

# **CORCORAN PLANNING COMMISSION MEETING AGENDA**

**1015 Chittenden Avenue, Corcoran, CA 93212**

**Tuesday, January 18, 2022  
5:30 P.M**

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

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

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

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

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

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## **ROLL CALL**

<b>Chairman:</b>	<b>Karl Kassner</b>
<b>Vice-Chairman:</b>	<b>David Jarvis</b>
<b>Commissioner:</b>	<b>David Bega</b>
<b>Commissioner:</b>	<b>Karen Frey</b>
<b>Commissioner</b>	<b>Dennis Tristao</b>
<b>Commissioner:</b>	<b>Janet Watkins</b>
<b>Commissioner:</b>	<b>Jason Mustain</b>

## **FLAG SALUTE**

1. **PUBLIC DISCUSSION** None

2. **APPROVAL OF MINUTES**

2.1 Approval of minutes of the Special Planning Commission meeting on December 6, 2022.



3. **RE-ORGANIZATION/INTRODUCTION NEW MEMBERS**

Introduction of the new Planning Commission member Jason Mustain and alternate Planning Commission member Kaitlyn Frazier.

4. **PUBLIC HEARING**

4.1 Tentative Parcel Map 21-04 and Resolution 2022-01. Applicant is proposing dividing a 48,893 lot into four lots consisting of one (1) lot of 18,014 square feet. 0.41 Acres, and three (3) lots of 10,292 square feet.

4.2 Tentative Parcel Map 21-02 and Resolution 2022-02. Applicant is proposing dividing one parcel of 8,250 square feet with two existing Single Family Dwellings (SFD) into two parcels.

4.3 Tentative Parcel Map 21-03 and Resolution 2022-03. The applicant is proposing adjusting the property line between lot 2 and 3 and dividing lot 3 and 4 into 4 lots

5. **STAFF REPORTS**

5.1 Tentative Parcel Map 21-04 and Resolution 2022-01

5.2 Tentative Parcel Map 21-02 and Resolution 2022-02

5.3 Tentative Parcel Map 21-03 and Resolution 2022-03

6. **MATTERS FOR PLANNING COMMISSION**

6.1. Information Item: Due to Presidents' Day holiday on February 21, 2022, the next Planning Commission meeting will be held on February 28, 2022.

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

6.3 Committee/Seminar Reports -

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 January 18, 2022.

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**Kevin J. Tromborg**  
Community Development Director



**MINUTES  
CORCORAN PLANNING COMMISSION  
SPECIAL MEETING  
December 6, 2021**

The regular session of the Corcoran Planning Commission was held 1015 Chittenden Avenue, Corcoran, CA 93212. The meeting was called to order by Vice-Chairperson, Jarvis at 5:30 P.M.

**ROLL CALL**

Commissioners present: Bega, Frey, Jarvis, Tristao and Watkins

Commissioners absent: Kassner

Staff present: Kevin J. Tromborg and Delfina Lupian

Also present: Moses Diaz, City Legal Counsel

**FLAG SALUTE**

1. **PUBLIC DISCUSSION** None

2. **APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Jarvis and seconded by Bega to approve the minutes of the regular meeting on November 1, 2021. Motion carried by the following vote:

**AYES:** Bega, Frey, Jarvis, Tristao and Watkins

**NOES:**

**ABSTAIN:**

**ABSENT:** Kassner

3. **RE-ORGANIZATION** – None



#### 4. PUBLIC HEARING

Public Hearing to introduce and consider Resolution No. 2021-07 and Conditional Use Permit 21-04, submitted by Alan Mok Engineering and property owner Hardeep Sidhu regarding propose gasoline station with convenience market to be located at APN no. 034-320-006, Northeast corner of Orange and 5 ½ Avenue, adjacent with Highway 43. Public hearing was open at 5:30 p.m. Tromborg presented the staff report. Having no oral or written testimonies, the hearing was closed at 5:33 p.m.

Commissioner Tristao commented that this will be a great project for the city. Tromborg stated that this may also be a good revenue for the city. Tromborg provided details regarding a possible roundabout on H-way 43.

Commissioner Frey asked regarding maintenance of the roads. Tromborg explained that the city and developers will be responsible, but as of now it is still in site plan review and the final details are not being discussed yet.

Commissioner Watkins inquired the type of restaurant that will be added. Tromborg informed her that this information is still unknown.

Following Commission discussion, a **motion** was made by Tristao and seconded by Frey to approve Resolution No. 21-07 and Conditional Use Permit 21-04. Motion carried by the following vote:

**AYES:** Bega, Frey, Jarvis, Tristao and Watkins

**NOES:**

**ABSTAIN:**

**ABSENT:** Kassner

#### 5. STAFF REPORTS - None

#### 6. MATTERS FOR COMMISSION

##### 6.1. Information Item:

Tromborg explained and updated the commission of the Lot Line Adjustment (LLA) 21-01, submitted by Four Creeks Inc. and property owner D.R Horton CA3, Inc. regarding a Subdivision Tract 880 (Fox Run) to be located at North East corner of Patterson Avenue and James Avenue. No questions from members.

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



6.3 Committee/Seminar Reports - None

7. ADJOURNMENT

At 5:52 p.m., the meeting was adjourned to the next regular meeting on Monday, January 18, 2022 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: \_\_\_\_\_

\_\_\_\_\_  
**David Jarvis**, Planning Commission Vice- Chairperson

ATTEST:

\_\_\_\_\_  
**Kevin J. Tromborg**, Community Development Director



**Chairperson**

Karl Kassner

**Vice-Chairperson**

David Jarvis

**Commissioners**

David Bega  
Dennis Tristao  
Janet Watkins  
Karen Frey  
Jason Mustain

***Planning Commission***



**Community  
Development  
Department**

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

**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

**Public  
Hearing**

**STAFF REPORT**

**Item # 5.1**

**To:** Planning Commission

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

**Date:** January 18, 2022

**Subject:** Tentative Parcel Map 21-04 and Resolution 2022-01

**A. General Information:**

The applicant is proposing dividing an 48,893 lot into four lots consisting of one (1) lot of 18,014 square feet, 0.41 Acres. And three (3) lots of 10292 square feet, 0.24 Acres. The three smaller lots will be 60 feet wide and the larger lot will be 105 feet wide. All four lots will face Lorina Avenue

<b>1.</b>	<b>Owner:</b>	First Pentecostal Church of Jesus Christ Inc. P.O. Box 275 Corcoran Ca 93291 559-992-3290
<b>2.</b>	<b>Applicant:</b>	Jose Herrera 208 W. Main Street, Suite 3 Visalia Ca 93291 buenorichjr@gmail.com
<b>3.</b>	<b>Site Location:</b>	625 Soto Avenue
<b>4.</b>	<b>Property Description:</b>	APN: 030-022-025



5.	<b>Site Area:</b>	1.122 Acres
6.	<b>General Plan Designation:</b>	Low Density
7.	<b>Current Zone Classification:</b>	R1-6 Residential
8.	<b>Existing Use:</b>	Church and vacant lot
9.	<b>Proposed Use:</b>	N/A

**B. Project Location & Description:**

Southeast corner of Soto Avenue and Lorina Avenue

**SURROUNDING ZONING AND USES**

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

**C. Compliance with General Plan and Zoning:**

The proposed project, TPM 21-04 follows the regulations of the Zoning Code and is in compliance with the General Plan.

**E. City Engineer:**

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

**F. Public Input:**

A notice of public hearing was published in the Corcoran Journal on January 6, 2022. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map. No comments have been received to date.

**G. Comments from Other Agencies/Departments:**

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



## ***1. Community Development Department***

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

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

## **H. Environmental Impact Assessment and compliance with CEQA**

This project, Tentative Parcel Map 21-04 is not subject to CEQA review under categorical Exemption 15315. Minor Land Divisions.

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

## **I. Recommendation:**

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission act based on the following findings and on the attached Resolution 2022-01.

## **J. FINDINGS**

**The following findings are proposed:**

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

- (G) That the proposed site for development has adequate public services, or will be provided with adequate public services to accommodate proposed land use.
- (H) That the property(s) be kept clean and safe and free of weeds parked vehicles, rubbish And junk.

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

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

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

**APPEAL TO THE CITY COUNCIL**

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

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

By resolution, the City Council may affirm, reverse, or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of the Parcel Map.

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

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

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



**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 2022-01  
PERTAINING TO  
TENTATIVE PARCEL MAP 21-04**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 18, 2022, the Commission approved the following:

**Whereas**, Jose Herrera, submitted an application regarding Tentative Parcel Map approval for lot(s) located at 625 Soto Avenue. APN: 030-022-025 and;

**Whereas**, this Commission considered the staff report on January 18, 2022; and

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

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

**IT IS THEREFORE RESOLVED** that Tentative Parcel Map 21-04 should be approved with the Conditions stated in the Staff Report and Resolution 2022-01.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 18, day of January 2022

\_\_\_\_\_  
Planning Commission Chairman

\_\_\_\_\_  
Community Development Director

**CERTIFICATE**

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

I, Delfina Lupian, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2022-01. duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 18<sup>th</sup> day of January 2022, by the vote as set forth therein.

DATED: January 18, 2022

\_\_\_\_\_  
Delfina Lupian  
Planning Commission Secretary

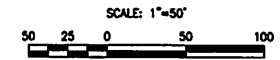
ATTEST:

\_\_\_\_\_  
Marlene Spain, City Clerk



# VESTING TENTATIVE PARCEL MAP

OF A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 22 EAST MOUNT Diablo Base & MERIDIAN, IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA.



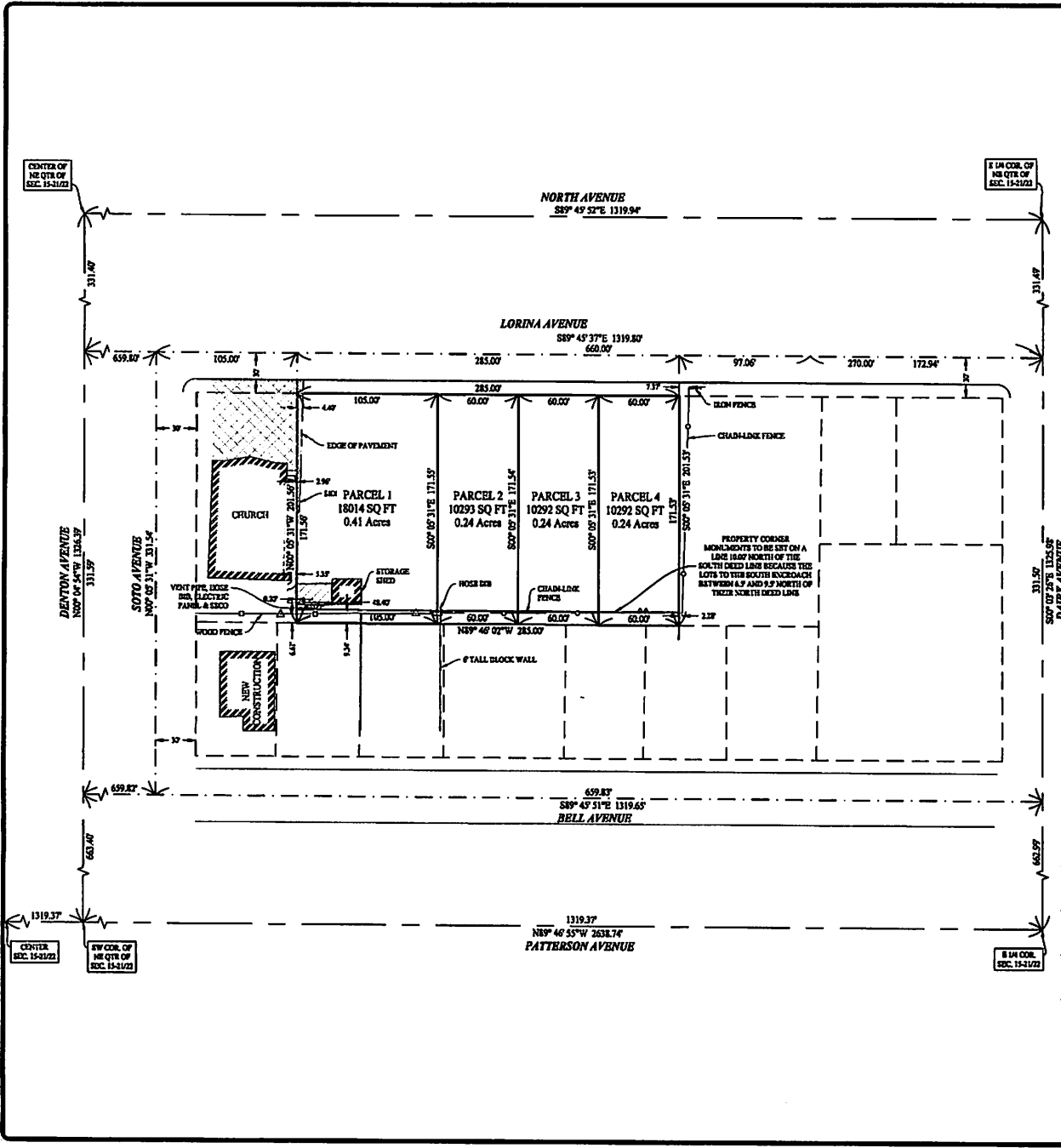
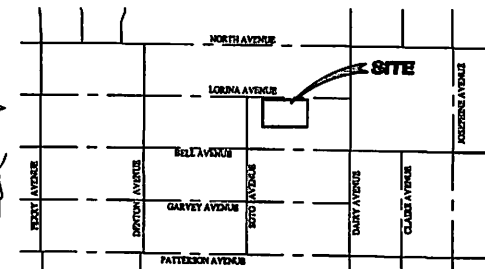
### OWNER

FIRST PENTECOSTAL  
CHURCH OF JESUS CHRIST  
P.O. BOX 275  
CORCORAN, CA 93212  
559-992-3290

### GENERAL INFORMATION

EXISTING ZONE	R-1-4
PROPOSED ZONE	R-1-4
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
SEWER	CITY OF CORCORAN
WATER	CITY OF CORCORAN
A.P.N.	030-022-025

### VICINITY MAP NOT TO SCALE



DATE	
PREPARED BY	
CHECKED BY	
DATE	

VESTING TENTATIVE PARCEL MAP  
FOR  
JOSE HERRERA



**CIVIL ENGINEERS**  
**ZUMWALT  
HANSEN &  
LAND SURVEYORS**

609 N. Irwin St.  
Hazford, CA 93230  
Office: (559) 582-1056  
Fax: (559) 584-4143

DRAWN BY:	MO
CHECKED BY:	RR
INDEXED BY:	
DATE:	10/22/2021
JOB NO.:	0794011
SHEET:	1 OF 1













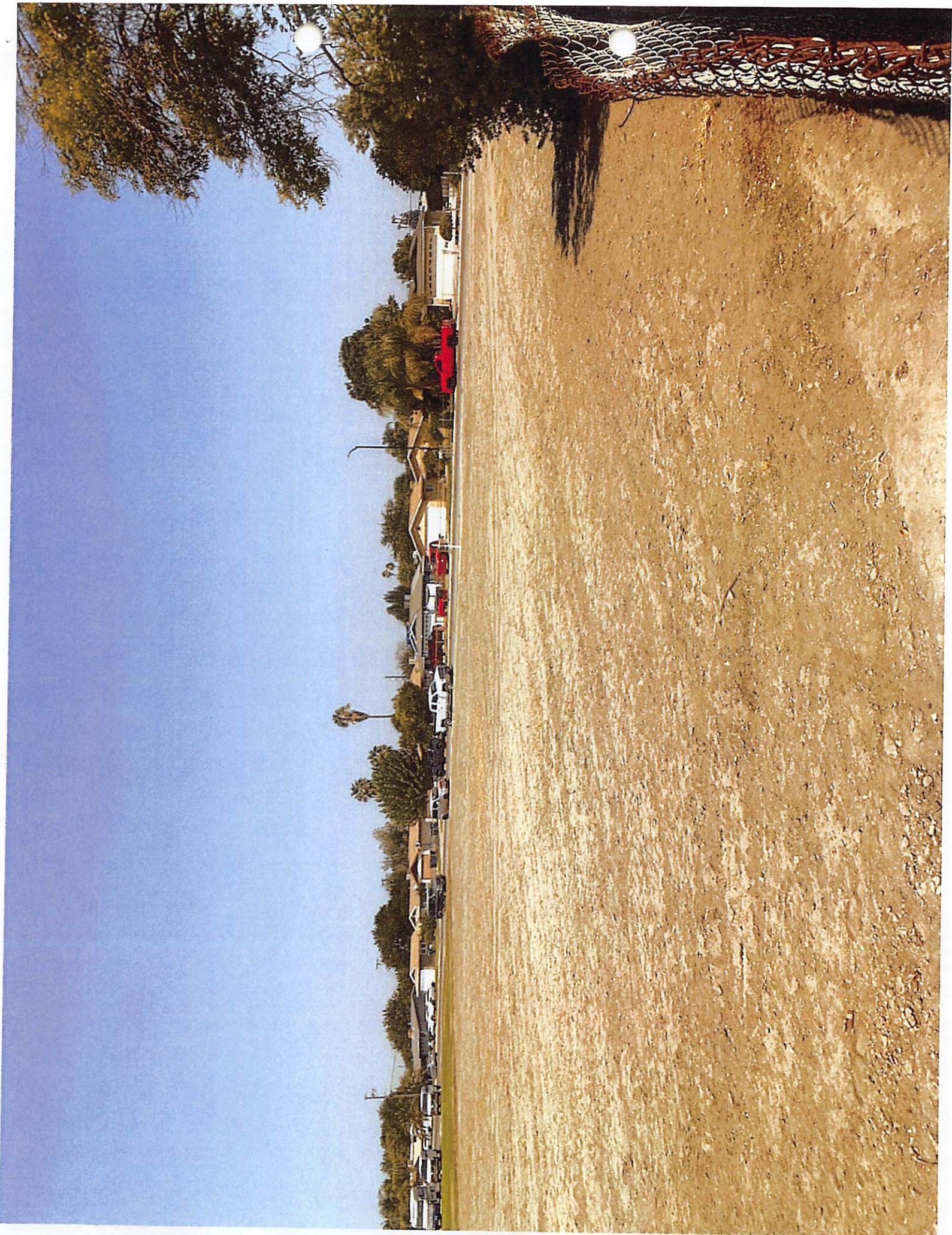






















**Chairperson**

Karl Kassner

**Vice-Chairperson**

David Jarvis

**Commissioners**

David Bega  
Dennis Tristao  
Janet Watkins  
Karen Frey  
Jason Mustain

***Planning Commission***



**Community  
Development  
Department**

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

**832 Whitley Avenue, Corcoran**  
**CALIFORNIA 93212**

**PUBLIC  
HEARING**

**STAFF REPORT**

**Item # 5.2**

**To:** Planning Commission

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

**Date:** January 18, 2022

**Subject:** Tentative Parcel Map 21-02 and Resolution 2022-02

**A. General Information:**

The applicant is proposing dividing one parcel of 8250 Sq Ft with two existing Single Family Dwellings (SFD) into two parcels Parcel one (1) is proposed at 3450 Sq Ft. Parcel two (2) is proposed as 4800 Sq Ft, Our General Plan and Zoning Code does not have a minimum lot size regarding the CD District.

<b>1.</b>	<b>Owner:</b>	1158 N 1000 E Pleasant Grove Trust, a Utah Common Law Trust 340 South 800 West. Orem UT 84058 shaynecrapo@gmail.com
<b>2.</b>	<b>Applicant:</b>	Shayne Crapo 340 South 800 West, Orem UT 84058 (435-864-7218)
<b>3.</b>	<b>Site Location:</b>	975 Van Dorsten /1220 Hanna Avenue
<b>4.</b>	<b>Property Description:</b>	APN: 030-165-012
<b>5.</b>	<b>Site Area:</b>	8250 Sq Ft

6.	<b>General Plan Designation:</b>	Commercial (Downtown CD)
7.	<b>Current Zone Classification:</b>	CD: Downtown Commercial
8.	<b>Existing Use:</b>	Single Family Dwellings
9.	<b>Proposed Use:</b>	Single Family Dwelling

**B. Project Location & Description:**

Northeast corner of Hanna Avenue and Van Dorsten Avenue

**SURROUNDING ZONING AND USES**

	<u>USE</u>	<u>ZONING</u>
NORTH:	Parking Lot	CD: Downtown Commercial
SOUTH:	Residential	CD: Downtown Commercial
EAST:	Tri plex	CD: Downtown Commercial
WEST:	Adventist Health	PO: Professional Office

**ALL BUSINESS IN THE CD COMMERCIAL DISTRICT SHALL BE SUBJECT TO ALL STANDARDS THAT MAY BE REQUIRED**

**C. Compliance with General Plan and Zoning:**

The proposed project, TPM 21-02 is not in compliance with the regulations of the Zoning Code and General Plan.

**E. City Engineer:**

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

**F. Public Input:**

A notice of public hearing was published in the Corcoran Journal on January 6, 2022. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map. No comments have been received to date.



**G. Comments from Other Agencies/Departments:**

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

**H. Environmental Impact Assessment and compliance with CEQA**

This project, Tentative Parcel Map 21-02 is not subject to CEQA review under categorical Exemption 15315. Minor Land Divisions.

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

**I. Recommendation:**

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission take act based on the following findings and on the attached Resolution 2022-03.

**J. FINDINGS**

**The following findings are proposed:**

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

- (G) That the proposed site for development has adequate public services, or will be provided with adequate public services to accommodate proposed land use.

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

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

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

**APPEAL TO THE CITY COUNCIL**

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

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

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of the Parcel Map.

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

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

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



**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 2022-02  
PERTAINING TO  
TENTATIVE PARCEL MAP 21-02**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 18, 2022, the Commission approved the following:

**Whereas** Shayne Crapo submitted an application regarding Tentative Parcel Map approval for lot(s) located at 975 Van Dorsten Avenue and 1220 Hanna Avenue. APN: 030-165-012; and

**Whereas** this Commission considered the staff report on January 18, 2022; and

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

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

**IT IS THEREFORE RESOLVED** that Tentative Parcel Map 21-02 should be approved with the Conditions stated in the Staff Report and Resolution 2022-02.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 18, day of January 2022

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Planning Commission Chairman

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Community Development Director

**CERTIFICATE**

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

I, Delfina Lupian, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2022-02 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 18<sup>th</sup> day of January 2022, by the vote as set forth therein.

DATED: January 18, 2022

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Delfina Lupian  
Planning Commission Secretary

ATTEST:

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Marlene Spain, City Clerk





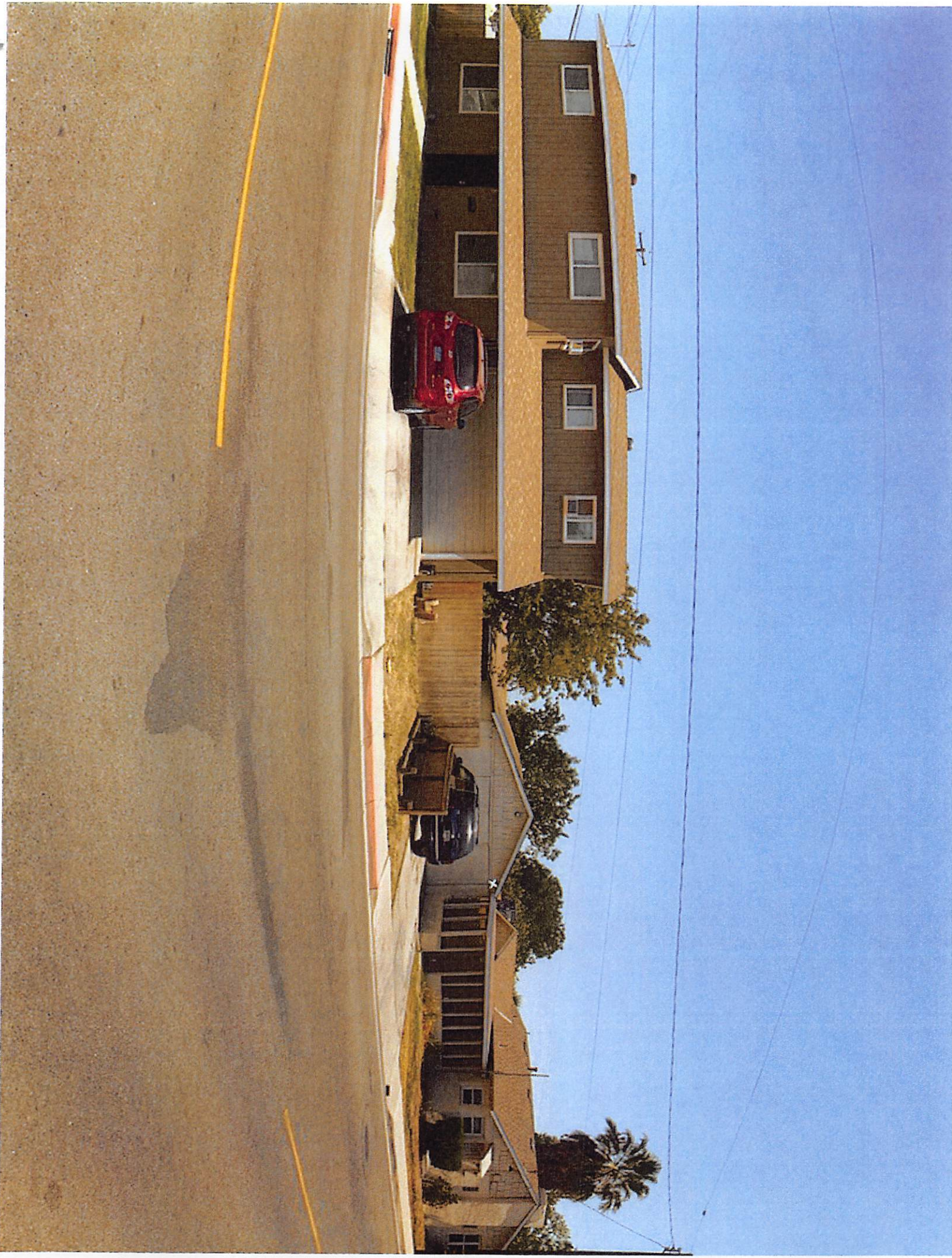




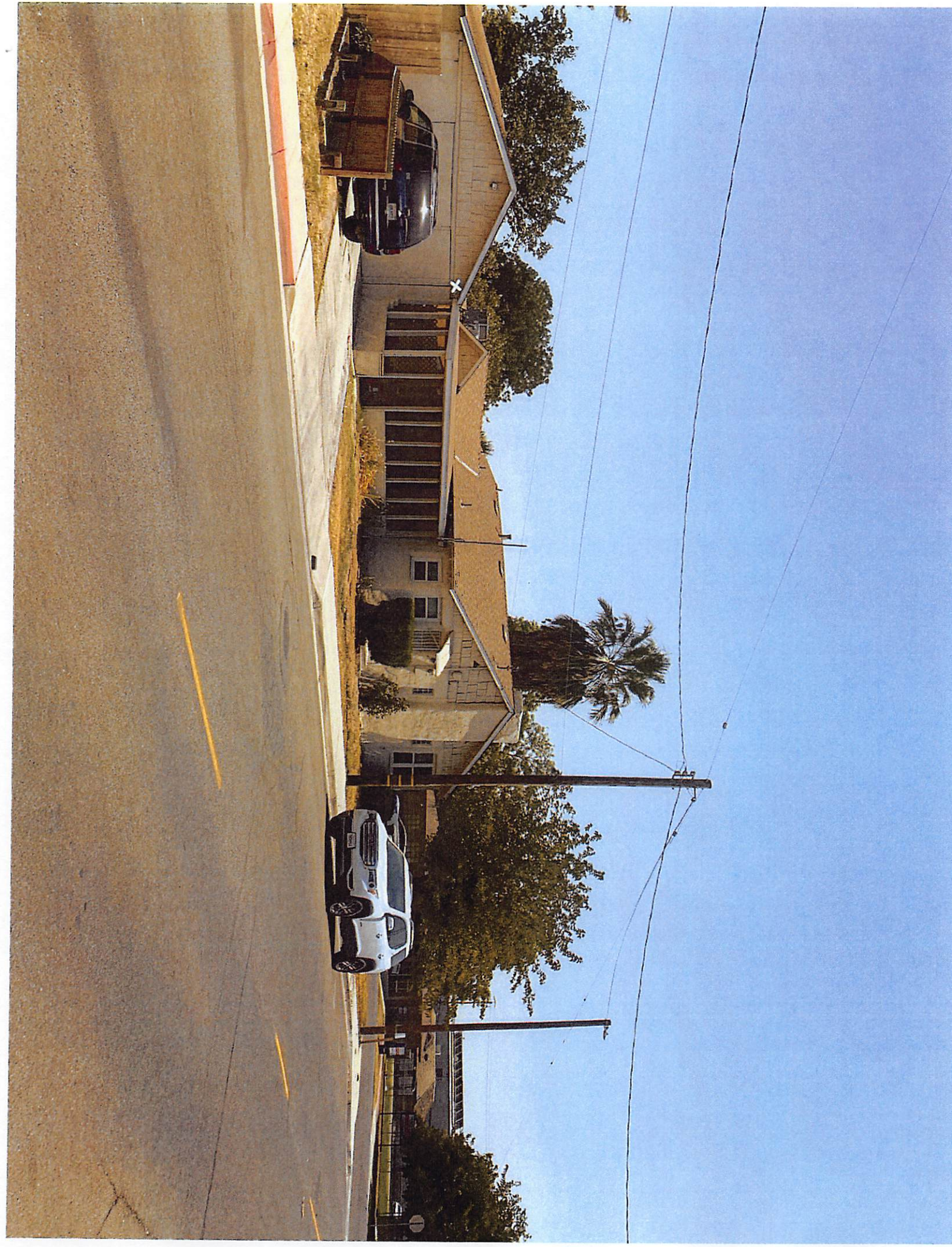




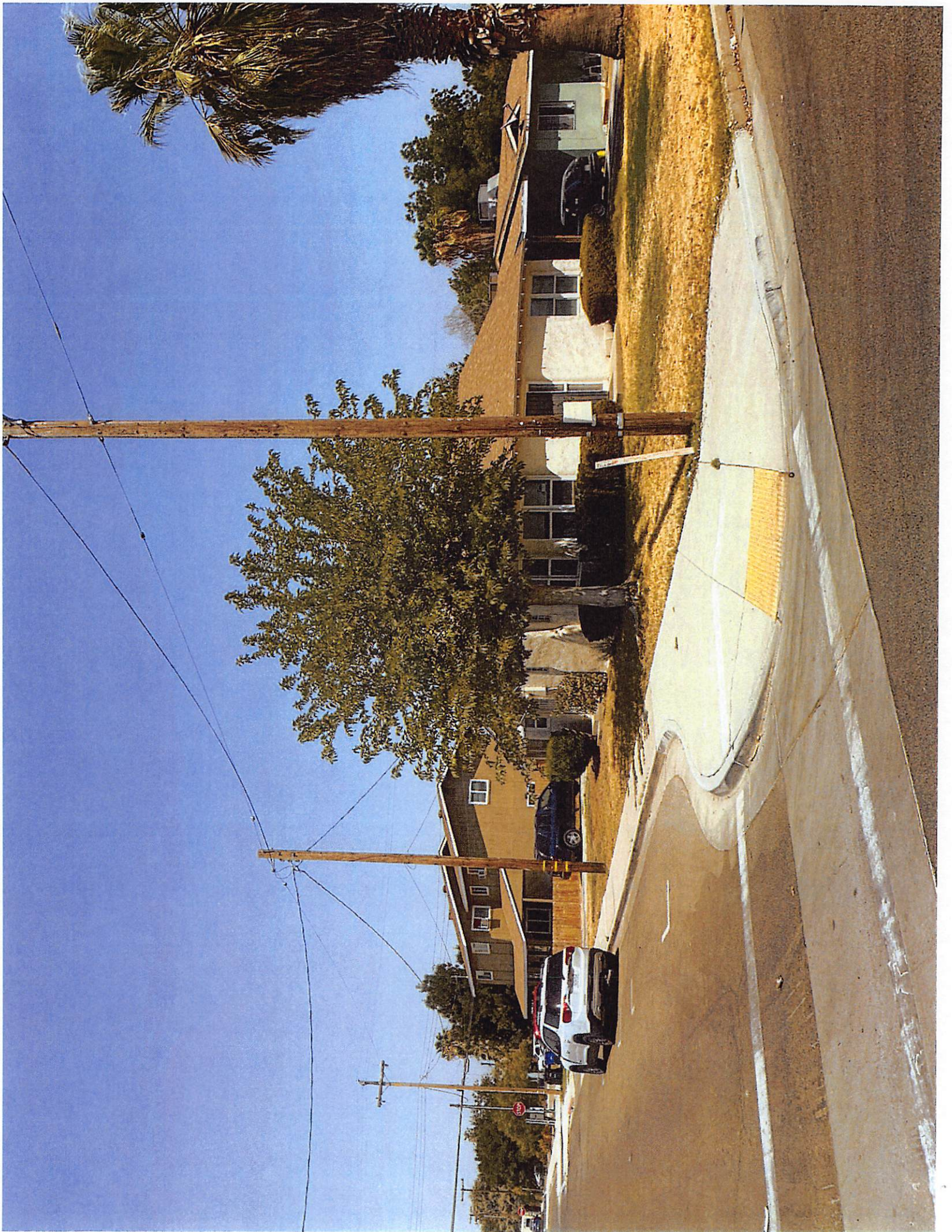























# Untitled Map

Write a description for your map.

## Legend

 975 Van Dorsten Ave



Google Earth

© 2022 Google

9.58 ft



**Chairperson**  
Karl Kassner

**Vice-Chairperson**  
David Jarvis

**Commissioners**  
David Bega  
Dennis Tristao  
Janet Watkins  
Karen Frey  
Jason Mustain

## Planning Commission



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FAX (559) 992-2348

832 Whitley Avenue, Corcoran  
CALIFORNIA 93212

**PUBLIC  
HEARING**

**STAFF REPORT**

Item # 5.3

**To:** Planning Commission

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

**Date:** January 18, 2022

**Subject:** Tentative Parcel Map 21-03 and Resolution 2022-03

**A. General Information:**

The applicant is proposing adjusting the property line between lot 2 and 3 and dividing lot 3 and 4 into 4 lots.

1.	<b>Owner:</b>	Roger E. Daniel P.O. Box 397 Corcoran Ca 93212 rdanielfarms@yahoo.com
2.	<b>Applicant:</b>	S/A
3.	<b>Site Location:</b>	700, 702, 714 716 Otis Avenue
4.	<b>Property Description:</b>	APN: 030-092-001
5.	<b>Site Area:</b>	2.95 Acres
6.	<b>General Plan Designation:</b>	Commercial
7.	<b>Current Zone Classification:</b>	Service Commercial
8.	<b>Existing Use:</b>	Used Car Lot, Car Wash
9.	<b>Proposed Use:</b>	N/A



**B. Project Location & Description:**

Northwest corner of Patterson Avenue and Otis Avenue

**SURROUNDING ZONING AND USES**

	<u>USE</u>	<u>ZONING</u>
NORTH:	Funeral Home, Mobil Home Park	CS: Service Commercial
SOUTH:	Fast Food, Laundry Mat, Residential	CN: Neighborhood Commercial
EAST:	Buttonwillow Wearhouse	IH: Heavy Industrial
WEST:	Residential Homes	R1-6: Residential

**ALL BUSINESS IN THE CS SERVICE COMMERCIAL DISTRICT SHALL BE SUBJECT TO ALL STANDARDS THAT MAY BE REQUIRED**

**C. Compliance with General Plan and Zoning:**

The proposed project, TPM 21-03 follows the regulations of the Zoning Code and is in compliance with the General Plan.

**E. City Engineer:**

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

**F. Public Input:**

A notice of public hearing was published in the Corcoran Journal on January 6, 2022. Additionally, letters were sent to property owners within a 300 ft radius of the site to notify them of the proposed Tentative Parcel Map. No comments have been received to date.

**G. Comments from Other Agencies/Departments:**

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



**H. Environmental Impact Assessment and compliance with CEQA**

This project, Tentative Parcel Map 21-03 is not subject to CEQA review under categorical Exemption 15315. Minor Land Divisions.

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

**I. Recommendation:**

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission take action based on the following findings and on the attached Resolution 2022-03.

**J. FINDINGS**

**The following findings are proposed:**

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



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

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

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

**APPEAL TO THE CITY COUNCIL**

In case the applicant or any other party is not satisfied with the action of the Planning Commission he may, within ten days after the date of the adoption of the Planning Commission resolution, file in writing with the City Clerk an appeal to the City Council. The appeal shall state specifically wherein it is claimed that there was an error or abuse of discretion by the Planning Commission, or whereby its decision is not supported by the evidence in the record.

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

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the approval of the Parcel Map.

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

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

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



**CORCORAN CITY PLANNING COMMISSION  
RESOLUTION NO. 2022-03  
PERTAINING TO  
TENTATIVE PARCEL MAP 21-03**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 18, 2022, the Commission approved the following:

**Whereas**, Roger E. Daniel, submitted an application regarding Tentative Parcel Map approval for lot(s) located at 700, 702, 714, 716 Otis Avenue. APN: 030-092-001 and APN: 030-092-016 ; and

**Whereas**, this Commission considered the staff report on January 18, 2022; and

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

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



**IT IS THEREFORE RESOLVED** that Tentative Parcel Map 21-03 should be approved with the Conditions stated in the Staff Report and Resolution 2022-03.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 18, day of January 2022

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Planning Commission Chairman

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Community Development Director

**CERTIFICATE**

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

I, Delfina Lupian, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No 2022-03 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 18<sup>th</sup> day of January 2022, by the vote as set forth therein.

DATED: January 18, 2022

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Delfina Lupian  
Planning Commission Secretary

ATTEST:

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Marlene Spain, City Clerk











