

CORCORAN PLANNING COMMISSION MEETING AGENDA

1015 Chittenden Avenue, Corcoran, CA 93212

**Monday, June 20, 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 Clerk's 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
Alternate:	Kaitlyn Frazier

FLAG SALUTE

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

2.1 Approval of minutes for the April 18, 2022, and May 16, 2022 meetings.

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

4. **PUBLIC HEARING**

4.1 Tentative Parcel Map 22-01 and Resolution 2022-04. Applicant Peter Moua on behalf of owner Raul Cobos. 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.

4.2 Tentative Parcel Map 22-02 and Resolution 2022-05. Applicant Ronald J. Nelms, Nelms Surveying Inc. on behalf of applicant Anthony Beltran Leticia Beltran, Co. Trustees of Ester Beltran, is proposing dividing one (1) parcel of 41,049 Square Feet into three (4) parcels. The proposal for parcel one (1) which has an existing SFD and a secondary unit is 11,904 square feet. Parcel two (2) is proposed at 9448 Square Feet. Parcel three (3) is proposed at 9,488 square feet and has an existing workshop. Parcel four (4) is proposed at 10,084 square feet. All four (4) units will front Chase Avenue

4.3 Conditional Use Permit 22-01, Resolution 2022-06; applicant Roberto Roque Velasquez has applied for a Type 41 on site General alcohol/liquor license to sell beer and wine in conjunction with the existing restaurant. The location of the proposed Conditional Use Permit; 1943 Dairy Avenue.

5. **STAFF REPORTS**

5.1 Progress report, 6th cycle, Regional Housing Assessment Plan (RHNA)

5.2 None

5.3 None

6. **MATTERS FOR PLANNING COMMISSION**

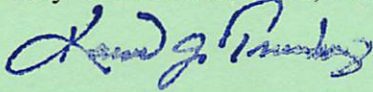
6.1. Information Item: None

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 June 17, 2022.

A handwritten signature in blue ink, appearing to read "Kevin J. Tromborg", written over a horizontal line.

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 Begal 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

**MINUTES
CORCORAN PLANNING COMMISSION
MEETING
May 16, 2022**

The regular session of the Corcoran Planning Commission was held 1015 Chittenden Avenue, Corcoran, CA 93212. The meeting was called to order by Chairman Karl Kassner at 5:40 P.M.

ROLL CALL

Commissioners present: Karl Kassner, Karen Frey, Dennis Tristao and David Bega via telephone.

Commissioners absent: David Jarvis, Janet Watkins and Jason Mustain

Staff present: Kevin J. Tromborg and Delfina Lupian

Also present: City Attorney, Jessica Gutierrez

FLAG SALUTE Karl Kassner

1. **PUBLIC DISCUSSION** Opened by Kassner to the public for non-agenda items, none received.
2. **APPROVAL OF MINUTES** Minutes for the meeting held on April 18, 2022, not approved due to no quorum.
3. **RE-ORGANIZATION** – None
4. **PUBLIC HEARING** –

4.1 Tromborg went over Staff Report 4.1 for Tentative Parcel Map 21-04 for New Life Tabernacle Church located at 625 Soto Avenue, Corcoran, CA 93212.

After Tromborg finished discussing Staff Report 4.1, attorney Jessica Gutierrez informed the Planning Commission that because it was not published on the Planning Commission Agenda that Bega would be attending the meeting via phone call, his attendance was not valid, therefore we had no quorum and meeting had to be closed.

5. **STAFF REPORTS:** None

6. **MATTERS FOR COMMISSION**

6.1. 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 6:00 p.m., the meeting was closed due to no quorum. Next regular meeting will be held on Monday, June 20, 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

Chairperson

Karl Kassner

Vice-Chairperson

David Jarvis

Commissioners

David Bega

Dennis Tristao

Janet Watkins

Karen Frey

Jason Mustain

Alternate

Planning Commission



**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: June 20, 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 June 20, 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 June 20, 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 20th, day of June, 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 20th day of June 2022, by the vote as set forth therein.

DATED: June 20, 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:
SUE THOMAS
531 JAMES AVE
CORCORAN, CA 93312
(530) 439-6544
MAIL(CO000220@YAHOO.COM)

SITE ADDRESS:
531 JAMES AVE
CORCORAN, CA 93312



Moua Enterprise
Professional Engineering
and Surveying
559-283-3217
pmoan12@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 80 OF LICENSED SURVEYOR PLATS, KINGS COUNTY RECORDS.

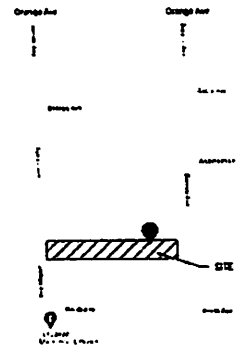
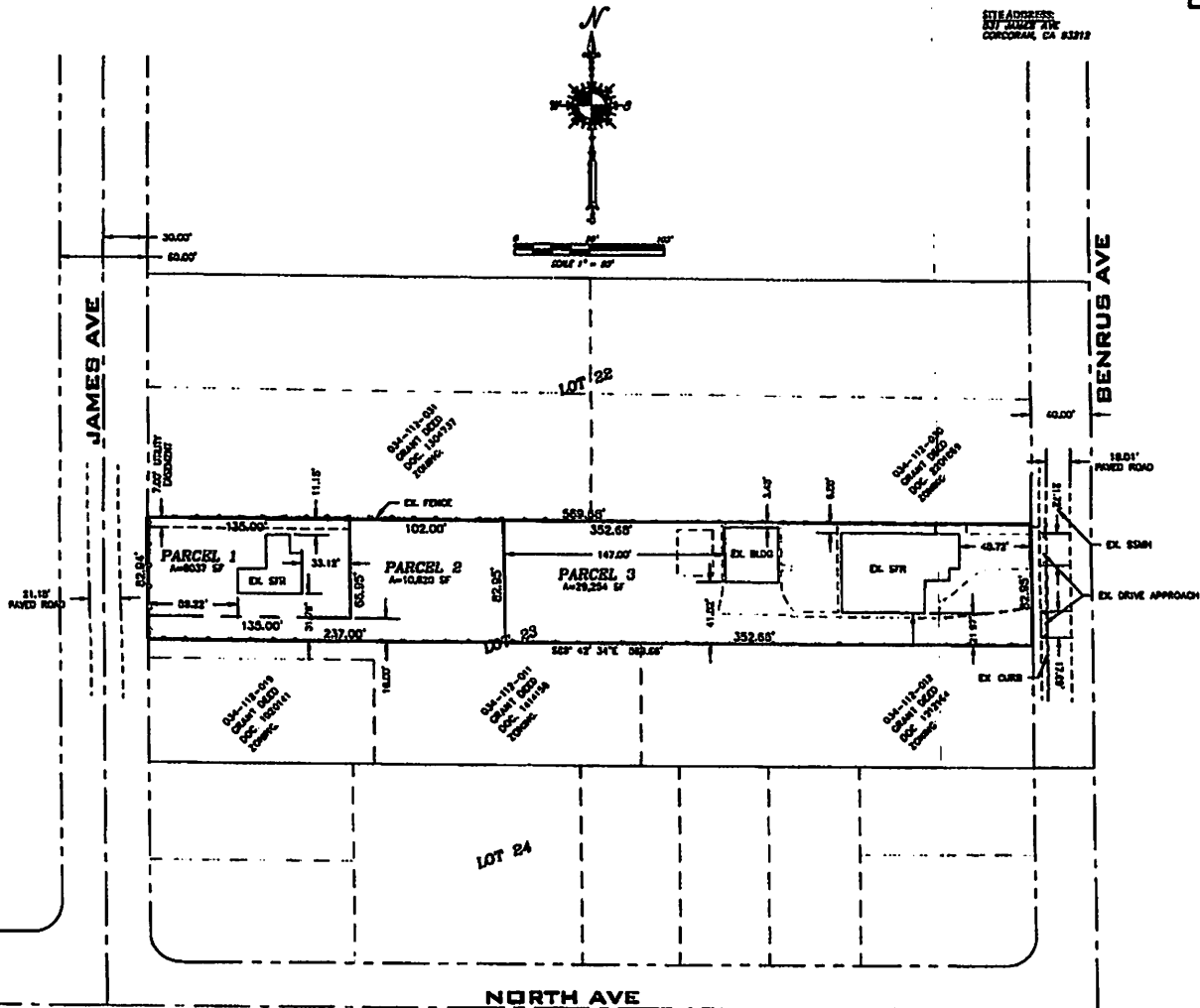
APN/PARCEL ID(s): 034-112-011

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

LEGEND:

- RIGHT-OF-WAY LINE
- STREET CENTERLINE
- PROPOSED SITE
- PARCEL (EXISTING)
- PARCEL (PROPOSED)
- SIDEWALK, CURB, GUTTER
- CHAINLINK FENCE (EXISTING)
- BOUNDARY LINE (EXISTING)
- EX. CONCRETE SIDEWALK
- EX. POWER POLE
- EX. 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

THIS MAP WAS PREPARED BY THE ASSESSOR'S OFFICE ON 11/15/10

WESTVIEW SUB.

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



THIS MAP WAS PREPARED BY THE ASSESSOR'S OFFICE ON 11/15/10

City of

CORCORAN

FOUNDED 1914

A MUNICIPAL CORPORATION

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

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



Carolyn Tinney



Chairperson

Karl Kassner

Vice-Chairperson

David Jarvis

Commissioners

David Bega

Dennis Tristao

Janet Watkins

Karen Frey

Jason Mustain

Alternate

Planning Commission



**Community
Development
Department**

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Public
Hearing**

STAFF REPORT

Item # 4.2

To: Planning Commission

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

Date: June 20, 2022

Subject: Tentative Parcel Map 22-02 and Resolution 2022-05 dividing one parcel into four

A. General Information:

The applicant is proposing dividing one (1) parcel of 41,049 Square Feet into three (4) parcels. The proposal for parcel one (1) which has an existing SFD and a secondary unit is 11,904 square feet. Parcel two (2) is proposed at 9448 Square Feet. Parcel three (3) is proposed at 9,488 square feet and has an existing workshop. Parcel four (4) is proposed at 10,084 square feet. All four (4) units will front Chase Avenue.

1.	Owner:	Anthony Beltran, Leticia Beltran, Co Trustees of Ester Beltran P.O Box 1626 Tulare Ca 93275-1626 559-731-2012
2.	Applicant:	Ronald J. Nelms, Nelms Surveying Inc. 332 E. Norris Rd. #4 Bakersfield Ca. 93308 661-3999006
3.	Site Location:	1600 Chase Avenue

4.	Property Description:	APN: 032-173-007
5.	Site Area:	41,049 square feet
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:

West side of Chase Avenue south of Stanley (1600 Chase Ave.)

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	R1-6: Residential

C. Compliance with General Plan and Zoning:

The proposed project, TPM 22-02 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 22-02 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 2022-05.

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. 2022-05
PERTAINING TO
TENTATIVE PARCEL MAP 22-02**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on June 20, 2022, the Commission approved the following:

Whereas, Nelms Surveying, representing Anthony Beltran submitted an application regarding Tentative Parcel Map approval for lot(s) located at 1600 Chase Avenue. APN: 032-173-007 and;

Whereas, this Commission considered the staff report on June 20, 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 22-02 and Resolution 2022-05 should be approved with the Conditions stated in the Staff Report and the Resolution.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20th, day of June, 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 2022-05. duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20th day of June 2022, by the vote as set forth therein.

DATED: June 20, 2022

Delfina Lupian
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

VESTING TENTATIVE PARCEL MAP NO. -----

BEING PARCEL 1 OF PARCEL MAP NO. 12 RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 28 AT THE KINGS COUNTY RECORDER'S OFFICE, ALSO BEING A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 22 EAST, R.D.B.S. H., IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA
4 PARCELS
40,832 SQUARE FEET GROSS

NARRATIVE:
BRIAN J. WILSON AND LYNN C. WILSON, AS CO-TRUSTEES OF THE CIVIC TRUST COMPANY TRUST CREATED ON OCTOBER 15, 2009
ADDRESS: P.O. BOX 1071
MILPITAS, CA 95031-0107
TOTAL PROJECT AREA: 40,832 SQUARE FEET
COUNTY GENERAL PLAN LAND USE CATEGORY: COUNTY GENERAL PLAN SINGLE FAMILY RESIDENTIAL - 4.000 SA FT
MUNICIPAL MAP AREA:
PLANS: SHEET 1
APN: 021-171-001-000
WATER: CITY OF CORCORAN
SEWER: CITY OF CORCORAN



SURVEYOR'S STATEMENT:
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BRIAN J. WILSON AND LYNN C. WILSON. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY COMPLIES WITH THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT ALL REQUIREMENTS OF THE CHARTERED AND ACCEPTED THE PROVISIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE OBTAINED.

PREPARED BY:
SCPS ENGINEERS, INC.
332 E HUNTER ROAD - SUITE 1
MILPITAS, CA 95035
PH: 408.373.6600
JOB: 22228

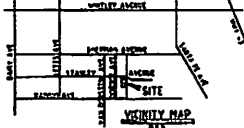
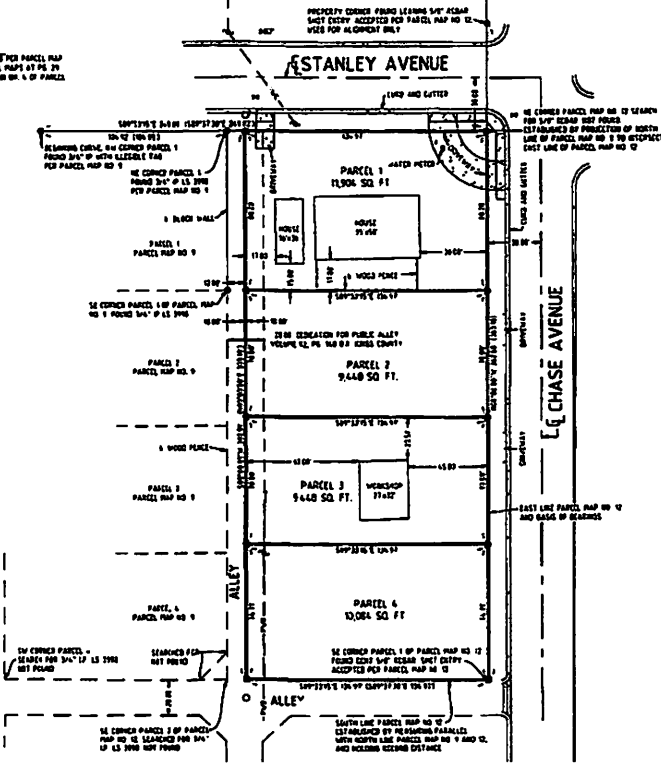
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 10000
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT:
I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 10000
CITY SURVEYOR CITY OF CORCORAN



- LEGEND**
- BOUNDARY OF UNDEVELOPED TRACT RECALCULATED PER PARCEL MAP NO. 9 RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 28 AND PARCEL MAP NO. 12 RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 28
 - PERMITS REQUIRED AS NOTED
 - CITY OF CORCORAN
 - ZONING DISTRICT
 - FIRE DEPARTMENT
 - PUBLIC UTILITY
 - WATER MAINS
 - SEWER MAINS
 - ELEC. POLE
 - ELEC. WIRE
 - ELEC. CABLE
 - ELEC. CONDUIT
 - ELEC. ALUMINUM
 - ELEC. CONCRETE
 - WOOD FENCE



BASIS OF SEARCHES:
THE RECORDS OF THE COUNTY OF KINGS, CALIFORNIA, WERE SEARCHED FOR THE EAST LINE OF PARCEL 1 OF PARCEL MAP NO. 12 RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 28 AND FOR THE WEST LINE OF PARCEL 1 OF PARCEL MAP NO. 12 RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 28.

RECORDER'S STATEMENT
RECORDED IN BOOK 4 OF PARCEL MAPS AT PAGE 28
BY: SCPS ENGINEERS, INC.
COUNTY RECORDER

Environmental Setting

- 1. The 41,049 square feet parcel and surrounding area is located in the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 21 South, Range 22 East, M.D.B.&M., in the city of Corcoran, County of Kings, State of California.**
- 2. The Property supports 2 residences and 1 workshop. The soil has proven stable which is evidenced by other housing tracts in the surrounding area. There does not appear to be in cultural issues nor is there evidence of wildlife or habitat.**
- 3. To the north, west, south, and east is residential/estate development. The surrounding area does not appear to have cultural or habitat issues. The proposed project is for a subdivision that when completed will consist of four parcels. Further, the development will maintain the current zoning designation of R-1-6 single family residential.**

Parcel Map Check Report

Date: 4/29/2022 9:55:33 AM

Parcel Name: Parcel 1

North:10,635.756'

East:20,658.293'

Segment# 1: Line

Course: S89°33'15"E

Length: 134.97'

North: 10,634.705'

East: 20,793.259'

Segment# 2: Line

Course: S0°00'00"E

Length: 88.20'

North: 10,546.505'

East: 20,793.259'

Segment# 3: Line

Course: N89°33'15"W

Length: 134.97'

North: 10,547.556'

East: 20,658.293'

Segment# 4: Line

Course: N0°00'01"E

Length: 88.20'

North: 10,635.756'

East: 20,658.293'

Perimeter: 446.33'

Area: 11,903.60Sq.Ft.

Error Closure: 0.000

Course: S89°59'59"E

Error North : 0.0000

East: 0.0004

Precision 1: 446,340,000.00

Parcel Name: Parcel 2

North:10,547.557'

East:20,658.292'

Segment# 1: Line

Course: S89°33'15"E

Length: 134.97'

North: 10,546.507'

East: 20,793.258'

Segment# 2: Line
Course: S0°00'00"E Length: 70.00'
North: 10,476.507' East: 20,793.258'

Segment# 3: Line
Course: N89°33'15"W Length: 134.97'
North: 10,477.557' East: 20,658.292'

Segment# 4: Line
Course: N0°00'01"E Length: 70.00'
North: 10,547.557' East: 20,658.293'

Perimeter: 409.94' Area: 9,447.52Sq.Ft.
Error Closure: 0.000 Course: N90°00'00"E
Error North : 0.0000 East: 0.0003

Precision 1: 409,940,000.00

Parcel Name: Parcel 3

North:10,477.557' East:20,658.292'

Segment# 1: Line
Course: S89°33'15"E Length: 134.97'
North: 10,476.507' East: 20,793.258'

Segment# 2: Line
Course: S0°00'00"E Length: 70.00'
North: 10,406.507' East: 20,793.258'

Segment# 3: Line
Course: N89°33'15"W Length: 134.97'
North: 10,407.557' East: 20,658.292'

Segment# 4: Line
Course: N0°00'01"E Length: 70.00'
North: 10,477.557' East: 20,658.292'

Perimeter: 409.94'
Error Closure: 0.000
Error North : 0.0000

Area: 9,447.56Sq.Ft.
Course: N90°00'00"E
East: 0.0003

Precision 1: 409,940,000.00

Parcel Name: Parcel 4

North:10,407.557'

East:20,658.292'

Segment# 1: Line

Course: S89°33'15"E

Length: 134.97'

North: 10,406.507'

East: 20,793.257'

Segment# 2: Line

Course: S0°00'00"E

Length: 74.71'

North: 10,331.797'

East: 20,793.257'

Segment# 3: Line

Course: N89°33'15"W

Length: 134.97'

North: 10,332.847'

East: 20,658.292'

Segment# 4: Line

Course: N0°00'01"E

Length: 74.71'

North: 10,407.557'

East: 20,658.292'

Perimeter: 419.37'

Area: 10,083.72Sq.Ft.

Error Closure: 0.000

Course: N90°00'00"E

Error North : 0.0000

East: 0.0004

Precision 1: 419,360,000.00

Parcel Name: Overall

North:10,635.756'

East:20,658.293'

Segment# 1: Line
Course: S89°33'15"E
North: 10,634.705'

Length: 134.97'
East: 20,793.259'

Segment# 2: Line
Course: S0°00'00"E
North: 10,331.795'

Length: 302.91'
East: 20,793.259'

Segment# 3: Line
Course: N89°33'15"W
North: 10,332.846'

Length: 134.97'
East: 20,658.293'

Segment# 4: Line
Course: N0°00'01"E
North: 10,635.756'

Length: 302.91'
East: 20,658.295'

Perimeter: 875.76'
Error Closure: 0.001
Error North : 0.0000

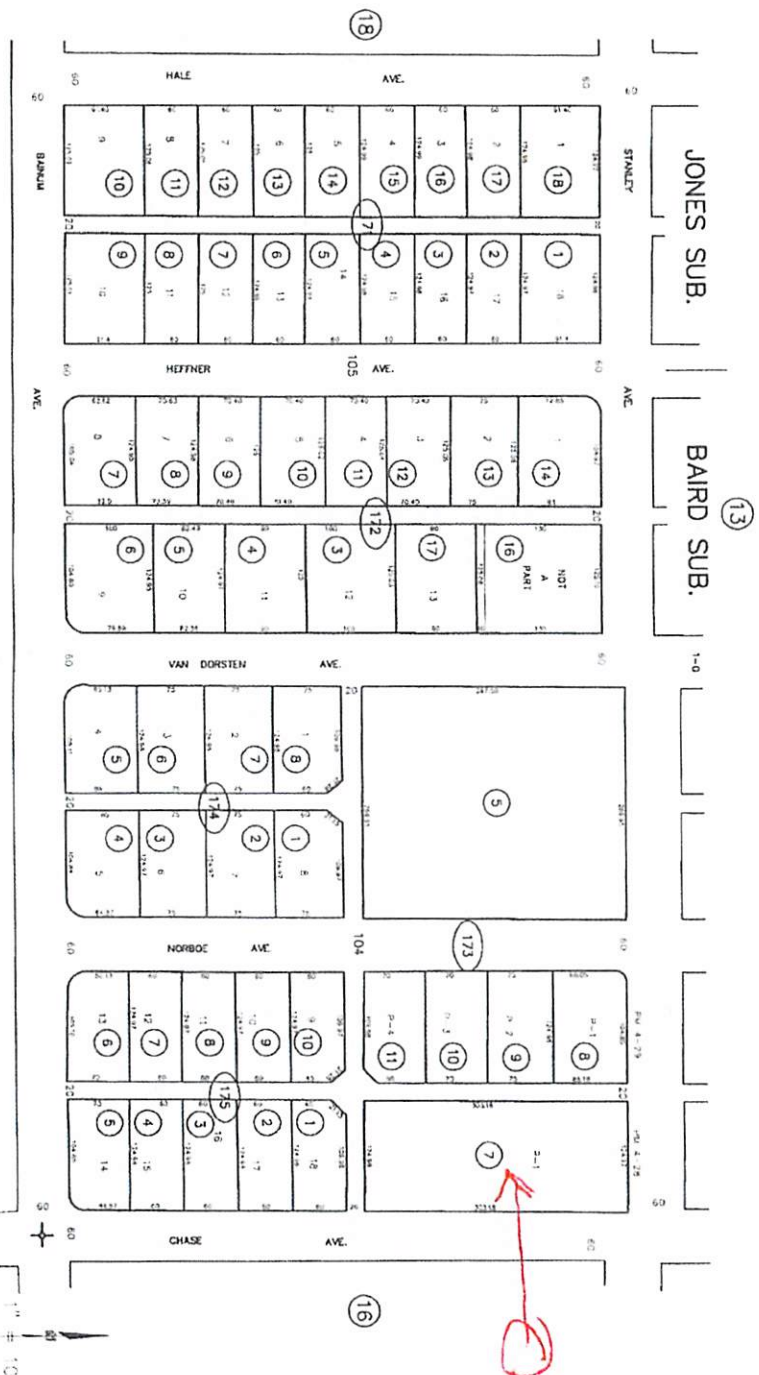
Area: 40,882.40Sq.Ft.
Course: N90°00'00"E
East: 0.0015

Precision 1: 875,760.00

THIS MAP IS FOR RECORDING PURPOSES ONLY
 IT IS SUBJECT TO THE REVISIONS AND AMENDMENTS
 OF THE PLANNING AND ZONING DEPARTMENT
 OF THE CITY OF LOS ANGELES
 APPROVED: 11/28/88

MINING COUNTY 1 ADDLEDOUN 3 W/AF

02-117



ENGINEER: E. J. ...

20

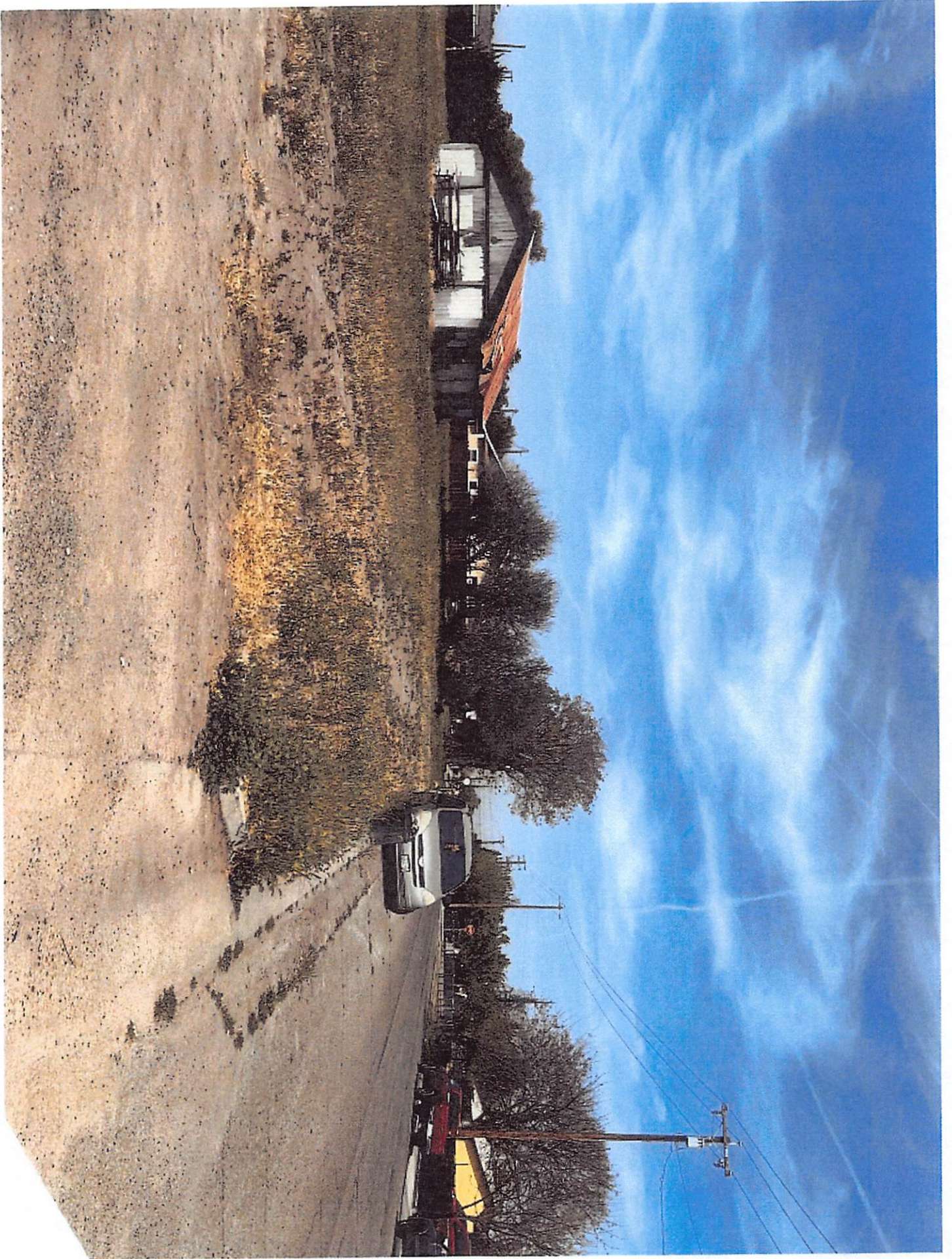
DON E. KEITH SUB. 22

18

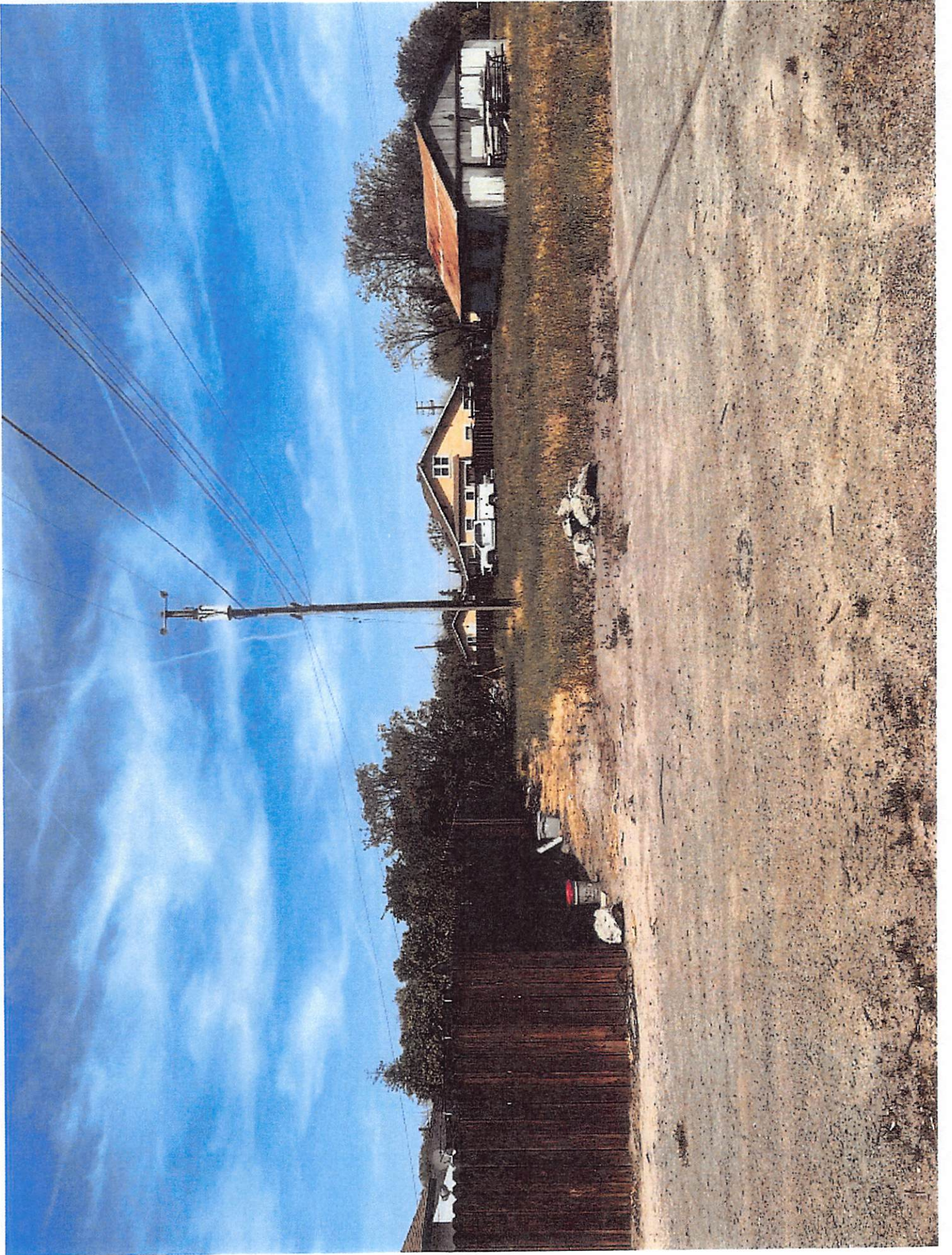
13

16

7









Chairperson

Karl Kassner

Vice-Chairperson

David Jarvis

Commissioners

David Bega
Dennis Tristao
Janet Watkins
Karen Frey
Jason Mustain

Alt: Kaitlyn Frazier

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

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

Community
Development
Director
559-992-2151 (2110)

STAFF REPORT

Public Hearing

Item # 4.3

CUP

To: Planning Commission

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

Date: June 20, 2022

Subject: **Conditional Use Permit 22-01, Resolution No 2022-06 for a Type 41 on site General alcohol/liquor license to sell beer and wine in conjunction with the existing restaurant. The location of the proposed Conditional Use Permit; 1943 Dairy Avenue.**

General Information:

APPLICANT

Roberto Roque Velasquez
967 N. Miller Street
Tulare Ca 93274

PROPERTY OWNER

Roberto Roque Velasquez
967 Miller Street
Tulare Ca 93274

REPORT

The applicant proposes to sell on site alcoholic (Beer and Wine) in conjunction with the existing restaurant. The restaurant is located at 1943 Dairy Avenue, Corcoran, CA 93212. The applicant is in the process of applying to the Department of Alcoholic Beverages Control (ABC) for an on-site sale license type 41. According to ABC, there are four (4) off sale licenses and one (1) on-site license in census tract 0014.02 adding a fifth off 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>	<u>Zoning</u>
Subject: Restaurant	CN: Neighborhood Commercial
North: Retail and service	CN: Neighborhood Commercial
South: Retail and service	CN: Neighborhood Commercial
East: Residential	R1-6: Residential
West: Residential	R1-6: Residential

All businesses in the neighborhood commercial zone 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. 2022-06
CORCORAN CITY PLANNING COMMISSION
PERTAINING TO
CONDITIONAL USE PERMIT 22-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on June 20, 2022 the Commission approved the following:

Whereas, Roberto Roque Velasquez, submitted an application requesting approval for a Conditional Use Permit to sell alcohol/liquor for a existing business located at 1943 Dairy Avenue, Corcoran, CA 93212; and

Whereas, this Commission considered the staff report on June 20, 2022; 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) 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 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.

(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 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.

(G) 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 Resolution No. 2022-06 and Conditional Use Permit 22-01 be approved with the Conditions stated in Exhibit A, General Conditions, and that the Planning Commission recommends to the City Council approval of Resolution No. 2022-06 and Conditional Use Permit 22-01.

AYES:
NOES:
ABSENT:
ABSTAIN:

PASSED AND ADOPTED on this 20th day of June, 2022

Karl Kassner
Planning Commission Chairman

Kevin J. Tromborg
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. 2022-06 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20th day of June, 2022, by the vote as set forth therein.

DATED: June 20, 2022

Delfina Lupian
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

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.
4. That an approved, (by the Building Official or Kings County Fire), Know box be installed within 30 day if not already installed.
5. That all rules and regulation governing the sale and consumption of alcohol by the State of California, the Federal Government or the local Police Department be adhered to at all Times.
6. That all Sidewalks and driveway approaches be replaced or repaired according to City Improvement Standards.
7. That a landscaping plan be submitted and approved prior to business operations.
8. That security cameras be installed on the exterior of the building.
9. That all signage be applied for and approved by the Community Development Department prior to installation.
10. That glazing shall not be covered by more than 25% of each pane.
11. That the parking lot be sealed and stripped according to City improvement standards

Chairperson

Karl Kassner

Vice-Chairperson

David Jarvis

Commissioners

David Bega
Dennis Tristao
Janet Watkins
Karen Frey
Jason Mustain
Alt: Kaityln Frazier

Planning Commission



**Community
Development
Department**

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Public
Hearing**

STAFF REPORT

Item # 5.1

To: Planning Commission

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

Date: , 2022

Subject: Progress report, 6th cycle, Regional Housing Needs Assessment Plan (RHNA)

A. General Information and discussion:

The Regional Housing Needs Assessment, or RHNA, is a State mandated process that requires cities and counties to plan for adequate housing to accommodate the existing and future housing needs for all economic segments. The RHNA process and related Housing Element updates occur on 8-year cycles. The RHNA process we are currently working on is the 6th cycle which spans from 2023 to 2031. KCAG and its member cities and county have once again decided to work together regarding the 6th cycle of RHNA and have hired a consultant that each City and county agreed upon. For the past several months KCAG, and its member cities and county have been working with the consultant through all three (3) phases of RHNA. Currently we are working through phase two (2). Below is a brief explanation of each phase of the RHNA process.

The entire RHNA process is comprised of three major phases:

Phase 1: Regional Housing Needs Determination: Prior to the beginning of each planning period, The Housing and Community Development Department of the State of California (HCD) determines the total housing needs for the region (Kings County). HCD accomplishes this task in conjunction with the Department of Finance and the Regional Council of Governments. The RHNA determination is based on regional growth projections and other factors such as current vacancy rates and existing housing problems such as cost burdens and overcrowding.

The total housing need is also distributed among four income categories that correspond with Housing Element requirements. In January 2022 HCD issued the 6th cycle RHNA determination for the Kings County Association of Governments (KCAG) region as shown below.

Very low income:	23.9 percent	2,257 Housing units
Low income:	17.7 percent	1,672 Housing units
Moderate income:	18.6 percent	1,753 Housing units
Above Moderate:	39.7 percent	3,747 Housing units

Total Housing units: 9429 Housing units

Phase 2: Preparation of the RHNA plan: The second step of the RHNA process is the development of the methodology for allocating the share of the regional housing needs to each of the five members of our jurisdiction.

1. Kings County
2. City of Corcoran
3. City of Avenal
4. City of Lemoore
5. City of Hanford

The methodology is the core of the RHNA plan and is the primary focus of the final document. The methodology must demonstrate how the methodology complies with State law, including statutory RHNA objectives, planning factors, and procedural requirements including public participation.

Phase 3: Housing Element updates: After final adoption of the RHNA plan, the City of Corcoran must prepare and adopt an updated Housing Element of the General Plan that demonstrates, among other things, how the city can accommodate its assigned RHNA allocation at each income level through its land use plan, development regulations and implementation actions.