

CORCORAN PLANNING COMMISSION MEETING AGENDA

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 92312

Monday, March 18, 2019
5:30 P.M.

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

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

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

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

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

ROLL CALL

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

FLAG SALUTE

1. PUBLIC DISCUSSION

2. APPROVAL OF MINUTES

2.1 Approval of minutes of the regular Planning Commission meeting on February 25 2019.

3. RE-ORGANIZATION - None

4. **PUBLIC HEARING**

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

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

5. **STAFF REPORTS**

5.1 Discussion regarding Ordinance 621, "Enacting reasonable limits on parking of large commercial vehicles in residential districts within the City of Corcoran".

5.2 Review and decision regarding applications/requests received for zone exception pertaining to fence height.

6. **MATTERS FOR PLANNING COMMISSION**

6.1. Information Items regarding:

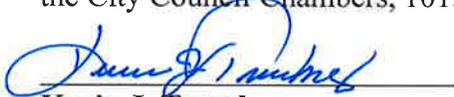
- Fair Political Practices Commission (FPPC) Form 700 submission
- Ethics training scheduled on March 26, 2019.

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 March 14, 2019.



Kevin J. Tromborg

Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, February 25, 2019**

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

ROLL CALL

Commissioners present: Bega, DeVaney, Kassner and Van Velson
Commissioners absent: Felarca, Jarvis and Watkins
Staff present: Kevin Tromborg and Ma. Josephine Lindsey
Also present: Joseph Beery, City Attorney

FLAG SALUTE

The flag salute was led by DeVaney.

A quorum was declared in the presence of four (4) out of seven (7) Commissioners.

1. PUBLIC DISCUSSION

Ms. Donna Rojo, a resident of 1031 Oregon Avenue, Corcoran, CA 93212, approached the Commission concerning a large truck parking. Her father is an owner-operator of a commercial truck. She requested the Commission to allow them to park the commercial truck in their property for security reason. She added their willingness to comply with all the City's regulations e.g. 20 feet setbacks, fence to keep the truck out of public view, etc.

The Commission mentioned that her concern is part of the agenda as an information item.

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Bega and seconded by Kassner to approve the minutes of the regular meeting on January 14, 2019 and amended minutes of November 19, 2018 to include the number of written testimonies received. Motion carried by the following vote:

AYES: Bega, DeVaney, Kassner and Van Velson

NOES:

ABSTAIN:

ABSENT: Felarca, Jarvis and Watkins

6. MATTERS FOR COMMISSION

6.1. The Commission received information on the following:

- Parking zone for large commercial truck

Tromborg informed the Commissioners of the Ordinance 612 that was approved in 2012 that limits the parking of large commercial vehicles in residential zone.

The commission directed the staff to bring back the matter to Planning Commission for further discussion to include the RV and other large vehicles. Further, to put on hold any citation and allow temporary parking of large commercial vehicle in residential zone until the final decision/resolution on this matter.

- Zone exception process re fence

Tromborg mentioned that the City received some applications for zone exception re fence. All applications will be presented to the Planning Commission next meeting in March.

- Carport setbacks

The Commission agreed to keep the zoning code regulation pertaining to setbacks. The setback from a utility easement is twenty (20) feet, or thirty (30) feet from the face of the curb. This also applies to corner lots. The side yard setback in R-1 zones is five (5) feet and the back yard setback is ten (10) feet

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

6.3 Committee Reports – None

7. ADJOURNMENT

At 7:12 p.m., the meeting was adjourned to the next regular meeting on Monday, March 18, 2019 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Shea DeVaney
Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg
Community Development Director

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Darita Felarca
David Jarvis
Troy Van Velson
Janet Watkins

Planning Commission



**Community
Development
Department**

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832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Public
Hearing**

STAFF REPORT

Item # 4.1

To: Planning Commission

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

Date: March 18, 2019

Subject: **Exception criteria for sea trains and storage units**

General Information:

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.

Discussion:

Proposed 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;

Recommendation: To consider and approve criteria for exceptions regarding sea train.

Attachment: - None.

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Darita Felarca
David Jarvis
Troy Van Velson
Janet Watkins

Planning Commission



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STAFF REPORT

Item # 5.1

To: Planning Commission

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

Date: March 18, 2019

Subject: Discussion regarding Large Truck Parking (LTP) Ordinance 612

A. General Information:

In 2008 the Council asked the Corcoran Police Department to look at the then, current ordinance regarding large truck parking and if necessary propose revisions. Staff look at several other jurisdictions and discovered that they all prohibited LTP in residential zones. City Council asked the Planning Commission to review the issue and provide recommendations. The Commission reviewed and discussed the issue for several months. The Commission asked staff to solicit input from stakeholders, and a stakeholders meeting was held in October of 2009. It was attended by 28 citizen many of whom were truck drivers. Subsequent to that meeting staff brought the input gained from that meeting back to the Planning Commission for consideration. The Commission asked city staff to prepare specific options and to seek further input from the stakeholders.

On January 11, 2010 city staff brought several options before the Planning Commission for consideration. Additionally, city staff invited the stakeholders to attend the meeting to provide their input on the options presented. During that meeting, the Planning Commission directed city staff to prepare an Ordinance that was a combination of the options that were presented. Specifically, the Planning Commission wanted the ordinance to prohibit large commercial vehicle parking in residential areas, with a couple of exceptions.

COPY

ORDINANCE NO. 612

AN ORDINANCE OF THE CITY OF CORCORAN ENACTING REASONABLE LIMITS ON PARKING OF LARGE COMMERCIAL VEHICLES IN RESIDENTIAL DISTRICTS WITHIN THE CITY OF CORCORAN.

THE CITY COUNCIL OF THE CITY OF CORCORAN DOES ORDAIN AS FOLLOWS:

Section 1. PURPOSE. The provisions of this ordinance are necessary for the safety of the public in residential zones (zones RA, R-1 and RM). The provisions of this ordinance will reduce or mitigate the potential hazards that exist when commercial vehicles parked in residential zones obstruct the view of motorists entering onto or off of the corresponding public roadway. The provisions of this ordinance will also enhance the aesthetics of residential zones.

Section 2. REPEAL. Subsection 6-2-8(A) of Chapter 2 of Title 6 of the Municipal Code is hereby repealed in its entirety.

Section 3. CODE ADOPTION. Subsections 6-2-8(A), 6-2-8(D) and 6-2-8(E) of Chapter 2 of Title 6 of the Municipal Code of the City of Corcoran are added to read as follows:

6-2-8 Parking Requirements for Large Vehicles.

A. *Residentially Zoned Areas:* It is unlawful to leave, park or allow to be parked any large commercial vehicle, whether attended or not, on any public street, or alley fronting on any real property zoned as residential, or in a residential area within the city. Nothing in this section relating to the parking or standing of large commercial vehicles in a residential area will be effective with respect to any commercial vehicle, or trailer component thereof, making pickups or deliveries of goods, wares, merchandise from or to any building or structure located on the restricted streets or highways or for the purpose of delivering materials to be used in the actual and bona fide repair, alteration, remodeling or construction of any building or structure upon the restricted streets or highways for which a building permit has previously been obtained. For purposes of this section, "large commercial vehicle" means a commercial vehicle with a maximum gross weight of thirty thousand (30,000) pounds or more, or which exceeds either eight (8) feet in height, nine (9) feet in width or eighteen (18) feet in overall length.

B. *Truck Routes Excluded.* The parking restriction in subsection (A) of this section, for large commercial vehicles, shall not apply on those portions of public streets during such times as they are designated as a "truck route" pursuant to section 6-4-1. This subsection shall not apply to those portions of a "truck route" that are within 200 feet of any school zone as defined by California Vehicle Code section 40802(b)(2), as amended from time to time.

C. *Required Signage:* This section shall not be enforceable until signs or markings giving adequate notice thereof have been posted.

Section 4. CODE ADOPTION. Section 11-14-6 is revised as follows to add subsection (B.) and now reads in its entirety:

circumstance. The City Council of the City of Corcoran hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase hereof, irrespective of the fact that any one or more other sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases hereof be declared invalid or unenforceable.

Section 10. CONSTRUCTION. The City Council intends this ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this ordinance shall be construed in light of that intent. To the extent the provisions of the Corcoran Municipal Code as amended by this ordinance are substantially the same as provisions in the Corcoran Municipal Code existing prior to the effectiveness of this ordinance, then those amended provisions shall be construed as continuations of the earlier provisions and not as new enactments.

Section 11. EFFECTIVE DATE. The foregoing ordinance shall take effect thirty (30) days from the date of the passage hereof. Prior to the expiration of fifteen (15) days from the passage hereof a certified copy of this ordinance shall be posted in the office of the City Clerk pursuant to Government Code section 36933(c)(1) and a summary shall be published once in the Corcoran Journal, a newspaper printed and published in the City of Corcoran, State of California, together with the names of the Council members voting for and against the same.

THE FOREGOING ORDINANCE was passed and adopted by the City Council of the City of Corcoran, State of California, on April 5, 2010 at a regular meeting of said Council duly and regularly convened on said day by the following vote:

AYES: Councilmembers: Baltierra, Haile, Wadsworth, and Hanshew

NOES: Councilmember: Lerma

ABSENT: None

ABSTAIN: None

APPROVED:


Raymond Lerma, Mayor

ATTEST:


Lorraine P. Lopez, City Clerk

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 10-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORCORAN
RECOMMENDING ADOPTION OF ZONING ORDINANCE REVISION 10-01
LIMITING PARKING OF LARGE COMMERCIAL VEHICLES IN RESIDENTIAL
DISTRICTS**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on February 8, 2010 on motion of Commissioner Tristao, seconded by Commissioner VanVelson and duly carried, the following Resolution was adopted.

WHEREAS, this Planning Commission considered an ordinance enacting limits on parking of large commercial vehicles in residential zones: RA, R-1 and RM;

WHEREAS, in accordance with sections 11-25-2(B), this Planning Commission held a public hearing to review the proposed ordinance and considered whether the proposed ordinance would be consistent with the City's General Plan, is required to achieve the objectives of Title 11 of the Corcoran Municipal Code and would be consistent with all residential zoning classifications; and

WHEREAS, pursuant to Government Code sections 65854, 65090 and 65091 section 11-25-4 of the Municipal Code, notice was given of the public hearing held on February 8, 2010, at 5:30 P.M. in front of this Planning Commission regarding said the proposed ordinance and at said public hearing, evidence was received by this Planning Commission from all persons in attendance who offered to give testimony.

WHEREAS, The Planning Commission finds that the Zoning Ordinance Revision would not be detrimental to the public interest, health, safety, convenience, and welfare of the City

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF CORCORAN, the Planning Commission hereby recommends that the proposed ordinance is consistent with the City's General Plan, is required to achieve the objectives of Title 11 of the Municipal Code and is consistent with all relevant zoning classifications; and Pursuant to Government Code section 65855, recommends as follows: That the City Council adopt the revision to the Zoning Ordinance.

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Darita Felarca
David Jarvis
Troy Van Velson
Janet Watkins

Planning Commission



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STAFF REPORT

Item # 5.2

To: Planning Commission

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

Date: March 18, 2019

Subject: Fence violations exceptions requests

A. General Information:

City of Corcoran Zoning Code 11-12-1, Measurement of Fence and Wall Height, states “the height of a fence or wall is measured from the adjacent finished grade at the base of the fence or wall to the top edge of the fence or wall.”

Zoning Code Section 11-12-2 Height Limits:

A fence or wall shall not exceed the maximum permitted height for Residential Zoning Districts (RA, R-1, RM) and Professional Office (PO):

- Within front setbacks area - 3 ft.

(A 4 ft. height is permitted provided that the top one foot is at least 50% open.)

- Within street side setback area - 7 ft.
- Within side and rear setback areas - 7 ft.
- Traffic safety visibility area - 3 ft.

Note: Fence height in all residential zones in excess of seven feet require a variance and a building permit.

Chapter 11-12 FENCES, WALLS, AND SCREENING

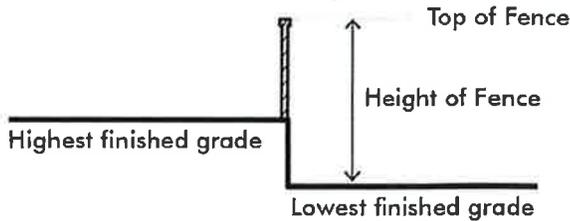
Sections:

- 11-12-1 Measurement of Fence and Wall Height
- 11-12-2 Height Limits
- 11-12-3 Design Standards
- 11-12-4 Screening

11-12-1 Measurement of Fence and Wall Height

- A. The height of a fence or wall is measured from the adjacent finished grade at the base of the fence or wall to the top edge of the fence or wall.
- B. Ornamental features that provide a screening function and are 50 percent or more opaque are included in the height measurement of a fence or wall.
- C. If a fence is atop a wall, the total height is measured from the base of the wall. See Figure 11-12-1.
- D. If the adjacent finished grade is different on opposite sides of the fence or wall, the height is measured from the side with the highest finished grade to the highest point on the fence.

Figure 11-12-1 Fence and Wall Height



11-12-2 Height Limits

- A. A fence or wall shall not exceed the maximum permitted height as shown in Table 11-12-1 and Figure 11-12-2.

TABLE 11-12-1 MAXIMUM HEIGHT OF FENCES AND WALLS

| Fence or Wall Location | Figure Number | Residential Zoning Districts (RA, R-1, RM) and Professional Office (PO) | Industrial Zones | Resource Conservation and Open Space (RCO) |
|------------------------------------|---------------|---|------------------|--|
| Within front setback area | A | 3 ft. [1] | 3 ft. [2] | - |
| Within street side setback area | B | 7 ft. | - | - |
| Within side and rear setback areas | C D | 7 ft. | 6 ft. | - |
| Traffic Safety Visibility Area | | 3 ft. | 4 ft. [3] | - |

Notes:

- [1] A 4 feet height is permitted, provided that the top one foot is at least 50 percent open.
- [2] A chain link fence greater than 3 feet in height may be located in any portion of a required front setback.
- [3] The top one foot shall be 50 percent or more open.

Development Department determines the design to be compatible with adjacent structures and its surrounding neighborhood.

- B. Fences and walls shall not be constructed of inappropriate materials such as sheet metal, vehicles, underground/above-ground tanks, garage doors, aluminum siding, corrugated tin, non-constructed or dumped piles of rock, soil or debris, OSB sheets, plywood sheets, word sheets, corrugated metal or plastic, vinyl, cloth tarps, and other similar materials not specifically designed for use as fencing.
- C. Fence and wall design shall conform to the California Building Code and all development standards required for safety.
- D. Materials of fences, walls, hedges, and trellis shall be uniform in its construction.
- E. The use of barbed wire, razor wire, electrified wire, and other similar materials requires administrative approval in industrial and commercial zoning districts. The use of such materials is prohibited in residential zoning districts unless required by federal or State regulations.

11-12-4 Screening

- A. **Material and Height.** An ornamental solid fence, masonry wall, compact growth of natural plant materials (with solid gates where necessary), or other similar type of screening device not less than 6 feet in height shall be used for screening.
- B. **Outdoor Uses.** The following outdoor uses shall be screened:
 1. Any agricultural use involving a business, service, or process not completely enclosed in a structure shall be screened when located on a site abutting on or across a street or alley from a residential district.
 2. Any industrial use not conducted entirely within a completely enclosed structure on a site across a street or an alley from an RA, R-1, or commercial zoning district.
- C. **Outdoor Storage.** Open storage of materials and equipment shall be screened, except as may be modified under the site plan review provisions of Chapter 11-22 (Permit Application and Review) of this Title. Materials or equipment stored shall not be visible above said fence or wall.
- D. **Property Lines.**
 1. Where a commercial lot adjoins or is located across a street or alley from an RCO, RA, R-1, RM, or PO zoning district, screening shall be located on the property line common to such zoning districts, except in a required front yard.
 2. Where an industrial lot adjoins an RA, R-1, PO, or commercial zoning district, screening shall be located on the property line common to such zoning districts, except in a front yard.