

CORCORAN PLANNING COMMISSION AGENDA

City Council Chambers
1015 Chittenden Avenue
Corcoran, CA 92312

Monday, January 11, 2016
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:	Dennis Tristao
Vice-Chairman:	David Bega
Commissioner:	Clarence Cryer
Commissioner:	Mike Graville
Commissioner:	David Jarvis
Commissioner:	Al Kessler
Commissioner:	Ron Subia
Commissioner:	Troy Van Velson

FLAG SALUTE

1. PUBLIC DISCUSSION
2. APPROVAL OF PREVIOUS MINUTES
 - 2.1 Approval of minutes of the Planning Commission meeting of June 8, 2015
3. RE-ORGANIZATION - None

4. **PUBLIC HEARING**

4.1 Tentative Parcel Map 15-01: Niles Avenue (034-090-020) (Tromborg) (VV)

- A. Open 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.

4.2 Conditional Use Permit 15-02: 1805 Dairy Ave. (032-200-032) (Tromborg) (VV)

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

5. **STAFF REPORTS**

5.1 Update on Sustainable Energy Roadmap (SER) and Sustainable Energy Survey

6. **MATTERS FOR PLANNING COMMISSION**

6.1 Information Items

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

- Planning Commissioners Academy on March 2 – 4, 2016

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 7, 2016.



Kevin Tromborg

Community Development Director

MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
MONDAY, JUNE 8, 2015

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

ROLL CALL

Commissioners present: David Bega, Clarence Cryer, Mike Graville, Al Kessler, Ron Subia, Troy Van Velson and Dennis Tristao

Alternate present: None

Commissioners absent: David Jarvis,

Staff present: Kevin Tromborg and Ma. Josephine Lindsey

Press present: Jeanette Todd, "The Corcoran Journal"

FLAG SALUTE The flag salute was led by Dennis Tristao.

1. PUBLIC DISCUSSION – None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Kessler and seconded by Graville to approve the minutes of October 13, 2014. Motion carried by the following vote:

AYES: Bega, Cryer, Graville, Kessler, Subia, Van Velson and Tristao

NOES:

ABSTAIN:

ABSENT: Jarvis

3. RE-ORGANIZATION

3.1 Tromborg inform the Commission that new Commissioners, Kessler and Rubio already swore-in at the office of the City Manager, Kindon Meik.

3.2 Following Commission discussion, a **motion** was made by Graville and seconded by Bega to elect the new Planning Commission Chairman, Dennis Tristao. Motion carried by the following vote:

AYES: Bega, Cryer, Graville, Kessler, Subia, and Van Velson

NOES:

ABSTAIN: Tristao

ABSENT: Jarvis

3.3. Following Commission discussion, a **motion** was made by Tristao and seconded by Graville to elect David Bega as the new Planning Commission Vice-Chairman. Motion carried by the following vote:

AYES: Cryer, Graville, Kessler, Subia, Van Velson and Tristao

NOES:

ABSTAIN: Bega

ABSENT: Jarvis

3.4 Following Commission discussion, a **motion** was made by Graville and seconded by Bega to elect Troy Van Velson as the Planning Commission Representative and Alternate for the Traffic Advisory Commission. Motion carried by the following vote:

AYES: Bega, Cryer, Graville, Kessler, Subia, and Tristao

NOES:

ABSTAIN: Van Velson

ABSENT: Jarvis

3.5 Following Commission discussion, a **motion** was made by Van Velson and seconded by Bega to elect Mike Graville as the Planning Commission Alternate for the Traffic Advisory Commission. Motion carried by the following vote:

AYES: Bega, Cryer, Kessler, Subia, Van Velson, and Tristao

NOES:

ABSTAIN: Graville

ABSENT: Jarvis

4. **PUBLIC HEARING**

4.1 Conditional Use Permit 15-01: Vehicle Paint Booth – 552 Whitley Ave.

Chairman Tristao opened the public hearing for the Conditional Use Permit application No. 15-01: Vehicle Paint Booth located at 552 Whitley Ave., Corcoran, CA 93212.

Tromborg presented the staff report. Following Planning Commission discussion, a motion was made by Graville seconded by Van Velson to approve Conditional Use Permit application No. 15-01: Vehicle Paint Booth located at 552 Whitley Ave., Corcoran, CA 93212 with direction to the staff to discuss with the applicant, all general conditions made especially the maximum number of vehicles that can be stored overnight will be six (6). Further, the applicant also encouraged to put up a fence to keep the vehicles out of public view. The applicant also has the right to make an appeal to the City Council if he decided to do so. Motion carried by the following vote:

AYES: Bega, Cryer, Graville, Kessler, Subia, Van Velson, and Tristao

NOES:

ABSTAIN:

ABSENT: Jarvis

5. **STAFF REPORTS** - None

6. **INFORMATION ITEMS**

6.1 Tromborg inform the Commission that summary reports on Administrative Approval and Building Permit issued monthly will be part of the regular report to the Planning Commission Meeting.

7. **COMMITTEE REPORTS** - None

8. **ADJOURNMENT**

At 6:02 P.M., the meeting was adjourned to the next regularly scheduled meeting of Monday, July 13, 2015 at 5:30 P.M. in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

Dennis Tristao
Planning Commission Chairman

Kevin Tromborg
Community Development Director

Approved on: _____

City of

CORCORAN

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MEMORANDUM

**PUBLIC HEARING
ITEM # 4.1**

TO: CORCORAN PLANNING COMMISSION

**FROM: KEVIN TROMBORG, COMMUNITY DEVELOPMENT
DIRECTOR**

**SUBJECT: TENTATIVE PARCEL MAP 15-01, SUBMITTED BY GUSTAVO
MARTINEZ FOR PROPERTY GENERALLY LOCATED AT NILES
AVENUE, WEST OF 6TH AVENUE, APN: 034-090-020**

MEETING DATE: January 11, 2016

APPLICANT

Gustavo Martinez
1503 Norboe Avenue,
Corcoran, CA 93212

PROPERTY OWNER

Gustavo M & Gloria Guerrero H/W
1503 Norboe Avenue,
Corcoran, CA 93212

SURVEYOR

Mauro Weyant
West Coast Land Surveying
704 Loyola Ave., Clovis, CA

PROPOSAL AND LOCATION

The applicant proposes the division of the 2.68 acre lot into two (2) lots. Lot one (1) 1.34 acres, lot two (2) 1.34 acres.

PROPERTY CHARACTERISTICS

Background/Existing Land Use:

The property is currently a vacant lot. The property is not in a flood plain (Flood insurance rate map panel No. 06031C0525C, dated June 16, 2009)

General Plan Designation and Zoning:

The General plan and the zoning map designate the property as Single Family Residential (R-1-6). The proposed parcel and its use are consistent with the General Plan and the Zoning Ordinance.

ADJACENT LAND USE AND ZONING

Direction	Existing Land use	Zoning/General Plan
North	Residential	R-1-6
South	Residential	R-1-6
East	Residential	R-1-6
West	Residential	R-1-6

UTILITIES/PUBLIC SERVICES:

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

REQUIRED TENTATIVE TRACT FINDINGS:

A. Consistency Findings:

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

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

Evidence:

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

B. Design Finding:

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

C. Environmental Findings:

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

D. Public Health Findings: None

E. Improvements & Access Finding:

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

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

Evidence:

Tentative Parcel Map, City 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).

ATTACHMENT:

Tentative Parcel Map

EXHIBIT A
TENTATIVE PARCEL MAP
TPM
RESOLUTION

GENERAL DESIGN:

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

Building Department

1. That before any construction is started, a complete set of plans, engineering or any other Construction documents be submitted the building Department for pan check and Approval.
2. That an approved set of curb, gutter and sidewalk plans have been submitted to the City Engineer and Building Department for plan check and approval.
3. That the properties are kept clean and free of weeds , junk and fire hazards at all times

Fire Department:

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

Public Works Department/Engineering: None

Kings County Department of Public Health: None

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

EXPIRATION:

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

RESOLUTION NO. 16-02

CORCORAN CITY PLANNING
COMMISSION PERTAINING TO TENTATIVE
PARCEL MAP 15-01

At a regular meeting of the Planning Commission of the City of Corcoran duly called and held on January 11, 2016, on motion of Commissioner _____ seconded by Commissioner _____ duly carried, the following resolution was adopted:

WHEREAS, Tentative Parcel Map 15-01, filed by Gustavo Martinez reviewed by the Planning Commission of the City of Corcoran; and

WHEREAS, the property is located at Niles Avenue, West of 6th Avenue, APN 034-090-020; and

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

WHEREAS, the subject property is zoned R-1-6 Single Family Residential.; and

WHEREAS, this Commission held a public hearing and considered the staff report for Tentative Parcel Map 15-01 on January 11, 2016; and

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

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

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

PARCEL MAP

1. The proposed parcel map meets the requirements of the Zoning Ordinance.
2. The proposed parcel map is consistent with the goals and objectives of the General Plan.
3. The property is currently in the City of Corcoran.
4. The proposed division will not be finalized, and cannot be occupied, until after the parcel map is recorded.

ENVIRONMENTAL:

1. That the project is categorically exempt from CEQA, section 15315, minor land divisions therefore no Negative Declaration is required

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of January 11, 2016; and

THEREFORE, BE IT RESOLVED that Tentative Parcel Map 15-01 be approved subject to the conditions listed in Exhibit A of this resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Corcoran by the following vote:

AYES: Bega, Cryer, Graville, Kessler, Jarvis, Subia, Van Velson and Tristao

NOES: None

ABSTAIN: None

ABSENT: None

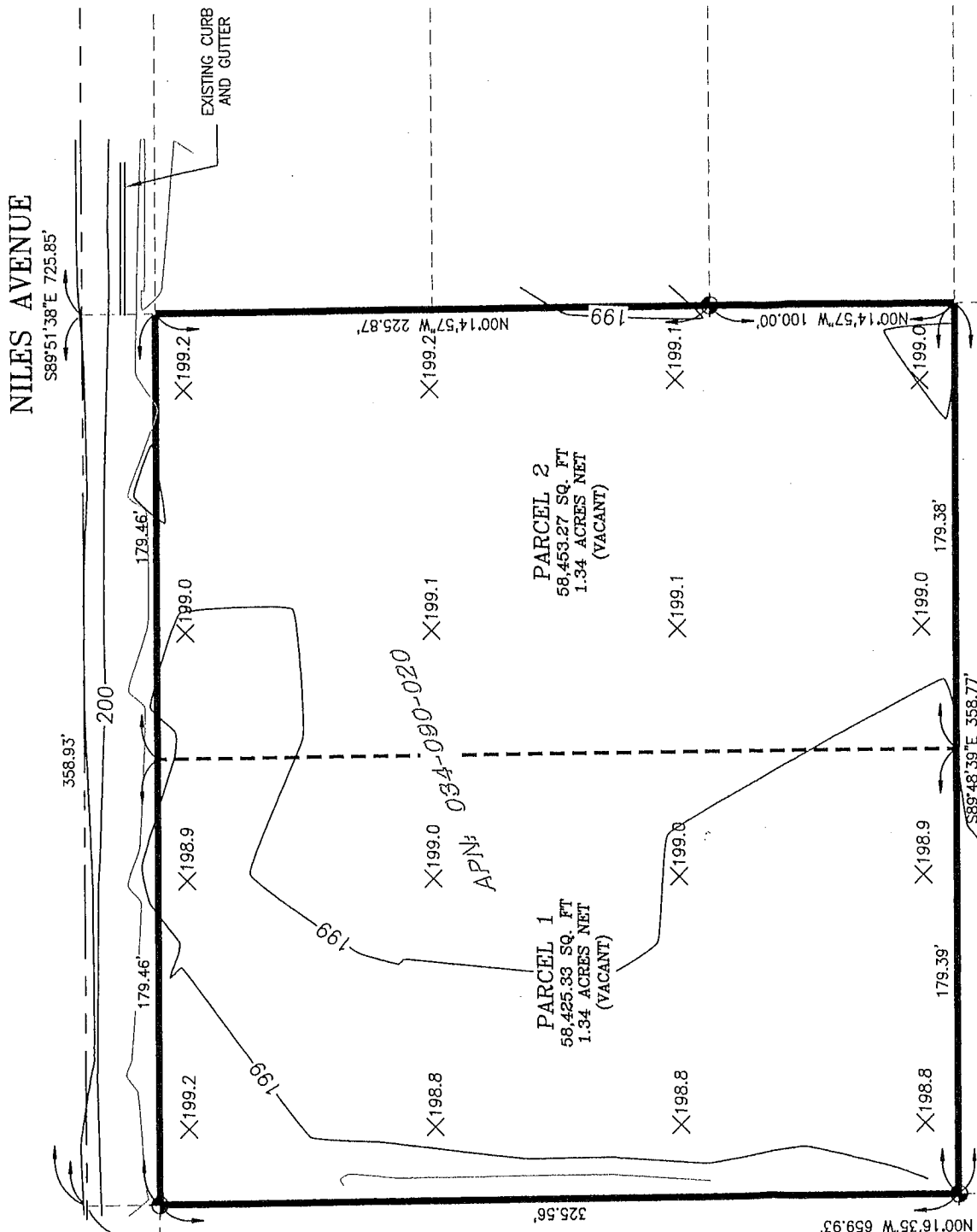
Adopted this 11th day of January 2016

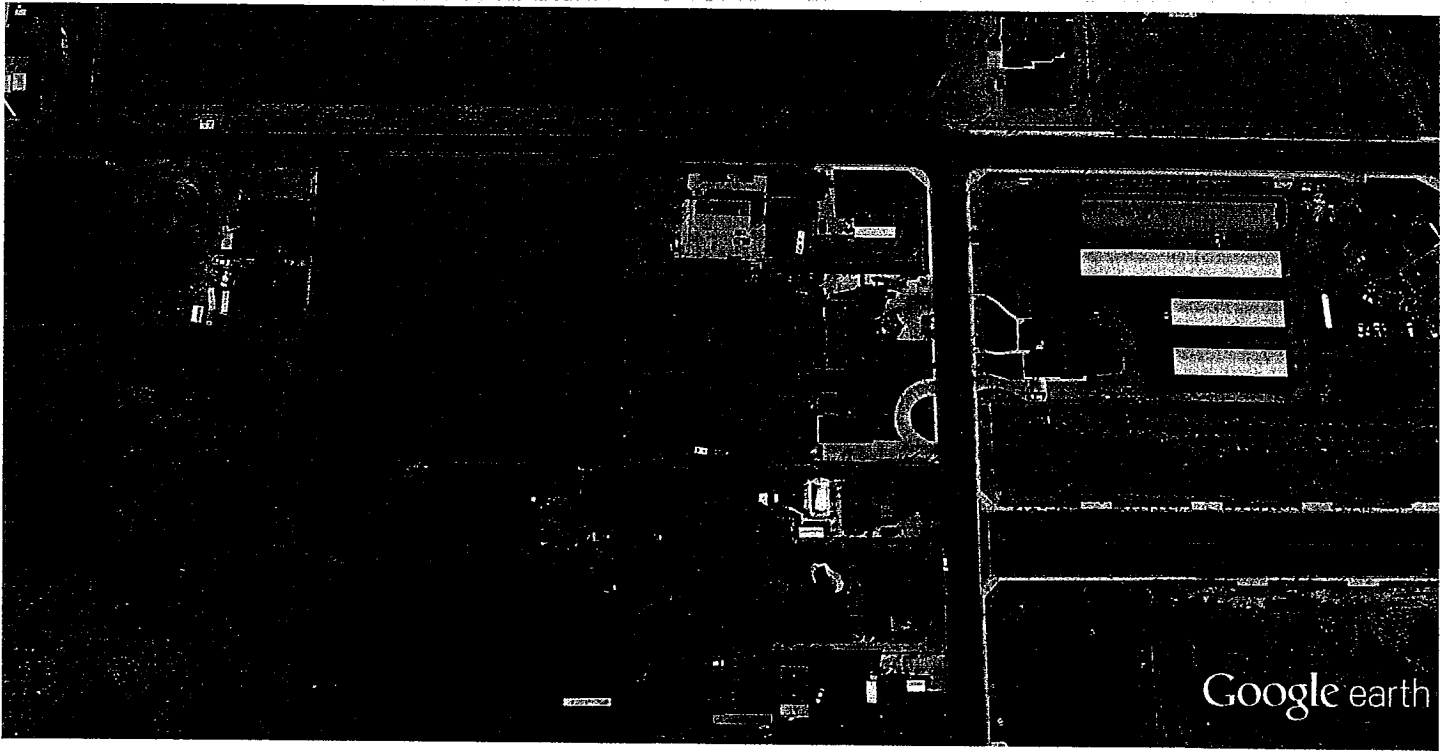
Dennis Tristao
Planning Commission Chairman

Kevin J. Tromborg
Community Development Director

THE LOTS OF THIS SUBDIVISION WILL BE ORIENTED IN A NORTH/SOUTH DIRECTION, WHICH WILL TAKE ADVANTAGE OF THE NATURAL HEATING AND COOLING OPPORTUNITIES IN THE AREA.

THAT SPOT ELEVATIONS SHOWN ARE ROUNDED TO THE NEAREST 0.1' OF FOOT. ALL ELEVATIONS SHOWN ARE DERIVED FROM CITY BENCHMARK LOCATED AT THE SOUTHWEST CORNER OF 6TH AND ORANGE AVENUE WITH A PUBLISHED ELEVATION OF 198.54'.





Google earth



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MEMORANDUM

PUBLIC HEARING
ITEM #: 4.2

TO: CORCORAN PLANNING COMMISSION

FROM: KEVIN TROMBORG: COMMUNITY DEVELOPMENT
DIRECTOR

SUBJECT: **CONDITIONAL USE PERMIT 15-02 FILED BY JUAN C. RIOS
REGARDING A PROPOSED RESTAURANT THAT WILL SERVE ON
SITE BEER AND WINE IN CONJUNCTION WITH THE RESTAURANT,
LOCATED AT 1825 DAIRY AVENUE, APN # 03-20-032. THE
APPLICANT HAS APPLIED WITH ABC FOR A LIQUOR LICENSE AND
A FINDING PUBLIC CONVENIENCE WILL BE PRESENTED TO THE
CITY COUNCIL UPON APPROVAL BY THE PLANNING COMMISSION**

MEETING DATE: JANUARY 11, 2016

APPLICANT

Juan C. Rios
25812 7th Avenue
Corcoran CA 93212

PROPERTY OWNER

Nagi Mohamed
1255 Benicia Avenue,
Tulare, CA 93274

REPORT

The applicant proposes to sell on-site alcoholic beverages for consumption in conjunction with a restaurant. Location 1825 Dairy Avenue, Corcoran, CA. The applicant is in the process of applying to the Department of Alcoholic Beverages Control (ABC) for an on-site sale license type 47. According to ABC, there are two off sale licenses and zero on-site licenses in census tract 0014.01 adding a third license creates an over concentration of licenses. In an area of over concentration, a letter of convenience and necessity is required from the City Council before the office of Alcoholic Beverages Control will approve the license.

SURROUNDING ZONING AND USES

	<u>Use</u>	<u>Zoning</u>
Subject	Restaurant	CN
North	Commercial	CN
South	Commercial	CN
East	Residential	R-1-6
West	Multi-family	RM 3

All businesses in the neighborhood commercial shall be subject to standards that may be required for new businesses as adopted in the Corcoran Zoning Code. Standards may include, but are not limited to:

1. Landscaping requirements
2. Parking requirements
3. Water ordinance requirements
4. Public improvement requirements

COMPLIANCE WITH CEQA

The building proposed for on-site alcoholic beverage sale and is existing and exempt under CEQA 15301, Class1, Existing Facilities.

CONDITIONAL USE PERMIT FINDINGS

The following findings are proposed:

- (A) The building is existing and categorically exempt under CEQA 15301, Existing Facilities.
- (B) There is an over concentration of alcohol beverage licenses in the area as identified by the Office of Alcohol Beverage Control.
- (C) A letter of convenience and necessity will be required from the City Council if the Planning Commission approves the CUP.
- (D) 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 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 effects 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; height 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 policies of the Corcoran General Plan, or any specific plans, or planned developments approved by the City;

CONDITIONAL USE PERMIT-ACTION BY THE PLANNING COMMISSION (from Zoning Ordinance Section 11-21 and 11-23)

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 pursuant to the procedure specified in Section 11-27

CONDITIONAL USE PERMIT-APPEAL TO THE CITY COUNCIL (Section 11-27-2 B)

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 forth 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.

TIME LIMIT FOR DEVELOPMENT-RENEWAL RESTRICTIONS (Zoning Ordinance Section 11-25-05)

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, 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 (Zoning Ordinance, Section 11-25-08).

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.

REVOCACTION

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.

RESOLUTION NO. 16-01

CORCORAN CITY PLANNING COMMISSION
PERTAINING TO
CONDITIONAL USE PERMIT 15-02

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 11, 2016, on motion of Commissioner _____, seconded by Commissioner _____ and duly carried, the following Resolution was adopted.

Whereas, Juan C. Rios, submitted an application requesting approval for the sale of on-site alcoholic beverages at a business located at 1825 Dairy Avenue; and

Whereas, this Commission considered the staff report on January 11, 2016; and

Whereas, the Alcohol Beverage Control Department (ABC) has determined that there is an over concentration of off-site and on-site licenses in the 0014-01 census tract area; and

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

(A) The business is located in an existing building that has housed restaurant businesses and is categorically exempt under CEQA 15301 class 1 as an existing facility.

(B) There is an over concentration of alcohol beverage licenses in the area as identified by the Office of Alcohol Beverage Control.

(C) A letter of convenience and necessity will be required from the City Council if the Planning Commission approves the CUP.

(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 15-02 should be approved with the Conditions stated in Exhibit A, General Conditions; Exhibit B, Community Development Department; Building and Safety Division conditions; Exhibit C, Kings County Fire Department and that the Planning Commission recommends to the City Council that a letter of convenience and necessity be approved for 1825 Dairy Avenue.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 11, day of January 2015

Dennis Tristao
Planning Commission Chairman

Kevin Tromborg
Community Development Director

EXHIBIT A
CONDITIONAL USE PERMIT
RESOLUTION

General Conditions:

1. That the applicant in consideration of the approval of said project 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, 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 attorneys fees.
2. That all proposals of the applicant be conditions of approval if not mentioned herein.
3. That the business complies with any and all local, state and federal laws and regulations governing the sale of alcohol.
4. That a letter of public convenience and necessity may be obtained from the City Council of the City of Corcoran.
5. Landscaping Standards: Required as per 11-13 of the Corcoran Zoning Code.
6. All waste handling equipment shall be stored in an approved trash enclosure.
7. All signage shall comply with the requirements of chapter 19 of the City of Corcoran Zoning ordinance, and the California Building Code.
8. Kings County Health Department has no comments or issues with the proposed CUP
9. City Engineer, Quad Knopf has no comments or issues with the proposed CUP.
10. Public Works has no comments or issues with the proposed CUP.
11. Corcoran Police Department has no comments or issues with the proposed CUP.
12. Kings County Fire Marshal has no comments or issues with the proposed CUP.
13. Corcoran Unified School District has no comments or issues with the proposed CUP.



Community Development Department **Building and Safety Division**

Exhibit B

From: Kevin J. Tromborg: Community Development Director/Building Official

Date: December 29, 2015

RE: CUP 15-02

Based on the information submitted, the following elements shall be address.

1. A revised floor plan shall be submitted in triplicate with locations of all alcoholic beverages on the sales floor and in storage.
2. A yearly inspection of the provisions of this Conditional Use Permit will be performed by Code Enforcement to insure compliance.

Exhibit C

From: Rick Smith, Battalion Chief/Fire Marshal

Date: January 4, 2016

RE: CUP 15-02

1. No structure shall be more than 300 feet from a fire hydrant.
2. 2A:10BC fire extinguisher is required to be located in plain sight not more than 75 feet from any point in the structure. The location of fire extinguishers must be easily accessible, be easily visible and be near entrances or exit doors. All extinguishers shall be mounted to walls or columns with securely fastened hangers so that the weight of the extinguisher is adequately supported, and at a height compliant with the California Fire Code. Additional extinguishers may be required based upon special hazards or conditions.
3. Employees should be familiar with the use of fire safety equipment.
4. A set of building plans must be reviewed by the Kings County Fire Department.
5. The plot plan is inadequate to make a determination and the applicant should meet with the Kings County Fire Department for further information.
6. The fire protection system, if provided, must be up to date on required inspections and tests and be approved by the Kings County Fire Department.
7. All plans shall comply with the California Fire Code and all regulations of the Kings County Fire Department.
8. Property must be equipped with a Knox Box for Fire Department access.
9. Other specifically: There is not enough information in this application to adequately evaluate this project. At a minimum, building drawings must be provided so the occupant load and egress can be evaluated. Other fire protection systems, including, but not limited to, fire sprinklers, fire alarm system, hood extinguishing systems, and kitchen fire extinguishers, may be required.

STAFF REPORT

ITEM #: 5.1

MEMORANDUM

TO: Planning Commission

FROM: Kevin Tromborg, Community Development Director

DATE: January 5, 2016 **MEETING DATE:** January 11, 2016

SUBJECT: Sustainable Energy Roadmap (SER)

Discussion: The Sustainable Energy Roadmap is an 18 month effort that was launched in January of 2015, sponsored by the California Strategic Growth Council to invite and bring together San Joaquin Valley governments, regional planning agencies and communities together as they pursue goals related to smart growth, transportation, conservation and land use. The program's objective is to leverage an intentional process and set of tools to support agencies adoption and practice of clean energy and sustainable development goals. The process starts with Corcoran's baseline and benchmark which is our existing policies, standards and programs. The following steps will include working with Staff and the Planning Commission to identify relevant goals related to energy efficiency and conservation. To design a roadmap for action that promotes long term emissions reductions through planning and program adoption and to codify the goals in a roadmap that is publicly accessible. With adopted policies the application and receiving of grants for transportation, economic development, planning and land use is streamlined.

Budget Impact:

Recognizing that Com/Dev staff time will be utilized during the research and goal setting process The California Strategic growth Council has offered to the first 18 communities to sign up for the program a stipend of \$5,000.00 to offset the cost of staff time.

Sustainable Energy Roadmap (SER) is an 18-month effort launched in early 2015 and is focused on supporting Valley communities to set and pursue goals related to water conservation, smart growth, transportation, land use, climate and energy. The program is sponsored by California's Strategic Growth Council through Proposition 84 funding, and led by a collective of partners that includes the San Joaquin Valley Regional Policy Council.



What is the Roadmap?

Sustainable Energy Roadmap supports San Joaquin Valley cities and counties in benchmarking sustainable development policies/ programs, identifying relevant best practices, and adopting achievable goals that support water conservation, the environment, economy and disadvantaged communities.

What will it do for your jurisdiction?

Public agencies benefit from a regional, collaborative model, receiving tailored guidance and resources for implementing climate-friendly policies and programs. A participating jurisdiction might, for instance, highlight water reduction/compliance goals, and the SER team will provide policy/program/ordinance resources (such as templates, best practices, and case studies), and provide adoption assistance, consultation, and a customized roadmap informed by data, replicable models and community input.

What is the end result?

Municipal participants in SER will benefit from:

- **\$5,000 program grant** (available to first 18 agency sign-ups) to be used in any way that benefits participant engagement, e.g. staff time, intern support, additional consulting services from SER team
- Assistance with environmental and energy benchmarking
- **Tailored Roadmap action plans** on energy efficiency, renewable energy, transportation & land use
- Goal setting tied to regional and national best practices
- Policy, program and project **resources and adoption assistance**
- Environmental Justice Community needs assessment, engagement and supporting services
- **Online platform, regional and national recognition**
- Community linkages to regional green employers and workforce development partners & pathways

Municipal Partner Agency Expectations and Commitments:

Participating agencies will directly engage in the SER effort by:

- Participating in benchmarking and providing access to staff in SER program focus areas
- Consulting with SER team to identify relevant/appropriate goals to pursue
- Collaborating with SER team to engage Environmental Justice Community stakeholders in the process

Duration of the Program (Sign Up by August 2015): Q1 2015 through Q2 2016.

SER Contacts:

Stephen Miller
Strategic Energy Innovations
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Michael Sigala
SJV Regional Policy Council
✉ michael@sigalainc.com | (559) 266-6222

www.sustainableenergyroadmap.com

Sustainable Energy Roadmap Program Overview & Benefits

Sustainable Energy Roadmap (SER) supports San Joaquin Valley cities and counties in setting and pursuing goals related to water use reductions, clean energy, smart growth and transportation. The State's Strategic Growth Council funds SER, which runs through Q2 2016. There is **no cost** to participate.

The program consists of the following four steps:

1. Participant completes basic baseline benchmark survey of existing municipal sustainability infrastructure, processes and practices. This helps to identify what types of policies and programs are already in place for water conservation, clean energy and sustainable development.
2. The SER Team works with the Participant to identify goals that the City/County would like to set for itself to improve its policies and programs in the areas of water and energy efficiency, renewable energy, transportation and land use, and social equity.
3. The SER Team develops an online "Roadmap" or action-plan on how to achieve the goal(s) that are tied to regional and national best practices. Special attention is paid to addressing the needs of Disadvantaged Communities.
4. The SER Team provides tailored guidance and resources for achieving Participant's goals. The online Roadmap platform provides regional and national recognition to Participant.

The benefits of this program:

- A regional, collaborative model that provides a menu-based roadmap to guide implementation of climate-friendly policies and programs
- Policy, program and project resources and adoption assistance
- Easy-to-use online platform
- Regional and national recognition
- Community linkages to regional green employers and workforce development partners and pathways
- Environmental Justice Community needs assessment, engagement and supporting services
- **A \$5,000 program grant** is available to the first 18 agencies that sign up, and can be used in any way that benefits participant engagement (such as supporting additional staff time or intern support or additional consulting services from the SER team).

**SUSTAINABLE
ENERGY
ROADMAP**

- Participating in benchmarking and providing for staff access to SER program focus areas
- Providing feedback to agency draft roadmap and identifying relevant goals to pursue
- Collaborating with SER team to engage EJC stakeholders in the Roadmap process

In recognition of the additional staff effort and associated costs for the above scope, the first 18 participating agencies to sign up to the program are eligible for a program stipend of \$5,000, subject to approval of the California Strategic Growth Council. The Jurisdiction can invoice up to half of the stipend and expenses during calendar year 2015, and the other half in calendar year 2016.

Signatures

Our agency understands the goals of SER and we support this effort for our jurisdiction and region and will participate in this project through July 2016.

Participating Public Agency

by  Sept. 9, 2015

Signature

Date

Kindon Meik, City Manager

City Manager

Printed Name, Title

Department

Corcoran, Kings

City/County

Sustainable Energy Roadmap, administered by the Madera County Transportation Commission (MCTC)

by Patricia Taylor, Executive Director of MCTC
Patricia Taylor, Executive Director of MCTC *Date*

Briefing: Municipal Energy and Water Solutions for the San Joaquin Valley

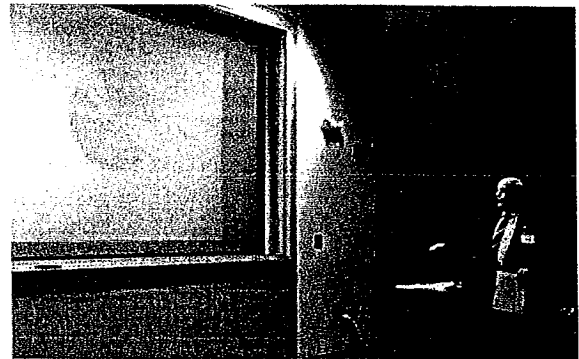
On June 2, the Sustainable Energy Roadmap (SER) Program presented an interactive workshop at the CSU Fresno Lyles Center for Innovation and Entrepreneurship. 35 Valley stakeholders and municipal staff participated in this showcase of practical steps that can and are being taken to address significant Valley water and energy challenges. The CSU Fresno Office of Community and Economic Development hosted the event. Attendees heard from a host of practitioners about local impacts of state energy and water mandates, discussing an impressive array of resource saving approaches being taken, and the emerging technical and financial resources available to Valley jurisdictions.

Michael Sigala (Regional Policy Council for the San Joaquin Valley) noted that the region is projected to be the second fastest growing area in the state over the next few decades, putting a real strain on its water and energy resources. Dr. Karl Longley (Central Valley Regional Water Control Board) provided the keynote address at this forum. He stressed the connection between energy and water and the strategies available to Valley communities to address the energy and water nexus. Nearly 20 percent of total electricity consumption within the state is for water treatment and conveyance. Longley emphasized the pressing need to adopt more efficiency water treatment and reuse technologies.

Water and Energy Saving Strategies and Resources

Dr. Longley described the state's agricultural pumping efficiency and Water Energy Technology (WET) programs. Lee Johnson from the City of Visalia profiled their water conservation program, along with their innovative water exchange agreement with the Tulare Irrigation District. John Mulligan from the City of Sanger profiled their recently completed comprehensive municipal energy and upgrade program.

Robert Bendorf profiled the HERO program, the most subscribed effort in the country offering property assessed clean energy financing (PACE) to residential and commercial property owners. Dr. Pam Doughman (California Energy Commission) discussed funding available through the EPIC program.



Above: Dr. Karl Longley of the Central Valley Regional Water Control Board presenting at the June 2 workshop

Sustainable Energy Roadmap



Participant Agreement



Benchmarking Survey



Goal Setting

Technical Assistance & Support

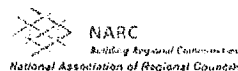


Recognition

benchmarking, setting and pursuing greenhouse gas emissions reducing strategies and programs, Roadmap city and county participants receive a small grant to help them achieve chosen outcomes. The full set of workshop slides (with local and state program descriptions and links) and the workshop video are available on the Roadmap program website.

Valley communities interested in learning more about the Sustainable Energy Roadmap should contact Stephen Miller at 415-507-2186 or stephen@seiinc.org; or Michael Sigala 559-266-6222 or Michael@sigalainc.com.

www.sustainableenergyroadmap.com



A	B	C	D	E	F	G	H
ACTION AREA	ID	Top Priority?	ENERGY & WATER EFFICIENCY GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (please provide details)	We have not achieved this goal, but would like to explore (please provide any relevant progress)	We have not achieved this goal, and are not interested	City Notes
1							
2	P2	Yes	Implement expedited permitting measures for qualifying energy efficiency upgrades.	City permitting fees for high-efficiency HVAC systems. See policy for more info: www.city.gov/efficiencyfeeschedule			
3	POL1		Set an energy efficiency target for existing municipal buildings and create an energy reduction plan to achieve goal.		Current City hall is built to green standards. Received 3.9 million dollars to build new police department which will be built to green standards.		
4	POL2		Establish energy- and water-efficient product procurement requirements for municipal agencies.		X		
5	POL3		Adopt a temperature policy for municipal buildings with programmable thermostats.		X		
6	POL4		Adopt ordinance requiring non-residential building energy benchmarking and public disclosure that is in compliance with AB 1103.		X		
7	POL5		Adopt a residential and/or commercial energy conservation ordinance.		X		
8	POL6		Set water conservation target for municipal operations that exceeds state reduction goals.		X		
9	POL7	Yes	Enact a community-wide water conservation ordinance that meets/exceeds state reduction goals.		X		Yes, interested in ordinance restricting some landscape water use and partnering with Visalia on the MWELO staff training.
10							
11	P1		Implement expedited permitting measures for qualifying energy efficiency upgrades.		X		
12	P2		Reduce or eliminate permitting fees for high-efficiency equipment upgrades.				Fees based on cost recovery, and would be open to give some kind of discount on EE projects
13							
14	Z1		Adopt a green building code with energy efficiency standards that exceed California Title 24 requirements.		X		

	A	B	C	D	E	F	G	H
	ACTION AREA	ID	Top Priority?	ENERGY & WATER EFFICIENCY GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (please provide details)	We have not achieved this goal, but would like to explore (please provide any relevant progress)	We have not achieved this goal, and are not interested	City Notes
1								
15	PLANNING/ ZONING	Z2		Add an Energy Element or Sustainability Element to the municipal General Plan.		Zoning code enhancement and General Plan encourages efficient business but does not require it. Overlaps with Kings County to do a joint Housing Element and is in the process of working on that right now. General Plan last updated in 2005 and adopted in 2006. The enhancement (adopted 2014) was a general plan enhancement and not an update. Should be available online (if it isn't, it should be shortly).		
16		Z3		Encourage use of cool roof materials and green roofs during roof upgrade projects.		X		
17		Z4		Implement a LED street lighting retrofit program.		X		
18		Z5		Provide guidance for energy efficiency upgrades in historic buildings.		X		
19		Z6	*	Amend residential and commercial building codes to include water efficiency standards.		X		
20		Z7		Explore adoption of a greywater/recycled water ordinance.		X		
21								
22	FINANCING	F1	*	Publicize available rebates and incentives for energy efficiency upgrades for residents and businesses.		X		
23		F2		Publicize available incentives and financing for energy efficiency upgrades to public agencies.		X		
24		F3		Ensure energy and water efficiency upgrades are eligible in local Property Assessed Clean Energy (PACE) program.		X		
25		F4		Explore creation of revolving loan fund for municipal energy upgrades.		X		
26		F5		Publicize existing financing programs and innovative financing models for energy efficiency projects.		X		
27		F6	*	Publicize available rebates and incentives for water efficiency upgrades and water-conserving appliances.		X		
28		F7		Promote water and energy efficiency incentives and financial assistance resources to local industries.		X		
29								
30	MARKET	M1		Provide educational materials related to energy efficiency measures and technologies to the community.		X		
31		M2		Promote energy inefficient appliance trade-in programs to residents and businesses.		X		
32		M3		Implement an energy upgrade program for residents, including low-income households, and local businesses.		X		

A	I	J	K	L	M	N	O
ACTION AREA	SEI Onboarding Comments	Roadmap Call Item (Initial status followup; Change of Initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template	"Guidance" value, if different from template guidance (character limit = N/A)	Call notes	Action Item
1			City has not added an energy element or sustainability element to the municipal general plan but does encourage efficient buildings and renewable energy in the air quality element. On alternative transportation, the City is in the process of submitting a proposal for electric vehicle charging station infrastructure through the Charge-Up Program of SIVAPC. And Plans are online here: http://www.cityofcorcoran.com/cityhall/ccd/planning.asp				
15							
16							
17							
18							
19		Reach code process is specific. Possibility of this in few years is unlikely.					
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ACTION AREA	ID	Top Priority?	RENEWABLE ENERGY & STORAGE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested
POLICY	POL1		Establish a renewable energy target for municipal facilities or offset a portion of municipal electricity usage with green power.		New police department will be solar powered. Working out a deal to get 10 city water wells on solar panels as well. Existing public facilities, none of which are solar powered at this time, but are looking at it seriously and would like to have many public facilities solar powered within the next 2 years.	
	POL2		Explore implementation of a community choice aggregation program.		X	
	POL3		Create renewable portfolio standard for municipal electric utility in line with the state requirement for investor-owned utilities.		X	

PERMITTING	P1		Adopt standardized permitting application forms for various small-scale renewable energy and energy storage systems.		X	
	P2		Provide an overview of the permitting and inspection process for locally relevant types of renewable energy systems.		X	
	P3		Place a cap on permitting fees for residential renewable energy systems, or base fees on cost recovery.	Fees based on cost recovery		
	P4		Implement expedited permitting measures for qualifying systems utilizing standardized application forms.	Have already streamlined permitting but do not yet have a written ordinance. Due to small staff, they can't do over the counter permits. Try to get permits out within 24-48 hours.		

PLANNING/ ZONING	Z1		Incorporate renewable energy goals and strategies into long-term planning documents, such as General Plans.		Zoning code enhancement and General Plan encourages efficient business but does not require it. Overlaps with Kings County to do a joint Housing Element analysis in the process of working on that right now. General Plan last updated in 2005 and adopted in 2006. The enhancement (adopted 2014) was a general plan enhancement and not an update. Should be available online (if it isn't, it should be shortly).	
	Z2		Encourage new construction to be built "solar ready", with pre-wiring for solar PV and easy plumbing access for solar water heating.		Have been thinking about a department policy to require new construction to be solar ready. Would be factored into plan check and inspections but would have to go to city council to become an ordinance.	
	Z3		Update zoning code to establish and expand allowed use zones for renewable energy systems.		X	
	Z4		Provide clear guidance for renewable energy system installations on historic buildings.		X	
	Z5		Incorporate measures for electric vehicle charging stations into renewable energy planning efforts.		X	

ACTION AREA	ID	Top Priority?	RENEWABLE ENERGY & STORAGE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested
FINANCING	F1	*	Publicize available rebates and incentives for renewable energy and energy storage technologies to residents and businesses.		X	
	F2		Publicize available incentives and financing for renewable energy and energy storage technologies to public agencies.		X	
	F3		Publicize existing financing programs and innovative financing models, such as third party financing, for renewable energy projects.		X	
	F4		Ensure that renewable energy and energy storage systems are eligible in local Property Assessed Clean Energy (PACE) program.		X	
MARKET DEVELOPMENT	M1		Provide renewable energy educational resources and evaluation tools to the community.		X	
	M2		Adopt a local sales tax exemption or property tax exemption for renewable energy systems and energy storage systems.		X	
	M3		Support the organization of a community-based bulk purchase program for renewable energy systems.		X	
	M4		Assess municipal building portfolio for renewable energy project development opportunities.		X	
	M5		Explore public-private partnerships to install renewable energy systems at affordable housing developments.		X	
	M6		Explore constructing a waste-to-energy system at a landfill or wastewater treatment facility.		X	
WORKFORCE DEVELOPMENT	WFD1		Publicize renewable energy trainings and professional development resources to local community of contractors & technicians.		X	
	WFD2		Partner with local colleges and neighboring cities/counties to promote renewable energy-focused educational programs.		X	
	WFD3		Promote green business incentives and assistance programs to local businesses and organizations.		X	

ACTION AREA	City Notes	Optomy Onboarding Comments	Roadmap Call Item (Initial status followup; Change of initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template	"Guidance" value, if different from template guidance (character limit = N/A)	Call notes	Action Item
POLICY		Will include in initial status, but looking for a concrete target to be set.	recommend setting concrete target				"Status Update: Looking into putting solar on City Hall. Looking into parking lot installations. Recommend setting a concrete target	
		Are there others in the region that would be interested in this?						
	Not relevant	N/A, we assume?						
PERMITTING		Opportunity for AB2188 TA?	Need more clarification on what has been done to comply with AB2188.				Status update: Achieved. Has streamlined solar permitting, and will be bringing on ordinance in February.	
		Need to verify.						
		OTC permits is the expectation here, but it seems they are limited by staff.						Not a near-term goal. Recommended that City looks through SER resources as they update GP - The next update is not in the near term
PLANNING/ ZONING		GP doesn't necessarily have to require implementation of renewables, but it should outline high-level goals and strategies.	GP addresses efficiency, but how does it address renewables within the municipal portfolio?				request it. Kevin will take this to the Planning Commission and the City Council and the community to get some guidance on how they want to move forward on this.	
		Possible TA offering? We could provide a template ordinance and discuss the various details associated with it.	Possible TA offering? We could provide a template ordinance and discuss the various details associated with it.				Interested in requiring (via ordinance) that all new	
	Not relevant	Interested in requiring that all new construction is solar ready						Not a relevant goal. Remove from Roadmap
	Working toward grant for EVCS.							

ACTION AREA	ID	Top Priority?	TRANSPORTATION & LAND USE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes
POLICY	POL1		Adopt a fleet purchasing policy to replace existing municipal fleet vehicles with low-emission vehicles.		Have fleet of city vehicles and buses. 90% are not energy efficient. They recently bought 2 Priuses. For the most part the fleet is not energy efficient but they would like to move towards a more green compliant vehicles in their fleet. Applying for a grant to get a couple EV charging stations in City Parking lot that would also be open to the public. San Joaquin Valley Air Quality Control Board -		
	POL2		Adopt a commuter benefits ordinance and/or telecommuting policy for municipal employees.		X		

PERMITTING							
	P1		Adopt a standardized permitting application form and procedure for electric vehicle charging stations for individually zoned end-uses.		X		

PLANNING/ ZONING							
	Z1		Integrate transportation-related smart growth goals and strategies into long-term planning documents, such as General Plans.		Zoning code enhancement and General Plan encourages efficient business but does not require it. Overlaps with Kings County to do a joint Housing Element and is in the process of working on that right now. General Plan last updated in 2005 and adopted in 2006. The General Plan was amended/enhanced in 2014 (not considered an update). Involved bike and walk routes (sustainable walkways), economic element, zoning code update. Should be available online (if it isn't, it should be shortly).	X	
	Z2		Update local building and zoning codes to require electric vehicle charging station prewiring in new construction and major retrofits.	The enhancement (adopted 2014) was a general plan enhancement and not an update. Involved bike and walk routes (sustainable walkways), economic element, zoning code			
	Z3		Incorporate adequate infrastructure to provide safe and efficient pedestrian and bicycle transit opportunities.		X		
	Z4		Ensure that community members, including low-income residents, have close access to public transportation.		X		
	Z5		Update zoning code to encourage transit-oriented development and urban infill.		X		

ACTION AREA	ID	Top Priority?	TRANSPORTATION & LAND USE GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes
FINANCING	F1		Promote financial incentives to increase government and private purchases of electric and alternative fuel vehicles.		X		
	F2		Ensure electric vehicle charging stations are eligible under local Property Assessed Clean Energy (PACE) program.		X		

MARKET DEVELOPMENT	M1		Encourage local retailers and employers to install electric vehicle charging stations for customers and employees.		X		
	M2		Organize a regional initiative for government fleets to procure low-emitting vehicles as well as fuels and charging stations.		X		
	M3		Establish and publicize incentives that encourage transit-oriented development.		X		

WORKFORCE DEVELOPMENT	WFD1		Publicize electric/alternative fuel vehicle training and professional development resources to local workforce.		X		
	WFD2		Partner with local colleges and neighboring communities to promote alternative vehicle education programs or technical courses.		X		

ACTION AREA	CEG General Roadmap Comments	Roadmap Call Item (Initial status followup; Change of initial status)	"Initial Status" value, if different from template	"Action Taken" value, if different from template	"Guidance" value, if different from template guidance (character limit = N/A)	Call notes	Action Item
POLICY	Warrants more details, and close work with the City. This is such a great area for technical assistance; easy to provide, and substantial public benefits.					Every time a vehicle is replaced, the City looks for the most efficient model possible. Josephine is working with public works on a fleet replacement policy No TA necessary	
PERMITTING	Should focus here, good opportunity to work with several other jurisdictions involved in						
PLANNING/ ZONING	Sounds like they have accomplished this objective as well as are "in process" of implementing. Is the City interested in any TA specific to this objective?						
	We may make this our primary focus; perfect. No need to push this as earlier thought. We do need to review the enhancement carefully.	Considering ordinance to require EV charging stations for all new asphalt parking structures/ lots				Trying to get a sense of what the demand is for new charging stations. Need to do more	
	While an excellent area, due to the other areas they identify, this may be a second tier issue due to the time and complexity.	Small size of Corcoran doesn't lend itself to this.				City is too small to focus on this	

ACTION AREA	CEG General Roadmap Comments	Roadmap Call Item (Initial status followup; Change of initial status)	"Initial Status" value, if different from template	"Action Taken" value, if different from template	"Guidance" value, if different from template guidance (character limit = N/A)	Call notes	Action Item
FINANCING	The City has no active residential, multifamily or commercial PACE financing program.						
MARKET DEVELOPMENT	Potentially address as part of Z2 technical assistance if they are interested.					- SER TA opportunity - May bring new ordinance to City Council that requires any new business with off-street asphalt parking is required to install two charging stations.	
WORKFORCE DEVELOPMENT							

ACTION AREA	ID	Top Priority?	SOCIAL EQUITY GOALS (Please indicate if this is one of your top 5 objectives by choosing "yes" from the dropdown menu in the column on the left.)	We have already achieved this goal (Please provide details.)	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	City Notes
POLICY	POE1		Encourage local employment and job creation through municipal contracting.	Always encourage using local vendors. Isolated city 16 miles from anything.		
	POE2		Promote participatory planning and environmental justice community inclusion in the policy-making process.		X	
	POE3		Enact measures to protect and improve local air quality.		X	
	POE4		Ensure public has access to data regarding the presence of environmental hazards as well as channels for emergency notification.		Have a standardized emergency response network, would have to look into it more	
	POE5		Ensure compliance and enforcement of federal, state, and local environmental and air quality regulations.		X	
PLANNING/ ZONING	Z1		Update zoning codes to provide for access to green spaces in disadvantaged communities.		X	
	Z2		Update zoning and permitting standards to restrict highly polluting facilities in proximity to residential areas and water resources.		X	
FINANCING	FL		Promote clean energy financing and utility assistance programs that are accessible to disadvantaged communities.		X	
	MD		Ensure disadvantaged communities receive current clean energy policy and program information through culturally-sensitive channels.		ity to notify as many people (especially when it involves fines) in English and Spanish. But not every ordinance that is passed is advertised outside of when it is passed. Do have members at City Council that speak spanish and would be able to field questions from Spanish speaking residents.	
MARKET DEVELOPMENT	MD		Ensure disadvantaged communities have access to emergency weather shelters.		X	
	MD2					
WORKFORCE DEVELOPMENT	MD3		Foster and promote local and regional green job training and placement pathways.		Partner with Proteus and College of the Sequoias.	
	MD4					

ACTION AREA	We have not achieved this goal, but would like to explore (Please provide any relevant progress.)	We have not achieved this goal, and are not interested	City Notes	SEI Onboarding Comments	Kocamap can item (Initial status followup; Change of initial status; Technical assistance offered)	"Initial Status" value, if different from template	"Action Taken" value, if different from template	"Guidance" value, if different from template guidance (character limit = N/A)	Call notes
POLICY	X			How does the City encourage using local vendors?	This has always been a challenge area for the city. Formal process for this. Flyers, mass mailer. Depends on the ordinance. Works with Self Help Enterprises - CBG and Home Rehabs (WX and HVAC) - SHE helps to get word out. West Hillis CCD, Sequoias, Proteus	The City encourages using local vendors, and seeks to create more local employment and job creation through municipal contracting.			
	X								
	X								
	X					Have a standardized emergency response network, would have to look into it more	The City has a standardized emergency response network in place, and is working towards ensuring that the public has access to data regarding the presence of environmental hazards as well as channels for emergency notification.		
PLANNING/ ZONING	X								
FINANCING	X								
MARKET DEVELOPMENT	X					City to notify as many people (especially when it involves fines) in English and Spanish. But not every ordinance that is passed is advertised outside of when it is passed. Do have members at City Council that speak spanish and would be able to field questions from Spanish speaking residents.	The City is seeking to ensure disadvantaged communities receive current clean energy policy and program information through culturally-sensitive channels.		
WORK-FORCE DEVELOPMENT	Partner with Proteus and College of the Sequias.						The City partners with Proteus and College of the Sequias to foster and promote local and regional green job training and placement pathways. The City seeks to establish more training and placement pathways.		



**PLANNING COMMISSION UPDATES
PENDING FURTHER ACTION or RESOLUTION BY STAFF**

DATE	INFORMATIO ITEM	STATUS
01/06/16	Summary report on Community Development Year 2015	Implemented
01/11/16	Proposed revision to the Zoning Code <ul style="list-style-type: none"> • Water Efficiency Ordinance 	For presentation to the City Council in February
01/11/16	Proposed revision to the Zoning Code <ul style="list-style-type: none"> • Drought tolerance landscaping 	For presentation to Planning Commission in March
01/11/16	Proposed revision to the Zoning Code <ul style="list-style-type: none"> • Barking dog used as a security in a commercial zone 	
01/11/16	Proposed revision to the Zoning Code <ul style="list-style-type: none"> • PV parking in the front yard 	
01/11/16	Property Assessed Clean Energy (PACE) Program	1 PACE program implemented and 2 in process
01/06/16	Blueprint Integration Tool	Copy for distribution to Commissioners

City of Corcoran

Planning Commission



Information Item: NO. 6.1

Year End Review: January 1, 2015 to December 31, 2015

Planning Commission,

2015 was a year of growth, change and anticipated vision of a better tomorrow. The first noteworthy growth factor for Community Development was the addition to our staff of Josephine Lindsey. Josephine was added as a part time employee to help with many of the clerical issues for all the divisions in Com/Dev. She immediately became a Stallworth addition and is now a full time employee who also serves as the Planning Commission secretary. Additionally, on January 1, 2015 I was appointed as Community Development Director. I have worked for the City for 9 years wearing different hats however, no hat is as important to me as to serve this community as the Director of Community Development. Our staff, though small, I have every confidence in our ability to serve and help move Corcoran towards a great future.

Building and Safety Division

The growth factor was also apparent with the Building Division. Building permits grew substantially enabling Corcoran to boast the second highest number of Single Family home permits ever. (See Attached report).

Planning Division

The Planning Division moved steadily forward and has been actively working with Economic Development to bring additional sub-divisions for housing as well as business and industrial interest.

Administrative Approval:

1. SPR/AA: 801 Whitley Ave. (Ice and water Vending outlet) CD Zone
2. AA/SPR: Virtus Nutrition: Addition of storage Tank: Organics
3. AA15-03: T-Mobile: 1200 Orange Ave: Addition of Arrays to existing tower and power control room.
4. AA 15-04: AZ Auto 901 Chase Avenue, Storage room addition to existing building:
5. AA 15-05: 531 James Avenue: Secondary Unit:

Conditional Use Permits:

CUP: 15-01 installation of 3 tri-plex units on James Avenue

CUP: 15-02: Class 47 Liquor License 1825 Dairy Avenue

Tentative Parcel Maps:

TPM 15-01: splitting one lot into two. Niles Ave

Tentative Subdivision Maps: N/A

Final Maps: N/A

Variance: N/A

General Plan Updates: N/A

Annexations: N/A

Lot Line Adjustments: N/A

Site Plan Review: N/A

Site Plan Review / Administrative Approval:

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

Zoning Amendment:

ZA 15-01: in progress

Zone Text Amendment: N/A

Sign approval:

1. SP 15-01: Richards Chevrolet: Replace existing store front sign with new lighted sign.
2. SP 15-03: 900 Whitley Avenue: New storefront sign.

Code Enforcement Division:

Code Enforcement has gone through many changes in 2015. At this time, community development does not have a full time code enforcement officer on patrol. We have re-organized on a staff level to handle the complaint flow regarding the many facets of Code Enforcement however, the pro-active style of Code Enforcement that is my preference cannot at this time be available. We work on a complaint basis and the complaints are in order according to the severity of the problem. One of our staff members successfully passed PC832 allowing her to not only write citations but also take over the Vehicle Abatement program.

Water conservation has become a serious issue in much of the western states. As you know the Governor of California has called for a 25% reduction of water use state wide. Corcoran must reduce it water usage every month by 36% with the benchmark of 2013 water use totals. It has been a difficult learning experience for everyone, however, Corcoran has risen to the task and has met or has been close to meeting the goal every month.

1. Vehicle Abatement: CE has tagged 106 vehicles so far in 2015.
2. Zoning Code violations: CE has issued 48 zoning code violation notices (39 parking on the lawn)
3. Water conservation: CE has issued 121 Warnings and 27 Citations since 06/18/2015
4. Property Maintenance: CE has sent out 15 Notice and Orders regarding property maintenance.
5. Weed Abatement: CE issued 101 Notice and Orders regarding weed abatement
6. Sub-Standard Buildings: CE and BD issued 16 Notice and Orders regarding substandard buildings

Housing Division:

The Housing Division has gone through many changes on staff levels during 2015. The Housing Division with the help of the Finance Department has been working to bring all of the CDBG, Home and Cal/Home loans up to date. Many of our loans have been delinquent or other issues that have put the loan agreement in violation. We have been scheduling interviews with the recipients of the loans and working out solutions to help assist them in the re-payment of the loans.

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

Kevin J. Tromborg

Community Development Director

(559-992-2151 ext. 232) kevin.tromborg@cityofcorcoran.com

Ma. Josephine D. Lindsey

Administrative Assistant, Community Development Department

(559-992-2151 ext. 225) Josephine.lindsey@cityofcorcoran.com

City of Corcoran

City of Corcoran Building Division

Permit Report for Date Range of: 1/1/2015 to 12/31/2015

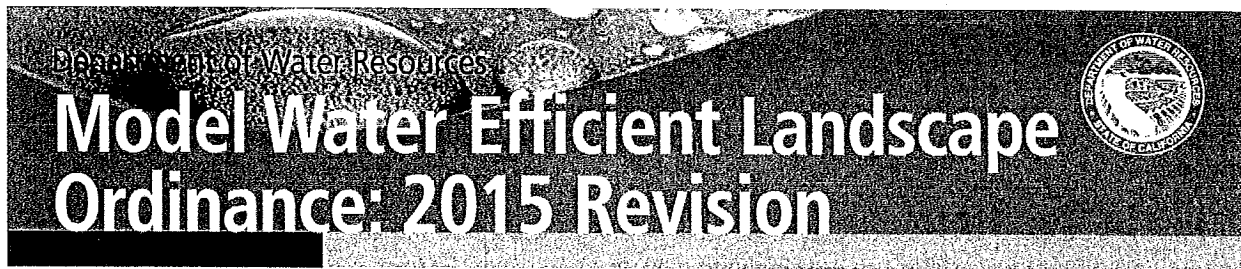
Type of Construction	Permits	Fees	Valuation
<u>COMMERCIAL</u>			
COMMERCIAL DEMOLITION	1	98.00	75,000.00
TOTAL FOR : COMMERCIAL	1	98.00	75,000.00
<u>RESIDENTIAL</u>			
ELECTRIC PERMIT	1	77.50	1,900.00
STRUCTURE OTHER THAN A BLDG	1	77.50	2,500.00
RESIDENTIAL REPAIR	1	233.60	20,000.00
SOLAR SYSTEM	1	310.69	20,700.00
TOTAL FOR : RESIDENTIAL	4	699.29	45,100.00
TOTAL FOR :	5	797.29	120,100.00
`c			
<u>RESIDENTIAL</u>			
MECHANICAL PERMIT	1	142.64	5,000.00
TOTAL FOR : RESIDENTIAL	1	142.64	5,000.00
TOTAL FOR : `c	1	142.64	5,000.00
CORCORAN			
<u>COMMERCIAL</u>			
AG STORAGE BUILDING	1	77.50	0.00
COMMERCIAL DEMOLITION	1	77.70	2,500.00
COMMERCIAL REPAIR	3	1,489.89	60,300.00
ELECTRIC PERMIT	1	77.50	1,500.00
INDUSTRIAL PLANT ADD/ REMODEL	1	623.00	300,000.00
MECHANICAL PERMIT	1	77.50	1,000.00
STRUCTURE OTHER THAN A BLDG	8	3,610.01	197,500.00
RESIDENTIAL PATIO NEW/ADD	1	194.94	8,610.00
PLUMBING PERMIT	1	77.50	825.00
RETAIL STORE ADDITION/REMODEL	2	5,369.29	397,000.00
SIGN	2	155.06	3,200.00
SOLAR COMMERCIAL	1	457.50	150,000.00
TOTAL FOR : COMMERCIAL	23	12,287.39	1,122,435.00
<u>DUPLEX</u>			
PLUMBING PERMIT	1	77.50	500.00
TOTAL FOR : DUPLEX	1	77.50	500.00
<u>ENGINEERING</u>			
GRADING COMMERCIAL	1	1,000.00	50,000.00
TOTAL FOR : ENGINEERING	1	1,000.00	50,000.00

<u>Type of Construction</u>	<u>Permits</u>	<u>Fees</u>	<u>Valuation</u>
<u>RESIDENTIAL</u>			
AG STORAGE BUILDING	1	213.29	10,000.00
RESIDENTIAL CARPORT NEW/ADD	3	232.50	5,100.00
COMMERCIAL REPAIR	1	231.50	5,000.00
ELECTRIC PERMIT	13	1,038.22	14,354.00
ENCROACHMENT	4	310.00	4,500.00
RESIDENTIAL GARAGE NEW/ADD/REM	4	1,348.73	32,650.00
MECHANICAL PERMIT	13	1,591.95	71,792.00
STRUCTURE OTHER THAN A BLDG	1	142.64	5,000.00
OTHER NON-RESIDENTIAL ADD/REM	1	77.50	650.00
RESIDENTIAL PATIO NEW/ADD	16	2,128.43	46,605.00
PLUMBING PERMIT	24	2,657.31	44,794.90
SWIMMING POOL / SPA	3	1,427.40	140,713.00
RE-ROOF	29	4,953.77	205,008.00
RESIDENTIAL DEMOLITION	3	220.14	6,000.00
RESIDENTIAL REPAIR	26	9,675.45	401,084.00
SINGLE FAMILY DWELLING	62	143,041.77	9,395,016.50
SINGLE FAMILY REMODEL	1	1,529.14	25,000.00
SOLAR SYSTEM	80	24,945.89	1,330,719.00
REPLACING WINDOWS SFD	3	386.50	6,000.00
TOTAL FOR : RESIDENTIAL	288	196,152.13	11,749,986.40
TOTAL FOR : CORCORAN	313	209,517.02	12,922,921.40
KINGS COUNTY			
<u>COMMERCIAL</u>			
STRUCTURE OTHER THAN A BLDG	1	297.39	5,000.00
TOTAL FOR : COMMERCIAL	1	297.39	5,000.00
<u>RESIDENTIAL</u>			
RESIDENTIAL PATIO NEW/ADD	2	155.54	11,500.00
RESIDENTIAL DEMOLITION	1	78.82	14,000.00
NEW RESIDENTIAL MOBILE HOME	1	1,372.00	50,000.00
SOLAR SYSTEM	1	310.78	21,348.00
TOTAL FOR : RESIDENTIAL	5	1,917.14	96,848.00
TOTAL FOR : KINGS COUNTY	6	2,214.53	101,848.00

Type of Construction	Permits	Fees	Valuation
	325	212,671.48	13,149,869.40

Permit Report for Date Range of: 1/1/2015 to 12/31/2015

Permit Type	Count	Fees
BUILDING PERMITS ISSUED	316	120,832.77
SMA PERMITS ISSUED	322	1,900.63
ELECTRIC PERMITS ISSUED	178	24,284.40
PLUMBING PERMITS ISSUED	84	17,322.20
MECHANICAL PERMITS ISSUED	75	16,276.80
PLAN CHECKS PERMITS ISSUED	178	21,450.68
ENCROACHMENT PERMITS ISSUED	62	10,254.00
	1,215	212,321.48



Governor Brown's Drought Executive Order of April 1, 2015 (EO B-29-15) directed DWR to update the State's Model Water Efficient Landscape Ordinance (Ordinance) through expedited regulation. The California Water Commission approved the revised Ordinance on July 15, 2015.

Which Projects are Subject to the Ordinance?

New development projects that include landscape areas of 500 sq. ft. or more are subject to the Ordinance. This applies to residential, commercial, industrial and institutional projects that require a permit, plan check or design review. The previous landscape size threshold for new development projects ranged from 2500 sq. ft. to 5000 sq. ft.

The size threshold for existing landscapes that are being rehabilitated has not changed, remaining at 2500 sq. ft. Only rehabilitated landscapes that are associated with a building or landscape permit, plan check, or design review are subject to the Ordinance.

When Does the Ordinance Go into Effect?

Local agencies (cities and counties) have until December 1, 2015 to adopt the Ordinance or adopt their own ordinance, which must be at least as effective in conserving water as the State's Ordinance. Local agencies working together to develop a regional ordinance have until February 1, 2016 to adopt, but they are still subject to the December 2015 reporting requirements (see *Reporting Requirements* below). If a local agency does not take action on a water efficient landscape ordinance by the specified dates, the State's Ordinance becomes effective by default.

What are the Significant Revisions?

More Efficient Irrigation Systems

- Dedicated landscape water meters or submeters are required for residential landscapes over 5000 sq. ft. and non-residential landscapes over 1000 sq. ft.
- Irrigation systems are required to have pressure regulators and master shut-off valves.
- All irrigation emission devices must meet the national standard stated in the Ordinance to ensure that only high efficiency sprinklers are installed.
- Flow sensors that detect and report high flow conditions due to broken pipes and/or popped sprinkler heads are required for landscape areas greater than 5000 sq. ft.
- The minimum width of areas that can be overhead irrigated was changed from 8 feet to 10 feet; areas less than 10 feet wide must be irrigated with subsurface drip or other technology that produces no over spray or runoff.

Incentives for Graywater Usage

Landscapes under 2500 sq. ft. that are irrigated entirely with graywater or captured rainwater are subject only to the irrigation system requirements of Appendix D, Prescriptive Compliance Option.

Improvements in Onsite Stormwater Capture

Friable soil is required in planted areas to maximize water retention and infiltration. Four yards of compost per 1000 sq. ft. of area must be incorporated. Other recommended measures for increasing onsite stormwater retention are listed in the Ordinance.

Limiting the Portion of Landscapes that can be Planted with High Water Use Plants

The maximum amount of water that can be applied to a landscape is reduced from 70% of the reference evapotranspiration (ET_o) to 55% for residential landscape projects, and to 45% of ET_o for non-residential projects. This water allowance reduces the landscape area that can be planted with high water use plants such as cool season turf. For residential projects, the coverage of high water use plants is reduced from 33% to 25% of the landscaped area. In non-residential landscapes, planting with high water use plants is not feasible. However, unchanged in the Ordinance is the extra water allowance made for non-residential areas when used for specific functional areas, such as recreation and edible gardens. Extra water allowance is also made for landscapes irrigated with recycled water, as was the case in the previous ordinance.

The irrigation efficiency of devices used to irrigate landscapes is one of the factors that goes into determining the maximum amount of water allowed. Rather than having one default irrigation efficiency for the entire site, the revised Ordinance allows the irrigation efficiency to be entered for each area of the landscape. The site-wide irrigation efficiency of the previous ordinance was 0.71; the revised Ordinance defines the irrigation efficiency of drip as 0.81 and that of overhead spray as 0.75.

Median strips cannot be landscaped with high water use plants, precluding the use of cool season turf. Also because of the requirement to irrigate areas less than ten feet wide with subsurface irrigation or other means that produces no runoff or overspray, the use of cool season turf in parkways is limited.

Reporting Requirements

All local agencies will report on the implementation and enforcement of their ordinances to DWR by December 31, 2015. Local agencies developing a regional ordinance will report on their adopted regional ordinance by March 1, 2016. Reporting for all agencies will be due by January 31st of each year thereafter.

Prescriptive Checklist Option for Landscapes under 2500 sq. ft.

Projects with landscape areas under 2500 sq. feet may comply with the performance requirements of the Ordinance or conform to the prescriptive measures contained in Appendix D. Many will find that the Appendix D checklist simplifies compliance.

How Much Water Will Be Saved?

DWR estimates that a typical California landscape will use 12,000 gallons less a year, or 20 percent less than allowed by the 2009 ordinance. Commercial landscapes will cut water use by 35%. Over the next three years, it is predicted that 472,000 new homes associated with 20,000 acres of landscape will be built in California. With proper implementation and enforcement by local agencies, the Ordinance will lead to substantial water savings.

How Can I Get Additional Assistance?

In Fall 2015, DWR will release a guidance document to accompany the Ordinance. Training workshops for local agency staff and landscape professionals will be held throughout the State.

Contact Information:

Julie Saare-Edmonds, DWR Senior Environmental Scientist at Julie.Saare-Edmonds@water.ca.gov or (916) 651-9676

TABLE 11-15-1 SPECIFIC STANDARDS BY HOME OCCUPATION TYPE

	Home Offices	Minor	Major
Location	Within a dwelling	Within a dwelling or a garage	Within a dwelling or an accessory building
Vehicles	No use of commercial vehicles for delivery of materials other than one vehicle not to exceed one ton, owned or operated by the resident of the dwelling	No more than a one-ton truck	No limit
Employees	None	The residents of the dwelling and one additional person who is a member of the immediate family	The residents of the dwelling and two additional persons
Customers	Prohibited	4 persons per day	4 persons per day
Hours	Not applicable	8:00 a.m. to 9:00 p.m.	8:00 a.m. to 9:00 p.m.
Advertising Signs and Display of Products	Prohibited	Prohibited	One outdoor advertising display sign, limited to 8 square feet of sign area
Sales of Products or Services (not produced on the premises)	Prohibited	Prohibited [1]	Prohibited [1]
Parking	No additional off-street parking for customers	No restriction	No restriction
Outdoor Storage	Prohibited	Prohibited	Permitted in compliance with Section 11-12-4 C. (Screening, Outdoor Storage)
Motor Power	Only electricity-operated motors of up to 1.5 hp.	Only electricity-operated motors	No restriction
Other			No additional points of access to any street, road or highway shall be permitted, unless necessary to provide safe access to the proposed use.

Notes:

[1] Unless allowed by the Planning Commission.

F. **Exceptions.** Modifications to the above regulations may be approved by the Planning Commission in individual cases if the modification is in accordance with the general purposes of this section. The Planning Commission may add additional requirements or conditions as necessary to assure that the home occupation will not adversely impact neighboring properties or the community at large.

G. **Permit Expiration.** Home occupation permits expire at the time the applicant no longer occupies the premises.

* 11-15-2 Animal Keeping

A. **Purpose.** The following regulations are intended to allow persons to keep and maintain animals on their private property in a manner that minimizes impacts on neighboring properties and protects animal welfare.

B. Applicability.

1. The standards in this section apply to zoning districts that allow for animal keeping, including the RCO, A, RA, R-1, RM, and PO zoning districts.
2. Animal keeping is not permitted in the C, IL, and IH zoning districts.

C. Animal Units

1. An animal unit (AU) is equal to one mature horse, or one mature cow, or three mature swine (lactating), or five mature sheep, or five mature goats, or five mature alpacas. See Table 11-15-2 below.
2. Immature animals are not subject to the animal density requirements under this section.

D. Animals Allowed by Zoning District

1. Table 11-15-3 identifies the maximum number of animals allowed by zoning district.
2. Animal grazing, including livestock keeping and raising, is permitted without restrictions in the RCO zoning district.

- E. Existing Animal Keeping in Annexed Areas.** If a property annexed into the City Corcoran contains animals that exceed the maximum allowed by Table 11-15-2, the excess animals may remain on the property for up to five years. The number of animals on the property shall be brought into compliance with Table 11-15-2 within five years of the date of annexation. During this five year period the number of animals on the property may not increase. Excess animals shall be removed if they become a nuisance as determined by the Community Development Director.

TABLE 11-15-2 ANIMAL UNITS

Animal Type	Age	Average Weight (lb.)	Average lb. (TDN/day)	Animal Per Animal Unit
Beef Cattle				
Mature Beef Cow	N/A	N/A	N/A	1
Cow – Nursing part of year	2+	1,000	13.2	1
Bulls	2+	1,200	13.2	1
Yearling Steers, Bulls, Heifers	1-2	627	9.9	0.75
Calves and Weaners	3 mo. – 1 yr.	354	6.6	0.50
Steers 2 years and older	2+	930	13.2	1
Dairy Cattle				
Dry Dairy Cow	Mature	N/A	N/A	1
Cows giving 200 lb. B.F./year	Mature	1,100	13.2	1
Cows giving 250 lb. B.F./year	Mature	1,100	14.5	1.10
Cows giving 300 lb. B.F./year	Mature	1,100	15.8	1.20
Cows giving 350 lb. B.F./year	Mature	1,100	16.5	1.25

Agricultural Processing. The cooking, dehydrating, refining, milling, pressing, or other treatment of agricultural products that changes the naturally grown product for consumer use or for further processing, and receiving agricultural products from other growers for such processing. This definition includes cold storage houses; wineries; hulling operations for on-site or off-site products; fruit dehydrators; the sorting, cleaning, packing, bottling, storing, or warehousing, pruning and sale of orchard and farm wood; and the wholesaling, transportation and distribution of agricultural products.

Agricultural Worker Housing Center. Housing for agricultural employees consisting of no more than 36 beds in a group quarters or 12 units designed for use by a single family or household subject to a permit from the State.

Agricultural Services. An establishment primarily engaged in performing agricultural, animal husbandry, or horticultural services on a fee or contract basis. This definition includes corn shelling; contract sorting; grading and packing of fruits and vegetables for the grower; seed storage; plant nurseries; landscape gardening; seed cleaning; honey houses; and farm equipment sales, services, and repair.

Airport Comprehensive Land Use Plan (ACLUP). A master plan prepared in accordance with Public Utilities Code Section 21670 et seq., which provides for the orderly growth of airports and provides measures for mitigating the public's exposure to excessive noise and safety hazards within areas around public airports.

Airport and Heliport. A specified area designed and used for the landing and takeoff of aircraft, including airplanes and helicopters.

Alley. A public or private way, at the rear or side of property, permanently reserved as an ancillary means of vehicular or pedestrian access to abutting property.

Ancillary Use. A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.

Animal Grazing. The keeping of cattle, sheep, hogs, or other livestock on rangeland and pasture.

Animal Hospital. A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short time boarding and shall be only incidental to such hospital use, and within an enclosed soundproof structure.

Animal Keeping and Raising. Any establishment that keeps animals for sale or hire and provides medical treatment for animals on premises or regularly offers any temporary boarding facilities for animals with a fee. This definition also includes household pets, keeping animals for meat, dairy or egg production for personal use, beekeeping, and fish farming. See Chapter 11-15 (Supplemental Standards) for detailed definitions and regulations on livestock and small animals.

Animal Unit. One mature horse or cow or as many animals as consume an equivalent amount of feed as a mature horse or cow. See Table 11-15-1 (Animal Units) in the Chapter 11-15 (Supplemental Standards) for equivalent animal units.

2. Owners, lessees, tenants, or persons having control of the operation of a use, for which parking spaces are required, shall not prevent or restrict authorized persons from using these spaces.
3. Required parking spaces shall be used exclusively for the temporary parking of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the Zoning Code.

B. Covered and Garaged Parking Spaces.

1. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport.
2. Garages converted to second units do not require the construction of a new garage.

C. Location. Off-street parking shall be located:

1. On the same site as the use that requires that parking or loading facilities, or on a site adjoining the use.
2. If within the CC zoning district, within 600 feet of the use that requires the spaces.

D. Parking for Persons with Disabilities.

1. Parking spaces for persons with disabilities shall be provided in compliance with California Code of Regulations Title 24.
2. Parking spaces required for the disabled shall count toward compliance with the number of parking spaces required by Table 11-14-1.

* **E. Parking for Large Commercial Vehicles**

1. **Definition.** A "large commercial vehicle" means a commercial vehicle:
 - a. With a maximum gross weight of 30,000 pounds or more, or
 - b. Exceeding one of the following dimensions:
 - (1) Height: 8 feet
 - (2) Width: 9 feet
 - (3) Length: 18 feet
2. Off-street parking spaces, garages, and carports for large commercial vehicles that front a public roadway or right-of-way shall be set back a minimum of 20 feet from the exterior edge of the nearest public improvement, such as a sidewalk or street.
3. Parking or storing a large commercial vehicle is prohibited on any lot less than 20,000 square feet.
4. Parking may occur only on a paved or semi-paved surface.

* **F. Recreational Vehicle (RV) parking.** Recreational vehicles may be parked or stored in any of the residential zoning districts, provided that the parking meets the following standards.

1. **Requirements.**
 - a. Multi-family developments of 20 or more dwelling units shall provide centralized parking for recreational vehicles at a ratio of one space per ten dwelling units.

- b. RV in front yards or other areas visible from a public right of way shall:
 - (1) Be parked on all-weather parking surfaces (i.e. gravel, decomposed granite, asphalt paving or concrete).
 - (2) Be maintained, along with the storage area, in a clean, neat, and presentable manner.
 - (3) Be properly licensed.
- 2. **Location.** Recreational vehicles shall be parked:
 - a. Within an enclosed structure or carport.
 - b. In a side yard, only where parking in the rear yard imposes unreasonable difficulty.
 - c. In a front yard, only where the use of rear and side yard is unreasonable.¹
- 3. **Habitation.**
 - a. A guest on the property owned by or leased to the host may occupy a RV for 14 days.
 - b. A discretionary extension may be granted by the Community Development Department when unforeseen circumstances require a guest stay beyond the 14 days.

11-14-5 Off-Street Parking Design Standards

A. Dimensions. Table 11-14-2 shows the minimum required dimensions for off-street parking, as measured from the interior finished wall surfaces.

TABLE 11-14-2 REQUIRED PARKING SPACE DIMENSIONS

	Width	Length
Basic Standard	9 ft.	20 ft.
Compact Spaces	8 ft.	17 ft.

- B. Compact Spaces.**
 - 1. A maximum of 40 percent of required off-street parking spaces may be compact spaces.
 - 2. All parking spaces for compact cars shall be clearly marked with the word "Compact."
- C. Screening.** Off-street parking areas with six or more parking spaces shall comply with the following screening standards.
 - 1. **Location.** Screening with a minimum width of 5 feet shall be provided along the perimeter of parking lots fronting a public or private street, or abutting a residential or PO zoning district, except in a required front yard.

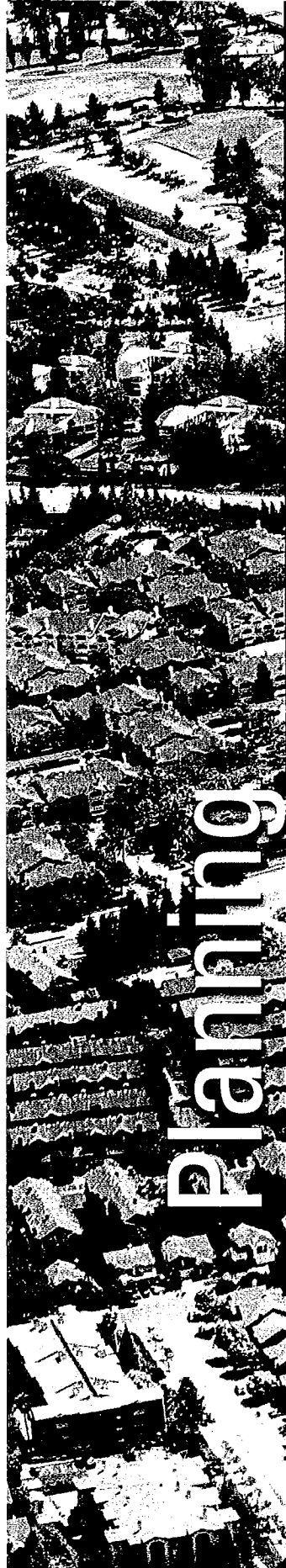
¹ The construction, modification, or demolition of a fence, or removal or modification of landscaping is considered reasonable, except removing existing front yard trees at least 6 inches in diameter and 2 feet above ground level.



1400 K Street, Suite 400
Sacramento, CA 95814

Join us for the 2016 Planning Commissioners Academy

For speaker information, go to www.cacities.org/plannersed



Commissioners Academy

Wednesday, March 2 – Friday, March 4

SAN RAMON MARRIOTT

*Registration and Housing Deadline:
Tuesday, February 2, 2016*

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Wednesday, March 2

► Registration Open

9:00 a.m. – 5:30 p.m.

PRE-CONFERENCE WORKSHOP

10:00 a.m. – Noon

AB 1234 Ethics Training

State law requires elected and appointed officials to receive training in specified ethics laws and principles every two years. Newly elected and appointed officials must receive this training within one year of becoming a public servant. This lively, example laden, two-hours will make this mandatory training more tolerable — if not outright enjoyable. Sign-in begins at 9:30 a.m. and you must be pre-registered online and present for the full two hours to receive the certification of attendance at noon.

OPENING GENERAL SESSION – KEYNOTE SPEAKER



1:00 – 2:30 p.m.

Corridors, Centers and Edges; California's New Growth Paradigm

The form of growth in California is changing. New demographics, environmental pressures and economic needs have added force to the transformation. This talk will look at

these forces and quantitatively assess the impacts of alternative forms of growth. Using software analysis tools developed to implement SB375 (California's land use regulation tied to climate change) a series of future scenarios for the state and local land use policies will be presented. Case studies of new development patterns will also be documented, and the political forces around the massive shift from low density sprawl to infill and mixed use building discussed.

SPEAKER: *Peter Calthorpe, Principal, Calthorpe Associates*

2:45 – 4:00 p.m. | **FUNDAMENTALS**

Planning Fun-da-mentals

This session will help demystify some of the planning field by explaining terms, process and meaning behind the actions of planning staff. We'll explain General Plans, ordinances, policies, staff reports, notices, and the nitty gritty of getting items before you to consider. We will have plenty of time for questions like "How do I apply a general plan goal to a specific project?" or "Why are findings so important?" We will also provide a small glimpse of the thought process of a planner before making a recommendation, and what the City Attorney hopes won't be said on the record during a public meeting.

For speaker information, go to www.cacities.org/plannersed

2:45 – 4:00 p.m. | **EMERGING ISSUES**

Streamline Your Development Review and Permitting Process

Are developers having trouble getting through your development review and approval process? Learn from one city that had the same struggle, and what they did to turn it around. Hear from perspectives ranging from how you manage culture change, technology and metrics to turn the problem around.

4:15 – 5:30 p.m. | **FUNDAMENTALS**

Iron Clad Findings and Effective Conditions of Approval

The approval of any project lies in the ability to make the required findings, and the imposition of conditions to mitigate the project's impacts. Learn ways to make your findings withstand a legal challenge, and ensure that your conditions of approval can be implemented.

4:15 – 5:30 p.m. | **EMERGING ISSUES**

The Future of Water

Last year, Gov. Jerry Brown ordered unprecedented water conservation in response to the drought. With the state's population set to top 44 million by 2030, and the uncertainty of climate change, communities must make the most of the water available to them. Doing so begins with smart planning. Hear experts discuss conservation tools available to cities and developers – including: stormwater capture and reuse, building design, storage, landscaping, greywater, and direct and indirect potable reuse – and what a water-wise city of the future may look like.

► Networking Reception

5:30 – 6:30 p.m.

Take this opportunity to network with your peers from throughout the state after a full afternoon of education sessions.

Thursday, March 3

► Registration Open

7:30 a.m. – Noon

► Networking Breakfast

7:30 a.m. – 8:30 a.m.

8:45 – 10:00 a.m. | **FUNDAMENTALS**

Social Media: A Survival Guide for Public Officials

Social media in the public workplace continues to raise questions more rapidly than courts can provide answers. Presented by a specialist in social media and the law, this cutting edge session will cover: social media and hiring practices; concerted activity, free speech, and employee discipline; use of social media in workplace investigations; use of social media as evidence in litigation; Public Records and Brown Act concerns; case studies; and social media policies and practices for public entities.

Thursday, March 3, Continued

8:45 – 10:00 a.m. | EMERGING ISSUES

When Public Engagement Efforts Derail the Public Process

Learn how the best of intentions can result in a public engagement process that is no longer representative of your community interests, preempts the normal planning process, or simply skews the results. Examples of Citizen Advisory Committee, Interactive Public Meetings and public hearings gone wrong will be provided. Learn how to avoid these outcomes through thoughtful planning, different meeting procedures, and a more adaptive and nimble process.

10:15 – 11:30 a.m. | FUNDAMENTALS

Civic Engagement – What's Worked?

Do you want younger generation involvement in your public process? Learn from experts that can talk about the tools and strategies to engage citizens using civic technologies.

10:15 – 11:30 a.m. | EMERGING ISSUES

Infill Projects: Ensuring Neighborhood Compatibility

Many cities have, or are, experiencing the transition from large developments to small infill projects. In many cases, new proposed infill projects can dramatically change the compatibility with, and character of, the neighborhood. Learn about some of the things planners are doing to ensure developers' rights to build, while protecting the community.

LUNCH SESSION – THURSDAY

11:45 a.m. – 1:00 p.m.

Data: Your Secret Weapon

In this short and fun talk, Dr. Jonathan Reichental will discuss ways you can use data, a resource you already have, to help with your agency objectives. He will describe how data is being used to build solutions, make decisions, and create more trust with stakeholders and the people we all serve.

1:15 – 2:30 p.m. | FUNDAMENTALS

Demystifying CEQA

CEQA, MMRP, Statement of Overriding Considerations, NEPA, LOS, vernal pools... terms that can make your head swim. Experts translate the California Environmental Quality Act into simple and easy to understand language, explain its purpose and provide handy tips on using CEQA to make projects better. A great session for new and seasoned commissioners alike!

1:15 – 2:30 p.m. | EMERGING ISSUES

Redefining Mobility: Connected/Autonomous Vehicles

With the incorporation of technology into nearly every aspect of our lives, the way we think about mobility has undergone a radical shift. This session will explore how connected and autonomous vehicles will transform the transportation landscape and the opportunities and challenges this new frontier in innovation presents.

Walking Tour | 2:00 – 4:30 p.m.

The tour by advance registration is \$25, limited to a maximum of 35 attendees, will be on a first-come, first-served basis. Once a tour is filled, it will be marked "Not Available." There will be no refunds.

PUBLIC/PRIVATE PARTNERSHIP THAT WORKS

The City of San Ramon and Sunset Development Company have a strong history of working collaboratively on projects that enhance the quality of life for our residents and businesses. The development of our new downtown City Center, City Hall, and rebranding the Bishop Ranch Business Park is the culmination of this long standing public/private partnership. The tour will begin at BR 2600, a 2 million square foot office building that has been renovated as a state of art workplace, and a presentation on Phase 1 of our new 300,000 square foot City Center, designed by International architectural firm Renzo Piano Building Workshop. The walking tour will take us to the City Center construction site, and end with a tour of the new City Hall.

2:45 – 4:00 p.m. | FUNDAMENTALS

Design Adds Value

This session will provide examples of good design, explain the link between good design and economic vitality, and provide a basis for discussion of design issues.

2:45 – 4:00 p.m. | EMERGING ISSUES

Complete Streets

Complete Streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. Find out from industry experts how this can be a game changer, and learn how your community can benefit.

4:15 – 5:30 p.m. | JOINT SESSION

Burning Questions, No Judgment

Have a question that you are afraid to ask in a public meeting or feel that after a few years on the Commission you should already know the answer to? Join us in a "safe" environment to receive answers to your most burning questions, and hear questions from your colleagues.

**For additional information & speakers,
go to www.cacities.org/plannersed**

****Sessions/Speakers are subject to change****

Friday, March 4

► Networking Breakfast

7:00 a.m. – 8:00 a.m.

8:15 a.m. – 9:30 a.m.

City of Dysfunction Junction: How to Conduct an Effective and Respectful Planning Commission Meeting

Enjoy the ever-popular and hilarious mock planning meeting skit, where you will learn some do's and don'ts for when you are seated on the dais.

9:45 – 10:45 a.m.

What Planners Need to Know about Municipal Finance and Budgets

A good understanding of municipal finance is important for effective city planning. In this lively session learn: essential concepts and current issues concerning key city revenues and costs; the latest on California city financial health and municipal bankruptcy; important legislative and legal developments in finance; and the inextricable relationship between land use development and city finances.

CLOSING GENERAL SESSION – KEYNOTE SPEAKER



11:00 a.m. – 12:15 p.m.

Leading with Innovation – How to Future-Proof Yourself, Fearlessly Innovate and Succeed in the New Normal

Just as the world's most successful organizations must continually reinvent

their products and brands to remain market leaders in an age of growing change and disruption, so too must we continuously rethink, reimagine, and reinvent the value we provide to our citizens. In this eye-opening presentation, bestselling author and futurist Scott Steinberg reveals how to thrive in the new operating reality, unlock creativity, and successfully leverage new leadership strategies to adapt to changing times and audiences. From more powerful ways to unleash innovation to solutions for better capitalizing on emerging trends and cutting-edge advancements, discover how you and your colleagues can flourish in tomorrow's world – and effectively apply its most crucial success strategies and skills in context.

SPEAKER: Scott Steinberg, CEO, TechSavvy Global

PLEASE NOTE: The information you provide to the League when registering for a League conference or meeting may be shared with the conference or meeting hotel(s). The hotel(s) will also share with the League the information you provide to the hotel(s) when you make your hotel reservation for the conference or meeting. The information shared between the League and the hotel(s) will be limited to your first name, last name and dates/length of stay in the hotel.

GENERAL INFORMATION

All attendees must register for the conference prior to reserving a hotel room. Registration is not complete until full payment is received. The League is unable to accept purchase orders. Once registration is complete, you will be directed to the housing reservations page.

- For online registration, go to www.cacities.org/events and select "Planning Commissioners Academy". To request a mail-in registration form, contact mdunn@cacities.org.

Registration must be received by Tuesday, February 2.

After this date, please register onsite if available.

Costs/Fees

Full registration includes electronic access to all program materials, admission to all sessions, two breakfasts, one lunch, and a Wednesday evening reception.

Full Conference

City Planning Commissioners/City Planning Directors/Staff	\$575
All Others – company, consultant, League Partners	\$700
Non-Member City Planning Commissioners/Directors/Staff	\$1,575

One Day Registration

City Planning Commissioners/City Planning Directors/Staff	\$300
All Others – company, consultant, League Partners	\$475
Non-Member City Planning Commissioners/Directors/Staff	\$1,300
Spouse Reception Only Registration (Wednesday)	\$40

The spouse fee is restricted to persons who are not city or public officials, are not related to any Partner or sponsor, and would have no professional reason to attend the conference. It includes admission to reception only. There is no refund for the cancellation of a spouse registration. It is not advisable to use city funds to register a spouse.

AB 1234 Ethics Training Workshop Registration

Workshop registration available only after conference registration is complete – No additional cost

Optional Tours

Pre-registration and payment for the tours is required (first-come, first-served – limited to a maximum of 35 participants. Guest/Spouses are not eligible due to limited space. Walking Tour of City Center & City Hall @ Bishop Ranch

Cancellations

Refunds of rate paid, minus \$75 processing charge, will be made for cancellations submitted in writing to mdunn@cacities.org and received by **Tuesday, February 2**. There are no refunds for cancellations after this date. Substitutions can be made onsite.



If you require special accommodations related to facility access, transportation, communication and/or diet, please contact our Conference Registrar by Tuesday, February 2 at mdunn@cacities.org.

Hotel Information & Reservations

Hotel reservation changes, date modifications, early check-out, or cancellations made prior to **Tuesday, February 2** must be done through the online reservation link you received when registering for the conference. Use your confirmation/acknowledgement number to access your reservation to make changes. Once the February 2 deadline has passed, please contact the hotel directly with any changes or cancellations. Please note that hotel cancellations after the housing deadline has passed may incur a financial penalty or a minimum one-night room charge or attrition fees.

San Ramon Marriott | 2600 Bishop Drive, San Ramon CA 94583

Hotel Rate (per night): \$189 – Single/Double Occupancy (plus tax and fees)

Parking: \$18 overnight/\$18 per day (subject to change without notice)

**Please DO NOT book outside of the League hotel block. This will cause an increase in event costs, liabilities and higher registration rates.*