

**CORCORAN PLANNING COMMISSION
MEETING AGENDA**

*Monday, July 20, 2020
5:30 P.M*

******* NOTICE *******

**IN RESPONSE TO THE ORDERS
ISSUED BY THE GOVERNOR OF THE STATE OF CALIFORNIA
AND THE INREASING NUMBER OF COVID-19 CASES IN THE STATE
THE CORCORAN PLANNING COMMISSION MEETING
WILL BE HELD VIA A CONFERENCE CALL**

TO ACCESS THE MEETING, PLEASE USE THE FOLLOWING:

Dial-in Number: 1-712-775-7031

Access Code: 962-899

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: Vicente Carrasco Sanchez
Commissioner: David Jarvis
Commissioner: Dennis Tristao
Commissioner: Janet Watkins

FLAG SALUTE

1. **PUBLIC DISCUSSION**

2. **APPROVAL OF MINUTES**

2.1 Approval of minutes of the regular Planning Commission meeting on April 13, 2019.

3. **RE-ORGANIZATION - None**

4. **PUBLIC HEARING**

4.1. Public hearing to introduce and consider Resolution # 2020-12 for a Tentative Parcel Map (TPM 20-02) submitted by Raul Cobos represented by Zumwalt Hansen and Associates for property address 735 6 ½ Avenue, Corcoran, CA 93212 with APN 030-134-013 (*Tromborg*)(VV)

- A. Open Public hearing
- B. Staff Report
- C. Accept written testimony

- D. Accept oral testimony
 - E. Close hearing
 - F. Council discussion
 - G. By motion, approve/approve with changes/deny recommendation
- 4.2. Public hearing to introduce and consider Resolution No. 2020-11 for a Zone Text Change pertaining to age of a Mobile Home on an infill lots (**Tromborg**)(VV)
- A. Open Public hearing
 - B. Staff Report
 - C. Accept written testimony
 - D. Accept oral testimony
 - E. Close hearing
 - F. Council discussion
 - G. By motion, approve/approve with changes/deny recommendation

5. **STAFF REPORTS**

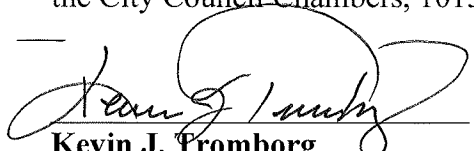
- 5.1. Consider zone exception request re seatrain on property located at 2012 Josephine Avenue, Corcoran, CA 93212
- 5.2. Proposed change of street name on Rambo Road, Corcoran, CA 93212

6. **MATTERS FOR PLANNING COMMISSION**

- 6.1. Information Item
- Notification of cancelled meeting;
 - General Plan update.
 - Proposed zone text change re approval or Supportive Housing through administrative review
- 6.2. Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 6.3. Committee/Seminar Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on July 16, 2020.


Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, April 13, 2020**

The regular session of the Corcoran Planning Commission was held through a teleconference at 832 Whitley Avenue, Corcoran, CA 93212. The meeting was called to order by Vice-Chairperson, Kassner, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:33 P.M.

ROLL CALL

Commissioners present: Bega, Carrasco Sanchez, Kassner, Tristao and Watkins

Commissioners absent: DeVaney and Jarvis

Staff present: Kevin J. Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Attorney

FLAG SALUTE None.

1. PUBLIC DISCUSSION - None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Tristao and seconded Watkins to approve the minutes of the regular meeting on March 16, 2020. A roll call vote was made. Motion carried by the following vote:

AYES: Bega, Carrasco Sanchez, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: DeVaney and Jarvis

3. RE-ORGANIZATION - None

4. PUBLIC HEARING

4.1 Public Hearing to consider evaluation of environmental impacts initial study for the City project "Sewer and Water Line Replacements and Corcoran Well 8C Water Quality Improvements; and Environmental review for the same activity/project, was declared open at 5:37 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:41 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by Bega to approve Resolution 2020-10, evaluation of environmental impacts initial study for the City project “Sewer and Water Line Replacements and Corcoran Well 8C Water Quality Improvements; and Environmental review for the same activity/project and recommended approval of the City Council. A roll call vote was made. Motion carried by the following vote:

AYES: Bega, Carrasco Sanchez, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: DeVaney and Jarvis

4.2 Public Hearing to consider Resolution 2020-08 for a Tentative Parcel Map 20-01 submitted by Zumwalt Hansen & Associates, Inc. for property located at 2640 Sherman Avenue, Corcoran, CA 93212 with APN 034-143-032 was declared open at 5:44 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:51 pm.

The Commission raised the concern regarding the 18 feet easement presented on the tentative parcel map. Fire Code requires 20 feet access easement.

Following Commission discussion, a **motion** was made by Tristao and seconded by Watkins to disapprove Resolution 2020-08 for Tentative Parcel Map 20-01 submitted by Zumwalt Hansen & Associates, Inc. for property located at 2640 Sherman Avenue, Corcoran, CA 93212 with APN 034-143-032, and inform applicant to change the map to comply with the Fire Code on easement. A roll call vote was made. Motion carried by the following vote:

AYES: Bega, Carrasco Sanchez, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: DeVaney and Jarvis

4.3. Public Hearing to consider Zone Text Change pertaining to installation of water meter in a secondary unit was declared open at 6:05 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 6:10 pm.

The proposed changes was an oversight when the zoning code was adopted in 2014. Tromborg further explained that state regulations require all secondary units as rental properties to have a separate water meter by year 2025.

The City is applying for a loan/grant that will help the property owners with the cost of installation of water meter. Tristao emphasized the outreach activity to be done regarding provision of grants.

Following Commission discussion, a **motion** was made by Tristao and seconded by Bega to approve Resolution No 2020-09 pertaining to Zone Text Change to require installation of water meter in a secondary dwelling unit. A roll call vote was made. Motion carried by the following vote:

AYES: Bega, Carrasco Sanchez, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: DeVaney and Jarvis

5. STAFF REPORTS - None

6. MATTERS FOR COMMISSION

6.1. Commission received information item on City application for a loan regarding water meter installation amounting to 2 million.

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 6:27 p.m., the meeting was adjourned to the next regular meeting on Monday, May 18, 2020 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
Vicente Carrasco
Sanchez
David Jarvis
Dennis Tristao
Janet Watkins

Planning Commission



**Community
Development
Department**

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

PUBLIC HEARING

Item # 4.1

To: Planning Commission

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

Date: July 20, 2020

Subject: Tentative Parcel Map 20-02, submitted by Raul Cobos represented by Zumwalt Hansen & Associates Inc. for property located at the North East corner of 6 ½ Avenue and Bell Avenue, APN: 030-134-013. The property, (12,790 Square feet) is proposed to be divided into two lots, Parcel one (1) measuring 6,619 square feet with an existing duplex. Parcel two (2) measuring 6,171 Square feet.

General Information:

The applicant proposes the division of one lot of 12, 790 Sq. Ft. that has an existing duplex fronting 6 ½ Avenue into two (2) lots. Lot one (1) with the existing duplex is proposed to be, 70 Ft. in width and 94.55 Ft. in depth. Lot two (2) is proposed at 74.64 in width fronting Bell Avenue with a Handicap ramp at the south west corner. 94.55 Ft.in width at the North portion of the lot. 46.25 ft. in Depth at the West side with a handicap ramp and 66.16 ft. in depth at the east side.

1.	Owner:	Raul Cobos 522 Benrus Avenue Corcoran Ca 93212
2.	Applicant:	Zumwalt Hansen & Associates Inc. 609 North Irwin Street Hanford Ca 93230
3.	Site Location:	735 6 ½ Avenue Corcoran Ca 93212
4.	Property Description:	APN: 030-134-013

5.	Site Area:	12,790 Square Feet
6.	General Plan Designation:	Low Density
7.	Current Zone Classification:	R1-6 Residential
8.	Existing Use:	Residential property with Duplex
9.	Proposed Use:	Resident property

ADJACENT LAND USE AND ZONING

Direction	Existing Land use	Zoning/General Plan
North	Residential	R1-6
South	Residential	R1-6
East	Residential	R1-6
West	Residential	R1-6

UTILITIES/PUBLIC SERVICES:

The private utility companies were contacted to review this tentative parcel map and no comments were received as of the date of this report

Public Input:

A notice of public hearing was published in the Corcoran Journal. Additionally, letters were sent to property owners within a 300 foot radius of the site to notify them of the proposed lot split and Tentative map. No comments have been received to date.

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 2020-12 recommending the City Council approval of Tentative Parcel Map 20-02.

ATTACHMENT:

Tentative Parcel Map 20-02
Resolution 2020-12

REQUIRED TENTATIVE TRACT FINDINGS:

A. Consistency Findings:

A consistency finding can be made because the proposed parcel map is consistent with the State Subdivision Map Act, General Plan, Zoning, and Subdivision Ordinances.

This finding can be made based on the following.

1. The proposed lots meet the minimum requirements of the zoning ordinance.
2. The parcel map is being processed in accordance with the Subdivision Map Act and Corcoran Zoning Ordinance.
3. The proposed tentative parcel map is in compliance with the goals and Objectives of the General Plan.

Evidence:

Subdivision Map Act; General Plan; Zoning Ordinance; Proposed Tentative Parcel Map.

B. Design Finding:

A design finding can be made because the design of the parcel is consistent with The General Plan.

C. Environmental Findings:

The division of land is considered categorically exempt by CEQA guidelines section 15315, minor land divisions.

D. Public Health Findings: None

E. Improvements & Access Finding:

An improvement and access finding can be appropriately made because the design of the parcel map and/or the type of improvements will not conflict with easements, acquired by the public at large, for access of property within the proposed parcel map.

This finding is based on the following:

1. All off-site improvements such as curb, gutter, sidewalk, driveway approach, and transitional paving, when installed by the developer will be inspected and/or verified to ensure the design materials and installation of said improvements meet or exceed standards adopted by the City of Corcoran.
2. The proposed parcel map abuts existing public streets

Evidence: Tentative Parcel Map, City Zoning and street maps, City of Corcoran Improvement Standards, Planning Commission Resolution Conditions of Approval.

**TENTATIVE PARCEL MAP 20-02
FINDINGS**

GENERAL DESIGN:

1. That the applicant in consideration of the approval of said tentative parcel map hereby agrees to hold harmless to the City of Corcoran and all of its departments, officers, agents, or employees, free and harmless of, and from any claims or any kind of nature arising out of or by reason of said project approval, and the development of said project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including attorney's fees.
2. That the approval of this tentative parcel map does not exempt compliance with all applicable sections of the City of Corcoran Zoning Ordinance, public works improvement standards, fees or other City Ordinances.
3. That all proposals of the applicant are conditions of approval if not mentioned herein.
4. That the general design of the parcel map be approved.

Building Department

1. That before any construction is started, a complete set of plans, engineering or any other Construction documents be submitted to the building Department for plan check and Approval.
2. That an approved set of curb, gutter and sidewalk plans have been submitted to the City Engineer and Building Department for plan check and approval.
3. That the properties are kept clean and free of weeds , junk and fire hazards at all times
4. That the construction of any additional building or structure or addition on to an existing building or structure be done in normal daylight hours.
5. That dust control measures as outlined by the Air Quality Control Board be taken during construction or improvements.

Fire Department:

1. Adjustment shall not interfere with fire department access. No structure or future structure shall be farther than 150 feet from fire apparatus access. Access roads and adequate turnaround provisions shall be provided if fire apparatus access distance is exceeded.
2. Access roads shall be of an all-weather surface capable of supporting heavy fire apparatus. Access roads shall comply with California Fire Code.
3. Any future development must comply with applicable Fire Code, including rural firefighting water supply requirements if required.

Public Works Department/Engineering:

1. That all improvements to infrastructure comply with the City of Corcoran Improvement Standards.

Kings County Department of Public Health: None

Zoning: That the proposed map is subject to the Residential zone district provisions.

Archeological:

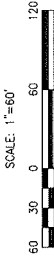
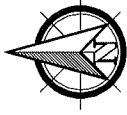
1. That if any archeological resources are discovered during any construction or public improvement, the contractor shall stop immediately and notify the Community Development Department for appropriate mitigation measures.

EXPIRATION:

That this tentative parcel map will become null and void after 24 months has elapsed from the date of approval, if the final map has not been recorded. The Planning Commission may grant a time extension if the written request and fee is received from the applicant prior to the expiration.

VESTING TENTATIVE PARCEL MAP

LOT 10 IN BLOCK 5 OF THE CORCORAN FERRY HEIGHTS ADDITION NUMBER 2 AS SHOWN ON MAP RECORDED IN BOOK 4 AT PAGE 25 OF LICENSED SURVEYORS PLATS, KINGS COUNTY OFFICE OF THE COUNTY CLERK, COUNTY OF CORCORAN, CALIFORNIA, BEING THE EAST QUARTER OF SECTION 15, TOWNSHIP 31 SOUTH, RANGE 23 EAST, MOUNT DIABLO BASIN & MERIDIAN, IN THE CITY OF CORCORAN, COUNTY OF KINGS, STATE OF CALIFORNIA.



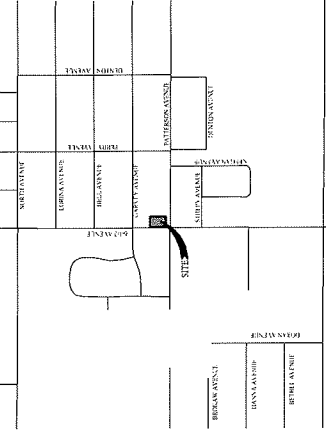
Curve #	Length	Radius	Delta
C1	31.50'	20.00'	90° 14' 54"
C2	31.33'	20.00'	89° 44' 37"
C3	31.50'	20.00'	90° 14' 57"
C4	31.33'	20.00'	89° 45' 23"

OWNER/APPLICANT

RAUL COBOS
522 BENRUIS AVENUE
CORCORAN, CA 93212
539-639-8566

GENERAL INFORMATION

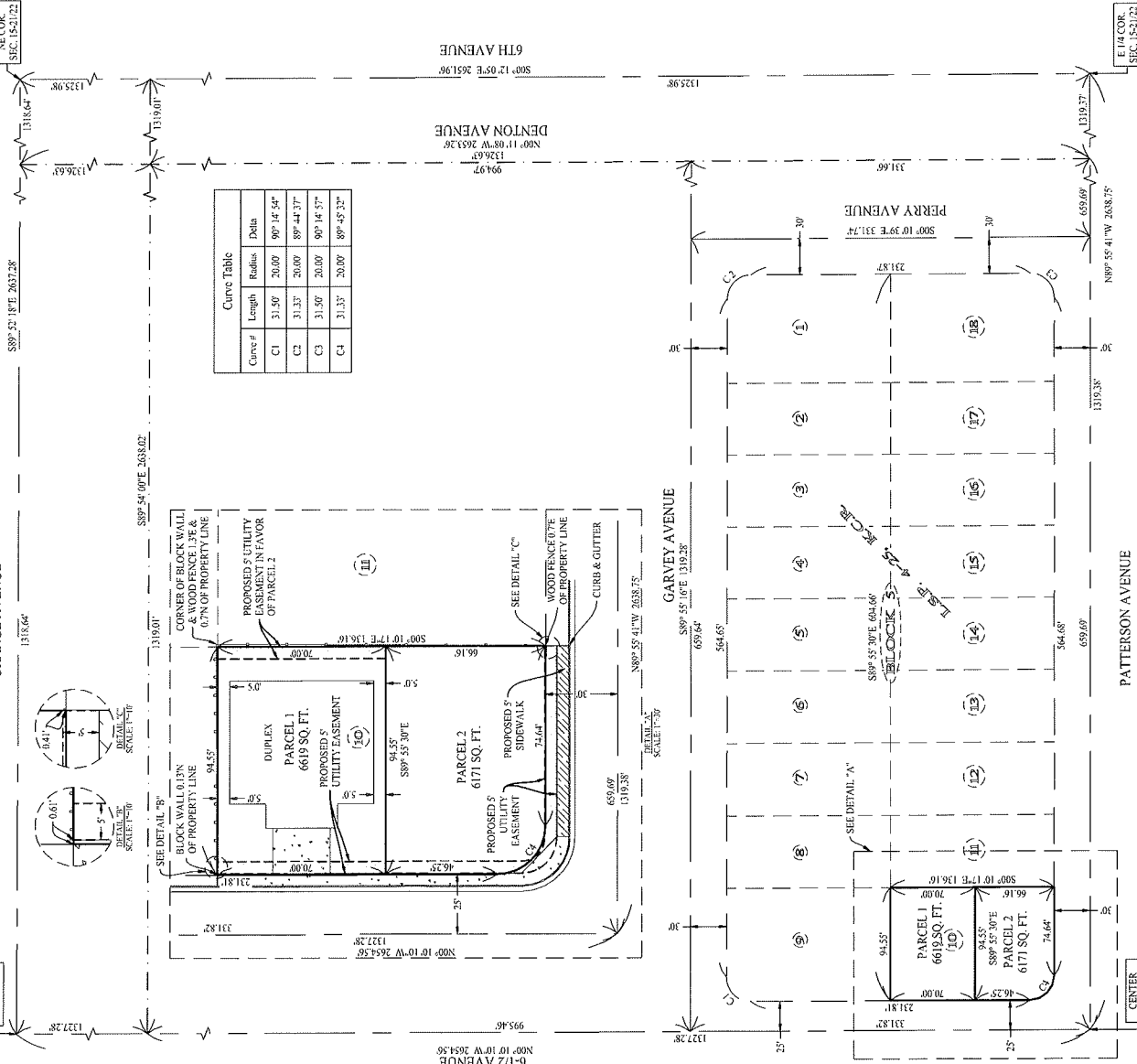
Existing Zone: R-1-6 RESIDENTIAL
Proposed Zone: R-1-6 RESIDENTIAL
City: CITY OF CORCORAN
Water: 039-13-013
A.P.N.: X
Flood Zone: Coastal
Cable Provider: PG&E
Electric Provider: PG&E
Gas Provider: The Gas Company



N 1/4 COR.
SEC. 15-21-022

ORANGE AVENUE

N 1/4 COR.
SEC. 15-21-022

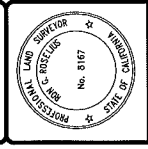


E 1/4 COR.
SEC. 15-21-022

PATTERSON AVENUE

E 1/4 COR.
SEC. 15-21-022

VESTING TENTATIVE PARCEL MAP
735 6-1/2 AVENUE CORCORAN, CA 93212
FOR
RAUL COBOS



CIVIL ENGINEERS
ZUMWALT
HANSEN
LAND SURVEYORS
609 N. Irwin St.
Hambro, CA 93230
Office: (539) 582-1056
Fax: (539) 584-4143

DRAWN BY: MO
CHECKED BY: RR
INDEXED BY:
DATE: 5/26/2020
JOB NO.: 0765011
SHEET: 1
OF 1

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2020-12
PERTAINING TO TENTATIVE PARCEL MAP 20-02**

WHEREAS, a Tentative Parcel Map 20-02 filed by Zumwalt Hansen & Associates, Inc. a Representative of Raul Cobos was reviewed by the Planning Commission of the City of Corcoran; and

WHEREAS, this Commission considered the staff report on July 20, 2020; and

WHEREAS, the property is located at 735 6 1/2 Avenue, APN 030-134-013; and

WHEREAS, one parcel is proposed to be divided into two parcels; and

WHEREAS, the subject property is zoned Residential (R1-6); and

WHEREAS, this Commission held a public hearing and considered the staff report for Tentative Parcel Map 20-02 on July 20, 2020; and

WHEREAS, all affected public utility companies, various governmental department agencies and the Planning Commission have given careful consideration to this parcel map and have made recommendations thereon; and

WHEREAS, the project is Categorical Exempt from CEQA, Section 15315, Minor Land Divisions; and

WHEREAS, the Planning Commission has made the following findings for the tentative parcel map:

PARCEL MAP

1. The proposed parcel map meets the requirements of the Zoning Ordinance.
2. The proposed parcel map is consistent with the goals and objectives of the General Plan.
3. The property is currently in the City of Corcoran.
4. The proposed division will not be finale, and cannot be occupied, until after the parcel map is recorded.
5. That all City infrastructure improvements be completed according to City Standards prior to the issuance of building permits or occupancy of the property

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of July 20, 2020; and

THEREFORE, BE IT RESOLVED that Resolution # 2020-12, Tentative Parcel Map 20-02 be approved subject to the conditions listed in the staff report recommendations, the findings and Resolution 2020-12.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Corcoran on July 20, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED BY:

Shea DeVaney
Planning Commission Chairman

ATTEST BY:

Kevin J. Tromborg
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. 2020-12 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20th day of July, 2020, by the vote as set forth therein.

DATED: July 20, 2020

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega

Dennis Tristao

David Jarvis

Vicente Carrasco

Sanchez

Janet Watkins

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

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

Community
Development
Director
559-992-2151 (232)

PUBLIC HEARING

Item # 4.2

To: Planning Commission

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

Date: July 20, 2020

Subject: **Zone Text Change 20-05: Chapter 11-10-3 C-2 Mobile Homes, additional regulations.**

A. General Information:

The current zoning code 11-10-3C-2 when revised in 2014 left out the ten (10) year restriction regarding Mobile Homes on Residential lots. This was an oversight when the review of the current code was performed. For the past 6 years Community Development Staff has been enforcing the regulation without realizing it was left out of the language of the current code.

Below is the language for your review and comments. If approved the ten (10) year restriction shall be added to 11-10-3 "**Manufactured Housing within Residential Zoning Districts**" and shall read, "*Mobile Homes/Manufactured Homes on lots in all zones must apply for Administrative Approval prior to the issuance of a Building Permit and setting the home on the lot. Mobile homes or Manufactured homes older than ten (10) years are not allowed.*"

Exception

1. *Mobile Homes in a State licensed Mobile home or RV Park.*

1.	Owner:	City of Corcoran 832 Whitley Avenue Corcoran Ca 93212
2.	Applicant:	City of Corcoran 832 Whitley Avenue Corcoran Ca 93212
3.	Location of text:	Corcoran Zoning Code, Table 11-10-3C-3
4.	Proposed zone text change:	Add to 11-10-3 C-3: Mobile Homes/Manufactured Homes on lots in all zones must apply for Administrative Approval prior to the issuance of a Building Permit and setting the home on the lot. Mobile or Manufactured homes older than ten (10) years are not allowed.

B. Compliance with CEQA

The zone text change is considered ministerial and is exempt from CEQA requirements. (15268)

C. Compliance with General Plan and Zoning:

The proposed zone text change is consistent with the objectives and policies of the Corcoran General Plan, or an specific plans, or planned developments approved by the City of Corcoran.

D. City Department Comments:

No comments have been received by City departments.

E. Public Input:

A notice of public hearing was published in the Corcoran Journal regarding the proposed Zone Text Change. Additionally, Public hearing notice was posted outside the City Council chambers and at the counter at City Hall. No comments have been received to date.

F. Comments from Other Agencies/Departments:

No comments have been received.

G. ZONE CHANGE, GENERAL PLAN AMMENDMENT FINDINGS

The following findings are proposed:

- (A) The project is exempt from CEQA
- (B) That the proposed zone text change will have, no adverse effects upon adjoining properties or neighborhoods.
- (C) 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

Recommendation:

Staff recommends that the staff report be given, public hearing be opened and testimony taken. Staff recommend approval of Zone Text Change 20-05 and resolution to require that all Mobile and Manufactured homes apply for Administrative approval prior to the issuance of a Building Permit and that Mobile homes or manufactured homes shall not be allowed on any lot within the City if older than 10 years. Staff also recommends that the Planning Commission take action based on the following findings and on the attached Resolution recommending the City Council approve Zone Text Change 20-05 and resolution 2020-06.

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

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

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

I. ZONE CHANGE, GENERAL PLAN AMMENDMENT-APPEAL TO THE CITY COUNCIL

In case the applicant or any other party is not satisfied with the action of the Planning Commission they may, within ten (10) 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 for the public hearing and shall post notices. The date for the public hearing shall not be less than ten (10) nor more than thirty (30) days from the date on which the appeal was filed.

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

J. NEW APPLICATION

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

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2020-11
PERTAINING TO
ZONE TEXT CHANGE AND GENERAL PLAN AMENDMENT 20-05**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on July 20, 2020, the Commission approved the following:

Whereas, The City of Corcoran, Community Development Department, submitted an application requesting approval for a zone text change requiring Administrative Approval for mobile or manufactured homes to be placed on lots within the Corcoran City limits and denying the placement of Mobile or manufactured homes in any zone that are older than ten (10) years ; and

Whereas, this Commission considered the staff report on July 20, 2020; and

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

(A) The zone text change to restrict mobile and manufactured homes older than ten (10) years to be placed on any lot in any zone within the City limits and to require Administrative Approval prior to the issuance of a building permit to place a mobile or manufactured home on any lot in any zone within the Corcoran City limit is ministerial and exempt from CEQA (15268)

(B) That the proposed zone text change to the zoning code will have no adverse effect upon adjoin properties or neighborhoods. In making this determination, the Commission shall consider characteristics that may affect surrounding properties.

(C) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;

IT IS THEREFORE RESOLVED that Zone Text Change and General Plan Amendment 20-05 and Resolution 2020-11 should be approved with the Conditions stated as recommended in the Staff Report and in Resolution 2020-11, and that the Planning Commission recommends to the City Council approval of Zone Text Change and General Plan Amendment 20-05 and Resolution 2020-11.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20th, day of July, 2020

Shea DeVaney, Planning Commission Chairman

Kevin J., Tromborg, 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.2020-11 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20th day of July, 2020, by the vote as set forth therein.

DATED: July 20, 2020

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

and ducts for cable television. A community television antenna with underground ducts and connections to each mobile home site may be provided.

2. Sales of Mobile Homes.

- a. Mobile homes may be displayed and sold within a mobile home park similar to the sale of model homes within a residential subdivision.
- b. Mobile homes shall not be sold for delivery to any location other than the mobile home park in which it is displayed. All mobile homes displayed for sale shall be placed on mobile home sites and connected to utility services.
- c. No more than four mobile homes shall be offered for sale at any one time
- d. One non-illuminated for sale sign, not exceeding 4 square feet in area, shall be allowed on the site of each mobile home offered for sale.

11-10-3 Manufactured Housing within Residential Zoning Districts

A. Applicability. All single-family dwellings, including manufactured housing and mobile homes on permanent foundations, shall comply with the requirements of this section.

B. Development Standards.

1. **Minimum Floor Area.** A floor area of manufacture housing shall be no less than 775 square feet. The minimum floor area is required for manufacture housing that is located within an RA, R-1, RM, or PO zoning district and that is not a part of a mobile home subdivision. The minimum floor area shall be calculated without the garage or carport.
2. **Minimum Unit Width.** A minimum of 20 foot-unit-width is required when a manufacture housing unit is located outside of a mobile home subdivision.
3. **Garages.** A garage shall be provided for every dwelling located on a lot in an R-1 or RM zoning district, which is not a part of a mobile home subdivision.
4. **Roof Overhang.** All main buildings shall have a pitched roof with a minimum 12-inch roof overhang on each of the dwelling's perimeter walls. The overhang shall be architecturally integrated into the design of the dwelling unit.
5. **Materials.** All main buildings and detached garages and carports located on the front half of the lot shall comply with the following standards.
 - a. **Roof.** Roofs shall be constituted of wood shakes, asphalt, composition or wood shingles, clay, tile, concrete or metal tile, slate or built up asphaltic gravel materials.
 - b. **Exterior Siding.**
 - (1) Exterior siding shall consist of wood, masonry, concrete, stucco, Masonite, or metal lap.
 - (2) Exterior siding material shall extend to ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top foundation.
 - (3) Detached garages and accessory buildings may be constructed of metal siding provided the structure is premanufactured and at least 14-gauge metals. The premanufactured unit and installation must be approved by the Building Official.

6. **Foundations.** All main buildings shall be placed on a permanent engineered foundation.
 - a. Detached garages and accessory buildings shall have a concrete foundation and slab. The structure shall be attached according to the California Building Code.
 - b. The foundation shall meet applicable Building Code requirements and California Health and Safety Code Section 18551.
 - c. The floor elevation of the dwelling shall be reasonably compatible with the floor elevations of the surrounding dwelling units.
- C. **Additional Regulations.**
 1. **Surrender of Registration.**
 - a. Pursuant to California Health and Safety Code Section 18551(b), the owner of a mobile home on a permanent foundation shall request a certification of occupancy from the Building Official, after applying for a building permit but before occupancy of a mobile home on a permanent foundation. After request of a certification of occupancy, any vehicle license plate, certificate of ownership and certificate of registration issued by a State agency is to be surrendered to the issuing State agency.
 - b. Any mobile home on a permanent foundation must bear a California insignia or federal label pursuant to California Health and Safety Code Section 18550(b).
 2. **Certification.** Mobile homes must be less than 5 years old or certified under the National Mobile Home Construction and Safety Act of 1974 (42 USC section 5401 et seq.) and on a permanent foundation system, pursuant to California Health and Safety Code Section 18551.
- D. **Deviations.** The Community Development Department may approve deviations from one or more of the standards of this section if following findings can be provided:
 1. The architectural style proposed provides compensating design features.
 2. The proposed dwelling will be compatible and harmonious with existing structures in the vicinity.
- E. **Appeal.** The determination on deviation by the Community Development Department may be appealed to the Planning Commission and City Council in compliance with Chapter 11-27 (Appeals).

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
David Jarvis
Dennis Tristao
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: July 13, 2020

Subject: **Request for zone exception regarding sea train**

General Information:

On March 16, 2020, the Planning Commission directed the staff to process the zone exception request of Mr. Daniel Ortiz, owner of one (1) seatrain located at property address 2012 Josephine Avenue, Corcoran, CA 93212. Mr. Ortiz missed the opportunity to request for zone exception pertaining to his seatrain due to medical condition.

The property is a vacant lot that used to be Kings County area and was annexed around year 2005. Seatrain is currently being used as a storage.

City of Corcoran Zoning Code 11-11-2 (E) states "outdoor storage of equipment, materials and merchandise is prohibited in residential zoning districts. Use of commercial storage containers, including sea trains, is prohibited.

The Planning Commission at its regularly scheduled meeting on January 14, 2019, approved the use of sea train in Residential Acreage (RA) zone, minimum of 20,000 square feet through administrative use permit. Further, the Commission likewise approved to allow owners of the property that were annexed by the City after the year 2000, with sea trains as storage unit, to apply for a zone exception. Below is a summary of the approved exception criteria

Criteria for zone exception:

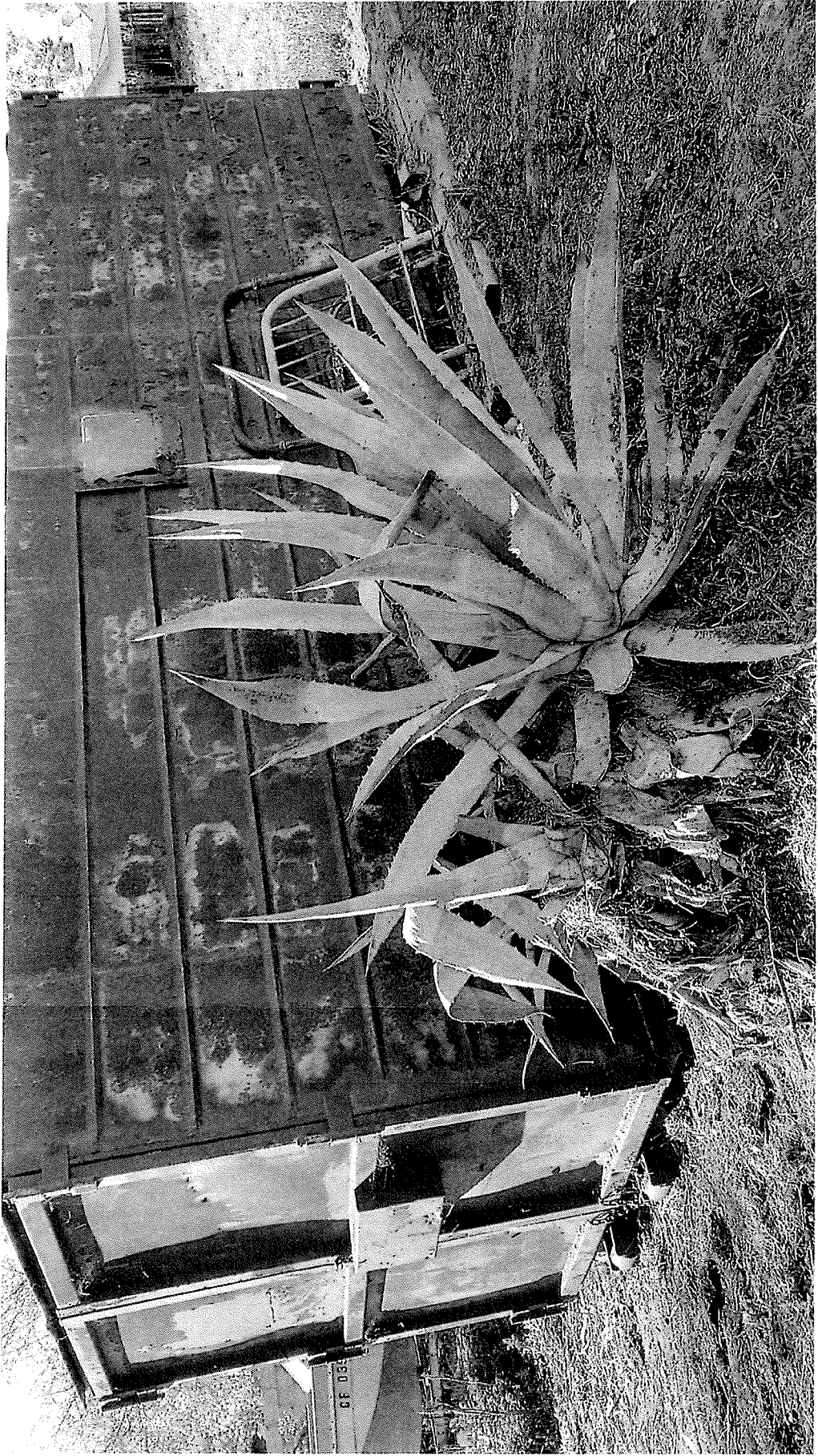
1. One (1) sea train for lots minimum 20,000 square feet to one (1) acre;
2. Two (2) sea trains for lots over one (1) acre;

3. Maximum allowable sea train in RA zone are two (2);
4. Properties that had storage units or sea trains that were annexed after the year 2000;
5. Sea trains or storage unit must be located at the back of the property on the same lot as primary land use and must be a minimum of ten (10) feet from any other building or structure;
6. Minimum setbacks as follow:
 - Front yard, (Not allowed)
 - 5 feet - side yard set back
 - 5 feet - rear yard set back
7. Shall be completely screened from public view through the use of gates, fences, building walls, free standing walls, earth tone paints or other similar method approved by the Community Development Department;
8. Sea trains and storage containers shall not be double stacked;
9. No combustible materials shall be stored in or on the storage units or sea trains;
10. A minimum of twenty (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;

The Community Development Department has received Mr. Ortiz zone exception request on April 3, 2020.

Attachment:

- Request from the property owner
- Minutes of Planning Commission meeting on February 18, 2020
- Minutes of Planning Commission meeting on March 16, 2020



**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Tuesday, February 18, 2020**

The regular session of the Corcoran Planning Commission was called to order by Chairperson, DeVaney, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:30 P.M.

ROLL CALL

Commissioners present: Bega, DeVaney, Kassner, Carrasco Sanchez, Tristao and Watkins

Commissioners absent: Jarvis

Staff present: Kevin J. Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Attorney

FLAG SALUTE The flag salute was led by DeVaney.

1. PUBLIC DISCUSSION

Mr. Daniel Ortiz, resident of 1841 Estes Avenue, Corcoran, CA 93212, also the owner of property address 2012 Josephine Avenue, approached the Commission and mentioned about the seatrain that was on his property since 1970s when the property still under Kings County jurisdiction. He explained further that the City did their best to notify him of the zone exception and the process that underwent that time, however, due to his medical condition (he went to surgery) he missed the opportunity to apply for zone exception.

Mr. Ortiz requested the Commission to allow him to keep the seatrain which he use as storage unit.

The Commission directed the staff to make a report regarding this matter.

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Tristao and seconded Kassner to approve the minutes of the regular meeting on January 21, 2020. Motion carried by the following vote:

AYES: Bega, DeVaney, Kassner, Carrasco Sanchez, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Jarvis

3. RE-ORGANIZATION - None

Following Commission discussion, a **motion** was made by Tristao and seconded Kassner to elect DeVaney as the Chair and Kassner as the Vice-Chair of the Planning Commission. Motion carried by the following vote:

AYES: Bega, DeVaney, Kassner, Carrasco Sanchez, Tristao and Watkins
NOES:
ABSTAIN:
ABSENT: Jarvis

4. PUBLIC HEARING

4.1 Public Hearing to consider adoption of the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and rezoning of existing parcel from Neighborhood Commercial (CN)/Single Family Dwelling (R-1-6) to Resource Conservation and Open Space (RCO) for the Gateway Park project located at southwest corner of the intersection of Orange and Otis Avenues, Corcoran, CA 93212, was declared open 5:44 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:50 pm.

Following Commission discussion, a **motion** was made by Bega and seconded by DeVaney to adopt of the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and rezone of existing parcel from Neighborhood Commercial (CN)/Single Family Dwelling (R-1-6) to Resource Conservation and Open Space (RCO) for the Gateway Park project located at southwest corner of the intersection of Orange and Otis Avenues, Corcoran, CA 93212 and approve Resolution # 2020-02. Motion carried by the following vote

AYES: Bega, DeVaney, Kassner, Carrasco Sanchez, Tristao and Watkins
NOES:
ABSTAIN:
ABSENT: Jarvis

5. STAFF REPORTS

5.1 Tromborg presented the Community Development Annual Report Year 2019

6. MATTERS FOR COMMISSION

6.1. Commission received information item on the zone text change pertaining to Mobile Home Park in a Neighborhood Commercial (CN) zone. The Commission directed the staff to put this matter through a public hearing.

Additionally, the staff was directed to give information regarding compliance with water meter installation by 2025, in the next Planning Commission meeting.

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

6.3 Committee Reports – None

7. **ADJOURNMENT**

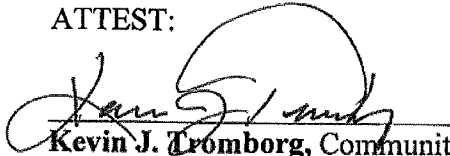
At 6:21 p.m., the meeting was adjourned to the next regular meeting on Monday, March 17, 2020 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: March 16, 2020



Shea DeVaney, Planning Commission Chairperson

ATTEST:



Kevin J. Tromborg, Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, March 16, 2020**

The regular session of the Corcoran Planning Commission was called to order by Chairperson, DeVaney, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:30 P.M.

ROLL CALL

Commissioners present: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao

Commissioners absent: Watkins

Staff present: Kevin J. Tromborg and Ma. Josephine Lindsey

Also present: Joseph Beery, City Attorney

FLAG SALUTE The flag salute was led by DeVaney.

1. PUBLIC DISCUSSION - None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Tristao and seconded Kassner to approve the minutes of the regular meeting on February 18, 2020. Motion carried by the following vote:

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao

NOES:

ABSTAIN:

ABSENT: Watkins

3. RE-ORGANIZATION - None

4. PUBLIC HEARING

4.1 Public Hearing to consider variance application regarding lot size in an R-1-6 zone (Single Family Residential) submitted by Erik Volden for property located at 507 Claire Avenue, Corcoran, CA 93212 with APN 030-262-022, was declared open at 5:31 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:34 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by DeVaney to approve Resolution No 2020-04 pertaining to Variance 20-01, 507 Claire Avenue, Corcoran, CA 93212. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao

NOES:

ABSTAIN:

ABSENT: Watkins

4.2 Public Hearing to consider Conditional Use Permit 20-01 submitted by Luis Baez, for type 47 liquor license to sell beer, wine and mixed spirits at restaurant located at 917 Whitley Avenue, Corcoran, CA 93212 with APN: 032-041-006 was declared open at 5:35 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:38 pm.

Following Commission discussion, a **motion** was made by Kassner and seconded by Jarvis to approve Resolution No 2020-03 pertaining to Conditional Use Permit 20-01, for type 47 liquor license to sell beer, wine and mixed spirits at restaurant located at 917 Whitley Avenue, Corcoran, CA 93212. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao

NOES:

ABSTAIN:

ABSENT: Watkins

4.3. Public Hearing to consider Public hearing to consider zone text change pertaining to Duplex Housing in an R-1-6 or Single Family Dwelling Zone was declared open at 5:39 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:40 pm.

Following Commission discussion, a **motion** was made by Kassner and seconded by Tristao to approve Resolution No 2020-06 pertaining to zone text change on Duplex Housing in an R-1-6 or Single Family Dwelling Zone. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao

NOES:

ABSTAIN:

ABSENT: Watkins

4.4 Public Hearing to consider zone text change pertaining to Digital Signs, was declared open at 5:42 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:45 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by Bega to approve Resolution No 2020-07 pertaining to zone text change on Digital Signs in commercial zone district and application through a Conditional Use Permit. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao
NOES:
ABSTAIN:
ABSENT: Watkins

4.5 Public Hearing to consider zone text change pertaining to Mobile Home Park in a Neighborhood Commercial (CN) Zone, was declared open at 5:49 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:59 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by Bega to approve Resolution No 2020-05 pertaining to consider zone text change on Mobile Home Park in a Neighborhood Commercial (CN) Zone and application through a Conditional Use Permit. Motion carried by the following vote

AYES: Bega, DeVaney, Jarvis, Kassner, Carrasco Sanchez and Tristao
NOES:
ABSTAIN:
ABSENT: Watkins

5. STAFF REPORTS

6. MATTERS FOR COMMISSION

6.1. Commission received information item on installation of water meter. The staff further directed to present in the next meeting, zone text change pertaining to installation of water meter in a secondary unit and to include cost of installation.

Commissioners also received information item on the following:

- City Council in a closed session last March 10, 2020 meeting denied the request for zone exception process pertaining to animal keeping within the City limits;
- In response to the current situation on COVID 19, future Planning Commission meeting may be conducted through a teleconference. Commissioners will be notified.
- Commissioners were also reminded of the submission of Form 700.

Regarding the existing seatrain located at 2012 Josephine Avenue, Corcoran, CA 93212, the property owner missed the application for zone exception due to medical condition. Commissioners directed the staff to process zone exception.

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

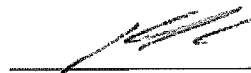
6.3 Committee/Seminar Reports

Commissioner Kassner briefly reported his participation to the Planning Commissioners Academy that he attended last March 4-6, 2020.

7. ADJOURNMENT

At 6:20 p.m., the meeting was adjourned to the next regular meeting on Monday, April 20, 2020 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: 4-13-20



Karl Kassner, Planning Commission Vice-Chairman

ATTEST:



Kevin J. Tromborg, Community Development Director

Chairperson
Shea DeVaney

Vice-Chairperson
Karl Kassner

Commissioners
David Bega
Dennis Tristao
David Jarvis
Vicente Carrasco
Sanchez
Janet Watkins

Planning Commission



Community
Development
Department

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832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT

Item # 5.2

To: Planning Commission

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

Date: July 20, 2020

Subject: Official name for Rambo Road

-
- A. **General Information:** The road at the South end of the Crown Industrial park has been unofficially named Rambo Road. Staff has done extensive research regarding the name and cannot find any record of this name officially assigned to the road.

1.	Owner:	City of Corcoran
2.	Applicant:	City of Corcoran
3.	Site Location:	Road at the south portion of The Crown Industrial Park.
4.	Property Description:	
5.	Site Area:	
6.	General Plan Designation:	
7.	Current Zone Classification:	
8.	Existing Use:	
9.	Proposed Use:	

Discussion: The official naming of this road has not been a high priority for Community Development Staff because the Crown Industrial Park at the south end has been unoccupied since its development. However, recently two of the lots have been sold and a business has been opened. The unofficial name “Rambo” is not currently or has ever been on the street name list approved by the Planning Commission. Staff has researched this name and can find no records of who or why the name has been used. This is an opportunity for the Planning Commission to officially name the street for recording.

Recommendation: Staff recommends that the road at the south end of Crown Industrial Park be officially named from the current list of names or a recommendation of an alternate name from the Commission.

Attachment:

- Street name list
- Street name guidelines

STREET NAME LIST

	Name			Name
A	Apperson Arnold Aurand		N	
B	Baltierra Banuelos Barber Barlett Bledsoe	Bolinger Boswell Boyett Bristow	O	Odle
C	Carter Corley Corral	Cortez Crookshanks Curtsinger	P	Proctor
D	Doan		Q	
E	Elliot		R	Rosprim
F	Flaherty Fossett		S	Salyer Sawtelle Smith (Burnham, Karl, Tom)
G	Gilkey Gomez	Goodrich Guerra	T	Toney
H	Hammond Hansen Hibbard		U	
I			V	
J			W	
K	Kemble Kessler		X	
L	Lerma		Y	
M	Maroot Medina Mustain		Z	

Street Names for New Subdivisions
(by subdivision)

Map 856

(see attached map)

Apperson Court

Arnold Court

Aurand Court

Map 857

(see attached map)

Hume Lake Avenue

Sequoia Avenue

Deer Creek Avenue

Tule River Avenue

Kem River Avenue

Lake Isabella Avenue

Map 844

(see attached map)

Tioga Avenue

Sierra Avenue

Vernal Avenue

Redwood Avenue

Wawona Avenue

Mt. Whitney Avenue

Tenaya Avenue

Map 837

(extension of existing streets)

Wigdal Avenue

Hale Avenue

Ventura Avenue

Map 815

(extension of existing streets)

San Joaquin Avenue

Ventura Avenue

CITY OF CORCORAN

GENERAL GUIDELINE: STREET NAME

Street Name List (SNL) will be used to determine if any proposed street names conflict with any existing street names and reserved names. The Street Name List is for naming streets located within the City of Corcoran in honor of individuals or organizations subject to the following criteria established by the Planning Commission and subsequently approved by the City Council.

- Street Name List will be used by the Planning Commission to name a new street in a new or existing subdivision. Proposed re-naming of an existing street will be heard by the Planning Commission and be brought before the City Council for final approval.
- Requests to include a name in the Street Name List will only be accepted once a year, at the first fiscal year meeting of the Planning Commission. All requests must be accompanied by an application and a petition of community support in order to be considered by the Planning Commission and must be submitted to the Community Development Department at least 4 weeks prior to the scheduled committee meeting. Applicants who fail to submit the required articles prior to the scheduled commission meeting may not have their application reviewed by the commission until the next scheduled meeting for handling such matters.
- Prospective honorees should have a minimum of 10 years community involvement and should have demonstrated an extraordinary and consistent voluntary commitment and dedication to the community, or who have contributed significantly to the City of Corcoran or national life and have lived or otherwise are identified with this community in a substantial way. Individual prospective honorees must be deceased, for at least one year prior to consideration. Exceptions may be made however for individuals who die under infamous circumstances of crime, accident, disease, social circumstance, military service or the like, or if the death itself leads to a greater awareness within society of the cause of death and a concerted effort to address that problem.
- An application for an individual already honored in a similar fashion will be discouraged by the Commission. Consideration of applications already approved by the City Council will not be entertained by the Commission.
- The Commission may deny approval of an application if it feels, in its sole discretion. If an application is denied by the Commission, the original application on behalf of the prospective honoree will not be considered for 5 years from the date of the denial.
- Each application will be considered on its own merit, without regard to precedence.

Request Instructions to Include Name to the Street Name List

Please submit the following:

1. Application form, which must be completely filled out, including the proposed honorees name, address and a succinct yet detailed outline indicating why the honoree should be bestowed the honor of having a street co-named after them.
2. A brief biographical description such as the date and location of birth, when the individual became part of the community and why he/she should be memorialized with a street naming.
3. Proposed name should be easily recognized. Lengthy words or words which are difficult to pronounce should be avoided; name should not have similar pronunciation with an existing street such as "Cheyenne" versus "Cayenne
4. A petition demonstrating community support for the proposed name and a brief summary of the reason; must be signed by a minimum of 150 people within the City of Corcoran
5. and must include the printed name and address of each person signing.

STREET CO-NAMING REQUEST APPLICATION

1. Applicant's Name: _____
2. Applicant's Telephone Number and e-mail: _____

3. Applicant's Address: _____
4. Applicant's connection to proposed honoree: _____

5. Proposed Honoree's Name: _____
6. Has any other public area been named after the proposed honoree? ___ Yes ___ No If
yes indicate the location: _____
7. Attach any relevant documentation, and with a petition of support from the residents
and/or businesses, including:
 - a. The proposed honoree's name, address and a succinct yet detailed outline
indicating why the prospective honoree(s) should be honored with a street name.
 - b. Verifiable historical documentation of the prospective honoree's contribution(s)
and/or connection(s) to the community.
 - c. The petition must contain a minimum of 150 signatures, a majority of which come
from residents and/or business within the City of Corcoran. Each signature should
include the printed name and address of the person signing.