



**CITY OF CORNING
PLANNING COMMISSION MINUTES**

**TUESDAY, JULY 15, 2008
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: at 6:30 p.m.

B. ROLL CALL:

**Commissioners: Robertson
Reilly
Armstrong
Hatley**
Chairman: Lopez

Present: Lopez, Reilly, and Hatley.

Absent: Robertson and Armstrong.

C. MINUTES:

- 1. Waive the Reading and Approve the Minutes of the April 15, 2008 meeting with any necessary corrections.**

Commissioner Reilly motioned approval of the minutes as written and Commissioner Hatley seconded the motion. **Ayes: Lopez, Reilly and Hatley. Opposed: None. Absent: Robertson and Armstrong. Abstain: None. Motion approved by vote of 3-0 with Robertson and Armstrong absent.**

D. BUSINESS FROM THE FLOOR: None.

At this time Mr. Nace entered the meeting asking Public Works Director John Brewer if he could speak to some individuals outside City Hall requesting information. Commissioner Reilly requested a short adjournment (at 6:32 p.m.) allowing Mr. Brewer to speak to these individuals and the meeting will reconvene upon Mr. Brewer's return to the meeting. Mr. Brewer returned and Chairman Lopez reconvened the meeting at 6:34 p.m.

E. BUSINESS PUBLIC HEARINGS AND MEETINGS: Any person may speak on items scheduled for hearing at the time the Chairman declares the Hearing open. ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.

- 2. Variance No. 2007-1; Amend condition No. 2 that Prohibits Eave Encroachment to 5' - 0" from the Side Property Line. The Amendment would allow Eave Encroachment to 4' - 0" from the Side Property Line. APN: 73-141-08; Charles Nace.**

Chairman Lopez introduced this item by title and gave a brief history relating to this parcel Planning Director Stoufer explained the Conditions, specifically Condition No. 2 associated with the Variance. Mr. Stoufer also explained the reasoning behind Staff's recommendations. Chairman Lopez then opened the public hearing and asked Mr. Nace if he had any questions. Mr. Nace stated no.

With no further discussion, Commissioner Reilly motioned to close the Public Hearing. Commissioner Hatley seconded the motion. **Ayes: Lopez, Reilly and Hatley. Opposed: None. Absent: Robertson and Armstrong. Abstain: None. Motion approved by vote of 3-0 with Robertson and Armstrong absent.** After some discussion, Commissioner Reilly motioned to adopt Subfindings and Findings 1 through 2, and deny an amendment to Condition

No. 2 of Variance 2007-1. Commissioner Hatley seconded the motion. **Ayes: Lopez, Reilly and Hatley. Opposed: None. Absent: Robertson and Armstrong. Abstain: None. Motion approved by vote of 3-0 with Robertson and Armstrong absent.**

F. BUSINESS REGULAR AGENDA:

- 3. Lot Line Adjustment 2008-1, Pacific West Communities, Inc. to adjust the Common Boundary between Parcels 1 & 2 of Parcel May 07-1, Salado Orchard Apts. Phase 1 & 2; located at the southwest corner of the Blackburn Avenue/Toomes Avenue intersection in a PD and R-1 Zoning District. APN's: 71-020-70 & 71.**

Chairman Lopez introduced this item by title. Chairman Lopez stated that due to the location of his residence, he would be abstaining from voting on this item, thus leaving the Commission without the necessary quorum for voting purposes.

Commissioner Reilly motioned to continue the Public Hearing for Item F-3 to the August 19, 2008 Planning Commission meeting due to the lack of quorum for voting purposes. Commissioner Hatley seconded the motion. **Ayes: Lopez, Reilly and Hatley. Opposed: None. Absent: Robertson and Armstrong. Abstain: None. Motion approved by vote of 3-0 with Robertson and Armstrong absent.**

- 4. Study Matter No. 2008-1; Discuss with Staff Establishing Minimum Building Lot Size for Existing Parcels by amending Section 17.50.060 of the Corning Municipal Code.**

Chairman Lopez introduced this item by title. Planning Director John Stoufer stated Staff's concern with the 25 foot lots and the building limitations, or lack of these limitations, safety issues relating to fire protection etc. and requested direction from the Planning Commission on how to proceed with this matter. He then presented pictures of some buildings in Gerber built on 25-foot lots. Mr. Stoufer stated some of the disadvantages of allowing buildings on lots of this size such as property value reduction for surrounding property owners, etc. Commissioner Hatley stated he would like Staff to do more research and provide this information back to the Commission. Chairman Lopez stated that eventually property owners will want to do something with these existing lots acknowledging that this could be a potential problem. Mr. Stoufer confirmed from the Commission that they would like to obtain information relating to width and depth of lots. Mr. Brewer made some suggestions.

By consensus of the Commissioners (Lopez, Reilly and Hatley) present, Staff was directed to contact other Cities to research their procedures in relation to lots of this size, and prepare draft minimum building lot requirements for review by the Commission and possible future action on amending Section 17.50.060 of the City Municipal Code.

G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR: None.

H. ADJOURNMENT: 7:00 p.m.

Lisa M. Linnet, City Clerk