

CORCORAN PLANNING COMMISSION MEETING AGENDA

1015 Chittenden Avenue, Corcoran, CA 93212

**Monday, September 19, 2022
5:30 P.M**

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

Notice of ADA Compliance: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks office at (559) 992-2151 ext. 2501

Public Comment: Members of the audience may address the Planning Commission on non-agenda items; however, in accordance with Government Code Section 54954.2, the Planning Commission may not (except in very specific instances) take action on an item not appearing on the posted agenda.

This is just the time for members of the public to comment on any matter within the jurisdiction of the Corcoran Planning Commission. Planning Commission will ask that you keep your comments brief and positive. Creative criticism, presented with appropriate courtesy, is welcome.

After receiving recognition from the chair, speaker will walk to the podium and state name and address and proceed with comments. Each speaker will be limited to five (5) minutes.

ROLL CALL

Chairman:	Karl Kassner
Vice-Chairman:	<i>Vacant</i>
Commissioner:	David Bega
Commissioner:	Karen Frey
Commissioner	Dennis Tristao
Commissioner:	Janet Watkins
Commissioner	Kaitlyn Frazier

FLAG SALUTE

- PUBLIC DISCUSSION**
- APPROVAL OF MINUTES**

2.1 Approval of minutes of the regular Planning Commission meetings on
June 20, 2022 (**Deferred to the October 17, 2022 meeting**)
July 18, 2022 and August 15, 2022 Cancelled, No items.

3. RE-ORGANIZATION

- 3.1 Resignation of two Commissioners: David Jarvis and Jason Mustain
- 3. Appointment of new Vice Chair to serve until January 2023

4. PRESENTATIONS None

5. PUBLIC HEARING None

6. STAFF REPORTS

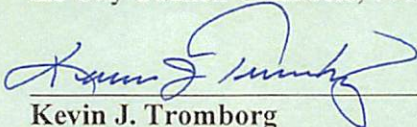
- 6.1 Proposed Zoning Code revisions, Chapters 11-16, 11-19, 11-21, 11-23, 11-28 as part of approved Local Early Action Planning (LEAP) Grant.

7. MATTERS FOR PLANNING COMMISSION

- 7.1. Information Item: Community Development Department update.(Staff)
- 7.2 Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 7.3 Committee/Seminar Reports: Upcoming Cal Start Transit Seminar

8. 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 13, 2022.



Kevin J. Tromborg
Community Development Director

Chairperson
Karl Kassner

Planning Commission



Community
Development
Department

Vice-Chairperson
Vacant

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 6.1

To: Planning Commission

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

Date: September 19, 2022

Subject: Zoning Code: Chapter 11-16, 11-19, 11-21, 11-23, 11-28 zoning code proposed revisions through Local Early Action Planning (LEAP) Grant

A. General Information:

1.	Owner:	City of Corcoran
2.	Applicant:	City of Corcoran
3.	Site Location:	Recap
4.	Property Description:	Recap
5.	Site Area:	N/A
6.	General Plan Designation:	
7.	Current Zone Classification:	N/A
8.	Existing Use:	N/A
9.	Proposed Use:	N/A

The City of Corcoran Community Development Department in conjunction with A&M Engineering (City Engineer) applied and received a Local Early Action Planning (LEAP) grant. The grant (\$150,000) will be utilized for a Master Storm Water Plan and revisions to the current zoning code. Over the next 12 months staff will be bringing revisions to the zoning code that are:

1. Required by law
2. New or revised ordinances passed that impact the zoning code.
3. Revision that was missed in 2014
4. Additions to the land use tables.

We will be performing a review today of chapters 11-16, 11-19, 11-21, 11-23, 11-28 of the Corcoran Zoning code

B. Recommendation:

Staff recommends accepting the zoning code revisions as presented or as amended by the Planning Commission regarding Chapter 11-16, 11-19, 11-21, 11-23, 11-28. At completion of this activity, Staff will present to the Planning Commission under a Public Hearing a final outline of all amendments accepted by the Commission with a resolution requesting the City Councils approval.

C. Public Input:

A Public Hearing will be held at the completion of the project for the public to comment on any of the proposed revisions or additions to the zoning code.

D. Attachment:

Proposed revisions Chapter 11-16, 11-19, 11-21, 11-23, 11-28 Corcoran Zoning Code.

**Propose Revision of Zoning Code (LEAP GRANT)
2020**

Key

- P Permitted Use**
- C Conditional Use Permit Required**
- A Administrative Review Permit Required**
- Use Not Allowed**

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-1-5	2	B.3 Overhead communication lines	B.3 Overhead and underground communication lines.
11-1-5	2	D. Compliance with Regulations. No land shall be used and no structure built, occupied, modified, moved, or destroyed in accordance with the Zoning Code.	D. Compliance with Regulations. No land shall be used and no structure built, occupied, modified, moved, or destroyed in accordance with the Zoning Code and applicable State Building Codes.
11-2-1	5	The City Council delegates to the Community Development Department the responsibility to interpret the meaning and applicability of the Zoning Code.	Add: In the event that ambiguity exists that cannot be solved by Community Development Department, refer to Section 11-1-3-C.
11-4-1	13	None	Possible addition of zoning district R-1-5, 5,000 Square Feet minimum Site Area, Medium Density Residential
11-15-1	18	Public and Quasi-Public Uses	Add Crematorium - Use Not Allowed in all Residential Zone
11-15-1	19	Note: None	Note: Add (6) An Administrative Review Permit is required for Secondary Dwelling Unit.
11-15-1	18	Secondary Dwelling Unit Permitted Use (P) in all Residential Zone Districts	Secondary Dwelling Unit Permitted Use P(6) in all Residential Zone Districts

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-5-1	18	None on Personal Services	Add: Personal Services Section: Barber and Beauty Shops (-) Use Not Allowed; Palmistry, Fortune Teller, Psychic Counselor (-) Use Not Allowed; Tattoo Parlors and Body Piercing (-) Use Not Allowed in all Commercial and Professional Office Zone. Add Massage Parlor (A) or (C) in R-1 and RA Zones.
11-15-1	88	Home Occupations #8. Prohibited Uses, #f. Massage parlors, beauty shops and barber shops, and fortunetellers	Home Occupations #8. Prohibited Uses, #f. Massage parlors - remove from prohibited use as home occupation (for discussion)
11-15-1	19	Agriculture and Natural Resources Uses: Beekeeping (A) Administrative Review in R-1 and RM zone districts	Agriculture and Natural Resources Uses: Beekeeping (-) Use Not Allowed in R-1 and RM zone districts
11-15-1	19	Agriculture and Natural Resources Uses: Crop Cultivation	Agriculture and Natural Resources Uses: Crop Cultivation. Add Cannabis/Hemp (See Section 11-15-4)
11-15-1	19	Agriculture and Natural Resources Uses: Crop Cultivation. Greenhouses and Hydroponics	Agriculture and Natural Resources Uses: Crop Cultivation. Greenhouses and Hydroponics (P) in RA zone
11-15-1	19	Other Uses. Medical Marijuana Dispensaries and Cultivation	Medical Marijuana Dispensaries (See Section 11-15-4)
11-5-2	20	None	Possible Addition of R-1-5 Zone District
11-5-2	21	Other Standards. Lot Coverage. 40%	Other Standards. Lot Coverage 40%(1) on all Zoning District
11-5-2	21	Other Standards. Separation Between Structures: 10 ft in all Zoning District	10 ft.(6) in all Zoning District

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-5-3	23	H.1.a.b.	Add H.1.c. All trash receptacles shall be kept out of public view except on trash pick-up day.
11-5-4	25	C.9. Utilities. A detached second unit may have separate utilities, such as sewer, water and gas.	C.9. Utilities. A detached second unit shall have separate water meter and utilities. Sewer, gas and electric may be separated as directed by the Building Official. <i>(Planning Commission Resolution 2020-09)</i>
11-6-1	28	Residential Uses. Duplex Homes CD (P); PO (P)	Residential Uses. Duplex Homes CD (-); PO (-) Use Not Allowed
11-6-1	28	Residential Uses. Guest Houses and Accessory Living Quarters (A) in all Commercial Zone; PO (P)	Residential Uses. Guest Houses and Accessory Living Quarters - Use Not Allowed (-) in all Commercial Zone and PO
11-6-1	28	Residential Uses. Multi-Family Hoes 5 Units or More - CD (P); PO (C)	Residential Uses. Multi-Family Hoes 5 Units or More - CD (A); PO - (A) Administrative Review
11-6-1	28	Residential Uses. Single Family Homes CD (P); PO P(2)	Residential Uses. Single Family Homes. CD and PO through (A) Administrative Review
11-6-1	28	Residential Uses. Single-Room Occupancy (C) on all Commercial Zone	Residential Uses. Single-Room Occupancy (-) Use not allowed on all Commercial Zone
11-6-1	29	Commercial Uses. Convenience Market with Fuel Service, CS (C)	Commercial Uses. Convenience Market with Fuel Service CS (A) Administrative Review
11-6-1	29	Commercial Uses. Gas and Service Stations, CS (C)	Commercial Uses. Gas and Service Stations - CS (A) Administrative Review
11-6-1	29	Commercial Uses. Maundromats and Self-Serivce Dry Cleaners, CC (P); CD (P); CS (C)	Commercial Uses. Maundromats and Self-Serivce Dry Cleaners - CC (A); CD (A); CS (P)
11-6-1	29	Commercia Uses. Nurseries, Plant and Garden Shops, CD (-) Use Not Allowed	Commercia Uses. Nurseries, Plant and Garden Shops, CD (C) Conditional Use Permit

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-6-1	30	Personal Services, General - CN (A); CC (P); CH (A); CD (P); CS (P); PO (-)	Personal Services, General - CN (A); CC (A); CH (A); CD (A); CS (A); PO (-)
11-6-1	30	Personal Services, General - None	Personal Services, General - Add Palmistry, Fortune Teller, Psychic Counselor, (A) Administrative Review in all Commercial and Professional Office Zone
11-7-1	38	Commercial Uses. Animal Services - Kennel, Commercial, (-) Use Not Allowed in IL and IH	Commercial Uses. Animal Services - Kennel, Commercial, (A) Administrative Review in IL and IH
11-6-1	30	Retail Sales and Services. Bakeries - None	Retail Sales and Services, add Bakeries Allowed under Administrative Review in all Commercial Zone except CH and PO
11-6-1	30	Retail Sales and Services	Add Meat Shop as a Permitted Use in all Commercial Zone
11-6-1	30	Retail Sales and Services	Add Farmers' Market, CD (A) (see section 11-16-3. B.2)
11-16-3	100	11-16-3, B.2.a. Markets are held a maximum of three days per week.	a. Markets are held a maximum of three days per week in CD Zone through Administrative Review.
11-6-1	30	Retail Sales and Services. Outdoor Retail Sales and Activities: CN (-); CC (A); CH (C); CD (C); CS (C); PO (-)	Retail Sales and Services. Outdoor Retail Sales and Activities: Add Sidewalk Sales CN (-) and PO (-); CC (A); CH (A); CD (A); CS (A)
11-6-1	30	Restaurants/Cafes	Add Mobile Food Vending - see 11-15-7 page 95 (Ordinance 639)
11-6-1	30	Restaurants/Cafes, Outdoor Dining Areas, None	Restaurants/Cafes, Add Outdoor Dining Areas (see regulations on page 35)
11-6-3	35	B.2.d Outdoor dining areas	Add regulations for outdoor dining areas
11-6-1	30	Restaurants/Café with Brewery and Distillery -None	Add Restaurants/Café. Brewery and Distillery, Allowed under CUP in CD and CC zone districts. All other zone, Use Not Allowed

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-6-1	30	Vehicle Sales and Services: CN (C); CC (A); CH (A); CD (A); CS (A); PO (-)	Add Car Wash, Automatic , under permitted under CUP for CN and CD but use not allowed in PO zone. All other zones under Administrative Review
11-6-1	30	Vehicle Sales and Services. New and Used Sales and Services: CN (-)	New and Used Sales and Services: CN (C)
11-6-1	30	Vehicle Sales and Services. Tires Sales and Services: CS (P)	Vehicle Sales and Services. Tires Sales and Services: CS (A)
11-6-1	31	Industrial Uses. Chemical Products Manufacturing, Compounding, Packaging and Bottling: Light: PO (C)	Industrial Uses. Chemical Products Manufacturing, Compounding, Packaging and Bottling: Light: PO (-) Use Not Allowed
11-6-1	31	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Food Products	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Change to Food Products and Manufacturing
11-6-1	31	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Ice Manufacturing and Storage, CD (-) Use Not Allowed	Industrial Uses. Food and Beverage Preparation, Packing and Distribution. Ice Manufacturing and Storage, CD (C)
11-6-1	31	Manufacturing, Assembly and Processing. Heavy is allowed under CUP; Light is allowed under CUP in CC and CS Zone Districts	Manufacturing, Assembly and Processing. Use Not Allowed in all Commercial Zone and PO Zone.
11-6-1	32	Warehousing, Wholesaling and Distribution. Trucking and Storage: CS (P)	Warehousing, Wholesaling and Distribution. Trucking and Storage: CS (A)
11-6-1	32	Warehousing, Wholesaling and Distribution. Truck Freight Terminals/Distribution Facilities : CS (P)	Warehousing, Wholesaling and Distribution. Truck Freight Terminals/Distribution Facilities : CS (A)
11-6-1	32	Animal Keeping and Raising. Household Pets, Permitted in all Commercial and PO Zone Districts	Animal Keeping and Raising. Household Pets, Use Not Allowed in all Commercial Zone Districts
11-6-1	32	Crop Cultivation. General, : CN (C); CC (A); CH (A); CD (-); CS (P); PO (P)	Crop Cultivation. General, : CN (C); CC (C) ; CH (C) ; CD (-); CS (C) ; PO (C)

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change
11-6-1	32	Crop Cultivation. Greenhouses and Hydroponics: Use Not Allowed	Crop Cultivation. Greenhouses and Hydroponics: Allowed under CUP in CS and CH Commercial Zone
11-6-1	32	Transportation, Communications and Utilities Uses. Recycling Collection Facilities	Add Recycling Collection Facilities, Small. Review is the same as Large
11-11	65	D. Small Recycling Facility - 2. Permit Expiration	D. Small Recycling Facility - 2. Permit Expiration/ Administrative Review- a. and b. change to permit/administrative review....
11-6-3	33	Medical Marijuana Dispensaries and Cultivation. Use not allowed in all commercial zone	Add Hemp- Use not allowed in all commercial zone
11-6-3	35	B.2.d. Commercial Zoning District Standards - Outdoor dining - No regulations on outdoor dining	B.2.d. Commercial Zoning District Standards - Outdoor dining- add regulations as # 5. Outdoor Dining Regulations, Permanent and Temporary
* 11-10-3	59	B.3 A garage shall be provided for every dwelling located on a lot in an R-1 And RM zoning district, which is not a part of a mobile home subdivision	A garage/ carport shall be provided for every dwelling located on a lot in an R-1 And RM zoning district, which is not a part of a mobile home subdivision
11-10-3	59	B.5.A Roof. Roofs shall be constituted of wood shakes, ashphalt, composition or wood shingles, clay tile, concrete, or metal tile, slate, or built up asphaltic gravel materials.	A Roof. Roofs shall be constituted of wood-shakes , ashphalt, composition or wood-shingles , clay tile, concrete, or metal tile, slate, or built up asphaltic gravel materials.
11-10-3	59	5.B.1 Exterior siding consist of wood, masonry, concrete, stucco, Masonite, or metal lap.	5.B.1 Exterior siding consist of treated wood, masonry, concrete, stucco, Masonite, or metal lap.
11-11-2	63		11.11.E.3 Permanent sea trains or storage pods prohibited in R2 Zones
11-11-4	64		11.11.4 #7 Admisntrative Approval and Conditional Use Permit for small collection facilities are 18 months.
11-11-4	64	C.1.A Permanent use of commercial staorage containers, including sea trains, requires Conditional Use Permit.	Temporary use of commercial staorage containers, including sea trains, requires Conditional Use Permit.
11-11-4	65	C.1.B temporary use of commercial storage containers, including sea trains, requires Administrative Approval.	C.1.B temporary use of commercial storage containers, including sea trains, requires Conditional Use Permit .

11-11-4	65		C.6 Add #7 Once approved, they must be painted to match surrounding buildings. No logos or writing
11-11-4	65	D.2	
11-12-1	69	B. Ornamental features that provide a screening function and are 50 percent or more opaque are included in the height measurement of a fence or wall.	B. Ornamental features that provide a screening function and are 50 percent or more opaque are included in the height measurement of a fence or wall, with the exception of the front yard.
11-12-2	69	Table 11-12-2 to be discussed with Planning Commission for possible changes.	
11-13-5	74	A.2 Front yards landscaping is required, and shall include trees, shrubs, and ground cover.	Front yards landscaping is required, and shall include drought tolerant trees, shrubs, and ground cover.
11-13-5	75		Add another Table listed as 11-13-2 to show R2 zones require a minimum of 40% landscape requirements
11-3-6	76	B.2 Landscape irrigation shall be scheduled between the hours of 6:00 p.m and 10:00 a.m to avoid irrigation during times of high wind, high temperature and high water usage.	B.2 Landscape irrigation shall be scheduled between the hours of 6:00 p.m and 10:00 a.m to avoid irrigation during times of high wind, high temperature and high water usage. Per current water ordinance.
11-3-6	76	D.3 Any removed mature landscaping shall be replaced with landscaping of similar size and maturity as that which was removed.	Any removed mature landscaping shall be replaced with approved landscaping of similar size and maturity as that which was removed
		Original Zone Text	Proposed Zone Text Change
* 11-14-4	82	B.1 All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport	B.1 All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport or as directed by the City.
* 11-14-4	83	F.B.(1) Be parked on all-weather parking surfaces (i.e. gravel, decomposed granite, asphalt paving or concrete)	Add: Must have approved driveway approach.
* 11-14-4	83	F.B.(3) Be properly licensed	Be properly licensed and have current registration.
* 11-14-4	83	F.2	Add: D. Street parking shall not exceed 72 hours.
* 11-14-4	83	F.3 A guest on the property owned by or leased to the host may occupy an RV for 14 days.	F.3 A guest on the property owned by or leased to the host may occupy an RV for 14 days and must notify the City.
* 11-14-4	83	F.3	C. Stored RVs are not allowed habitation, or utility services.
* 11-14-5	83	Table 11-14-2	Add: RVs shall not park over sidewalks
* 11-14-5	83	Table 11-14-2	Add: Electronic Vehicle charging stations shall comply with City standards.

* 11-15-1	88	D.8.B Construction contractors	Planning Commission Review
* 11-15-1	88	D.8.F *Massage Parlors*	Massage Parlor business shall be reviewed by the Planning Commission
* 11-15-1	88	D.8.J Upholstery repair shops	Upholstery shop business shall be reviewed by the Planning Commission
* 11-15-2	90		Add 11-15-2 F. No animals allowed in Commercial areas
* 11-15-8	95		Add 11-15-8.1 Photovoltaic Farms are to follow Title 24 codes and regulations.
* 11-15-9	96		Add: 3. Accessory Dwelling Units; add current state laws
* 11-15-9	96	B. Permit Requirements. A garage conversion requires approval of an Administration Permit and building plans.	B. Permit Requirements. A garage conversion requires approval of an Administration Permit Building Permit and building plans.
* 11-15-4	93	Medical Marijuana Prohibitions	As per state law and City ordinances
11-16-		Temporary uses and structures	
11-16-2	99	Temp uses allowed by right	
11-16-2 A	99	Garage Sales	Add: Yard sale and rummage sale
11-16-2 A	99	Garage sales	ADD: section (5) Advertisement on telephone poles, light poles, street signs, or advertisement in the City ROW not allowed
11-16-2 B	99	Fund raising events	Add: section (1) Advertisement for non-profit organization must state the organization on all signage.
11-19	115	Signs	
11-19-5 D	118	Prohibited signs	Digital signage: Allow in Commercial districts under CUP
11-19-5 F	118	Prohibited signs	Add; Telephone poles, light poles, Cars parked on street
11-19-5 I	118	Prohibited signs	Add: Residential exterior walls
11-19-5-J	118	Prohibited signs	Remove: Windblown device
11-21	139	Administrative Responsibilities	

