

CORCORAN PLANNING COMMISSION

AGENDA

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 92312

Monday, August 21, 2017
5:30 P.M.

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

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

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

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

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

ROLL CALL

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

FLAG SALUTE

1. **PUBLIC DISCUSSION**

2. **APPROVAL OF MINUTES**

2.1 Approval of minutes of the regular Planning Commission meeting on April 17, 2017

3. **RE-ORGANIZATION - None**

4. **PUBLIC HEARING - None**

5. **STAFF REPORTS**

- 5.1 Discussion on Proposed Residential Parking
- 5.2 Proposed Street to name after former Commissioner Albert Kessler
- 5.3 Community Development Annual Report 2016-2017

6. **MATTERS FOR PLANNING COMMISSION**

- 6.1. Information Items
- 6.2 Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 6.3 Committee Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on August 17, 2017.


Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, APRIL 17, 2017**

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

ROLL CALL

Commissioners present: Bega, Subia, Tristao and Watkins
Alternate present: Kassner
Commissioners absent: Cryer, Jarvis and Van Velson
Staff present: Kevin Tromborg and Ma. Josephine Lindsey
Press present: None

FLAG SALUTE The flag salute was led by Bega.

A quorum was declared in the presence of four (4) Commissioners and 1 (one) alternate Commissioner.

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

Following Commission discussion, a **motion** was made by Bega and seconded by Tristao to approve the minutes of Special meeting on April 3, 2017. Motion carried by the following vote:

AYES: Bega, Subia, Tristao and Watkins
NOES: None
ABSTAIN: None
ABSENT: Cryer, Jarvis and Van Velson

3. **RE-ORGANIZATION** – None
4. **PUBLIC HEARING**

4.1 Public Hearing to discuss Conditional Use Permit 17-02: 929 Whitley Avenue (APN #: 032-041-004) was declared open at 5:34 p.m. Tromborg presented the staff report. Having no oral and written testimony, the public hearing was closed at 5:44 p.m.

Following Commission discussion, a **motion** was made by Tristao and seconded by Kassner to approve the Conditional Use Permit 17-02: 929 Whitley Avenue for an Art Collective and Tattoo Studio. Motion carried by the following vote:

AYES: Bega, Subia, Tristao and Watkins

NOES: None

ABSTAIN: None

ABSENT: Cryer, Jarvis and Van Velson

5. **STAFF REPORTS** – None

6. **MATTERS FOR COMMISSION**

6.1 Commission received information items on building and planning report.

6.2 Committee Reports - None

7. **ADJOURNMENT**

At 5:52 P.M., the meeting was adjourned to the next regular meeting of Monday, May 22, 2017 at 5:30 P.M. in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

David Bega
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

INFORMATION ITEM
ITEM #: 5.1

MEMORANDUM

TO: Corcoran Planning Commission

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

SUBJECT: Discussion on limitation of residential parking

DATE: August 15, 2017

MEETING DATE: August 21, 2017

DISCUSSION The City of Corcoran, like many other cities in California and the country have been experiencing a dramatic increase in the number of vehicles utilized by families. In Corcoran, code enforcement has been expending much of the limited time on vehicle abatement, parking on the lawn, and general property maintenance. The broken windows theory that is recognized by both law enforcement and code enforcement, generally states that what we allow today will be our reality tomorrow. Parking in an organized manner is necessary to preserve the residential character, integrity, and unique aesthetic qualities of neighborhoods within the City of Corcoran. The discussion staff brings forth today is the limitation of the number of vehicles allowed on a single lot in a residential zone.

City of

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INFORMATION ITEM
ITEM #: 5.2

MEMORANDUM

TO: Corcoran Planning Commission

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

SUBJECT: The addition of Kessler Avenue to the list of new street names

DATE: August 15, 2017

MEETING DATE: August 21, 2017

DISCUSSION Before you is the Community Development Department's approved list of street name used when a new TSDM is approved. The Developer can choose any name from this list. Community Development Staff would like to propose that Kessler Avenue be added to the list. As you know Al Kessler passed away several months ago. Al served this community for over 75 years in many capacities including as a Planning Commissioner and he always served to the best of his abilities with the best interest of this community.

Additionally, the process for naming streets at this time does not have specific guidelines. Staff would like to put together guidelines based on Planning Commission recommendations.

A.

Apperson
Arnold
Aurand

B.

Baltierra
Banuelos
Barber
Bartlett
Bledsoe
Bolinger
Boswell
Boyett
Bristow

C.

Carter
Corley
Corral
Cortez
Crookshanks
Curtsinger

D.

Doan

E.

Elliot

F.

Flaherty
Fossett

G.

Gilkey
Gomez
Goodrich
Guerra

H.

Hammond
Hansen
Hibbard

K.

Kemble

L.

Lerma

M.

Maroot
Medina
Mustain

O.

Odle

P.

Proctor

R.

Rosprim

S.

Salyer
Sawtelle
Smith (Burnham, Karl, Tom)

T.

Toney

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

Kern 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



Community Development Planning Commission

Item: NO. 5.3

Fiscal Year End Review:

July 1, 2016 to June 30, 2017

Planning Commission,

2016/2017 was a year of moderate growth, change and anticipated vision of a better tomorrow. The first noteworthy growth factor for Community Development was the addition of The Transit Division. The Community Development Director serves as the Transit Director and Valerie Bega serves as the Transit Coordinator. Our staff, though small, I have every confidence in our ability to serve and help move Corcoran towards a great future.

Building and Safety Division

New Single Family Dwellings were slow in 2016/2017. However, 2017/18 and beyond look promising with applications for two TSDM. 2016/17 total permits totaled at 298, however, every category except SFD and carports saw an increase in permits. (See Attached report).

Planning Division

The Planning Division moved steadily forward and has been actively working with Economic Development to bring additional sub-divisions for housing as well as business and industrial interest. We are working with two developers on potential sub-divisions. Administrative Approvals, Conditional Use permits, Site Plan Review, all experienced a moderate increase and staff has been working on a final review of the Approved zoning code for changes that are required. Community Development Staff is actively working with our City Attorney on an ordinance to deal with Proposition 64 which allows recreational Cannabis to be grown (up to 6 plants) per lot.

Administrative Approval:

1. AA 16-01: 1721 Stanley. (Garage conversion) R-16 Zone (Approved)
2. AA/SPR 16-02: 1811 Dairy Avenue (Smoke shop and General merchandise (Approved)
3. AA 16-03: 1023 Norboe Avenue (Used Car Dealership) (Approved)
4. AA 17-01: 1806 Earl Avenue (Mobil home as secondary unit) (Approved)

Conditional Use Permits:

- CUP: 16-03 750 North Ave: Illuminated bill board (Approved)
- CUP: 16-04: 1520 Dairy Avenue. (Recycling Center) (Approved)
- CUP: 16-05: 1805 Dairy Avenue. (Recycling Center) (Approved)
- CUP: 17-01: 1017 Whitley Avenue. (Restaurant with Brewery and Distillery) (Approved)
- Cup: 17-02: 929 Whitley Avenue. (Tattoo shop) (Approved)

Tentative Parcel Maps:

TPM 16-03: 505 James Avenue (splitting one lot into three lots) (Approved)

TPM 16-04: 2650 Patterson. (Splitting one lot into four lots) (Approved)

Tentative Subdivision Maps:

TSDM 17- Sierra Estates 2 (42 to 47 units) (Pending)

Final Maps: N/A

Variance: N/A

General Plan Updates: N/A

Annexations: N/A

Lot Line Adjustments: N/A

Site Plan Review:

SPR 16-01: 1805 Dairy, (Commercial shopping center exterior remodel) (Approved)

SPR 17-01: 1120 Whitley Avenue (Commercial Fast food Chicken) (Approved)

Site Plan Review / Administrative Approval:

SPR AA 15-01: 636 Dairy Avenue (Replacing convenience store and adding gas station:

Zoning Amendment: N/A

Zone Text Amendment: N/A

Sign approval:

1. SP 16-01 1126 King Avenue (Sign Richard Chevy) (Approved)
2. SP 16-02. 636 Dairy Avenue (Sign) (Approved)

Code Enforcement Division:

Code Enforcement (CE) continues to evolve in 2016-17. New State and Federal regulation regarding many aspects of Code Enforcement change in the past year regarding certifications, and classification of Code Enforcement Officers as well as the ever changing Health and Safety Codes and other State and Federal Codes. At this time, community development does not have a full time code enforcement officer on patrol. We have re-organized on a staff level to try and handle the complaint flow regarding the many facets of code enforcement, however, the pro-active style of Code Enforcement, which is the preference cannot at this time be available. We work on a complaint basis and the complaints are in order according to the severity of the problem. One of our staff members successfully passed PC832 allowing her to not only write citations but also take over the Vehicle Abatement Program.

Water conservation is still a serious issue in California and in Corcoran. The State has lifted their restriction and Corcoran as gone back to a three day watering plan. However, Code Enforcement and the Public Works water division still monitors water usage and waste.

1. Vehicle Abatement: CE has tagged 103 vehicles.
2. Zoning Code violations: CE has issued 152 zoning code violation notices (132 parking on the lawn)
3. Water conservation: CE has issued 81 Warnings and 25 Citations.

4. Property Maintenance: CE has sent out 18 Notice and Orders regarding property maintenance.
5. Weed Abatement: CE issued 64 Notice and Orders regarding weed abatement with fifty two (52) Removed By Owner (RBO)
6. Sub-Standard Buildings: CE and BD issued 07 Notice and Orders regarding substandard buildings

Housing Division:

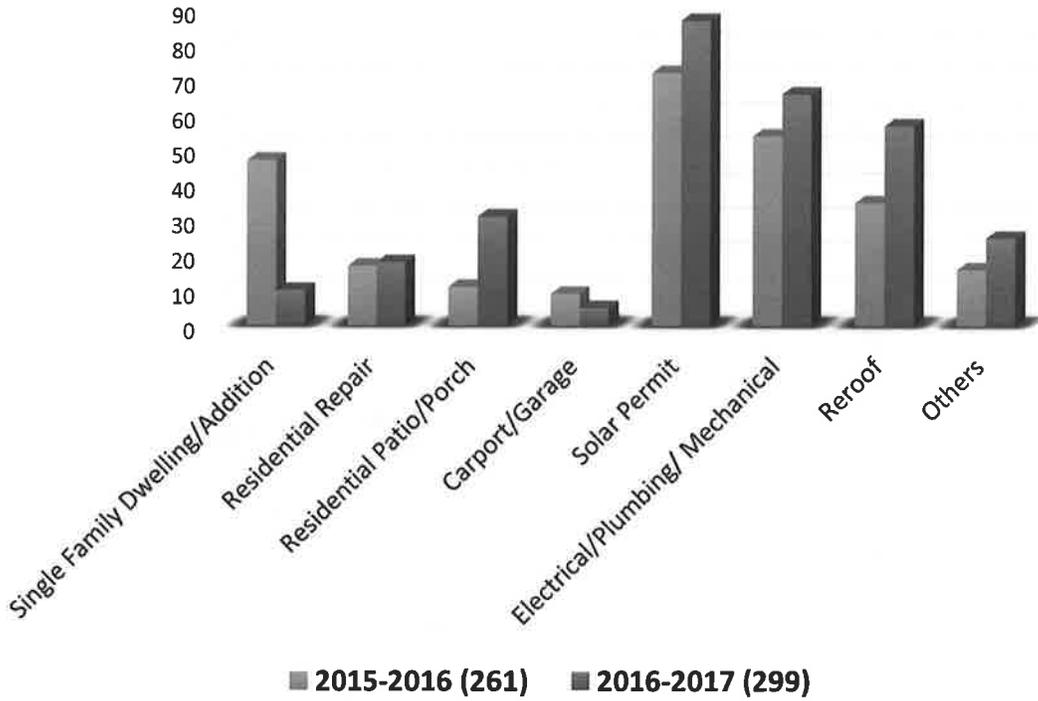
The Housing Division continues to reconstruct the procedures of handling City loans. The Housing Division with the help of the Finance Department has been working to bring all of the CDBG, Home and Cal/Home loans up to date. Many of our loans have been delinquent or other issues that have put the loan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

If you have any questions or comments please feel free to contact us.

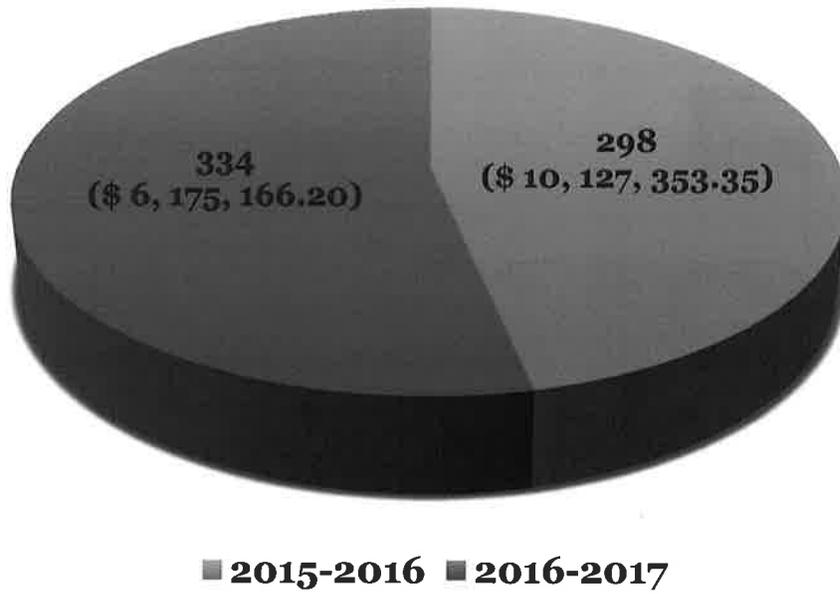
Kevin J. Tromborg
Community Development Director
(559-992-2151 ext. 232) kevin.tromborg@cityofcorcoran.com

Ma. Josephine D. Lindsey
Administrative Assistant, Community Development Department
(559-992-2151 ext. 225) Josephine.lindsey@cityofcorcoran.com

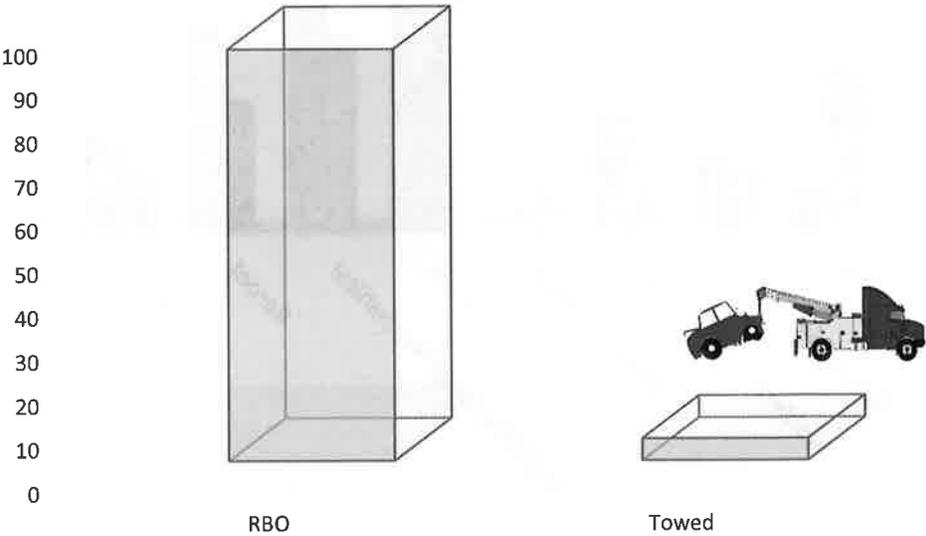
RESIDENTIAL BUILDING PERMIT



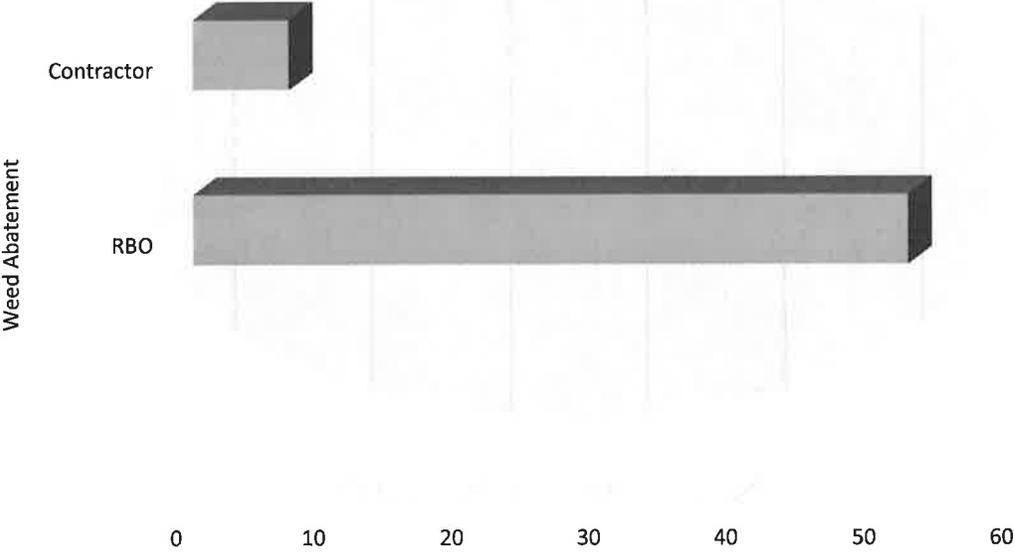
TOTAL BUILDING PERMIT



Vehicle Abatement 2016-2017 Total Tagged 103 (\$17, 535.08)



Weed Abatement 2016-2017



City of Corcoran

City of Corcoran Building Division

Permit Report for Date Range of: 7/1/2017 to 7/31/2017

Type of Construction	Permits	Fees	Valuation
RESIDENTIAL			
RE-ROOF	1	238.72	11,800.00
TOTAL FOR : RESIDENTIAL	1	238.72	11,800.00
TOTAL FOR : 'c	1	238.72	11,800.00
CORCORAN			
COMMERCIAL			
COMMERCIAL DEMOLITION	1	78.68	6,000.00
RESTAURANT ADD/REM	1	2,293.95	108,379.14
TOTAL FOR : COMMERCIAL	2	2,372.63	114,379.14
ENGINEERING			
ENCROACHMENT	1	0.00	0.00
TOTAL FOR : ENGINEERING	1	0.00	0.00
RESIDENTIAL			
ELECTRIC PERMIT	3	232.50	2,100.00
ENCROACHMENT	1	241.56	12,000.00
RESIDENTIAL GARAGE NEW/ADD/REM	2	742.36	26,000.00
MECHANICAL PERMIT	1	77.50	2,500.00
RESIDENTIAL PATIO NEW/ADD	2	278.22	9,500.00
RE-ROOF	6	1,076.98	45,650.00
RESIDENTIAL REPAIR	2	1,155.43	23,000.00
SOLAR SYSTEM	5	1,552.47	95,900.00
REPLACING WINDOWS SFD	2	155.15	6,500.00
TOTAL FOR : RESIDENTIAL	24	5,512.17	223,150.00
TOTAL FOR : CORCORAN	27	7,884.80	337,529.14
KINGS COUNTY			
RESIDENTIAL			
ELECTRIC PERMIT	1	77.50	1,000.00
TOTAL FOR : RESIDENTIAL	1	77.50	1,000.00
TOTAL FOR : KINGS COUNTY	1	77.50	1,000.00

Type of Construction	Permits	Fees	Valuation
	29	8,201.02	350,329.14

Permit Report for Date Range of: 7/1/2017 to 7/31/2017

Permit Type	Count	Fees
BUILDING PERMITS ISSUED	22	4,677.84
SMA PERMITS ISSUED	28	64.79
ELECTRIC PERMITS ISSUED	13	1,084.06
PLUMBING PERMITS ISSUED	2	378.75
MECHANICAL PERMITS ISSUED	4	413.15
PLAN CHECKS PERMITS ISSUED	8	1,215.43
ENCROACHMENT PERMITS ISSUED	2	367.00
	79	8,201.02