



**CITY OF CORNING  
PLANNING COMMISSION MINUTES**

**TUESDAY, MAY 15, 2007  
CITY COUNCIL CHAMBERS  
794 THIRD STREET**

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

B. **ROLL CALL:**

**Commissioners:** Robertson  
Reilly  
Lopez  
Barker  
**Chairman:** Howell

All Commissioners were present.

C. **WAIVE THE READING AND APPROVE MINUTES OF THE APRIL 17, 2007 PLANNING COMMISSION MEETING WITH ANY NECESSARY CORRECTIONS.**

Commissioner Robertson stated a correction was needed to the first sentence, paragraph one, of Item F-2 where it states that two extensions had previously been granted, when in fact only one had. Commissioner Robertson motioned approval of the April 17, 2007 Planning Commission Minutes with the correction to the first sentence of paragraph one to state only one previous extension had been granted. Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

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.**

1. **Use Permit Application 2007-245; Luke Alexander; to construct a Duplex in an R-1-2 Zoning District, located on the east side of Fifth Avenue between Fig and Center Streets. APN 71-272-40.**

Chairman Howell introduced this item by title giving a brief background on this Use Permit Application request. Chairman Howell opened the Public Hearing and stated that Mr. Alexander was present and asked if he had any questions of the Commission. Mr. Alexander stated that the lot is actually 60" in depth. With little discussion, Commissioner Reilly motioned to close the Public Hearing. Commissioner Lopez seconded the motion. Commissioner Robertson motioned to approve Use Permit No. 2007-245, adopt Findings 1-4, and adopt Conditions of Approval 1-5 on Use Permit 2005-245. Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

2. **Continued Public Hearing; Blossom Avenue Project Phase 3; Planned Development Use Permit 2007-239; to develop Residences on 22 "Lot Pairs" of the Shasta View Tract; Self Help Home Improvement Project (SHHIP); APN'S 71-202-22 & 71-203-02; approximately 3.81 acres.**

Chairman Howell introduced this item by title and stated that this was previously on the Agenda for the April 17, 2007 meeting and a request for a postponement was received from SHHIP. Chairman Howell asked if the items had been resolved that were behind the request for postponement. Planning Director John Brewer stated that yes. Mr. Brewer then introduced project associates Jay Lowe who provided information related to drainage issues and concerns. Chairman Howell asked the proximity of the Brooks property in relation to this project; Mr. Brewer stated that it is just west of lot number 34. Mr. Low explained that the catch basin is above City

Standards and would be 10". Chairman Howell stated that he had walked the road and looking north he noticed that these lots would look down on the adjoining SHHIP lots on Donovan Avenue. Chairman Howell then reopened the Public Hearing.

Mr. Brewer stated that one of the issues for this project is that by importing the fill, consequently we will end up with an area that could possibly pond water.

Mr. Brooks addressed the Commission stating that over the last 3 years during heavy rain periods there was a lot of rain water carried along Highway 99W. He stated that he has spoken with Mr. Brewer and Mr. Lowe asking how much water a 10" pipe will be able to carry, and whether it would be sufficient to handle the drainage. He stated that he did not feel that a 10" pipe would be sufficient to handle this amount of water.

He stated that in prior years the orchard was available to handle the rainwater drainage, however we will no longer have that. Mr. Low responded stating that they have looked at the situation and feel that the changes that they have suggested would remedy the problem. City Engineer Ed Anderson believes the proposed solution, with the recently modified Condition No. 50 will successfully solve the offsite flooding impact concerns.

Chairman Howell clarified that a drop inlet would be placed at the northwest corner of the project that will help eliminate the accumulation of water on Mr. Brooks property. An audience member asked if the storm drain system would back-up during a flood event at Jewett Creek.

Jesse asked if Ed felt a 24" x 24" is adequate to serve this project; Ed responded yes. Commissioner Reilly motioned to close the Public Hearing and Commissioner Barker seconded the motion. Commissioner Robertson motioned to approve Use Permit No. 2007-239, to adopt Findings 1-5 and adopt the 50 Recommended Conditions of Approval with a change to Condition 22 to include a conveyance system. Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

**3. Use Permit Application 2007-243; Kevin Wofford; to operate a retail truck parts and accessory store in an SPMU; Specific Plan Mixed Use Zone, located within the southern portion of the commercial building located at 2120 Loleta Avenue. APN 71-300-26.**

Chairman Howell introduced this item by title and confirmed that Mr. Woffard was present. Chairman Howell opened the public hearing and confirmed that only the office part of this building would be used. Mr. Woffard stated that he would only be selling pre-fabricated chrome products to consumers, they would not be dipping. Commissioner Robertson confirmed that the business would be directed towards large trucks (semi's) stating that the road is pretty narrow. Mr. Brewer stated the conditions associated with the permit. Mr. Woffard asked if a handicap ramp would be required; Planning Director Brewer stated that he should discuss this with the City Building Official. Commissioner Barker motioned to close the Public Hearing and Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.** Commissioner Reilly motioned to approve Use Permit No. 2007-243 and the adopt the associated Findings 1-4 and Recommended Conditions of Approval 1-4 on Use Permit No. 2007-243. Commissioner Robertson seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

**4. Revision to Use Permit 2004-209; Dilbag Singh Bains – Corning Truck Wash; to expand the current Corning Truck Wash use to include a Truck Lubrication and Tire Shop in a C-3 Corning Business Development Zone (CDBZ). APN 87-040-62; approximately 1.82 acres.**

Chairman Howell introduced this item by title and opened the Public Hearing. Chairman Howell confirmed that they have four bays currently. Mr. Bains stated a concern regarding the location of

the environmental agency moveable container to dispose of used tires. Mr. Brewer suggested locating the trailer on the northwest corner of the property and modifying condition number 3 to encompass this. Commissioner Lopez suggested informing truckers not to stop and towel off next to the entrance and exit to Jack in the Box from Highway 99-W (condition Number 7). With no other discussion, Commissioner Lopez motioned to close the Public Hearing. Commissioner Barker seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

Commissioner Reilly motioned to find that Use Permit No. 2004-209 is exempt from the California Environmental Quality Act in accordance with CEQA Guidelines Section 15303, to approve a revision to Use Permit 2004-209 to permit truck tire sales and truck lubrication in addition to the truck wash use, and the conversion of the existing drive-thru building from coffee sales to an accessory business office subject to six Recommended Conditions. Commissioner Robertson seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

**5. General Plan Amendment 2007-1A; Amend Highway 99-W Specific Plan to Revise Highway 99-W Cross Section.**

Chairman Howell introduced this item by title. Planning Director Brewer briefly (Commissioner Barker left the meeting at 7:32 p.m.) explained the reasoning behind the revision request. Chairman Howell opened the Public Hearing.

Commissioner Barker reentered the meeting at 7:39 p.m.

Commissioner Lopez motioned to close the Public Hearing. Commissioner Reilly seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

Commissioner Robertson motioned to adopt the five recommended Findings and approve General Plan Amendment 2007-1A; thereby replacing the existing Highway 99-W Cross Section Drawing with the Drawing marked Exhibit "A". Commissioner Barker seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

**F. REGULAR AGENDA:**

**6. Extension Request; Tentative Tract Map 05-1003; Stonefox Ranch Subdivision; located on the south side of Solano Street, and east of the Del Norte Avenue Intersection.**

Chairman Howell introduced this item by title, briefed the Commission on the project request. Chairman Howell discussed item number 46 in relation to the 4' walkway attached to the Carona Bridge. Mr. Brewer stated that the project owners would be providing a separate bridge crossing the Blackburn Moon Drain rather than using the Carona Bridge.

An audience member asked about the interconnect to the Allen property and the property to the north. Mr. Brewer responded stating that they will interconnect to Carona. Commissioner Reilly motioned for the Commission to approve a two-year extension to the Stone Fox Ranch Tentative Map initially approved on June 14, 2005 as requested, thereby extending the life of the map to June 14, 2009. Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

**7. Use Permit No. 2004-211; Layne and Angel Mason; Minor Revision to Play Area Fencing Standard; Sunshine Schoolhouse; 918 Solano Street.**

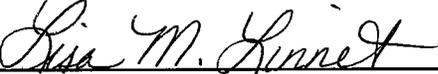
Chairman Howell introduced this item by title with a brief description of the project stating that this is basically going from a wood fence to a cyclone fence with 6 foot green slats. Commissioner Robertson stated that chain link would provide foot holds for children to climb. Commissioner Reilly suggested vinyl fencing or vinyl coated cyclone fencing.

Commissioner Barker left the meeting at 8:04 p.m. Commissioner Barker reentered the meeting at 8:06 p.m.

Commissioner Reilly motioned to amend approval of condition number 12 to include a provision stating subject to the Planning Director's approval and use of fencing material similar to the PrivaMax fencing shown to the Commission tonight. Commissioner Lopez seconded the motion. **Ayes: Howell, Robertson, Barker (Poisson), Reilly and Lopez. Opposed: None. Absent/Abstain: None. Motion approved by a vote of 5-0.**

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

**H. ADJOURNMENT: 8:12 p.m.**

  
Lisa M. Linnet, City Clerk