESTRICTIONS (Zoning Ordinance Section 11-23-4)

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 11-23-4, 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 (Zoning Ordinance, Section 11-25-8).

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

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

REVOCATION

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. 16-09
PERTAINING TO
CONDITIONAL USE PERMIT 16-03**

WHEREAS, Sun Outdoor Advertising, LLC, submitted an application to put up a monopole illuminated billboard made of steel/wood with two faces measuring 10' x 30' located at 750 North Avenue; and

WHEREAS, this Commission considered the staff report on September 19, 2016; and

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

- (A) The business is proposed in an existing structure and is categorically exempt under CEQA 15301 as an existing facility. That the project is exempt from CEQA review in pursuant to section 15061 (b) (3), General rule, No significant effect on the environment.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the neighborhood;
- (C) 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;
- (D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
- (E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;

IT IS THEREFORE RESOLVED that Conditional Use Permit 16-03 should be approved with the Conditions.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 19th day of September 2016

Dennis Tristao, Planning Commission Chairman

Kevin J. Tromborg, Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 16-09 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 19th day of September, 2016, by the vote as set forth therein.

DATED: September 19, 2016

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Lopez, City Clerk

EXHIBIT A
CONDITIONAL USE PERMIT 16-03

General Conditions:

1. That the applicant in consideration of the approval of said project hereby agrees to hold harmless the City of Corcoran and all of its departments, officers, agents, or employees free and harmless of, and from any claims or any kind of nature arising out of or by reason of said project, and the development of said project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees.
2. That all proposals of the applicant be conditions of approval if not mentioned herein.
3. That the property conforms to the provisions of the Light Industrial zone District.
4. That the property be kept in good repair at all times.
5. That the property is kept free of weeds and debris at all times, and landscaped areas should be maintained.
6. That any exterior lighting be hooded and directed on site.
7. Improvements to existing Landscaping Standards: Required as per 11-12-5-D (2) and Under general provisions 11-17-7 landscaping Corcoran Zoning Code. Required Landscape areas: Non Residential: The minimum required landscape area for the CN Zone is 15%. 11-13-1
9. All signs shall comply with the requirements of chapter 19 of the City of Corcoran Zoning ordinance, and the California Building Code and shall be permitted.
10. That all improvements be installed in accordance with City Standards and approved by the Building Official

Kings County Health Department: has no comments

City Engineer: Quad Knopf has no comments or issues with the proposed CUP.

Public Works: has no comments or issues with the proposed CUP.

Corcoran Police Department: has no comments or issues with the proposed CUP.

Kings County Fire Marshal: has no comments

Building and Planning:

1. A complete site plan showing lot lines, property pins, and all proposed and existing setbacks must be submitted for review prior to the issuance of a business license.
2. A full inspection by the Building Department and Fire Department is required before occupancy or business license approval is granted.
3. A yearly inspection of the provisions of this conditional use permit shall be performed by Code enforcement to insure compliance.

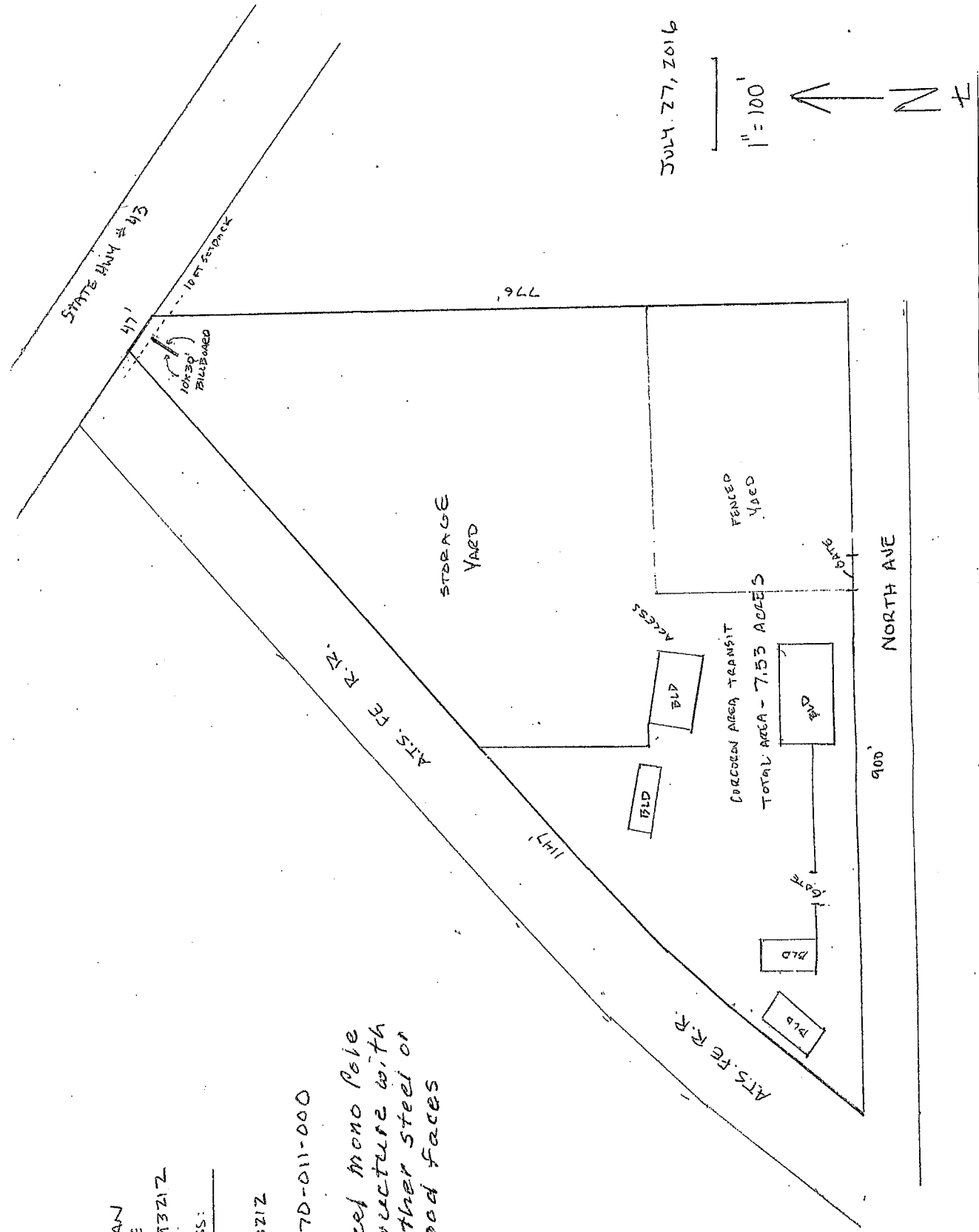
Corcoran Unified School District: has no comments or issues with the proposed CUP.

OWNER:
CITY OF CORCORAN
832 WHITLEY AVE
CORCORAN, CA, 93212

PROPERTY ADDRESS:
750 NORTH AVE
CORCORAN, CA, 93212

PARCEL # 030-27D-011-000

Sign: Steel mono pole
structure with
either steel or
wood faces



ADVERTISE HERE

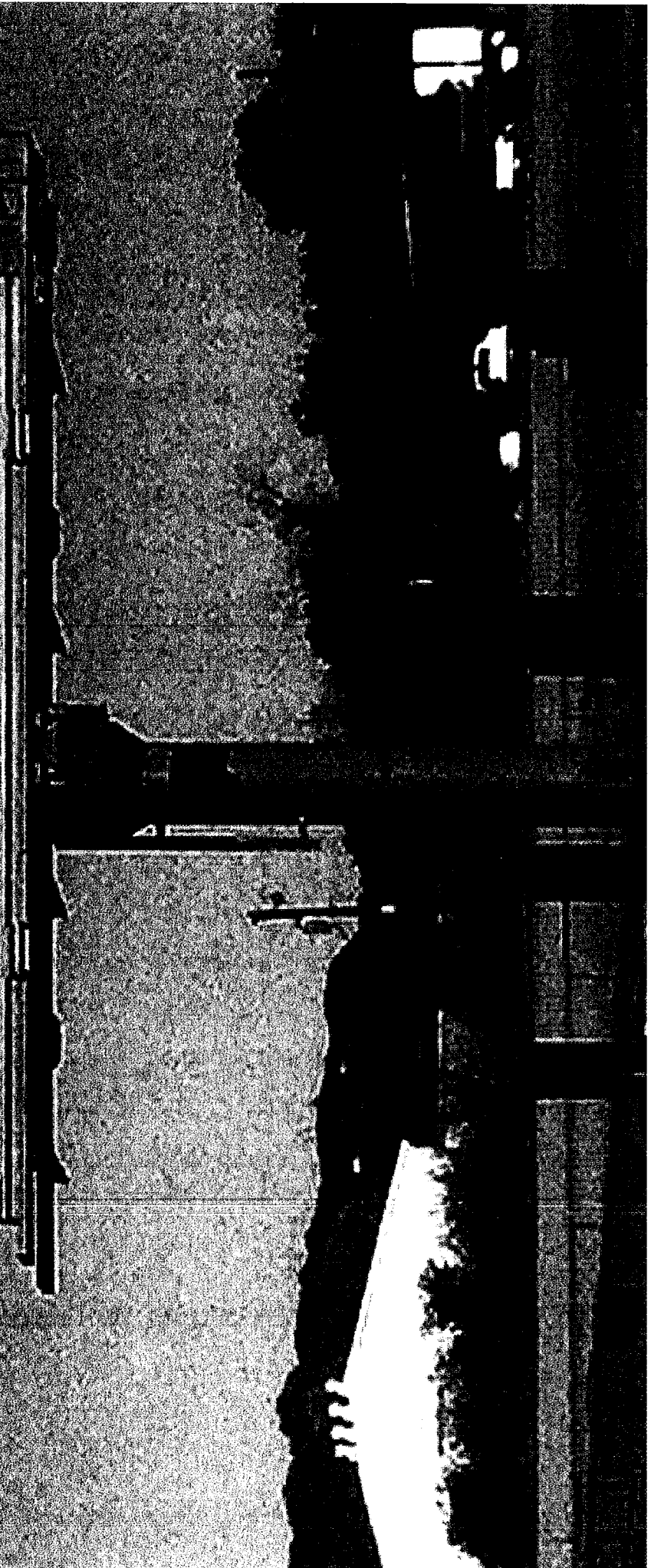
1-866-581-3118

SunOutdoor.com

SUN

OUTDOOR

COM





Quinn Group, Inc.

Post Office Box 226789
Los Angeles, California 90022
562 463.4000

9/8/2016

• • •

David F. Peterson
Quinn Group, Inc.
10006 Rose Hills Rd.
City of Industry, CA 90601

To: Kevin J Tromborg
Community Development Director

Mr. Tromborg,

The purpose of the letter is in regards to the "Conditional Use Permit 16-03, submitted by Sun Outdoor Advertising LLC to place a monopole illuminated billboard on city property along highway 43 just before Quinn's property. We respectfully request the City of Corcoran to deny and not allow for this permit to be issued. Quinn Group, Inc. has and continues to be a tax paying company who employs many local residents supporting local farmers and businesses since 1971 (over 46 years) in the city of Corcoran.

As you know, Quinn has invested heavily in the recent updating and modification of our property in the city Corcoran. We value our customers our employees and the relationship we've shared with the City of Corcoran. Approving and allowing a sign to be placed as submitted will block our equipment front line, block our newly remodeled building from customers and employees and create a negative distraction to our business.

Additionally, City of Corcoran residents we've talk to mention other billboard signs (for example just north of this proposed location) that look terrible and should be removed due to lack of maintenance. Quinn Group, Inc. has always and will continue to work with our city partners but we respectfully request and pray the City of Corcoran denies and rejects the "Conditional Use Permit 16-03.

Quinn Group, Inc.

• • •

Please contact me if you have any questions or comments.

P.S. Could we make a request for the City of Corcoran to clean the a jointing city yard to our property. Over the years it continues to be an dumping ground of trash, construction materials and the like. It would be greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Peterson', with a long horizontal flourish extending to the right.

David F. Peterson

Director - Facilities and Construction

Quinn Group, Inc.

562.463.6052 Office

714.313.3475 Cell

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

MEMORANDUM

**PUBLIC HEARING
ITEM 4.2**

TO: Corcoran Planning Commission

FROM: Kevin Tromborg, Community Development Director

SUBJECT: Conditional Use Permit 16-04 filed by (Rodrigo Ramirez) regarding a proposed Recycling Center located at 1520 Dairy Avenue.

MEETING DATE: September 15, 2016

APPLICANT /PROPERTY OWNER

Rodrigo Ramirez.
 1845 W. Tulare
 Tulare CA 93274

REPORT

The applicant proposes a recycling Center on the empty lot located at 1520 Dairy Avenue. APN # 034-200-011. The property is also owned by the applicant. The applicant has a current license with the State of California Department of weights and measures.

SURROUNDING ZONING AND USES

	<u>Use</u>	<u>Zoning</u>
Subject	Neighborhood Commercial	CN
North	Neighborhood Commercial	CN
South	Neighborhood Commercial	CN
East	Single Family Residential	R-1-6
West	Multi-Family Residential	RM-3

All businesses in the Service Commercial District shall be subject to standards that may be required for new businesses as adopted in the Corcoran Zoning Code. Standards may include, but are not limited to:

COMPLIANCE WITH CEQA

The proposed project for a Recycling Center is exempt from CEQA review pursuant to section 15061 (b) (3) of the guide lines for California Environmental Quality Act (CEQA Guidelines). This section states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

CONDITIONAL USE PERMIT FINDINGS

The following findings are proposed:

- (A) The property is an empty lot and the proposed activity on the lot is exempt under CEQA 15061 (b) (3) General Rule. (No significant effect on the environment)

- (B) That the site is Neighborhood Commercial CN. The intended use is permitted in the zoning ordinance under a conditional use permit. The use will not involve any process, equipment or materials which would be objectionable to persons living or working in the vicinity by reasons of odor, fumes, dust, smoke, cinders, dirt, refuse, water carried waste, noise, vibration, illumination, glare, unsightliness, working before or after designated times, or to involve any hazard or nuisances, fires or explosions.

- (C) 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 this Title to adjust said use with land and use in the neighborhood;

- (D) 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:

- (E) That the proposed use will have no adverse effects upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; paving or ground protection; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;

- (F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned developments approved by the City;

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. 11-27-2 (b)

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 pursuant to the procedure specified in Section 11-27

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 forth in Section 11-27.3 (e). The date for the public hearing shall not be less than ten nor more than thirty days from the date in 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.

TIME LIMIT FOR DEVELOPMENT-RENEWAL RESTRICTIONS (Zoning Ordinance Section 11-23-4)

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 11-23-4, 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 (Zoning Ordinance, Section 11-25-8).

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

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. 16-10
PERTAINING TO
CONDITIONAL USE PERMIT 16-04**

WHEREAS, Rodrigo Ramirez., submitted an application requesting approval for a recycling center located at 1520 Dairy Avenue; and

WHEREAS, this Commission considered the staff report on September 19, 2016; and

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

- (A) The business is proposed in an existing structure and is categorically exempt under CEQA 15301 as an existing facility. That the project is exempt from CEQA review in pursuant to section 15061 (b) (3), General rule, No significant effect on the environment.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the proposed use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the neighborhood;
- (C) 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;
- (D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
- (E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;

IT IS THEREFORE RESOLVED that Conditional Use Permit 16-04 should be approved with the Conditions stated in Exhibit A, General, Kings County Health Department, Kings County Fire Department, and Building and Planning conditions, State of California Weights and Measures.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 19th day of September 2016

Dennis Tristao, Planning Commission Chairman

Kevin J. Tromborg, Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 16-10 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 19th day of September, 2016, by the vote as set forth therein.

DATED: September 19, 2016

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Lopez, City Clerk

EXHIBIT A
CONDITIONAL USE PERMIT 16-04
RESOLUTION

General Conditions:

1. That the applicant in consideration of the approval of said project hereby agrees to hold harmless the City of Corcoran and all of its departments, officers, agents, or employees free and harmless of, and from any claims or any kind of nature arising out of or by reason of said project, and the development of said project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees.
2. That all proposals of the applicant be conditions of approval if not mentioned herein.
3. That the property conforms to the provisions of the Neighborhood commercial zone District.
4. That the property be kept in good repair at all times.
5. That the property is kept free of weeds and debris at all times, and landscaped areas should be maintained.
6. That any exterior lighting be hooded and directed on site.
7. Improvements to existing Landscaping Standards: Required as per 11-12-5-D (2) and Under general provisions 11-17-7 landscaping Corcoran Zoning Code. Required Landscape areas: Non Residential: The minimum required landscape area for the CN Zone is 15%. 11-13-1
8. All waste handling equipment shall be fully screened from public view.
9. All signs shall comply with the requirements of chapter 19 of the City of Corcoran Zoning ordinance, and the California Building Code and shall be permitted.
10. That all improvements be installed in accordance with City Standards and approved by the Building Official
11. That the area to be used for recycling, egress and path of travel be paved with asphalt or Concrete in accordance with the City of Corcoran's improvement Standards.

Kings County Health Department: has the following comments

1. All materials must be managed in such a way as to prevent the creation of nuisance conditions, litter, odor, flies, and vector control issues.

City Engineer: Quad Knopf has no comments or issues with the proposed CUP.

Public Works: has no comments or issues with the proposed CUP.

Corcoran Police Department: has no comments or issues with the proposed CUP.

Kings County Fire Marshal: has the following comments.

1. A2A-1BC fire extinguisher is required to be located in plain sight not more than 75 feet from any point within the recycle area.
2. Employees should be familiar with the use of fire safety equipment.
3. All storage of recycling material shall not exceed six feet in height and shall not be stored within 25 feet of any structure.
4. Storage area shall be free of combustible material, vegetation and waste materials at all times.
5. All weather access roads, of not less than twenty feet width and thirteen feet six inches of vertical clearance, must be provided. Roads must comply with the California Fire Code.
6. Any future development must comply with all applicable Fire Codes.

Building and Planning:

1. A complete site plan showing lot lines, property pins, and all proposed and existing setbacks must be submitted for review prior to the issuance of a business license.
2. A full inspection by the Building Department and Fire Department is required before occupancy or business license approval is granted.
3. A yearly inspection of the provisions of this conditional use permit shall be performed by Code enforcement to insure compliance.
4. That cold water for cleaning purposes is provided. The water must be provided by from the same lot and approved by the City of Corcoran.
5. That the lot, prior to the addition of asphalt or concrete be graded and approved by the City of Corcoran.

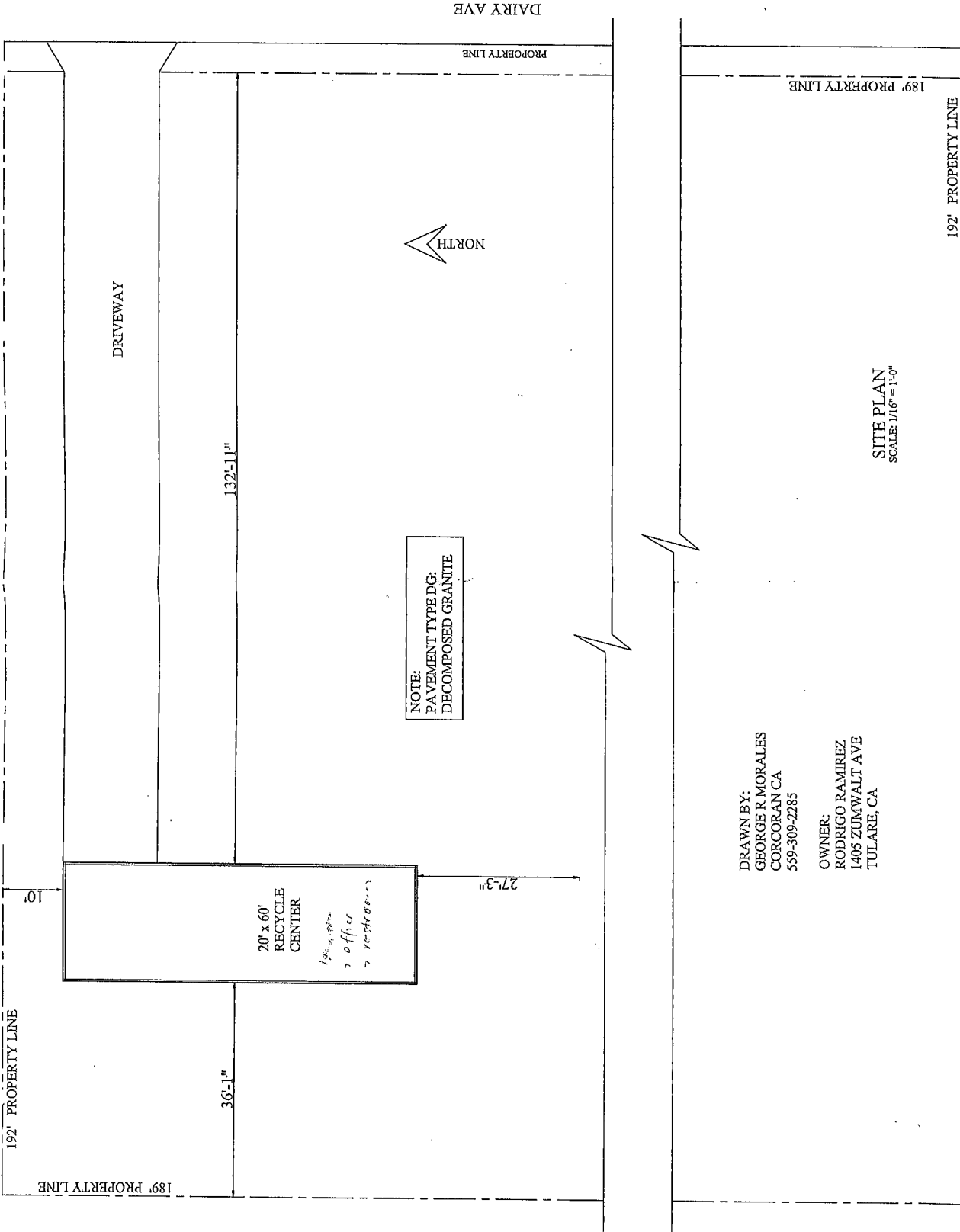
6. That a City Standard approved trash enclosure be provided.
7. That any portion of the lot not used by the proposed recycle center be kept weed, junk and refuse free at all times.
8. That the entire portion of the lot used for the proposed recycle center be secured by an approved fence with a locked gate.
9. That curb gutter and sidewalk be installed.
10. That all signage be approved by the Community Development Department prior to use.
11. Any additional or future development must be approved by the Community Development department.

Corcoran Unified School District: has no comments or issues with the proposed CUP.

State of California, Weights and Measures:

1. That the business comply with all State regulation and requirements at all times.

received
8/22/16





**PLANNING COMMISSION UPDATES
PENDING FURTHER ACTION or RESOLUTION BY STAFF**

DATE	INFORMATION ITEM	STATUS
9/19/16	Building Department Activity July & August 2016	

City of Corcoran

City of Corcoran Building Division

Permit Report for Date Range of: 7/1/2016 to 7/31/2016

Type of Construction	Permits	Fees	Valuation
CORCORAN			
<u>RESIDENTIAL</u>			
ELECTRIC PERMIT	1	77.50	1,000.00
ENCROACHMENT	6	465.15	6,000.00
RESIDENTIAL GARAGE NEW/ADD/REM	1	86.57	700.00
MECHANICAL PERMIT	4	310.00	13,000.00
RESIDENTIAL PATIO NEW/ADD	1	95.72	1,000.00
PLUMBING PERMIT	2	155.00	2,300.00
RE-ROOF	6	1,159.64	51,500.00
RESIDENTIAL REPAIR	2	2,273.73	150,000.00
SOLAR SYSTEM	6	1,871.40	180,000.00
REPLACING WINDOWS SFD	1	77.50	500.00
TOTAL FOR : RESIDENTIAL	30	6,572.21	406,000.00
TOTAL FOR : CORCORAN	30	6,572.21	406,000.00
	30	6,572.21	406,000.00

Permit Report for Date Range of: 7/1/2016 to 7/31/2016

Permit Type	Count	Fees
BUILDING PERMITS ISSUED	17	3,973.21
SMA PERMITS ISSUED	30	57.75
ELECTRIC PERMITS ISSUED	9	723.50
PLUMBING PERMITS ISSUED	5	431.75
MECHANICAL PERMITS ISSUED	6	462.00
PLAN CHECKS PERMITS ISSUED	7	539.00
ENCROACHMENT PERMITS ISSUED	5	385.00
	79	6,572.21

City of Corcoran

City of Corcoran Building Division

Permit Report for Date Range of: 8/1/2016 to 8/31/2016

Type of Construction	Permits	Fees	Valuation
<u>RESIDENTIAL</u>			
SINGLE FAMILY ADDITION	1	377.86	8,500.00
TOTAL FOR : RESIDENTIAL	1	377.86	8,500.00
TOTAL FOR :	1	377.86	8,500.00
CORCORAN			
<u>COMMERCIAL</u>			
NEW RETAIL STORE	1	7,330.21	544,000.00
TOTAL FOR : COMMERCIAL	1	7,330.21	544,000.00
<u>ENGINEERING</u>			
ELECTRIC PERMIT	1	0.00	0.00
COMM WELL DRILLING	1	95.22	1,000.00
TOTAL FOR : ENGINEERING	2	95.22	1,000.00
<u>RESIDENTIAL</u>			
ELECTRIC PERMIT	2	155.00	1,500.00
ENCROACHMENT	2	155.35	11.00
MECHANICAL PERMIT	3	233.14	12,900.00
RESIDENTIAL PATIO NEW/ADD	1	108.89	2,600.00
PLUMBING PERMIT	2	179.67	5,200.00
RE-ROOF	4	648.28	25,500.00
RESIDENTIAL REPAIR	1	784.58	32,975.00
SINGLE FAMILY DWELLING	1	3,518.78	196,770.80
SOLAR SYSTEM	4	1,238.44	49,522.00
TOTAL FOR : RESIDENTIAL	20	7,022.13	326,978.80
TOTAL FOR : CORCORAN	23	14,447.56	871,978.80
	24	14,825.42	880,478.80

Permit Report for Date Range of: 8/1/2016 to 8/31/2016

Permit Type	Count	Fees
BUILDING PERMITS ISSUED	13	7,315.27
SMA PERMITS ISSUED	22	198.72
ELECTRIC PERMITS ISSUED	10	1,214.32
PLUMBING PERMITS ISSUED	6	1,003.10
MECHANICAL PERMITS ISSUED	6	739.70
PLAN CHECKS PERMITS ISSUED	8	3,997.96
ENCROACHMENT PERMITS ISSUED	3	356.35
	68	14,825.42