

# CORCORAN PLANNING COMMISSION

## AGENDA

City Council Chambers  
1015 Chittenden Avenue  
Corcoran, CA 92312

Monday, February 27, 2017  
5:30 P.M.

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**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.

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### ROLL CALL

<b>Chairman:</b>	<b>Dennis Tristao</b>
<b>Vice-Chairman:</b>	<b>David Bega</b>
<b>Commissioner:</b>	<b>Clarence Cryer</b>
<b>Commissioner:</b>	<b>Mike Graville</b>
<b>Commissioner:</b>	<b>David Jarvis</b>
<b>Commissioner:</b>	<b>Ron Subia</b>
<b>Commissioner:</b>	<b>Troy Van Velson</b>
<b>Alternate Commissioner:</b>	<b>Shea DeVaney</b>
<b>Alternate Commissioner:</b>	<b>Karl Kassner</b>
<b>Alternate Commissioner:</b>	<b>Janet Watkins</b>

### FLAG SALUTE

#### 1. PUBLIC DISCUSSION

#### 2. APPROVAL OF MINUTES

2.1 Approval of minutes of the Planning Commission meeting on December 19, 2016

**3. RE-ORGANIZATION**

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

**4. PUBLIC HEARING**

4-1. Tentative Parcel Map 16-03: 505 James Avenue (APN #: 034-112-009).  
(*Tromborg*) (*VV*)

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

**5. STAFF REPORTS**

- 5.1 Request for extension for Tentative Subdivision Map Tract 878, the Sequoias Unit 2

**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)*
- 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 February 23, 2017.

  
**Kevin J. Tromborg**  
Community Development Director

**MINUTES  
CORCORAN PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, DECEMBER 19, 2016**

The regular session of the Corcoran Planning Commission was called to order by Van Velson, in the City Council Chambers, 1015 Chittenden Avenue, Corcoran, CA at 5:31 P.M.

**ROLL CALL**

Commissioners present: Graville, Jarvis, Subia, and Van Velson  
Commissioners absent: Bega, Cryer, and Tristao  
Staff present: Kevin Tromborg and Ma. Josephine Lindsey  
Press present: None  
Also present: None

**FLAG SALUTE** The flag salute was led by Graville.

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

1. **PUBLIC DISCUSSION** - None

2. **APPROVAL OF MINUTES**

Following Commission discussion, a **motion** was made by Graville and seconded by Jarvis to approve the minutes of October 17, 2016. Motion carried by the following vote:

**AYES:** Graville, Jarvis, Subia, and Van Velson

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Bega, Cryer and Tristao

3. **RE-ORGANIZATION** - None

4. **PUBLIC HEARING**

4.1 Public Hearing on Conditional Use Permit 16-03 filed by Sun Outdoor Advertising, LLC, regarding a proposed monopole illuminated billboard made of steel/wood measuring 10' x 30' located at APN # 030-270-004 North side of Hwy 43 was declared open at 5:33 p.m. The public hearing was a continuation from the last meeting with a recommendation to bring the matter to the City Council for guidance and comment. Mr. Tromborg presented the staff report. There was no written or oral testimony received.

Following Commission discussion, a **motion** was made by Graville seconded by Subia to approve Resolution No. 16-09 pertaining to Conditional Use Permit No. 16-03, construction of a monopole illuminated billboard located at APN # 030-270-004 North side of Hwy 43. Motion carried by the following vote:

**AYES:** Graville, Jarvis, Subia, and Van Velson  
**NOES:** None  
**ABSTAIN:** None  
**ABSENT:** Bega, Cryer and Tristao

5. **STAFF REPORTS** - None

6. **MATTERS FOR COMMISSION**

6.1 Commission received the Building Department Activity for the month of October and November 2016.

6.2 Committee Reports - None

7. **ADJOURNMENT**

At 5:39 p.m., the meeting was adjourned to the next regularly scheduled meeting of Monday, January 16, 2017 at 5:30 p.m. in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED:

\_\_\_\_\_  
**Dennis Tristao**  
Planning Commission Chairperson

ATTEST:

\_\_\_\_\_  
**Kevin J. Tromborg**  
Community Development Director

Approved on: \_\_\_\_\_

# CORCORAN

## MEMORANDUM

**TO:** Corcoran Planning Commission

**FROM:** Kevin Tromborg: Community Development Director

**SUBJECT:** Tentative Parcel Map 16-03 Submitted by Ignacio & Maria Torres for property generally located at 505 James Avenue, Lot 21 of Westview Subdivision. APN: 034-112-009

**DATE:** February 27, 2017

### APPLICANT

Ignacio & Maria Torres  
 2650 Patterson Avenue  
 Corcoran Ca 93212

### PROPERTY OWNER

Ignacio & Maria Torres  
 2650 Patterson Avenue  
 Corcoran Ca 93212

### ENGINEER

Ron Roselius: Zumwalt/Hansen  
 609 N. Irwin Street  
 Hanford Ca 93230  
 (559) 582-1056

### PROPOSAL AND LOCATION

The applicant and owner proposes to divide the property know as 505 James Avenue form one parcel of approximately 97, 818 Square feet into three parcels. The three parcels would be divided as such: One parcel fronting James Avenue of approximately 49, 737 Square Feet. Two parcels of approximately 24, 041 Square Feet fronting on Benrus Avenue.

### PROPERTY CHARACTERISTICS

#### Background/Existing Land Use:

The property currently an empty dirt lot. The property is not in a FEMA designated Flood Zone

#### General Plan Designation and Zoning

The General Plan and the zoning map designate the property as Single Family Residential (R-16). The proposed parcel division 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-16
South	Residential	R-16
East	Residential	R-16
West	Residential Acreage	RA

## 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 A.

## 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 Zone district, the zoning code and General Plan.

#### 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. 06031C0525C, dated 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 R-16 which require a minimum of 6,000 Sq. Ft. per parcel.
2. The lot sizes of 49,737 Sq. Ft and 24,040 exceed the minimum.
4. The net density is approximately. N/A at this time. 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. This 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).



EXHIBIT A  
TENTATIVE PARCEL MAP 16-03

**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.

Building Department;

1. That, before any construction is started, a complete set of plans, engineering, or any other construction documents be provided for full review by the Building Department.
2. That a set of Curb, gutter, and sidewalk plan be submitted to the Building Department for full review by the City Engineer.
3. That the whole property is kept free of weeds, junk, garbage and fire hazards at all times.

Fire Department:

1. If applicable, Fire hydrants shall be installed in locations approved by the fire department as soon as combustible materials begin to accumulate at the site. Fire hydrants shall be operable and meet the fire flows required in the edition of the Uniform Fire Code.
2. If applicable, 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.

Public Works Department/Engineering

1. That all improvements to infrastructure comply with the City of Corcoran Improvement standards

Kings County Department of Public Health

No comments until development

SJV Air Pollution Control District

No comments until development

**ZONING:**

1. That the proposed map is subject to the R-16 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. 17-01**

**CORCORAN CITY PLANNING  
COMMISSION PERTAINING TO  
TENTATIVE PARCEL MAP 16-03**

**WHEREAS**, Tentative Parcel Map 16-03, filed by Ignacio and Maria Torres is reviewed by the Planning Commission of the City of Corcoran; and

**WHEREAS**, the property is located at located at 505 James Avenue, Lot 21 of Westview Subdivision. APN: 034-112-009; and

**WHEREAS**, one parcel is proposed to be divided into three 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 16-03 on February 27, 2017; and

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

**WHEREAS**, the project is Categorically 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 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.
4. The proposed division will not be finaled, 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 February 27, 2017; and

**THEREFORE, BE IT RESOLVED** that Tentative Parcel Map 16-03 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:

NOES:

ABSENT:

ABSTAIN:

Adopted this 27<sup>th</sup> day of February 2017

APPROVED:

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**Dennis Tristao**  
Planning Commission Chairman

ATTEST:

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**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. 17-01 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 27<sup>th</sup> day of February, 2017, by the vote as set forth therein.

DATED: February 27, 2017

\_\_\_\_\_  
Ma. Josephine D. Lindsey  
Planning Commission Secretary

ATTEST:

\_\_\_\_\_  
Marlene Lopez, City Clerk

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

**STAFF REPORT  
ITEM # 5.1**

## **MEMORANDUM**

**TO:** Corcoran Planning Commission

**FROM:** Kevin J. Tromborg: Community Development Director  
Planner, Building Official, Transit Director

**SUBJECT:** Tentative Map Extension Tract 878, Sequoias Unit (Phase) 2

**DATE:** February 22, 2017


**MEETING DATE:** February 27, 2017

## **RECOMMENDATION**

Move to approve Tentative Map Extension of Tract Map 878 for an additional 1 year.

## **DISCUSSION**

Tract 878 is the second phase of the Sequoias Sub-Division approved in 2005 and was valid for two years. In accordance with the California Sub-Division Map Act an approved tentative map can apply to the City Planning Commission for an extension of the life of the map. In 2008 the Governor of California began to allocate automatic extensions to any Map that had not yet expired or had applied for a local jurisdiction extension of at least 1 year. Sequoias Phase 2 was approved in 2007 for a one year extension. The 1 year extension coupled with the automatic extensions from the State brought Sequoias Phase 2 to an expiration date of March 2017. Trevino Pioneer LLC and North Star Engineering Group Inc. are studying the possibility of developing the second phase of the sub-division and have applied for a 1 year extension of tract Map 878. This would allow time to further their study and planning of the project. The owners of the property would also have the option of 1 more extension if required in March of 2018.



*NorthStar*  
Engineering Group, Inc.

February 17, 2017

Kevin Tromburg  
Director of Community Development  
City of Corcoran  
832 Whitley Avenue  
Corcoran, CA 93212

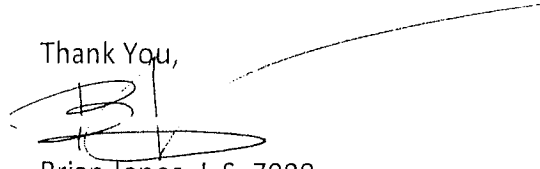
Re: Tentative Map Extension – Tract 878 , The Sequoias Unit 2

Dear Mr. Tromburg,

This letter is being submitted to the City of Corcoran Community Development Department to request the maximum extension available for Tract 878, The Sequoias Unit 2. A copy of the approved Tentative Subdivision Map, and a copy of the current planning application fee schedule is attached for your convenience. We have enclosed a check in the amount of \$204.86 which includes a 3.3% annual cost of living adjustment (COLA) to the \$158.00 Time Extension fee for a Subdivision Map identified on the 2009 City of Corcoran Planning Application Fee schedule.

If you should have any questions or require any additional information, please do not hesitate to contact me.

Thank You,



Brian Jones, L.S. 7088

NorthStar Engineering Group, Inc.

620 12<sup>th</sup> Street

Modesto CA. 95354

C/O

Greg Hostetler

Trevino Pioneer, LLC.

923 E. Pacheco Blvd., Suite C

Los Banos CA 93635

Attachments:

- Time Extension Fee - \$204.86
- Tract 878, The Sequoias Unit 2 Tentative Subdivision Map
- 2009 City of Corcoran Planning Application Fees "Exhibit A"

620 12th Street, Modesto, CA 95354  
Phone (209) 524-3525 Fax (209) 524-3526

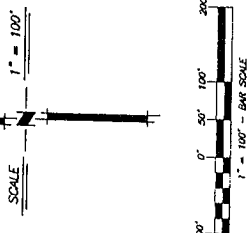
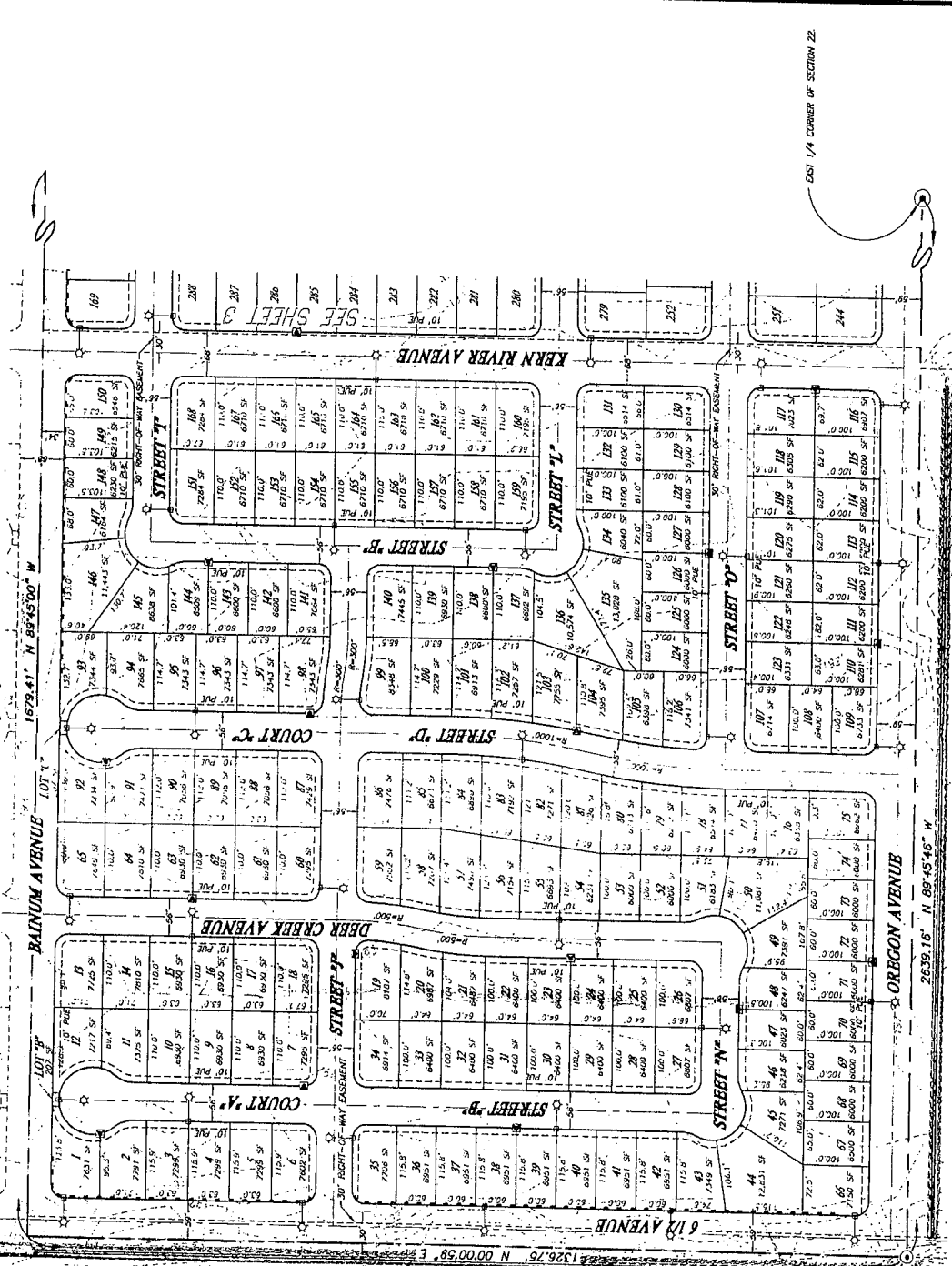




# THE SEQUOIAS UNIT 2

SHEET 2

LOTS 1-168, A, B, & C



SYMBOL	DEFINITION
BE	FIRE HYDRANT
⊕	ELECTRICAL
□	BLOCK WALL
⊥	UTILITY BOX (EXISTING)
—	PAVEMENT (EXISTING)
—	USE "X" DIA. (EXISTING)
—	SUBMER MANGLE (EXISTING)
—	UTILITY BOX (EXISTING)
—	WATER VALVE (EXISTING)
—	POWER/SURFACE POLE (EXISTING)
—	EXISTING IMPROVEMENTS SHOWN WITH DASHED LINES
—	IMAGE SIZE MAY VARY, DEPENDANT UPON STREET SCALE

INTERIOR CORNER OF SECTION 22

EAST 1/4 CORNER OF SECTION 22



NO.	DESCRIPTION	DATE

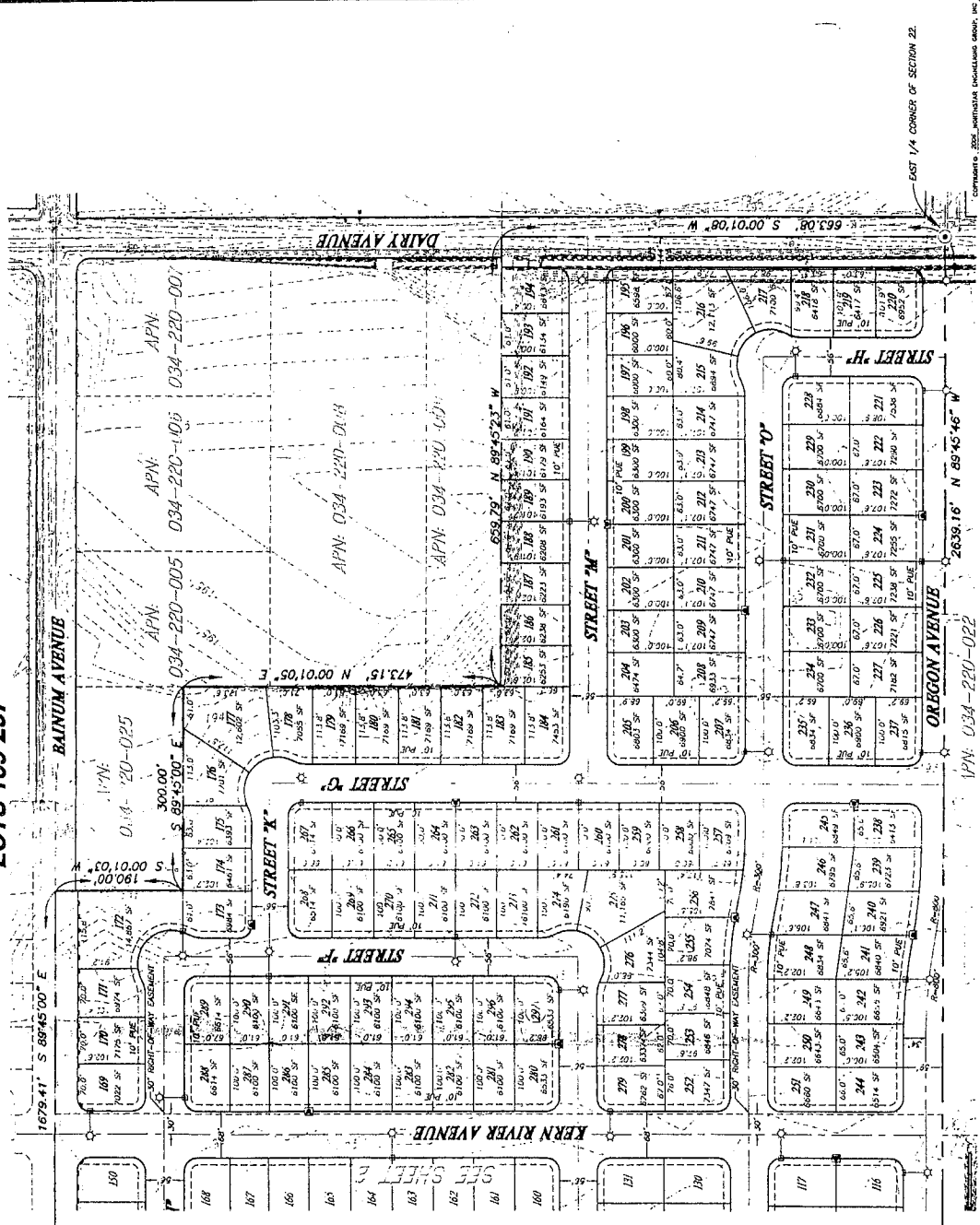
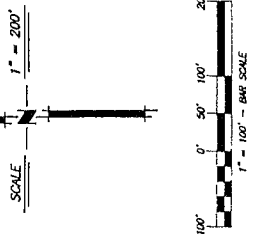
TENTATIVE SUBDIVISION MAP  
 THE SEQUOIAS UNIT 2  
 CALIFORNIA  
 CONCORAN

North Star  
 Engineering Group, Inc.  
 10000 Wilshire Blvd., Suite 1000  
 Los Angeles, CA 90024  
 Tel: 310.206.1111  
 Fax: 310.206.1112  
 Email: info@northstar.com

20 of 80

# THE SEQUIOIAS UNIT 2

SHEET 3  
LOTS 169-297



SYMBOL	LEGEND	DESCRIPTION
(Symbol)	LINE	ROADWAY
(Symbol)	ELECTROPOLE	
(Symbol)	BLOCK WALL	
(Symbol)	1" CURBLINE	
(Symbol)	PAVEMENT (EXISTING)	
(Symbol)	TREE 4" DIA. (EXISTING)	
(Symbol)	SEWER MANHOLE (EXISTING)	
(Symbol)	UTILITY BOX (EXISTING)	
(Symbol)	WATER VALVE (EXISTING)	
(Symbol)	POWER/SERVICE POLE (EXISTING)	
(Symbol)	EXISTING UTILITIES SHOWN WITH CROSSINGS	
(Symbol)	IMAGE SIZE MAY VARY, REFERENT UPON SHEET SCALE	

NO.	REVISIONS	DATE	APPROVED

TENTATIVE SUBDIVISION MAP  
THE SEQUIOIAS UNIT 2  
CALIFORNIA

Lighting Group, Inc.  
1000...  
303...  
03  
03

EAST 1/4 CORNER OF SECTION 22.

INTERIOR CORNER OF SECTION 22.

Comments: 2002...  
2002...  
2002...

NorthStar Engineering Group, Inc.

620 12th Street  
Modesto, CA 95354  
209-524-3525

BANK OF THE WEST

90-78  
1211

42188

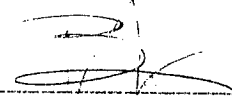
Two hundred and four dollars and 86/100

DATE February 17, 2017

AMOUNT 204<sup>86</sup>

PAY  
TO THE  
ORDER OF

City of Corcoran



AUTHORIZED SIGNATURE

⑈042188⑈ ⑆121100782⑆ 125027896⑈



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

<b>DATE</b>	<b>INFORMATION ITEM</b>	<b>STATUS</b>
2/27/17	Annual Building Report 2016	
	Schedule of Planning Commission Meetings 2017	

# City of Corcoran

## City of Corcoran Building Division

Permit Report for Date Range of: 1/1/2016 to 12/31/2016

<u>Type of Construction</u>	<u>Permits</u>	<u>Fees</u>	<u>Valuation</u>
<b><u>RESIDENTIAL</u></b>			
MECHANICAL PERMIT	1	77.50	650.00
SINGLE FAMILY ADDITION	1	377.86	8,500.00
SOLAR SYSTEM	1	306.30	10,000.00
TOTAL FOR : RESIDENTIAL	3	761.66	19,150.00
TOTAL FOR :	3	761.66	19,150.00
<b>CORCORAN</b>			
RESIDENTIAL PATIO NEW/ADD	1	106.99	2,500.00
SOLAR SYSTEM	1	308.00	12,100.00
TOTAL FOR :	2	414.99	14,600.00
<b><u>COMMERCIAL</u></b>			
Commercial Tenant Improvement	2	6,000.26	230,000.00
ELECTRIC PERMIT	3	534.76	42,000.00
ENCROACHMENT	1	102.50	0.00
FACTORY ADDITION OR REMODEL	1	1,581.92	75,000.00
MECHANICAL PERMIT	3	235.42	15,000.00
STRUCTURE OTHER THAN A BLDG	1	546.48	15,000.00
OTHER NON-RESIDENTIAL BLDG	1	1,674.71	65,700.00
NEW OFFICE	1	2,257.12	120,000.00
PLUMBING PERMIT	2	248.63	12,260.00
RE-ROOF	1	186.23	8,000.00
NEW RETAIL STORE	1	7,330.21	544,000.00
TOTAL FOR : COMMERCIAL	17	20,698.24	1,126,960.00
<b><u>ENGINEERING</u></b>			
ELECTRIC PERMIT	4	77.00	10,000.00
STRUCTURE OTHER THAN A BLDG	1	428.99	20,000.00
COMM WELL DRILLING	4	494.94	11,000.00
TOTAL FOR : ENGINEERING	9	1,000.93	41,000.00
<b><u>MULTI FAMILY 5 OR MORE UNITS</u></b>			
PLUMBING PERMIT	1	77.65	5,000.00
RESIDENTIAL REPAIR	1	308.50	1,500.00
TOTAL FOR : MULTI FAMILY 5 OR MORE UNITS	2	386.15	6,500.00

Type of Construction	Permits	Fees	Valuation
<b><u>OTHER</u></b>			
ENCROACHMENT	1	0.00	0.00
TOTAL FOR : OTHER	1	0.00	0.00
<b><u>RESIDENTIAL</u></b>			
RESIDENTIAL CARPORT NEW/ADD	5	1,054.88	29,453.00
NEW DUPLEX DWELLING	1	2,944.28	136,231.20
ELECTRIC PERMIT	13	1,007.50	11,300.00
ENCROACHMENT	12	930.50	6,511.00
RESIDENTIAL GARAGE NEW/ADD/REM	5	1,660.95	47,004.00
MECHANICAL PERMIT	26	2,059.36	84,995.00
STRUCTURE OTHER THAN A BLDG	1	89.62	800.00
OTHER NON-RESIDENTIAL ADD/REM	1	111.69	2,800.00
RESIDENTIAL PATIO NEW/ADD	10	1,304.04	38,200.00
PLUMBING PERMIT	16	1,589.33	36,700.00
SWIMMING POOL / SPA	2	857.42	80,145.00
RE-ROOF	50	8,833.21	346,069.00
RESIDENTIAL DEMOLITION	1	0.00	0.00
RESIDENTIAL REPAIR	17	6,704.83	286,675.00
RESIDENTIAL STORAGE BUILDING	2	313.65	12,000.00
SINGLE FAMILY DWELLING	10	29,678.59	1,770,057.40
SINGLE FAMILY ADDITION	2	1,306.78	44,650.00
SOLAR SYSTEM	79	24,528.68	1,517,831.00
REPLACING WINDOWS SFD	1	77.50	500.00
TOTAL FOR : RESIDENTIAL	254	85,052.81	4,451,921.60
TOTAL FOR : CORCORAN	285	107,553.12	5,640,981.60
<b>KINGS COUNTY</b>			
<b><u>COMMERCIAL</u></b>			
SOLAR COMMERCIAL	1	9,844.20	944,289.00
TOTAL FOR : COMMERCIAL	1	9,844.20	944,289.00
<b><u>RESIDENTIAL</u></b>			
RE-ROOF	2	327.67	13,000.00
SOLAR SYSTEM	5	1,551.77	90,500.00
TOTAL FOR : RESIDENTIAL	7	1,879.44	103,500.00
TOTAL FOR : KINGS COUNTY	8	11,723.64	1,047,789.00
	296	120,038.42	6,707,920.60

City of

# CORCORAN

A MUNICIPAL CORPORATION

FOUNDED 1914

## PLANNING COMMISSION MEETINGS

Corcoran Planning Commission meets on the third Monday of every month at 5:30 P.M. Meetings are held in the City Council Chambers located at 1015 Chittenden Avenue.

\*Note: Should the regular day of a commission meeting fall on a public holiday, the meeting day shall be held on the next succeeding day that is not holiday. Corcoran Municipal Code 1-5-3 (A).

### 2017 Regular Meeting Schedule

January 16, 2017

February 20, 2017

March 20, 2017

April 17, 2017

May 15, 2017

June 19, 2017

July 17, 2017

August 21, 2017

September 18, 2017

October 16, 2017

November 20, 2017

December 18, 2017

The electronic format of the Planning Commission agenda is provided as a public service. Current agendas and complete agenda packets are made available on the city website [www.cityofcorcoran.com](http://www.cityofcorcoran.com)

Agendas are posted online on Thursday preceding the meeting. Every effort is made to ensure the e-packet is posted by Noon of Friday preceding a meeting.

Questions regarding meeting agendas should be directed to the Community Development Department at 559-992-2151 extension 232 or 225.