

CORCORAN PLANNING COMMISSION MEETING AGENDA

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 92312

Monday, February 25, 2019
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:	Shea DeVaney
Vice-Chairman:	Karl Kassner
Commissioner:	David Bega
Commissioner:	Darita Felarca
Commissioner:	David Jarvis
Commissioner:	Troy Van Velson
Commissioner:	Janet Watkins
Alternate Commissioner:	Dennis Tristao

FLAG SALUTE

1. PUBLIC DISCUSSION
2. APPROVAL OF MINUTES
 - 2.1 Approval of minutes of the regular Planning Commission meeting on January 14, 2019 and amended minutes of November 19, 2018
3. RE-ORGANIZATION - None

4. **PUBLIC HEARING**

4.1 Continuance of a Public Hearing to consider use of sea train as a storage in Residential (R1-6) zone (*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**

5.1 Request for an extension of Tentative Subdivision Map Tract 878

5.2 Community Development Annual Report 2018

6. **MATTERS FOR PLANNING COMMISSION**

6.1. Information Items regarding:

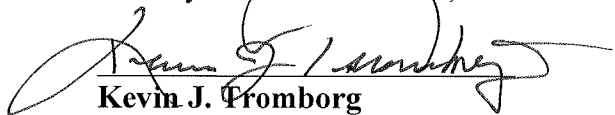
- Parking zone for large commercial truck;
- Zone exception process re fence and sea trains;
- Carport setbacks

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 February 21, 2019.



Kevin J. Tromborg
Community Development Director

4. PUBLIC HEARING

4.1 Continuance of a Public Hearing to consider Zone Change 18-01 filed by Sardar Singh/Jang Bahadar Singh regarding zone change for property located at the Southeast corner of Dairy and Orange Avenues with APN 030-260-035, was declared open at 5:32 p.m. Tromborg presented the staff report. A total of four (4) written testimonies and thirty (30) petition signatures were received. Oral testimonies were received as follow.

Terrel DeVaney, resident of 2222 Orange Avenue, Corcoran, CA 93212 addressed the Commissioners in behalf of the property owner, Mr. Sardar Singh. She mentioned that Mr. Singh has been in Corcoran for several years doing legitimate businesses.

Mr. Judson Mygatt of 1805 Gable Avenue, Ms. Barbara Gomez, resident of 2000 Charles Avenue, Ms. Irene Medina of 1714 Orange Avenue and Mr. Jesse Bonilla of 2000 Gable Avenue in Corcoran, CA 93212, addressed the Commissioners and expressed their opposition on the proposed zone change from residential to neighborhood commercial zone for the following reasons: it will create more traffic on Dairy and Orange Avenues considering the schools on Dairy Avenue, it will increase problem in terms of noise, loitering and littering, security and safety reasons, etc. Development and improvements by utilizing empty business spaces and lots along Whitley Avenue. Additionally, they mentioned about the lack of notification to people within the 300 ft. radius.

Having no other oral testimony, the public hearing was closed at 5:54 p.m.

Following Commission discussion, a **motion** was made by Van Velson and seconded by Jarvis to disapprove Resolution No. 18-05, Zone Change 18-01 filed by Sardar Singh/Jang Bahadar Singh regarding zone change for property located at the Southeast corner of Dairy and Orange Avenues with APN 030-260-035. Motion carried by the following vote

Roll call vote was made by the Planning Commissioner secretary.

AYES: DeVaney, Jarvis, Van Velson and Watkins

NOES: Bega and Kassner

ABSTAIN:

ABSENT: Tristao

5. STAFF REPORTS - None

5.1 Following Commission discussion, a **motion** was made by Van Velson and

seconded by Kassner to approve the extension of Tentative Subdivision Map Tract 880, North of Patterson and East of James Avenues with APN 034-120-003. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Tristao

5.2 Tromborg presented the draft Regional Active Transportation Plan. The King County Kings County Association of Governments requested the Commissioners to send in their comments on or before December 3, 2018. Tromborg added, the primary objective of the project is to identify high priority projects that will make walking and biking throughout Kings County safer and more convenient.

5.3 Following Commissioners discussion, the Commissioner agreed to keep and continue to implement the zoning code regulations regarding use of sea train as a storage unit. Sea train is prohibited in residential zoning districts. Temporary use of commercial storage containers requires a Conditional Use Permit.

5.4 Tromborg explained the process of a Site Plan Review (SPR). The SPR is required for all new commercial construction and new business that are planning a use change with a tenant improvement. He added that if an objection is filed by the proponent, the Community Development Department will notify all agencies affected by the objection and a Site Plan Review meeting will be scheduled to present and discuss the issues. This process would include two (2) member of the Planning Commission. If there is no objection received and findings are accepted by the proponent, the project will move forward.

5.5 Considering the many fences that were built against the standard fence heights, the Community Development Director in consultation with the City legal counsel will come up with a process of zone exceptions request. Tromborg mentioned that this process will be used for code violations where the citizen was unaware of the violation. A fee will be set by the City Council and the request for exceptions can be heard by the Planning Commission on an individual basis.

6. MATTERS FOR COMMISSION - None

6.1. The Commission received information on approved planning projects for the last five months and Kings County Economic and Workforce Data (September 2018)

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

6.3 Committee Reports – None

7. **ADJOURNMENT**

At 7:45 p.m., the meeting was adjourned to the next regular meeting on Monday, December 17, 2018 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Shea DeVaney
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, January 14, 2019**

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, Felarca, Jarvis, Kassner and Van Velson

Commissioners absent: Watkins

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) out of seven (7) Commissioners.

Commissioner Kassner arrived at 5:33 p.m.

Chairman Bega introduced Ms. Darita Felarca as the new member of the Planning Commission.

1. PUBLIC DISCUSSION – None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Van Velson and seconded by Felarca to amend the minutes of the regular meeting on November 19, 2018 to include the number of written testimonies received. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Watkins

3. RE-ORGANIZATION

3.1 The nomination for the Chairperson was declared open by the Planning Commission Chairman, Bega.

Bega nominated DeVaney as a Chairperson of the Planning Commission. Having no other nomination, Troy made a motion to close the nomination and elected DeVaney as the new Chairperson, which was seconded by Felarca. Motion carried by the following vote:

AYES: Bega, DeVaney, Felarca, Jarvis, Kassner and Van Velson
NOES:

ABSTAIN:

ABSENT: Watkins

Beery explained that a roll call vote is not necessary since there is only one nomination.

3.2 The nomination for the Vice-Chairperson was declared open by the DeVaney, Chairperson. Kassner mentioned his interest for the position of Vice-Chairperson.

Van Velson nominated Kassner as Vice-Chairperson of the Planning Commission. Having no other nomination, Van Velson made a motion to close the nomination and elect Kassner as the Vice-Chairperson, which was seconded by Bega. Motion carried by the following vote:

AYES: Bega, DeVaney, Felarca, Jarvis, Kassner and Van Velson
NOES:

ABSTAIN:

ABSENT: Watkins

4 PUBLIC HEARING

4.1 Public Hearing to consider Conditional Use Permit re AT &T unmanned wireless telecommunications facility located at 2103 Whitley Avenue, Corcoran, CA 93212 (APN 034-150-009), submitted by Complete Wireless Consulting, was declared open at 5:39 p.m. Tromborg presented the staff report. One written testimony was received and no oral testimony received. The public hearing was closed at 5:54 p.m.

Ms. Gerie Johnson of Complete Wireless Consulting, Inc. addressed the concern of Mr. Andy Patel, owner of Country Inn Hotel, who submitted a written testimony concerning the Radio Frequency (RF) emission. Ms. Johnson mentioned that a third party engineering company was hired to conduct a comprehensive study on RF emission. The AT&T tower facility has no negative impact to surrounding area. Study shows that emission is an upward emission from 100 ft. tower.

Following Commission discussion, a **motion** was made by Kassner and seconded by Felarca to approve Resolution No. 19-01, Conditional Use Permit 18-03 re AT &T unmanned wireless telecommunications facility located at 2103 Whitley Avenue, Corcoran, CA 93212 (APN 034-150-009), submitted by Complete Wireless Consulting with the stipulations provided as exhibit A, B and C . Motion carried by the following vote

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

NOES:

ABSTAIN:

ABSENT: Watkins

4.2 Public Hearing to consider use of sea train as a storage in Residential Zone (R-1-6), was declared open at 5:57 p.m. Tromborg presented the staff report. No written testimony was received. Oral testimonies were received as follow:

Ms. Judy Mendez, has seven (7) sea trains, a business owner and a resident of 25041 7th Avenue (zoned as Residential Acreage (RA) and Mr. Clarence Solis has one sea train on his property located at 1008 Ottawa Ave.,. Both mentioned that their properties were part of the Kings County when they got the property and later annexed by the city. Also, the properties were more than one acre same with Ms. Josephine Andrade with one (1) sea train), a resident of 2731 Olympic Ave. with property zoned as RA as well. Mr. Jesse Perez of 1904 Oregon Ave., addressed the commission that he received a verbal approval from a former city employee and allowed him to bring sea trains on his property. Mr. Perez has two sea trains on his property zoned as R-1-6 or Residential Zone.

Donna Rojo of 1031 Oregon Avenue expressed her support to testimonies of residents to allow sea trains.

Having no other oral testimony, the public hearing was closed at 6:25 p.m.

Following Commission discussion, a **motion** was made by Van Velson and seconded by Jarvis to accept the recommendation of the staff with the option to apply for zone exception to specific property that were annexed after year 2000 through Planning Commission review/decision and for the continuance of a public hearing until the next meeting. Motion carried by the following vote

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

NOES:

ABSTAIN:

ABSENT: Watkins

5 **STAFF REPORTS - None**

6. **MATTERS FOR COMMISSION - None**

6.1. The Commission received information on the following:

- Future Zoning Code text change

- General Plan update
- Parking for big trucks
- Planning Commission meeting on February 25, 2019 instead of February 18, 2019 (President's Day)
- Code Enforcement brochure together with letter regarding fence height to be sent via mass mailer;
- Valley Innovation Energy Watch (VIEW) invitation for a luncheon.

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

6.3 Committee Reports – None

7. ADJOURNMENT

At 7: 06 p.m., the meeting was adjourned to the next regular meeting on Monday, February 25, 2019 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Shea DeVaney
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

Chairperson
Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Darita Felarca
David Jarvis
Troy Van Velson
Janet Watkins

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

(559) 992-2151-232
FAX (559) 992-2348

PUBLIC HEARING

Item 4.1

To: Planning Commission
From: Kevin J. Tromborg, Community Development Director
Date: February 25, 2019
Subject: Continuation of Public Hearing 4.2, Resolution 19-02 regarding Zone Text Change 19-01 Sea Train and Outdoor Storage Unit

A. General Information:

1.	Owner:	City of Corcoran 832 Whitley Avenue Corcoran Ca 93212
2.	Applicant:	City of Corcoran
3.	Site Location:	City of Corcoran
4.	Property Description:	N/A
5.	Site Area:	N/A
6.	General Plan Designation:	N/A
7.	Current Zone Classification:	N/A
8.	Existing Use:	N/A
9.	Proposed Use:	N/A

B. Compliance with General Plan and Zoning:

SOI). The proposed zone text change is in compliance with the approved General Plan.

C. Public Input:

This is a continuation of a public hearing that was noticed and published in the Corcoran Journal on December 19, 2018. The Notice of Public Hearing was also posted on the City website, at the Council Chambers and at City Hall.

E. Comments from Other Agencies/Departments and the community:

Referrals were made to City Departments, other agencies and the community. (See attached)

F. Environmental Impact Assessment and compliance with CEQA

This action is exempt from CEQA

G. Recommendation:

Staff recommends that the staff report be given, public hearing be continued, testimony taken, and the Planning Commission take action based on the following zone text change and on the attached Resolution recommending City Council approval.

H. Discussion

At the regularly scheduled Planning Commission meeting held on January 14, 2019 Staff Presented to the Planning Commission the current zoning regulations regarding sea-trains and their recommendations for a zone text change. The Planning Commission heard written and oral testimony from the public and discussed the proposed changes. The Planning Commission voted to continue the public hearing to the February 25, 2019 meeting and allow staff time to make the changes to the text 11-11-2 Attached are the changes that staff was directed to provide.

I. Attachment:

- Staff report, January 14, 2019
- Proposed changes on Table 11-11-1
- Proposed text changes on Zoning Code, residential
- Proposed text changes on Zoning Code, commercial and industrial zone

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 19-02
PERTAINING TO ZONE TEXT CHANGE 19-01
SEA TRAIN AND OUTDOOR STORAGE UNIT**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on February 25, 2019, the Commission approved the following:

Whereas, City of Corcoran, submitted an application requesting approval for a zone text change regarding zoning code section 11-11-2 (E) Outdoor storage of seatrains; and

Whereas, this Commission considered the staff report on February 25, 2019; and

Whereas, this Commission sees a need to amend the zoning code pertaining to privately owned sea trains and storage pods

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

- (A) That the action taken to amend an existing zone text is ministerial and is exempt under CEQA.
- (B) That there is a need to amend the text to allow rented or privately owned sea trains in Residential Acreage (RA) zone over twenty thousand (20,000) square feet, and that there is a need to regulate rented sea trains or storage units in all zone districts.
- (C) That in RA zones over 20,000 square feet, one (1) privately owned sea train be allowed under a Conditional Use Permit and that in RA zones over one (1) acre, privately owned sea trains be allowed two (2) under a Conditional Use Permit, with a maximum of two (2).
- (D) That privately owned or rented sea trains or storage units in commercial zones be allowed for not more than twelve (12) months under administrative approval and must be located on privately owned property;
- (E) That privately owned or rented seatrains or storage units in residential zones be allowed under administrative approval for not more than twelve (12) months and must be located on privately owned property;
- (F) That Sea trains or storage units be allowed in industrial zones under administrative approval;
- (G) That sea trains or storage units in agriculture zones over twenty thousand feet (20,000), maximum two (2) be allowed under administrative approval;
- (H) That privately owned or rented sea trains or storage units are not allowed in public right of ways which includes streets and alleys;

(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 Corcoran

IT IS THEREFORE RESOLVED that Zone Text Change 19-01 and Resolution 19-02 should be approved and that the Planning Commission recommends that the City Council consider and approve action taken by the Planning Commission.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 25th day of February 2019

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. 19-02 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 25th day of February, 2019, by the vote as set forth therein.

DATED: February 25, 2019

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

City of

CORCORAN

FOUNDED 1914

A MUNICIPAL CORPORATION

**PUBLIC HEARING
ITEM #: 4.2****MEMORANDUM****TO:** Planning Commission**FROM:** Kevin J. Tromborg: Community Development Director.
Planner, Building Official, Transit Director.**DATE:** January 10, 2019**MEETING DATE:** January 14, 2019**SUBJECT:** Public hearing to discuss zoning requirements regarding Sea trains and Pods.**Recommendation** Staff recommends allowing Sea Trains in Residential Acreage zones minimum 20,000 square feet under a conditional use permit.

1. One (1) sea train for lots under one (1) acre.
2. Two (2) sea trains for lots over one (1) acre.
3. Maximum allowed, Two (2)

Staff recommends to retain the current text regarding Residential (R-16 and Multi Family zones and the current text regarding industrial and commercial zones.

Discussion: At the regularly scheduled Planning Commission meeting held on November 19, 2018 Community Development Staff brought to the attention of the Planning Commission complaints received from concerned citizens regarding the Code Enforcement Division issuing Notice and Orders regarding Zoning code section 11-11-2 (E)

“Outdoor storage and Seatrains. Our current code reads:

1. **Permanent use:** Outdoor storage of equipment, materials, is prohibited in residential zoning districts. Use of commercial storage containers, including sea trains, is prohibited
2. **Temporary use:** Temporary use of commercial storage containers in commercial or industrial zones including sea trains, requires a conditional use permit.

Attached is a copy of the minutes of November 19, 2018.

The Commission’s decision was to not move forward with any changes to the zoning regulations regarding sea trains. At the regularly scheduled City Council meeting on November 27, 2018, citizen spoke to the City Council regarding allowing sea trains in residential zones.

Staff explained the current regulations and the Planning Commission's decision. The City Council asked staff to bring this discussion back to the Planning Commission under a Public Hearing.

Staff sent out several Notice and Orders in the past few weeks and we have had a few that have asked for an exception. Staff has researched other jurisdiction and have found that all cities that regulate sea trains do not allow the permanent use in residential zones. However, many of them allow them in residential acreage zones when the lots are 20,000 square feet or more under administrative approval or conditional use permit. Additionally, almost all jurisdictions allow them in industrial zones under administrative approval and in commercial zones with a temporary conditional use permit.

Currently the City does not have any regulation regarding temporary mini storage units (PODS, Green box, etc). Mini storage units are generally rented for a period of time, they are typically six to eight feet in height and ten to 15 feet in length. Staff is asking that language be added to the zoning code that allows mini storage units under a Temporary Use Permit (Administrative). The recommended regulations are as follows:

1. Apply for Temporary Use Permit (Administrative). (Fee, if any to be determined by City Council)
2. PODS or privately owned units are not allowed to be parked on City Streets or right of ways.
3. Temporary use permits are for a six (6) month period.

seconded by Kassner to approve the extension of Tentative Subdivision Map Tract 880, North of Patterson and East of James Avenues with APN 034-120-003. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Tristao

5.2 Tromborg presented the draft Regional Active Transportation Plan. The Kings County Association of Governments requested the Commissioners to send in their comments on or before December 3, 2018. Tromborg added, the primary objective of the project is to identify high priority projects that will make walking and biking throughout Kings County safer and more convenient.

5.3 Following Commissioners discussion, the Commission agreed to keep and continue to implement the zoning code regulations regarding use of sea train as a storage unit. Sea train is prohibited in residential zoning districts. Temporary use of commercial storage containers requires a Conditional Use Permit.

5.4 Tromborg explained the process of a Site Plan Review (SPR). The SPR is required for all new commercial construction and new business that are planning a use change with a tenant improvement. He added that if an objection is filed by the proponent, the Community Development Department will notify all agencies affected by the objection and a Site Plan Review meeting will be scheduled to present and discuss the issues. This process would include two (2) member of the Planning Commission. If there is no objection received and findings are accepted by the proponent, the project will move forward.

5.5 Considering the many fences that were built against the standard fence heights, the Community Development Director in consultation with the City legal counsel will come up with a process of zone exemptions request. Tromborg mentioned that this process will be used for code violations where the citizen was unaware of the violation. A fee will be set by the City Council and the request for exemptions will be heard by the Planning Commission on an individual basis.

6. MATTERS FOR COMMISSION - None

6.1. The Commission received information on approved planning projects for the last five months and Kings County Economic and Workforce Data (September 2018)

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

P: Permitted Use A: Administrative Review Permit Required - Use Not Allowed	RA	R-1	RM
C: Conditional Use Permit required			
Accessory Use or Structure			
Barns, Stables, Coops, and Other Farm-Type Outbuildings	P (1)	-	-
Garages or Carports	P	P	P
Garden Structures	P	A	A
Greenhouse	P	-	-
Recreation Rooms, Hobby Rooms, or Hobby Shops	P	-	-
Storehouses	P	-	-
Swimming Pools	P	P	P
Tennis Courts	-	A	A
Underground Storage of Petroleum Products	P (1) (2)	-	-
Sea trains or privately owned storage units	C (3)	-	-
Rented sea trains or storage units	A (4)	A (4)	A (4)

- (1) Allowed only on lots 40,000 square feet or larger
- (2) The storage of petroleum products shall comply with current Building and fire codes. The storage shall be allowed only for the use of persons residing on the lot.
- (3) Allowed on lots 20,000 square feet or larger. One (1) seatrain per 20,000 Square feet, maximum of two (2).
- (4) Storage units are not allowed in public right of ways.

Chapter 11-11 ACCESSORY STRUCTURES AND USES

Sections:

- 11-11-1 General Requirements
- 11-11-2 Residential Zoning Districts
- 11-11-3 Non-Residential Zoning Districts

11-11-1 General Requirements

- A. Relationship to Primary Use.** An accessory structure shall be incidental and subordinate to the primary structure of the same lot.
- B. Separation Between Structures.** Accessory structures shall be set back from primary structures, including the primary structure, on the same lot at least 10 feet or as otherwise required by the California Building Code.
- C. Attached Structures.** Accessory structures attached to a primary structure shall be considered a part of the primary structure and shall comply with all standards applicable to the primary structure.
- D. Permit Required.** A primary structure that requires a Conditional Use Permit requires an Administrative Permit for an accessory structure. All other accessory structures are permitted by right except as otherwise required by this chapter.

11-11-2 Residential Zoning Districts

- A. Permitted Accessory Uses and Structures.** Table 11-11-1 identifies permitted accessory uses in residential zoning districts.

TABLE 11-11-1 PERMITTED ACCESSORY USES AND STRUCTURES IN RESIDENTIAL ZONING DISTRICTS

P Permitted Use A Administrative Review Permit Required - Use Not Allowed	RA	R-1	RM
Accessory Use or Structure			
Barns, Stables, Coops, and Other Farm-Type Outbuildings	P [1]	-	-
Garages or Carports	P	P	P
Garden Structures	P	A	A
Greenhouse	P	-	-
Recreation Rooms, Hobby Rooms, or Hobby Shops	P	-	-
Storehouses	P	-	-
Swimming Pools	P	P	P
Tennis Courts	-	A	A
Underground Storage of Petroleum Products	P [1][2]	-	-

Notes:

[1] Allowed only on lots 40,000 square feet or larger.

[2] The storage of petroleum products shall comply with current Building and Fire Codes. The storage shall be allowed only for the use of persons residing on the lot.

C. Mechanical Equipment. Required setbacks for mechanic equipment are shown in Table 11-11-3.

TABLE 11-11-3 SETBACK STANDARDS FOR MECHANICAL EQUIPMENT

Setbacks (min.)	R-1	RM
Front	Same as Primary Structure	Same as Primary Structure
Street Side	Same as Primary Structure	Same as Primary Structure
Interior Side	5 ft. [1]	5 ft. [2]
Rear	5 Ml	Same as Primary Structure

[1] Required for properties abutting any residential lot.

[2] Required for properties abutting an interior lot in the street side yard of a reversed comer lot

D. Swimming Pools.

1. Only individual, family, non-commercial, or community-use swimming pools are allowed in residential zoning districts.
2. Fences and barriers for swimming pools shall be provided as required by the California Building Code.
3. No swimming pool shall be located within a utility easement.
4. In-ground swimming pools are considered structures and must comply with setback requirements in Section 11-11-2.B (Development Standards).

E. Outdoor Storage and Sea Trains.

1. Permanent Use. Outdoor storage of equipment, materials, and merchandise is prohibited in residential zoning districts. ~~Use of commercial storage containers, including sea trains, is prohibited.~~ Permanent-privately owned Sea Trains or storage units are prohibited in R1 zones. Permanent sea trains or storage units are allowed in Residential Acreage zones under a conditional use permit for lots over twenty thousand (20,000) feet.
 - A. Over Twenty Thousand feet. (20,000) One (1) unit
 - B. Over forty thousand feet (40,000) Two (2)
 - C. Maximum of Two (2)
2. Temporary use of private or rented commercial storage containers, including sea trains in R1 zones, requires Administrative Approval.

11-11-3 Non-Residential Zoning Districts

A. Permitted Accessory Uses and Structures.

1. Table 11-11-4 identifies permitted accessor}' uses in non-residential zoning districts.

TABLE 11-11-4 PERMITTED ACCESSORY USES AND STRUCTURES IN NON-RESIDENTIAL ZONING DISTRICTS

P Permitted Use C Conditional Use Permit Required A Administrative Review Permit Required — Use Not Allowed	Agricultural Zoning Districts	Commercial and Office Zoning Districts	Industrial Zoning Districts
<i>Accessory Use or Structure</i>			
Accessory Retail Uses or Retail Stores	-	A	P
Automatic Teller Machines (ATMs)	-	A 11]	-
Car Washing, Coin-operated or Manual	-	C [2]	-
Farm Offices, Bams, Stables, Coops, Tank Houses, Storage Tanks, Wind Machines, Windmills, Silos, and Other Farm Outbuildings	P	-	-
Food Lockers and Accessory Sale	-	-	P
Guest Houses	P [3]	-	-
Offices	-	-	P
Personal Storage, Accessor}' to Primary Building	-	P[4]	-
Private Garages and Carports	P	-	-
Recreation Rooms, Hobby Rooms, or Hobby Shops	P	-	-
Reverse Vending Machines [5]	C	A	A
Small Collection Facilities [5]	C	A	A
Storehouses, Garden Structures, or Greenhouses	p	-	-
Swimming Pools and Tennis Courts	p	-	-
Watchman's Living Quarters	-	-	P
Underground Storage of Petroleum Products [6]	p	-	-

Notes:

[1] ATMs shall be permitted by right in the CD zoning district.

[2] The use shall be prohibited in the PO zoning district.

[3] One guest house or accessory living quarters without kitchen only.

[4] Personal Storage is only permitted by right in the CS zoning district, permitted with an Administrative Permit in the CH and CD zoning districts, and permitted with a Conditional Use Permit in CC zoning district.

[5] Only allowed as an accessory use to a commercial use or community service facility. See Section 11-11-3 D below.

[6] The storage of petroleum products shall comply with current Building and Fire Codes. Resale or distribution is prohibited.

C. Outdoor Storage and Sea Trains in Non-Residential Zoning Districts.

1. Permit Requirements. Outdoor storage of equipment, materials, and merchandise is allowed as an accessor}' use in non-residential zoning districts through the following permit requirements:
 - a. Permanent use of commercial storage containers, including sea trains, in commercial zones is prohibited. ~~requires a Conditional Use Permit.~~

- b. Temporary use, (no longer than twelve months (12) of commercial storage containers, including sea trains, requires a Conditional Use Permit.
 - c. Commercial Storage containers including sea trains in Industrial and Agricultural zones require Administrative Approval.
2. **Location.**
- a. All outdoor storage areas shall be located on the same lot as the primary land use.
 - b. Outdoor storage areas shall be setback from the front property line 60 feet or 50 percent of the lot depth, whichever is greater.
3. **Screening.** Outdoor storage areas, sheds, and containers, including sea trains, shall be completely screened from view from public streets through the use of building walls, freestanding walls, gates, fences, landscaped berms, or other similar method as approved by the Community Development Department.
4. **Height.** Items within an outdoor storage area shall not exceed the height of walls, fences, or other structures designed to screen items from public view.
5. **Hazards.** Combustible materials stored outside shall be placed no closer than 20 feet from any property line. A minimum 20-foot-wide clear access drive shall be provided to the storage area to permit free access of fire trucks or any other safety vehicles at any time.
6. **Condition of Stored Materials.** All waste material shall be stored in an enclosed area, accessible to service vehicles.

D. Small Recycling Facilities

1. **Zoning Districts.** Small recycling facilities, such as reverse vending machines and small collection facilities, are permitted as an accessory use in Agricultural (A), commercial, and industrial zoning districts.
2. **Permit Expiration.**
- a. The permit for a small collection facility expires after 18 months, unless the applicant requests a renewal approved by the City.
 - b. If the permit expires without renewal, the collection facility shall be removed from the site on the day following permit expiration.
3. **General Operating Standards.**
- a. **Maintenance.** Small recycling facilities shall be maintained in a clean, litter-free condition on a daily basis.
 - b. **Operating Hours.** Operating hours shall be at least the operating hours of the primary use.
4. **Sign.**
- a. Size.
 - (1) 4 square feet per reverse vending machine, excluding operating instructions.
 - (2) 16 square feet per small collection facility.
 - b. Additional signs or adjustment on size may be allowed upon finding that it is compatible with adjacent businesses.
 - c. Signs shall clearly identify:

Chairperson
Shea DeVaney

Vice-Chairperson
Karl Kassner

Commissioners
David Bega
Darita Felarca
David Jarvis
Troy Van Velson
Janet Watkins

Planning Commission



**Community
Development
Department**

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 5.1

To: Planning Commission

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

Date: February 25, 2019

Subject: Extension of Tentative Sub division Map 878, Sequoias 2

A. General Information:

1.	Owner:	Trevino Pioneer, LLC/Stonefield Homes 923 Pacheco Blvd, Suite C Los Banos, Ca 93635
2.	Applicant:	Jovan Granados c/o Trevino Pioneer, LLC
3.	Site Location:	Bainum Avenue west of Dairy Avenue and north of Oregon Avenue (APN 034-220-026)
4.	Property Description:	Being a portion of the south half of the northeast quarter of section 22, township 21 south, Range 22 east, City of Corcoran, county of Kings, California.
5.	Site Area:	67.23 Acres
6.	General Plan Designation:	Low density
7.	Current Zone Classification:	R1-6
8.	Existing Use:	Open land
9.	Proposed Use:	SFD sub-division

Recommendation: Staff recommends that the staff report be read and the Planning Commission moves to approve map extension

Public Input: No public input is required to extend a tentative map

Discussion: Stonefield Homes applied for an extension of tentative map 878 in January of 2018. That extension is ready to expire. Stonefield Homes has expressed the need for more time before the map can move forward with the final map process. With the addition of State approved extensions and the time approved by the City of Corcoran for tentative maps, tract 878 has one (1) additional year extensions available.

Attachment:

Application and letter request for an extension.

Letter of Transmittal

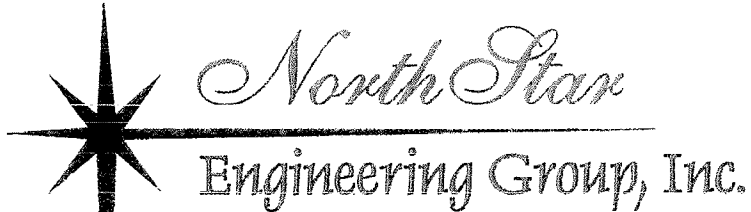
REFERENCE INFORMATION:		SENT TO:	
Date:	January 31, 2019	Company:	City of Corcoran
Job #:		Attn:	Community Development Dept.
Re:	The Sequoias Unit 2	Address:	832 Whitley Ave
		City, State, Zip:	Corcoran, CA 93212

SENT AS:			
<input checked="" type="checkbox"/>	Attached	<input type="checkbox"/>	Under separate cover via:
<input type="checkbox"/>	Shop Drawings	<input type="checkbox"/>	Samples
<input type="checkbox"/>	Prints	<input type="checkbox"/>	Specifications
<input type="checkbox"/>	Plans	<input type="checkbox"/>	Copy of letter
		<input type="checkbox"/>	Other:
		<input type="checkbox"/>	Other:

DESCRIPTION:			
COPIES	DATE	# OF PAGES	DESCRIPTION
1	1/31/19	1	Check # 45697 in the amount of \$158.00 addressed to City of Corcoran.
1	1/31/19	1	12-month Extension letter addressed to Kevin Thromburg.
1	1/31/19	10	Planning Permit Application for The Sequoias Unit 2 Subdivision.
1	10/19/06	3	Tentative Subdivision Map for The Sequoias Unit 2 Subdivision.

TRANSMITTED AS:			
<input checked="" type="checkbox"/>	For Approval	<input type="checkbox"/>	Approved as submitted
<input type="checkbox"/>	For your Signature	<input type="checkbox"/>	Approved as noted
<input checked="" type="checkbox"/>	For Review	<input type="checkbox"/>	Print returned after loan to us
<input type="checkbox"/>	For bids due:	<input type="checkbox"/>	For review
	Resubmit for approval:	Copies	Submit for approval: Copies
	Return corrected prints:	Copies	

SENT VIA:			
<input checked="" type="checkbox"/>	US Mail	<input type="checkbox"/>	Fed Ex
<input type="checkbox"/>		<input type="checkbox"/>	Courier
<input type="checkbox"/>		<input type="checkbox"/>	Pick Up



January 31, 2019

Kevin Tromburg
Director of Community Development
City of Corcoran
832 Whitley Avenue
Corcoran, CA 93212

Re: Tentative Map Extension – Tract 878 , The Sequoias Unit 2

Dear Mr. Tromburg,

This letter is being submitted to the City of Corcoran Community Development Department to request a 12-month extension for Tract 878, The Sequoias Unit 2. A copy of the approved Tentative Subdivision Map, and a check in the amount of \$158.00 for a Time Extension fee is included.

If you should have any questions or require any additional information, please do not hesitate to contact me.

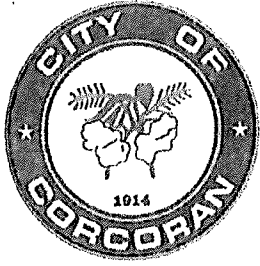
Thank You,

Brian Jones, L.S. 7088
NorthStar Engineering Group, Inc.
620 12th Street
Modesto CA. 95354
C/O
Greg Hostetler
Trevino Pioneer, LLC.
923 E. Pacheco Blvd., Suite C
Los Banos CA 93635

Attachments:

- Time Extension Fee - \$158.00
- Tract 878, The Sequoias Unit 2 Tentative Subdivision Map
- City of Corcoran Planning Application

620 12th Street, Modesto, CA 95354
Phone (209) 524-3525 Fax (209) 524-3526



PLANNING PERMIT APPLICATION
(Please use ink or typewriter)

832 Whitley Avenue Corcoran Ca 93212 (559-992-2151 ext. 232 or 225)

TO THE CORCORAN PLANNING COMMISSION:

Date: _____

- _____ Administrative Approval
- _____ Annexation
- _____ Conditional Use Permit
- _____ CUP, Amendment
- _____ General Plan Amendment
- _____ Lot line Adjustment
- _____ Site Plan Review

- _____ Tentative Parcel Map
- _____ Tentative Subdivision Map
- Tentative Subdivision Map Extension
- _____ Variance
- _____ Variance / minor
- _____ Zone Change
- _____ Zone Text change

Planning Reference No. _____

Code No. _____

Please use supplemental attachments if needed

Address of subject property: Property is generally located on the West side of Dairy Avenue, South of Bainum Avenue.

Assessor's Parcel Number of subject property: APN 034-220-026

Project Business name: The Sequoias Unit 2 - TSM 878

Applicant's Full Name: Jovan Granados C/O Trevino Pioneer, LLC.

Address of Applicant 923 E. Pacheco Blvd. Suite C, Los Banos CA 93635

Phone number of applicant (209) 819-1772

E-mail of applicant: Granadosjovan@gmail.com

Property Owner's full Name Trevino Pioneer, LLC.

Property Owner's Address 923 E. Pacheco Blvd. Suite C, Los Banos CA 93635

Phone number of property owner: (209) 826-6200

E-mail of Property owner: almondranch@gmail.com

All applicants are required to completely fill out this page

Project main contact/Representative: Brian Jones


Firm/Company: NorthStar Engineering Group, Inc.

Mailing address: 620 12th Street, Modesto CA 95354

Phone and fax number: (209) 524-3525 fax (209) 524-3526

E-mail address: brianj@nseng.net

Statement: I will be the primary contact and representative of the proposed project with City Staff during the processing of the application. I declare under penalty of perjury that all statements and documents submitted with this application are true and correct to the best of my knowledge

Signature:  Date: 1/29/2019

Use proposed, name of project: The Sequoias Unit 2 TSM 878 – Request for 12-month extension to complete the conditions of approval required prior to map recordation to provide additional time to finish the requirements during the time extension.

Summary description of the project: The project is a 297 unit residential Tentative Subdivision Map.

Zoning designation: R-1

Site Area, acres, or square feet if less than one acre: ±69 Acres Gross / ±67 Acres Net

Existing streets adjacent to project: Bainum Avenue & Dairy Avenue

Existing Use: Vacant land

Existing structures: None

All applicants are required to completely fill out this page

All applicants other than Administrative Approval or as directed must fill out this page

HAZARDOUS WASTE SITE DATA

Pursuant to Section 65962.5(e) of the California Government Code, which states:

"(e) Before a local agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the list sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project is located in a site which is included on any of the lists compiled pursuant to this section. If the site is included on a list, the list shall be specified on the statement."

the following statement must be completed by the owner of the subject property or the owners authorized agency before this application can be certified complete by the Kings County Planning Agency:

STATEMENT:

I have reviewed the "Identified Hazardous Waste Sites" list dated January, 2019, and state that:

The subject site(s) of this application ___ is ___x___ is not on the "Identified Hazardous Waste Sites" list.

Environmental Information

List and describe any other related permits and other public approvals required for this project, including those required by City, County, State and Federal agencies.

Are the following items applicable to the project or its effects?
On a supplemental attached sheet(s) discuss all items circled yes.

- | | |
|---|---|
| 1. Change in any existing features of any ground contours or hills. | YES / <input checked="" type="radio"/> NO |
| 2. Change in scenic views or vistas from existing residential areas or public Lands or roads. | YES <input checked="" type="radio"/> NO |
| 3. Change in pattern, scale or character of general area of project | YES <input checked="" type="radio"/> NO |
| 4. Significant amounts of solid waste or litter | YES <input checked="" type="radio"/> NO |
| 5. Change in dust, ash, smoke, fumes or odors in the vicinity | YES <input checked="" type="radio"/> NO |
| 6. Change in ocean, bay, lake, stream, river, or ground water quality or quantity
Or alteration of existing drainage patterns. | YES <input checked="" type="radio"/> NO |
| 7. Substantial change in existing noise or vibration levels in the vicinity. | YES <input checked="" type="radio"/> NO |
| 8. Site on filled land or on a slope of 10 percent or more. | YES <input checked="" type="radio"/> NO |
| 9. Use of disposal of potentially hazardous materials, such as toxic substances
flammables, explosives, or general trash. | YES <input checked="" type="radio"/> NO |
| 10. Substantial change in demand for municipal services. (Police, Fire, water,
Sewage, etc. | YES <input checked="" type="radio"/> NO |

11. Substantial increase in fossil fuel consumption (electricity, oil, Natural gas, etc.

YES / NO

12. Relationship to a larger project or series of projects.

YES / NO

Environmental Settings

On a separate attached sheet please provide narrative information regarding the following:

1. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical, or scenic aspects.
2. Describe any existing structures on the site, and the use of the structures. Please provide photographs of the site on disc or flash drive.
3. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use, (residential, commercial, etc) intensity of land use (one family, apartments, shops, shopping center. Etc.) Include scale of development, (height, frontage, set-backs). Attach photographs on disc or flash drive.

Fill in all that apply

Is the property currently in escrow? YES / NO

If yes, to whom? _____

Developer/Builder _____

Mailing address _____

Phone _____ Fax _____

E-mail _____

Engineer _____

Phone _____ Fax _____

E-mail _____

Architect _____

Phone _____ Fax _____

E-mail _____

All applicants other than Administrative Approval or as directed must fill out this page

Name of principals, partners, and or trustees

If applicable, list the names of any and all principals, partners, and or trustees where any property owner or developer / builder is a corporation, partnership, or trust. For corporations provide names of officers and directors. For trusts provide names of trustees and beneficiaries.

Greg Hostetler, Trevino Pioneer, LLC.

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SITE PLAN DRAWING; REQUIRED FOR CONDITIONAL USE PERMITS, SITE PLAN REVIEW, INSTRUCTIONS FOR PREPARING A SITE PLAN DRAWING

The site plan must be drawn in a neat and legible manner on paper a minimum of 8½ by 11 inches to a maximum of 24 by 36 inches in size. The scale must be large enough to show all details clearly. Twenty (20) copies of the site plan including one (1) reproducible print not larger than 11" x 17" and a PDF copy on disk or emailed must be submitted with this application form. If additional copies will be necessary you will be notified. The following information must be included in the site plan:

1. Name, address and contact information of the legal owner of the site
2. Name and address and contact information of the applicant.
3. Name address and contact information of the person or company responsible for preparing the site plan exhibit.
4. Address of property, if it has been assigned and Assessor's Parcel Number (APN)
5. Legal description of the exterior boundaries of the project site, or legal description of the property comprising the project site.
6. The names of all utility providers
7. Date, north arrow, and scale of drawing.
8. Dimension of the exterior boundaries of the site.
9. Show flood zone designation

10. Name all adjacent streets, roads, or alleys, showing right-of-way and dedication widths, reservation widths, and all types of improvements existing or proposed.
11. Locate and give dimensions of all existing and proposed structure on the property. Indicate the height and depth of the buildings and their distance to at least two (2) property lines.
12. Depictions of all existing and approved General Plan Land Use, zoning, existing and intended uses and proposed parcel boundaries, utility or Corcoran Irrigation District easements, BNSF easements, existing wells and septic tanks or any underground uses known, within 100 feet of the project site.
13. Dimensions and direction of travel of driveways approaches
14. Show access, internal circulation, parking and loading space. Detail off-street parking, exists and entrances, complete with dimensions and numbers of parking spaces, including handicapped space.
15. Footprints of all proposed buildings, including the number of stories, use, and square footage
16. Show all fences, walls, and landscaping; their locations, heights, materials and/or type.
17. Show location and type of trash enclosures
18. Show all signs; their location, size, height, and material used.
19. Note all external lighting; location and the general nature and hooding devices.
20. Indicate method of storm water drainage.
21. Note the distances to the nearest fire hydrant.
22. Show existing and proposed landscaping.
23. The applicant should include any additional information that may be pertinent or helpful concerning this application.
24. Other data may be required to permit the zoning administrator to make the required findings.
25. Project proposed phasing lines.
26. Copy of Traffic study if required
27. Copy of Noise study if required
28. Copy of conceptual building elevation plans if required

Site Characteristics: To be filled out by all site plan review and Variance applicants

Parcel size: _____ Building square footage: _____

Are there any proposed building modifications: YES / NO

Estimated cost to modifications: _____

Describe proposed modifications: _____

Existing or prior building use: _____

Proposed Building use: _____

Proposed hours of operation: _____

Days of week / Operation: (circle) Su M T W Th F Sa

Number of existing employees: Existing: _____ Proposed _____

Number of shifts: _____ Customers per day: (estimated) _____

Describe any truck or rail deliveries: _____

Please identify any unique or specific traffic patterns that will require accommodations for operations, customers, or employees: _____

Describe any special events planned for the facility: _____

Flood zone designation Zone A Height of required minimum building elevation: Undetermined

Historic District: YES / NO Specific or master plan area: YES / NO

Specific Study area: YES / NO Agriculture or nature preserve: YES / NO

Williamson Act: YES / NO If yes, Preserve # _____ Contract # _____

Has a notice of non-renewal been filed? YES / NO Date filed _____

Are there any know protected trees or plants on the site? YES / NO

If yes, Please describe: _____

- _____ Increase traffic within ¼ mile of the proposed project
- _____ Known Cultural resources on site
- _____ Project within ¼ mile of any school
- _____ Increase in light or glare to immediate vicinity after project is complete
- _____ Increase in noise to immediate vicinity after project is complete

Variance Supplemental application

The approval of a variance shall not set the precedent for the granting of any future variances. Each application shall be considered only on its individual merits.

Variance requested _____

Existing Code or Standard: _____

Details of Variance requested: _____

On a separate attached sheet, please provide the applicant's reasoning and analysis pertaining to each of the required findings that justify the variance request.

Staff's analysis and recommendations on the variance request will be based in large part on the applicant's analysis for each of the findings listed below.

EACH FINDING MUST HAVE A SEPARATE JUSTIFICATION. DO NOT COMBINE ALL FIVE FINDINGS INTO ONE NARRATIVE. DESCRIBE EACH OF THE FIVE FINDINGS SEPERATLY.

THE PLANNING COMMISSION MUST MAKE THESE FINDINGS FOR A VARIANCE TO BE APPROVED

1. The strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the objectives of the zoning ordinance.
2. That there are exceptional and extraordinary circumstances or conditions applicable to the property involved which do not apply generally to other properties classified in the same zone.
3. The strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone.
4. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations of other properties classified in the same zone
5. That the granting of the variance will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The following additional findings are required for Off-street parking or loading facilities.

1. That the granting of the variance will not affect the present or anticipated future traffic volumes generated by the use of the site in the vicinity.
2. That the granting of the variance will not result in the parking or loading of vehicles on public streets in a manner that will interfere with the free flow of traffic on the streets.
3. That the granting of the variance will not create a safety hazard or any other condition inconsistent with the zoning code.

The Planning Commission shall add conditions necessary to assure that the variance adjustment shall not constitute a grant of special privilege.

I declare under penalty of perjury that the foregoing is true and correct

I Greg Hostetler hereby certify that I am the owner of the property identified in this application; or that I am an authorized agent of _____, who is owner of said property; or, that I am the employee or agent of _____ which is a public utility company or other agency with the powers of eminent domain, and that I am authorized to act in their behalf, and that this application, to the best of my knowledge and belief, is true and correct.

Signed _____

Mailing Address 923 E. Pacheco Blvd., Suite C

Los Banos CA 93635

Phone Number (209) 826-6200

1-29-19

Received by: _____

Date: _____



Community Development Planning Commission

Calendar Year end Report:

January to December, 2018

The Community Development Department encourages and regulates development projects within the city. It is organized to fulfill functions related to development projects from initial concept, through planning, zoning, building plan check, inspections and occupancy, and code enforcement of all municipal and State codes of regulations. Community Development also is responsible for fast, efficient and reliable transit that serves this community. Community Development focused on three main areas during the last fiscal year. Planned smart growth, service to the community and fiscal responsibility. Year 2018 was a year of moderate growth. With only one small active sub-division, residential building was limited. However, positive change smiled in our direction regarding both residential and commercial projects and we anticipate growth and an improved future. We have persistently concentrated attention on improving our services while staying within the approved budget by involving all members of the department and thinking out of the box. The Community Development Department is made up of five divisions.

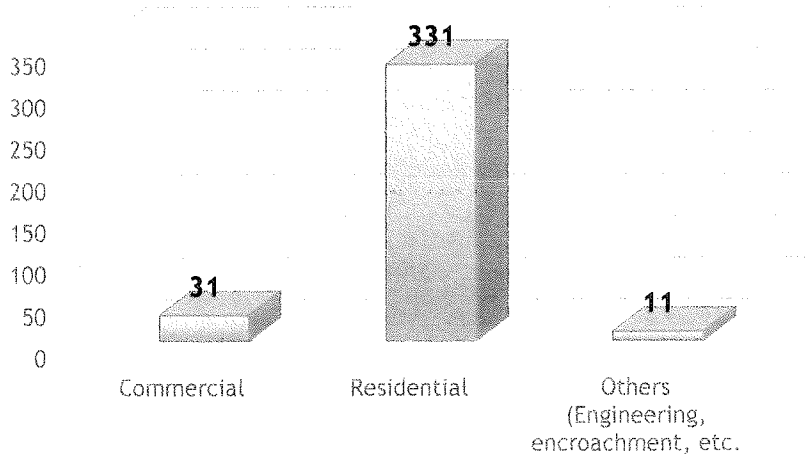
1. Building and Safety
2. Code Enforcement and Neighborhood Preservation
3. Planning
4. Housing
5. Transit

The Community Development Director oversees all divisions and serves as the Building Official and City Planner. Ma. Josephine Lindsey serves as the Administrative Assistant for the department as well as Deputy City Clerk and Larry Ronk is the new City Residential Building Inspector/Code Enforcement Officer. Valerie Bega serves as the Transit Coordinator and oversees the day to day operations of our Transit division which employs five drivers and one dispatcher. Although our staff is small, I have every confidence in our ability to serve this community and help move Corcoran towards a great future.

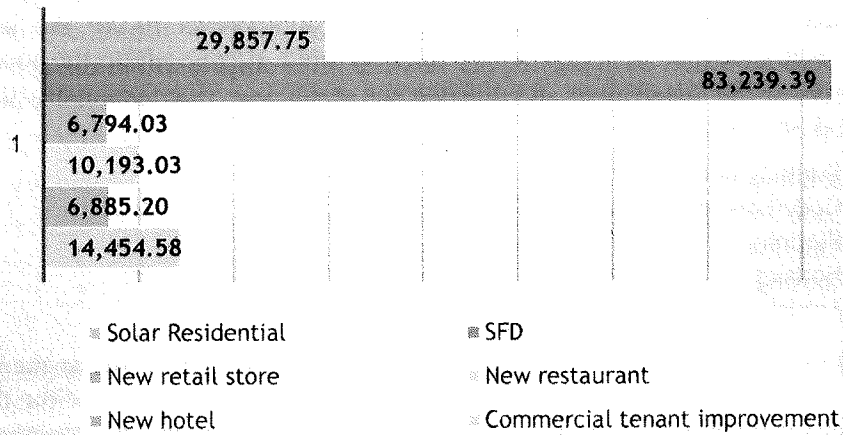
Building and Safety Division

New Single Family Dwellings (SFD) were slow in 2018 with only 4 permits issued with a valuation of \$971,215.00. However, 2019 and beyond look promising with an approved Subdivision (Sierra Estates 2). Sierra Estates 2 has finished the land development stage and the first five (5) permits were issued in January of 2019. 2017 Building Permits totaled 326. 2018 Building permits totaled 373, an increase of 13%. Every category saw an increase in permits issued. Please see attached summary of building permit issued)

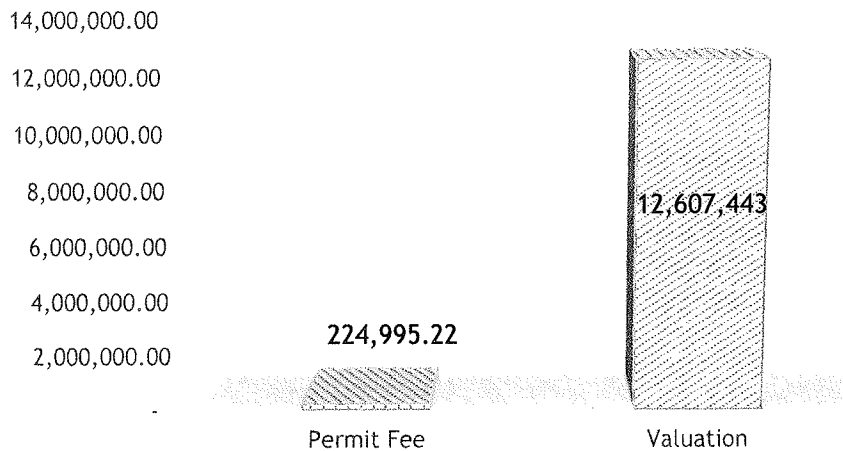
Building Permit Issued

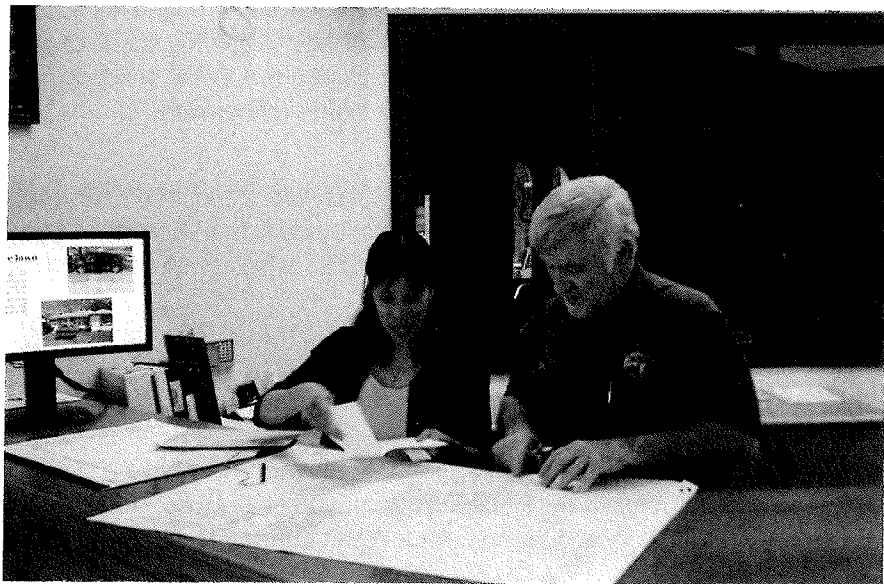
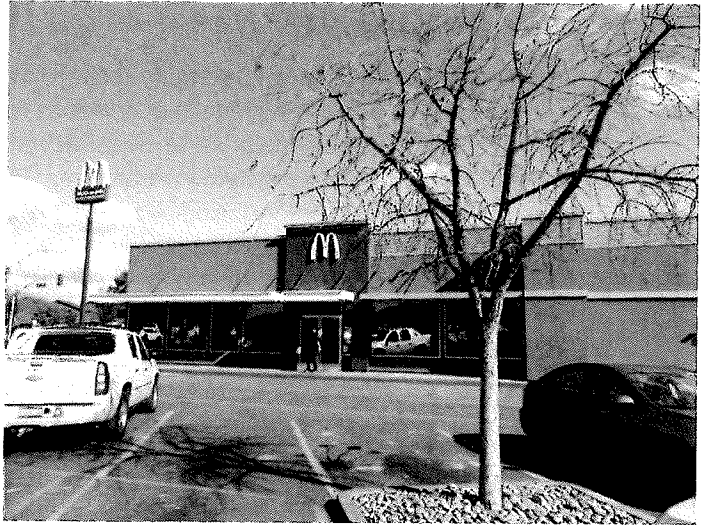


Various Permit Fees



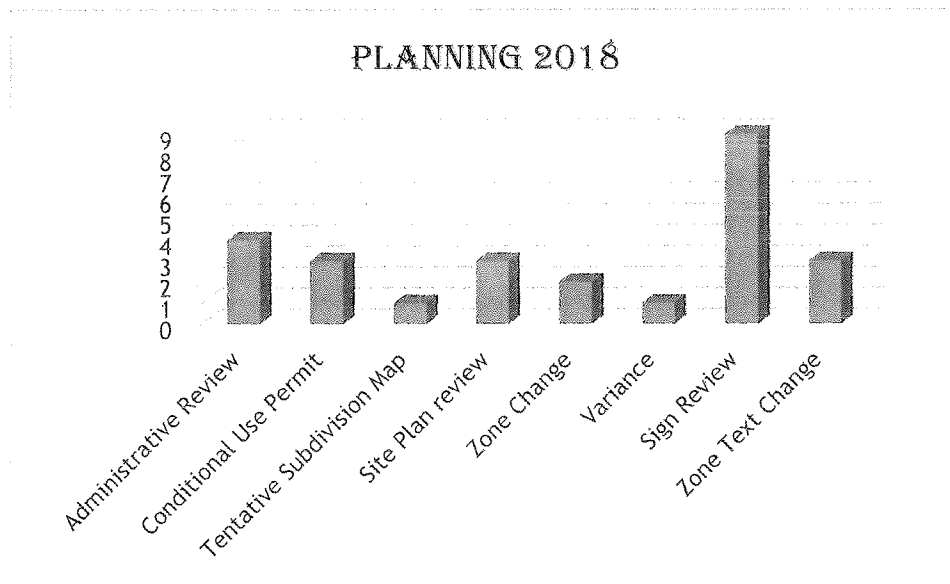
TOTAL FEE & VALUATION





Planning Division

The Planning Division moved steadily forward and has been actively working with Economic Development to bring additional sub-divisions for housing as well as business and industrial interest. We are working with two Central Valley local developers regarding sub-divisions, and are actively seeking national developers for available properties. Planning permits for 2018 experience a moderate increase over 2017 (see graph below). Community Development staff has been working with Dan Bergman regarding a fee study that encompasses all the divisions of Community Development to ensure that the fee's we charge cover the time spent on any given planning, Building, or code enforcement permit, and that the fee is fair and competitive with other jurisdictions. Additionally, staff continues to review the zoning code for changes that are required and supplementing the code with newly approved ordinances.



Administrative Approval:

1. AA 18-01: 25041 7th Avenue for a business in a Residential Acreage (Approved)
2. AA 18-02: 2402 Bell Avenue for conversion of a garage to a living space (Approved)
3. AA 18-03: 600 Estes Avenue for conversion of a garage to a living space (Approved)
4. AA 18-04: 900 Doran Avenue to put up a mobile home (under review)

Conditional Use Permits:

1. CUP 18-01: 1204 Dairy Avenue for future school site and school activities (Approved)
2. Cup 18-02: 924 Whitley Avenue for a permit to sell liquor in a restaurant (Approved)
3. CUP 18-03: 2103 Whitley Avenue for unmanned AT&T wireless telecom facility (Approved)

Tentative Subdivision Map:

1. TSM extension: Sequoia 2 Subdivision (Approved)

Site Plan Review:

1. SPR 18-01: 941 Whitley Avenue for a two-story hotel (Approved)
2. SPR 18-02: 1727 Dairy Avenue for a Super Way convenience store - Phase I (On-going)
3. SPR 18-03: NW cor. of Dairy and Bainum for a retail auto parts store - O'Reilly (On-going)

Zone Change:

1. ZC 18-01: SE cor. Of Dairy and Orange Avenues from residential to neighborhood commercial zone (On-going)
2. ZC 18-02: 1940 Niles Ave. from service commercial to residential zone (Approved)

Variance:

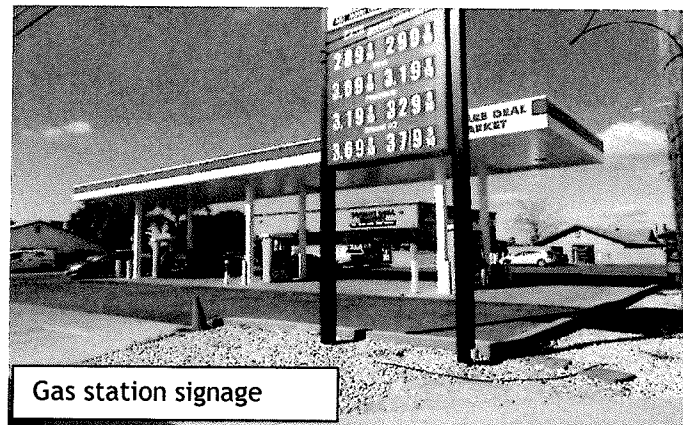
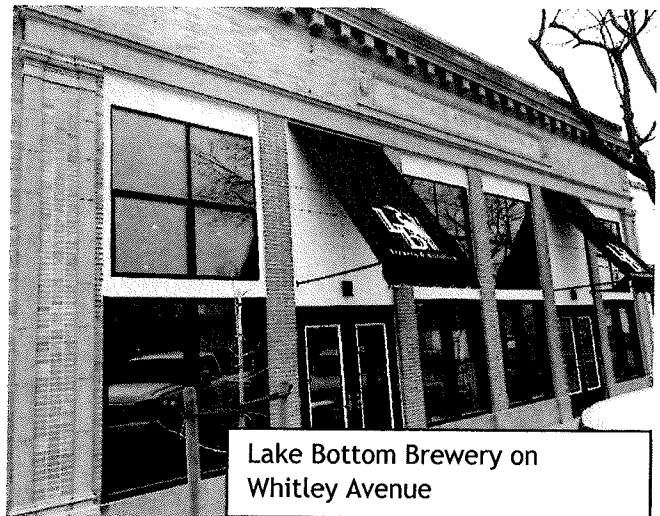
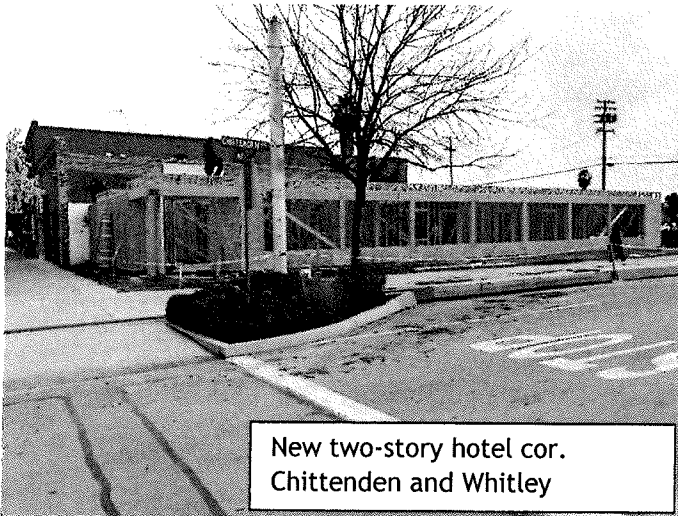
1. 18-01: 1319 Yosemite Avenue for storage that was built against standard setbacks (Approved)

Sign approval:

1. SR 18-01: 1140 Chase Avenue (Approved)
2. SR 18-02: 1215 Whitley Avenue (Approved)
3. SR 18-03: 636 Dairy Avenue (Approved)
4. SR 18-04: 1100 Whitley Avenue (Approved)
5. SR 18-05: 1212 Hanna Avenue (Approved)
6. SR 18-06: 1310 Hanna Avenue (Approved)
7. SR 18-07: 1120 Whitley Avenue (Approved)
8. SR 18-08: 924 Whitley Avenue (Approved)
9. SR 18-09: 1045 Whitley Avenue (Approved)

Zone Text Change:

1. ZTC 18-01: to add crematorium to the service commercial, light and heavy industrial zones (Approved)
2. ZTC 18-02: to require administrative review and approval for transitional housing request (Approved)
3. ZTC 18-03: to add cultivation and processing of industrial hemp in agriculture and industrial zones (Disapproved)

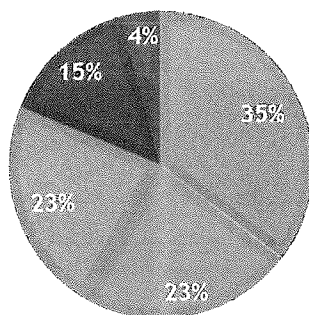


Code Enforcement Division:

Code Enforcement has experienced significant changes in 2018. Through measure A the city was able to allocate funds to hire a much needed full time building inspector/code enforcement officer. New State and Federal regulation regarding certification of all Code Enforcement Officers went into effect on January 1, 2018, and all building inspectors are required to be licensed and certified. Currently the Community Development Director is a certified Building Official and holds several building inspection certificates as well as a level three (3) code enforcement supervising certificate. Larry Ronk, our new residential building inspector has a residential building inspector certificate as well as a level one (1) code enforcement certificate. Ma Josephine Lindsey, Larry Ronk, and I have all graduated from PC832 which allows us basic law enforcement training and the ability to write citations. Having a full time code enforcement officer allows us to transition back to proactive enforcement as it pertains to sub-standard buildings, weed abatement, property maintenance, vehicle abatement and enforcing municipal codes. Code Enforcement is always changing and staff must stay current with Health and Safety Codes, state and federal laws as well as city ordinances and municipal codes. We achieve this through training and research and study of the codes.

CODE ENFORCEMENT 2018

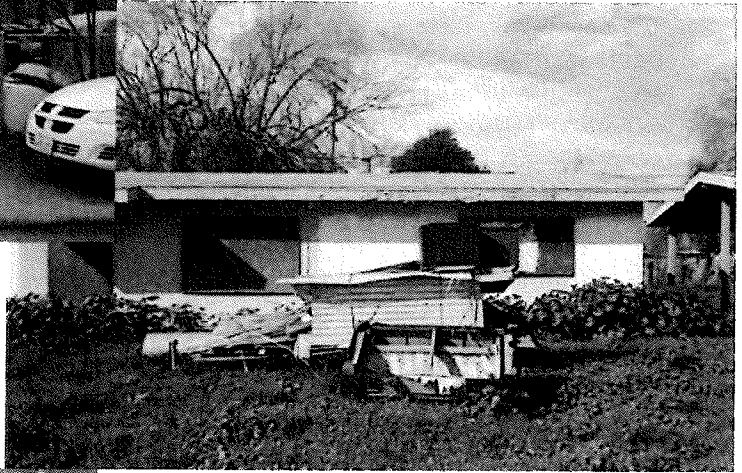
- Vehicle abatement
- Municipal code violations
- Property maintenance
- Weed abatement
- Sub-standard building



1. Vehicle Abatement: CE has tagged 183 vehicles where 24 vehicles were towed.
2. Municipal Code violations: CE has issued 118 municipal code violation notices e.g. parking on the lawn, parking on the lawn, illegal yard sale signs, etc.)
3. Property Maintenance: CE has sent out 119 Notice and Orders regarding property maintenance.
4. Weed Abatement: CE issued 75 Notice and Orders regarding weed abatement
5. Sub-Standard Buildings: CE and BD issued 22 Notice and Orders regarding substandard buildings



Property Maintenance



Vehicle abatement



Parking on the lawn and large truck parked on residential area

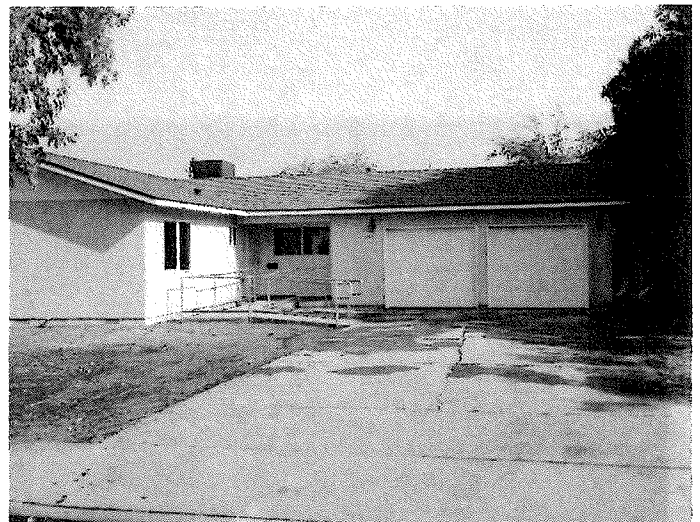
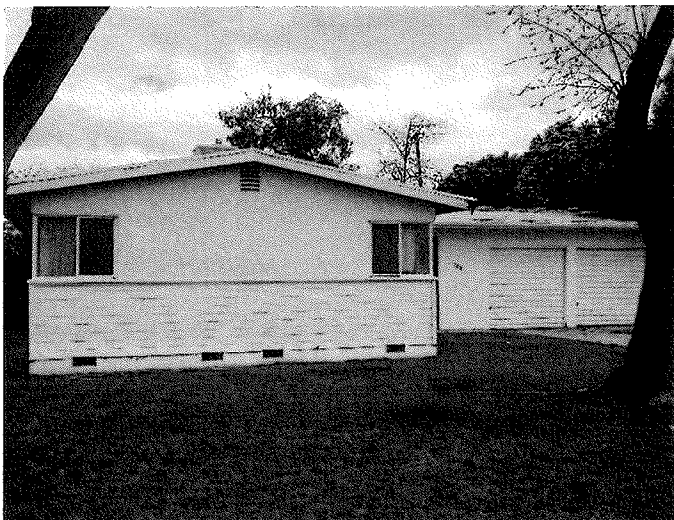
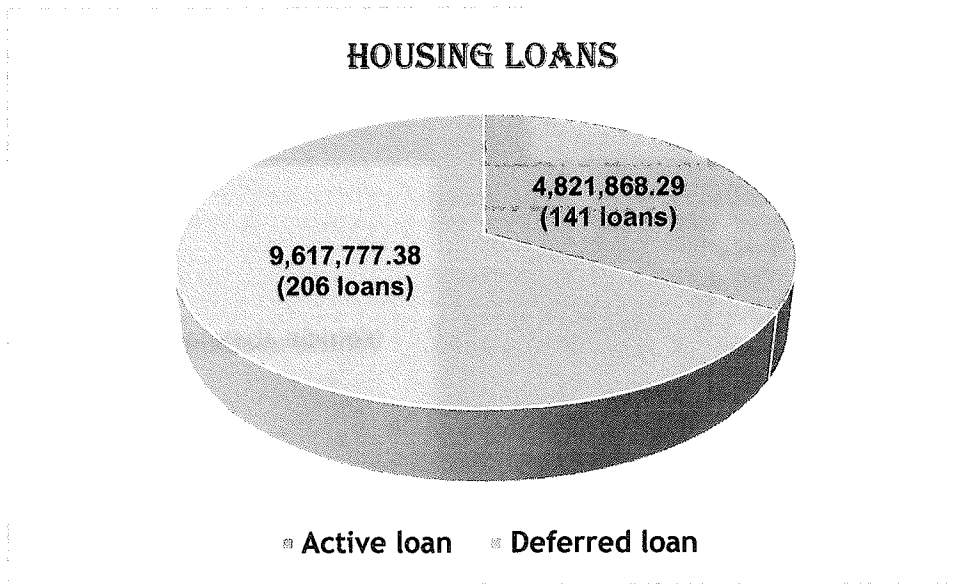


Housing Division

The Housing Division continues to reconstruct the procedures of handling City loans. This is a long and arduous task. The Housing Division with the help of the Finance Department has been working to bring all of the CDBG, Home and CalHome loans up to date. Many of our loans have been delinquent or other issues that have put the loan agreement in violation. We have been scheduling interviews with the recipients of the loans and working out solutions to help assist them in the re-payment of the loans.

The Community Development Block Grant (CDBG) is a federally funded program awarded by the Department of Housing and Urban Development (HUD). Funds are dispersed annually to eligible communities throughout the country to pursue a wide array of community development activities such as housing rehab and First Time Homebuyers programs (FTHB). The funds can also be used for public improvements, economic development and certain public facilities and equipment all aimed at assisting low-to moderate-income persons. The City partners with Self Help Enterprises to administer the program with oversight by the Housing Finance Committee.

Currently the City monitors 347 loans and we re-conveyed 22 loans (\$ 983, 248.23) in 2018.



Housing rehabilitation project on Josephine Ave.

Transit Division

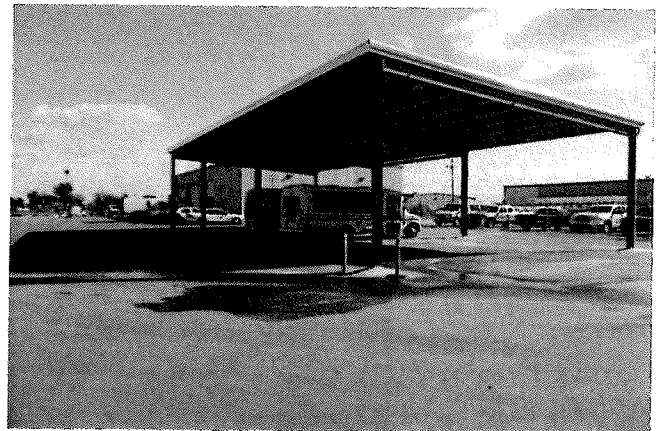
2018 was a year of technological transformation to a more advanced and efficient transit service. Through grants, we have developed a program that will monitor all of Corcoran Area Transits (CAT) day to day operations, from ridership and fuel consumption, to maintenance and mileage of the busses. This will allow management to run reports to help analyze the day to day operations to provide better service to the community. The new program will include computerized system in each bus which will provide a faster, more reliable documentation of the daily operations. Transit grant funds also built a new bus shelter in the Public Works yard, re-paved the entire Public Works corporation yard, re sealed and striped the transit parking lot, bought a new truck for the Community Development Department and a SUV that is utilized for emergencies in transit and training. We have purchased new high tech cameras and will be installing them on all the buses and around the transit station and have installed bullet proof glass at the depot area of operations. Transit staff had several barriers to surmount during the year. However, providing safe, reliable, cost efficient service to the community is paramount and transit staff continued to provide excellent service no matter what the obstacle. We are continuously looking for improved ways to service the community and their transportation needs.

Corcoran Ridership Data Calendar 2018

	Pass.	Rev. Miles	Rev. Hrs.
Bus # 167	4661	6921	766.01
Bus # 169	864	3382	124.37
Bus # 170	1357	2210	198.07
Bus # 215	7828	12142	1157.97
Bus # 216	9384	14742	1322.36
Bus # 238	9812	12856	1342.56
Total	33906	52253	4911.34



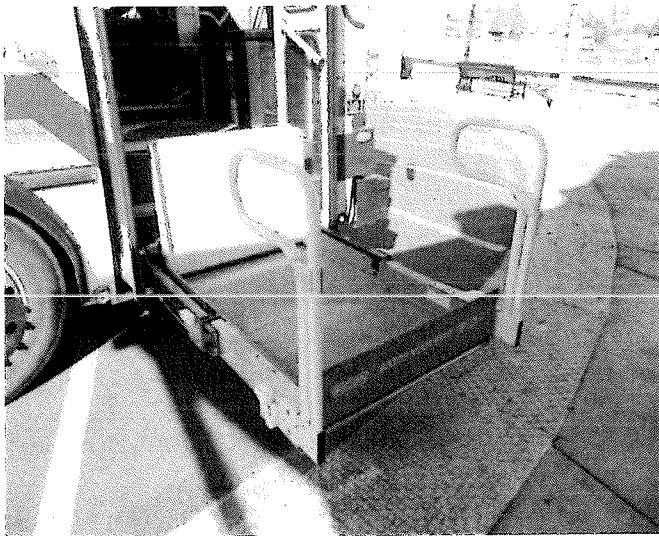
Bullet-proof window at the depot



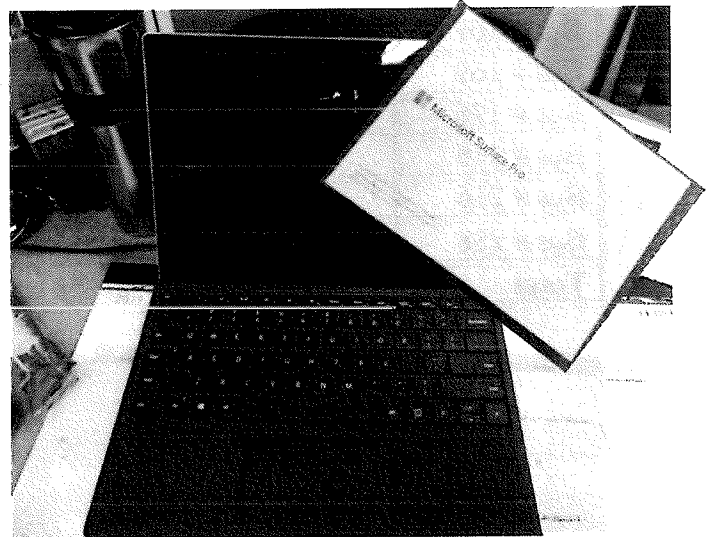
Asphalt of corporate yard and bus shelter



Two vehicles purchased



New bus lift



Microsoft Tablets for buses



City of Corcoran

City of Corcoran Building Division

Permit Activity Report for 01/01/2018 to 12/31/2018

<u>Type of Construction</u>	<u>Permits</u>	<u>Total Fees</u>	<u>SQ Ft</u>	<u>Valuation</u>
<u>CITY PROJECT</u>				
ELECTRIC PERMIT	1	15.50	0	2,500
TOTAL FOR : CITY PROJECT	1	15.50	0	2,500
<u>COMMERCIAL</u>				
COMM HANDI CAP RAMP	1	178.24	0	8,000
COMM WELL DRILLING	1	93.00	0	0
COMMERCIAL DEMOLITION	1	93.50	0	0
COMMERCIAL REPAIR	1	6,051.59	0	500,000
COMMERCIAL TENANT IMPROVEMENT	3	14,454.58	3,707	646,519
ELECTRIC PERMIT	5	707.73	0	41,900
ENCROACHMENT	1	94.82	0	6,500
MECHANICAL PERMIT	1	95.24	0	8,000
NEW HOTEL	1	6,885.20	6,701	888,218
NEW OFFICE	1	1,411.41	0	4,362,168
NEW RESTAURANT	1	10,193.41	0	750,000
NEW RETAIL STORE	1	6,794.03	9,918	529,621
OTHER	1	183.73	0	1,200
OTHER	1	510.71	0	40,000
PLUMBING PERMIT	1	94.96	0	7,000
RE-ROOF	1	259.36	0	12,000
SIGN	2	188.02	0	7,200
SOLAR COMMERCIAL	2	1,056.55	0	18,000
STRUCTURE OTHER THAN A BLDG	5	6,661.36	0	521,500
TOTAL FOR : COMMERCIAL	31	56,007.44	20,326	8,347,826
<u>ENGINEERING</u>				
ENCROACHMENT	1	0.00	0	0
OTHER	3	304.51	0	8,150
UNKNOWN	1	0.00	0	0
TOTAL FOR : ENGINEERING	5	304.51	0	8,150
<u>INDUSTRIAL</u>				
AG STORAGE ADDITION	1	1,206.50	0	50,000
ELECTRIC PERMIT	1	94.40	0	5,000
TOTAL FOR : INDUSTRIAL	2	1,300.90	0	55,000
<u>MULTI FAMILY 5 OR MORE UNITS</u>				
DEMO/BDTH	1	15.50	0	0
ELECTRIC PERMIT	2	187.00	0	1,000
TOTAL FOR : MULTI FAMILY 5 OR M	3	202.50	0	1,000

Type of Construction	Permits	Total Fees	SQ Ft	Valuation
<u>RESIDENTIAL</u>				
BLOCK FENCE	1	123.50	0	2,500
DEMO/BDTH	3	109.15	0	5,000
ELECTRIC PERMIT	24	2,294.71	0	35,800
ENCROACHMENT	9	746.15	0	4,800
MECHANICAL PERMIT	59	6,619.54	0	284,060
NEW RESIDENTIAL MOBILE HOME	1	9,636.09	1,493	137,953
OTHER	1	295.75	0	3,500
PLUMBING PERMIT	33	5,055.56	0	48,920
REPLACING WINDOWS SFD	1	16.50	0	500
RE-ROOF	59	12,017.31	0	539,795
RE-ROOF	1	92.00	0	6,500
RESIDENTIAL CARPORT NEW/ADD	4	373.44	0	10,300
RESIDENTIAL DEMOLITION	9	842.12	0	19,400
RESIDENTIAL GARAGE NEW/ADD	4	2,536.80	489	66,717
RESIDENTIAL PATIO NEW/ADD	12	2,007.65	0	76,400
RESIDENTIAL REPAIR	28	12,209.85	0	487,200
RESIDENTIAL STORAGE BUILDING	2	449.41	0	13,900
SINGLE FAMILY ADDITION	2	919.08	293	23,436
SINGLE FAMILY DWELLING	3	73,603.30	6,790	833,262
SINGLE FAMILY REMODEL	2	5,975.85	3,060	100,000
SOLAR RESIDENTIAL	25	10,959.32	0	551,100
SOLAR SYSTEM	45	18,898.43	0	841,925
SWIMMING POOL / SPA	2	1,212.36	0	96,300
UNKNOWN	1	170.50	0	3,700
TOTAL FOR : RESIDENTIAL	331	167,164.37	12,125	4,192,967
	373	224,995.22	32,451	12,607,443

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Darita Felarca
David Jarvis
Troy Van Velson
Janet Watkins

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

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

INFORMATION ITEM

Item # 6.1

To: Planning Commission
From: Kevin J. Tromborg, Community Development Director, Planner, Building Official.
Date: February 25, 2019
Subject: **Large truck parking information, Zone exception request and Setback for store bought carports**

I. Information: Ordinance 612 Large Commercial Truck parking:

In April of 2010 the Corcoran City Council passed and adopted ordinance 612. The ordinance enacted limits on parking large commercial vehicles in residential zones.

Ordinance 612

Section 6-2-8 (A) "It is unlawful to leave, park or allow to be parked any large commercial vehicle, whether attended or not, on any public street, or alley fronting on any real property zoned as residential, or in a residential area within the city."

Section 6-2-8 (B) "The parking restrictions in subsection (A) of this section, for large commercial vehicles, shall not apply on those portions of public streets during such times as they are designated as a "Truck Route". (See truck route map attached).

Section 6-2-8 (C) "This section shall not be enforceable until signs or markings giving adequate notice thereof have been posted"

Corcoran Zoning Code:

Section 11-14-6 (Location of off street parking and loading facilities)

(B) This subsection applies only in residential districts zoned RA, R-1 and RM "all off street parking spaces and garages used to park or store a large commercial vehicle(s) and which fronts a public

roadway or right-of-way, must be set back a minimum of twenty (20) feet from the exterior edge of the nearest public improvement (such as a sidewalk or street). The parking or storing of a large commercial vehicle is prohibited on any lot less than twenty thousand (20,000) square feet. On lots where parking is not prohibited, such parking must occur only on a paved or semi-paved surface.

A large commercial vehicle is described as any vehicle with a gross weight of thirty thousand (30,000) pounds or more, or which exceeds either eight (8) feet in height, nine (9) feet in width or eighteen (18) feet in overall length.

Ordinance 612 has one grammatical flaw that will be addressed at a future City Council meeting and one item that was discussed in 2010 but was not part of the ordinance.

1.11-14-6 (B) states (20) feet however the spelling for twenty is fifty

2. Parking along truck route must be a minimum 30 feet from any corner or driveway Approach.

Attachment: Large truck parking: Truck Route map

II. Information: Zone exception request

As an information item staff has been receiving applications for zone exceptions from the Planning Commission regarding sea-trains and fencing violations. The applications we receive this month will be processed and presented to the Planning Commission next month. This will be the same process we use until the six (6) month deadline has been reached (July 2019).

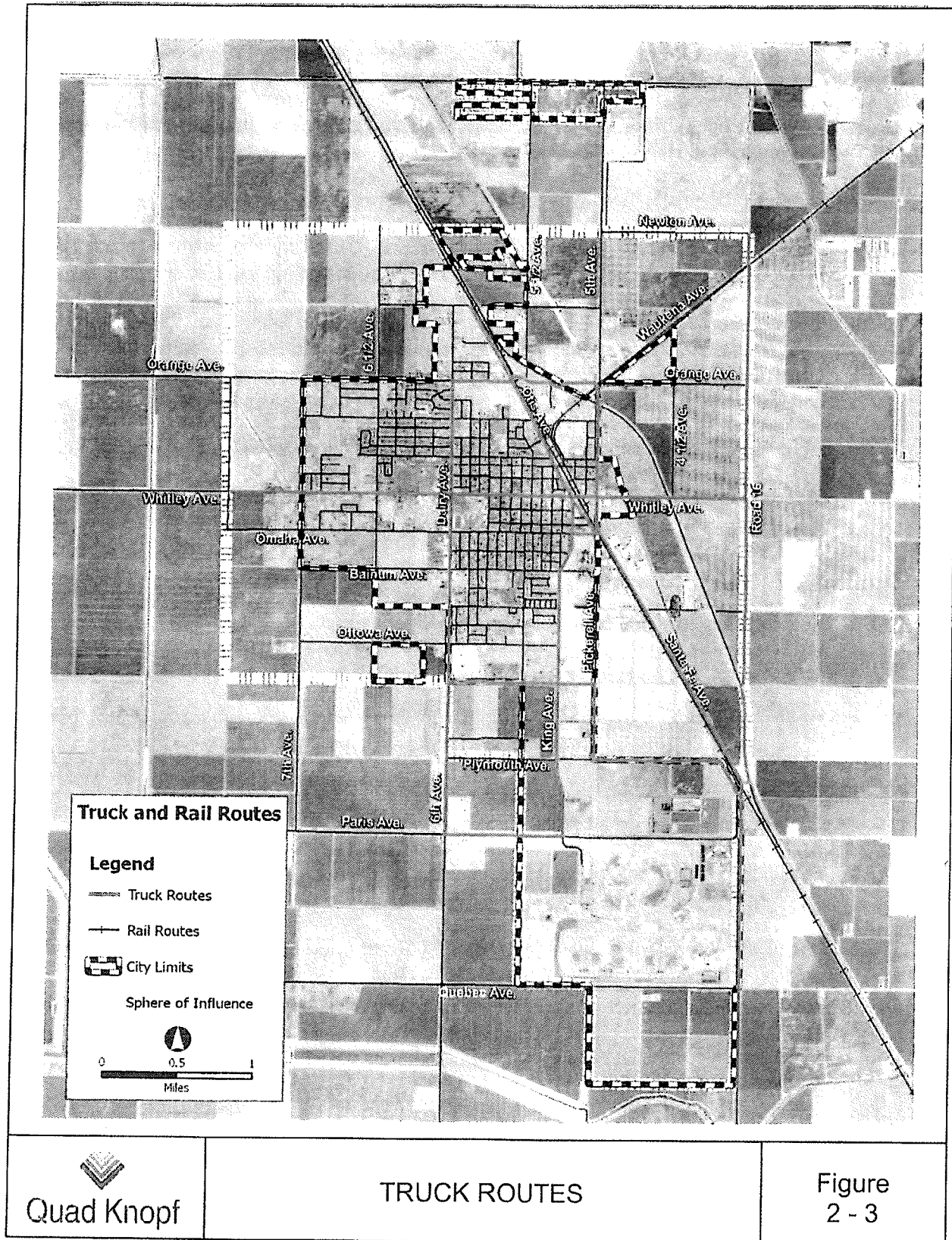
Attachments: None

III. Information: Setbacks for store-bought carport

A setback is measured as the distance between a property line and the nearest point of a structure. A front yard setback is measured from the face of the curb to the nearest point of a structure, or from the end line of a City utility easement. Most properties in an R-1 zone have a ten (10) foot city utility easement that extends from the face of the curb. The setback from a utility easement is twenty (20) feet, or thirty (30) feet from the face of the curb. This also applies to corner lots. The side yard setback in R-1 zones is five (5) feet and the back yard setback is ten (10) feet.

The Community Development Department, Code Enforcement and Building Divisions react to properties that have purchased engineered and non-engineered carports and have installed them in violation of our approved setbacks and in violation of installation without a building permit. Many of these citizens are told by the seller that permits are not required. Some of these engineered carports cost up to \$3500.00. Currently we are requiring that the carports that are in violation of our setback regulations to be removed or face possible administrative fines. The properties owners that are in violation complain about the cost involved in the purchase and installation and that it was disclosed to them that no permit are required. We also receive complaints from neighbors regarding what they describe as unsightly structures that block the pleasant view of the neighborhood.

Staff is looking for direction from the Planning Commission on whether this is a code section you believe warrants additional research and discussion.



Transit and Rail

- 2.72 Ensure choices among modes of travel and give priority to each mode when and where it is most appropriate.
- 2.73 Continue to provide incentives for the use of public transit.
- 2.74 Improve the speed and efficiency of mass transit in the City and enhance the current status of the existing rail system including connections to rail passenger service.
- 2.75 The transportation facilities are interdependent, and efforts shall be made to ensure an efficient system by coordination of local and regional efforts. The regional and local transit links must be closely related and synchronized to provide maximum efficiency and transfers.
- 2.76 Coordinate the City's transit system with regional transit services.
- 2.77 Arterials and Collectors will be designed to allow transit vehicles to pull out of traffic. This policy may be implemented with either a continuous parking lane with bus stops, or with special bus pull-out lanes.
- 2.78 Give a high priority to public transportation systems which are responsive to the needs of commuters, the elderly, handicapped and disadvantaged.

Truck Routes

- 2.79 The City's Truck Routes shall be limited to those Arterials as shown in Figure 2-3. Truck Routes on City Local, Collector and Minor Collector streets shall be prohibited.
- 2.80 Discourage truck traffic along Whitley Avenue (in the downtown area) in order to facilitate and encourage pedestrian access to downtown.
- 2.81 Established truck routes shall be maintained. New truck routes should be limited to Arterials and Collectors.
- 2.82 The city will continue to encourage the construction of the City's Arterial Street system as part of the countywide network, and to seek non-local funding for its construction.