

**CORCORAN PLANNING COMMISSION
MEETING AGENDA**

*Tuesday, January 19, 2021
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:	Vacant
Vice-Chairman:	Karl Kassner
Commissioner:	David Bega
Commissioner:	Karen Frey
Commissioner:	David Jarvis
Commissioner:	Vicente Carrasco Sanchez
Commissioner:	Dennis Tristao
Commissioner:	Janet Watkins

FLAG SALUTE

1. PUBLIC DISCUSSION

2. APPROVAL OF MINUTES

2.1 Approval of minutes of the regular Planning Commission meetings on November 16 and November 30, 2020.

3. RE-ORGANIZATION

3.1 Commission Reorganization

a. Election of Chairperson for two-year term (conducted by the Commission Secretary)

b. Election of Vice-Chairperson for two-year term (conducted by Chairperson)

4. **PUBLIC HEARING**

4.1. Public hearing to introduce and consider General Plan Amendment with Zoning Land Use Designation, adding R-1-5, Single Family Residential, 5,000 Sq. Ft. Minimum Site Area to Zoning Code . *(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

4.1. Public hearing to introduce and consider Land Use Change Designation 21-01 located at 25257 7th Avenue with APN 034-120-001 from R1-6 to R1-5, Single Family Residential, 5,000 Sq. Ft. Minimum Site Area submitted by D.R. Horton . *(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**

6. **MATTERS FOR PLANNING COMMISSION**

6.1. Information Item:

- Leap Grant: Zoning code revisions update
- Personnel
- Gateway Park update

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 January 14, 2021.



Kevin J. Tromborg

Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
REGULAR MEETING
Monday, November 16, 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 Vice-Chairperson, Kassner, in the City Hall, 832 Whitley Avenue, Corcoran, CA, at 5:30 P.M.

ROLL CALL

Commissioners present: Jarvis, Kassner, Tristao and Watkins
Commissioners absent: Bega and Carrasco Sanchez
Staff present: Kevin J. Tromborg and Ma. Josephine Lindsey
Also present: Joseph Beery

FLAG SALUTE None.

1. PUBLIC DISCUSSION - None

2. APPROVAL OF MINUTES

Following Commission discussion, a **motion** was made by Tristao and seconded Watkins to approve the minutes of the regular meeting on October 19, 2020. A roll call vote was made. Motion carried by the following vote:

AYES: Jarvis, Kassner, Tristao and Watkins
NOES:
ABSTAIN:
ABSENT: Bega and Carrasco Sanchez

3. RE-ORGANIZATION - None

4. PUBLIC HEARING

4.1 Public Hearing to introduce and consider Resolution # 2020-15, Lot Line Adjustment/Merger submitted by Christian Gonzalez of Precision Civil Engineering, representative of Adventist Health for property located at 920 Van Dorsten Avenue, Corcoran, CA 93212 was declared open at 5:35 pm. Tromborg presented the staff report. Having no written testimony, the public hearing was closed at 5:44 pm.

Oral testimonies received from the following:

Amber Shafer, Senior Project Manager, Adventist Health. Ms. Shafer expressed their willingness to sit down and discuss with Pastor Hale, representative of New Tabernacle Church and resolve the matter concerning the portion of the church property vis a vis the lot owned by the Adventist Health. She added that Adventist Health did a survey of the property that supports the merger of the lots.

Pastor Hale mentioned that the church purchased the property in April 2020. He was aware that the Adventist Health owned the south side of their property on Brokaw Avenue, but he has no knowledge that the easement was part of the selling. The church has their gas, water utilities and sprinklers on the subject lots.

Following Commission discussion, a **motion** was made by Watkins and seconded by Jarvis for a continuance of a public hearing pending the resolution or agreement between Adventist Health and owner of New Tabernacle Church on lot line merger/adjustment. A roll call vote was made. Motion carried by the following vote:

AYES: Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Bega and Carrasco Sanchez

4.2 Public Hearing to introduce and consider Resolution # 2020-16, regarding Zone Text Change submitted by Amber Shafer of Adventist Health, to categorize Medical Institutions, Medical Clinic and Labs, Large, in Professional Office (PO) Zone District as an Allowed Use by Right or By Permit was declared open at 5:58 pm. Tromborg presented the staff report. Having no oral or written testimony, the public hearing was closed at 6:06 pm.

Following Commission discussion, a **motion** was made by Tristao and seconded by Watkins to approve Resolution # 2020-16, regarding Zone Text Change submitted by Amber Shafer of Adventist Health, to categorize Medical Institutions, Medical Clinic and Labs, Large, in Professional Office (PO) Zone District through administrative review. A roll call vote was made. Motion carried by the following vote:

AYES: Jarvis, Kassner, Tristao and Watkins

NOES:

ABSTAIN:

ABSENT: Bega and Carrasco Sanchez

5. STAFF REPORTS

5.1 Tromborg presented the Community Development Department summary annual report for calendar year 2020.

6. MATTERS FOR COMMISSION

6.1. Commission received information item on the following:

- Revision of Zoning Code through Local Early Action Planning Grants (LEAP)

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 6:40 p.m., the meeting was adjourned to the next regular meeting on Monday, December 21, 2020 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Karl Kassner, Planning Commission Vice-Chairperson

ATTEST:

Kevin J. Tromborg, Community Development Director

**MINUTES
CORCORAN PLANNING COMMISSION
SPECIAL MEETING
Monday, November 30, 2020**

The special 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 Vice-Chairperson, Kassner, in the City Hall, 832 Whitley Avenue, Corcoran, CA, at 5:32 P.M.

ROLL CALL

Commissioners present: Carrasco Sanchez, Jarvis, Kassner and Watkins

Commissioners absent: Bega and Tristao

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

Also present:

FLAG SALUTE **None.**

1. **PUBLIC DISCUSSION** - None

2. **APPROVAL OF MINUTES** - None

3. **RE-ORGANIZATION** - None

4. **PUBLIC HEARING**

4.1 Continuance of a Public Hearing to introduce and consider Resolution # 2020-15, Lot Line Adjustment/Merger submitted by Christian Gonzalez of Precision Civil Engineering, representative of Adventist Health for property located at 920 Van Dorsten Avenue, Corcoran, CA 93212. Tromborg presented the staff report.

An email from Pastor Hale of New Life Tabernacle church was read by Mr. Tromborg. Pastor Hale and Amber Shafer of Adventist Health agreed that Adventist Health at the conclusion of the project will provide the church an easement for future work for utilities e.g. gas, water and sewer line; removal of sprinklers and reconnect water lines to the remaining sprinklers on the south lawn of the church; and provide access to the south entrance to the facility and to the back south gate of the church.

Vice-Chairman Kassner also read a signed letter from the City of Corcoran agreeing to move the water meter to a location on the church property as determined by the City of Corcoran. Having no oral testimony, the public hearing was closed at 5:40 pm.

Following Commission discussion, a **motion** was made by Jarvis and seconded by Watkins to approve Resolution No. 2020-15 for a Lot Line Merger submitted by Precision Civil Engineering, in behalf of Adventist Health. A roll call vote was made. Motion carried by the following vote:

AYES: Carrasco Sanchez, Jarvis, Kassner and Watkins

NOES:

ABSTAIN:

ABSENT: Bega and Tristao

5. **STAFF REPORTS**

5.1 Following Commission discussion, a **motion** was made by Jarvis and seconded by Carrasco Sanchez to approve amendment of Tentative Subdivision Map Tract 880 prior to final map process. A roll call vote was made. Motion carried by the following vote:

AYES: Carrasco Sanchez, Jarvis, Kassner and Watkins

NOES:

ABSTAIN:

ABSENT: Bega and Tristao

6. **MATTERS FOR COMMISSION** - None

7. **ADJOURNMENT**

At 5:49 p.m., the meeting was adjourned to the next regular meeting on Monday, December 21, 2020 in the Corcoran City Council Chambers 1015 Chittenden Avenue, Corcoran, CA 93212.

APPROVED ON: _____

Karl Kassner, Planning Commission Vice-Chairperson

ATTEST:

Kevin J. Tromborg, Community Development Director

Chairperson

Vacant

Vice-Chairperson

Karl Kassner

Commissioners

David Bega

Karen Frey

Dennis Tristao

David Jarvis

Vicente Carrasco

Sanchez

Janet Watkins

Planning Commission



**Community
Development
Department**

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

PUBLIC HEARING

Item # 4.1

To: Planning Commission

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

Date: January 19, 2021

Subject: **General Plan Amendment, Land Use Designation: Adding a R1-5 (Single Family Residential, minimum 5,000 Sq. Ft. lot) zone designation to the Land Use Element of the General Plan**

A. General Information:

The primary function of the General Plan's Land Use Element as described in Government Code section 65302 (a) is to lay out the pattern for the City's future development. The General Plan Land Use Element is the primary tool used for determining residential, commercial, industrial and agricultural land use zones. Beyond describing and establishing physical locations for land use designation, the land use element enacts development policy by establishing programs, regulations and procedures to guide future development.

The City of Corcoran General Plan and subsequent zoning code currently allows for four (4) residential zones that are not multi-family.

1. R1-6: minimum 6,000 square foot lots
2. R1-10: minimum 10,000 square foot lots
3. R1-12: minimum 12,000 square foot lots
4. Residential Acreage: 20,000 square foot lots

Planning practices throughout California over the last three decades have been allowing more residential zones that have smaller square foot per lot that incorporate the same standards as the typical larger lots. Page 20 of the Corcoran Zoning Code, Table 11-5-2, displays standards regarding the current residential zones. Many cities have established R1-5 zones to accommodate low income and moderate income affordable housing.

1.	Owner:	City of Corcoran
2.	Applicant:	City of Corcoran
3.	Site Location:	City Wide
4.	Property Description:	N/A
5.	Site Area:	N/A
6.	General Plan Designation:	To be determined
7.	Current Zone Classification:	To be determined
8.	Existing Use:	
9.	Proposed Action:	Land use designation

B. Project Location & Description:

This is a General Plan Amendment Land Use Change designation for areas to be determined by the Planning Commission.

C. Compliance with General Plan and Zoning:

The addition of a residential zone designation R1-6 is in accordance with the Corcoran General Plan, General Policies:

(Land Use Element) Residential Land Use.

1. 1.4 A: Ensure adequate land area is available for future housing needs
2. 1.4 B: Provide new residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet projected demands throughout the community.

(Land Use Element) Policies and Standards

1.5: The City shall encourage the development of middle and upper price range housing opportunities for all economic segments of the community.

1.11: Encourage the distribution of low, moderate, and above moderate income housing throughout the community

E. Public Input:

A notice of intent to perform a General Plan Amendment Land Use Designation notice of public hearing was published in the Corcoran Journal on January 7, 2021 and posted at City Hall, the Corcoran Web-site and at the Council Chambers.

F. Comments from Other Agencies/Departments:

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

G. Environmental Impact Assessment and compliance with CEQA

The proposed land use designation is a residential use with smaller lots. The proposed land Use designation is an addition to the current land use designations and will increase Density slightly but will remain low density. Therefore, under Statutory Exemption class 5 CEQA review will not be required.

H. Recommendation:

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission take action based on the following findings and on the attached Resolution 2021-01 and approve the creation of a R1-5 land use designation using the same residential standards as the R1-6 zone. Staff also recommends that the Planning Commission forwards their resolution to the City Council for final approval.

J. FINDINGS

The following findings are proposed:

- (A) The project is exempt is exempt under CEQA (Statutory Exemption Class 5)
- (B) That the propose land use designation will have no adverse effects upon the City of Corcoran. In making this determination, the Commission or Council shall consider policies set in the approved General Plan.
- (C) That the proposed land use designation is consistent with the objectives and policies of The Corcoran General Plan, or any specific plans approved by the City.
- (D) That there is a need for affordable low and moderate income property in the city;
- (E) That the addition of an R1-5 land designation shall have the same development standards as the R1-6 zone.
- (F) That all lots in an R1-5 zone shall be review individually by City Staff.

DECISION-APPEAL TO THE CITY COUNCIL (Section 11-27)

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

The City Council shall set a date a date for the public hearing and shall post notices as set 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. 11-27.

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

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2021-01
PERTAINING TO
GENERAL PLAN AMENDMENT
LAND USE DESIGNATION 21-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 19, 2021, the Commission approved the following:

Whereas, the City of Corcoran, submitted an application requesting approval for a General Plan Amendment Land Use Designation adding land use designation R1-5 (minimum 5,000 square foot lots using the same development standards as the R1-6 land use designation zone; and

Whereas, this Commission considered the staff report on January 19, 2021; and

Whereas, the Planning Commission sees the need for an R1-5 minimum 5,000 square foot lot land use designation: and

Whereas, the Planning Commission has made the following findings;

- (A) The addition of a residential land use designation with no discernable change in density does not require CEQA review under Statutory Exemption Class 5.
- (B) There is a need for affordable moderate and low income lots within the city.
- (B) That the proposed land use designation will have no adverse effect on the environment or the City. In making this determination the Planning Commission and the City Council shall consider policies set forth in the General Plan.
- (D) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, approved by the City;
- (E) That the addition of an R1-5 land use designation shall have the same development standards as an R1-6:
- (F) That each lot is reviewed by City Staff for compliance with the Standards

IT IS THEREFORE RESOLVED that General Plan Amendment Land Use Designation 21-01 should be approved with the Conditions stated in the finding of Resolution 2021-01, and that the Planning Commission recommends to the City Council approval of the General Plan Amendment.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 19th, day of January 2021

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 2021-01 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 19th day of January, 2021, by the vote as set forth therein.

DATED: January 19, 2021

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

- 1.4. Further develop existing gateways and at some future time develop scenic entryways (gateways) and roadway corridors into the City through special setback and landscape standards, entry signage, open space and park development, and/or land use designations. These corridors shall also have enhanced landscape standards. Gateways and entryways to be considered should include:

Current Gateways:

North:

SR43/Sante Fe

South:

SR43/Whitley

Future Gateways:

North:

SR43/Nevada Avenue

South:

SR43/Plymouth

East:

SR 137/SR43

West:

Whitley Avenue/7th Avenue

Residential Land Use

OBJECTIVES

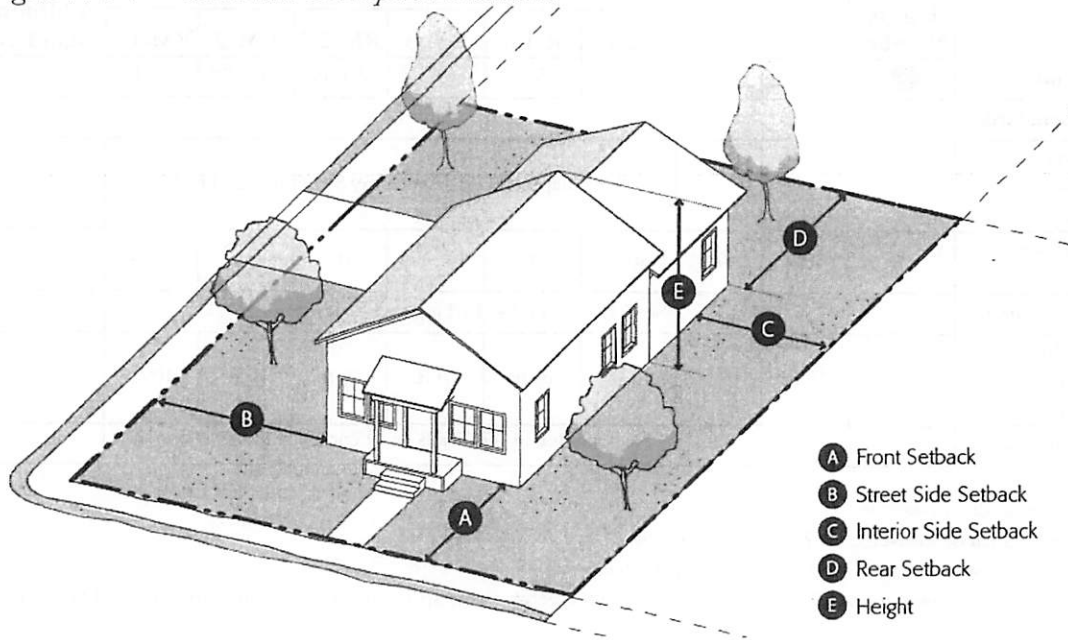
- A. Ensure adequate land area is available for future housing needs.
- B. Provide new residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet projected demand throughout the community.
- C. The zoning map identifies locations for Multi-Family developments, which are accessible to transportation routes, commercial areas, schools, and recreation facilities.



POLICIES AND STANDARDS

- 1.5. The City shall encourage the development of middle and upper price range housing to increase housing opportunities for all economic segments of the community.

Figure 11-5-1 Residential Development Standards



- A Front Setback
- B Street Side Setback
- C Interior Side Setback
- D Rear Setback
- E Height

TABLE 11-5-2 DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONING DISTRICTS

	Figure Number	Standard by Zoning District [1]								Additional Standards
		RA	R-1-12	R-1-10	R-1-6	RM-3	RM-2.5	RM-2	RM-1.5	
Lot and Density Standards										
Lot Area (min.)		20,000 sq. ft.	12,000 sq. ft.	10,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	6,000 sq. ft.	See Section 11-5-3 C
Lot Width (min.)										
Interior Lots		100 ft.	60 ft.	60 ft.	60 ft.	50 ft.	50 ft.	50 ft.	50 ft.	
Corner Lots		150 ft.	65 ft.	65 ft.	65 ft.	65 ft.	65 ft.	65 ft.	65 ft.	
Cul-De-Sac or Curved Lots [2]		100 ft.	40 ft.[3]	40 ft.[3]	40 ft.[3]	40 ft.[3]	40 ft.[3]	40 ft.[3]	40 ft.[3]	
Lot Depth (min.)		150 ft.	90 ft.	90 ft.	90 ft.	100 ft.	100 ft.	100 ft.	100 ft.	
Density (max.)		2.2 du/ac.	3.7 du/ac.	4.4 du/ac.	7.3 du/ac.	14.5 du/ac.	17.5 du/ac.	21.7 du/ac.	29 du/ac.	
Primary Structure Standards										
Setbacks (min.)										
Front	● A	35 ft.	20 ft.[4]	20 ft.[4]	20 ft.[4]	20 ft.	20 ft.	20 ft.	20 ft.	
Street Side (of Corner Lots or Reversed Lots)	● B	25 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Interior Side	● C	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	
Rear	● D	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Increased Setbacks (for each additional story)										See Section 11-5-3 B
Interior Side	● C	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	See Figure 11-5-2
Rear	● D	10 ft.	10 ft.	10 ft.	10 ft.	5 ft.	5 ft.	5 ft.	5 ft.	

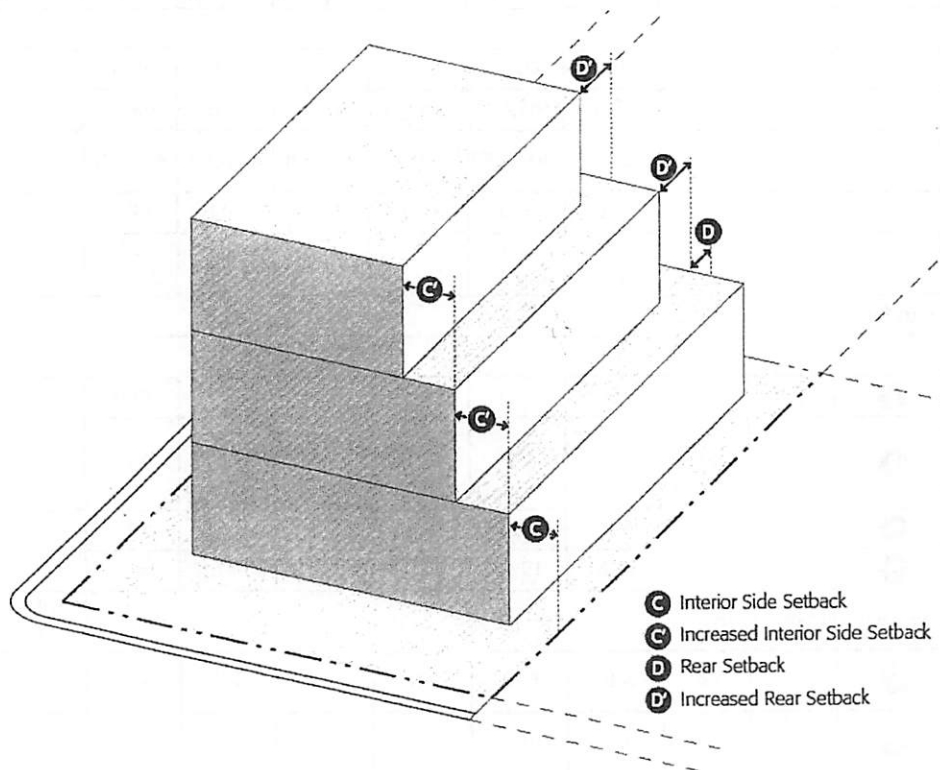
	Figure Number	Standard by Zoning District [1]								Additional Standards
		RA	R-1-12	R-1-10	R-1-6	RM-3	RM-2.5	RM-2	RM-1.5	
Height (max.)	E	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.[5]	35 ft.[5]	35 ft.[5]	35 ft.[5]	
Other Standards										
Accessory Structure Standards				See Chapter 11-11 (Accessory Structures and Uses)						
Lot Coverage (max.)		40%	40%	40%	40%	60%	60%	70%	70%	
Off-Street Parking		See Chapter 11-14 (Parking and Loading)								
Separation Between Structures (min.)[6]		10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	
Walls and Fences		See Chapter 11-12 (Walls and Fences)								

Note:

- [1] Variance needed to deviate.
- [2] Lot width shall be measured at the front setback line.
- [3] Minimum lot width at front setback line shall be 60 feet.
- [4] In addition to a minimum of 20-foot setback, the distance between the structure and the front curb line shall be greater than 30 feet.
- [5] A Conditional Use Permit required for a building higher than 35 feet.
- [6] Except as provided in the California Building Code requirements.

B. Upper Story Setbacks. For multi-story structures, the rear and side setbacks shall be increased for each additional story as identified in Table 11-5-2. See Figure 11-5-2.

Figure 11-5-2 Upper Story Setbacks



Chairperson
Vacant

Vice-Chairperson
Karl Kassner

Commissioners
David Bega
Karen Frey
David Jarvis
Vicente Carrasco
Sanchez
Dennis Tristao
Janet Watkins

Planning Commission



Community
Development
Department

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

832 Whitley Avenue, Corcoran
CALIFORNIA 93212

PUBLIC HEARING

Item # 4.2

To: Planning Commission
From: Kevin J. Tromborg, Community Development Director, Planner, Building Official.
Date: January 19, 2021
Subject: **Zoning with Land Use Designation 21-01: Rezoning APN: 034-120-001 from Residential R1-6 to Residential R1-5 (minimum 5,000 Sq. Ft. lot).**

A. **General Information:**

The Community Development Department has received an application from D.R. Horton Developers and Michael J. Parham (owner) for zoning land use designation change of a 20 acre parcel APN: 034-120-001, address 25257th Avenue. The property is currently zoned Residential R1-6 (6000 Square Foot minimum lots). The applicant is requesting a re-designation to Residential R1-5 (minimum 5,000 square foot lots)

1.	Owner:	Michael J. Parham (25%) 1730 BeldingCt Concord Ca 94521
2.	Applicant:	Michael J. Parham/ D.R. Horton
3.	Site Location:	25257 7 th Avenue
4.	Property Description:	APN: 034-120-001: Section 15, Township 21, Range 22 W ½ of SW ¼ of NW 1/4
5.	Site Area:	20 Acres
6.	General Plan Designation:	Low Density
7.	Current Zone Classification:	R1-6
8.	Existing Use:	Open land
9.	Proposed Action:	Zoning with Land Use designation change.

B. Project Location & Description:

The proposed LUDC is located on the east side of 7th Ave between North Avenue and Hanna Avenue. It is a 20 acre parcel of open undeveloped land.

C. Compliance with General Plan and Zoning:

(Land Use Element) Residential Land Use.

1. 1.4 A: Ensure adequate land area is available for future housing needs
2. 1.4 B: Provide new residential areas that offer a variety of housing densities, types, sizes, costs and locations to meet projected demands throughout the community.

(Land Use Element) Policies and Standards

1.5: The City shall encourage the development of middle and upper price range housing opportunities for all economic segments of the community.

1.11: Encourage the distribution of low, moderate, and above moderate income housing throughout the community

E. Public Input:

A notice of intent to perform a LUDC through a public hearing was published in the Corcoran Journal on January 7, 2021 and posted at City Hall, the Corcoran Web-site and at the Council Chambers.

F. Comments from Other Agencies/Departments:

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

G. Environmental Impact Assessment and compliance with CEQA

An LUCD from one residential (low Density) designation to another residential (low density). Designation does not require CEQA review: (Statutory exemption class 5).

H. Recommendation:

Staff recommends that the staff report be given, public hearing be opened, testimony taken, and the Planning Commission take action based on the following findings and on the attached Resolution 2021-02. Staff further recommends the approval of Resolution 2021-02 and LUDC 20-01 regarding APN: 034-120-001: re-designation of the parcel from R1-6 (6000 minimum square foot lots) to R1-5 (minimum 5000 square foot lots). Staff also recommends that the Planning Commission forwards their resolution to the City Council for final approval.

J. FINDINGS

The following findings are proposed:

- (A) The project is exempt is exempt under CEQA (Statutory Exemption Class 5)
- (B) That the propose land use designation will have no adverse effects upon the City of Corcoran. In making this determination, the Commission or Council shall consider policies set in the approved General Plan.
- (C) That the proposed land use designation change (LUDC) is consistent with the objectives and policies of the Corcoran General Plan, or any specific plans approved by the City.
- (D) That there is a need for affordable low and moderate income property in the city;
- (E) That the LUDC to R1-5 shall adhere to the same development standards of an R1-6 Zone
- (F) That all lots in an R1-5 zone shall be review individually by City Staff.

DECISION-APPEAL TO THE CITY COUNCIL (Section 11-27)

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

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

By resolution, the City Council may affirm, reverse or modify a decision of the Planning Commission, providing that the City Council make the findings prerequisite. 11-27.

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

**CORCORAN CITY PLANNING COMMISSION
RESOLUTION NO. 2021-02
PERTAINING TO
LAND USE DESIGNATION CHANGE 21-01**

At a meeting of the Planning Commission of the City of Corcoran duly called and held on January 19, 2021, the Commission approved the following:

Whereas, D.R. Horton, Developer and Michael J. Parham, owner, submitted an application requesting approval for a Land Use Designation Change regarding parcel 25257 7th Avenue Corcoran Ca 93212, APN number 034-120-001 from Residential R1-6 (minimum 6000 square foot lots) to Residential R1-5 (minimum 5000 square foot lots) ; and

Whereas, this Commission considered the staff report on January 19, 2021; and

Whereas, the Planning Commission sees the need for affordable low and moderate income housing ;and

Whereas, the Planning Commission has made the following findings;

- (A) The land use designation change from R1-6 to R1-5 will have no discernable change in density and therefore does not require CEQA review under Statutory Exemption Class 5.
- (B) There is a need for affordable low and moderate income property in the city.
- (C) That the proposed land use designation change will have no adverse effect on the environment or the City. In making this determination the Planning Commission and the City Council shall consider policies set forth in the General Plan.
- (D) That the proposed use is consistent with the objectives and the policies of the Corcoran General Plan, or any specific plans, approved by the City;
- (E) That the land use designation change from R1-6 to R1-5 shall have the same development standards as an R1-6:
- (F) That each lot is reviewed by City Staff for compliance with the Standards

IT IS THEREFORE RESOLVED that Land Use Designation Change 21-01 should be approved with the Conditions stated in the finding of Resolution 2021-02, and that the Planning Commission recommends to the City Council approval of the Land Use Designation Change.

AYES:

NOES:

ABSENT:

ABSTAIN:

Adopted this 19th, day of January 2021

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 2021-02 duly passed by the Planning Commission of the City of Corcoran at a regular meeting thereof held on the 19th day of January, 2021, by the vote as set forth therein.

DATED: January 19, 2021

Ma. Josephine D. Lindsey
Planning Commission Secretary

ATTEST:

Marlene Spain, City Clerk

KINGS COUNTY ASSESSOR'S MAP

S 1/2 OF NW 1/4 SEC. 15-21-22

34-12

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
 IT IS NOT TO BE CONSTRUED AS PORTRAYING
 LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
 PLANNING, ZONING OR SUBDIVISION LAW.
 AUGUST 2017

