

CORCORAN PLANNING COMMISSION MEETING AGENDA

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 92312

Monday, July 16, 2018
5:30 P.M.

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

Notice of ADA Compliance: In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerks office at (559) 992-2151 ext. 235.

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

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

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

ROLL CALL

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

FLAG SALUTE

1. PUBLIC DISCUSSION

2. APPROVAL OF MINUTES

2.1 Approval of minutes of the regular Planning Commission meeting on
May 21, 2018

3. RE-ORGANIZATION - None

4. **PUBLIC HEARING**

4.1 Public Hearing to consider Zone Change from Service Commercial (CS) to Residential Acreage (RA), of the property located at 1940 Niles Avenue, Corcoran, CA 93212 with APN 034-070-009, submitted by Craig Arnold. *(Tromborg) (VV)*

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

5. **STAFF REPORTS**

6. **MATTERS FOR PLANNING COMMISSION**

6.1. Information Items

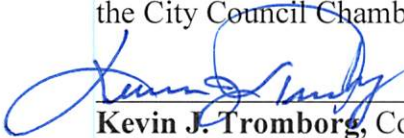
- Zoning Code regarding fence height

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

6.3 Committee Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on July 12, 2018.



Kevin J. Tromborg, Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, MAY 21, 2018**

The regular session of the Corcoran Planning Commission was called to order by Chairperson, David Bega, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:31 P.M.

ROLL CALL

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

Commissioners absent: Tristao

Staff present: Kevin Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Attorney

FLAG SALUTE The flag salute was led Bega.

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

1. PUBLIC DISCUSSION - None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Van Velson and seconded by DeVaney to approve the minutes of the regular meeting on April 16, 2018. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Tristao

3. RE-ORGANIZATION – None

4. PUBLIC HEARING

4.1 Public Hearing to consider Conditional Use Permit application 18-01 regarding school activities and future school site located at 1204 Dairy Avenue, Corcoran, CA 93212, APN 034-150-012 and 034-150-025, submitted by Corcoran Unified School District., was declared open at 5:34 p.m. Tromborg presented the staff report. Having no oral and written testimony received, the public hearing was closed at 5:51 p.m.

Following Commission discussion, a **motion** was made by Van Velson and seconded by Jarvis to approve Resolution 18-03 regarding Conditional Use Permit 18-01 for school activities and future school site located at 1204 Dairy Avenue, Corcoran, CA 93212, APN 034-150-012 and 034-150-025 submitted by Corcoran Unified School District. Motion carried by the following vote

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

NOES:

ABSTAIN:

ABSENT: Tristao

5. STAFF REPORTS - None

6. MATTERS FOR COMMISSION - None

6.1. The commission received information on the following:

- Staff sent out letter to all residents of Sequoia subdivision, to gather comments regarding request of two residents to close the subdivision's pathway opening along Sherman Avenue. Out of 77 residents, the city received only one written and one verbal comment agreeing to close the pathway.

This matter was put on hold until the city receive comments from more than fifty percent of the residents.

- Security cameras on new and remodel commercial businesses will be presented to the City Council on June 12, 2018 meeting;
- Proposed projects that are not listed in the zoning code will undergo administrative review process. Public hearing notice will be part of the agenda of the Planning Commission in June 2018;
- Commissioners also received information items/updates regarding Dollar Tree construction and Site Plan Review for a proposed hotel on Whitley Avenue.

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

6.3 Committee Reports – None

7. **ADJOURNMENT**

At 6:30 p.m., the meeting was adjourned to the next regular meeting on Monday, June 18, 2018 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

David Bega
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

City of

CORCORAN

FOUNDED 1914

A MUNICIPAL CORPORATION

MEMORANDUM

PUBLIC HEARING
ITEM: 4.1

TO: CORCORAN PLANNING COMMISSION

**FROM: KEVIN J. TROMBORG: COMMUNITY DEVELOPMENT
DIRECTOR, PLANNER, BUILDING OFFICIAL**

**SUBJECT: ZONE CHANGE 18-02. FILED BY CRAIG ARNOLD, REGARDING
PROPOSED ZONE CHANGE FOR PROPERTY LOCATED AT 1940
NILES AVENUE. APN: 034-070-009**

MEETING DATE: July 16, 2018

APPLICANT

Craig Arnold
1940 Niles Avenue
Corcoran Ca 93212

PROPERTY OWNER

Craig Arnold
1940 Niles Avenue
Corcoran Ca 93212

REPORT:

Craig Arnold is requesting a zone change and general plan amendment for his property located at 1940 Niles Avenue. APN: 034-070-009. The property is currently zoned (CS) service commercial. Mr. Arnold is requesting a zone change to (RA) Residential acreage. The property was zoned service commercial to accommodate potential trucking business. Mr. Arnold is seeking to refinance the property that has a Single Family Home and is not being used for a trucking business.

SURROUNDING ZONING AND USES

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

COMPLIANCE WITH CEQA:

The project is considered ministerial and exempt from CEQA requirements. 15628 Ministerial Project)

ZONE CHANGE, GENERAL PLAN AMMENDMENT FINDINGS

The following findings are proposed:

- (A) The project is exempt under CEQA 15628, Ministerial project. (B)
- (B) That the project will have minimal effect on the environment
- (C) That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the neighborhood;
- (D) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- (E) That the proposed use 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;
- (F) That the proposed use is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans, or planned developments approved by the City;

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

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

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

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

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission

resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

The City Council shall set a date a date for the public hearing and shall post notices. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of a Zone change, General plan amendment.

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

NEW APPLICATION

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

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 18-04
PERTAINING TO
ZONE CHANGE, GENERAL PLAN AMMENDMENT 18-02**

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on July 16, 2018, the Commission approved the following:

Whereas, Craig Arnold, submitted an application requesting approval for a zone change from (CS) Service commercial zone to (RA) Residential Acreage for property located at 1940 Niles Avenue Corcoran Ca 93212 APN: 034-070-009; and

Whereas, this Commission considered the staff report on July 16, 2018; and

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

- (A) The zone of the property is (CS) service commercial, and the proposed change of zone and General plan amendment is ministerial exempt under CEQA 15628.
- (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. 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;
- (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 The Corcoran Planning Commission recommends to the Corcoran City Council approval of Zone Change and General Plan Amendment 18-02 with the Conditions stated in Exhibit A, General conditions.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 16, day of July 2018

Planning Commission Chairman

Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 18-04 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 21th day of July 16, 2018, by the vote as set forth therein.

DATED: July 16, 2018

ATTEST BY:

Ma. Josephine D. Lindsey
Planning Commission Secretary

Marlene Lopez, City Clerk

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

General Conditions:

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

Untitled Map

Write a description for your map.

Legend

-  1940 Niles
-  1940 Niles Ave



1940 Niles Ave

1940 Niles

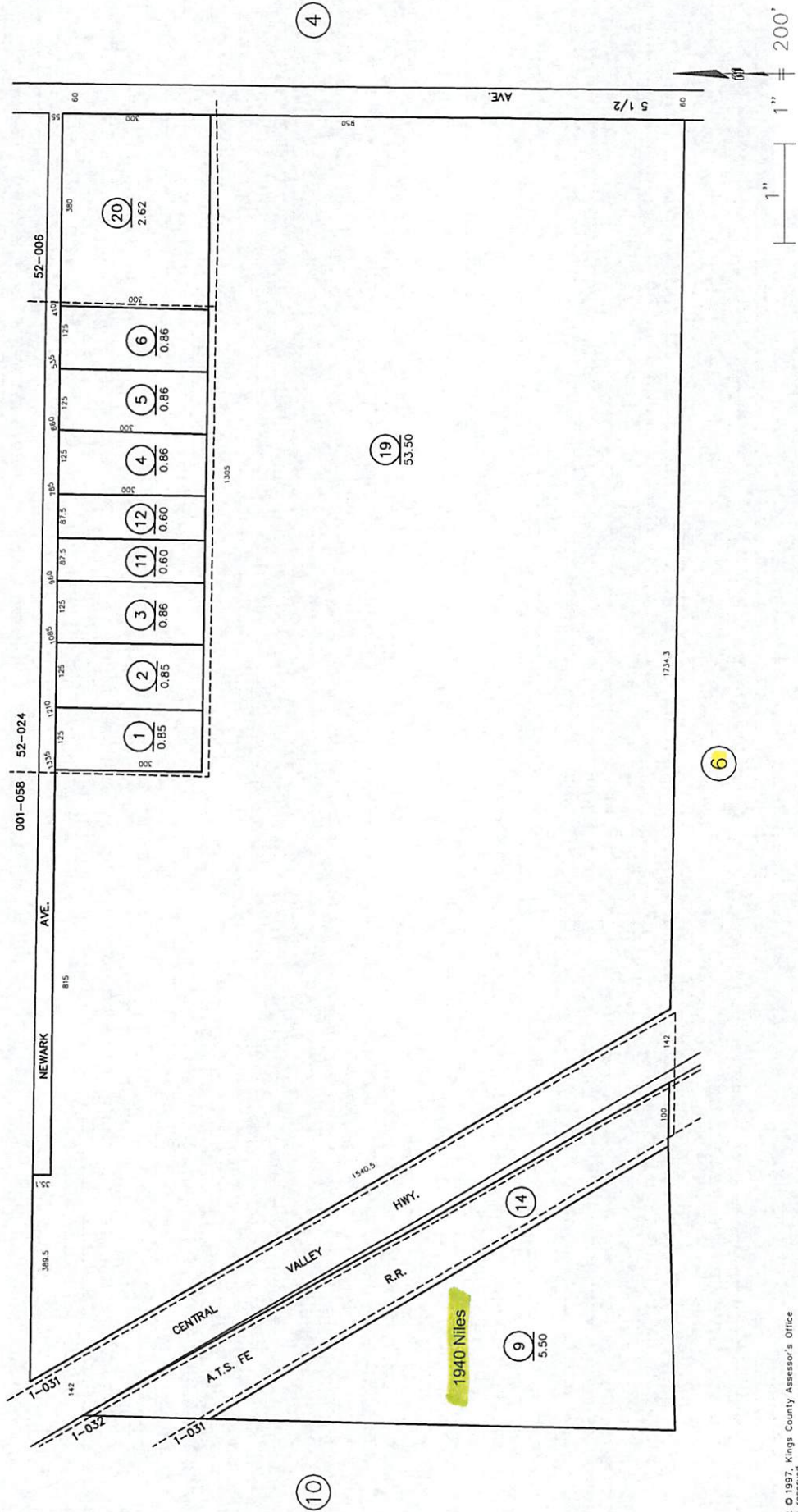
KINGS COUNTY ASSESSOR'S MAP

34-07

S 1/2 OF NW 1/4 OF SEC. 11-21-22

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
 IT IS NOT TO BE CONSTRUED AS PROVIDING
 LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
 PURPOSES OF ZONING OR SUBDIVISION LAW.
 DECEMBER 2005

(8)



(10)



Assessment Information

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

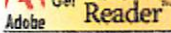
[Main Menu](#)

The Assessment number is required and consists of 12 digits.

Assessment Number * - - -

General Information

Fee Number	<u>034-070-009-000</u>	
Assessment Type	FEE PARCEL	
Active		
Description	POR OF SW 1/4 OF NW 1/4 W OF RR SEC 11/21/22	Legal Description
Comments	CONVERTED FROM FIL095 - 12/19/84	
Assessed To	ARNOLD, CRAIG A & DIANE H/W 1940 NILES AVE CORCORAN CA 93212	Current Owners
Acres	5.50	
Tax Rate Area	NORMAL OWNERSHIP	Zoning
Documents	001-031	
Situs	Current 2007R0613526 05/08/2006 Created 1962R0790221 // 1940 NILES AVE CORCORAN	

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

Assessment 034-070-009-000
 Description POR OF SW 1/4 OF NW 1/4 W OF RR SEC 11/21/22
 Current Assessee ARNOLD, CRAIG A & DIANE H/W
 1940 NILES AVE
 CORCORAN CA 93212

Physical Characteristics *
Single Family Residence

Location	CORCORAN	Dwelling Units	0000
Nbr of Bedrooms	4	Building Class	D060D
Total Nbr of Rooms	7	Nbr of Baths	3.0
Lot Size	0 Sq Ft	Stories	1.0
Basement Unfinished Area	0 Sq Ft	Total Living Area	2,219 Sq Ft
Nbr of Fireplaces	0	2nd Floor Unfinished Area	0 Sq Ft
A/C Type	MODERN	Misc Improvements	YES
Garage Area	449 Sq Ft	Carport	NO
Pool	UNKNOWN	2nd Residential Structure	NO
Year Built	2006	Effective Year	2006

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

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