



**CITY OF CORNING
SPECIAL MEETING
PLANNING COMMISSION MINUTES**

**TUESDAY, JUNE 2, 2009
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: at 6:00 p.m.

B. ROLL CALL:

Commissioners: Robertson
Reilly
Lopez
Hatley
Armstrong

All Commissioners were present except Commissioner Hatley.

Commissioner Hatley entered the meeting at 6:24 p.m.

C. BUSINESS FROM THE FLOOR: None.

D. 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.

1. Housing Element Update: Consider preliminary approval of the Housing Element Draft Goals, Policies, and Objectives.

Chairman Lopez introduced this item by title, opened the public hearing. Planning Director Stoufer further briefed the Commission on the timeline for review and approval of the Housing Element and then introduced Mr. Diaz of Diaz Associates, the consultant assisting with the development of the Housing Element.

Mr. Diaz stated that he and John had toured the town and noticed that many of the homes had single pane windows and probably lacked insulation. He emphasized that these are items that the State will look at.

Mr. Diaz outlined some of the changes in wording (new headings of "Policies" and "Lead City Departments and Implementation Measures" replaced the previous headings of "Implementing Policies" and "Responsible Agencies & Implementing Actions"), and clarified some of the abbreviations prior to moving forward with his PowerPoint presentation. Mr. Stoufer stated that some of the projects such as the Salado Orchard Apartments and Blossom Avenue Development both count towards meeting our goal...at this point we are close to meeting the 2014 goals.

Mr. Diaz outlined the various HP Goals (HP-1 through HP-11) and stated that Goal HP was expanded to add "very low" income households and explained some of the requisites under this section. He talked about the Mixed-Use classification and whether to identify sites at this time or not. He explained that by setting up a Mixed-Use Classification, Conditions can be set-up on what can and can't take place, and what is required/not required within this district. Once a classification such as this is established, it cannot be modified under a Conditional Use Permit, therefore the policy must be established at the time the classification is established.

Mr. Diaz then outlined the HC Goals (HC-1 through HC-9). He informed the Commission of the possible tax break incentive (HC-8) for preserving historic or architectural significant residences (HC-7).

Mr. Diaz emphasized the removal of the word "physical" which was previously used to qualify "disabilities" under the EH Goals. He outlined the recommended changes for the goals in the EH section stating that no changes are recommended for EH-4 and 7, and very little change for EH-5.

When discussing the RC Goals (1-7) Mr. Diaz explained some of the recommended changes, noting that no change is recommended for RC-2 and 4.

In discussing the PH Goals (1-6) Mr. Diaz explained that one of the items addressed here is a policy to convert apartments to condominiums. No changes are recommended for PH 3 and 4.

Mr. Diaz outlined the EC Goals 1-5 (to "Promote the efficient use of energy and contribute to the improvement of the air quality of the region" instead of "Reduce residential energy use within the City"). EC-1 should state: up to 25% density bonus, not the provision of a 25% density bonus to residential development projects.

Commissioner Reilly stated that the only concern he has is the issue of the mixed-use. He also stated that he appreciated Mr. Diaz's hard work. Chairman Lopez stated his belief that setting Conditions at the onset is the only way to do it, by doing this we can have a hand in regulating it under mixed-use for transitional housing. Commission Reilly agreed that we are required to have transitional housing and that by setting Conditions it is a way to place some controls.

Mr. Stoufer re-emphasized to the Commission that this is a draft and now is the time to suggest changes.

Mr. Diaz informed the Commission that our schedule is working well and that the next step is to submit the Draft Housing Element to HCD by June 12th.

By consensus of the Commission, Chairman Lopez closed the Public Hearing.

Commissioner Reilly moved to move forward and send the Draft Housing Element to HCD. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly, Hatley and Armstrong. Opposed: None. Absent/Abstain: None. Motion was approved by a 5-0 vote.**

E. **ADJOURNMENT: 7:08 p.m.**

Lisa M. Linnet, City Clerk