



**CITY OF CORNING  
PLANNING COMMISSION MINUTES**

**TUESDAY, MARCH 17, 2009  
CITY COUNCIL CHAMBERS  
794 THIRD STREET**

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

**B. ROLL CALL:**

**Commissioners:** Robertson  
Reilly  
Lopez  
Hatley  
Armstrong

All Commissioners were present except Commissioners Robertson and Hatley.

**C. MINUTES:**

- 1. Waive the Reading and Approve the Minutes of the January 20, 2009 and February 17, 2009 meetings with any necessary corrections.**

Commissioner Reilly moved to approved the Minutes of the February 17, 2009 Planning Commission meeting as written. Commissioner Armstrong seconded the motion. **Ayes: Lopez, Reilly and Armstrong. Opposed: None. Absent: Robertson and Hatley. Abstain: None. Motion was approved by a vote of 3-0 with Robertson and Hatley absent.**

**D. BUSINESS FROM THE FLOOR: None.**

**E. 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. USE PERMIT 2009-256: Busy Bee Daycare: Establish a Preschool/Daycare Center in an existing building that was previously occupied by the Lassen Medical Group. A maximum number of 95 children with 7-15 employees will occupy the building. The building is located along the north side of Solano Street at the northwest corner of the Solano Street/East Street intersection. Address: 740 Solano Street, APN No. 73-010-61.**

Chairman Lopez introduced this Item by title giving a brief description of the property location. He acknowledged the presense of the applicant. Planning Director John Stoufer stated that what is proposed is basically a reuse of the existing building. He stated that he and Public Works Director John Brewer had spoken with the City Engineer Ed Anderson and collectively they have concluded that they would like to add one more Condition to the Permit. This Condition (proposed Condition No. 9) would require Staff to monitor and review the Use Permit in six months to determine the need to install a left turn lane on Solano Street (should this additional Condition be approved, Staff would review the Use Permit at the September 9, 2009 Planning Commission Meeting).

Chairman Lopez suggested rewording Condition No. 2 to require the fencing to be 6-foot in height rather than the proposed 5-foot height. Planning Director Stoufer stated that the existing State requirement is 5-foot in height. With no further discussion from the Commission, Chairman Lopez then opened the Public Hearing at 6:41 p.m.

Busy Bee DayCare owner DeAnn Knowles stated that she had no problems with increasing the fence height to 6-feet. Applicant John Eller stated that the fencing would be a no-climb vinyl fencing. Angle Mason asked if the fencing requirement is sight-proof as was required in her Use Permit; she was informed that it was. The applicant asked if it would be okay if she purchased and installed retractable fencing (similar to tennis court netting) to use when taking children across the parking lot. The Commission stated that would be fine.

With no further discussion, Commissioner Reilly moved to close the public hearing. Commissioner Armstrong seconded the motion. **Ayes: Lopez, Reilly and Armstrong. Opposed: None.**

**Absent: Robertson and Hatley. Abstain: None. Motion was approved by a vote of 3-0 with Robertson and Hatley absent.**

Commissioner Reilly moved to adopt Subfindings and Findings 1-4 as presented in the Staff Report for Use Permit 2009-256. Commissioner Armstrong seconded the motion. **Ayes: Lopez, Reilly and Armstrong. Opposed: None. Absent: Robertson and Hatley. Abstain: None. Motion was approved by a vote of 3-0 with Robertson and Hatley absent.**

Commissioner Reilly moved to approve Use Permit 2009-256 Subject to Conditions 1-8 and adding Condition No. 9 requiring Staff to monitor and review the Use Permit in six months to determine the need to install a left turn lane on Solano Street. Commissioner Reilly clarified that this Condition would require the Planning Commission to review the Use Permit to assess the need for a left turn lane on Solano Street at the location of the Busy Bee DayCare at the September 9, 2009 Planning Commission. Commissioner Armstrong seconded the motion. **Ayes: Lopez, Reilly and Armstrong. Opposed: None. Absent: Robertson and Hatley. Abstain: None. Motion was approved by a vote of 3-0 with Robertson and Hatley absent.**

**3. REZONE 2009-1, ORDINANCE 634: An Ordinance of the City of Corning amending Sections 16.18.010 (C) and 17.51.015 of the Corning Municipal Code.**

Chairman Lopez introduced this Item by title and Planning Director John Stoufer briefly outlined the terms of the proposed Rezone (2009-1) and the requirements of Ordinance 634. Commissioner Reilly stated that he was happy with the current language.

Chairman Lopez opened the Public Hearing at 6:55 p.m. With no discussion, Commissioner Armstrong moved to close the Public Hearing and Commissioner Reilly seconded the motion. **Ayes: Lopez, Reilly and Armstrong. Opposed: None. Absent: Robertson and Hatley. Abstain: None. Motion was approved by a vote of 3-0 with Robertson and Hatley absent.**

Commissioner Reilly moved to recommend that the City Council adopt Subfindings and Findings 1-3 as presented in the Staff Report and approve and adopt Ordinance No. 634, the Ordinance to implement Rezone No. 2009-1. Commissioner Armstrong seconded the motion. **Ayes: Lopez, Reilly and Armstrong. Opposed: None. Absent: Robertson and Hatley. Abstain: None. Motion was approved by a vote of 3-0 with Robertson and Hatley absent.**

**F. REGULAR AGENDA:**

**4. Lot Line Adjustment 2009-1: Lisa & Ray Linnet/Sharon Leet:**

**Property owners, Lisa & Ray Linnet and Sharon Leet are proposing to adjust a common sideyard property line 8 feet to the east. The parcels are located along the south side of Taft Avenue approximately 200 feet east of the Taft Avenue/Toomes Avenue intersection. Addresses: 1913 & 1973 Tafe Avenue, APN #'s: 71-192-02 & 37.**

Chairman Lopez introduced this Item by title and briefly described the location and action requested. Planning Director Stoufer stated that the request does conform to City set-backs, requirements and Codes.

With no further discussion, Commissioner Armstrong moved to adopt Subfindings and Findings 1-4 as presented in the Staff Report and approve Lot Line Adjustment 2009-1 as provided for in the City of Corning Subdivision Code and the State Subdivision Map Act and Direct Staff to record the Map and Description with the Tehama County Clerk's Office. Commissioner Reilly seconded the motion. **Ayes: Lopez, Reilly and Armstrong. Opposed: None. Absent: Robertson and Hatley. Abstain: None. Motion was approved by a vote of 3-0 with Robertson and Hatley absent.**

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

**H. ADJOURNMENT: 7:01 p.m.**