

CORCORAN PLANNING COMMISSION MEETING AGENDA

1015 Chittenden Avenue, Corcoran, CA 93212

Monday, May 16, 2022
5:30 P.M

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

Notice of ADA Compliance: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks office at (559) 992-2151 ext. 2105.

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

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

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

ROLL CALL

Chairman:	Karl Kassner
Vice-Chairman:	David Jarvis
Commissioner:	David Bega
Commissioner:	Karen Frey
Commissioner	Dennis Tristao
Commissioner:	Janet Watkins
Commissioner:	Jason Mustain
Commissioner:	Kaitlyn Frazier (alternate)

FLAG SALUTE

1. PUBLIC DISCUSSION None
2. APPROVAL OF MINUTES

2.1 Approval of minutes of the Planning Commission meeting held on April 18, 2022.

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

4. **PUBLIC HEARING**

4.1 Public Hearing to introduce and consider Tentative Parcel Map 22-01 and Resolution 2022-04 submitted by Peter Moua (engineer) and Raul Cobos (owner) for property address 531 James Avenue, Corcoran, CA 93212 APN 034-112-011 to split one (1) parcel into three (3) parcels. Property is zoned Single Family Residential (R1-6).

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

5. **STAFF REPORTS**

5.1 None

5.2 None

5.3 None

6. **MATTERS FOR PLANNING COMMISSION**

6.1. Information Item: None

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

6.3 Committee/Seminar Reports – None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on May 12, 2022.



Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
MEETING
April 18, 2022**

The regular session of the Corcoran Planning Commission was held 1015 Chittenden Avenue, Corcoran, CA 93212. The meeting was called to order by Commissioner David Bega at 5:44 P.M.

ROLL CALL

Commissioners present: Karen Frey, Dennis Tristao, Janet Watkins, David Bega, Jason Mustain and Kaitlyn Frazier (alternate)

Commissioners absent: David Jarvis and Karl Kassner

Staff present: Kevin J. Tromborg and Delfina Lupian

Also present: None

FLAG SALUTE David Bega

1. PUBLIC DISCUSSION None

2. APPROVAL OF MINUTES

Following Commission discussion, a motion was made by Bega and seconded by Frey to approve the minutes of the regular meeting on April 18, 2022. Motion carried by the following vote:

AYES: Mustain, Tristao, Bega and Watkins

NOES:

ABSTAIN: Kaitlyn Frazier

ABSENT: Jarvis and Kassner

3. RE-ORGANIZATION – None

4. PUBLIC HEARING – None

STAFF REPORTS: Zoning Code: Recap of chapters 11-14 through 11-15. Zoning code proposed revisions through Local Early Action Planning (LEAP) Grant.

Tromborg went over proposed changes to Zoning Code. Frey asked Tromborg regarding chapter 14-14-4, if visitors with RVs would have to notify the City if their stay is longer than 14 days. Tromborg stated that per state law, visitors with RVs in the street are not allowed to be parked for longer than 14 days. Tromborg also stated that he would review and would notify Planning Commission of additional findings.

Tristao commented about Massage Parlors chapter 11-15-1 page 88 and stated that he agreed with Planning Commission review and approval, other members Frazier, Watkins, Frey, and Bega also agreed. No other comments made by Planning Commission members.

5.

6. **MATTERS FOR COMMISSION**

6.1. Information Item: None

6.2 Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)* None

6.3 Committee/Seminar Reports - None

7. **ADJOURNMENT**

At 7:00 p.m., the meeting was adjourned to the next regular meeting on Monday, May 16, 2022, in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Karl Kassner, Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg, Community Development Director

Planning Commission

Chairperson
Karl Kassner
Vice-Chairperson
David Jarvis
Commissioners
David Bega
Dennis Tristao
Janet Watkins
Karen Frey
Jason Mustain
Alternate



Community
Development
Department

(559) 992-2151
FAX (559) 992-2348

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Public
Hearing**

STAFF REPORT

Item # 4.1

To: Planning Commission
From: Kevin J. Tromborg, Community Development Director, Planner, Building Official.
Date: May 16, 2022

Subject: Tentative Parcel Map 22-01 and Resolution 2022-04 dividing one parcel into three

A. General Information:

The applicant is proposing dividing one (1) parcel of 1.2 Acres into three (3) parcels. The proposal for parcel one (1) which has an existing SFD and will face James Avenue is 9037 square feet with a 20-foot easement at the south side for access to parcel two (2). Parcel two (2) is proposed at 10,620 Square Feet. Parcel three (3) has an existing SFD and one storage unit and fronts Benrus Avenue is proposed at 29,254 Square feet.

1.	Owner:	Raul Cobos 531 James Avenue Corcoran Ca 93212 559-639-8566
2.	Applicant:	Peter Moua 5699 N. Seventh Street Fresno Ca 93710 559-288-3217
3.	Site Location:	531 James Avenue

4.	Property Description:	APN: 034-112-011
5.	Site Area:	1.2 Acres
6.	General Plan Designation:	Low Density
7.	Current Zone Classification:	R1-6 Residential
8.	Existing Use:	SFD
9.	Proposed Use:	SFD

B. Project Location & Description:

James Avenue which is East of 7th Avenue, North of North Ave and South of Orange Avenue

SURROUNDING ZONING AND USES

	<u>USE</u>	<u>ZONING</u>
NORTH:	Single Family Dwelling	R1-6: Residential
SOUTH:	Single Family Dwelling	R1-6: Residential
EAST:	Single Family Dwelling	R1-6: Residential
WEST:	Single Family Dwelling	RA: Residential Acreage

C. Compliance with General Plan and Zoning:

The proposed project, TPM 22-01 follows the regulations of the Zoning Code and is in compliance with the General Plan.

E. City Engineer:

The City Engineer has reviewed and approved the proposed map. In the absence of any detail regarding potential development, the City Engineer will defer any potential infrastructure that may be required to such time as the future developers submit for Site Plan Review.

F. Public Input:

A notice of public hearing was published in the Corcoran Journal on May 5, 2022. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map and a Notice of Public Hearing was posted outside of the City Council Chambers located at 1015 Chittenden Avenue and at the front counter of City Hall located at 832 Whitley Avenue.

G. Comments from Other Agencies/Departments:

Referrals were made to City Departments and other agencies and comments have been incorporated in this report.

1. Community Development Department

1a. All infrastructure that may be required shall be installed by and at the developer's expense at the time of building permit issuance.

1b. Prior to development, the lots must be kept clean of all rubbish, junk, weeds and vehicles.

H. Environmental Impact Assessment and compliance with CEQA

This project, Tentative Parcel Map 22-01 is not subject to CEQA review under categorical Exemption 15315. Minor Land Divisions.

Class 15 consist of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and the Zoning Code.

I. Recommendation:

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission act based on the following findings and on the attached Resolution 2022-04.

J. FINDINGS

The following findings are proposed:

- (A) The project is exempt is exempt under CEQA Categorical exemption 15315
- (B) That the site for the proposed land division is adequate in size and shape to Accommodate said land division.
- (C) That all uses of the land division comply with the requirements of the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations.
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (E) That the proposed use will have no adverse effects upon adjoining or other properties in the vicinity. In making this determination, the Commission or Council shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal Circulation, external circulation, setbacks; heights of buildings or structures; wall or fences; landscaping; outdoor lighting; signs; and any other

characteristics that will affect the property or properties in the vicinity.

- (F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned development approved by the city.
- (G) That the proposed site for development has adequate public services, or will be provided with adequate public services to accommodate proposed land use.
- (H) That the property(s) be kept clean and safe and free of weeds parked vehicles, rubbish and junk.

PARCEL MAPS-ACTION BY THE PLANNING COMMISSION (from Municipal Code Chapter 12 section 1-7 J)

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a Tentative Parcel Map.

The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with the procedure outlined below.

APPEAL TO THE CITY COUNCIL

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 code. 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 the Parcel Map.

The decision of the City Council shall be final and shall have immediate effect. 11-27 (G) 1

EXPIRATION OF MAPS AND EXTENSIONS (MC: Chapter 12 section 12-1-8)

The approval or conditional approval of a Tentative map shall expire no later than twenty-four (24) months from the date the map was approved or conditionally approved. However, the map may be extended if the subdivider has complied with The California Map Act section 66452.6 (a) and (e).

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2022-04
PERTAINING TO
TENTATIVE PARCEL MAP 22-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on May 16, 2022, the Commission approved the following:

Whereas, Peter Moua, submitted an application regarding Tentative Parcel Map approval for lot(s) located at 531 James Avenue. APN: 034-112-011 and;

Whereas, this Commission considered the staff report on May 16, 2022; and

Whereas, the Planning Commission has made the following findings pursuant to the City of Corcoran Zoning Ordinance and Municipal Code.

- (A) The project is categorically exempt under CEQA 15315, Minor Land Divisions.
- (B) 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 Residential zone.
- (C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress, and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property.
- (E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the city.
- (F) That the approved Tentative Map will expire twenty-four (24) months from the approved Date. That the property owner must file for an extension of the Tentative map or file form a final map prior to the expiration date.
- (G) That the property is kept clean and safe free of weeds, junk, rubbish and parked or stored Vehicles.

IT IS THEREFORE RESOLVED that Tentative Parcel Map 22-01 and Resolution 2022-04 should be approved with the Conditions stated in the Staff Report and the Resolution.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 16, day of May 2022

Planning Commission Chairman

Community Development Director

CERTIFICATE

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

I, Delfina Lupian, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2022-04. duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 16th day of May 2022, by the vote as set forth therein.

DATED: May 16, 2022

Delfina Lupian
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

TENTATIVE PARCEL MAP NO. 2022-XX

531 JAMES AVE, CORCORAN, CA
(A.P.N. 034-112-011)

OWNER INFO:
MVA CORP
531 JAMES AVE
CORCORAN, CA 93019
(530) 612-2566
NAVE0005122@74M01.COM

SITE ADDRESS:
531 JAMES AVE
CORCORAN, CA 93019



Mousa Enterprise
Professional Engineering
and Surveying
559-288-3217
pmous02@yahoo.com

LEGAL DESCRIPTION:
THE NORTH HALF OF LOT 23 IN WESTVIEW SUBDIVISION, IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4 AT PAGE 50 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

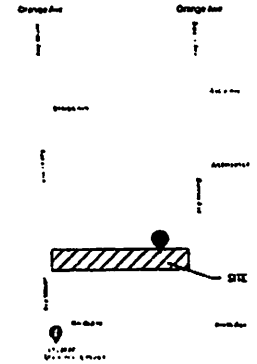
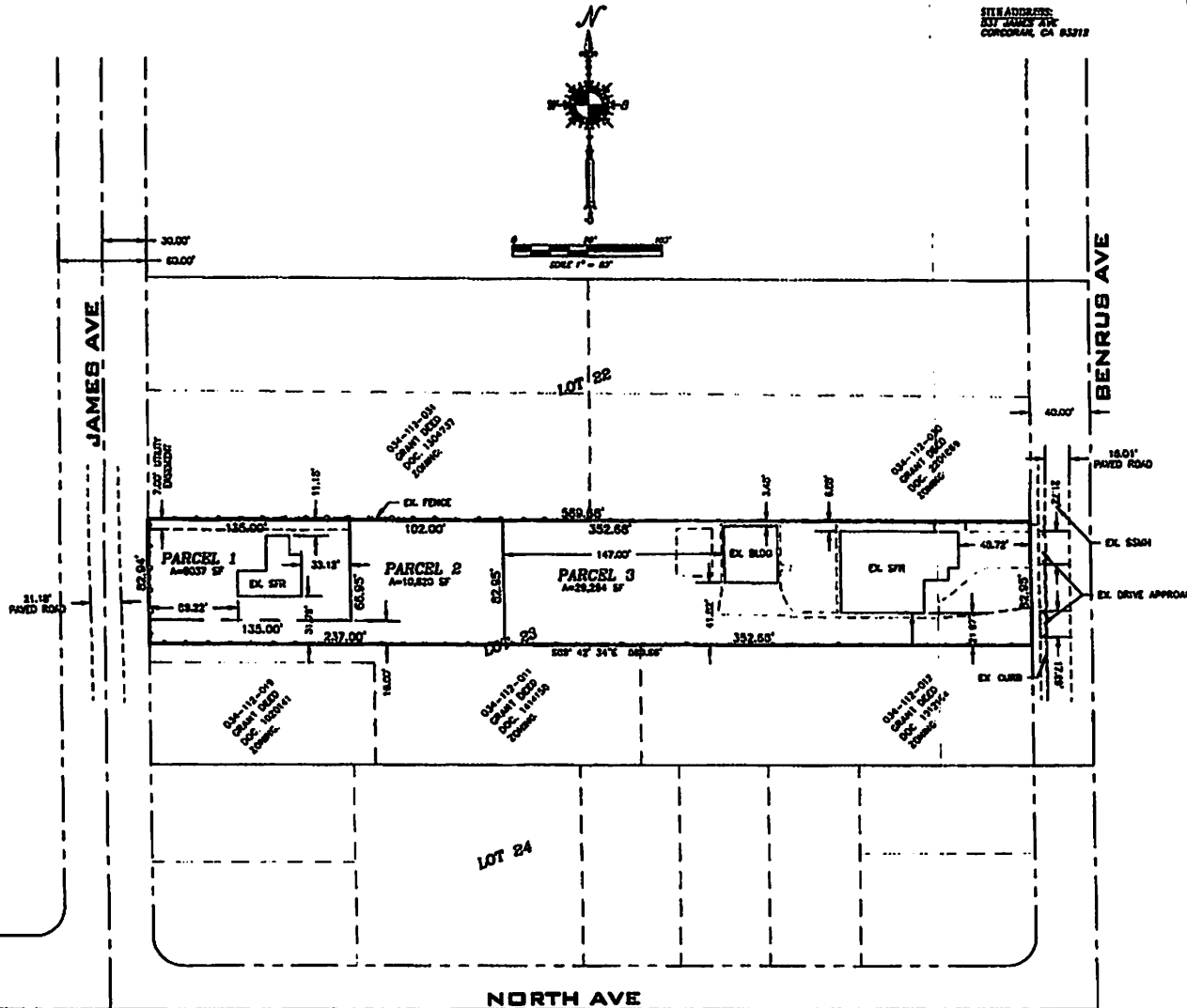
APN/PARCEL ID(s): 034-112-011

ZONING: 1-6
FLOOD ZONE: X
FLOOD ZONE SUBTYPE: AREA OF MINIMAL FLOOD HAZARD
PLANNED LAND USE: EXISTING USE
EXISTING USE: RESIDENTIAL
SOURCE OF WATER SUPPLY: CITY OF CORCORAN
SOURCE OF SEWER DISPOSAL: CITY OF CORCORAN

LEGEND:

- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- PROJECT SITE
- PARCEL (EXISTING)
- PARCEL (PROPOSED)
- CHAINLINK FENCE (EXISTING)
- BOUNDARY LINE (EXISTING)
- EX. CONCRETE SIDEWALK
- POWER POLE
- WATER VALVE

- PROPOSED
1. INSTALL NEW DRIVEWAY FOR NEW LOT
 2. INSTALL 1" WATER FOR NEW LOT
 3. INSTALL 4" SS LATERAL FOR NEW LOT

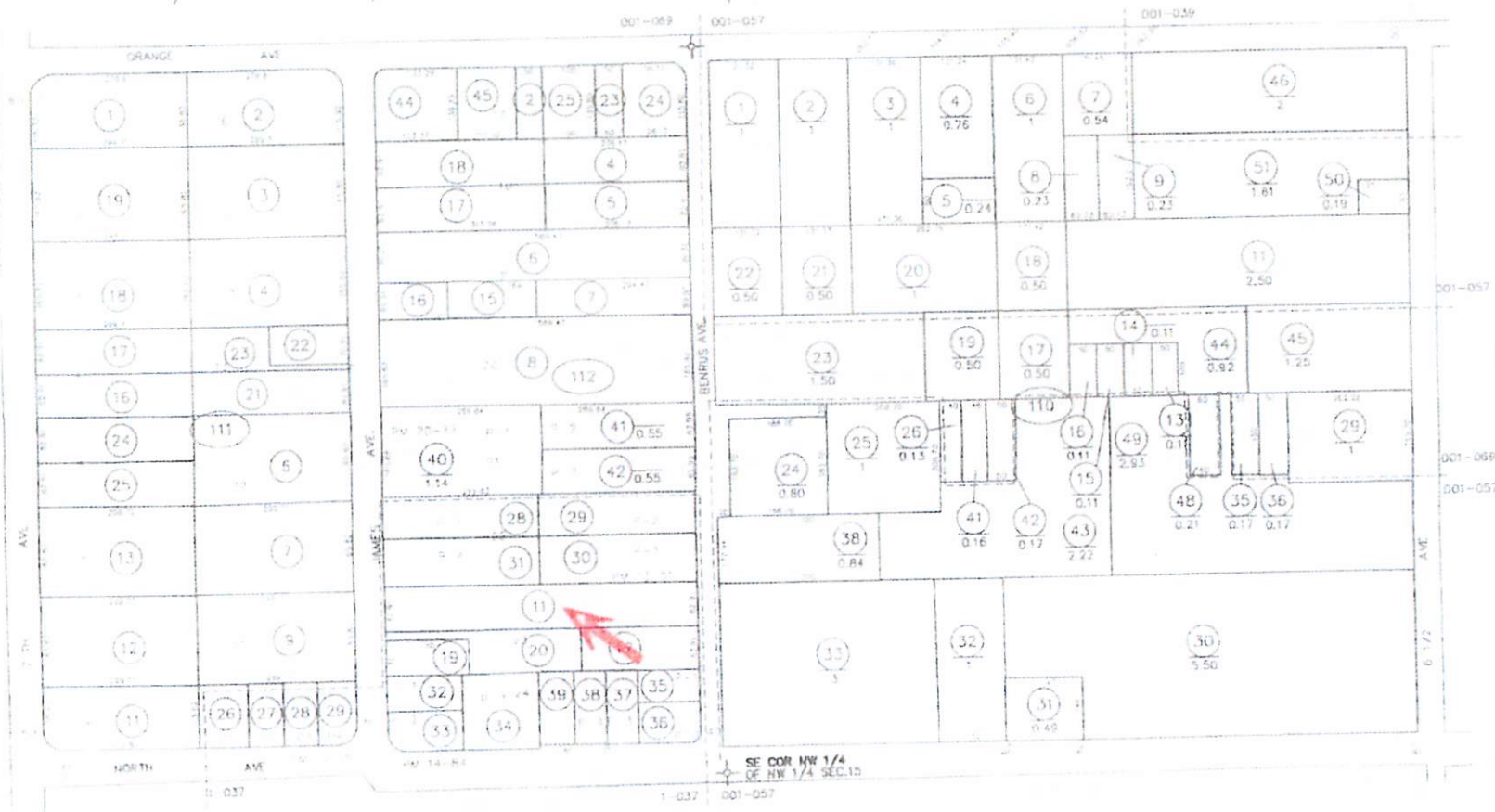


VICINITY MAP
NTS

KINGS COUNTY ASSESSOR'S MAP

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

① NE 1/4 OF NW 1/4 SEC. 15-21-22



BK 30

SE COR NW 1/4
OF NW 1/4 SEC. 15

City of

CORCORAN

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MEMORANDUM

TO:

<input type="checkbox"/> City Manager	<input type="checkbox"/> KC: Community Development
<input type="checkbox"/> Police Chief	<input type="checkbox"/> SJVAPCD
<input type="checkbox"/> Community Development Director	<input type="checkbox"/> Corcoran Airport
<input type="checkbox"/> Finance Director	<input type="checkbox"/> Santa Rosa Rancheria (Tachi)
<input type="checkbox"/> Public Works Director	<input type="checkbox"/> U.S Fish and /Wildlife
<input type="checkbox"/> City Attorney	<input type="checkbox"/> State Dept of Fish and Wildlife
<input type="checkbox"/> City Engineer	<input type="checkbox"/> Alcoholic Beverage Control
<input type="checkbox"/> Kings Co. Fire Battalion Chief (Corcoran Station)	<input type="checkbox"/> HCD
<input type="checkbox"/> Corcoran Unified School	<input type="checkbox"/> Dept of Water Recourses
<input type="checkbox"/> Kings County Health Department	<input type="checkbox"/> State Clearinghouse
<input type="checkbox"/> Kings County Assessor's Office	<input type="checkbox"/> Gas Company
<input type="checkbox"/> Post Office	<input type="checkbox"/> PG&E
<input type="checkbox"/> Corcoran Irrigation District	<input type="checkbox"/> Telecommunications
<input type="checkbox"/> Kings County Fire Marshall	<input type="checkbox"/> KC: Mosquito Abatement
<input type="checkbox"/> Resident - 300 Ft Radius	<input type="checkbox"/> Corcoran Area Transit
<input type="checkbox"/> Planning Commission Chairperson	<input type="checkbox"/> Kings Area Rural Transit
<input type="checkbox"/> Applicant/Property Owner	<input type="checkbox"/> KCAG

DATE:

FROM: Kevin J. Tromborg, Community Development Director

SUBJECT: Tentative Parcel Map 22-01, submitted by Raul and Elsa Cobos.

The City of Corcoran Community Development Department has received an application for a Tentative Parcel Map 22-01 that proposes to divide 1 parcel of 1.2 acres into 3 parcels. Proposed Parcel Number 1 would be divided into 11,205 square feet/0.26 acres, with an existing Single Family Dwelling. Proposed Parcel Number 2 would be divided into 8,466 square feet/0.19 acres, Parcel Number 3 would be divided into 29,272 square feet/.67 acres. The project is located at 531 James Avenue, Corcoran, CA 93212.

APN: 034-112-011-000.

A copy of the Tentative map is attached for your information.

Please review this project/map and provide and comments or recommendations that you feel are appropriate. Please include any scientific or information that would be useful in our evaluation.

All comments and conditions must be received by April 6, 2022, at 12:00 noon in order to be considered during the review process.

The following information checked below is also applicable for your consideration regarding this project.

- A. ---- Please indicate in your response whether this Department should prepare a Negative Declaration or Environmental Impact Report (EIR). If an EIR is prepared, I will be in further contact with you as to the scope and content of the environmental information pertinent to your agency's statutory responsibilities.

Please note that the Public Resources Code Section 21080 (C) requires substantial evidence in the record to show a significant effect on the environment. Any recommendations for preparation of an EIR requires submittal of such evidence with your comments. If there is no such evidence, a Negative Declaration may not be prepared.

Recommendations or suggestions for changes or mitigations measures requested by agencies having jurisdiction by law or over natural resources affected by the project must be accompanied by a proposed reporting or monitoring program for those changes or measures in accordance with Public Resource Code section 21081.6.

- B. ----- The City of Corcoran Community Development Department has determined that project _____ is categorically Exempt from environmental review pursuant to section 15305, Class C of the Guidelines for Environmental Quality Act (CEQA Guidelines) and therefore, the preparation of an environmental document is not necessary. However, if your organization or agency has substantial evidence that would indicate to the contrary, please explain.
- C. ----- The City of Corcoran Community Development Department has determined that project _____ is a ministerial project and is exempt from an environmental review pursuant to section 15268 of the California Environmental Quality Act (CEQA).
- D. Notice of a public hearing for this project will be posted at least 10 days prior to the hearing. If your organization or agency will be significantly affected by this project and you wish to receive notice of Public Hearing, please state this in your Response.
- E.

Thank You for your involvement and cooperation



Kevin J. Tromborg
Community Development Director

City of

CORCORAN

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PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Corcoran will hold a public hearing on Monday, May 16th, 2022, at 5:30 P.M., or soon thereafter, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA, to receive testimony regarding Tentative Parcel Map 22-01 that proposes to divide 1 parcel of 1.2 acres into 3 parcels. Proposed Parcel Number 1 would be divided into 11,205 square feet, with an existing Single Family Dwelling, proposed Parcel Number 2 would be divided into 8,466 square feet, Parcel Number 3 would be divided into 23,272 square feet. This project is located at 531 James Avenue, Corcoran, CA 93212.

More detailed information regarding the Planning Commission meeting, items or agenda may be obtained at City Hall and interested persons may submit written comments addressed to the Community Development Department, 832 Whitley Avenue, Corcoran, CA 93212, prior to the hour of 5:00 P.M. on May 16th, 2022

All persons in favor of, opposed to or in any manner interested in the requests are invited to forward written comments to the City Clerk or The Community Development Director, City Hall, 832 Whitley Avenue, Corcoran, CA 93212.

If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, please call City Clerk Marleen Spain] (559) 992-2151 (Ext.2501) to arrange for those accommodations to be made.

All interested persons may appear to present testimony at the hearing. If you challenge any action or decision by the city council regarding the subject of the public hearing described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the city council at, or prior to, the public hearings.

At the time and place noted above all persons interested in the above matter may appear and be heard.

Dated: May 3rd, 2022



Marleen Spain, City Clerk

Publish: May 5th, 2022, "The Corcoran Journal"

CITY OFFICES:

832 Chittenden Avenue * Corcoran, CA 93212 * Phone 559-992-2151 * www.cityofcorcoran.com

April 6, 2022

To Whom It May Concern:

We oppose the Application to divide APN 034-112-011-000 into 3 parcels at 531 James Avenue, Corcoran, CA 93212. We live on James Avenue and appreciate the quiet environment. We feel that allowing our neighbor to divide his parcel into 3 individual parcels will further allow a multi housing development to come in and bring more traffic and unwelcome activity to our neighborhood.

We feel that allowing our neighbor to divide his parcel into 3 individual parcels will welcome further housing development on those parcels and bring additional traffic to our street.

Respectfully, Neighbor on James Avenue.

April 6, 2020

To: Kevin J. Tromborg, Community Development Director

From: David and Carolyn Tinney

541 James Ave.

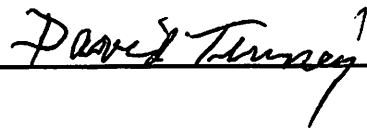
Subject: Tentative Parcel Map 20—01

APN: 034-112-011-000

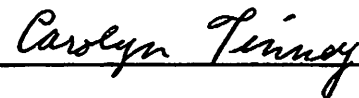
We live near this parcel and would be affected by its division. We object to the prospect of a new right of way being added to this lot, which would make it narrow compared to nearby lots. Additionally, we object to the small size of the proposed new Parcel 2. Having a second home behind the first could also lead to problems with emergency access, law enforcement, etc.

Thank you for your consideration.

David Tinney

A handwritten signature in cursive script that reads "David Tinney" with a small superscript "1" above the "y". The signature is written above a solid horizontal line.

Carolyn Tinney

A handwritten signature in cursive script that reads "Carolyn Tinney". The signature is written above a solid horizontal line.