

**CORCORAN PLANNING COMMISSION
MEETING AGENDA**

*Monday, August 17, 2020
5:30 P.M*

******* NOTICE *******

**IN RESPONSE TO THE ORDERS
ISSUED BY THE GOVERNOR OF THE STATE OF CALIFORNIA
AND THE INREASING NUMBER OF COVID-19 CASES IN THE STATE
THE CORCORAN PLANNING COMMISSION MEETING
WILL BE HELD VIA A CONFERENCE CALL**

TO ACCESS THE MEETING, PLEASE USE THE FOLLOWING:

Dial-in Number: 1-712-775-7031

Access Code: 962-899

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

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

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

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

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

ROLL CALL

Chairman: Shea DeVaney
Vice-Chairman: Karl Kassner
Commissioner: David Bega
Commissioner: Vicente Carrasco Sanchez
Commissioner: David Jarvis
Commissioner: Dennis Tristao
Commissioner: Janet Watkins

FLAG SALUTE

1. **PUBLIC DISCUSSION**

2. **APPROVAL OF MINUTES**

2.1 Approval of minutes of the regular Planning Commission meeting on July 20, 2020.

3. **RE-ORGANIZATION - None**

4. **PUBLIC HEARING**

4.1. Public hearing to introduce and consider Resolution # 2020-13, Conditional Permit 20-02 submitted by Gurmohan Sidhu for type 21 liquor license to sell beer, wine and hard liquor at store located at 1301 Whitley Avenue, Corcoran, CA 93212 with APN: 032-023-004 (*Tromborg*)(VV)

- A. Open Public hearing
- B. Staff Report
- C. Accept written testimony

- D. Accept oral testimony
- E. Close hearing
- F. Council discussion
- G. By motion, approve/approve with changes/deny recommendation

4.2. Public hearing to introduce and consider Resolution No. 2020-14 Tentative Parcel Map application 20-03 submitted by Zumwalt Hansen & Associates, Inc. for property address 2632 North Avenue, Corcoran, CA 93212, APN 034-110-032.
(Tromborg)(VV)

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

4.3. Public hearing to introduce and consider Zone Text Change pertaining to application for Supportive Housing through an administrative review.
(Tromborg)(VV)

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

5. **STAFF REPORTS**

5.1 Local Early Action Planning (LEAP) Grants Program

6. **MATTERS FOR PLANNING COMMISSION**

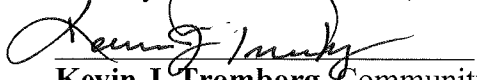
6.1. Information Item: Variance on existing lots, 6,000 sq.ft. or more with less than 60' width

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

6.3 Committee/Seminar Reports - None

7. **ADJOURNMENT**

I certify that I caused this Agenda of the Corcoran Planning Commission meeting to be posted at the City Council Chambers, 1015 Chittenden Avenue on August 13, 2020.



Kevin J. Tromborg, Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, July 20, 2020**

The regular session of the Corcoran Planning Commission was held through a teleconference at 832 Whitley Avenue, Corcoran, CA 93212. The meeting was called to order by Chairperson, DeVaney, in the City Hall, 832 Whitley Avenue, Corcoran, CA, at 5:30 P.M.

ROLL CALL

Commissioners present: Bega, DeVaney, Jarvis, Kassner, Tristao and Watkins

Commissioners absent: Carrasco Sanchez

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

Also present: Joseph Beery, City Attorney

FLAG SALUTE None.

1. PUBLIC DISCUSSION - None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Bega and seconded Kassner to approve the minutes of the regular meeting on April 13, 2020. A roll call vote was made. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Carrasco Sanchez

3. RE-ORGANIZATION - None

4. PUBLIC HEARING

4.1 Public Hearing to introduce and consider Resolution # 2020-12 for a Tentative Parcel Map (TPM 20-02) submitted by Raul Cobos represented by Zumwalt Hansen and Associates for property address 735 6 ½ Avenue, Corcoran, CA 93212 with APN 030-134-013, was declared open at 5:35 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:45 pm.

Following Commission discussion, a **motion** was made by Kassner and seconded by Watkins to approve Resolution 2020-12, Tentative Parcel Map (TPM 20-02) for property address 735 6 ½ Avenue, Corcoran, CA 93212 with APN 030-134-013. A roll call vote was made. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Carrasco-Sanchez

At this point, since Mr. Daniel Ortiz called-in, Chairman DeVaney put forward item 5.1 to discuss the zone exception request of Mr. Ortiz pertaining to one seatrain located at 2012 Josephine Ave. Corcoran, CA 93212.

5.1 Following Commission discussion, a **motion** was made by DeVaney and seconded by Jarvis to approve zone exception request pertaining to one seatrain located at property address 2012 Josephine Avenue, Corcoran, CA 93212 with conditions according to criteria set on seatrain. A roll call vote was made. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Carrasco Sanchez

4.2 Public Hearing to introduce and consider Resolution No. 2020-11 for a Zone Text Change pertaining to age of a Mobile Home on an infill lots was declared open at 5:48 pm. Tromborg presented the staff report. Having no oral or written testimony received, the public hearing was closed at 5:56 pm.

Following Commission discussion, a **motion** was made by DeVaney and seconded by Bega to approve Resolution 2020-11 for a Zone Text Change pertaining to age of a Mobile Home on an infill lots. A roll call vote was made. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Carrasco Sanchez

5. STAFF REPORTS

5.2 Following Commission discussion, a **motion** was made by Kassner and seconded by Jarvis to retain the street name Crown Dr., Corcoran, CA 93212 instead of Rambo Rd. A roll call vote was made. Motion carried by the following vote:

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

NOES:

ABSTAIN:

ABSENT: Carrasco Sanchez

6. MATTERS FOR COMMISSION

6.1. Commission received information item on the following:

- Notification of cancelled meeting of the Planning Commission will be sent through email with a follow-up text message;
- On General Plan update, continue evaluation and provide necessary update to the planning commission.
- Planning Commission gave direction to the staff to move forward with the zone text change re approval or Supportive Housing through administrative review

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

6.3 Committee/Seminar Reports - None

7. ADJOURNMENT

At 6:30 p.m., the meeting was adjourned to the next regular meeting on Monday, August 17, 2020 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Shea DeVaney, Planning Commission Chairperson

ATTEST:

Kevin J. Tromborg, Community Development Director

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega

David Jarvis

Vicente Carrasco Sanchez

Dennis Tristao

Janet Watkins

Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

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

Community
Development
Director
559-992-2151 (232)

STAFF REPORT
Public Hearing

CUP

Item # 4.1

To: Planning Commission

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

Date: August 17, 2020

Subject: **Conditional Use Permit 20-02, Resolution No 2020-13 for a type 21 off site
General alcohol/liquor license. The location of the proposed Conditional Use
Permit; 1301 Whitley Avenue. (APN: 032-023-004)**

General Information:

APPLICANT

Gurmohan Sidhu
2319 Steven Robert LN
Manteca Ca 95337

PROPERTY OWNER

Gurmohan Sidhu
2319 Steven Robert LN
Manteca Ca 95337

REPORT

The applicant proposes to sell off site alcoholic at a proposed Convenience market located at 1301 Whitley Avenue, Corcoran, CA 93212. The applicant is in the process of applying to the Department of Alcoholic Beverages Control (ABC) for an off-site sale license type 21. According to ABC, there are four (4) off sale licenses and one (1) on-site licenses in census tract 0014.02 adding a fifth off site 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: Convenience Market	CD: Downtown Commercial
North: Retail and service	CD: Downtown Commercial
South: Multi Family Residential	RM-2 Multi Family Residential
East: Retail and service	CD: Downtown Commercial
West: Retail and service	CD: Downtown Commercial

All businesses in the downtown commercial zone 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 off-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. 2020-13
CORCORAN CITY PLANNING COMMISSION
PERTAINING TO
CONDITIONAL USE PERMIT 20-02

At a meeting of the Planning Commission of the City of Corcoran duly called and held on August 17, 2020, the Commission approved the following:

Whereas, Gurmohan Sidhu, submitted an application requesting approval for a Conditional Use Permit to sell alcohol/liquor for a proposed business located at 1301 Whitley Avenue, Corcoran, CA 93212 with APN 032-023-004; and

Whereas, this Commission considered the staff report on August 17, 2020; 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 0014-02 census tract area; and

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

- (A) The proposed business is to be located in an existing building that is zoned for this type of business and therefore is categorically exempt under CEQA 15301 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 and that a Site Plan Review application be submitted for full review by Community Development Staff and other agencies as may be required.
- (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 Resolution No. 2020-13 and Conditional Use Permit 20-02 be approved with the Conditions stated in Exhibit A, General Conditions, and that the Planning Commission recommends to the City Council approval of Resolution No. 2020-13 and Conditional Use Permit 20-02.

AYES:
NOES:
ABSENT:
ABSTAIN:

PASSED AND ADOPTED on this 17th day of August, 2020

Shea DeVaney
Planning Commission Chairman

Kevin J. Tromborg
Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 2020-13 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 17th day of August, 2020, by the vote as set forth therein.

DATED: August 17, 2020

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

EXHIBIT A
CONDITIONAL USE PERMIT

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 attorney's 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 an approved, (by the Building Official or Kings County Fire), Know box be installed within 30 day if not already installed.
5. That all rules and regulation governing the sale and consumption of alcohol by the State of California, the Federal Government or the local Police Department be adhered to at all Times.
6. That all Sidewalks and driveway approaches be replaced or repaired according to City Improvement Standards.
7. That a landscaping plan be submitted and approved prior to business operations.
8. That security cameras be installed on the exterior of the building.
9. That all signage be applied for and approved by the Community Development Department prior to installation.
10. That glazing shall not be covered by more than 25% of the each pane.
11. That the parking lot be sealed and stripped according to City improvement standards

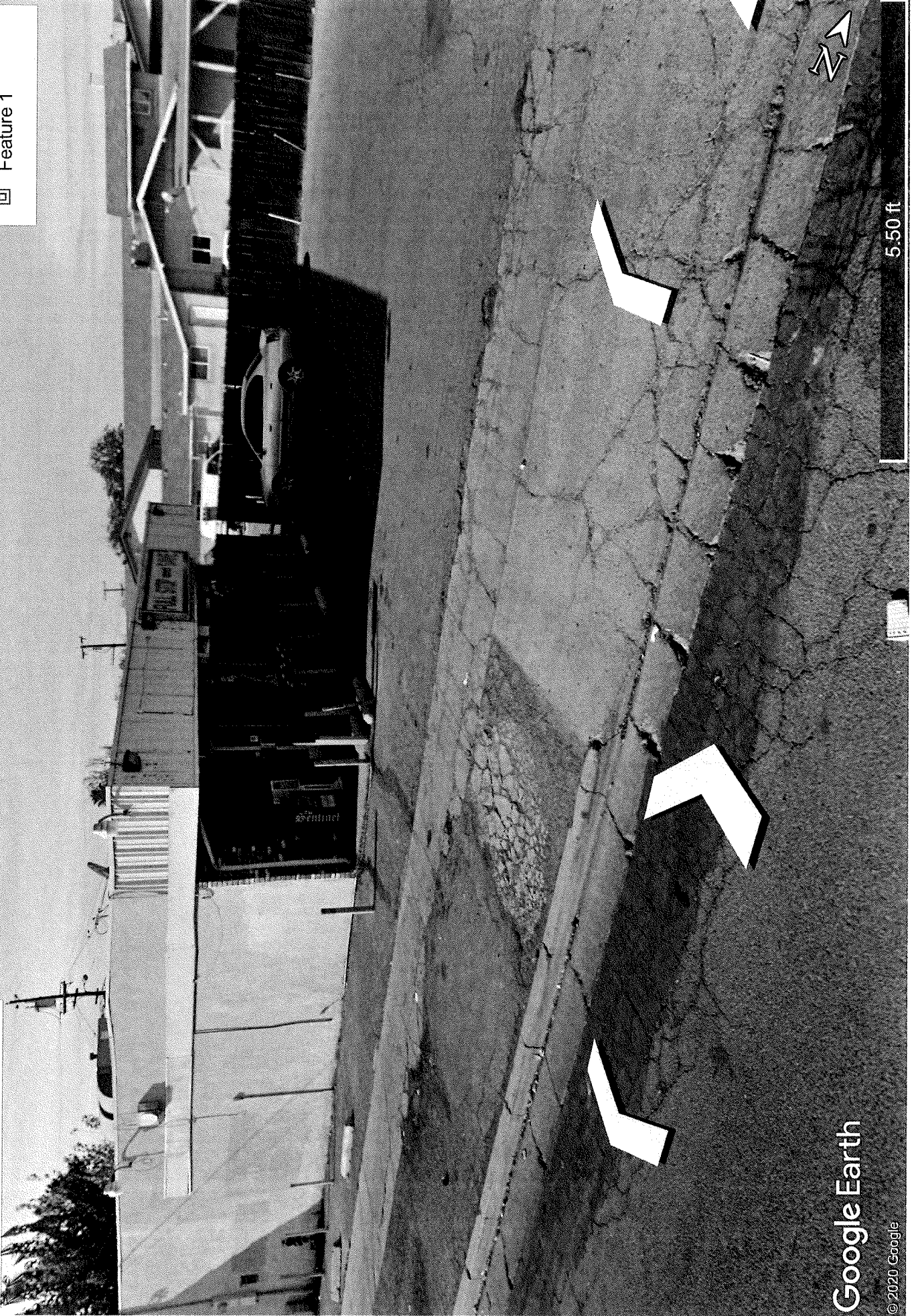
Untitled Map

Write a description for your map.

Legend

📍 1301 Whitley Ave

📏 Feature 1



Untitled Map

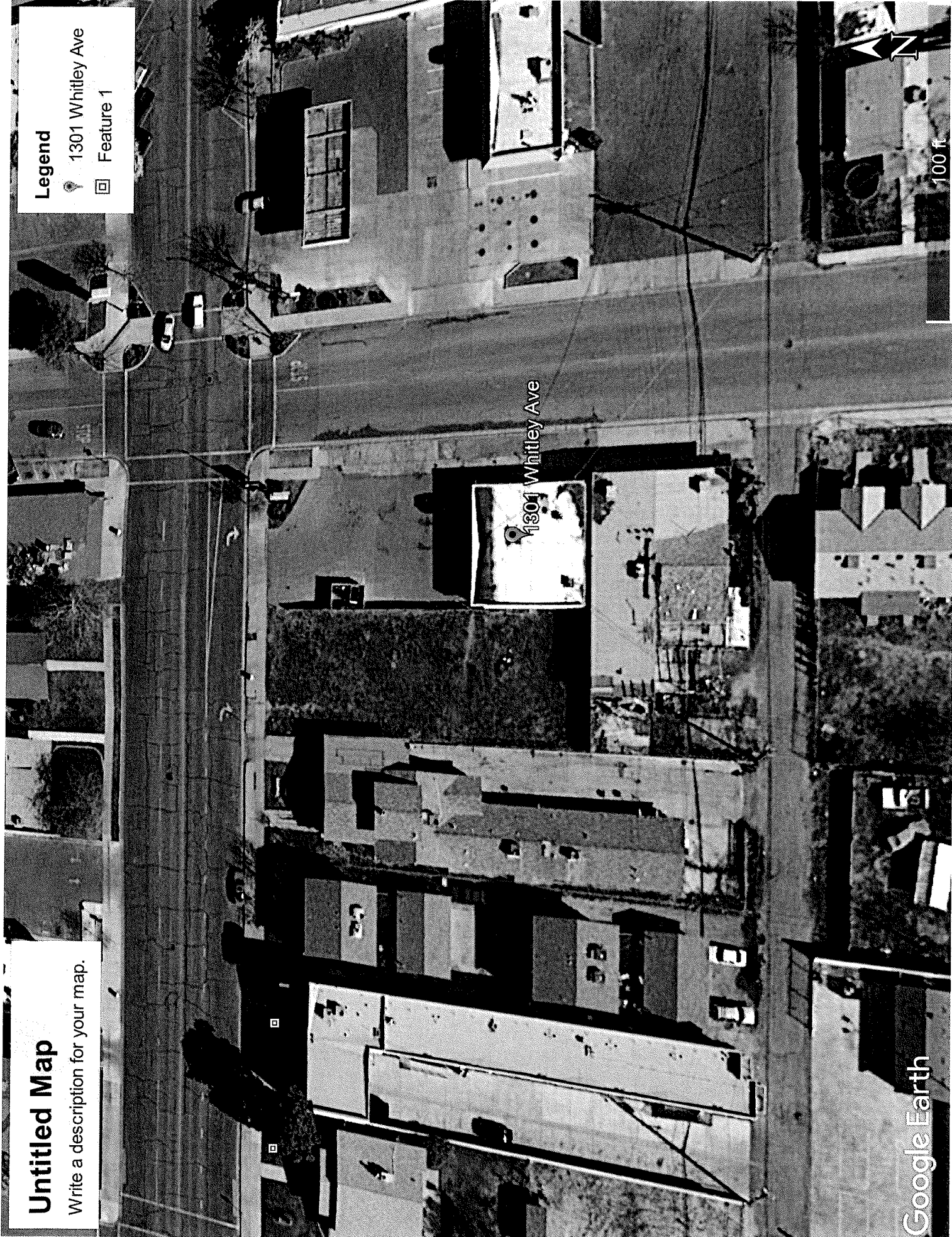
Write a description for your map.

Legend

📍 1301 Whitley Ave

📏 Feature 1

1301 Whitley Ave



City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of Corcoran Planning Commission will conduct a public hearing on Monday, August 17, 2020 at 5:30 p.m. at the City Council Chambers, 1015 Chittenden Avenue, to consider Conditional Permit 20-02 submitted by Gurmohan Sidhu for type 21 liquor license to sell beer, wine and hard liquor at store located at 1301 Whitley Avenue, Corcoran, CA 93212 with APN: 032-023-004.

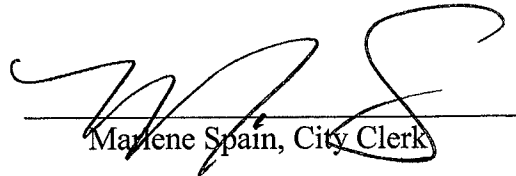
The purpose of the public hearing is to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City Clerk or the Community Development Director, 832 Whitley Avenue, Corcoran, CA 93212 or you may call telephone (559) 992-2151 ext. 232 prior to 5:00 p.m. on Monday, August 17, 2020. In addition, information may be obtained by contacting the Community Development Department from 8:00 a.m. to 5:00 p.m. on weekdays.

If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, please call City Clerk (559) 992-2151 ext. 235 to arrange for those accommodations to be made.

All interested persons may appear to present testimony at the hearing. If you challenge any action or decision by the Planning Commission regarding the subject of the public hearing described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the city council at, or prior to, the public hearings.

At the time and place noted above all persons interested in the above matter may appear and be heard.

Dated: July 24, 2020



Marlene Spain, City Clerk

Publish: July 30, 2020, "The Corcoran Journal"

CITY OFFICES:

832 Chittenden Avenue * Corcoran, CA 93212 * Phone 559-992-2151 * www.cityofcorcoran.com

Select or search for a feature in the map
1301 Whitley Ave, Concord, CA 93121, U X

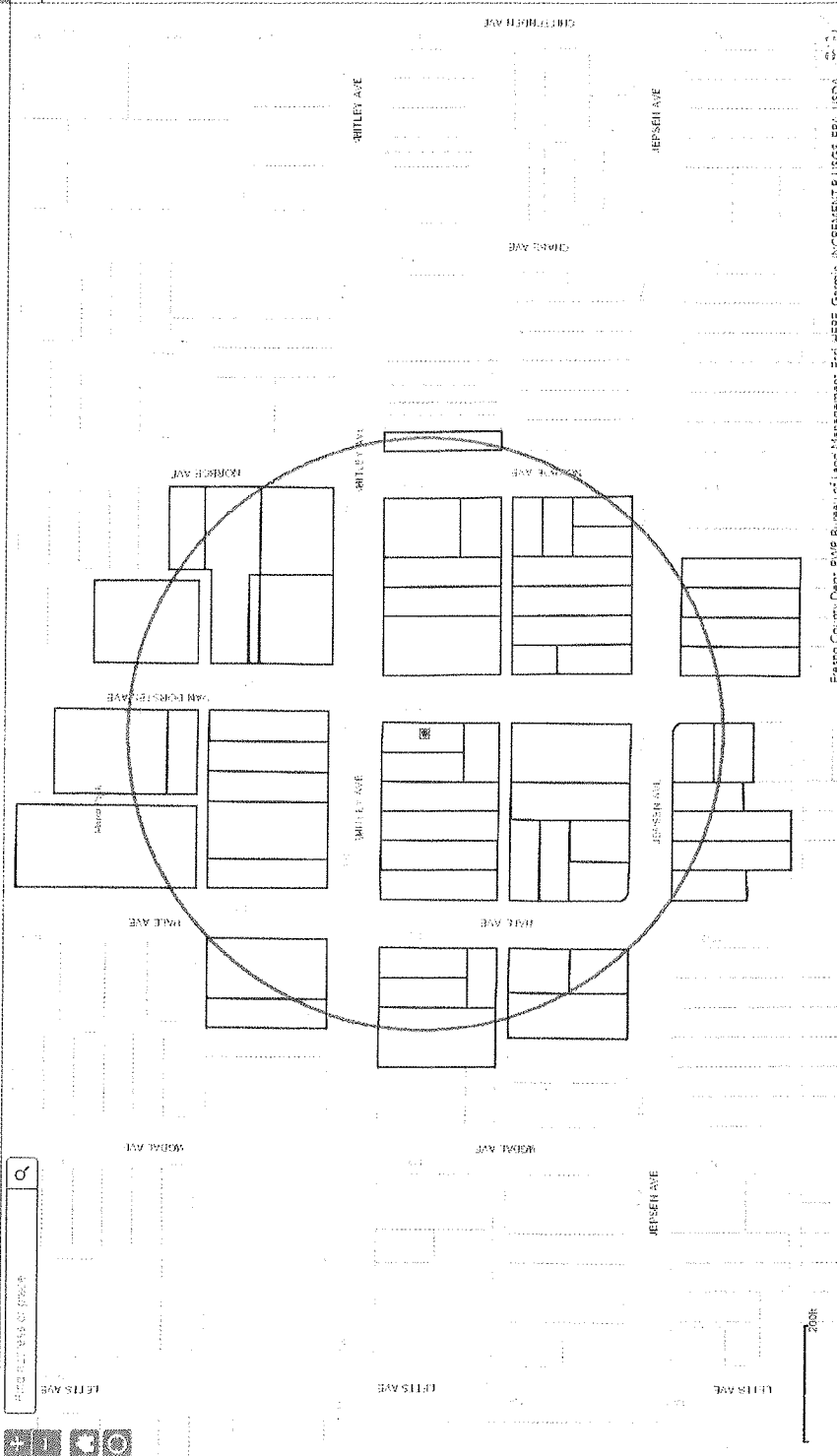
Apply a search distance
500 Feet

Addresses Layer
ConcordParcelPublishing_Private

Format
PDF: legal 1 x 2 5/8 inches, 30 per page

61 addresses found. Do you want to continue?

Download



MELENDEZ, JORGE & ERIKA NAVARRO H/W
6465 W MOUNT WHITNEY AVE
RIVERDALE CA 93656

HESKETT REAL PROPERTIES LLC
1600 W BEVERLY DR
VISALIA CA 93277

CITY OF CORCORAN
832 WHITLEY AVE
CORCORAN CA 93212

CORLEY FAMILY TRUST
C/O DELBERT CORLEY
1304 WHITLEY AVE
CORCORAN CA 93212

DEVANEY, DOUGLAS & TERRELL H/W
1321 WHITLEY AVE
CORCORAN CA 93212

HANSEN, NIS P
30248 6TH AVE
CORCORAN CA 93212

VALOV, TERRY
2790 AVENUE 192
TULARE CA 93274

WALLS, MICHAEL
1130 VAN DORSTEN AVE
CORCORAN CA 93212

GOMEZ, LARRY F & MARVELLA R H/W
1408 JEPSEN AVE
CORCORAN CA 93212

SOTO, JOSE L
1218 JEPSEN AVE
CORCORAN CA 93212

ORTIZ, CARLOS & MARIA H/W
657 N PECK RD
SANTA PAULA CA 93060

ZAVALA, JUAN A
6054 AVE 400
DINUBA CA 93618

WALLS, MICHAEL & DEANNA H/W
1501 JEPSEN AVE
CORCORAN CA 93212

CITY OF CORCORAN
832 WHITLEY AVE
CORCORAN CA 93212

FLORIAN, NOE
15218 WILLARD ST
PANORAMA CITY CA 91402

NUNEZ, MANUEL R & MARIA C H/W
5510 PLYMOUTH AVE
CORCORAN CA 93212

GARCIA, RAYMUNDO SOTO 50%
1204 JEPSEN AVE
CORCORAN CA 93212

JCH FAMILY LIMITED PARTNERSHIP 33.333%
5917 W ELOWIN DR
VISALIA CA 93291

LOPEZ, JAVIER & MARIA G H/W
2217 GARVEY AVE
CORCORAN CA 93212

GARCIA, ENRIQUE L
1157 HALE AVE
CORCORAN CA 93212

FIRST PENTECOSTAL CHURCH/JESUS CHRIST INC
P O BOX 275
CORCORAN CA 93212

COBOS, RAUL & ELSA BALLESTEROS DE H/W
522 BENRUS AVE
CORCORAN CA 93212

BAJWA, BHUPINDER S & GLORIA H/W
1317 WHITLEY AVE
CORCORAN CA 93212

HESKETT REAL PROPERTIES LLC
ATTN: DONALD E HESKETT
1711 N 11TH AVE
HANFORD CA 93230

MENDES, ALVIN E
205 E 5TH ST
HANFORD CA 93230

SERRATO B, SALVADOR
1600 SEQUOIA AVE
CORCORAN CA 93212

FJ & J INVESTMENTS LLC
15036 AVENUE 313
VISALIA CA 93292

SIAS, JOSE G
2925 ORANGE AVE
CORCORAN CA 93212

GONSALVES, FRANK & JENNY H/W
1220 JEPSEN AVE
CORCORAN CA 93212

RUBEN TECHNOLOGIES LLC
P O BOX 8153
VISALIA CA 93290

RODRIGUEZ, DAVID
10296 LOCHNER DR
SAN JOSE CA 95127

WHITE, GREGORY W & ZORAIDA V NORATTO H/W
3009 CEDAR ST
RIVERSIDE CA 92501-2329

DENTON, PHILIP C & LISA R H/W
1318 JEPSEN AVE
CORCORAN CA 93212

WRIGHT-JACKSON TRUST
1002 E OAKRIDGE AVE
VISALIA CA 93292

HAMRAN, HAMDI J 50%
1519 AURAND CT
CORCORAN CA 93212

ESCOBAR, GLORIA 50%
1401 WHITLEY AVE
CORCORAN CA 93212

DOERKSEN, DAN & WANDA LIVING TRUST 50%
C/O DANIEL DOERKSEN
1477 N BIRCH AVE
REEDLEY CA 93654

MARTIN, FELIPE R
1220 VAN DORSTEN AVE
CORCORAN CA 93212

DREAMSPAL LLC
725 EVANS RD
SAN LUIS OBISPO CA 93401

TORRES, JESUS J & CONSUELO A L DE H/W
1217 JEPSEN AVE
CORCORAN CA 93212

SANCHEZ, GRICELDA
42928 LEMONWOOD ST
FREMONT CA 94538

CITY OF CORCORAN
832 WHITLEY AVE
CORCORAN CA 93212

JAI SAINATH INC
1224 WHITLEY AVE
CORCORAN CA 93212

HASSAN, QAYED & N SALEH ALDOBAILY H/W
2202 VIA TUSCANIA AVE
DELANO CA 93215

MCDONALD, THOMAS & PAULINE LIVING TRUST
C/O THOMAS E MCDONALD, CO-TRUSTEE
7354 SHASTA FOREST DR
SHINGLETOWN CA 96088

RUBEN TECHNOLOGIES LLC
P O BOX 8153
VISALIA CA 93290

SCOFIC, ANTHONY
P O BOX 174
CORCORAN CA 93212

WILBUR, IRV & DEBRA A H/W
1146 STONECREST DR
ARROYO GRANDE CA 93240

SHEDID, GUSSAN J TRUST 25%
C/O GUSSAN J SHEDID TRUSTEE
3849 JENKINS RD
BAKERSFIELD CA 93301

WRIGHT, MICHAEL
1002 E OAKRIDGE AVE
VISALIA CA 93292-2263

MUSTAIN, ROBERT J
1017 JOSEPHINE AVE
CORCORAN CA 93212

SACHI HOSPITALITY LLC
C/O SANDEEPBHAI PATEL
1317 WHITLEY AVE
CORCORAN CA 93212

BROWN, DILLON
1160 HALE AVE
CORCORAN CA 93212

SANCHEZ, GRICELDA
42928 LEMONWOOD ST
FREMONT CA 94538

SACHI HOSPITALITY LLC
C/O SANDEEPBHAI PATEL
1317 WHITLEY AVE
CORCORAN CA 93212

RAINEY, DANIEL J & CARMEN H/W
2612 EL PORTAL DR
BAKERSFIELD CA 93309-5334

DE VANEY, DOUGLAS & TERRELL H/W
1321 WHITLEY
CORCORAN CA 93212

BUFORD, WILLIAM E & MARCELYN M TRUST
ATTN: BUFORD OIL
P O BOX 104
HANFORD CA 93232

HAMRAN, HAMDI 50%
C/O SUPER DRIVE IN
1300 WHITLEY AVE
CORCORAN CA 93212

BAJWA, BHUPINDER S & GLORIA H/W
1317 WHITLEY AVE
CORCORAN CA 93212

FLAHERTY, PATRICK & JO ANN H/W JT
1310 WHITLEY AVE
CORCORAN CA 93212

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

David Bega
Dennis Tristao
David Jarvis
Janet Watkins
Vicente Sanchez

Planning Commission



**Community
Development
Department**

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**STAFF REPORT
PUBLIC HEARING**

Item # 4.2

To: Planning Commission
From: Kevin J. Tromborg, Community Development Director, Planner, Building Official.
Date: August 17, 2020
Subject: Tentative Parcel Map 20-03, Reference Number 20-0018 Resolution 2020-14.
Splitting one lot into two lots of 0.50 Acre each.

A. General Information:

1.	Owner:	Maria Buenrostro 17186 Circle Drive Madera Ca 93638 209-658-9128
2.	Applicant:	Maria Buenrostro (Zumwalt Hansen)
3.	Site Location:	2632 North Avenue
4.	Property Description:	APN No. 034-110-032
5.	Site Area:	43,806.84 Square Feet
6.	General Plan Designation:	Low density
7.	Current Zone Classification:	R1-6
8.	Existing Use:	Vacant Lot
9.	Proposed Use:	Single Family Dwellings

Recommendation:

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission take action based on the following findings and on the attached Resolution 2020-14 recommending the City Council approve Tentative Parcel Map 20-03.

A. Project Location & Description:

The Property is located on the north side of North Avenue west of 6 ½ Avenue and east of Benrus Avenue (Section 15, Township 21, Range 22. (APN No. 034-110-032)

B. SURROUNDING ZONING AND USES

	<u>USE</u>	<u>ZONING</u>
NORTH:	Single Family Dwellings	R1-6
SOUTH:	Single Family Dwellings	R1-6
EAST:	Single Family Dwellings	R1-6
WEST:	Single Family Dwellings	R1-6

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

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. This finding can be made based on the following:

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

Evidence:

Proposed Parcel Map.

C. Type of Development Finding:

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

1. The site is flat and is within the area that is defined as “*not a part*” according to The Federal Emergency Management Agency flood insurance rate map.
2. The parcels are within the urbanized area of the City.
3. City water and sewer services are available to the parcels.

Evidence:

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

D. Density Findings:

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

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

Evidence:

General Plan and Zoning Ordinance.

E. Environmental Findings:

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

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

Evidence:

CEQA Guidelines.

F. Public Health Findings:

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

Finding can be made based on the following:

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

Evidence:

Tentative Parcel Map; Planning Commission Resolution Conditions of Approval.

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

Evidence:

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

RECOMMENDATION OF THE PLANNING COMMISSION:

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

EXPIRATION OF MAPS AND EXTENSIONS:

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

Comments from Other Agencies/Departments:

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

EXHIBIT A
TENTATIVE PARCEL MAP
TPM 20-03

GENERAL DESIGN:

1. That the applicant in consideration of the approval of said tentative parcel map hereby agrees to hold harmless the City of Corcoran and all of its departments, officers, agents, or employees free and harmless of, and from any claims or any kind of nature arising out of or by reason of said project approval, and the development of said project by any person, firm or corporation, public or private, and from the cost and expense of defending the same including 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 in effect at the time the building permits are issued. This shall include, but not limited to, capacity and impact fees which have been adopted by the City, have been approved in report form by the City but are awaiting enactment by resolution, and/or have been adopted by the City in resolution form but have not yet become effective under such resolution. Such fees shall be paid prior to obtaining building permits for the project. Or such earlier time set forth in the Corcoran Municipal Code.
3. That all proposals of the applicant are conditions of approval if not mentioned herein.
4. That the general design of the parcel map be approved with minor modifications being approved by the Community Development Department and the Public Works Department..
5. That the construction of the improvements be limited to day light hours.
6. That dust control measures as out lined by the Air Quality Control Board be taken during construction of improvements.
7. That the developer comply with all lighting and landscape improvements as directed by the City of Corcoran.

Building and Safety, and Engineering Department; Exhibit A

1. Prior to infrastructure or building construction, plans shall be submitted and approved by the Building Official and the City Engineer.

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

Fire Department: Exhibit B

1. No structure shall be more than 300 feet from a fire hydrant. Fire hydrants shall be operable and meet the fire flows required in the 2019 edition of the California Fire Code.
2. Access roads of an all -weather surface shall be provided to all buildings and the roads shall maintained during the duration of the construction. The roads shall be capable of supporting heavy fire equipment and shall be a minimum of 20 ft. in width.
3. Adjustments shall not interfere with fire department access. No structure or future structure shall be farther than 150 feet from fire apparatus access. Access roads and adequate turnaround provisions shall be provided if fire apparatus access distance is exceeded.

Public Works Department/Engineering

See Building and Engineering

Kings County Department of Public Health

No comments

SJV Air Pollution Control District

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

ZONING:

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

ARCHEOLOGICAL:

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

EXPIRATION:

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

**RESOLUTION NO. 2020-14
PERTAINING TO
TENTATIVE PARCEL MAP 20-03**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on August 17, 2020, the Commission approved the following:

Whereas, Maria Buenrostro, submitted an application requesting approval for a Tentative Parcel Map located on the north side of North Avenue west of 6 ½ Avenue and east of Benrus Avenue; and

Whereas, this Commission considered the staff report and map on August 17, 2020; and

Whereas, the property is located on the north side of North Avenue west of 6 ½ Avenue and east of Benrus Avenue; and

Whereas, one parcel is proposed to be divided into two parcels. Parcel (1) (66" x 331.85 Feet) (21,902.1 Square feet) (0.50 Acres) Parcel (2) (66 x 331.87 feet) (21,903.42 Square Feet) (0.50 Acres); and

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

Whereas, this Commission held a public hearing and considered the staff report and map for Tentative Parcel Map 20-03 on August 17, 2020; and

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

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

Whereas, the Planning Commission has made the following findings for Tentative Parcel Map 20-03:

Parcel Map Findings:

- (A) The proposed parcel map meets the requirements of the Zoning Ordinance
- (B) The proposed parcel map is consistent with the goals and objectives of the General Plan
- (C) The property is currently within the Corcoran City limit.
- (D) That the site for the proposed Tentative Parcel Map is adequate in size and shape to accommodate the additional parcels.
- (E) That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

(F) That the proposed use will have no adverse effect upon adjoining or other properties. In making this determination, the Commission shall consider the proposed location of improvements on the site; vehicular ingress, egress and internal circulation; setbacks; heights of buildings; walls and fences; landscaping; outdoor lighting; signs; and such other characteristics as will affect surrounding property;

(G) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, area plans, or planned development approved by the City;

(H) The proposed tentative parcel map will not be finale, and cannot be occupied until the final map is recorded.

(I) That all City infrastructure improvements be completed according to City Standards prior to the issuance of building permits or occupancy of the properties.

IT IS THEREFORE RESOLVED that Tentative Parcel Map 20-03 be approved subject to the conditions listed in all exhibits and resolution 2020-14.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 17st,day of August, 2020

Planning Commission Chairman

Community Development Director

CERTIFICATE

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

I, Ma. Josephine D. Lindsey, Planning Commission Secretary of the City of Corcoran, hereby certify that this is a full, true and correct copy of Resolution No. 2020-14 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 17st day of August, 2020, by the vote as set forth therein.

DATED: August 17, 2020

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

Untitled Map

Write a description for your map.

Legend

📍 2632 North Ave

📍 2632 North Ave

Google Earth

© 2020 Google

300 ft



Untitled Map

Write a description for your map.

Legend

📍 2632 North Ave



City of

CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the City of Corcoran Planning Commission will conduct a public hearing on Monday, August 17, 2020 at 5:30 p.m. at the City Council Chambers, 1015 Chittenden Avenue, to consider Tentative Parcel Map application 20-03 submitted by Zumwalt Hansen & Associates, Inc. for property address 2632 North Avenue, Corcoran, CA 93212 (APN) 034-110-032). The property is proposed to split from one parcel to two parcels.

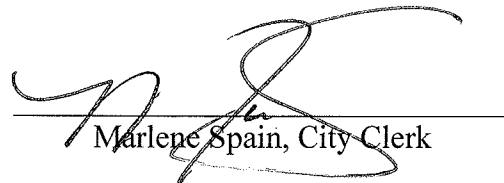
The purpose of the public hearing is to give citizens an opportunity to make their comments known. If you are unable to attend the public hearing, you may direct written comments to the City Clerk or the Community Development Director, 832 Whitley Avenue, Corcoran, CA 93212 or you may call telephone (559) 992-2151 ext. 232 prior to 5:00 p.m. on Monday, August 17, 2020. In addition, information may be obtained by contacting the Community Development Department from 8:00 a.m. to 5:00 p.m. on weekdays.

If you plan to attend the public hearing and need a special accommodation because of a sensory or mobility impairment/disability, please call City Clerk (559) 992-2151 ext. 235 to arrange for those accommodations to be made.

All interested persons may appear to present testimony at the hearing. If you challenge any action or decision by the Planning Commission regarding the subject of the public hearing described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the city council at, or prior to, the public hearings.

At the time and place noted above all persons interested in the above matter may appear and be heard.

Dated: July 24, 2020



Marlene Spain, City Clerk

Publish: July 30, 2020, "The Corcoran Journal"

CITY OFFICES:

832 Chittenden Avenue * Corcoran, CA 93212 * Phone 559-992-2151 * www.cityofcorcoran.com

34110024000
ONZALEZ, RAUL H & MARY H H/W
01 BENRUS AVE
ORCORAN CA 93212

034110031000
COLORED CHURCH OF CHRIST THE
C/O GEORGIA JACKSON
306 BARN DANCE WAY
OAKLEY CA 94561-1766

34110033000
NEAL, OTHA R
PO BOX 70793
BAKERSFIELD CA 93387

034110038000
GOMEZ, FRANCES C
PO BOX 692
CORCORAN CA 93212

34110032000
UENROSTRO, MARIA
7186 CIRCLE DR
MADERA CA 93638

034110030000
NEAL, OTHA R
PO BOX 70793
BAKERSFIELD CA 93387

34120006000
DOWNS ALASKA COMMUNITY PROPERTY TRUST
6870 LAKE RD
OLDOTNA AK 99669

034120005000
DOWNS ALASKA COMMUNITY PROPERTY TRUST
36870 LAKE RD
SOLDOTNA AK 99669

34120038000
HAW, ALI M & DUNYA A NASSER H/W
1920 14TH AVE
SANFORD CA 93230

034120021000
ADAMS, RICHARD C & GINGER L H/W
2629 NORTH AVE
CORCORAN CA 93212

34120030000
MAGDALENO, JOSE A D
1633 NORTH AVE
CORCORAN CA 93212

034120029000
WILLIAMS, MINNIE L EST
C/O ALFRED ROBINSON
636 BELL AVE
CORCORAN CA 93212

34120013000
MC KNIGHT, HAZEL F
1725 BOWLING GREEN AVE
DALLAS TX 75216

034110026000
PANDURO, ANTONIO S & GRACIELA O H/W
2617 ANDERSON LN
CORCORAN CA 93212

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PANDURO, ANTONIO S & GRACIELA O H/W
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CORCORAN CA 93212

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VELA, PETRA
2625 ANDERSON LN
CORCORAN CA 93212

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GOMEZ Z, LILIANA
2609 ANDERSON LN
CORCORAN CA 93212

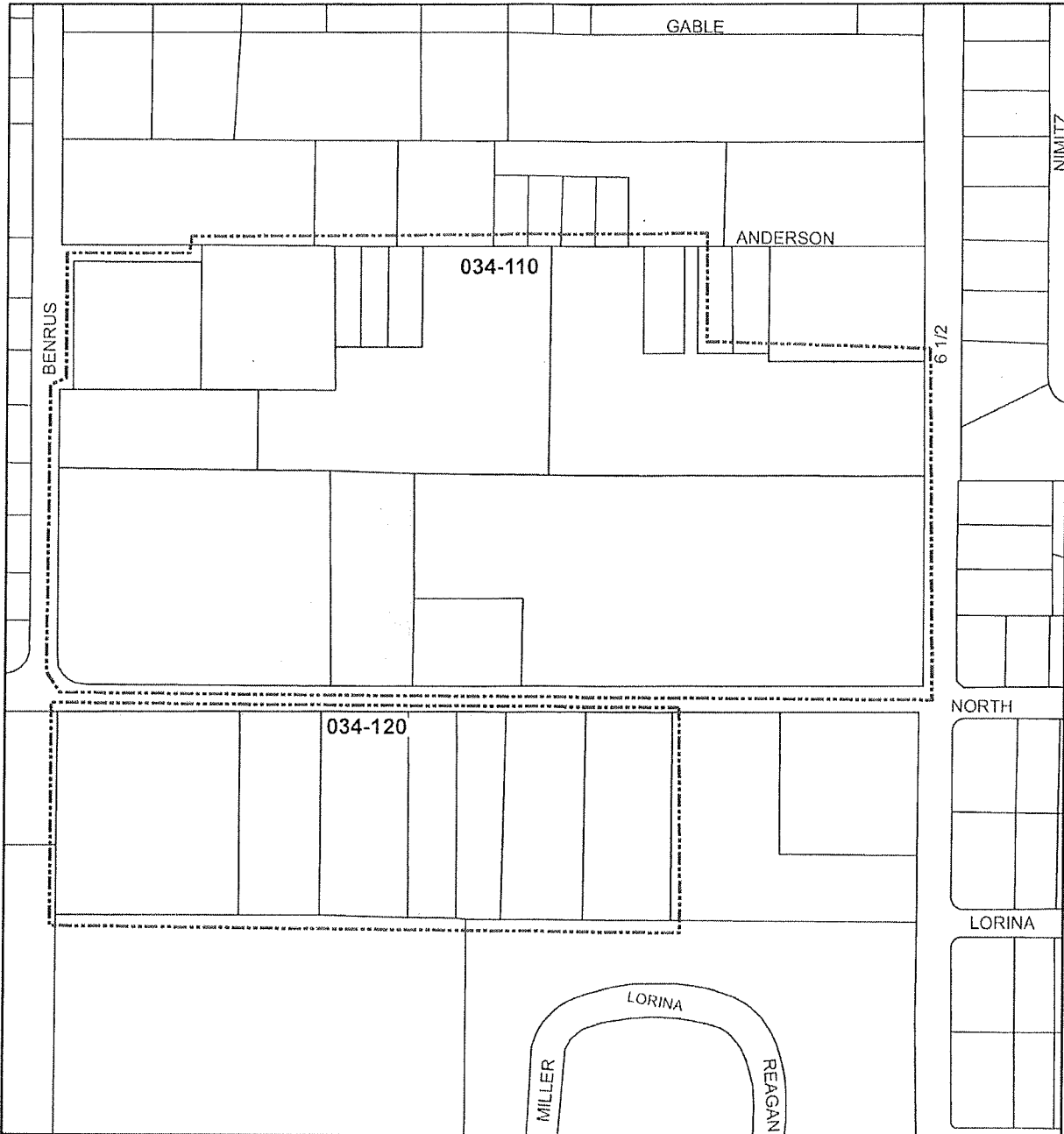
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2920 W MODOC AVE
VISALIA CA 93291

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OLDENES, MANUEL & ALICE GRANTOR TRUST
C/O ALISON K SKINNER TRUSTEE
1036 BAINUM AVE
CORCORAN CA 93212






Radius Map

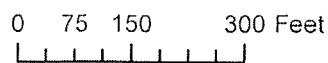
APN:
034-110-032
300 ft radius



Legend

-  PIQ
-  300 ft Radius
-  Parcels

Kings County Assessor's Office



Date: 03-17-2020

Chairperson

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Vice-Chairperson

Karl Kassner

Commissioners

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Dennis Tristao

David Jarvis

Vicente Carrasco

Sanchez

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Planning Commission



832 Whitley Avenue, Corcoran
CALIFORNIA 93212

**Community
Development
Department**

(559) 992-2151

FAX (559) 992-2348

Community
Development
Director

559-992-2151 (232)

**Zone Text
Change**

**STAFF REPORT
Public Hearing**

Item # 4.3

To: Planning Commission

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

Date: August 17, 2020

Subject: **Zone Text Change 20-05: Supportive Housing**

A. General Information:

Staff was presenting a zone text change to require administrative approval for supportive housing in residential or other zones within the city. However, after the public hearing was noticed in the local paper and posted, I was contacted by the Department of Housing and Community Development (HCD). During this conversation I inquired about supportive housing and the rules and regulations. The Representative of the HCD sent me a memorandum from 2014 regarding SB745 which states that supportive housing and transitional housing is an allowed residential use that is subject to the same regulations enforced on other residential uses. I sent the memorandum to the City attorney for evaluation and conformation. His opinion is that the City cannot enact Administrative Approval and Review on Supportive housing unless we require this of all residential uses.

Recommendation: At this time City Staff would like to retract the application for The Zone Text Change.

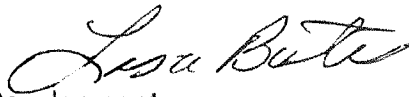
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

**MEMORANDUM**

DATE: April 24, 2014

TO: Planning Directors and Interested Parties

FROM: Lisa Bates, Deputy Director 
Division of Housing Policy Development

SUBJECT: **Transitional and Supportive Housing
Chapter 183, Statutes of 2013 (SB 745)**

This memorandum is to update local decision makers on recent amendments to housing element law (Government Code Section 65582) related to transitional and supportive housing zoning requirements. In 2007, SB 2 (Chapter 633, Statutes of 2007) revised housing element law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. SB 745, which took effect on January 1, 2014, generally amends the Section 65582 of the Government Code to replace prior Health and Safety Code definitions of "supportive housing," "target population," and "transitional housing" with definitions now more specific to housing element law.

Previously, definitions for "supportive housing," "target population," and "transitional housing" were found in subdivision (b) of Section 50675.14, subdivision (3)(a) of Section 50675.14 and subdivision (h) of Section 50675.2 of the Health and Safety Code, respectively. SB 745 deletes reference to these sections and creates new definitions in Government Code Section 65582.

The intent for this change is to remove cross references in Government Code Section 65582 to the definitions of "supportive housing" and "transitional housing" that are used in the statutes governing the Multifamily Housing Program (MHP) and replace them with the current definitions that are used for the purposes of zoning applicable at the time SB 2 (Cedillo, Chapter 633, Statutes of 2007) passed. For your assistance, the specific language of SB745 that amends Section 65582 of the Government Code is included in Attachment A.

For a full copy of the statute, please refer to <http://leginfo.legislature.ca.gov/>.

For more information regarding transitional and supportive housing, see the Department's *Building Blocks*' website at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/zoning-for-variety-housing-types.shtml>. If you have any questions, please contact Paul McDougall, Housing Policy Manager, at 916-263-7420.

ATTACHMENT A
Changes to State Housing Element Law
AB 745 (Chapter 183, Statutes of 2013)

Government Code Section 65582

SB 745 (Changes in underline)

As used in this article, the following definitions apply:

- (a) "Community," "locality," "local government," or "jurisdiction" means a city, city and county, or county.
- (b) "Council of governments" means a single or multicounty council created by a joint powers agreement pursuant to Chapter 5 (commencing with Section 6500) of Division 1 of Title 1.
- (c) "Department" means the Department of Housing and Community Development.
- (d) "Emergency shelter" has the same meaning as defined in subdivision (e) of Section 50801 of the Health and Safety Code.
- (e) "Housing element" or "element" means the housing element of the community's general plan, as required pursuant to this article and subdivision (c) of Section 65302.
- (f) "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.
- (g) "Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.
- (h) "Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Chairperson

Shea DeVaney

Vice-Chairperson

Karl Kassner

Commissioners

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Planning Commission



**Community
Development
Department**

(559) 992-2151

FAX (559) 992-2348

832 Whitley Avenue, Corcoran

CALIFORNIA 93212

STAFF REPORT

Item # 5.1

To: Planning Commission

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

Date: August 17, 2020

Subject: **Local Early Action Planning (LEAP Grant)**

A. **General Information:**

The Community Development Department applied for a LEAP grant in May of 2020. The funds if awarded would be used to develop a Storm water master plan and to revise our current zoning code.

On July 22, 2020, the City was notified that funding was awarded in the amount of \$150,000. A&M Engineering (City Engineer) will be directed to develop a Storm water master plan and the Community Development Department in conjunction with the Planning Commission will start the process of revising the zoning code. The first step in the revision process will be to determine the areas that are not in juxtaposition with state law or items that have already been revised by resolution and ordinance. The expenditure date will be stated in the agreement, however, typical grants of this type have an expenditure date of 18 to 24 months. Staff will begin with a complete overview of the zoning code and a report to the Planning Commission at an upcoming meeting on our recommendations of revisions, additions or subtractions from the code.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



July 22, 2020

Kevin Tromborg
Community Development Director
City of Corcoran
835 Whitley Ave
Corcoran, CA 93212

RE: 2020 Local Early Action Planning (LEAP) Grants Program Award

Dear Kevin Tromborg:

The Department of Housing and Community Development (Department) is pleased to announce that the City of Corcoran has been approved for funding under the Local Early Action Planning Grants Program (LEAP Program). The Department has determined that the application submitted in response to the Notice of Funding Availability released on January 27, 2020, meets Program requirements. This letter constitutes a conditional commitment of an award in the amount of \$150,000.

The LEAP Program reflects the State's commitment to work in partnership with local governments to address California's critical housing needs. Local governments are using the grant awards for the preparation and adoption of planning documents, process improvements that accelerate housing production, and facilitate compliance in implementing the sixth cycle of the regional housing need assessment (RHNA).

Congratulations on your successful application. Staff will be contacting you shortly to initiate the process of the Standard Agreement for fund distribution. For further information, please contact Fidel Herrera, of our staff, at (916) 263-7441 or at fidel.herrera@hcd.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Gustavo Velasquez".

Gustavo Velasquez
Director