

CORCORAN PLANNING COMMISSION AGENDA

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 92312

Monday, October 16, 2017
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:	David Bega
Vice-Chairman:	Troy Van Velson
Commissioner:	Shea DeVaney
Commissioner:	David Jarvis
Commissioner:	Ron Subia
Commissioner:	Dennis Tristao
Commissioner:	Janet Watkins
Alternate Commissioner:	Karl Kassner

FLAG SALUTE

1. PUBLIC DISCUSSION
2. APPROVAL OF MINUTES
 - 2.1 Approval of minutes of the special Planning Commission meeting on August 21, 2017
3. RE-ORGANIZATION - None

4. PUBLIC HEARING

4-1. Tentative Subdivision Map 17-01: Sierra estates Unit 2 (APN #: 034-016-023) submitted by Jose Santoyo. *(Tromborg) (VV)*

- A. 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. Lot Line Adjustment 17-01: 2741 Orange Avenue (APN #: 034-112-022) for Clara Holquin. *(Tromborg) (VV)*

- A. 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.

4-3. Conditional Use Permit 17-03: 924 Whitley Avenue (APN #: 030-205-011) to sell alcoholic beverages/liquor. *(Tromborg) (VV)*

- A. 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

- 5.1 Approval of Planning Commission Resolution No. 17-07, to add the name of former Commissioner Albert Kessler to the new street name list
- 5.2 Proposed guidelines for the inclusion of name/organization to Street Name List
- 5.3 Planning Commission representative to the Site Plan Review (SPR)
- 5.4 Approval of Resolution No. 17-09 regarding Sub-Standard Building
- 5.5 Transit Annual Report FY 2016-2017

6. **MATTERS FOR PLANNING COMMISSION**

6.1. Information Items

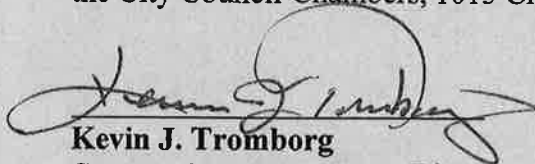
- Special Planning Commission meeting on November 6, 2017 re draft ordinance on recreational use of cannabis
- Community Development Department Quarterly Report

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 October 12, 2017.



Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, AUGUST 21, 2017**

The regular session of the Corcoran Planning Commission was called to order by Chairperson David Bega, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:33 P.M.

ROLL CALL

Commissioners present: Bega, DeVaney and Jarvis
Alternate present: Kassner
Commissioners absent: Subia, Tristao, Van Velson and Watkins
Staff present: Kevin Tromborg and Ma. Josephine Lindsey
Press present: None

FLAG SALUTE The flag salute was led by Bega.

A quorum was declared in the presence of three (3) Commissioners and 1 (one) alternate Commissioner.

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

Following Commission discussion, a **motion** was made by Kassner and seconded by DeVaney to approve the minutes of regular meeting on April 11, 2017. Motion carried by the following vote:

AYES: Bega, DeVaney, Kassner and Jarvis
NOES: None
ABSTAIN: None
ABSENT: Subia, Tristao, Van Velson and Watkins

3. **RE-ORGANIZATION** – None
4. **PUBLIC HEARING** – None

5. STAFF REPORTS

- 5.1** Tromborg presented the staff report on proposed residential parking. The City of Corcoran has no existing ordinance or municipal code regarding residential parking. There has been increase in the number of vehicles used by families and the Code Enforcement is spending much time on vehicle abatement. He further explained that parking in an organized manner is necessary to preserve the residential character, integrity and improve qualities of neighborhood.

Kassner added the importance to keep the egress always free of any blockage in case of fire. DeVaney suggested to study issuing a permit for a reasonable cost to allow vehicle owner or property owner to store their vehicle(s) with specified time.

The Commissioners directed the staff to do more research and get information from other cities regarding residential parking and possible issuance of parking permit. This matter will again be presented in the next planning commission meeting.

- 5.2** Former Commissioner Albert Kessler has served the City of Corcoran for over 75 years in many capacities e.g. Planning Commissioner, City Council Member, Fire Chief, etc. The staff proposed to add his name to the Street Name List.

The Commissioners directed the staff to prepare a resolution to add Kessler to the Street Name List and to come up with a proposed guidelines on the process for adding names on the Street Name List for review of Planning Commission.

- 5.3** Tromborg presented the FY 2016-2017 Community Development Department Report for information of the Commissioners. The Transit Division report will be presented separately in the next planning commission meeting.

Commissioners also directed the staff of the following:

- On Site Plan Review, to notify the Planning Commission Chairperson of the future schedule of site plan review. A representative from the Planning Commission will attend the Site Plan Review;
- To provide summary of funds generated from code enforcement activities such as citations, vehicle abatement, etc.

6. MATTERS FOR COMMISSION

- 6.1** Commission received information items on building and planning report.
- 6.2** Committee Reports - None

7. **ADJOURNMENT**

At 6:50 P.M., the meeting was adjourned to the next regular meeting of Monday, September 18, 2017 at 5:30 P.M. in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

David Bega
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

PUBLIC HEARING

ITEM #: 4.1

MEMORANDUM

TO: Corcoran Planning Commission

FROM: Kevin J. Tromborg, Community Development Director

SUBJECT: TENTATIVE SUBDIVISION MAP SUBMITTED BY JOSE SANTOYO
FOR PROPERTY GENERALLY LOCATED WEST OF SIERRA ESTATES
PHASE ONE (1) AND NORTH OF ORANGE AVENUE
APN: 034-016-023

DATE: October 16, 2017

APPLICANT

Jose R. Santoyo
317 Lynn Way
Madera Ca, 93638

PROPERTY OWNER

Mex-Cal Properties
317 Lynn Way
Madera Ca 93638

ENGINEER

Central Valley Engineering Inc.
317 Lynn Way
Madera Ca 93638

PROPOSAL AND LOCATION

The Tentative Subdivision Map Tract 925 is proposed to subdivide 9.16 Acres into 45 single family lots

The subject property is located north of Orange Avenue on the west side of Dairy Avenue (Collector) and west of Sierra Street.

PROPERTY CHARACTERISTICS

Background/Existing Land Use:

In 2005 The Planning Commission approved Tentative Subdivision Map 844 phase one and phase two. Phase one (75) lots and Phase Two (45) lots. Phase one and two were tentatively approved for one (2) year. Phase one moved forward and applied for an extension and has subsequently been built out and the final map approved and recorded. However, a phase two extension was not applied for and therefore did not receive the automatic extensions by the State of California.

GENERAL PLAN DESIGNATION AND ZONING

ADJACENT LAND USE AND ZONING

Direction	Existing Land use	Zoning/General Plan
North:	Residential	R-16 / Density: Low
South:	Residential	R-16 / Density: Low
East:	Residential	R-16 / Density: Low
West:	County Farm Land	

The R-16 zone designation is in conformance with the low density designation of the General Plan.

FLOOD PLAIN ZONE MAP

The site is vacant and within the “area not included” as per the Federal Emergency Management Agency Flood Insurance Rate Map. Panel No. 525. Map No. 06031C0525C. Effective Date: June 16 2009.

ANALYSIS

A. Project design and lot sizes

Tentative tract map 925 proposes the subdivision of one parcel of approximately 9.16 Acres into 45 SFD lots. The lots will range in size from a minimum of 6,067 Sq. Ft. To 13, 787 Sq. Ft.

B. Streets/Circulation

The interior streets of the subdivision are residential streets. Dairy Avenue is a collector street from Niles Avenue to Orange Avenue. South of Orange Avenue, Dairy Avenue becomes an arterial street. (Arterial streets provide for through traffic movement on a continuous route joining major traffic generators. Collector streets connect local streets to the arterial system)

C. The entire subdivision will be processed and developed in compliance with all City Ordinances, the approved City Improvement Standards (2017) and the Subdivision Map Act.

D. The applicant is required to install all required improvements including street and Utility improvements.

UTILITIES/PUBLIC SERVICES:

The private utility companies were contacted to review this tentative parcel map and no comments were received as of the date of preparation of this report. Comments concerning this tentative map can be found in Exhibit A .

REQUIRED TENTATIVE TRACT FINDINGS:

A. Consistency Findings:

A consistency finding can be made because the proposed tract map is consistent with the State Subdivision Map Act, General Plan, Zoning, and Subdivision Ordinances. This finding can be made based on the following:

1. The proposed lots meet the minimum requirements of the zoning ordinance.
2. The parcel map is being processed in accordance with the Subdivision Map Act, and the Corcoran Zoning Code.
3. The proposed tentative parcel map is in compliance with the goals and Objectives of the General Plan.

Evidence:

Subdivision Map Act; General Plan; Zoning Ordinance; Proposed Tentative Parcel Map.

B. Design Finding:

A design finding can be made because the design of the parcel is consistent with The General Plan. This finding can be made based on the following:

1. The proposed lots have buildable lot configurations.
2. The proposed parcels meet site area, width and depth requirements of the R-16 Zone district.

Evidence: Proposed Subdivision Map.

C. Type of Development Finding:

The site is physically suitable for the proposed type of development based on the following:

1. The site is flat and is within the area that is defined as "not a part" according to The Federal Emergency Management Agency flood insurance rate map.

2. The parcels are within the urbanized area of the City.
3. City water and sewer services are available to the parcels.

Evidence:

Flood Insurance Rate Map Community Panel No. 525, map No. 06031C0525C, dated, June 16, 2009
General Plan Map; City sewer and water maps.

D. Density Findings:

A density finding can be made because the site is physically suitable for the proposed density of development. This finding can be made based on the following.

1. The parcels comply with the General Plan designation of (low) density and the zoning designation of R-16.
2. The lot sizes are minimum, 6067 Sq. Ft. and maximum, 13,787 Sq. Ft with an average of 6,869 Sq. Ft. The R-16 zone minimum is 6,000 Sq. Ft.
3. The net density is approximately 4.5 to 5 dwelling units per acre. Low density Residential is considered generally to be in the range of 4.5 to 7.5 dwelling units per acre.

Evidence:

General Plan and Zoning Ordinance.

E. Environmental Findings:

An environmental finding can be appropriately made that the design of the parcel map and /or the proposed improvements are not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat based on the following:

1. The City of Corcoran has determined that the environmental checklist supports the findings that the General Plan EIR and its mitigation measures sufficiently address the environmental impact or the buildout of property zoned for single family residential development.

Evidence:

CEQA Guidelines, field observation, Corcoran General Plan and program EIR.

F. Public Health Findings:

A public Health finding can be appropriately made because the design of the parcel map and/or type of improvements is not likely to cause serious public health problems. This finding can be made based on the following:

1. The application has been review by the County Health Department, Fire Department, building & Safety Department, and other involved departments and there were no required mitigations for health purposes.

Evidence:

Tentative Subdivision Map: Planning Commission Resolution Conditions of Approval.

G. Improvements & Access Finding:

An improvement and access finding can be appropriately made because the design of the parcel map and/or the type of improvements will not conflict with easements, acquired by the public at large, for access of property within the proposed parcel map. This finding is based on the following:

1. All off-site improvements such as curb, gutter, sidewalk, driveway approach, and transitional paving, when installed by the developer will be inspected and/or verified to ensure the design materials and installation of said improvements meet or exceed standards adopted by the City of Corcoran.
2. The proposed map abuts existing public streets on the east and south
3. The developer will supply the City with a title report, legal descriptions, and deed drawings for all existing and required right-of-way and utility easements on the property.

Evidence:

Tentative Subdivision Map, City of Corcoran Improvement Standards, Planning Commission Resolution Conditions of Approval.

H. ARCHEOLOGICAL

1. That if any archeological resources are discovered during any phase of development or construction, the developer or contractor shall stop excavation and notify the Community Development Director for appropriate mitigation measures.

RECOMMENDATION OF THE PLANNING COMMISSION:

The recommendation of the Planning Commission, along with any appeal filed by the Sub-divider or interested person shall be presented to the City Council for final action.

EXPIRATION OF MAPS AND EXTENSIONS:

The approval or conditional approval of a tentative subdivision map shall expire no later than twenty four (24) months from the date the map was approved or conditionally approved if the conditions on which it was approved have not been satisfied or bonded for, and a final map recorded. The developer may by written request to the Planning Commission apply for an extension. The map may be extended if the sub-divider has complied with Subdivision Map Act Sections 66452.6(a) and (e).

EXHIBIT A
TENTATIVE SUBDIVISION MAP TRACT 925

GENERAL DESIGN:

1. That the applicant in consideration of the approval of said tentative subdivision map 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 approval, 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 attorney's fees.
2. That the approval of this tentative parcel map does not exempt compliance with all applicable sections of the City of Corcoran Zoning Ordinance, Public works improvement standards, fees or other City Ordinances in effect at the time the building permits are issued. This shall include, but not limited to, capacity and impact fees which have been adopted by the City, have been approved in report form by the City but are awaiting enactment by resolution, and/or have been adopted by the City in resolution form but have not yet become effective under such resolution. Such fees shall be paid prior to obtaining building permits for the project. Or such earlier time set forth in the Corcoran Municipal Code.
3. That all proposals of the applicant are conditions of approval if not mentioned herein.
4. That the general design of the parcel map be approved with minor modifications being approved by the Community Development Department and the Public Works Department.
5. That the construction of the improvements be limited to day light hours.
6. That dust control measures as out lined by the Air Quality Control Board be taken during Construction of improvements.
7. That the developer comply with all lighting and landscape improvements as directed by the Public works Director.
8. That the developer provide at least one medium size tree on each lot.
9. That the developer install water conservation measures regarding landscaping.
10. That City approved barricades be installed at the west end of Teneya Street.
11. That the developer provide storm drain plans to the City Engineer for review and approval
12. That the developer provide a grading and soils report to the City Engineer for review and Approval.

13. Building permits will not be issued until all weather roads have been installed.

Building & Safety Department; Based on information at this time the following elements need to be addressed.

1. Building permits must be obtained prior to any structural, plumbing, electrical or mechanical work being done.
2. Engineering and encroachment permits must be obtained prior to any public improvements or underground construction is performed.
3. No building or structure shall be used or occupied, and no change in existing occupancy classification shall be made until the Building Official has issued a Certificate of Occupation.
4. Detailed plans and construction documents as per Building Department requirements shall be provided for plan review prior to the issuance of building permits.
5. Separate sewer and water laterals shall be provide to each parcel, unit, single family dwelling, business or other use.
6. Separate gas and electrical services shall be provided.

City Engineer;

SOILS:

The developer shall submit a preliminary soils report for structure foundations, which shall be prepared by a registered Civil Engineer based upon adequate soil test boring. The report shall be submitted to the City at the time of the filing of the final map.

The developer shall have the soils investigated and make recommendations as to the correct method of trench backfill for the soils encountered.in the subdivision so as to assure 90% relative compaction between the select bedding around the pipe to within 2 feet of the subbase. The top two feet shall be compacted to 95% relative compaction.

STREETS:

Street widths shall be as shown in the approved City of Corcoran Improvement Standards and the Corcoran General Plan.

The structural section of all streets shall be not less than 2" AC over 4" AB. A greater thickness may be required based on determination of the soils report. Design of streets shall be asphalt concrete section with aggregate base.

All streets shall have the standard cross section with barrier curb, gutter and sidewalks, unless authorized by the City Engineer.

Utilities services to each lot shall be placed in the street prior to paving.

Knuckles and transition curves to knuckles shall have a 50 ft. Radius

Street monuments shall be installed at locations required by the City Engineer.

Property line radius is to be 20 feet on all streets. (30 feet @ arterials)

City approved barricades shall be provided and maintained by the developer at all dead end streets.

Each street intersection shall be as near to a right angle as practicable.

Cul-de-sacs shall not be more than 600 feet in length.

UNDERGROUND ELECTRIC LINES

All new electric lines shall be installed underground in accordance with Pacific Gas and Electric Company standards.

SANITARY SEWERS

Sanitary sewers shall be installed according to City Standards

Sewer laterals shall be installed to each property before the streets are surfaced. Laterals shall be installed according to the City Standards and all applicable Title 24 Codes of Regulations. (CA)

STORM DRAINAGE

The storm drain layout shall be designed to City Standards and approved by the City Engineer.

Developer shall install pipelines so as to connect to existing trunk lines.

FIRE HYDRANTS

Fire hydrants shall be installed as per City Standards. Developer shall provide engineered site plan with locations and sizes of all hydrants. The City Engineer and the Fire Marshal shall approve the size and locations.

EASEMENTS

Easements will be required for all utilities outside of dedicated rights-of-way.

Developer shall provide to the City Engineer and to the City Community Development Director a title report for areas outside of the parcel to be developed where easements are to be dedicated for City utilities.

WATER SUPPLY

Water mains shall be installed according to City improvement Standards.

Water meters shall be installed for every lot. Water meters shall be approved by the Public Works Director or the Community Development Director. (Building Official)

STREET NAME SIGNS

Street name signs shall be installed at each intersection. Signs shall be approved by the Public Works Director.

STOP SIGNS

Approved stop signs shall be installed according to City Improvement Standards. Locations to be approved by the Public Works Director.

STREET LIGHTS AND ELECTRICAL SERVICE

The developer shall make provisions for the installation of underground electrical service and street lighting. Street lights will be required at locations determined by the City Engineer. The cost of the system shall be included in the subdivision bonds.

GAS SERVICE

The developer shall make provisions for the installation of gas distribution system on all streets and at the sizes determined by Southern California Gas Company.

CABLE TV, TELECOMMUNICATIONS AND INTERNET

The developer shall install all cable TV, Telecommunications and internet infrastructure underground and according to the City Standards or Ordinances.

TELEPHONE

The developer shall make provisions to install underground telephone cable lines according to City and Telephone Company standards.

WELLS

Any existing well on the site shall be abandoned and sealed in accordance with Health and Safety regulation. The California Building Code and other agencies that have oversight.

ELEVATIONS

All elevations shall be based on the official City datum, available at the office of the City Engineer.

STANDARDS

All improvements shall be installed in accordance with the most recent City Improvement Standards, specifications, and details. In the absence of specific standards, improvements shall be installed as directed by the Public Works Director.

BOND OR DEPOSIT

An Engineer's estimate shall be submitted for all public works improvements. The developer shall make provisions for a bond, deposit, or instrument of credit on all required improvements as follows:

- a. 100% faithful performance
- b. 50% labor and material

FEES

The developer shall pay to the City all applicable fees prior to recording the final map.

ADDITIONAL REQUIREMENTS

1. Provide the City Engineer with design calculations for street sections and drainage systems.
2. Submit closure of all lots, blocks and exterior boundaries within the subdivision.
3. Submit to the City Engineer and the Community Development Director a Title report for the parcels to be developed.
4. Provide to the City Engineer three sets of subdivision maps and three prints of improvement drawings for final review.
5. Provide the City Engineer with one reproducible Final Map of the subdivision upon acceptance and recordation of the final map by the County. Additionally, provide the City Engineer with three (3) sets of prints and two (2) sets of sepias of the final improvement drawings.
6. The developer shall submit a plan for irrigation of all street landscaping to be approved by the Public Works Director.
7. A master plan for the sanitary sewer for the complete development shall be submitted prior to approval of any portion of the system.
8. The developer will be responsible for the evaluation and upgrade of existing lift stations to accommodate addition load.
9. A master plan for storm drainage shall be submitted for approval prior to approval of any portion of the system
10. A master plan for water for the entire development shall be submitted for approval prior to any portion of the system.

Fire Department: Exhibit B

1. Fire hydrants shall be installed in locations approved by the fire department as soon as combustible materials begin to accumulate at the site. Fire hydrants shall be operable and meet the fire flows required in the 2016 edition of the California Fire Code.
2. Access roads of an all-weather surface shall be provided to all buildings and the roads shall maintained during the duration of the construction. The roads shall be capable of supporting heavy fire equipment and shall be a minimum of 20 ft. in width.
3. Spacing of fire hydrants shall be 600 feet
4. No structure shall be more than 300 ft. from a hydrant.
5. Fire Hydrants shall have a minimum 36 inches of clear space around the hydrant and shall be a minimum 6 inches above grade.
6. No portion of any structure shall be more than 150 feet from fire apparatus access. Access roads will be required if the maximum distance is exceeded.
7. Fire Department access roads shall be a minimum of twenty feet in width and have a vertical clearance of thirteen (13) feet six (6) inches. Fire access roads shall be of all weather surface capable of supporting all heavy fire apparatus.

Public Works Department/Engineering

See Engineering

Kings County Department of Public Health

ZONING:

1. That the proposed map is subject to the R-16 Zone district provisions.

ARCHEOLOGICAL:

1. That if any archeological resources are discovered during construction, the contractor shall stop immediately and notify the Community Development Department for appropriate mitigation measures.

EXPIRATION:

1. That this tentative map will become null and void after 24 months has elapsed from the date of approval, if the final map has not been recorded. The Planning Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date.

CORCORAN CITY PLANNING COMMISSION
RESOLUTION 17-05
TENTATIVE SUBDIVISION MAP TRACT NO. 925

At a meeting of the Planning Commission of the City of Corcoran duly called and held on October 16, 2017, the Commission approved the following:

WHEREAS, Tentative Tract Map No. 925 Sierra Estates Unit 2, as filed by Jose Santoyo was reviewed by the Planning Commission of the City of Corcoran, and

WHEREAS, the proposed project is generally located on the northwest of Dairy Avenue, APN 034-016-023; and

WHEREAS, all affected public utility companies, various governmental department agencies and the Planning Commission staff have given careful consideration to this revised tentative map and have made recommendations thereon as exhibit A and B; and

WHEREAS, the environmental checklist supports the finding that the General Plan EIR and its mitigation measures sufficiently address the environmental impact of the build out of property zoned for single family residential development.

WHEREAS, the Planning Commission has made the following findings pursuant to Section 66474 of the Subdivision Map Act:

- (a) That the proposed map is consistent with the State Subdivision Map Act, General Plan and Zoning Ordinance;
- (b) That the design or improvement of the proposed subdivision is consistent with the General Plan;
- (c) That the site is physically suitable for the type of development;
- (d) That the site is physically suitable for the proposed density of development;
- (e) That the design of the subdivision and the proposed improvements are not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat;
- (f) That the design of the tentative subdivision map and/or type of improvements are not likely to cause serious public health problems; and
- (g) That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of October 16, 2017, and

THEREFORE, BE IT RESOLVED that Tentative Tract No. 925 be approved subject to the conditions listed in the Exhibits A and that the recommendation for approval be forwarded to the City Council.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Adopted this 16th day of October 2017

David Bega
Planning Commission Chairman

ATTESTED BY:

Kevin J. Tromborg
Community Development Director

EXHIBIT A
TENTATIVE SUBDIVISION MAP TRACT 925

GENERAL DESIGN:

1. That the applicant in consideration of the approval of said tentative subdivision map 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 approval, 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 attorney's fees.
2. That the approval of this tentative parcel map does not exempt compliance with all applicable sections of the City of Corcoran Zoning Ordinance, Public works improvement standards, fees or other City Ordinances in effect at the time the building permits are issued. This shall include, but not limited to, capacity and impact fees which have been adopted by the City, have been approved in report form by the City but are awaiting enactment by resolution, and/or have been adopted by the City in resolution form but have not yet become effective under such resolution. Such fees shall be paid prior to obtaining building permits for the project. Or such earlier time set forth in the Corcoran Municipal Code.
3. That all proposals of the applicant are conditions of approval if not mentioned herein.
4. That the general design of the parcel map be approved with minor modifications being approved by the Community Development Department and the Public Works Department.
5. That the construction of the improvements be limited to day light hours.
6. That dust control measures as out lined by the Air Quality Control Board be taken during Construction of improvements.
7. That the developer comply with all lighting and landscape improvements as directed by the Public works Director.
8. That the developer provide at least one medium size tree on each lot.
9. That the developer install water conservation measures regarding landscaping.
10. That City approved barricades be installed at the west end of Teneya Street.
11. That the developer provide storm drain plans to the City Engineer for review and approval
12. That the developer provide a grading and soils report to the City Engineer for review and approval.

13. Building permits will not be issued until all weather roads have been installed.

Building & Safety Department; Based on information at this time the following elements need to be addressed.

1. Building permits must be obtained prior to any structural, plumbing, electrical or mechanical work being done.
2. Engineering and encroachment permits must be obtained prior to any public improvements or underground construction is performed.
3. No building or structure shall be used or occupied, and no change in existing occupancy classification shall be made until the Building Official has issued a Certificate of Occupation.
4. Detailed plans and construction documents as per Building Department requirements shall be provided for plan review prior to the issuance of building permits.
5. Separate sewer and water laterals shall be provide to each parcel, unit, single family dwelling, business or other use.
6. Separate gas and electrical services shall be provided.

City Engineer;

SOILS:

The developer shall submit a preliminary soils report for structure foundations, which shall be prepared by a registered Civil Engineer based upon adequate soil test boring. The report shall be submitted to the City at the time of the filing of the final map.

The developer shall have the soils investigated and make recommendations as to the correct method of trench backfill for the soils encountered.in the subdivision so as to assure 90% relative compaction between the select bedding around the pipe to within 2 feet of the subbase. The top two feet shall be compacted to 95% relative compaction.

STREETS:

Street widths shall be as shown in the approved City of Corcoran Improvement Standards and the Corcoran General Plan.

The structural section of all streets shall be not less than 2" AC over 4" AB. A greater thickness may be required based on determination of the soils report. Design of streets shall be asphalt concrete section with aggregate base.

All streets shall have the standard cross section with barrier curb, gutter and sidewalks, unless authorized by the City Engineer.

Utilities services to each lot shall be placed in the street prior to paving.

Knuckles and transition curves to knuckles shall have a 50 ft. Radius

Street monuments shall be installed at locations required by the City Engineer.

Property line radius is to be 20 feet on all streets. (30 feet @ arterials)

City approved barricades shall be provided and maintained by the developer at all dead end streets.

Each street intersection shall be as near to a right angle as practicable.

Cul-de-sacs shall not be more than 600 feet in length.

UNDERGROUND ELECTRIC LINES

All new electric lines shall be installed underground in accordance with Pacific Gas and Electric Company standards.

SANITARY SEWERS

Sanitary sewers shall be installed according to City Standards

Sewer laterals shall be installed to each property before the streets are surfaced. Laterals shall be installed according to the City Standards and all applicable Title 24 Codes of Regulations. (CA)

STORM DRAINAGE

The storm drain layout shall be designed to City Standards and approved by the City Engineer.

Developer shall install pipelines so as to connect to existing trunk lines.

FIRE HYDRANTS

Fire hydrants shall be installed as per City Standards. Developer shall provide engineered site plan with locations and sizes of all hydrants. The City Engineer and the Fire Marshal shall approve the size and locations.

EASEMENTS

Easements will be required for all utilities outside of dedicated rights-of-way.

Developer shall provide to the City Engineer and to the City Community Development Director a title report for areas outside of the parcel to be developed where easements are to be dedicated for City utilities.

WATER SUPPLY

Water mains shall be installed according to City improvement Standards.
Water meters shall be installed for every lot. Water meters shall be approved by the Public Works Director or the Community Development Director. (Building Official)

STREET NAME SIGNS

Street name signs shall be installed at each intersection. Signs shall be approved by the Public Works Director.

STOP SIGNS

Approved stop signs shall be installed according to City Improvement Standards. Locations to be approved by the Public Works Director.

STREET LIGHTS AND ELECTRICAL SERVICE

The developer shall make provisions for the installation of underground electrical service and street lighting. Street lights will be required at locations determined by the City Engineer. The cost of the system shall be included in the subdivision bonds.

GAS SERVICE

The developer shall make provisions for the installation of gas distribution system on all streets and at the sizes determined by Southern California Gas Company.

CABLE TV, TELECOMMUNICATIONS AND INTERNET

The developer shall install all cable TV, Telecommunications and internet infrastructure underground and according to the City Standards or Ordinances.

TELEPHONE

The developer shall make provisions to install underground telephone cable lines according to City and Telephone Company standards.

WELLS

Any existing well on the site shall be abandoned and sealed in accordance with Health and Safety regulation. The California Building Code and other agencies that have oversight.

ELEVATIONS

All elevations shall be based on the official City datum, available at the office of the City Engineer.

STANDARDS

All improvements shall be installed in accordance with the most recent City Improvement Standards, specifications, and details. In the absence of specific standards, improvements shall be installed as directed by the Public Works Director.

BOND OR DEPOSIT

An Engineer's estimate shall be submitted for all public works improvements. The developer shall make provisions for a bond, deposit, or instrument of credit on all required improvements as follows:

- a. 100% faithful performance
- b. 50% labor and material

FEES

The developer shall pay to the City all applicable fees prior to recording the final map.

ADDITIONAL REQUIREMENTS

1. Provide the City Engineer with design calculations for street sections and drainage systems.
2. Submit closure of all lots, blocks and exterior boundaries within the subdivision.
3. Submit to the City Engineer and the Community Development Director a Title report for the parcels to be developed.
4. Provide to the City Engineer three sets of subdivision maps and three prints of improvement drawings for final review.
5. Provide the City Engineer with one reproducible Final Map of the subdivision upon acceptance and recordation of the final map by the County. Additionally, provide the City Engineer with three (3) sets of prints and two (2) sets of sepias of the final improvement drawings.
6. The developer shall submit a plan for irrigation of all street landscaping to be approved by the Public Works Director.
7. A master plan for the sanitary sewer for the complete development shall be submitted prior to approval of any portion of the system.
8. The developer will be responsible for the evaluation and upgrade of existing lift stations to accommodate addition load.
9. A master plan for storm drainage shall be submitted for approval prior to approval of any portion of the system
10. A master plan for water for the entire development shall be submitted for approval prior to any portion of the system.

Exhibit B: Fire Department

1. Fire hydrants shall be installed in locations approved by the fire department as soon as combustible materials begin to accumulate at the site. Fire hydrants shall be operable and meet the fire flows required in the 2016 edition of the California Fire Code.
2. Access roads of an all-weather surface shall be provided to all buildings and the roads shall maintained during the duration of the construction. The roads shall be capable of supporting heavy fire equipment and shall be a minimum of 20 ft. in width.
3. Spacing of fire hydrants shall be 600 feet
4. No structure shall be more than 300 ft. from a hydrant.
5. Fire Hydrants shall have a minimum 36 inches of clear space around the hydrant and shall be a minimum 6 inches above grade.
6. No portion of any structure shall be more than 150 feet from fire apparatus access. Access roads will be required if the maximum distance is exceeded.
7. Fire Department access roads shall be a minimum of twenty feet in width and have a vertical clearance of thirteen (13) feet six (6) inches. Fire access roads shall be of all-weather surface capable of supporting all heavy fire apparatus.

Public Works Department/Engineering - See Engineering

Kings County Department of Public Health

ZONING:

1. That the proposed map is subject to the R-16 Zone district provisions.

ARCHEOLOGICAL:

1. That if any archeological resources are discovered during construction, the contractor shall stop immediately and notify the Community Development Department for appropriate mitigation measures.

EXPIRATION:

1. That this tentative map will become null and void after 24 months has elapsed from the date of approval, if the final map has not been recorded. The Planning Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date.

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. 17-05 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 16th day of October, 2017, by the vote as set forth therein.

DATED: October 16, 2017

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Lopez, City Clerk



City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT
ITEM #: 4.2**

MEMORANDUM

TO: Corcoran Planning Commission

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

SUBJECT: Lot Line Adjustment (LLA) 17-01:

DATE: October 9, 2017

MEETING DATE: October 16, 2017

DISCUSSION

Lot line adjustment 17-01, submitted by Ron Roselius, representative of Clara Holquin. The subject properties are located at 2741 Orange Avenue, APN 034-112-022 and 2731 Orange Avenue, APN 034-112-021. The proposed adjustment is regarding the transfer of property from parcel one (1) to parcel two (2). Attached are the legal documents and the LLA map. The map was reviewed and approved by the City Engineer. Lot Line Adjustments are considered to be ministerial actions, therefore CEQA review is not required.

CORCORAN CITY PLANNING COMMISSION
RESOLUTION 17-08
LOT LINE ADJUSTMENT 17-01

At a meeting of the Planning Commission of the City of Corcoran duly called and held on October 16, 2017, the Commission approved the following:

WHEREAS, Lot Line Adjustment 17-01, as filed by Clara Holquin was reviewed by the Planning Commission of the City of Corcoran, and

WHEREAS, the proposed project is located at 2741 Orange Avenue, APN 034-012-022; and

WHEREAS, all affected public utility companies, various governmental department agencies and the Planning Commission staff have given careful consideration to this revised tentative map and have made recommendations thereon; and

WHEREAS, this is considered a ministerial action, therefore CEQA review is not required; and

WHEREAS, that Lot Line Adjustment are exempt from the California Map Act, The Planning Commission has made the following findings:

- (a) That the proposed map is consistent with the, General Plan and Zoning Ordinance;
- (b) That the design or improvement of the proposed Parcels are consistent with the General Plan;
- (c) That the Lot Line adjustment and/or type of improvements are not likely to cause serious public health problems; and
- (d) That the Lot line adjustment or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property.

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the regularly scheduled Planning Commission meeting held on October 16, 2017, and

THEREFORE, BE IT RESOLVED that Lot Line Adjustment be approved as presented.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

Adopted this 16th day of October 2017

David Bega
Planning Commission Chairman

ATTESTED BY:

Kevin J. Tromborg
Community Development Director

Assessment Information

[Logout](#)

[Map](#) ** [Taxes & Values](#) [Owner History](#) [Physical Characteristics](#) [Supplementals](#)
[Other Assessments](#)

[Main Menu](#)

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number [034-112-022-000](#)

Assessment Type FEE PARCEL

Active

Description 2741 ORANGE AVE COR

[Legal Description](#)

Comments

Assessed To HOLQUIN, CLARA
2741 ORANGE AVE
CORCORAN CA 93212

[Current Owners](#)

Acres 0.00 NORMAL OWNERSHIP

Zoning RRA

Tax Rate Area 001-069

Exemptions HOMEOWNERS

Documents Current [2003R0214753](#) 07/10/2002

Created 198419999999 //

Situs 2741 ORANGE AVE CORCORAN

** Maps require Free Adobe Acrobat Reader. Click  to download now.
[Top](#)

Assessment 034-112-022-000
 Description 2741 ORANGE AVE COR

Current Assessee HOLQUIN, CLARA
 2741 ORANGE AVE
 CORCORAN CA 93212

Current Owners

Current Owner(s)	Type	Percent	Document	R & T Sect
HOLQUIN, CLARA		100%	<u>2003R0214753</u>	

Owner History

Previous Owner(s)	Granting Doc/Date	Release Doc/Date	Type	Percent	R & T Sect
FRANCO, PEDRO F 50%	<u>2001R0022534</u>	<u>2003R0214753</u>	Joint Tenancy	50%	
	12/12/2000	07/10/2002			
HOLQUIN, CLARA 50%	<u>2001R0022534</u>	<u>2003R0214753</u>	Joint Tenancy	50%	
	12/12/2000	07/10/2002			
CHURCH OF GOD IN CHRIST	<u>1963R0825081</u>	<u>2001R0022534</u>		100%	
	02/08/1963	12/12/2000			
IRVING, GERTHA TRUSTEE	<u>1963R0825081</u>	<u>2001R0022534</u>		0%	
	02/08/1963	12/12/2000			

Assessment 034-112-022-000
Description 2741 ORANGE AVE COR

Current Assessee HOLQUIN, CLARA
 2741 ORANGE AVE
 CORCORAN CA 93212

Legal Description *

Section 15 Township 21 Range 22

W 1/2 OF LOT 17 EXC E 100 FT WESTVIEW SUB LSP 19-19

*Note: The displayed legal description is for assessment use only and may be an abbreviated version of the true legal description. This description should not be used on a deed or other legal documents to identify the property.

Assessment 034-112-022-000
 Description 2741 ORANGE AVE COR
 Current Assessee HOLQUIN, CLARA
 2741 ORANGE AVE
 CORCORAN CA 93212

Supplemental Assessments (Pending Extended)

---- Pending ----

Assessment/ Status	Document Nbr/ Document Date	Event Date/ Notice Date	Creating Assessment/ Comment	Supplemental/ Assessee
-----------------------	--------------------------------	----------------------------	---------------------------------	---------------------------

[Top](#)

---- Extended ----

Warning: May be additional supplements not shown, search by owner name.

Assessment Year	Document Nbr/ Document Date	Event Date/ Tax Bill Date	Creating Assessment	Supplemental/ Assessee	Installment Status/ Roll Type
-----------------	--------------------------------	------------------------------	---------------------	---------------------------	----------------------------------

[Top](#)

Assessment 034-112-022-000
Description 2741 ORANGE AVE COR

Current Assessee HOLQUIN, CLARA
2741 ORANGE AVE
CORCORAN CA 93212

Physical Characteristics *
Single Family Residence

Location	CORCORAN	Dwelling Units	0000
Nbr of Bedrooms	3	Building Class	D065C
Total Nbr of Rooms	6	Nbr of Baths	2.0
Lot Size	27,000 Sq Ft	Stories	2.0
Basement Unfinished Area	0 Sq Ft	Total Living Area	2,448 Sq Ft
Nbr of Fireplaces	1	2nd Floor Unfinished Area	0 Sq Ft
A/C Type	MODERN	Misc Improvements	NO
Garage Area	680 Sq Ft	Carport	NO
Pool	POOL ONLY	2nd Residential Structure	NO
Year Built	2003	Effective Year	2003

***IMPORTANT NOTICE:** The following disclaimer appears in California Revenue and Taxation Code Section 408.3. The County of Kings' Assessor, Assessor's Office, and its employees provide characteristics information pursuant to and subject to the provisions of that Section.

"The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part."

Recorded Document Information

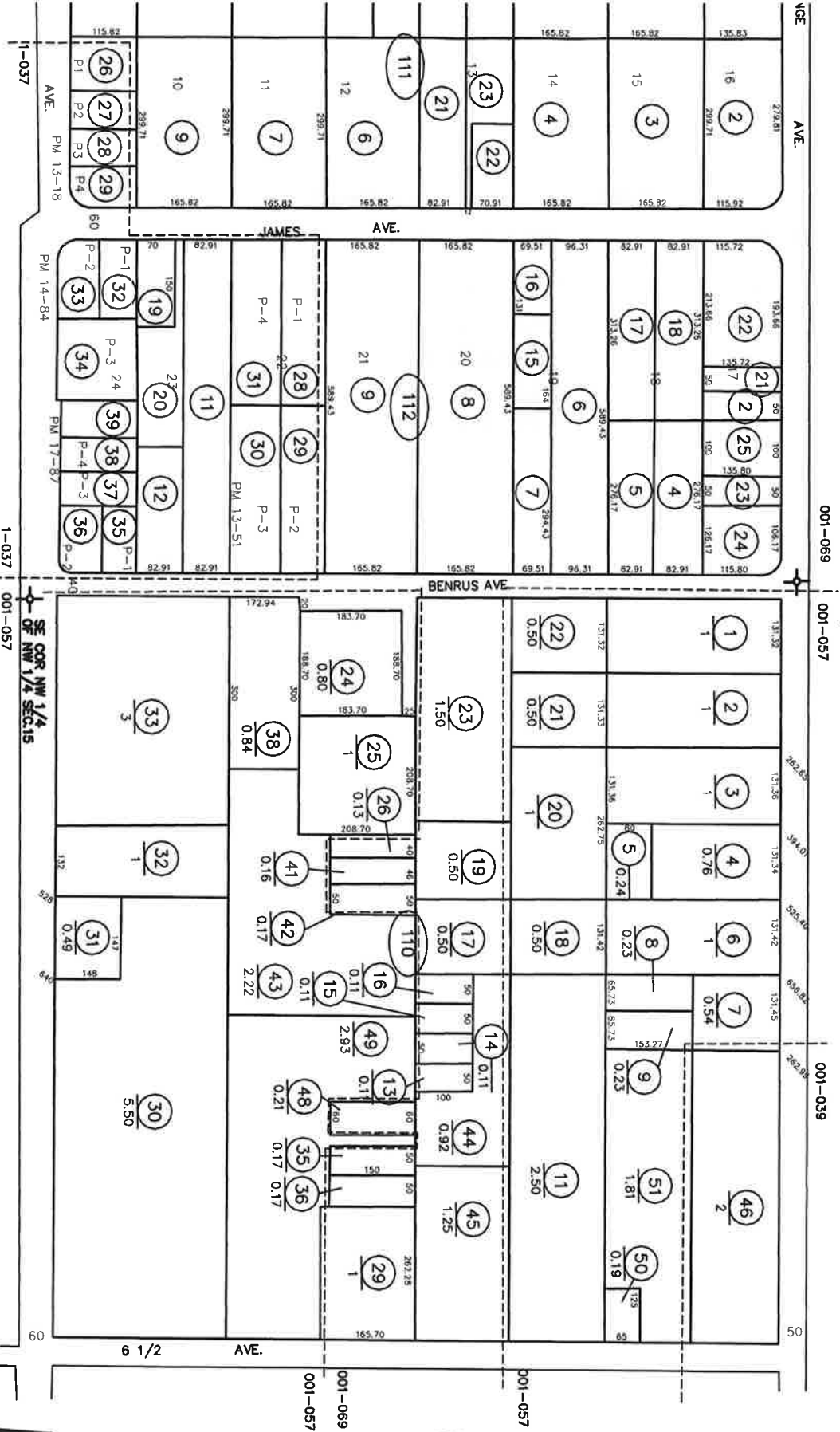
Assessment Document	2003R0214753
Recorded Number	0214753
Recorded On	07/10/2002
Document Type	TRANSFER
Transfer Tax	0.00
Transfer Type	Full Value

KINGS COUNTY ASSESSOR'S MAP

34-11

ONLY
1/4
OR

WESTVIEW SUB. 1/4 OF NW 1/4 SEC. 15-21-22 | 1 | NE 1/4 OF NW 1/4 SEC. 15-21-22



BK 30

Assessment Information

[Logout](#)

[Map **](#) [Taxes & Values](#) [Owner History](#) [Physical Characteristics](#) [Supplementals](#)
[Other Assessments](#)

[Main Menu](#)

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number	034-112-021-000	
Assessment Type	FEE PARCEL	
Active		
Description	2731 ORANGE AVE COR	Legal Description
Comments	CONVERTED FROM FIL095 - 12/19/84	
Assessed To	OREGEL, ALEJANDRO V & VERONICA A H/W	Current Owners
	2731 ORANGE AVE CORCORAN CA 93212	
Acres 0.00	NORMAL OWNERSHIP	Zoning RRA
Tax Rate Area	001-069	
Exemptions	HOMEOWNERS	
Documents	Current 2000R9924376 11/23/1999	
	Created 1963R0825081 //	
Situs	2731 ORANGE AVE CORCORAN	

** Maps require Free Adobe Acrobat Reader. Click  to download now. [Top](#)

Recorded Document Information

Assessment Document	2000R9924376
Recorded Number	9924376
Recorded On	11/23/1999
Document Type	TRANSFER
Transfer Tax	0.00
Transfer Type	Full Value

Assessment 034-112-021-000
 Description 2731 ORANGE AVE COR

Current Assessee OREGEL, ALEJANDRO V & VERONICA A H/W
 2731 ORANGE AVE
 CORCORAN CA 93212

Current Owners

Current Owner(s)	Type	Percent	Document	R & T Sect
OREGEL, ALEJANDRO V & VERONICA A H/W	Joint Tenancy	100%	<u>2000R9924376</u>	

Owner History

Previous Owner(s)	Granting Doc/Date	Release Doc/Date	Type	Percent	R & T Sect
OREGEL, ALEJANDRO V	<u>1995R9416373</u>	<u>2000R9924376</u>		100%	
	08/15/1994	11/23/1999			
PEREZ, MANUEL G	<u>1978R1102315</u>	<u>1995R9416373</u>		100%	
	09/28/1977	08/15/1994			
SMITH, JULEAN L	<u>1975R1037902</u>	<u>1978R1102315</u>		100%	
	09/27/1974	09/28/1977			
LOFTON, GEORGE & ADDIE L H/W	<u>1968R0910300</u>	<u>1975R1037902</u>		100%	
	09/18/1967	09/27/1974			
FINANCE & THRIFT CO	<u>1968R0907387</u>	<u>1968R0910300</u>		100%	
	07/05/1967	09/18/1967			
WARD, ROXIE	<u>1963R0825081</u>	<u>1968R0907387</u>		100%	
	02/08/1963	07/05/1967			

Assessment 034-112-021-000
Description 2731 ORANGE AVE COR
Current Assessee OREGEL, ALEJANDRO V & VERONICA A HW
2731 ORANGE AVE
CORCORAN CA 93212

Legal Description *

Section 15 Township 21 Range 22
W 50 FT OF E 100 FT OF W 1/2 OF LOT 17 WESTVIEW SUB

*Note: The displayed legal description is for assessment use only and may be an abbreviated version of the true legal description. This description should not be used on a deed or other legal documents to identify the property.

Assessment 034-112-021-000
Description 2731 ORANGE AVE COR

Current Assessee OREGEL, ALEJANDRO V & VERONICA A H/W
2731 ORANGE AVE
CORCORAN CA 93212

Supplemental Assessments (Pending Extended)

---- Pending ----

Assessment/ Status	Document Nbr/ Document Date	Event Date/ Notice Date	Creating Assessment/ Comment	Supplemental/ Assessee
-----------------------	--------------------------------	----------------------------	---------------------------------	---------------------------

[Top](#)

---- Extended ----

Warning: May be additional supplements not shown, search by owner name.

Assessment Year	Document Nbr/ Document Date	Event Date/ Tax Bill Date	Creating Assessment	Supplemental/ Assessee	Installment Status/ Roll Type
-----------------	--------------------------------	------------------------------	---------------------	---------------------------	----------------------------------

[Top](#)

Assessment 034-112-021-000
Description 2731 ORANGE AVE COR

Current Assessee OREGEL, ALEJANDRO V & VERONICA A H/W
2731 ORANGE AVE
CORCORAN CA 93212

Physical Characteristics *
Single Family Residence

Location	CORCORAN	Dwelling Units	0000
Nbr of Bedrooms	4	Building Class	D055B
Total Nbr of Rooms	6	Nbr of Baths	2.0
Lot Size	6,786 Sq Ft	Stories	1.0
Basement Unfinished Area	0 Sq Ft	Total Living Area	1,353 Sq Ft
Nbr of Fireplaces	0	2nd Floor Unfinished Area	0 Sq Ft
A/C Type	MODERN	Misc Improvements	NO
Garage Area	483 Sq Ft	Carport	NO
Pool	UNKNOWN	2nd Residential Structure	NO
Year Built	1996	Effective Year	1996

***IMPORTANT NOTICE:** The following disclaimer appears in California Revenue and Taxation Code Section 408.3. The County of Kings' Assessor, Assessor's Office, and its employees provide characteristics information pursuant to and subject to the provisions of that Section.

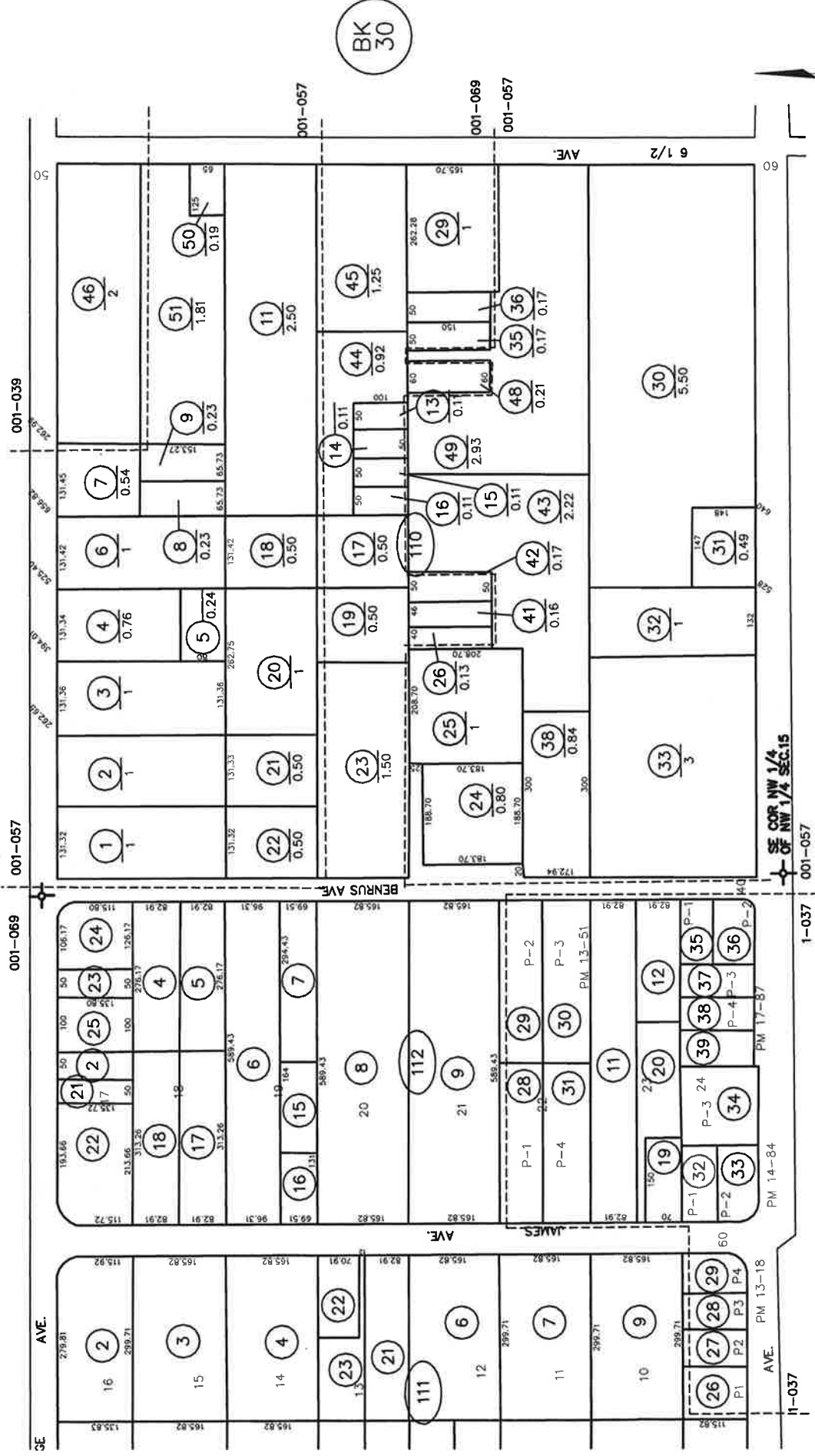
"The Legislature finds and declares that information concerning property characteristics is maintained solely for assessment purposes and is not continuously updated by the assessor. Therefore, neither the county nor the assessor shall incur any liability for errors, omissions, or approximations with respect to property characteristics information provided by the assessor to any party pursuant to this section. Further, this subdivision shall not be construed to imply liability on the part of the county or the assessor for errors, omissions, or other defects in any other information or records provided by the assessor pursuant to the provisions of this part."

KINGS COUNTY ASSESSOR'S MAP

34-11

WESTVIEW SUB.

1/4 OF NW 1/4 SEC. 15-21-22 ① NE 1/4 OF NW 1/4 SEC. 15-21-22



⑫

FERNANDEZ MARIA
462 JAMES AVE
CORCORAN CA 93212

BROWN NEHEMIAH A JR 50%
4527 W IRIS AVE
VISALIA CA 93277

Occupant
2729 ORANGE AVE (COR)

CONTRERAS JUAN & MARISELA G H/W
7125 OMAHA AVE
CORCORAN CA 93212

PARRA VICTOR M & JOANNE H/W
433 JAMES AVE
CORCORAN CA 93212

Occupant
2741 ORANGE AVE (COR)

GONZALEZ MANUEL JR & JOANNA H/W
2729 ORANGE AVE
CORCORAN CA 93212

GOMEZ ROMAN R & CECELIA B H/W
P O BOX 1122
CORCORAN CA 93212

Occupant
2731 ORANGE AVE (COR)

HOLQUIN CLARA
2741 ORANGE AVE
CORCORAN CA 93212

CHANTENGCO GODOFREDO & ERLINDA H/W
412 HALSEY AVE
CORCORAN CA 93212

Occupant
2725 ORANGE AVE (COR)

OREGEL ALEJANDRO V
& VERONICA A H/W
2731 ORANGE AVE
CORCORAN CA 93212

BEGA SANDRA
432 BENRUS AVE
CORCORAN CA 93212

Occupant
2723 ORANGE AVE (COR)

ESPINOSA JUAN & MARIA H/W JT
410 E ORANGE ST #A
SANTA MARIA CA 93454

JOHNSON CASANA D ESTATE
418 BENRUS AVE
CORCORAN CA 93212

Occupant
2721 ORANGE AVE (COR)

VASQUEZ MALAQUIAS G & LORENA P H/W
2721 ORANGE AVE
CORCORAN CA 93212

HERRERA FRANCISCO & GLORIA H/W JT
419 JAMES AVE
CORCORAN CA 93212

Occupant
429 JAMES AVE (COR)

VASQUEZ MALAQUIAS G & LORENA P H/W
2721 ORANGE AVE
CORCORAN CA 93212

CORCORAN MOTOR TRANSPORT INC
P O BOX 338
CORCORAN CA 93212

Occupant
435 JAMES AVE (COR)

MOORE GROVER
429 JAMES AVE
CORCORAN CA 93212

Occupant
462 JAMES AVE (COR)

Occupant
433 JAMES AVE (COR)

BROWN NEHEMIAH A JR 50%
4527 W IRIS AVE
VISALIA CA 93277

Occupant
430 BENRUS AVE (COR)

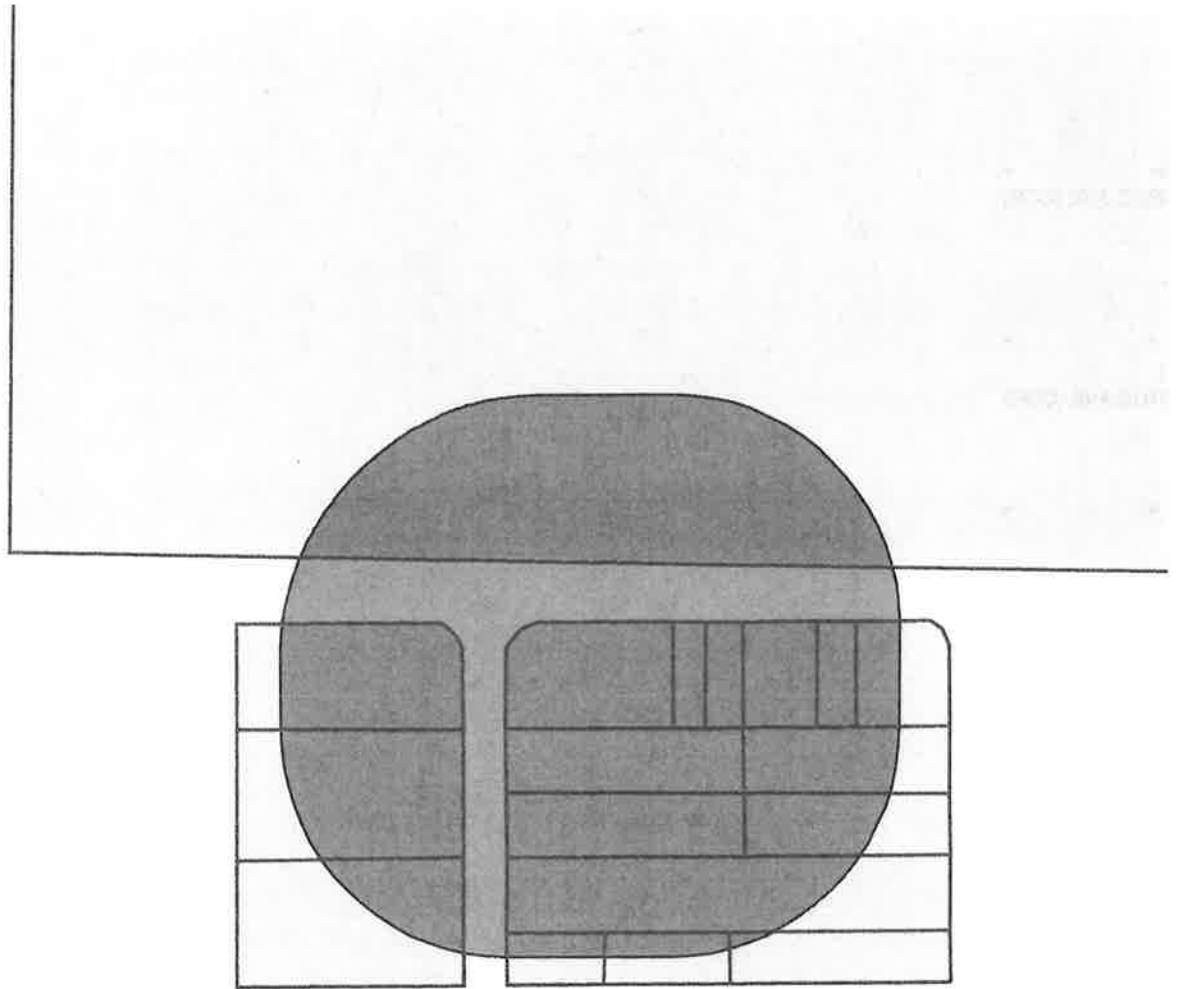
Occupant
2811 ORANGE AVE (COR)

Occupant
408 JAMES AVE (COR)

Occupant
432 BENRUS AVE (COR)

Occupant
418 BENRUS AVE (COR)

Occupant
419 JAMES AVE (COR)



MEMORANDUM

TO: City of Corcoran, City Planner

FROM: QK, Inc.

SUBJECT: Tentative Parcel Map No. _____
Administrative Approval No. _____
Conditional Use Permit No. _____
Zoning Application No. _____
Variance Application No. _____
Planned Unit Development No. _____
Site Plan Review: _____
Lot Line Adjustment: 17-01 _____
LOCATION: James and Orange _____

OWNER/DEVELOPER: Clara Holquin and Alejandro Oregel _____

It is recommended that the engineering considerations checked below be made a condition of approval of the subject request:

- 1) Curb: Defer until drainage system is completed
- 2) Gutter: Defer until drainage system is completed
- 3) Cross Gutter (Alley/Street): _____
- 4) Vee Gutter: _____
- 5) Sidewalk: Defer until drainage system is completed

MEMORANDUM

- 6) Ramped Return: Defer until drainage system is completed
- 7) Drive Approach: Defer until drainage system is completed
- 8) Depressed Curb (Replace unused with vertical curb): _____

- 9) Street Paving: Defer until drainage system is completed
- 10) Street Trees: _____
 - a) Remove conflicting trees 2 feet below proposed grade: _____
 - b) Plant trees (as approved by the City): _____
 - c) Install water distribution system: _____
- 11) Street Lights: _____
- 12) Street Name Signs: _____
- 13) Traffic Signs: _____
- 14) Conflicting Utilities – Remove as per utility company requirements: _____
- 15) Water Main Extension/Connection: _____
- 16) Fire Hydrants: _____
- 17) Water Service: Update to meter
 - a) Metered Service: _____
 - b) Non-Metered Service: _____
- 18) Water Wells – Abandon, fill and seal: _____

- 19) Sanitary Sewer Main Extension/Connection: _____

MEMORANDUM

- _____ 20) Sewer Lateral: _____
- _____ 21) Control Manhole: _____
- _____ 22) Septic Tanks – Abandon, fill and seal: _____

- _____ 23) Storm Drain Main Extension/Connection: _____
- _____ 24) Storm Drain: _____
 - ___ a) Lateral: _____
 - ___ b) Drainage Inlet: _____
- _____ 25) Storm Drainage: _____
 - ___ a) On-Site: _____
 - ___ b) Off-Site: _____
- _____ 26) Culverts – Abandon and plug: _____
- X _____ 27) Storm Drain Area Fee: _____
- _____ 28) Refuse: _____
 - ___ a) Disposal Bin Site: _____
 - ___ b) Recessed Container Site: (alley): _____
- _____ 29) Right-of-Way Dedication (street/alley): _____
- _____ 30) Easement Dedication (water, sewer, storm drain, ingress/egress):

- _____ 31) Engineering Improvement Plan & Profile Drawings Needed for Items:

MEMORANDUM

_____ 32) Master Plan Needed for Items: _____

_____ 33) Encroachment Permit: _____

a) County: _____

b) State: _____

_____ 34) Make corrections to plan(s) as shown in red: _____

_____ 35) Grade Staking: _____

___ a) By City for Items: _____

___ b) By Developer's Engineer for Items: _____

X 36) Payment of fees as applies to Item(s) 15, 17, 19, 20, & 31 at time of permit: _____

All required engineering plans shall be prepared by a Registered Civil Engineer.

Final map shall be prepared by a Licensed Land Surveyor.

Any work to be done within the City street rights-of-way shall require a permit issued by the Public Works Department and shall be done under the inspection of the Public Works Inspector.

All work shall be done in conformance with latest City Public Works Department Standards and Specifications.

Date: _____ Chk'd: _____ Date: _____ Approved: _____

RECORDING REQUESTED BY:

ZUMWALT HANSEN & ASSOC.
609 N IRWIN STREET
HANFORD, CA. 93230

AND WHEN RECORDED MAIL TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

LOT LINE ADJUSTMENT NO. _____

A. LEGAL DESCRIPTION OF PROPERTIES TO BE TRANSFERRED

SEE EXHIBIT "A" ATTACHED

B. LEGAL DESCRIPTION OF PROPERTIES AFTER ADJUSTMENT:

Parcel No. 1:

SEE EXHIBIT "B" ATTACHED

Parcel No. 2:

SEE EXHIBIT "C" ATTACHED

OWNER OF PARCEL NO. 1

Signature Clara Holquin

Name CLARA HOLQUIN

Address 2741 ORANGE AVENUE
CORCORAN, CA 93212

Date August 4, 2017

APN: 034-112-022

OWNER OF PARCEL NO. 2

Signature Alejandro V. Oregel
Signature Veronica A. Oregel

Name ALEJANDRO V. OREGEL

VERONICA A. OREGEL

Address 2731 ORANGE AVENUE
CORCORAN, CA 93212

Date August 4, 2017

APN: 034-112-021

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Kings

On August 4, 2017 before me, GAY Lynne Hooper, Notary Public, personally appeared CLARA Holguin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature GAY Lynne Hooper





PRELIMINARY REPORT

*In response to the application for a policy of title insurance referenced herein, **Chicago Title Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.*

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



Visit Us on our Website: www.ctic.com



ISSUING OFFICE: 2540 West Shaw Lane, #112, Fresno, CA 93711

FOR SETTLEMENT INQUIRIES, CONTACT:
Zumwalt-Hansen & Associates, Inc.
609 North Irwin Street • Calimesa, CA 92320
(559)582-1056 • FAX (559)584-4143

***Another Prompt Delivery From Chicago Title Company Title Department
Where Local Experience And Expertise Make A Difference***

PRELIMINARY REPORT

Title Officer: Bob Tully
Email: robert.tully@fnf.com
Title No.: FWVI-TO17001019-BT

Escrow Officer: Ron Roselius
Email: roselius@zumwalt-hansen.com
Escrow No.:

TO: Zumwalt-Hansen & Associates, Inc.
609 North Irwin Street
Hanford, CA 92320
Attn: Ron Roselius

PROPERTY ADDRESS(ES): 2731, 2741 Orange Avenue, Corcoran, CA

EFFECTIVE DATE: June 8, 2017 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:
A Fee
2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
Clara Holquin, an unmarried woman as to Parcel 1 and Alejandro V. Oregel and Veronica A. Oregel, husband and wife as joint tenants as to Parcel 2
3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 034-112-021 and 034-112-022

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: APN 034-112-022

THE WEST ONE-HALF OF LOT 17 OF WESTVIEW SUBDIVISION, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4, PAGE 50 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

EXCEPTING THEREFROM THE EAST 100 FEET.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, HYDROCARBONS, MINERALS AND MINERAL RIGHTS, WHETHER METALLIC OR NONMETALLIC, IN AN UNDER THE LAND DESCRIBED HEREIN, AS RESERVED IN THE DEED DATED JANUARY 19, 1948 EXECUTED BY LEE THING, A WIDOWER, TO E. G. MATHENY, ET UX, AND RECORDED JANUARY 29, 1948, IN BOOK 398, PAGE 70 OF OFFICIAL RECORDS, AS DOCUMENT NO. 838.

PARCEL 2: APN 034-112-021

THE WEST 50 FEET OF THE EAST 100 FEET OF THE WEST HALF OF LOT 17 OF WESTVIEW SUBDIVISION, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 4, PAGE 50 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS, HYDROCARBONS, MINERALS AND MINERAL RIGHTS, WHETHER METALLIC OR NONMETALLIC, IN AN UNDER THE LAND DESCRIBED HEREIN, AS RESERVED IN THE DEED DATED JANUARY 19, 1948 EXECUTED BY LEE THING, A WIDOWER, TO E. G. MATHENY, ET UX, AND RECORDED JANUARY 29, 1948, IN BOOK 398, PAGE 70 OF OFFICIAL RECORDS, AS DOCUMENT NO. 838.

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2017-2018.

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

3. Said land lies within the boundaries of the Improvement District shown below and is subject to any and all assessments levied thereunder.

Name of District: Corcoran Irrigation District

4. Covenants, conditions and restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: June 18, 1906, Book 27, Page 567, of Deeds

Said covenants, conditions and restrictions provide that a violation thereof shall not defeat the lien of any mortgage or deed of trust made in good faith and for value.

5. Covenants, conditions and restrictions in the declaration of restrictions but omitting any covenants or restrictions, if any, including, but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: January 19, 1948, Instrument No. 838, Book 398, Page 70, of Official Records

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: as set forth in said document

Purpose: ingress and egress

Recorded: January 29, 1948, Book 398, Page 70, of Official Records

Affects: said land

EXCEPTIONS
(continued)

7. A deed of trust to secure an indebtedness in the amount shown below,
- Amount: \$35,000.00
 Dated: September 5, 2014
 Trustor/Grantor: Alejandro V. Oregel and Veronica A. Oregel, husband and wife as joint tenants
 Trustee: Stewart Title
 Beneficiary: Kings Federal Credit Union, a corporation
 Recording Date: September 11, 2014
 Recording No.: 1412972 of Official Records
- Affects: Parcel 2
8. A deed of trust to secure an indebtedness in the amount shown below,
- Amount: \$223,850.00
 Dated: May 9, 2017
 Trustor/Grantor: Clara Holquin, an unmarried woman
 Trustee: Lawyers Title Company
 Beneficiary: Mortgage Electronic Registration Systems, Inc. ("MERS") as Nominee for Loandepot.com, LLC
 Recording Date: May 15, 2017
 Recording No.: 1708442 of Official Records
- Affects: Parcel 1
9. Water rights, claims or title to water, whether or not disclosed by the public records.
10. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.
- The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.
- The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.
11. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.
12. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
13. Any lien or right to a lien for services, labor or material not shown by the Public Records.

END OF EXCEPTIONS

NOTES

Note 1. If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

Note 2. Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

Note 3. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

Note 4. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

Note 5. Note: The charge for a policy of title insurance, when issued through this application for title insurance, will be based on the Short Term Rate.

Note 6. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.:	034-112-022
Fiscal Year:	2016-2017
1st Installment:	\$1,500.94
2nd Installment:	\$1,500.94
Exemption:	\$7,000.00
Land:	\$27,200.00
Improvements:	\$245,831.00
Code Area:	001-069

Note 7. Note: Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts were:

Tax ID No.:	034-112-021
Fiscal Year:	2016-2017
1st Installment:	\$530.65
2nd Installment:	\$530.65
Exemption:	\$7,000.00
Land:	\$4,969.00
Improvements:	\$98,609.00
Code Area:	001-069

NOTES
(continued)

END OF NOTES

LLA Mapcheck Report.txt

0766611
Oregan
Mapcheck Report
4:22 PM 8/3/2017

Parcel Map Check Report

Parcel Name: LLA-1 - LLA Parcel 2
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:51,296.3926' East:50,291.1220'

Segment# 1: Line
Course: S0° 09' 44"E Length: 135.89'
North: 51,160.5032' East: 50,291.5067'

Segment# 2: Line
Course: N89° 52' 43"W Length: 111.50'
North: 51,160.7394' East: 50,180.0070'

Segment# 3: Line
Course: N0° 09' 44"W Length: 135.88'
North: 51,296.6189' East: 50,179.6223'

Segment# 4: Line
Course: S89° 52' 50"E Length: 111.50'
North: 51,296.3864' East: 50,291.1220'

Perimeter: 494.77' Area: 0.35Acre
Error Closure: 0.0062 Course: S0° 20' 03"E
Error North : -0.00622 East: 0.00004

Precision 1: 79,801.61

Parcel Name: LLA-1 - LLA-Parcel 1
Description:
Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:51,296.6249' East:50,179.6220'

Segment# 1: Line
Course: S0° 09' 44"E Length: 135.88'
North: 51,160.7454' East: 50,180.0067'

Segment# 2: Line
Course: N89° 52' 43"W Length: 153.37'
North: 51,161.0703' East: 50,026.6371'

Segment# 3: Line
Course: N0° 09' 59"W Length: 115.78'
North: 51,276.8498' East: 50,026.3008'

Segment# 4: Curve
Length: 31.52' Radius: 20.00'
Delta: 90°17'08" Tangent: 20.10'
Chord: 28.35' Course: N44° 58' 35"E
Course In: N89° 50' 01"E Course Out: N0° 07' 10"E
RP North: 51,276.9079' East: 50,046.3007'

End North: 51,296.9079' East: 50,046.3424'

Segment# 5: Line

Course: S89° 52' 50"E Length: 133.28'
North: 51,296.6300' East: 50,179.6222'

Perimeter: 569.82' Area: 0.48Acre
Error Closure: 0.0052 Course: N1° 42' 01"E
Error North : 0.00518 East: 0.00015

Precision 1: 109,582.69

Parcel Name: LLA-2 - Subject Area

Description:

Process segment order counterclockwise: False
Enable mapcheck across chord: False

North:51,326.2888' East:50,341.0380'

Segment# 1: Line

Course: S0° 09' 44"E Length: 165.89'
North: 51,160.3994' East: 50,341.5077'

Segment# 2: Line

Course: N89° 52' 43"W Length: 344.87'
North: 51,161.1301' East: 49,996.6385'

Segment# 3: Line

Course: N0° 09' 59"W Length: 165.88'
North: 51,327.0094' East: 49,996.1583'

Segment# 4: Line

Course: S89° 52' 50"E Length: 344.88'
North: 51,326.2904' East: 50,341.0376'

Perimeter: 1,021.52' Area: 1.31Acre
Error Closure: 0.0017 Course: N13° 39' 40"W
Error North : 0.00165 East: -0.00040

Precision 1: 600,894.12

EXHIBIT "C"

LEGAL DESCRIPTION

PROPERTY AFTER ADJUSTMENT

PARCEL 2:

THAT PORTION OF LOT 17 OF WESTVIEW SUBDIVISION AS SHOWN ON MAP RECORDED IN BOOK 4, PAGE 50 OF LICENSED SURVEYORS' PLATS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KINGS, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA, DISCRIBED AS FOLLOWS:

THE WEST 111.50 FEET OF THE EAST 161.50 FEET OF THE WEST HALF OF SAID LOT 17.

CONTAINING 15,151 SQUARE FEET, MORE OR LESS.



7.19.2017

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

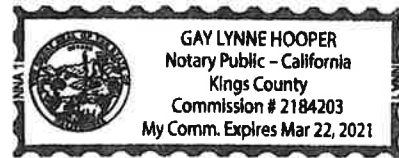
STATE OF CALIFORNIA
COUNTY OF Kings

On August 4, 2017 before me, GAY Lynne Hooper, Notary Public, personally appeared VERONICA A. Oregel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature GAY Lynne Hooper



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Kings

On August 4, 2017 before me, GAY Lynne Hooper, Notary Public, personally appeared Alejandro V. Drege, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature

GAY Lynne Hooper



DETERMINATION: A lot line adjustment is hereby approved by the City of Corcoran on _____ under provisions of Corcoran City Code Section 6-24-5 and the Subdivision Map Act.

Kings County Treasurer-Tax Collector/Date
CERTIFICATION THAT PROPERTY TAXES HAVE BEEN PAID

Community Development Director

City Engineer

EXHIBIT "A"

LEGAL DESCRIPTION

PROPERTY TO BE TRANSFERRED

THAT PORTION OF LOT 17 OF WESTVIEW SUBDIVISION AS SHOWN ON MAP RECORDED IN BOOK 4, PAGE 50 OF LICENSED SURVEYORS' PLATS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KINGS, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA, DISCRIBED AS FOLLOWS:

THE WEST 61.50 FEET OF THE EAST 161.50 FEET OF THE WEST HALF OF SAID LOT 17.

CONTAINING 8,357 SQUARE FEET, MORE OR LESS.

PURSUANT TO ARTICLE 23, SECTION 2309 (B) (3) (a) OF THE KINGS COUNTY DEVELOPMENT CODE, THE TRANSFERRED PROPERTY, DESCRIBED ABOVE, WILL BE MERGED WITH A SPECIFIC PARCEL AND WILL NOT BECOME A SEPARATE PARCEL.


Ron G. Roselius
7.19.2017

EXHIBIT "B"

LEGAL DESCRIPTION

PROPERTY AFTER ADJUSTMENT

PARCEL 1:

THAT PORTION OF LOT 17 OF WESTVIEW SUBDIVISION AS SHOWN ON MAP RECORDED IN BOOK 4, PAGE 50 OF LICENSED SURVEYORS' PLATS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF KINGS, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 22 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA, DISCRIBED AS FOLLOWS:

THE WEST HALF OF SAID LOT 17, EXCEPTING THEREFROM THE EAST 161.50 FEET THEREOF.

CONTAINING 20,753 SQUARE FEET, MORE OR LESS.


Ron G. Roselius
7.19.2017

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

MEMORANDUM

**PUBLIC HEARING
ITEM # 4.3**

TO: CORCORAN PLANNING COMMISSION

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

SUBJECT: Conditional Use Permit 17-03 to serve alcohol/liquor on proposed property located at 924 Whitley Avenue. APN: 030-205-011

MEETING DATE: October 9, 2017

APPLICANT

Luis Alberto Esparca
924 Whitley Avenue
Corcoran Ca 93212

PROPERTY OWNER

Keang & Chen Yu Lau
P.O. Box 27677
Fresno, CA 93729

REPORT

The applicant proposes to sell on-site alcoholic beverages for consumption in conjunction with a restaurant located at 924 Whitley Avenue, Corcoran, CA. The applicant is in the process of applying to the Department of Alcoholic Beverages Control (ABC) for an on-site sale license type 47. According to ABC, there are four (4) off sale licenses and one (1) on-site licenses in census tract 0014.02 adding a second on site license creates an over concentration of licenses. In an area of over concentration, a letter of convenience and necessity is required from the City Council before the office of Alcoholic Beverages Control will approve the license.

SURROUNDING ZONING AND USES

	<u>Use</u>
Subject:	Restaurant
North:	Commercial
South:	Commercial
East:	Commercial
West:	Commercial

	<u>Zoning</u>
Subject:	CD: Downtown Commercial
North:	CD: Downtown Commercial
South:	CD: Downtown Commercial
East:	CD: Downtown Commercial
West:	CD: Downtown Commercial

All businesses in the neighborhood commercial 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:

1. Landscaping requirements
2. Parking requirements
3. Water ordinance requirements
4. Public improvement requirements

COMPLIANCE WITH CEQA

The building proposed for on-site alcoholic beverage sale and is existing and exempt under CEQA 15301, Class1, Existing Facilities.

CONDITIONAL USE PERMIT FINDINGS

The following findings are proposed:

- (A) The building is existing and categorically exempt under CEQA 15301, Existing Facilities.
- (B) There is an over concentration of alcohol beverage licenses in the area as identified by the Office of Alcohol Beverage Control.
- (C) A letter of convenience and necessity will be required from the City Council if the Planning Commission approves the 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 this Title to adjust said use with land and use in the 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 making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;
- (G) 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 11-21 and 11-23)

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 pursuant to the procedure specified in Section 11-27

CONDITIONAL USE PERMIT-APPEAL TO THE CITY COUNCIL (Section 11-27-2 B)

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. 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.

TIME LIMIT FOR DEVELOPMENT-RENEWAL RESTRICTIONS (Zoning Ordinance Section 11-25-05)

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, 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 11-25-08).

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.

RESOLUTION NO. 17-06
CORCORAN CITY PLANNING COMMISSION
PERTAINING TO
CONDITIONAL USE PERMIT 17-03

At a meeting of the Planning Commission of the City of Corcoran duly called and held on October 16, 2017, the Commission approved the following:

Whereas, Mr. Luis Alberto Esparca, submitted an application requesting approval for a Conditional Use Permit to sell alcohol/liquor for a proposed business located at 924 Whitley Avenue with APN # 030-205-011; and

Whereas, this Commission considered the staff report on October 16, 2017; and

Whereas, the Alcohol Beverage Control Department (ABC) has determined that there is an over concentration of off-site and on-site licenses in the 0014-02 census tract area; and

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

- (A) The proposed business is to be located in an existing building that is zoned for this type of business and therefore is categorically exempt under CEQA 15301 as an existing facility.
- (B) There is an over concentration of alcohol beverage licenses in the area as identified by the Office of Alcohol Beverage Control.
- (C) That the owner or developer apply for Site Plan Review to be reviewed by all Department and outside agencies that may require oversight prior to the issuance of a Building Permit.
- (D) A letter of convenience and necessity will be required from the City Council if the Planning Commission approves the CUP.
- (E) That the site for the proposed use is adequate in size and shape to accommodate the 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;
- (F) 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;
- (G) That the proposed use will have no adverse effect upon adjoining or other properties and that a Site Plan Review application be submitted for full review by Community Development Staff and other agencies as may be required.
- (H) 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 17-03 should be approved with the Conditions stated in Exhibit A, General Conditions, and that the Planning Commission recommends to the City Council approval for Conditional Use Permit 17-03.

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED AND ADOPTED on this 16th day of October 2017

David Bega
Planning Commission Chairman

Kevin J. Tromborg
Community Development Director

EXHIBIT A
CONDITIONAL USE PERMIT

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 attorney's fees.
2. That all proposals of the applicant be conditions of approval if not mentioned herein.
3. That the business complies with any and all local, state and federal laws and regulations governing the sale of alcohol.

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. 17-06 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 16th day of October, 2017, by the vote as set forth therein.

DATED: October 16, 2017

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Lopez, City Clerk

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT
ITEM #: 5.1**

MEMORANDUM

TO: Corcoran Planning Commission

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

SUBJECT: Approval of Resolution No. 17-07 regarding addition of Kessler Avenue to the street name list

DATE: October 6, 2017

MEETING DATE: October 16, 2017

DISCUSSION

In the last Planning Commission meeting on August 21, 2017, the Planning Commission directed the staff to prepare a resolution to add Kessler Avenue to the Street Name List (SNL).

The SNL is use for naming streets located within the City of Corcoran in honor of individual or organization that demonstrated an extraordinary and consistent voluntary commitment and dedication to the community. Former Commission Kessler served the City of Corcoran in many capacities such as Councilmembers, Planning Commissioner, Firefighter, etc.

ATTACHMENT

Street Name List

STREET NAME LIST

	Name			Name
A	Apperson Arnold Aurand		N	
B	Baltierra Banuelos Barber Barlett Bledsoe	Bolinger Boswell Boyett Bristow	O	Odle
C	Carter Corley Corral	Cortez Crookshanks Curtsinger	P	Proctor
D	Doan		Q	
E	Elliot		R	Rosprim
F	Flaherty Fossett		S	Salyer Sawtelle Smith (Burnham, Karl, Tom)
G	Gilkey Gomez	Goodrich Guerra	T	Toney
H	Hammond Hansen Hibbard		U	
I			V	
J			W	
K	Kemble Kessler		X	
L	Lerma		Y	
M	Maroot Medina Mustain		Z	

**RESOLUTION NO. 17-07
CORCORAN CITY PLANNING COMMISSION
PERTAINING TO
INCLUDE THE NAME OF FORMER COMMISSIONER ALBERT KESSLER TO THE
STREET NAME LIST**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on October 16, 2017, the Commission approved the following:

Whereas, the Street Name List is a list that is use by the Planning Commission to name a new street in a new or existing subdivision;

Whereas, Albert Kessler served as a Planning Commissioner for more than eighteen years for the City of Corcoran, where he served the city diligently during his tenure, and has represented the Commission on the City Traffic Advisory Commission;

Whereas, Al served as a Mayor of the City of Corcoran from March 1978 to June 1981;

Whereas, he served as a Volunteer Fireman and Chief for seventeen years.

Whereas, he was designated and served as the City of Corcoran's first Code Enforcement Officer;

Whereas, Kessler, was a recognized member of different agencies and associations such as San Joaquin Valley Firemen's Association, National Fire Protection Association, International Association of Fire Chiefs, Inc. etc.;

Whereas, Al served as President of Corcoran Chamber of Commerce in 1968 and was an outstanding optimist club member, etc.

Whereas, he served in the United States Marine Corps during World War II and was honorably discharged in 1945 and has been an active member of Veterans of Foreign Wars (VFW). He also was given an award for being a model soldier on the basis of military progress, bearing, courtesy and discipline.

IT IS THEREFORE RESOLVED that given all his accomplishments and numerous years of service to the community of City of Corcoran, the name "Kessler" be added to the Street Name List.

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED AND ADOPTED on this 16th day of October 2017.

David Bega
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. 17-07 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 16th day of October, 2017, by the vote as set forth therein.

DATED: October 16, 2017

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Lopez, City Clerk

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT
ITEM #: 5.2**

MEMORANDUM

TO: Corcoran Planning Commission

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

SUBJECT: Consider approval of guidelines re inclusion of name to street name list

DATE: October 6, 2017 **MEETING DATE:** October 16, 2017

DISCUSSION

The purpose of proposed guidelines is to establish a process to put a specific name of individual or organizations to a Street Name List (SNL). The SNL will be used to name a street on a new or existing subdivision within the City limit.

The proposed names will be reviewed for consideration by the Planning Commission based on the street name guidelines.

ATTACHMENT

Proposed Street Name Guidelines

CITY OF CORCORAN

GENERAL GUIDELINE: STREET NAME

Street Name List (SNL) will be used to determine if any proposed street names conflict with any existing street names and reserved names. The Street Name List is for naming streets located within the City of Corcoran in honor of individuals or organizations subject to the following criteria established by the Planning Commission and subsequently approved by the City Council.

- Street Name List will be used by the Planning Commission to name a new street in a new or existing subdivision. Proposed re-naming of an existing street will be heard by the Planning Commission and be brought before the City Council for final approval.
- Requests to include a name in the Street Name List will only be accepted once a year, at the first fiscal year meeting of the Planning Commission. All requests must be accompanied by an application and a petition of community support in order to be considered by the Planning Commission and must be submitted to the Community Development Department at least 4 weeks prior to the scheduled committee meeting. Applicants who fail to submit the required articles prior to the scheduled commission meeting may not have their application reviewed by the commission until the next scheduled meeting for handling such matters.
- Prospective honorees should have a minimum of 10 years community involvement and should have demonstrated an extraordinary and consistent voluntary commitment and dedication to the community, or who have contributed significantly to the City of Corcoran or national life and have lived or otherwise are identified with this community in a substantial way. Individual prospective honorees must be deceased, for at least one year prior to consideration. Exceptions may be made however for individuals who die under infamous circumstances of crime, accident, disease, social circumstance, military service or the like, or if the death itself leads to a greater awareness within society of the cause of death and a concerted effort to address that problem.
- An application for an individual already honored in a similar fashion will be discouraged by the Commission. Consideration of applications already approved by the City Council will not be entertained by the Commission.
- The Commission may deny approval of an application if it feels, in its sole discretion. If an application is denied by the Commission, the original application on behalf of the prospective honoree will not be considered for 5 years from the date of the denial.
- Each application will be considered on its own merit, without regard to precedence.

Request Instructions to Include Name to the Street Name List

Please submit the following:

1. Application form, which must be completely filled out, including the proposed honorees name, address and a succinct yet detailed outline indicating why the honoree should be bestowed the honor of having a street co-named after them.
2. A brief biographical description such as the date and location of birth, when the individual became part of the community and why he/she should be memorialized with a street naming.
3. Proposed name should be easily recognized. Lengthy words or words which are difficult to pronounce should be avoided; name should not have similar pronunciation with an existing street such as "Cheyenne" versus "Cayenne
4. A petition demonstrating community support for the proposed name and a brief summary of the reason; must be signed by a minimum of 150 people within the City of Corcoran
5. and must include the printed name and address of each person signing.

STREET CO-NAMING REQUEST APPLICATION

1. Applicant's Name: _____

2. Applicant's Telephone Number and e-mail: _____

3. Applicant's Address: _____

4. Applicant's connection to proposed honoree: _____

5. Proposed Honoree's Name: _____

6. Has any other public area been named after the proposed honoree? ___Yes___No If
yes indicate the location: _____

7. Attach any relevant documentation, and with a petition of support from the residents
and/or businesses, including:
 - a. The proposed honoree's name, address and a succinct yet detailed outline
indicating why the prospective honoree(s) should be honored with a street name.
 - b. Verifiable historical documentation of the prospective honoree's contribution(s)
and/or connection(s) to the community.
 - c. The petition must contain a minimum of 150 signatures, a majority of which come
from residents and/or business within the City of Corcoran. Each signature should
include the printed name and address of the person signing.

City of
CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT
ITEM #: 5.3**

MEMORANDUM

TO: Corcoran Planning Commission

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

SUBJECT: Commissioner Representative to the Site Plan Review

DATE: October 9, 2017

MEETING DATE: October 16, 2017

DISCUSSION

In the last Planning Commission meeting on August 21, 2017, the Commissioners agreed to notify the Planning Commission Chairperson about the schedule of Site Plan Review and a representative from the commission will attend the review.

The staff is requesting to identify at least three (3) representatives/alternate who will attend the site plan review on a regular basis. One representative is required to attend. The three representatives will be notified of the schedule on rotation basis.

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**INFORMATION ITEM
ITEM #:**

MEMORANDUM

TO: Corcoran Planning Commission

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

SUBJECT: Building and Safety Division of Community Development policy regarding
Sub-Standard building and boarded up properties.

DATE: October 10, 2017

MEETING DATE: October 16, 2017

RECOMMENDATION: That the Planning Commission approve Resolution 17-09 to recommend to the City Council to adopt an Ordinance regarding a time limit for Sub-standard and boarded up properties.

DISCUSSION The Building and Safety and Code Enforcement Divisions of Community Development is responsible for keeping and maintaining the health and safety of all structures and properties within the City of Corcoran. Since 2007 it has been Building and Safety Department policy to require all Sub-standard buildings or properties that are posted or boarded up by the owner to tear down the structure or take out permits for the rehab of the structure. This requirement is stated on all Notice and Orders regarding these properties. Currently we have over 40 posted properties and several properties that have been boarded up by the owner. These properties are falling into decay and are causing blight and health and safety concerns. Boarded or posted properties also cause property values to plummet and are a magnet for criminal activities. Staff is seeking to move these requirements from a department policy to an ordinance in the City municipal code. This will allow the City to take legal action and issue fines against property owners who do not comply. Resolution 17-09 is a recommendation by the Planning Commission to the Corcoran City Council to consider adding this requirement as an ordinance and to direct staff to prepare a public hearing on the matter.

**RESOLUTION NO. 17-09
CORCORAN CITY PLANNING COMMISSION
PERTAINING TO
SUB-STANDARD BUILDING AND BOARDED UP PROPERTIES**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on October 16, 2017, the Commission approved the following:

Whereas, the Building and Safety Division of Community Development has department policy regarding time limits on sub-standard buildings and boarded properties; and

Whereas, the city has many properties that have been posted as sub-standard or has been boarded up by owner, and;

Whereas, these properties have a negative effect on property values and standard of the city; and

Whereas, these properties contribute to blight and criminal activity, and;

Whereas, a time limit for boarded properties and sub-standard properties be set at one (1) year

Whereas, the two options are a full permitted rehab or a demolition of the structure (s).

Whereas, to enable the City to take legal action and or fines against property violations

IT IS THEREFORE RESOLVED that the Planning Commission approves Resolution 17-09 requiring a time limit of one (1) year to apply for a rehab permit or a demolition permit regarding Sub-standard and boarded up properties and recommends to the Corcoran City Council to consider an Ordinance regarding Sub-standard building and boarded up property time limits.

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED AND ADOPTED on this 16th day of October 2017.

David Bega
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. 17-09 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 16th day of October, 2017, by the vote as set forth therein.

DATED: October 16, 2017

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Lopez, City Clerk



City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT
ITEM #: 5.5**

MEMORANDUM

TO: Planning Commission

FROM: Kevin Tromborg, Community Development Director
Valerie Bega, Transit Coordinator

DATE: October 4, 2017

MEETING DATE: October 16, 2017

SUBJECT: Transit overview, Fiscal Year 2017

Recommendation:

Information item.

Discussion:

Transit Overview: Review grant projects, and ridership.

Fiscal 2017 review: Review farebox, driver's revenues hours and revenue miles.

Revenue initiatives: Options Transit can take to increase farebox revenues.

Budget Impact:

None.

Attachments:

Transit grants, FY 2017 ridership data which includes passenger totals, revenue miles, and revenue hours.

CalOES

Closed/ Open	Project	Amount	Fiscal Year	Notes
Closed	Bus Surveillance System	\$ 39,413.00	2008-2009	Closed
Closed	Surveillance cameras at Depot & Whitley Ave	\$ 24,332.00	2010-2011	Closed
Closed	Surveillance cameras at Depot & Whitley Ave	\$ 24,332.00	2011-2012	Closed
Closed	Surveillance cameras at Corporation Yard	\$ 24,332.00	2012-2013	Closed
Open	Computer Scheduling with GPS	\$ 118,723.00	2013-2014	CalOES stated no Sole Source is needed.
Open	Electronic Farebox System	\$ 24,332.00	2014-2015	CalOES stated no Sole Source is needed. Change project name
Open	Upgrade Camera systems on buses	\$ 24,332.00	2015-2016	
Applied	Transit Facility upgrades and improvements		2016-2017	Awaiting approval letter

PTMISEA

Closed/ Open	Project	Amount	Fiscal Year	Notes
Closed	Handicap Doors	\$ 146,808.00	2009-2010	Closed
Closed	Bus Wash	\$ 608,136.00	2010-2011	Closed
Pending	Project to CC 2/14/17	\$ 424,200.00		not all project were approved by Caltrans working on making changes.

LCTOP

Closed/ Open	Project	Amount	Fiscal Year	
Open	AMTRAK Tickets	\$ 22,241.00	2015-2016	Changing project to Bus Stop Shelter at 6 1/2 & Garvey
Open	Bus Stop Shelter @ 6 1/2 & Garvey	\$ 10,399.00	2016-2017	Approved

5311

Closed/ Open	Project	Amount	Fiscal Year	Notes
Open	Operation Expense	\$152,427	2016	Approval letter received awaiting reimbursement check.
Applied	Operation Expense	\$ 116,537.00	2017	Waiting on approval letter
Applied	Operation Expense	?	2018	FTA did now specify any dollar amount, asked agencies project operation expenses and would allow agencies to amend during the next cycle of applications.

Corcoran Ridership Data

Fiscal Yr. 2016/17	Bus #167	Bus #169	Bus #170
Pass.	Rev. Miles Rev. Hrs.	Pass Rev. Miles Rev. Hrs.	Pass. Rev. Miles Rev. Hrs

July	38	41	4.02
August	27	38	4.49
September	0	0	0
October	0	0	0
November	0	0	0
December	71	83	9.45
January	59	108	627.9
February	98	133	14.79
March	45	55	6.09
April	423	678	70.53
May	434	552	53.78
June	73	78	8.26
Total	1268	1766	799.31

Fiscal Yr. Bus #215
2016/17 Rev. Miles Rev. Hrs.
Pass.

894	1020	111.73
1042	1232	134.37
698	956	107.29
761	1052	111.51
693	941	95.91
485	793	96.7
293	495	48.37
0	0	0
472	637	67.29
598	935	100.7
327	455	47.7
385	454	41.67
6648	8970	963.24

Bus #216
Pass Rev. Miles Rev. Hrs.

642	892	80.75
1335	1632	150.06
977	1426	131.52
910	1308	119.47
828	1128	96.93
590	816	90.63
492	864	83.11
531	910	92.42
293	496	47
179	277	27.55
781	1047	96.12
543	769	72.71
8101	11565	1088.27

Bus #238
Rev. Miles Rev. Hrs.
Pass

July	692	960	105.72
August	622	777	86.51
September	896	1145	121.93
October	661	968	101.1
November	597	814	83.45
December	508	799	101.45
January	584	902	97.62
February	695	951	106
March	623	858	95.72
April	635	995	102
May	765	997	96.68
June	903	1200	114.5
Total	8181	11366	1212.68

672	883	86.52
338	421	48.73
232	324	34.3
215	315	33.49
253	383	42.25
511	795	88.19
825	1349	122.7
788	1189	114.5
976	1311	122.9
325	459	41.9
730	929	98.3
936	1245	112.94
6801	9603	946.72

0	0	0
0	0	0
0	0	0
178	193	22.55
0	0	0
314	591	66.03
380	575	62.62
704	867	96.23
899	1137	113.3
643	872	90.83
536	655	66.86
344	338	33.76
3998	5228	552.18

Fiscal Yr. 2016/17 TOTAL Pass Rev. Miles Rev. Hrs.

July	2938	3796	388.74
August	3364	4100	424.16
September	2803	3851	395.04
October	2725	3836	388.12
November	2371	3266	318.54
December	2479	3877	452.45
January	2633	4293	1042.32
February	2816	4050	423.94
March	3308	4494	452.3
April	2803	4216	433.5
May	3573	4635	459.44
June	3184	4084	383.84
Total	34997	48498	5562.39

City of Corcoran

City of Corcoran Building Division

BUILDING DEPARTMENT ACTIVITY REPORT

Report Date Range : 07/01/2017 to 09/30/2017

Structure / Permit Type	# of Permits	Valuation
COMMERCIAL		
COMMERCIAL TENANT IMPROVEMENT	2	50,000.00
RE-ROOF	1	34,000.00
COMMERCIAL DEMOLITION	2	6,000.00
NEW SERVICE STATION	1	35,000.00
RESTAURANT ADD/REM	1	108,379.14
	7	
RESIDENTIAL		
SOLAR SYSTEM	16	299,000.00
RESIDENTIAL REPAIR	3	130,184.00
REPLACING WINDOWS SFD	2	6,500.00
SINGLE FAMILY DWELLING	10	1,463,269.90
SINGLE FAMILY REMODEL	2	55,000.00
RESIDENTIAL GARAGE NEW/ADD/REM	2	26,000.00
RESIDENTIAL PATIO NEW/ADD	5	25,500.00
ELECTRIC PERMIT	7	5,400.00
PLUMBING PERMIT	2	6,500.00
MECHANICAL PERMIT	12	33,200.00
ENCROACHMENT	1	12,000.00
RE-ROOF	21	169,820.00
RESIDENTIAL DEMOLITION	1	1,000.00
	84	
<u>TOTALS</u>	<u>91.00</u>	<u>2,466,753.04</u>

Project Applications Filled Listing

Report Date Range : 07/01/2017 to 09/30/2017

Ref	Applicant	Location	Submitted Date	Applications
17-0007	RON ROSELIUS	2741 ORANGE AVE	8/4/2017	LLA 17-01
17-0008	LUIS ALBERTO ESPARCA	924 WHITLEY AVE	8/29/2017	CUP 17-03
17-0009	Christian Hallaian	1100 WHITLEY AVE	9/20/2017	SPR - 17-02

ADMINISTRATIVE CITATIONS REPORT FY 2016 - 2017

Revenue Experts

Citation	Cite Date	Status	# Notices	Appealed?	FTB?	Original	Charges/ Fees	Payments	Owing
C541	7/12/2016	Closed	0	No	No	\$100.00		\$100.00	\$0.00
C636	5/3/2017	Closed	0	No	No	\$100.00		\$100.00	\$0.00
C658	5/24/2017	Closed	0	No	No	\$100.00		\$100.00	\$0.00
C542	7/27/2016	Closed	1	No	No	\$200.00	(\$150.00)	\$50.00	\$0.00
C539	7/12/2016	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
C649	5/9/2017	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
C626	4/21/2017	Closed	2	No	No	\$100.00	\$100.00	\$350.00	(\$150.00)
C573	2/27/2017	Closed	3	No	No	\$100.00	\$100.00	\$200.00	\$0.00
C565	11/21/2016	Closed	3	No	No	\$200.00	\$0.00	\$200.00	\$0.00
C543	8/5/2016	Closed	3	No	No	\$500.00	\$0.00	\$500.00	\$0.00
C540	7/12/2016	Dism	0	No	No	\$100.00	(\$100.00)		\$0.00
C670	6/5/2017	Hold	2	No	No	\$100.00	\$100.00	\$115.00	\$100.00
C637	5/3/2017	Open	2	No	No	\$100.00	\$100.00		\$200.00
C627	4/26/2017	Open	2	No	No	\$100.00	\$100.00		\$200.00
C666	6/2/2017	Open	2	No	No	\$100.00	\$100.00		\$200.00
C681	6/26/2017	Open	2	No	No	\$200.00	\$200.00		\$400.00
C659	5/30/2017	Open	2	No	No	\$100.00	\$100.00		\$200.00
C644	5/3/2017	Open	2	No	No	\$100.00	\$100.00		\$200.00
C678	6/15/2017	Open	2	No	No	\$200.00	\$200.00		\$400.00
C561	10/14/2016	Open	3	No	Yes	\$200.00	\$200.00		\$400.00
C537	7/12/2016	Open	3	No	Yes	\$100.00	\$100.00		\$200.00
C680	6/20/2017	Open	3	No	No	\$100.00	\$100.00		\$200.00
C564	11/21/2016	Open	3	No	Yes	\$100.00	\$100.00		\$200.00
C656	5/12/2017	Open	3	No	No	\$100.00	\$100.00		\$200.00
C560	10/14/2016	Open	3	No	Yes	\$100.00	\$100.00		\$200.00
C557	10/3/2016	Open	3	No	No	\$500.00	\$500.00		\$1,000.00
C654	5/12/2017	Open	3	No	No	\$100.00	\$100.00		\$200.00
C570	12/29/2016	Void	0	No	No	\$100.00	(\$100.00)		\$0.00
C538	7/12/2016	Void	0	No	No	\$100.00	(\$100.00)		\$0.00
Totals:			54			\$4,200.00	\$2,150.00	\$2,015.00	\$4,350.00

ADMINISTRATIVE CITATIONS REPORT - 1ST Q FY 2017 - 2018

Revenue Experts

Citation	Cite Date	Status	# Notices	Appealed?	FTB?	Original	Charges/Fees	Payments	Owing
C701	8/15/2017	Closed	0	No	No	\$100.00		\$105.00	(\$5.00)
C702	8/16/2017	Closed	0	No	No	\$25.00		\$25.00	\$0.00
C703	8/16/2017	Closed	0	No	No	\$25.00		\$25.00	\$0.00
C704	8/16/2017	Closed	0	No	No	\$25.00		\$25.00	\$0.00
C707	8/16/2017	Closed	1	No	No	\$25.00	\$12.50	\$37.50	\$0.00
C710	8/16/2017	Closed	1	No	No	\$50.00	\$25.00	\$75.00	\$0.00
C706	8/16/2017	Closed	1	No	No	\$25.00		\$25.00	\$0.00
C689	7/31/2017	Open	1	No	No	\$3,000.00	\$1,500.00		\$4,500.00
C690	7/31/2017	Open	1	No	No	\$3,000.00	\$1,500.00		\$4,500.00
C691	7/31/2017	Open	1	No	No	\$3,000.00	\$1,500.00		\$4,500.00
C692	7/31/2017	Open	1	No	No	\$3,000.00	\$1,500.00		\$4,500.00
C694	7/31/2017	Open	1	No	No	\$3,000.00	\$1,500.00		\$4,500.00
C697	8/7/2017	Open	1	No	No	\$100.00	\$50.00		\$150.00
C700	8/14/2017	Open	1	No	No	\$100.00	\$50.00	\$100.00	\$50.00
C705	8/16/2017	Open	1	No	No	\$25.00	\$12.50		\$37.50
C708	8/16/2017	Open	1	No	No	\$25.00	\$12.50		\$37.50
C709	8/16/2017	Open	1	No	No	\$25.00	\$12.50		\$37.50
C683	7/11/2017	Open	2	No	No	\$200.00	\$200.00		\$400.00
C684	7/11/2017	Open	2	No	No	\$200.00	\$200.00		\$400.00
Totals:			17			\$15,950.00	\$8,087.50	\$417.50	\$23,612.50