

# CORCORAN PLANNING COMMISSION MEETING AGENDA

City Council Chambers  
1015 Chittenden Avenue  
Corcoran, CA 92312

Monday, September 17, 2018  
5:30 P.M.

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**Public Inspection:** A detailed Planning Commission packet is available for review at Corcoran City Hall, located at 832 Whitley Avenue

**Notice of ADA Compliance:** In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks office at (559) 992-2151 ext. 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.

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## **ROLL CALL**

<b>Chairman:</b>	<b>David Bega</b>
<b>Vice-Chairman:</b>	<b>Shea DeVaney</b>
<b>Commissioner:</b>	<b>David Jarvis</b>
<b>Commissioner:</b>	<b>Karl Kassner</b>
<b>Commissioner:</b>	<b>Dennis Tristao</b>
<b>Commissioner:</b>	<b>Troy Van Velson</b>
<b>Commissioner:</b>	<b>Janet Watkins</b>

## **FLAG SALUTE**

### **1. PUBLIC DISCUSSION**

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

**2.1** Approval of minutes of the regular Planning Commission meeting on  
July 16, 2018

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

**4. PUBLIC HEARING**

**4.1** Public Hearing to consider Zone Change from Single Family Residential (R-1-6) to Neighborhood Commercial (CN) of the property located at 405 Orange Avenue, Corcoran, CA 93212 with APN 030-260-035, submitted by Sardar Singh. **(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** Public Hearing to consider Zone Text Change pertaining to Crematorium Housing. **(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** Public Hearing to consider Zone Text Change pertaining to Transitional Housing. **(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.

**4.4** Public Hearing to consider Zone Text Change pertaining to Hemp. **(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**

6. **MATTERS FOR PLANNING COMMISSION**

6.1. Information Items

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

6.3 Committee Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on September 14, 2018.



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

**MINUTES  
CORCORAN PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, JULY 16, 2018**

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 5:30 P.M.

**ROLL CALL**

Commissioners present: Bega, DeVaney, Jarvis, Kassner, Van Velson and Watkins

Commissioners absent: Tristao

Staff present: Kevin Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Attorney

**FLAG SALUTE**

The flag salute was led Bega.

A quorum was declared in the presence of six (6) Commissioners.

**1. PUBLIC DISCUSSION - None**

**2. APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Kassner and seconded by Jarvis to approve the minutes of the regular meeting on May 21, 2018. Motion carried by the following vote:

**AYES:** Bega, DeVaney, Jarvis, Kassner, Van Velson and Watkins

**NOES:**

**ABSTAIN:**

**ABSENT:** Tristao

**3. RE-ORGANIZATION – None**

#### 4. PUBLIC HEARING

4.1 Public Hearing to consider Zone Change from Service Commercial (CS) to Residential Acreage (RA), of the property located at 1940 Niles Avenue, Corcoran, CA 93212 with APN 034-070-009, submitted by Craig Arnold., was declared open at 5:33 p.m. Tromborg presented the staff report. Having no oral and written testimony received, the public hearing was closed at 5:47 p.m.

Following Commission discussion, a **motion** was made by Van Velson and seconded by Jarvis to approve Resolution 18-04 regarding Zone Change, General Plan Amendment from Service Commercial (CS) to Residential Acreage (RA), of the property located at 1940 Niles Avenue, Corcoran, CA 93212 with APN 034-070-009. Motion carried by the following vote

**AYES:** Bega, DeVaney, Jarvis, Kassner, Van Velson and Watkins

**NOES:**

**ABSTAIN:**

**ABSENT:** Tristao

#### 5. STAFF REPORTS - None

#### 6. MATTERS FOR COMMISSION - None

6.1. The commission received information on the following:

- Zoning Code regarding fence height

Tromborg informed the Commission of the zoning regulations regarding fence requirements. Height limit for a fence is three (3) feet within the front or traffic safety visibility (usually corner lots), six (6) or seven (7) feet within side and rear setback areas. Building permit is only required if there is a footing or block fence material.

Community Development Department is in-charge of enforcing the zoning code. The Planning Commission can make a determination if there is a need to revise or update the zoning code.

The Planning Commission directed the staff to do some research regarding fence regulations from other cities and bring it back in the next commission meeting.

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

6.3 Committee Reports – None

7. **ADJOURNMENT**

At 6:06 p.m., the meeting was adjourned to the next regular meeting on Monday, August 20, 2018 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

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**MEMORANDUM**

**PUBLIC HEARING  
ITEM #: 4.1**

**TO: Corcoran Planning Commission**

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

**SUBJECT: Zone Change 18-01/Resolution No. 18-05 - filed by Sardar Singh/Jang  
Bahadar Singh, regarding proposed Zone Change for property located at the  
South East corner of Dairy Avenue and Orange Avenue with APN: 030-260-  
035**

**MEETING DATE: September 17, 2018**

**APPLICANT**

Sardar Singh/Jang Bahadar Singh  
2238 Airington Circle  
Corcoran Ca 93212

**PROPERTY OWNER**

Sardar Singh/Jang Bahadar Singh  
2238 Airington Circle  
Corcoran Ca 93212

**REPORT:**

Mr. Singh is requesting a zone change and general plan amendment for his property located at the South East corner of Dairy Avenue and Orange Avenue, APN 030-260-035. The property is currently zoned Single Family Residential (R-16). Mr. Singh is requesting a zone change to Neighborhood Commercial (CN). The property owners would like to have the option of proposing a commercial project in the future or market the property for sale with two (2) acres of the property zoned as Neighborhood Commercial.

**SURROUNDING ZONING AND USES**

	<u>Use</u>	<u>Zoning</u>
Subject:	1940 Niles Avenue	CS
North:	BNSF and Hwy 43 + Residential	R-16
South:	Light industrial	IL
East:	BNSF and HWY 43 + Residential	R-16
West:	Residential	R-16

**COMPLIANCE WITH CEQA:**

The project is not exempt from CEQA requirements. An Initial study mitigated Negative Declaration was performed.

**ZONE CHANGE, GENERAL PLAN AMMENDMENT FINDINGS**

The following findings are proposed:

- (A) The project is not exempt under CEQA
- (B) That the project required an Initial Study Negative Declaration to determine the environmental impacts and their effect on the environment.
- (C) That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the neighborhood;
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- (E) That the proposed use, and any adverse effects upon adjoining or other properties has been addressed in the environmental study. In making this determination, the Commission shall consider the Initial study Mitigated Negative Declaration. Determination of future 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 should be determined at such time as a project for development has been proposed;
- (F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned developments approved by the City;

**ZONE CHANGE, GENERAL PLAN AMMENDMENT-ACTION BY THE PLANNING COMMISSION**

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a zone change, General plan amendment application.

The decision of the Planning Commission, if approved shall be forwarded to the City Council for Final approval. The decision of the City Council is final.



**ZONE CHANGE, GENERAL PLAN AMMENDMENT-APPEAL TO THE CITY COUNCIL (Section 11-19-10)**

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. 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 approval of a Zone change, General plan amendment.

The decision of the City Council shall be final, and shall have immediate effect.

**NEW APPLICATION**

Should the Planning Commission deny an application for a Zone Change, no application for a zone change of the same type shall be filed within six (6) months from the date of denial, except when the Planning Commission denies "without prejudice".

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 18-05  
PERTAINING TO  
ZONE CHANGE, GENERAL PLAN AMMENDMENT 18-01**

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on September 17, 2018, the Commission approved the following:

**WHEREAS**, Sardar Singh and Jang Bahadar Singh, submitted an application requesting approval for a zone change from Residential (R-16) zone to Neighborhood Commercial (CN) for property located at the South East corner of Dairy Avenue and Orange Avenue, Corcoran, Ca 93212, APN: 030-260-035; and

**WHEREAS**, this Commission considered the staff report and Mitigated Negative Declaration on September 17, 2018; and

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

- (A) The zone of the property is (R-16) residential, and the proposed change of zone and general plan amendment is not exempt under CEQA.
- (B) That the environment initial study has address the environmental impacts of: aesthetics, agriculture and forestry resources, air quality, biological resources, cultural resources, geological and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, tribal cultural resources, utilities and service systems, mandatory findings of significance, sensitive natural communities and special status plant species, mammals, special status Avian, reptile, Amphibian and invertebrates, and critical habitat.
- (C) 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;
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- (E) That the proposed use may will have adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;

- (F) 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 The Corcoran Planning Commission recommends to the Corcoran City Council approval of Zone Change and General Plan Amendment 18-01 with the Conditions stated in Exhibit A, General conditions.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 17th day of September, 2018

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**David Bega, Planning Commission Chairman**

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**Kevin 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. 18-05 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 17<sup>th</sup> day of September, 2018, by the vote as set forth therein.

DATED: September 17, 2018

ATTEST BY:

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Ma. Josephine D. Lindsey  
Planning Commission Secretary

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Marlene Lopez, City Clerk

**EXHIBIT A**  
**ZONE CHANGE/GENERAL PLAN AMENDMENT 18-01**  
**RESOLUTION 18-05**

**General Conditions:**

1. That the applicant in consideration of the approval of said project hereby agrees to hold harmless the City of Corcoran and all of its departments, officers, agents, or employees free and harmless of, and from any claims or any kind of nature arising out of or by reason of said project, and the development of said project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorneys fees.
2. That all proposals of the applicant be conditions of approval if not mentioned herein.
3. That all future commercial development regarding the property that has been proposed for zone change be subject to Site Plan review prior to the approval of construction Documents.
4. That the owner and property complies with any and all local, state and federal laws and Regulations governing the zoning of the property
5. Kings County Health Department. That future commercial development be subject to Health Department review.
6. City Engineer. That all improvements to infrastructure comply with the City improvement Standards and are subject to review.
7. Public Works. That all future development is subject to review.
8. Corcoran Police Department has no comments.
9. Kings County Fire Marshal. That all future development is subject to review by Kings County Fire Department.
10. Corcoran Unified School District has no comments.
11. That a 300 ft. Radius notice was mailed and there were no written comments.

**MEMORANDUM**

**PUBLIC HEARING  
ITEM #: 4.2**

**TO: Corcoran Planning Commission**

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

**SUBJECT: Zone Text Change 18-01/Resolution No. 18-06 - filed by the City of Corcoran  
to add the crematorium to the Service Commercial (CS) Light Industrial (IL)  
and Heavy Industrial Zones**

**MEETING DATE: September 17, 2018**

**REPORT:**

Currently our zoning code has no designation for Crematoriums. Funeral Parlors and Mortuaries are allowed by conditional use permit in the (CC) Central Commercial, (CH) Highway Commercial, (CS) Service Commercial and (PO) Professional Office zone districts. Often, crematoriums coexist with mortuaries but there are businesses that specialize in the cremation process. Crematoriums must be licensed by the State of California and meet strict regulations regarding environmental issues. Most jurisdictions choose to limit crematoriums to service Commercial, Highway commercial (if applicable) or industrial zones.

**COMPLIANCE WITH CEQA:**

The project is considered ministerial and is exempt from CEQA requirements. (15268)

**ZONE CHANGE, GENERAL PLAN AMMENDMENT FINDINGS**

The following findings are proposed:

- (A) The project is exempt under CEQA Ministerial (15268)
- (B) That the proposed addition and use will have no adverse effects upon adjoining properties or neighborhoods. In making this determination.

- (C) 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;

### **ZONE CHANGE, GENERAL PLAN AMMENDMENT-ACTION BY THE PLANNING COMMISSION**

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a zone change, general plan amendment application.

The decision of the Planning Commission, if approved shall be forwarded to the City Council for final approval. The decision of the City Council is final.

### **ZONE CHANGE, GENERAL PLAN AMMENDMENT-APPEAL TO THE CITY COUNCIL (Section 11-19-10)**

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. 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 approval of a zone change, general plan amendment.

The decision of the City Council shall be final, and shall have immediate effect.

### **NEW APPLICATION**

Should the Planning Commission deny an application for a Zone Change, no application for a zone change of the same type shall be filed within six (6) months from the date of denial, except when the Planning Commission denies "without prejudice".

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 18-06  
PERTAINING TO  
ZONE TEXT CHANGE 18-01 - CREMATORIUM**

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on September 17, 2018, the Commission approved the following:

**WHEREAS**, The City of Corcoran, submitted an application requesting approval for a zone text change adding crematoriums to the commercial and industrial list of permitted uses and designating them with a Conditional Use Permit to the Service Commercial (CS), Highway Commercial (CH), Light Industrial (IL) and Heavy Industrial (IH) specific zones; and

**WHEREAS**, this Commission considered the staff report on September 17, 2018; and

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

- (A) The zone text addition and designation of crematorium to the zoning code is exempt under CEQA.(15268) ministerial
- (B) That the proposed addition and designation to the zoning code will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider characteristics that may affect surrounding property;
- (C) 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 The Corcoran Planning Commission recommends to the Corcoran City Council approval of Zone Text change 18-01 and Resolution 18-06 with the Conditions stated in Exhibit A, General conditions.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 17<sup>th</sup> day of September, 2018

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**David Bega, Planning Commission Chairman**

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**Kevin 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. 18-06 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 17<sup>th</sup> day of September, 2018, by the vote as set forth therein.

DATED: September 17, 2018

ATTEST BY:

\_\_\_\_\_  
Ma. Josephine D. Lindsey  
Planning Commission Secretary

\_\_\_\_\_  
Marlene Lopez, City Clerk



**EXHIBIT A**  
**ZONE TEXT CHANGE 18-01 - CREMATORIUM**  
**RESOLUTION 18-06**

**General Conditions:**

1. That all proposals of the applicant be conditions of approval if not mentioned herein.
2. That all future commercial development regarding the property that has been proposed for zone text change 18-01 be subject to a Conditional Use Permit and approval by the Corcoran Planning Commission.
3. That the owner and property complies with any and all local, state and federal laws and Regulations governing the zoning of the property
4. Kings County Health Department. That future commercial development regarding crematorium be subject to Health Department review.
5. City Engineer. That all improvements to infrastructure comply with the City improvement Standards and are subject to review.
6. Public Works. That all future development is subject to review.
7. Corcoran Police Department has no comments.
8. Kings County Fire Marshal. That all future development is subject to review by Kings County Fire Department.
9. Corcoran Unified School District has no comments.

### **Other Cities Zoning Code re Crematorium**

1. Hanford - Allowed under Conditional Use Permit (CUP) on Service Commercial (CS), Mixed Use Zone, Light Industrial (IL)
2. Tulare - Allowed under CUP on C3 zone – retail commercial district and C4 – Service Commercial
3. Delano - Allowed under CUP on Agricultural Zone District (institutional uses)
4. Visalia - No mentioned

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**MEMORANDUM**

**PUBLIC HEARING  
ITEM #: 4.3**

**TO: Corcoran Planning Commission**

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

**SUBJECT: Zone Text Change 18-02/Resolution No 18-07 - filed by the City of Corcoran  
to require Administrative Approval or Conditional Use Permits for  
Transitional Housing.**

**MEETING DATE: September 17, 2018**

**REPORT:**

The City of Corcoran currently allows Transitional Housing as a permitted use in Residential Acreage (RA), Residential (R-1), and Multi Family Residential (RM) zones. Permitted by the City zoning code means no additional government regulations required. Transitional housing is defined as "Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six (6) months to accommodate people transitioning from one type of housing to another and is for a maximum time of six (6) months. Government code section 65583, transitional housing shall be permitted in all zones allowing residential uses, subject to the same permit requirements of other residential uses of the same type in the same zones".

The City of Corcoran's General Plan, Housing Element section 9.14 states that the City conditionally permits transitional housing in several commercial zones.

**RECOMMENDATION:**

Staff is recommending that transitional housing be permitted in residential zones but under administrative approval or conditional use permit.

**COMPLIANCE WITH CEQA:**

The project is considered ministerial and is exempt from CEQA requirements. (15268)

**ZONE CHANGE, GENERAL PLAN AMMENDMENT FINDINGS**

The following findings are proposed:

- (A) The project is exempt under CEQA (15268)
- (B) That the proposed text change will have, no adverse effects upon adjoining properties or neighborhoods.
- (C) 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;

**ZONE CHANGE, GENERAL PLAN AMMENDMENT-ACTION BY THE PLANNING COMMISSION**

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a zone change, General plan amendment application.

The decision of the Planning Commission, if approved shall be forwarded to the City Council for Final approval. The decision of the City Council is final.

**ZONE CHANGE, GENERAL PLAN AMMENDMENT-APPEAL TO THE CITY COUNCIL (Section 11-19-10)**

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. 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 approval of a Zone change, General plan amendment.

The decision of the City Council shall be final, and shall have immediate effect.

**NEW APPLICATION**

Should the Planning Commission deny an application for a Zone Change, no application for a zone change of the same type shall be filed within six (6) months from the date of denial, except when the Planning Commission denies "without prejudice".

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 18-07  
PERTAINING TO  
ZONE TEXT CHANGE 18-02 - TRANSITIONAL HOUSING**

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on September 17, 2018, the Commission approved the following:

**Whereas**, The City of Corcoran, submitted an application requesting approval for a zone text change from allowing Transitional Housing as a permitted use in all Residential Zones to a permitted use under Conditional Use Permit; and

**Whereas**, this Commission considered the staff report on September 17, 2018; and

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

- (A) The zone text of “permitted” for transitional housing to “permitted” under a conditional use permit is ministerial and exempt from CEQA (15268);
- (B) That the proposed zone text change to the zoning code will have adverse effect upon adjoining properties or neighborhoods. In making this determination, the Commission shall consider characteristics that may affect surrounding properties.
- (C) 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 The Corcoran Planning Commission recommends to the Corcoran City Council approval of Zone Change and General Plan Amendment 18-01 with the Conditions stated in Exhibit A, General conditions.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 17, day of September, 2018

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**David Bega, Planning Commission Chairman**

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**Kevin 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. 18-07 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 17<sup>th</sup> day of September, 2018, by the vote as set forth therein.

DATED: September 17, 2018

ATTEST BY:

\_\_\_\_\_  
Ma. Josephine D. Lindsey  
Planning Commission Secretary

\_\_\_\_\_  
Marlene Lopez, City Clerk

**EXHIBIT A**  
**ZONE TEXT CHANGE/GENERAL PLAN AMENDMENT 18-02**  
**RESOLUTION 18-07**

**General Conditions:**

1. That all proposals of the applicant be conditions of approval if not mentioned herein.
2. That all future development regarding transitional housing be permitted by Administrative Approval and or Conditional Use permit.
3. That the owner and property complies with any and all local, state and federal laws and Regulations governing the zoning of the property
4. Kings County Health Department. That future development may be subject to Health Department review.
5. City Engineer. That all improvements to infrastructure comply with the City improvement Standards and are subject to review.
6. Public Works. That all future development is subject to review.
7. Corcoran Police Department has no comments.
8. Kings County Fire Marshal. That all future development may be subject to review by Kings County Fire Department.
9. Corcoran Unified School District has no comments.

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 18-07  
PERTAINING TO  
ZONE TEXT CHANGE 18-02 – TRANSITIONAL HOUSING**

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on September 17, 2018, the Commission approved the following:

**WHEREAS**, The City of Corcoran, submitted an application requesting approval for a zone text change from allowing Transitional Housing as a permitted use in all Residential Zones to a permitted use under Administrative Approval; and

**WHEREAS**, this Commission considered the staff report on September 17, 2018; and

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

- (A) The zone text of “permitted” for transitional housing to “permitted” under a conditional use permit is ministerial and exempt from CEQA (15268)
- (B) That the proposed zone text change to the zoning code will have adverse effect upon adjoining properties or neighborhoods. In making this determination, the Commission shall consider characteristics that may affect surrounding properties.
- (C) 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 The Corcoran Planning Commission recommends to the Corcoran City Council approval of Zone Change and General Plan Amendment 18-01 with the Conditions stated in Exhibit A, General conditions.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 17, day of September, 2018

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**David Bega, Planning Commission Chairman**

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**Kevin 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. 18-07 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 17<sup>th</sup> day of September, 2018, by the vote as set forth therein.

DATED: September 17, 2018

ATTEST BY:

\_\_\_\_\_  
Ma. Josephine D. Lindsey  
Planning Commission Secretary

\_\_\_\_\_  
Marlene Lopez, City Clerk

EXHIBIT A  
ZONE CHANGE/GENERAL PLAN AMENDMENT 18-02  
RESOLUTION 18-07

**General Conditions:**

1. That all proposals of the applicant be conditions of approval if not mentioned herein.
2. That all future development regarding transitional housing be permitted by Administrative Approval and or Conditional Use permit.
3. That the owner and property complies with any and all local, state and federal laws and Regulations governing the zoning of the property
4. Kings County Health Department. That future development may be subject to Health Department review.
5. City Engineer. That all improvements to infrastructure comply with the City improvement Standards and are subject to review.
6. Public Works. That all future development is subject to review.
7. Corcoran Police Department has no comments.
8. Kings County Fire Marshal. That all future development may be subject to review by Kings County Fire Department.
9. Corcoran Unified School District has no comments.

#### **9.14 EMERGENCY SHELTERS AND TRANSITIONAL HOUSING**

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional housing. The Corcoran Zoning Ordinance conditionally permits transitional housing in several commercial zones, but does not directly address the siting of emergency shelters. Corcoran will conditionally permit emergency shelters in the C-S zone. This zone is appropriate given the types of residential uses allowed (SROs and transitional housing) and is near major thoroughfares, transit access, and service facilities. The conditional use permit will facilitate compatibility of such facilities with adjacent land uses and require the same findings as other special needs housing.

**Objective:** Amend the Zoning Ordinance to permit emergency shelters in the C-S zone pursuant to a conditional use permit.

**Responsible Agency:** Community Development Department

**Funding:** General Fund

**Timeline:** Revise Ordinance by end of 2004

**Other Cities Zoning Code re Transitional Housing**

- 1. Hanford - Permitted on SFD, RM, Mixed Use Zone and other zone (IL)
- 2. Tulare - Allowed under CUP

Transitional Housing defined as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Consistent with Cal. Gov't Code § 65583, transitional housing shall be permitted in all zones allowing residential uses, subject to the same permit requirements of other residential uses of the same type in the same zones

- 3. Delano - Not permitted in R-1. Permitted in R-A, R-2, R-3
- 4. Visalia - Permitted in all Residential zoned districts

Transitional housing means temporary housing (six months to two years) for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

Transitional and Supportive Housing as defined by California Health and Safety Code Sections 50675.2(h) and 53260(c).

**MEMORANDUM**

**PUBLIC HEARING  
ITEM #: 4.4**

**TO:** Corcoran Planning Commission

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

**SUBJECT:** Zone Text Change 18-03/Resolution No. 18-08 - filed by the City of Corcoran to add the cultivation and processing of industrial hemp in Agriculture Zones and Industrial Zones under Conditional Use Permit.

**MEETING DATE:** September 17, 2018

**REPORT:**

The State of California has determined that Hemp is agriculture and cannot be restricted from use in Agriculture zones. Currently our zoning code has no designation for Hemp cultivation and processing.

**RECOMMENDATION:** That industrial hemp cultivation be designated a permitted use in Agricultural (AG) zones and that Industrial Hemp processing in Agricultural zones be subject to a conditional use permit. Additionally that Industrial Hemp cultivation and processing be subject to a conditional Use permit prior to approval in light industrial (IL) and Heavy Industrial (IH) zones.

**COMPLIANCE WITH CEQA:**

The project is considered ministerial and is exempt from CEQA requirements. (15268)

**ZONE CHANGE, GENERAL PLAN AMMENDMENT FINDINGS**

The following findings are proposed:

(A) The project is exempt under CEQA (15268)

(B) That the proposed text change will have, no adverse effects upon adjoining properties or neighborhoods.

(C) 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;

### **ZONE CHANGE, GENERAL PLAN AMMENDMENT-ACTION BY THE PLANNING COMMISSION**

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a zone change, General plan amendment application.

The decision of the Planning Commission, if approved shall be forwarded to the City Council for Final approval. The decision of the City Council is final.

### **ZONE CHANGE, GENERAL PLAN AMMENDMENT-APPEAL TO THE CITY COUNCIL (Section 11-19-10)**

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. 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 approval of a Zone change, General plan amendment.

The decision of the City Council shall be final, and shall have immediate effect.

### **NEW APPLICATION**

Should the Planning Commission deny an application for a Zone Change, no application for a zone change of the same type shall be filed within six (6) months from the date of denial, except when the Planning Commission denies "without prejudice".

**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 18-08  
PERTAINING TO  
ZONE TEXT CHANGE 18-03 – INDUSTRIAL HEMP**

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on September 17, 2018, the Commission approved the following:

**WHEREAS**, The City of Corcoran, submitted an application requesting approval for a zone text change to allow industrial hemp cultivation as a permitted use in Agriculture (AG) Zones and to allow industrial hemp processing in Agricultural (AG) Zones subject to a conditional use permit. To allow Industrial Hemp cultivation and processing in Light industrial (IL) and Heavy Industrial (IH) zones subject to a conditional use permit; and

**WHEREAS**, this Commission considered the staff report on September 17, 2018; and

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

- (A) The zone text change of “permitted” for Industrial Hemp cultivation in Agriculture (AG) zones, the change to permitted subject to a conditional use permit for Industrial Hemp processing in Agricultural (AG) zones, the change to permitted subject to conditional use permit for Industrial Hemp cultivation and processing in light industrial (IL) and Heavy Industrial (IH) zones is ministerial and exempt from CEQA (15268)
- (B) That the proposed zone text change to the zoning code will have adverse effect upon adjoining properties or neighborhoods. In making this determination, the Commission shall consider characteristics that may affect surrounding properties.
- (C) 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 The Corcoran Planning Commission recommends to the Corcoran City Council approval of Zone Change 18-03 and Resolution 18-08 with the Conditions stated in Exhibit A, General conditions.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 17, day of September, 2018

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**David Bega, Planning Commission Chairman**

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**Kevin 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. 18-08 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 17<sup>th</sup> day of September, 2018, by the vote as set forth therein.

DATED: September 17, 2018

ATTEST BY:

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Ma. Josephine D. Lindsey  
Planning Commission Secretary

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Marlene Lopez, City Clerk



EXHIBIT A  
ZONE CHANGE/GENERAL PLAN AMENDMENT 18-03  
RESOLUTION 18-08

**General Conditions:**

1. That all proposals of the applicant be conditions of approval if not mentioned herein.
2. That all future development regarding Industrial Hemp cultivation and processing be Permitted by Conditional Use permit.
3. That the owner and property complies with any and all local, state and federal laws and Regulations governing the zoning of the property
4. Kings County Health Department. That future development may be subject to Health Department review.
5. City Engineer. That all improvements to infrastructure comply with the City improvement Standards and are subject to review.
6. Public Works. That all future development is subject to review.
7. Corcoran Police Department has no comments.
8. Kings County Fire Marshal. That all future development may be subject to review by Kings County Fire Department.
9. Corcoran Unified School District has no comments.