

CORCORAN PLANNING COMMISSION MEETING AGENDA

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 92312

Tuesday, January 21, 2020
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:	David Jarvis
Commissioner:	Vicente Sanchez
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 November 18, 2019.

3. RE-ORGANIZATION

- 3.1 Election of Chairman (Conducted by Planning Commission Secretary)
- 3.2 Election of Vice-Chairman (Conducted by the Chairman)

4. **PUBLIC HEARING**

- 4.1 Public Hearing to discuss the Tentative Parcel Map 19-02 for APN 034-050-047, NE of Dairy Avenue, Corcoran, CA 93212, submitted by Kenneth McMillan. The property is proposed to be split into four parcels. **(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**

6. **MATTERS FOR PLANNING COMMISSION**

6.1. Information Items:

- Proposed zone text change pertaining to digital signs and duplex in an R-1-6 zone;
- Transit Fixed Route Study
- California League of Cities Academy – Planning Commission
- Corcoran Chamber of Commerce Annual Banquet on February 4, 2020

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 January 16, 2020.



Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, November 18, 2019**

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: DeVaney, Jarvis, Kassner, Tristao and Watkins

Commissioners absent: Bega and Van Velson

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

Also present: Ken Jorgensen, City Attorney

FLAG SALUTE The flag salute was led by DeVaney.

1. PUBLIC DISCUSSION

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Kassner and seconded Tristao to approve the minutes of the regular meeting on October 21, 2019. Motion carried by the following vote:

AYES: DeVaney, Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Bega and Van Velson

3. RE-ORGANIZATION – None

4. PUBLIC HEARING

4.1 Continuation of a Public Hearing to consider draft ordinance regarding Mobile Food Vending was declared open at 5:33 p.m. Tromborg presented the staff report. Having no written testimony received, the hearing was closed at 5:46 p.m.

Following Commission discussion, a **motion** was made by Tristao and seconded by Kassner to approve Resolution 19-06 and recommend to the City Council Ordinance 639, Mobile Food Vending. Motion carried by the following vote:

AYES: DeVaney, Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Bega and Van Velson

4.2 Public Hearing to determine the zoning classification and zoning requirements for processing and manufacturing of industrial hemp and its bi-products was declared open at 5:37 p.m. Tromborg presented the staff report. Having no written testimony received, the hearing was closed at 6:01 p.m.

Following Commission discussion, a **motion** was made by Tristao and seconded by Kassner to approve Resolution No. 19-07, zoning classification and zoning requirements for processing and manufacturing of industrial hemp and its bi-products with stipulations enabling regulation listed on Assembly Bill 228 and the resolution shall be reviewed annually or as needed. Motion carried by the following vote

AYES: DeVaney, Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Bega and Van Velson

5. STAFF REPORTS

6. MATTERS FOR COMMISSION

6.1. Commission received information item about appointment of new alternate Commissioner, Vicente Carrasco Sanchez, an Engineer from Mid-State Precast.

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

6.3 Committee Reports – None

7. ADJOURNMENT

At 6:18 p.m., the meeting was adjourned to the next regular meeting on Monday, December 16, 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
David Jarvis
Vicente Sanchez
Dennis Tristao
Janet Watkins

Planning Commission



Community
Development
Department

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

STAFF REPORT PUBLIC HEARING

Item # 4.1

To: Planning Commission

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

Date: January 21, 2020

Subject: Tentative Parcel Map 19-02, Reference No. 19-0026, Resolution 2020-01

General Information:

1.	Owner:	Kenneth McMillian, McMillian Construction
2.	Applicant:	Kenneth McMillian
3.	Site Location:	Dairy Avenue, North of Orange Avenue
4.	Property Description:	APN No. 034-050-047
5.	Site Area:	33,944 Sq. Ft 8436 Per lot
6.	General Plan Designation:	Low density
7.	Current Zone Classification:	R1-6
8.	Existing Use:	Vacant Lot
9.	Proposed Use:	Single Family Dwellings

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 2020-01 recommending the City Council approve Tentative Parcel Map 19-02.

A. PROJECT LOCATION & DESCRIPTION:

The Property is located on the east side of Dairy Avenue (6th Avenue) north of Earl Avenue. (Section 11, Township 21, Range 22 APN No. 034-050-047

B. SURROUNDING ZONING AND USES

	<u>USE</u>	<u>ZONING</u>
NORTH:	Single Family Dwellings & Church	R1-6
SOUTH:	Single Family Dwellings	R1-6
EAST:	Industrial Park	IL
WEST:	Single Family Dwellings	R1-6

C. 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 preparation of this report./ Comments concerning this tentative map can be found in Exhibit.

D. REQUIRED TENTATIVE TRACT FINDINGS:

1. 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:

- a) The proposed lots meet the minimum requirements of the zoning ordinance.
- b) The parcel map is being processed in accordance with the Subdivision Map Act and Corcoran Zoning Ordinance
- c) The proposed tentative parcel map is in compliance with the goals and

2. Objectives of the General Plan.

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

3. Design Finding:

A design finding can be made because the design of the parcel is consistent with the General Plan. This finding can be made based on the following:

- a) The proposed lots have buildable lot configurations.
- b) The proposed parcels meet site area, width and depth requirements of the General Plan, Zoning Code and any specific requirement of a zone district.

Evidence: Proposed Parcel Map.

4. Type of Development Finding:

The site is physically suitable for the proposed type of development based on the following:

- a) The site is flat and is within the area that is defined as "not a part" according to The Federal Emergency Management Agency flood insurance rate map.
- b) The parcels are within the urbanized area of the City.
- c) City water and sewer services are available to the parcels.

Evidence: Flood Insurance Rate Map Community Panel No.525C, dated June 16, 2009. General Plan Map; City sewer and water maps.

5. Density Findings:

A density finding can be made because the site is physically suitable for the proposed density of development. This finding can be made based on the following.

- a) The parcels comply with the General Plan designation of (low Density) and the Zoning designation of R1-6
- b) The lot sizes are: 126.51/125.37 by 67.29. The minimum lot size is 100 x 60
- c) The net density is approximately 4.5 to 5.5 dwelling units per acre. Low density Residential is considered generally to be in the range of 4.5 to 7.5 dwelling Units per acre.

Evidence: General Plan and Zoning Ordinance.

6. Environmental Findings:

An environmental finding can be appropriately made that the design of the parcel map and /or the proposed improvements are not likely to cause serious substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat based on the following:

- a) The division of land is considered categorically exempt by CEQA guidelines Section. 15315, minor land divisions.

Evidence: CEQA Guidelines.

7. Public Health Findings:

A public Health finding can be appropriately made because the design of the parcel map and/or type of improvements is not likely to cause serious public health problems.

Finding can be made based on the following:

- a) The application has been review by the County Health Department, Fire Department, building & Safety Department, and other involved departments and there were no required mitigations for health purposes.

Evidence: Tentative Parcel Map; Planning Commission Resolution
Conditions of Approval.

8. 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:

- a) 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.
- b) The proposed parcel map abuts existing public streets

- c) The developer will supply the City with a title report, legal descriptions, and deed drawings for all existing and required right-of-way and utility easements on the property.

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

RECOMMENDATION OF THE PLANNING COMMISSION:

The recommendation of the Planning Commission, along with any appeal filed by the Sub-divider or interested person shall be presented to the City Council for final action.

EXPIRATION OF MAPS AND EXTENSIONS:

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

Comments from Other Agencies/Departments:

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

EXHIBIT A
TENTATIVE PARCEL MAP
TPM 19-02

GENERAL DESIGN:

1. That the applicant in consideration of the approval of said tentative parcel map hereby agrees to hold harmless 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 in effect at the time the building permits are issued. This shall include, but not limited to, capacity and impact fees which have been adopted by the City, have been approved in report form by the City but are awaiting enactment by resolution, and/or have been adopted by the City in resolution form but have not yet become effective under such resolution. Such fees shall be paid prior to obtaining building permits for the project. Or such earlier time set forth in the Corcoran Municipal Code.
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 with minor modifications being approved by the Community Development Department and the Public Works Department..
5. That the construction of the improvements be limited to day light hours.
6. That dust control measures as out lined by the Air Quality Control Board be taken during construction of improvements.
7. That the developer comply with all lighting and landscape improvements as directed by the City of Corcoran.

Building and Safety, and Engineering Department; Exhibit A

1. Prior to infrastructure or building construction, plans shall be submitted and approved by the Building Official and the City Engineer.
2. Curb, gutter and Sidewalk surveyed plans shall be submitted and approved by the City Engineer and the Building Official prior to construction.
3. All requirements regarding Construction waste (C&D) shall be adhered to during any construction.
4. Address identification shall be provided during and after all construction.

Fire Department: Exhibit B

1. No structure shall be more than 300 feet from a fire hydrant. Fire hydrants shall be operable and meet the fire flows required in the 2019 edition of the California Fire Code.
2. Access roads of an all -weather surface shall be provided to all buildings and the roads shall maintained during the duration of the construction. The roads shall be capable of supporting heavy fire equipment and shall be a minimum of 20 ft. in width.
3. Adjustments 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.

Public Works Department/Engineering

See Building and Engineering

Kings County Department of Public Health

No comments

SJV Air Pollution Control District

1. That all laws and regulations regarding air quality, dust control and waste management be enforced and documented.

ZONING:

1. That the proposed map is subject to the R1-6 Residential zone district provisions.

ARCHEOLOGICAL:

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

EXPIRATION:

1. That this tentative 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 a written request and fee is received from the applicant prior to the expiration date.

**RESOLUTION NO. 2020-01
PERTAINING TO
TENTATIVE PARCEL MAP 19-02**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 21, 2020, the Commission approved the following:

Whereas, Kenneth McMillan/McMillan Construction, submitted an application requesting approval for a Tentative Parcel Map located on the east side of Dairy Avenue just north of Earl Avenue; and

Whereas, this Commission considered the staff report and map on January 21, 2020; and

Whereas, the property is located on the east side of Dairy Avenue, North of Earl Avenue, APN: 034-050-047; and

Whereas, one parcel is proposed to be divided into four parcels; and

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

Whereas, this Commission held a public hearing and considered the staff report and map for Tentative Parcel Map 19-02 on January 21, 2020; and

Whereas; all affected public utilities companies, various governmental departments and agencies and property owners within a three hundred foot radius has been notified and request for comments petitioned; and

Whereas, this project is categorically exempt from CEQA, section 15315. Minor land divisions; and

Whereas, the Planning Commission has made the following findings for Tentative Parcel Map 19-02:

Parcel Map Findings:

- (A) The proposed parcel map meets the requirements of the Zoning Ordinance
- (B) The proposed parcel map is consistent with the goals and objectives of the General Plan
- (C) The property is currently within the Corcoran City limit.
- (D) That the site for the proposed Tentative Parcel Map is adequate in size and shape to accommodate the additional parcels.
- (E) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- (F) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;

- (G) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;
- (H) The proposed tentative parcel map will not be finale, and cannot be occupied until the final map is recorded.
- (I) That all City infrastructure improvements be completed according to City Standards prior to the issuance of building permits or occupancy of the properties.

IT IS THEREFORE RESOLVED that Tentative Parcel Map 19-02 be approved subject to the conditions listed in all exhibits and resolution 2020-01.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 21st, day of January 2020

 Planning Commission Chairman

 Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 2020-01 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 21st day of January, 2020, by the vote as set forth therein.

DATED: January 21, 2020

 Ma. Josephine D. Lindsey, Planning Commission Secretary

ATTEST:

 Marlene Spain, City Clerk

