

CORCORAN PLANNING COMMISSION MEETING AGENDA

1015 Chittenden Avenue, Corcoran, CA 93212

**Monday, September, 20 2021
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. 2105.

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

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

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

ROLL CALL

Chairman:	Karl Kassner
Vice-Chairman:	David Jarvis
Commissioner:	David Bega
Commissioner:	Karen Frey
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 meetings on August 16, 2021.

3. RE-ORGANIZATION - Introduction of new City Employee

4. **PUBLIC HEARING**

- 4.1 Conditional Use Permit 21-02. Submitted by Gilberto Villasenor Rodriguez. To open a Day Care Business in an existing Building located at 1001 Dairy Avenue, Corcoran Ca 93212. APN: 030-231-014
- 4.2 Conditional use permit 21-03, submitted by Andy Patel to install a Commercial Sea train on his property for storage concerning Corcoran Country Inn. The property is located at 2111 Whitley Ave, Corcoran, CA 93212 with APN #034-150-043

5. **STAFF REPORTS**

- 5.1 Proposed Zoning Code revisions recap Local Early Action Planning (LEAP) Grant.
- 5.2 Considered

Proposed additions to street name list

- 5.3 Community Development second quarter report.

6. **MATTERS FOR PLANNING COMMISSION**

- 6.1 Information Item: Becoming an effective Planning Commissioner.
- 6.2 Staff Referrals - *Items of Interest (Non-action items the Commission may wish to discuss)*
- 6.3 Committee/Seminar Reports -

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on September 13, 2021.

Kevin J. Tromborg
Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, July 19, 2021**

The regular session of the Corcoran Planning Commission was held 1015 Chittenden Avenue, Corcoran, CA 93212. The meeting was called to order by Chairperson, Kassner at 5:31 P.M.

ROLL CALL

Commissioners present: Bega, Frey, Kassner and Watkins

Tristao arrived at 5:35 pm

Commissioners absent: Jarvis

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

Also present:

FLAG SALUTE

1. PUBLIC DISCUSSION

Tromborg introduced Greg Gatzka, City of Corcoran new City Manager. Mr. Gatzka was a former Community Development Director for the Kings County for 20 years.

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Watkins and seconded by Bega to approve the minutes of the regular meeting on June 21, 2021. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Jarvis

3. RE-ORGANIZATION – None

4. **PUBLIC HEARING** - None

5. **STAFF REPORTS**

5.1. City of Corcoran has received a State grant for Local Early Action Planning (LEAP) Grant. Projects include storm water plan and zoning code revision. Tromborg presented part three of proposed zone text revisions Chapter 11-8 and Table 11-8-1 Resource Conservation and Open Space (RCO) and Agriculture District Zone. At the end of the review, final summary of revisions will be presented through a public hearing and a resolution for decision of the Planning Commission and City Council.

6. **MATTERS FOR COMMISSION**

6.1. Information Item

Tromborg informed the Planning Commission of the resignation of Ms. Lindsey. Commission expressed their best wishes to Ms. Lindsey to her new endeavor.

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 6:36 p.m., the meeting was adjourned to the next regular meeting on Monday, August 16, 2021 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Karl Kassner, Planning Commission Chairperson

ATTEST:


Kevin J. Tromborg, Community Development Director

Chairperson
Karl Kassner

Vice-Chairperson
David Jarvis

Commissioners
David Bega
Dennis Tristao
Janet Watkins

Karen Frey

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

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

STAFF REPORT

Item # 4.1

To: Planning Commission

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

Date: September 20, 2021

Subject: Conditional Use Permit 21-02, submitted by Gilberto Villasenor Rodriguez to open Day Care Business in an existing building located at 1001 Dairy Avenue, Corcoran, CA 93212 with APN # 030-231-014.

A. General Information: Gilberto Villasenor Rodriguez has submitted an application for Conditional Use Permit regarding a daycare center to be located at 1001 Dairy Avenue.

1.	Owner:	Gilberto Villasenor Rodriguez
2.	Applicant:	Gilberto Villasenor Rodriguez
3.	Site Location:	1001 Dairy Avenue
4.	Property Description:	030-231-014
5.	Site Area:	15,436 sq.ft
6.	General Plan Designation:	Low Density
7.	Current Zone Classification:	R1-6
8.	Existing Use:	Church
9.	Proposed Use:	

- B. **Project Location & Description:** Proposed Daycare Center, located at 1001 Dairy Avenue.

SURROUNDING ZONING AND USES

<u>USE</u>	<u>ZONING</u>
NORTH: Single family Residence	R 1-6
SOUTH: Single family Residence	R 1-6
EAST: Single family Residence	R 1-6
WEST: Neighborhood Commercial	CN

ALL BUSINESS IN THE R 1-6 DISTRICT SHALL BE SUBJECT TO ALL STANDARDS THAT MAY BE REQUIRED

B. **Other Comments:**

If applicable, In the absence of any detail regarding potential development, the City Engineer noted that the city water and sewer service are located at some distance from the subject site and the extension thereto would be at developer's expense. The roads bordering the parcel would be required to be improved to City Standards. Storm drainage would be required to be contained onsite, if development sub-parcels are of sufficient size, or installation of a public storm drain system would be required. Lastly, pertinent impact fees would also be required.

C. **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 Conditional Use Permit. No comments have been received to date.

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

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

(No comments received)

E. Environmental Impact Assessment and compliance with CEQA

According to article 19 categorical exemptions section 15301 existing, facilities this project is exempt from CEQA review.

F. 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 2021-06.

J. CONDITIONAL USE PERMIT FINDINGS

The following findings are proposed:

- (A) The project is exempt from CEQA. (Section 15301, existing facilities)
- (B) That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Corcoran Municipal Code, Ordinances, Standards or State and Federal Codes of regulations to adjust said use with land and use in the designated zone or neighborhood.
- (C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
- (D) That the propose use will have no adverse effects upon adjoining or other properties in the vicinity. In making this determination, the Commission or Council shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal Circulation, external circulation, setbacks; heights of buildings or structures; wall or fences; landscaping; outdoor lighting; signs; and any other characteristics that will affect the property or properties in the vicinity.
- (E) 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.
- (F) That the proposed site for development has adequate public services, or will be provided with adequate public services to accommodate proposed land use.

CONDITIONAL USE PERMIT-ACTION BY THE PLANNING COMMISSION (from Zoning Ordinance Section 11-23-4)

The Planning Commission, by written resolution, may approve, approve with conditions, disapprove, or disapprove without prejudice a conditional use permit application.

The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with the procedure outlined below. (In this case, if the Conditional Use Permit is approved by Planning Commission, then, because this requires a letter of public convenience and necessity from the City Council, the request will also go to the City Council).

No building permit or business license shall be issued where a conditional use permit has been approved or conditionally approved by the Planning Commission until such permit has been granted by the Planning Commission and after the appeal period has expired, and then only in accordance with the terms and conditions of the conditional use permit granted and only if the approval or conditional approval of the conditional use permit by the Planning Commission has not been appealed to the City Council.

CONDITIONAL USE PERMIT-APPEAL TO THE CITY COUNCIL (Section 11-27)

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

The City Council shall set a date a date for the public hearing and shall post notices as set fourth in Section 11-27. The date for the public hearing shall not be less than ten nor more than thirty days from the date on which the appeal was filed.

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite to the granting of a conditional use permit as required in Section 11-27.

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

TIME LIMIT FOR DEVELOPMENT-RENEWAL RESTRICTIONS (Zoning Ordinance Section 11-25-5)

A conditional use permit shall lapse and become void one year following the date on which the conditional use permit became effective unless by conditions of the conditional use permit a lesser or greater time is prescribed, or unless, prior to the expiration, either the use is being diligently pursued in accordance with the conditional use permit, or a building permit is issued by the Building Official and construction is commenced and is being diligently pursued in accordance with the conditional use permit. A conditional use permit may be renewed for an

additional period of one year or for a lesser or greater period as may be specified, provided that an application for renewal is filed with the Planning Commission prior to the expiration of the time period granted. The Planning Commission, pursuant to the procedure set forth in Section 11-25-5, may grant or deny an application for renewal.

A conditional use permit shall lapse and become void if there is discontinuance for a continuous period of six months of the exercise of rights granted under said permit.

NEW APPLICATION

Should the Planning Commission deny an application for a use permit, no application for a use permit for the same or substantially the same use on the same or substantially the same site shall be filed within six (6) months from the date of denial or revocation of the use permit, except when the Planning Commission denies "without prejudice".

USE PERMIT TO RUN WITH THE LAND

A use permit granted pursuant to the provisions of this Chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the use permit application.

Any expansion of the use or structures or area associated with such use not originally approved in the conditional use permit shall require a modification to the conditional use permit through the public hearing process.

REVOCATION 11-25-6

Upon violation of any applicable provisions of this Code, or, if granted subject to a condition or conditions, upon failure to comply with the condition or conditions, a use permit shall be suspended automatically. Notice of such suspension shall be sent immediately to the person or persons responsible for noncompliance by the Planning Department. Within thirty (30) days of the suspension, the City Council shall consider the suspension. If not satisfied that the regulation, general provision, condition or conditions are being complied with, the City Council may revoke the use permit or take such action as may be necessary to ensure compliance with the regulation, general provision, condition or conditions. Before acting on the suspension, the City Council may refer the matter to the Planning Commission for a report and recommendations.

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2021-6
PERTAINING TO
CONDITIONAL USE PERMIT 21-02**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on September 20, 2021, the Commission approved the following:

Whereas, Gilberto Villasenor Rodriguez, submitted an application requesting approval for a daycare business located at 1101 Dairy Avenue; and

Whereas, this Commission considered the staff report on September 20, 2021; and

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

- (A) The business is an existing building and is categorically exempt under CEQA 15301 as an existing facility.
- (B) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the neighborhood;
- (C) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- (D) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property and;
- (E) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City and;
- (F) That the property owner complies with all rules and regulations regarding the California Building Code as it pertains to permitting and inspections, the City of Corcoran Municipal Code and all relevant state and federal regulations pertaining to daycare centers and;
- (G) That the property/business owner complies with all regulations and permitting pertaining to signage and;
- (H) That the property owner/business owner provide detailed site plan regarding outdoor recreation activities and landscaping.

IT IS THEREFORE RESOLVED that Conditional Use Permit 2021-6 should be approved with the Conditions listed in the resolution.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20th , day of September 2021

Planning Commission Chairman

Community Development Director

CERTIFICATE

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

I, Delfina Lupian, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 2021-06 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20th day of September , 2021, by the vote as set forth therein.

DATED: September 20, 2021

Delfina Lupian
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

PROPERTY DATA

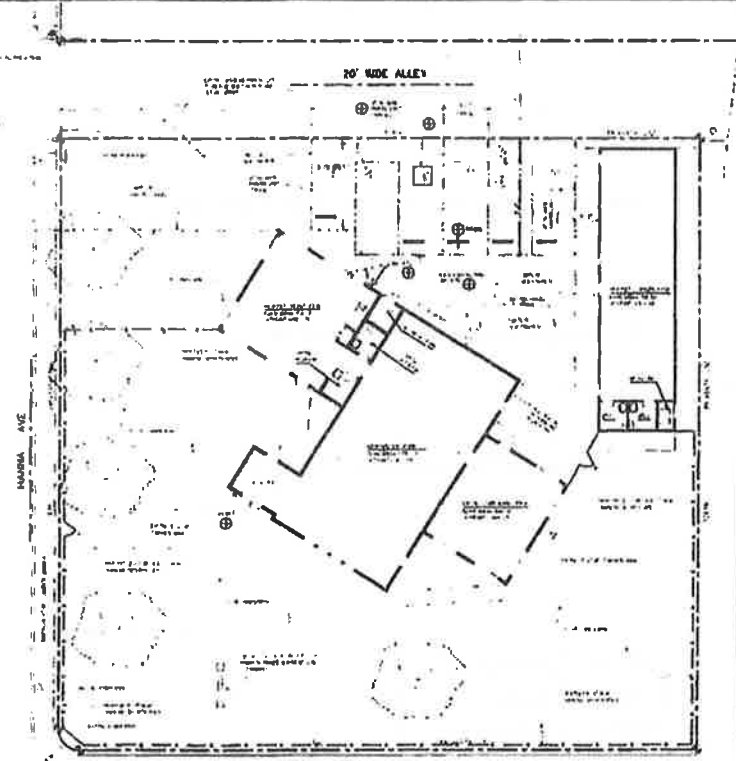
PROJECT NO.	1001 DAIRY AVE
CLIENT	ABC COMPANY
DATE	10/20/2023
DESIGNER	ALG DESIGNS
SCALE	AS SHOWN
PROJECT LOCATION	1001 DAIRY AVE, WASHINGTON, DC
PROJECT TYPE	RENOVATION
PROJECT STATUS	UNDER REVIEW
PROJECT CONTACT	JOHN DOE
PROJECT PHONE	(202) 555-1234
PROJECT FAX	(202) 555-5678
PROJECT EMAIL	john.doe@abc.com

PROJECT DATA

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.

SCOPE OF WORK (RENTAL IMPROVEMENTS)

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND UTILITIES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.



1001 DAIRY AVE

SITE PLAN

SITE PLAN NOTE
 ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
 ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
 ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
 ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

ALG DESIGNS
 ARCHITECTURAL & LANDSCAPE DESIGN
 1001 DAIRY AVE, WASHINGTON, DC
 (202) 555-1234
 john.doe@algdesigns.com

Chairperson
Karl Kassner

Vice-Chairperson
David Jarvis

Commissioners
David Bega
Dennis Tristao
Janet Watkins

Karen Frey

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

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

STAFF REPORT PUBLIC HEARING

Item # 4.2

To: Planning Commission

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

Date: September 20, 2021

Subject: Conditional Use Permit 21-03 submitted by Andy Patel for a proposed Sea-Train on his commercial lot located at 2111 Whitley Avenue Corcoran Ca 93212.
APN # 034-150-043

- A. **General Information:** Mr. Andy Patel owner of Corcoran Country Inn is proposing the installation of a Sea Train for Storage purposes regarding the Hotel. The Sea Train is a 20 foot storage container that will be located at the back of his property behind the hotel

1.	Owner:	Andy Patel
2.	Applicant:	Andy Patel
3.	Site Location:	2111 Whitley Avenue
4.	Property Description:	APN: 034-150-043
5.	Site Area:	1 Acre
6.	General Plan Designation:	Service Commercial
7.	Current Zone Classification:	Service Commercial
8.	Existing Use:	Hotel
9.	Proposed Use:	Addition of Storage Container

Discussion: The use of storage container in a commercial zone is prohibited unless approved by the Planning Commission through a Conditional Use Permit. The use must be a temporary and a time limit can be applied by the commission if approved. The Planning Commission can also apply restrictions on the size, orientation and the exterior elevations of the unit. The unit will be located out of public view at the back end of the hotel (see attached site plan)

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

Public Input:

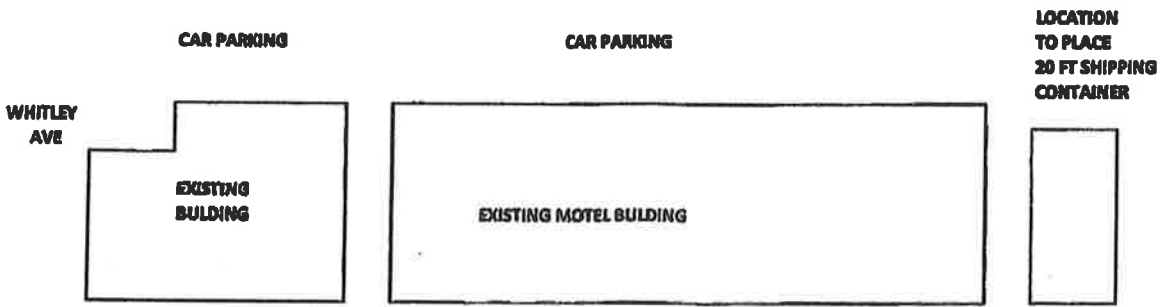
A notice of public hearing was published in the Corcoran Journal. Additionally, letters were sent to property owners within a 300 foot radius of the site to notify them of the proposed sea train. No comments have been received to date.

Attachments

- 1.Site plan
- 2.Resolution

SITE PLAN

**CORCORAN COUNTRY INN
2111 WHITLEY AVE CORCORAN, CA 93212**



**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2021 -05
PERTAINING TO
CONDITIONAL USE PERMIT 21-03**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on September 20, 2021 the Commission approved the following:

Whereas, Andy Patel, submitted an application requesting approval of a conditional Use Permit for a storage container to be located at 2111 Whitley Avenue; and

Whereas, this Commission considered the staff report on September 20, 2021; and

Whereas,

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

(A) The Hotel located at 2111 Whitley Avenue is an existing business and the proposed addition of a storage container is categorically exempt under CEQA 15301 as an existing facility.

(B) That the storage container will be located out of public view for the life of the conditional use permit.

(C) That the use of the storage container is temporary for a time period of _____ months/years

(D) That the property owner paint the exterior of the storage container to match the exterior color of the existing building

(E) That exterior camera's be installed for security purposes.

(D) That the site for the proposed use is adequate in size and shape to accommodate the said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by this Title to adjust said use with land and use in the neighborhood;

(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;

IT IS THEREFORE RESOLVED that Conditional Use Permit 21-03 should be approved with the Conditions stated in Resolution 2021-05

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 20th, day of September 2021

Planning Commission Chairman

Community Development Director

CERTIFICATE

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

I, Delfina Lupian, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No.2021-05 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 20th day of September, 2021, by the vote as set forth therein.

DATED: September 20, 2021

Delfina Lupian
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

Chairperson
Karl Kassner

Vice-Chairperson
David Jarvis

Commissioners
David Bega
Dennis Tristao
Janet Watkins
Karen Frey

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

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

STAFF REPORT

Item # 5.1

To: Planning Commission

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

Date: September 20, 2021

Subject: **Zoning Code: Recap of chapter 1 through 8 zoning code proposed revisions through Local Early Action Planning (LEAP) Grant**

A. General Information:

1.	Owner:	City of Corcoran
2.	Applicant:	City of Corcoran
3.	Site Location:	Recap
4.	Property Description:	Recap
5.	Site Area:	N/A
6.	General Plan Designation:	
7.	Current Zone Classification:	N/A
8.	Existing Use:	N/A
9.	Proposed Use:	N/A

The City of Corcoran Community Development Department in conjunction with A&M Engineering (City Engineer) applied and received a Local Early Action Planning (LEAP) grant. The grant (\$150,000) will be utilized for a Master Storm Water Plan and revisions to the current zoning code. Over the next 12 months staff will be bringing revisions to the zoning code that are:

1. Required by law
2. New or revised ordinances passed that impact the zoning code.
3. Revision that were missed in 2014
4. Additions to the land use tables.

We will be performing a recap today of chapters 1 through 8 of the Corcoran Zoning code

B. Recommendation:

Staff recommends accepting the zoning code revisions as presented or as amended regarding Chapter 1 through 8. At completion of this activity, Staff will present to the Planning Commission a final outline of all amendments accepted by the Commission with a resolution requesting the City Councils approval.

C. Public Input:

A public Hearing will be held at the completion of the project for the public to comment on any of the proposed revisions or additions to the zoning code.

D. Attachment:

Proposed revisions Chapter 1 through 8 Corcoran Zoning Code.

Revision of Zoning Code Approved by the Planning Commission

Chapter	Page	Original Zone Text	Zone Text Change	Resolution	Date of Approval
11-5-1	17	Duplex Homes not permitted use in R1 and RA	Duplex Homes in R-1-5 zone with Administrative Approval	Res. No. 2020-06	3/16/2020
11-5-1	18	Transitional Housing as Permitted Use	Transitional Housing as permitted use under Conditional Use Permit	Res. No. 18-07	9/17/2020
11-5-4	25	Utilities: A detached secondary unit may have separate utilities, such as sewer, water and gas	Utilities: A detached second unit shall have separate water meter and utilities. Sewer, gas and electric may be separated as directed by the Building Official.	Res. No. 2020-09	4/13/2020
11-6-1	28	Cemeteries and Columbarium	Adding crematoriums to Service Commercial (CS), Highway Commercial (CH), Light Industrial (LI) and Heavy Industrial (IH) under Conditional Use Permit.	Res. No. 18-06	9/17/2018
11-6-1	28	Mobile Home Parks - Use Not Allowed in Commercial Zones	Mobile Home Parks as Permitted Use in Service Commercial (CS) and Neighborhood Commercial (CN) zones	Res. No. 2020-05	3/16/2020
11-10-2	57	Mobile Home Sites, A.1. Location	Include Neighborhood Commercial (CN)	Ref Resolution No. 2020-05	
11-6-2	29	Medical Institutions, Medical Clinics and Labs, Large - Use Not Allowed in PO zone district	Medical Institutions, Medical Clinics and Labs, Large - Administrative Review Permit Required in PO zone district	Res. No. 2020-16	11/16/2020
11-10-3	60	Additional Regulations: 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 permanent foundation system, pursuant to California Health and Safety Code Section 18551.	Additional Regulations: Mobile home or manufactured homes to be placed on lots within City limits under Administrative Review. Mobile or manufactured homes in any zone that are older than ten (10) years old are not allowed.	Res. No. 2020-11	7/20/2020
11-19-5	118	Prohibited Signs (D) Signs that include any part that appears to flash, blink, move, change, color or change intensity, excluding standard barber poles, time and temperature signs located in commercial and industrial zones, and community identification signs.	Remove (D) from Prohibited Signs: Signs that include any part that appears to flash, blink, move, change, color or change intensity, excluding standard barber poles, time and temperature signs located in commercial and industrial zones, and community identification signs.	Res. No. 2020-07	3/16/2020
11-19-5	118	Prohibited Signs (D) Signs that include any part that appears to flash, blink, move, change, color or change intensity, excluding standard barber poles, time and temperature signs located in commercial and industrial zones, and community identification signs.	Add new section for Digital Signs of the zoning code under Conditional Use Permit	Res. No. 2020-07	3/16/2020

Chapter	Page	Original Zone Text	Zone Text Change	Resolution	Date of Approval
11-10	57	None on Tiny Home	Tiny Home, classification: Tiny House located on a lot for permanent housing will be classified as a Mobile Home or Manufactured Home, subject to all the requirements of chapter 11-10 of the Corcoran Zoning Code. Tiny Home used strictly as a "home away from home" will be categorized as RV subject to rules and regulations regarding recreational vehicles.	None	4/16/2018
11-15-2	90	B. Applicability: 1 and 2	B. Applicability: Remove section B-2 and replace with: The use of animal as a form of security in commercial or industrial zones is allowed by Conditional Use Permit.	None	4/18/2016 and 5/16/16
11-31 (Glossary)	174	Any establishment that keeps animals for sale or hire and provide medical treatment.....	Any establishment that keeps animals for sale or hire or for security and provide medical treatment.....	None	4/18/2016

Propose Revision of Zoning Code (LEAP GRANT)
2021

Key
P Permitted Use
C Conditional Use Permit Required
A Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
11-1-5	2	B.3 Overhead communication lines	B.3 Overhead and underground communication lines.	No comment
11-1-5	2	D. Compliance with Regulations. No land shall be used and no structure build, occupied, modified, moved, or destroyed in accordance with the Zoning Code.	No land shall be used and no structure build, occupied, modified, moved, or destroyed in accordance with the Zoning Code and applicable State Building Codes.	Consider revision: ...or destroyed in violation of the Zoning Code.....
11-2-1	5	The City Council delegates to the Community Development Department the responsibility to interpret the meaning and applicability of the Zoning Code.	Add: In the event that ambiguity exists that cannot be solved by Community Development Department, refer to Section 11-1-3-C.	No comment
Table 11-4-1	13	None	Addition of zoning district R-1-5; 5,000 Square Feet Minimum Site Area; Low Density Residential	No comment
Table 11-5-1	18	Secondary Dwelling Unit Permitted Use (P) in all Residential Zone Districts	Secondary Dwelling Unit Permitted with Administrative Approval in Residential Zone District	No comment
Table 11-5-1	18	Public and Quasi-Public Uses	Add Crematorium - Use Not Allowed in all Residential Zone	No comment

Key
P Permitted Use
C Conditional Use Permit Required
A Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-5-1	18 and 88	None on Personal Services	Add: Personal Services Section: Barber and Beauty Shops (-) <i>Use Not Allowed</i> ; Palmistry, Fortune Teller, Psychic Counselor (-) <i>Use Not Allowed</i> ; Tattoo Parlors and Body Piercing (-) <i>Use Not Allowed</i> . Add Massage Parlor (A) or (C) in R-1 and RA Zones.	Change Massage Parlor to Massage Service
11-15-1	88	Home Occupations #8. Prohibited Uses, #f. Massage parlors, beauty shops and barber shops, and fortunetellers	Home Occupations #8. Prohibited Uses, #f. Massage Parlor - remove from prohibited use as home occupation (for discussion)	Change Massage Parlor to Massage Service
Table 11-5-1	19	Agriculture and Natural Resources Uses: Beekeeping (A) Administrative Review in R-1 and RM zone districts	Beekeeping (-) <i>Use Not Allowed</i> in R-1 and RM zone districts.	Research re possibility of permitting personal beekeeping e.g. # of hives
Table 11-5-1	19	Agriculture and Natural Resources Uses: Crop Cultivation	Crop Cultivation. Add Cannabis/Hemp (See Section 11-15-4 p. 93, Ordinance 636)	No comment
Table 11-5-1	19	Agriculture and Natural Resources Uses: Crop Cultivation. Greenhouses and Hydroponics	Crop Cultivation. Greenhouses and Hydroponics (P) in RA zone.	Research re possibility of allowing personal hydroponics e.g. size
Table 11-5-2	20	None	Addition of R-1-5 Zone District: Lot area minimum size 5,000 Sq.Ft.; Lot Width 50 Ft. Minimum for Interior Lots; 55 Ft. for Corner Lots; 40 Ft. for Cul de Sac or Curved Lots; Lot Depth 90 Ft.; Density Maximum 7.7;	No comment
			Setbacks: Side Yard, 5 Ft; Back Yard, 10 Ft; Front Yard, 15 Ft.	No comment

Key

- P Permitted Use
- C Conditional Use Permit Required
- A Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-5-2	21	<u>Other Standards.</u> Lot Coverage: 40%	Lot Coverage 40%(1) on all Zoning District	No comment
Table 11-5-2	21	<u>Other Standards.</u> Separation Between Structures: 10 ft. in all Zoning District	10 ft.(6) in all Zoning District	No comment
11-5-3	23	<u>Section 11-5-3. H. Refuse Collection Areas</u>	Add H.1.c. All refuse receptacle shall be kept out of public view except on re-use receptacle pick-up day.	No comment
11-5-4	25	<u>C.9. Utilities.</u> A detached second unit may have separate utilities, such as sewer, water and gas.	A detached second unit shall have separate water meter and utilities. Sewer, gas and electric may be separated as directed by the Building Official. (<i>Planning Commission Resolution 2020-09</i>)	No comment
Table 11-6-1	28	<u>Residential Uses.</u> Duplex Homes CD (P); PO (P)	Duplex Homes CD (-); PO (-) Use Not Allowed.	Consider Mixed Used Zone as an opportunity to live on a downtown area.
Table 11-6-1	28	<u>Residential Uses.</u> Guest Houses and Accessory Living Quarters (A) in all Commercial Zone; PO (P)	Guest Houses and Accessory Living Quarters - Use Not Allowed (-) in all Commercial Zone and PO	No comment
Table 11-6-1	28	<u>Residential Uses.</u> Multi-Family Homes 5 Units or More - CD (P); PO (C)	Multi-Family Homes 5 Units or More - CD (A); PO - (A) Administrative Review	No comment
Table 11-6-1	28	<u>Residential Uses.</u> Single Family Homes CD (P); PO P(2)	Single Family Homes. CD and PO through (A) Administrative Review	No comment
Table 11-6-1	28	<u>Residential Uses.</u> Single-Room Occupancy (C) in all Commercial Zone	Single-Room Occupancy (-) Use not allowed in all Commercial Zone.	Consider Mixed Used Zone as an opportunity to live on a downtown area.

Key
P Permitted Use
C Conditional Use Permit Required
A Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-6-1	29	<u>Commercial Uses</u> . Convenience Market with Fuel Service, CS (C)	Convenience Market with Fuel Service all under Conditional Use Permit in all Commercial Zone	No comment
Table 11-6-1	29	<u>Commercial Uses</u> . Gas and Service Stations, CS (C)	Gas and Service Stations all under Conditional Use Permit in all Commercial Zone.	Gas station required Electric Vehicle Charging Station
Table 11-6-1	29	<u>Commercial Uses</u> . Laundromats and Self-Service Dry Cleaners, CC (P); CD (P); CS (C)	Laundromats and Self-Service Dry Cleaners - CC (A); CD (A); CS (A)	No comment
Table 11-6-1	29	<u>Commercial Uses</u> . Nurseries, Plant and Garden Shops, CD (-) Use Not Allowed	Nurseries, Plant and Garden Shops, CD (C) Conditional Use Permit or Administrative Approval (?)	Permitted Use
Table 11-6-1	30	<u>Personal Services</u> . General - CN (A); CC (P); CH (A); CD (P); CS (P); PO (-)	General (not listed) - all under Administrative Review in all Commercial Zone	No comment
Table 11-6-1	30	<u>Personal Services</u> . General - None	Add Palmistry, Fortune Teller, Psychic Counselor, (C) Conditional Use Permit in all Commercial and Professional Office Zone	through Administrative Review
Table 11-6-1	30	<u>Retail Sales and Services</u> . Bakeries - None	Add Bakeries Allowed under Administrative Review in all Commercial Zone except CH and PO	Permitted use
Table 11-6-1	30	<u>Retail Sales and Services</u> . Meat Shop - None	Add Meat Shop as a Permitted Use in all Commercial Zone	No comment
Table 11-6-1	30	<u>Retail Sales and Services</u> . Farmers' Market - None	Add Farmers' Market, CD (A)	Permitted use

Section 11-16-3	100	11-16-3, B.2.a. Markets are held a maximum of three days per week.	a. Markets are held a maximum of three days per week in CD Zone through Administrative Review.	Permitted use maximum of three days.
-----------------	-----	--	--	--------------------------------------

Key

- P Permitted Use
- C Conditional Use Permit Required
- A Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-6-1	30	<u>Retail Sales and Services</u> . Outdoor Retail Sales and Activities: CN (-); CC (A); CH (C); CD (C); CS (C); PO (-)	Outdoor Retail Sales and Activities: Add Sidewalk Sales CN (-) and PO (-); CC (A); CH (A); CD (A); CS (A)	Consider three days or maximum of two weeks. Include Chamber of Commerce. Nominal or no fee for minor Admin Review.
Table 11-6-1	30	<u>Restaurants/Cafes</u> . Mobile Food Vending - None	Add Mobile Food Vending - see 11-15-7 page 95 (<i>Ordinance 639</i>)	No comment
Table 11-6-1	30	<u>Restaurants/Cafes</u> . Outdoor Dining Areas - None	Add Outdoor Dining Areas (regulations by ordinance)	No comment
Table 11-6-1	30	<u>Restaurants/Café</u> with Brewery and Distillery - None	Add Brewery and Distillery, Allowed under CUP in CD and CC zone districts. All other zone, Use Not Allowed	No comment
Table 11-6-1	30	<u>Vehicle Sales and Services</u> : CN (C); CC (A); CH (A); CD (A); CS (A); PO (-)	Add Automatic Car Wash and change the CD to (C)	No comment
Table 11-6-1	30	<u>Vehicle Sales and Services</u> . New and Used Sales and Services: CN (-)	New and Used Sales and Services: CN (C)	No comment
Table 11-6-1	30	<u>Vehicle Sales and Services</u> . Tires Sales and Services: CS (P)	Tires Sales and Services: CS (A)	No comment
Table 11-6-1	31	<u>Industrial Uses</u> . Chemical Products Manufacturing, Compounding, Packaging and Bottling: Light: PO (C)	Light: PO (-) Use Not Allowed	No comment

Table 11-6-1	31	<u>Industrial Uses, Food and Beverage Preparation, Packing and Distribution. Food Products</u>	Food and Beverage Preparation, Packing and Distribution. <u>Change to Food and Beverage Products and Manufacturing</u>	No comment
--------------	----	--	--	------------

Key
P Permitted Use
C Conditional Use Permit Required
A Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-6-1	31	<u>Industrial Uses, Food and Beverage Preparation, Packing and Distribution. Ice Manufacturing and Storage, CD (-) Use Not Allowed</u>	Food and Beverage Preparation, Packing and Distribution. Ice Manufacturing and Storage, CD (C)	No comment
Table 11-6-1	31	<u>Manufacturing, Assembly and Processing.</u> Heavy is allowed under CUP; Light is allowed under CUP in CC and CS Zone Districts	Use Not Allowed in all Commercial Zone except Highway Commercial (CH) under Conditional Use Permit.	Existing business are grandfathered-in. Possible CUP. Area along railroad track
Table 11-6-1	32	<u>Warehousing, Wholesaling and Distribution.</u> Trucking and Storage: CH (-); CS (P)	Change to CH (A); CS (A)	CH as permitted use; CS under Admin Review
Table 11-6-1	32	<u>Warehousing, Wholesaling and Distribution.</u> Truck Freight Terminals/Distribution Facilities : CS (P)	Change to CS (A)	No comment
Table 11-6-1	32	<u>Animal Keeping and Raising.</u> Household Pets, Permitted in all Commercial and PO Zone Districts	Use Not Allowed in all Commercial Zone District. (Exception on SFD or multi-family dwellings)	No comment
Table 11-6-1	32	<u>Crop Cultivation.</u> General, : CN (C); CC (A); CH (A); CD (-); CS (P); PO (P)	Change to CC (C); CH (C); CS (C); PO (C)	Urban farming or communal farming is encouraged.
Table 11-6-1	32	<u>Crop Cultivation. Greenhouses and Hydroponics:</u> Use Not Allowed	Allowed under CUP in CS and CH Commercial Zone	Urban farming or communal farming is encouraged.
Table 11-6-1	32	<u>Transportation, Communications and Utilities.</u> Recycling Collection Facilities	Add Recycling Collection Facilities, Small. Review is the same as Large	Small Facility under Admin Review

Table 11-6-3	33	<u>Medical Marijuana Dispensaries and Cultivation. Use not allowed in all commercial zone</u>	Add Industrial Hemp- Use not allowed in commercial zones	No comment
Table 11-6-3	35	<u>B.2.d. Commercial Zoning District Standards - Outdoor dining - No regulations on outdoor dining</u>	Regulations on Outdoor Dining by ordinance	No comment

Notes: Planning Commission to discuss Over-The-Counter (OTC) Administrative Review and City Council to determine the fee.

Propose Revision of Zoning Code (LEAP GRANT)
2021

Industrial Zone Districts

Red - Proposed Changes

Key

- P Permitted Use
- C Conditional Use Permit Required
- A Administrative Review Permit Required
- Use Not Allowed

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-7-1	38	Libraries and Museums - IL and IH both (C)	Use not allowed in IH (-)	Not allowed in IL and IH
Table 11-7-1	38	Other Cultural Institutions - IL and IH both (C)	Use not allowed in IH (-)	Not allowed in IL and IH
Table 11-7-1	38	Other Cultural Institutions - IL and IH both (C)	IL (C) ; IH (C) in conjunction with business	Not allowed in IL and IH
Table 11-7-1	38	Educational Institutions	For discussion	Not allowed in IL and IH
Table 11-7-1	38	Health and Exercise Clubs - IL and IH both (A)	Change Clubs to Facilities - IH (C-) in conjunction with business	No comment
Table 11-7-1	38	Home Day Care: Small - IL and IH both (A); Large - IL and IH both (C)	Use not allowed in IL (-) and IH (-)	In conjunction with business under CUP
Table 11-7-1	38	Parks and Recreational Facilities - IL and IH both (C)	Use not allowed in IH (-)	Ok
Table 11-7-1	38	Commercial Uses: Animal Services; Kennels, Commercial - IL (-) and IH (-) Use Not Permitted	IL and IH both under (C)	Ok
Table 11-7-1	38	Bars, Taverns, Nightclubs and Lounges - IL and IH both (C)	Use not allowed in IH (-)	Not allowed in IL and IH
Table 11-7-1	38	Bed and Breakfast, Hostels, Hotels and Motels IL and IH both (C)	Use not allowed in IH (-)	Not allowed in IL and IH

Propose Revision of Zoning Code (LEAP GRANT)
2021

Industrial Zone Districts

Key

- P Permitted Use
- C Conditional Use Permit Required
- A Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-7-1	38	Commercial Uses Commercial Recreation and Entertainment General - IL (C) IH (C) Indoor Recreation & Fitness Centers - IL (C) IH (A) Pool and Billiard Rooms - IL (C) IH (C) Movie Theaters - IL (C) IH (C) Video Arcades - IL (C) IH (C)	Use not allowed in IH (-)	
Table 11-7-1	38	Commercial Recreation and Entertainment, Outdoor IL and IH both (C)	Use not allowed in IH (-)	Not allowed in IL and IH
Table 11-7-1	39	Gas and Service Stations - IL and IH both (P)	IL and IH both (A)	IL and IH (C)
Table 11-7-1	39	Medical Institutions	For discussion	Not allowed in IL and IH
Table 11-7-1	39	Personal Services: Barber and Beauty Shops - IL (P) IH (P) General - IL (P) IH (P) Massage & Physical Culture Studios - IL (C) IH (C) Tattoo Parlors and Body Piercing - IL (-) IH (-)	Personal Services: Barber and Beauty Shops - IL (C) IH (-) General - IL (A) IH (-) Massage & Physical Culture Studios - IL (C) IH (-) Tattoo Parlors and Body Piercing - IL (C) IH (-)	Not allowed in IL and IH

Propose Revision of Zoning Code (LEAP GRANT)
2021

Industrial Zone Districts

Key

- P Permitted Use
 - C Conditional Use Permit Required
 - A Administrative Review Permit Required
 - _ Use Not Allowed
- Red - Proposed Changes**

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-7-1	39	Retail Sales and Services Furniture, Home Equipment and Appliance Stores IL (P) IH (P) Groceries - IL (A) IH (A) Secondhand Stores - IL (C) IH (C) Swap Meet - IL (C) IH (-)	Retail Sales and Services Furniture, Home Equipment and Appliance Stores IL (P) IH (C) Groceries - IL (A) IH (C) Secondhand Stores - IL (A) IH (C) Swap Meet - IL (-) IH (-)	All under CUP in IL not allowed in IH
Table 11-7-1	40	Limited Service, Take Out - IL and IH both (A)	IL and IH both (C)	Not allowed in IL and IH
Table 11-7-1	40	Full Service - Use not permitted in IL and IH	IL and IH both (C)	Not allowed in IL and IH
Table 11-7-1	40	Industrial Uses: Building and Construction Trade - No category for Construction Waste and Storage	To add Construction Waste and Storage - Use Not Permitted in IL and IH	IL and IH under CUP
Table 11-7-1	40	Chemical Products Manufacturing, Compounding, Packaging and Bottling General - IL (C) IH (P) Heavy - IL (-) IH (C) Light - IL (P) IH (P)	Chemical Products Manufacturing, Compounding, Packaging and Bottling General - IL (C) IH (C) Heavy - IL (-) IH (C) Light - IL (C) IH (C)	All under CUP

Propose Revision of Zoning Code (LEAP GRANT)
2021

Industrial Zone Districts

Key

- P Permitted Use
- C Conditional Use Permit Required
- A Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-7-1	40	Food and Beverage Preparation, Packaging and Distribution: Food products - IL (-) IH (-)	IH (C)	IL and IH under CUP
Table 11-7-1	41	Waste-Related Facilities: Hazardous Waste Treatment Facilities - IL (-) IH (C) Landfills and Dumps - IL (-) IH (C)	Use not allowed in IH (-)	Not allowed in IL and IH. Hold and look for definition
Table 11-7-1	41	Warehousing, Wholesaling and Distribution Storage Tanks, Non-Fuel - IL (P) IH (P) Trucking and Storage - IL (P) IH (P) Truck Freight Terminals/Distribution Facilities IL (P) IH (P)	Warehousing, Wholesaling and Distribution All under Administrative Review IL and IH	Ok
Table 11-7-1	41	Agriculture and Natural Resources Uses: Crop Cultivation General - IL (P) IH (P) Greenhouses and Hydroponics - IL (-) IH (-) No category for Hemp	All under Conditional Use Permit IL and IH Add under Crop Cultivation - Hemp cultivation, manufacturing and distribution (City Ordinance) - IL use not allowed; IH (C)	IL and IH under CUP Ok
Table 11-7-1	41	Transportation, Communications and Utilities Uses Recycling Collection Facilities - No category for Small	Add Recycling Collection Facilities, Small - IL (A) IH (A)	Ok

**Propose Revision of Zoning Code (LEAP GRANT)
2021**

Industrial Zone Districts

- Key**
- P** Permitted Use
 - C** Conditional Use Permit Required
 - A** Administrative Review Permit Required
 - _** Use Not Allowed
- Red - Proposed Changes**

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-7-1	41	Communications: Antennas and Telecommunications Towers - IL and IH both (P)	IL and IH both (C)	Ok
Table 11-7-1	42	Photovoltaic Equipment, IL and IH both (A)	Photovoltaic Equipment or Solar Farm: IL and IH (C) or Use Not Permitted	Definition of solar farm

**Propose Revision of Zoning Code (LEAP GRANT)
2021**

**Resource Conservation Open (RCO) Space & Ag
Zone Districts**

--

Key

- P** Permitted Use
- C** Conditional Use Permit Required
- A** Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Chapter 11-8	45	Residential Uses	No proposed changes on residential uses	Ok.
Table 11-8-1	46	Cultural Institutions: • Other Cultural Institutions RCO (-); A (C)	RCO for discussion	RCO (C)
Table 11-8-1	46	Educational Institutions: • College and Universities RCO (-); A (C)	RCO (C)	Ok.
Table 11-8-1	46	Golf Course: RCO (-); A (C)	RCO (C)	Ok.
Table 11-8-1	46	Penal Institutions: RCO (-); A (C)	RCO (C)	Ok.
Table 11-8-1	46	Commercial Uses: • Medical Institutions RCO (-); A (C)	A (-) for discussion	No changes
Table 11-8-1	46	Nursery, Plant and Garden Shops: RCO (-); A (A)	A (P)	Ok.
Table 11-8-1	46	Personal Services	Not allowed in RCO and A. For discussion	Personal services e.g. beauty shops under Home Occupation

Note: Public facility modification. Review of Gi

Table 11-8-1	46	Retail Sales and Services: • Swap Meet: RCO (-) A (-)	A (C)	Not allowed in RCO and A
--------------	----	--	-------	--------------------------

Key

- P Permitted Use
- C Conditional Use Permit Required
- A Administrative Review Permit Required
- Use Not Allowed

Red - Proposed Changes

Chapter/ Table	Page	Original Zone Text	Proposed Zone Text Change	Planning Commission Comment
Table 11-8-1	47	Industrial Uses: Building and Construction Trade • Construction, Maintenance and Repair Services: RCO (-) A (-)	For discussion. Ag related business only (?), Ag zone (C)	A (C)
Table 11-8-1	47	Food and Beverage Preparation, Packing and Distribution	A - All under CUP	Agriculture zone all under CUP
Table 11-8-1	47	Printing and Publishing	Not allowed in A zone	Ok.
Table 11-8-1	48	Transfer station: RCO (-) A (C)	RCO (C)	Ok. City's water treatment facility is under RCO. General Plan
Table 11-8-1	48	Crop Cultivation: • Greenhouses and Hydroponics: RCO (-)	RCO (A)	RCO (C)
Table 11-8-1	48	Communications: • Antennas and Telecommunications Towers: RCO (-) A (P)	A (C) Note: Page 110, 11-18-3 - Development Standards for wireless communications facilities. Section A, permitted under CUP	A (C)

Table 11-8-1	48	Utilities and Public Infrastructure, Major: RCO (-) A (C)	RCO (C)	Ok
Table 11-8-1	48	Hemp: No mention Permit Applications	Ordinance 636 and 637	Ok. Incorporate ordinances in the zoning code
11-18-4	111	A.1 An Administrative Approval is required for poles over 35 feet in height	Require a CUP for all telecommunication poles	Ok.

Chairperson

Karl Kassner

Vice-Chairperson

David Jarvis

Commissioners

David Bega
Dennis Tristao
Janet Watkins
Vicente Carrasco
Sanchez
Karen Frey

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

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

STAFF REPORT

Item # 5.2

To: Planning Commission

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

Date: September 20, 2021

Subject: Proposed additions to Official Street name list.

-
- A. **General Information:** Community Development Staff recommendations for additional names to the official street name list.

Discussion: The City of Corcoran is experiencing a renewed interest in residential development with two new subdivisions in the infrastructure phase and two subdivisions on the near horizon. New subdivisions require streets which require names. Developers either choose names from the approved street name list or present names to the City for approval from the Planning Commission. Staff has looked at our current street name list which has approximately 20 names and compared them to other cities. Most other cities have 75 to 150 street names to choose from. Staff is proposing and has put together additional street names for the Planning Commission to review and discuss. The names that are proposed are generic names not to represent anyone in particular except the proposed presidential names. The list also include City and State names. The Planning Commission may also recommend names to be added or subtracted from the list.

Recommendation: Staff recommends that the Planning Commission review and approve the list or make recommendations..

CORCORAN STREET NAME LIST 2021

	Name			Name
A	Apperson Arnold Aurand Adelaide Avenue Archer Avenue Arizona Avenue King Arthur Avenue		N	New Hampshire Avenue New Mexico Avenue Nevada Avenue
B	Baltierra Banuelos Barber Barlett Bledsoe Boise Avenue	Bolinger Boswell Boyett Bristow Bond Ave Broadway Ave	O	Odle
C	Carter Ave Corley Ave Corral Street Colorado Ave Corcoran Avenue	Cortez Street California Ave Charlotte Ave Crookshanks	P	Proctor Avenue Prescott Street Paradise Avenue Picasso Avenue
D	Doan Street Duke Avenue Durham Avenue		Q	Queens Avenue
E	Elliot Street Eagle Avenue		R	Rosprim Street Rhode Island Avenue Renoir Avenue
F	Flaherty Street Fossett Street Francis Avenue Falcon Avenue		S	Salyer Avenue Sawtelle Avenue Smith Street Stargazer Avenue San Francisco Avenue Shire Avenue

G	Gilkey Ave Gomez Street Grove Street Giant Avenue	Goodrich Ave Guerra Ave Greenfield Galahad Street Georgia Ave	T	Toney Avenue Texas Avenue Tule Avenue
H	Hammond Place Holland Road Hansen Avenue Hibbard Street Hickory Avenue Heart Avenue Hawk Avenue		U	Utah Avenue Ukiah Avenue Union Avenue
I	Ivy Avenue Idaho Avenue		V	Vermont Avenue Victoria Place Victory Avenue Vineyard Avenue Van Gogh Avenue
J	Joseph Avenue Jason Avenue Joshua Avenue Julieana Avenue Jefferson Avenue		W	Wyoming Avenue Washington Avenue Winchester Avenue
K	Kemble Road Kearney Street Kessler Kennedy Avenue		X	
L	Lerma Avenue Little Rock Place London Place Lincoln Ave Lionheart Avenue Elizabeth Avenue Lancelot Avenue Leonardo Avenue		Y	Yokut Avenue

M	Maroot Street Medina Street Mustain Avenue Montana Avenue Monet Avenue Marlene Avenue Michelangelo Avenue	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

Chairperson
Karl Kassner

Vice-Chairperson
David Jarvis

Commissioners
David Bega
Dennis Tristao
Janet Watkins

Karen Frey

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

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

STAFF REPORT

Item # 5.3

To: Planning Commission

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

Date: September 20, 2021

Subject: Community Development 2nd Quarter Report

Report Information: Community Development Directors are often challenged to convey to City Council, Planning Commission and City Managers the importance of a strong Community Development Department. The City of Corcoran's Community Development Department includes the Building and Safety Division, Neighborhood Preservation Code Enforcement Division, the Planning Division, Housing Division, and the Transit Division. Community Development is also an integral part of Economic Development.

In the past, Community Development has performed their roles by providing a proactive versus reactive policy and procedure within this community. However, economic and social trends present challenges that must be and have been addressed. The recent pandemic and the obligations we have to a safe and healthy community have never been more important. The needs of the community and the confines of the budget and economy have shifted and transformed our perception and policy. This has never been more prevalent than the effect the pandemic has had on our Transit Division. Ridership has been down by as much as 70 percent over the past 15 months. However, Corcoran Area Transit is experiencing more traffic in the past 3 months and we anticipate a strong rebound.

In Community Development, our first challenge is to promote and educate our citizens about what the department provides to the community and the public benefit afforded through the efforts of the Community Development Department, the California Building Codes of Regulations, Code Enforcement health and safety codes, regulations and actions as well as planning regulations and processes which include the Corcoran General Plan and Zoning code, the Corcoran municipal code and several other California and Federal codes.

Our second challenge is enforcement and compliance. Community pride is the proven solution to many of the Code Enforcement issues facing us today. What we allow today will become our reality tomorrow. (The Broken Windows Theory). We have adopted the saying "Walk softly but carry a big stick" This enable our team to work with the community but still enforce what the rules and regulations adopted by the Council and community

The City of Corcoran is truly a great place to live and raise a family and the Community Development Department is proud to be a part of the decorum that is Corcoran.

Attached for your review and comments are the 2nd quarter reports for Building and Safety, Planning and Code Enforcement.

1. Building Division Report
2. Planning Division Report
3. Code Enforcement Report
4. Transit Reports
5. Housing Report (request only)

City of Corcoran

City of Corcoran Building Division

Permit Activity Report for 04/01/2021 to 06/30/2021

<u>Type of Construction</u>	<u>Permits</u>	<u>Total Fees</u>	<u>SQ Ft</u>	<u>Valuation</u>
<u>AGRICULTURAL</u>				
ENCROACHMENT	1	1,165.35	0	2,500
TOTAL FOR : AGRICULTURAL	1	1,165.35	0	2,500
<u>COMMERCIAL</u>				
COMMERCIAL TENANT IMPROVEMENT	2	4,484.17	0	168,000
ELECTRIC PERMIT	1	400.21	0	8,000
NEW RETAIL STORE	1	3,035.64	0	150,000
PLUMBING PERMIT	1	248.12	0	4,000
RE-ROOF	1	278.40	0	5,000
SIGN	2	335.06	0	3,500
TOTAL FOR : COMMERCIAL	8	8,781.60	0	338,500
<u>ENGINEERING</u>				
ENCROACHMENT	1	246.10	0	721,788
TOTAL FOR : ENGINEERING	1	246.10	0	721,788
<u>RESIDENTIAL</u>				
DEMO/BDTH	4	581.30	0	45,000
ELECTRIC PERMIT	5	837.50	0	6,900
ENCROACHMENT	3	784.94	0	14,100
MECHANICAL PERMIT	16	3,206.28	0	84,850
PLUMBING PERMIT	5	837.52	0	9,800
RE-ROOF	12	3,335.76	0	90,400
RESIDENTIAL CARPORT NEW/ADD	2	556.60	0	20,000
RESIDENTIAL PATIO NEW/ADD	8	2,467.62	0	43,200
RESIDENTIAL REPAIR	4	1,599.24	0	24,600
RESIDENTIAL STORAGE BUILDING	2	531.30	0	5,000
SINGLE FAMILY ADDITION	1	1,804.87	546	65,373
SINGLE FAMILY DWELLING	5	67,752.71	6,858	1,126,857
SINGLE FAMILY REMODEL	2	4,771.04	0	280,000
SOLAR RESIDENTIAL	45	20,930.63	0	711,600
TOTAL FOR : RESIDENTIAL	114	109,997.11	7,402	2,527,380
<u>TRIPLEX</u>				
PLUMBING PERMIT	1	168.40	0	5,000
TOTAL FOR : TRIPLEX	1	168.40	0	5,000
	125	120,358.56	7,402	3,595,168

Total By Type (Summary)

Report Date Range: 4/1/2021 to 6/30/2021

Cannabis		
PENDING REVIEW		0
		0
Municipal Code Violations		
CLOSED		28
CLOSED PENDING PAYMENT		1
OPEN		3
VOID		1
		33
Please Select Type		
PENDING REVIEW		0
		0
Property Maintenance		
CLOSED		38
OPEN		6
		44
Substandard Structures		
OPEN		3
		3
Vehicle Abatement		
CLOSED		21
VOID		1
		22
Weed Abatement		
CLOSED		81
CLOSED PENDING PAYMENT		2
OPEN		2
TRANSFERRED TO ATTORNEY		1
		86

Total Count of Cases Listed: 188

Citation Status Report

2nd Quarter

Corcoran Code Enforcement
Code Enforcement

Date Range: 04/01/2021-06/30/2021

Agency	Citation	Case #	Cite Date	Time	Status	# Notices	Appealed?	FTB?	Original	Charges/Fees	Payments	Owing
Corcoran Code Enforcement	<u>C1380</u>		2021/04/10	12:13	Open	3	No	No	\$200.00	\$200.00		\$400.00
Corcoran Code Enforcement	<u>C1351</u>		2021/04/22	14:54	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Corcoran Code Enforcement	<u>C1352</u>		2021/04/22	14:58	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1355</u>		2021/04/23	15:29	Closed	1	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1354</u>		2021/04/23	10:50	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1353</u>		2021/04/23	10:34	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1356</u>		2021/04/26	13:36	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1357</u>		2021/04/29	15:37	Closed	1	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1358</u>		2021/04/29	16:10	Open	3	No	No	\$500.00	\$500.00		\$1,000.00
Corcoran Code Enforcement	<u>C1362</u>		2021/05/05	09:33	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1364</u>		2021/05/05	15:01	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1366</u>		2021/05/05	15:28	Closed	1	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1359</u>		2021/05/05	08:15	Open	2	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1365</u>		2021/05/05	15:13	Closed	2	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1363</u>		2021/05/05	14:44	Closed	3	No	No	\$100.00	\$100.00	\$200.00	\$0.00
Corcoran Code Enforcement	<u>C1361</u>		2021/05/05	08:56	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1360</u>		2021/05/05	08:25	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1367</u>		2021/05/05	16:12	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1369</u>		2021/05/07	11:57	Open	3	No	No	\$100.00	\$100.00	\$50.00	\$165.00
Corcoran Code Enforcement	<u>C1368</u>		2021/05/07	11:00	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1370</u>		2021/05/10	12:04	Open	3	No	No	\$100.00	\$100.00		\$200.00

Totals:						70			\$40,200.00	\$38,850.00	\$2,000.00	\$77,065.00
----------------	--	--	--	--	--	-----------	--	--	--------------------	--------------------	-------------------	--------------------

Agency	Citation	Case #	Cite Date	Time	Status	# Notices	Appealed?	FTB?	Original	Charges/Fees	Payments	Owing
Corcoran Code Enforcement	<u>C1371</u>		2021/05/11	15:03	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Corcoran Code Enforcement	<u>C1372</u>		2021/05/12	14:14	Closed	1	No	No	\$100.00	\$0.00	\$250.00	(\$150.00)
Corcoran Code Enforcement	<u>C1373</u>		2021/05/12	14:40	Open	2	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1374</u>		2021/05/12	14:52	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1375</u>		2021/05/14	15:43	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1376</u>		2021/05/17	15:52	Void	2	No	No	\$100.00	(\$100.00)		\$0.00
Corcoran Code Enforcement	<u>C1377</u>		2021/05/20	13:20	Closed	2	No	No	\$100.00	\$100.00	\$200.00	\$0.00
Corcoran Code Enforcement	<u>C1378</u>		2021/05/21	09:34	Open	3	No	No	\$36,000.00	\$36,000.00		\$72,000.00
Corcoran Code Enforcement	<u>C1381</u>		2021/06/11	11:03	Open	2	No	No	\$200.00	\$200.00		\$400.00
Corcoran Code Enforcement	<u>C1383</u>		2021/06/14	15:41	Open	2	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1384</u>		2021/06/15	08:45	Hold	0	No	No	\$200.00			\$200.00
Corcoran Code Enforcement	<u>C1386</u>		2021/06/22	16:45	Open	2	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1385</u>		2021/06/22	12:58	Open	2	No	No	\$200.00	\$200.00	\$150.00	\$250.00
Corcoran Code Enforcement	<u>C1387</u>		2021/06/23	11:45	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Totals:						70			\$40,200.00	\$38,850.00	\$2,000.00	\$77,065.00

35 records matched your report criteria (Including: Current and Delinquent Citations, Sorted By: '# Notices')

Report Generated 9/13/2021 @ 8:17:18 AM. Powered by Citation Processing Center, a Data Ticket Inc. Property.

[Export to Excel](#)

2nd Quarter 2021

Citation Status Report

2021 Calendar Year

Corcoran Code Enforcement

Date Range: 01/01/2021-09/13/2021

Code Enforcement

Agency	Citation	Case #	Cite Date	Time	Status	# Notices	Appealed?	FTB?	Original	Charges/Fees	Payments	Owing
Corcoran Code Enforcement	<u>C1245</u>		2021/01/15	08:26	Open	3	No	Yes	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1248</u>		2021/01/20	10:55	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1246</u>		2021/01/20	08:25	Open	3	No	Yes	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1247</u>		2021/01/20	08:34	Open	3	No	Yes	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1249</u>		2021/02/03	12:43	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1327</u>		2021/02/05	15:32	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1326</u>		2021/02/05	15:03	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1329</u>		2021/02/08	09:39	Void	0	No	No				
Corcoran Code Enforcement	<u>C1328</u>		2021/02/08	09:33	Void	0	No	No				
Corcoran Code Enforcement	<u>C1331</u>		2021/02/09	13:23	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1333</u>		2021/02/09	15:12	Closed	3	No	No	\$200.00	\$0.00	\$300.00	(\$100.00)
Corcoran Code Enforcement	<u>C1334</u>		2021/02/10	15:31	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1335</u>		2021/02/10	16:34	Open	3	No	Yes	\$200.00	\$200.00		\$400.00
Corcoran Code Enforcement	<u>C1336</u>		2021/02/11	12:42	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Corcoran Code Enforcement	<u>C1337</u>		2021/02/11	14:49	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1338</u>		2021/02/18	10:06	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1345</u>		2021/02/18	13:20	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1343</u>		2021/02/18	11:33	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Corcoran Code Enforcement	<u>C1341</u>		2021/02/18	11:07	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Corcoran Code Enforcement	<u>C1344</u>		2021/02/18	12:38	Open	3	No	Yes	\$200.00	\$200.00		\$400.00
Corcoran Code Enforcement	<u>C1342</u>		2021/02/18	11:22	Open	3	No	No	\$100.00	\$100.00		\$200.00

Totals:						133			\$47,700.00	\$44,050.00	\$4,850.00	\$86,915.00
----------------	--	--	--	--	--	------------	--	--	--------------------	--------------------	-------------------	--------------------

Agency	Citation	Case #	Cite Date	Time	Status	# Notices	Appealed?	FTB?	Original	Charges/Fees	Payments	Owing
Corcoran Code Enforcement	C1340		2021/02/18	10:55	Open	3	No	Yes	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	C1339		2021/02/18	10:37	Closed	3	No	No	\$100.00	\$100.00	\$200.00	\$0.00
Corcoran Code Enforcement	C1346		2021/02/22	14:16	Closed	3	No	No	\$100.00	\$100.00	\$200.00	\$0.00
Corcoran Code Enforcement	C1330		2021/02/26	11:28	Open	3	No	Yes	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	C1347		2021/03/15	08:20	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	C1348		2021/03/16	16:07	Closed	3	No	No	\$200.00	\$200.00	\$400.00	\$0.00
Corcoran Code Enforcement	C1350		2021/03/17	16:20	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	C1380		2021/04/10	12:13	Open	3	No	No	\$200.00	\$200.00		\$400.00
Corcoran Code Enforcement	C1351		2021/04/22	14:54	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Corcoran Code Enforcement	C1352		2021/04/22	14:58	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	C1355		2021/04/23	15:29	Closed	1	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	C1354		2021/04/23	10:50	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	C1353		2021/04/23	10:34	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	C1356		2021/04/26	13:36	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	C1357		2021/04/29	15:37	Closed	1	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	C1358		2021/04/29	16:10	Open	3	No	No	\$500.00	\$500.00		\$1,000.00
Corcoran Code Enforcement	C1362		2021/05/05	09:33	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	C1364		2021/05/05	15:01	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	C1366		2021/05/05	15:28	Closed	1	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	C1365		2021/05/05	15:13	Closed	2	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	C1359		2021/05/05	08:15	Open	2	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	C1363		2021/05/05	14:44	Closed	3	No	No	\$100.00	\$100.00	\$200.00	\$0.00
Totals:						133			\$47,700.00	\$44,050.00	\$4,850.00	\$86,915.00

Agency	Citation	Case #	Cite Date	Time	Status	# Notices	Appealed?	FTB?	Original	Charges/Fees	Payments	Owing
Corcoran Code Enforcement	<u>C1361</u>		2021/05/05	08:56	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1360</u>		2021/05/05	08:25	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1367</u>		2021/05/05	16:12	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1368</u>		2021/05/07	11:00	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1369</u>		2021/05/07	11:57	Open	3	No	No	\$100.00	\$100.00	\$50.00	\$165.00
Corcoran Code Enforcement	<u>C1370</u>		2021/05/10	12:04	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1371</u>		2021/05/11	15:03	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Corcoran Code Enforcement	<u>C1372</u>		2021/05/12	14:14	Closed	1	No	No	\$100.00	\$0.00	\$250.00	(\$150.00)
Corcoran Code Enforcement	<u>C1373</u>		2021/05/12	14:40	Open	2	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1374</u>		2021/05/12	14:52	Open	3	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1375</u>		2021/05/14	15:43	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1376</u>		2021/05/17	15:52	Void	2	No	No	\$100.00	(\$100.00)		\$0.00
Corcoran Code Enforcement	<u>C1377</u>		2021/05/20	13:20	Closed	2	No	No	\$100.00	\$100.00	\$200.00	\$0.00
Corcoran Code Enforcement	<u>C1378</u>		2021/05/21	09:34	Open	3	No	No	\$36,000.00	\$36,000.00		\$72,000.00
Corcoran Code Enforcement	<u>C1381</u>		2021/06/11	11:03	Open	2	No	No	\$200.00	\$200.00		\$400.00
Corcoran Code Enforcement	<u>C1383</u>		2021/06/14	15:41	Open	2	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1384</u>		2021/06/15	08:45	Hold	0	No	No	\$200.00			\$200.00
Corcoran Code Enforcement	<u>C1386</u>		2021/06/22	16:45	Open	2	No	No	\$100.00	\$100.00		\$200.00
Corcoran Code Enforcement	<u>C1385</u>		2021/06/22	12:58	Open	2	No	No	\$200.00	\$200.00	\$150.00	\$250.00
Corcoran Code Enforcement	<u>C1387</u>		2021/06/23	11:45	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Corcoran Code Enforcement	<u>C1389</u>		2021/07/12	14:53	Open	1	No	No	\$2,500.00	\$2,500.00		\$5,000.00
Corcoran Code Enforcement	<u>C1391</u>		2021/07/15	14:46	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Totals:						133			\$47,700.00	\$44,050.00	\$4,850.00	\$86,915.00

Agency	Citation	Case #	Cite Date	Time	Status	# Notices	Appealed?	FTB?	Original	Charges/Fees	Payments	Owing
Corcoran Code Enforcement	<u>C1390</u>		2021/07/15	11:55	Open	1	No	No	\$100.00	\$50.00		\$150.00
Corcoran Code Enforcement	<u>C1394</u>		2021/07/16	15:51	Closed	1	No	No	\$100.00	\$50.00	\$150.00	\$0.00
Corcoran Code Enforcement	<u>C1392</u>		2021/07/16	10:53	Closed	1	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1393</u>		2021/07/16	11:41	Open	1	No	No	\$500.00	\$250.00		\$750.00
Corcoran Code Enforcement	<u>C1396</u>		2021/07/19	12:48	Closed	0	No	No	\$100.00		\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1395</u>		2021/07/19	22:20	Open	1	No	No	\$100.00	\$50.00		\$150.00
Corcoran Code Enforcement	<u>C1397</u>		2021/07/20	12:20	Open	1	No	No	\$200.00	\$100.00		\$300.00
Corcoran Code Enforcement	<u>C1398</u>		2021/07/21	11:04	Closed	1	No	No	\$100.00	\$0.00	\$100.00	\$0.00
Corcoran Code Enforcement	<u>C1399</u>		2021/08/06	08:08	Open	1	No	No	\$100.00	\$50.00		\$150.00
Corcoran Code Enforcement	<u>C1401</u>		2021/08/06	14:23	Open	1	No	No	\$100.00	\$50.00		\$150.00
Corcoran Code Enforcement	<u>C1400</u>		2021/08/06	08:51	Open	1	No	No	\$200.00	\$100.00		\$300.00
Corcoran Code Enforcement	<u>C1402</u>		2021/09/01	15:27	Open	0	No	No	\$200.00			\$200.00
Totals:						133			\$47,700.00	\$44,050.00	\$4,850.00	\$86,915.00

77 records matched your report criteria (Including: Current and Delinquent Citations, Sorted By: '# Notices')

Report Generated 9/13/2021 @ 8:16:26 AM. Powered by Citation Processing Center, a Data Ticket Inc. Property.

[Export to Excel](#)

Full Calendar YEAR

City of Corcoran

Building Permits System

Planning Activity Log

For the Date Range: 4/1/2021 to 6/30/2021

Ref #	Status	Applicant	Description / Notes	Date Filed	PC Date	PC Action	CC Date	CC Action
20-0034	APPROVED	MARIA BUENROSTRO	Final Map	10/28/2020	8/17/2020	Approved	5/25/2021	Approved
21-0010	APPROVED	Tracy Beans	Sign Review-Dollar General : Wall sign and pole sign	4/13/2021				
21-0011	PENDING		Tract 785 Patterson Subdivision	4/20/2021				
21-0012	APPROVED	MUTAHAR MANA	Split of one parcel into 4 parcels	5/6/2021	6/21/2021	Approved		
21-0013	APPROVED	JONATHAN SORRICK	Secondary dwelling unit	5/7/2021				
21-0014	APPROVED	City of Corcoran	TSDM Tract 822 Time Extension	5/17/2021	6/7/2021	Approved		
21-0015	APPROVED	ALAN MOK	Gasoline station with convenience store and restaurant	5/17/2021				
21-0016	APPROVED	JUAN MEDINA	KCC Recycle	5/21/2021				
21-0017	APPROVED	RODRIGO RAMIREZ	Recycle Business	5/20/2021				
21-0018	APPROVED	LUIS ALVAREZ/ANDREA LINAREZ	R1-6 to allow to park 3 large truck	6/4/2021				
21-0019	APPROVED	JONATHAN SORRICK	Appeal to the Planning Commission	6/4/2021	6/21/2021	Approved		
21-0020	APPROVED	Brianna Garcia	Sign Review	6/7/2021				
21-0021	APPROVED	ARTURO HERNANDEZ AMEZCUA	Appeal to the Planning Commission	6/7/2021	6/21/2021	Approved		

Planning Fees Received

For the Date Range: 4/1/2021 to 6/30/2021

Ref #	Applicant	Description / Notes	Date Filed
21-0010	Tracy Beans	Sign Review-Dollar General : Wall sign and pole sign	4/13/2021

Fees Charged:

Fee Group	Fee Type	Qty	Amount	Total Fee	GL Number
<input checked="" type="checkbox"/> Use of Land (Staff approval)	Sign Review	1.00	310.00	310.00	

Payments Received:

Payment Amount	Payment Date	Payment Type	Check or Ref Numbe	Receipt Number
310.00	4/13/2021	Check		

21-0011

Tract 785 Patterson Subdivision

4/20/2021

Fees Charged:

Payments Received:

21-0012	MUTAHAR MANA	Split of one parcel into 4 parcels	5/6/2021
---------	--------------	------------------------------------	----------

Fees Charged:

Fee Group	Fee Type	Qty	Amount	Total Fee	GL Number
<input checked="" type="checkbox"/> Division of Land (PC approval)	Parcel Map, Tentative, Residential (4 lots or less)	1.00	2,230.00	2,230.00	

Payments Received:

Payment Amount	Payment Date	Payment Type	Check or Ref Numbe	Receipt Number
3,230.00	5/7/2021	Check	98014	570477

City of Corcoran

Planning Fees Received

For the Date Range: 4/1/2021 to 6/30/2021

Ref #	Applicant	Description / Notes	Date Filed
21-0013	JONATHAN SORRICK	Secondary dwelling unit	5/17/2021

Fees Charged:

Payments Received:

21-0014	City of Corcoran	TSDM Tract 822 Time Extension	5/17/2021
---------	------------------	-------------------------------	-----------

Fees Charged:

Payments Received:

21-0015	ALAN MOK	Gasoline station with convenience store and restaurant	5/17/2021
---------	----------	--	-----------

Fees Charged:

Fee Group	Fee Type	City	Amount	Total Fee	GL Number
<input checked="" type="checkbox"/> Use of Land (Staff approval)	Site Plan Review, new construction	1.00	3,390.00	3,390.00	

Payments Received:

Payment Amount	Payment Date	Payment Type	Check or Ref Numbe	Receipt Number
3,319.00	5/17/2021	Check	1312	572445

Report Run Date: 9/8/2021

Report Run By: Kevin

Planning Fees Received

For the Date Range: 4/1/2021 to 6/30/2021

Ref # Applicant

21-0016 JUAN MEDINA

Description / Notes

KCC Recycle

Date Filed

5/21/2021

Fees Charged:

Fee Group	Fee Type	Amount	Qty	Total Fee	GL Number
<input checked="" type="checkbox"/> Use of Land (Staff approval)	Administrative Review, existing building, Minor	420.00	1.00	420.00	420.00

Payments Received:

Payment Amount	Payment Date	Payment Type	Check or Ref Numbe	Receipt Number
420.00	5/21/2021	Check	2499	572677

21-0017 RODRIGO RAMIREZ

Recycle Business

5/20/2021

Fees Charged:

Fee Group	Fee Type	Amount	Qty	Total Fee	GL Number
<input checked="" type="checkbox"/> Use of Land (PC/CC approval)	Conditional Use Permit (CUP)	2,870.00	1.00	2,870.00	2,870.00

Payments Received:

Payment Amount	Payment Date	Payment Type	Check or Ref Numbe	Receipt Number
2,870.00	5/20/2021	Check	5662	572612

21-0018 LUIS ALVAREZ/ANDREA LINAREZ

R1-6 to allow to park 3 large truck

6/4/2021

Fees Charged:

Fee Group	Fee Type	Amount	Qty	Total Fee	GL Number
<input checked="" type="checkbox"/> Use of Land (Staff approval)	Administrative Review, existing building, Minor	420.00	1.00	420.00	420.00

Payments Received:

Payment Amount	Payment Date	Payment Type	Check or Ref Numbe	Receipt Number
420.00	6/3/2021	Cash		573210

Planning Fees Received

For the Date Range: 4/1/2021 to 6/30/2021

Ref #	Applicant	Description / Notes	Date Filed
21-0019	JONATHAN SORRICK	Appeal to the Planning Commission	6/4/2021

Fees Charged:

<input checked="" type="checkbox"/>	Fee Group	Fee Type	Qty	Amount	Total Fee	GL Number
	Use of Land (PC/CC approval)	Appeals to Planning Commission	1.00	760.00	760.00	

Payments Received:

Payment Amount	Payment Date	Payment Type	Check or Ref Numbs	Receipt Number
760.00	6/4/2021	Check	2507	573307

21-0020	Brianna Garcia	Sign Review	6/7/2021
---------	----------------	-------------	----------

Fees Charged:

<input checked="" type="checkbox"/>	Fee Group	Fee Type	Qty	Amount	Total Fee	GL Number
	Use of Land (Staff approval)	Sign Review	1.00	310.00	310.00	

Payments Received:

Payment Amount	Payment Date	Payment Type	Check or Ref Numbs	Receipt Number
310.00	6/8/2021	Check	1214	573928

21-0021	ARTURO HERNANDEZ AMEZCUA	Appeal to the Planning Commission	6/7/2021
---------	--------------------------	-----------------------------------	----------

Fees Charged:

<input checked="" type="checkbox"/>	Fee Group	Fee Type	Qty	Amount	Total Fee	GL Number
	Use of Land (PC/CC approval)	Appeals to Planning Commission	1.00	760.00	760.00	

Payments Received:

Payment Amount	Payment Date	Payment Type	Check or Ref Numbs	Receipt Number
760.00	6/7/2021	Debit Card	1095	573870

Corcoran Ridership Data

Fiscal Yr. 2020/21

	Pass.	Rev. Miles	Rev. Hrs.
July	128	233	26.87
August	18	41	4.93
September	64	151	15.18
October	20	37	4.25
November	28	45	6.03
December	80	131	17.12
January	39	70	9.26
February	53	120	18.26
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
Total	430	828	101.9

Bus #167

	Pass	Rev. Miles	Rev. Hrs.
July	329	593	68.27
August	280	543	59.56
September	187	444	41.88
October	333	640	74.06
November	310	583	71.91
December	181	337	39.52
January	0	0	0
February	78	191	22.26
March	472	752	88.6
April	676	993	106.75
May	471	866	95.9
June	524	792	90.98
Total	3841	6734	758.69

Bus #169

	Pass.	Rev. Miles	Rev. Hrs
July	0	0	0
August	0	0	0
September	0	0	0
October	0	0	0
November	0	0	0
December	0	0	0
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	0	0	0
June	0	0	0
Total	0	0	0

Bus #170

	Pass.	Rev. Miles	Rev. Hrs.
July	367	716	78.64
August	226	463	45.23
September	202	460	52.24
October	0	0	0
November	0	0	0
December	47	97	13.02
January	119	261	40.88
February	231	400	51.34
March	90	186	19.81
April	25	42	5.51
May	475	822	90.9
June	454	805	80.54
Total	2236	4251	478.11

Fiscal Yr. 2020/21

Bus #215

	Pass	Rev. Miles	Rev. Hrs.
July	286	554	51.68
August	225	512	51.62
September	289	621	63.75
October	352	694	73.11
November	304	481	55.37
December	329	623	65.31
January	228	407	44.51
February	263	603	61.04
March	65	111	14.16
April	146	260	23.25
May	41	68	8.37
June	135	265	30.44
Total	2663	5099	542.61

Bus #216

	Pass	Rev. Miles	Rev. Hrs.
July	0	0	0
August	202	380	43.64
September	108	200	24.79
October	398	791	85.75
November	292	558	64.74
December	306	637	76.99
January	167	351	45.32
February	114	250	33.41
March	664	997	111.1
April	563	844	90.82
May	84	150	15.62
June	0	0	0
Total	2898	5158	592.18

Bus #238

	Pass	Rev. Miles	Rev. Hrs.
July	1110	2096	225.46
August	951	1939	204.98
September	850	1876	197.84
October	1103	2162	237.17
November	934	1667	198.05
December	943	1825	211.96
January	553	1089	139.97
February	729	1464	186.31
March	1291	2045	233.67
April	1410	2139	225.33
May	1071	1906	210.79
June	1113	1862	201.96
Total	12058	22070	2473.49

Fiscal Yr. 2020/21

TOTAL

