



**CITY OF CORNING
PLANNING COMMISSION MINUTES**

**TUESDAY, OCTOBER 16, 2007
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

All present except Commissioner Armstrong.

C. WAIVE THE READING AND APPROVE MINUTES OF THE SEPTEMBER 18, 2007 PLANNING COMMISSION MEETINGS WITH ANY NECESSARY CORRECTIONS.

Commissioner Reilly motioned approval of the minutes of the September 18, 2007 Planning Commission Meeting as written. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent: Armstrong. Abstain: None. Motion approved by a vote of 4-0 with Armstrong absent.**

D. BUSINESS FROM THE FLOOR:

Walter Dodd addressed the Commission stating that the Red Bluff Daily News advertised this meeting as beginning at 7:30 p.m. instead of the correct meeting time of 6:30 p.m. Mr. Dodd informed the Commission that this is not the first time this has happened. Chairman Lopez responded stating that the City Clerk would again contact them and request a correction to the published meeting time.

E. REGULAR AGENDA:

Planning Director John Brewer stated that Commissioner Robertson has requested to reorder the Agenda in order to address the Public Hearing for the Healthcare District last as she will abstain from voting on this item due to a possible Conflict of Interest. Commissioner Robertson motioned to reorder the Agenda and Commissioner Hatley seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent: Armstrong. Abstain: None. Motion approved by a vote of 4-0 with Armstrong absent.**

- 1. Lot Line Adjustment 2007-3; Maria Lince and Nellie Morgan. To Adjust the Common Boundary between the Properties at 1214 and 1220 Marguerite Avenue in an R-1-2 Zoning District; APN 73-154-03 & 04.**

Chairman Lopez introduced this item by title and briefed the Commission on the item to be addressed. The Commission acknowledged the presence of Mr. Coke as a representative of Ms. Lince. With no discussion, Commissioner Robertson motioned approval of Lot Line Adjustment 2007-3. Commissioner Reilly seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent: Armstrong. Abstain: None. Motion approved by a vote of 4-0 with Armstrong absent.**

F. 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. Public Hearing; General Plan Amendment 2007-2A; Prezone 2007-2; Corning Airport Annexation Area; City of Corning; APN's 67-260-77, 79, 80, 81, 82 and 75-020-04 & 23; 149.58 Acres.**

Chairman Lopez introduced this item by title and briefed the Commission on the item to be addressed. Planning Director Brewer presented more detailed information regarding the Airport safety zones. He stated that the Prezone is recommended to be AV, Aviation. He stated that once the property is annexed and prezoned, the zoning will be AV (aviation).

Chairman Lopez then opened the Public Hearing. Sharon Wazney asked for clarification on the shifting of the runway; she was informed that it would be eventually shifted north. Public Works Director Tom Russ stated that it would be widened also. Mrs. Wazney asked what affect this requirement would have on their existing structure; she was informed that it could possibly affect her building in the future, however not the near future.

Mr. Brewer stated that this was also important is that the City currently is required to pay property tax, once annexed the City would no longer incur this expense. With no other discussion, Commissioner Reilly motioned to close the Public Hearing. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent: Armstrong. Abstain: None. Motion approved by a vote of 4-0 with Armstrong absent.**

Commissioner Reilly then motioned to recommend City Council approval of General Plan Amendment No. 2007-2A, and Prezone No. 2007-2 subject to adoption of the six (6) Findings and the eighteen (18) Recommended Conditions of Approval on General Plan Amendment 2007-2A and Prezone 2007-2. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent: Armstrong. Abstain: None. Motion approved by a vote of 4-0 with Armstrong absent.**

Chairman Lopez announced that Commissioner Robertson would be abstaining from voting on the Healthcare District Tentative Parcel Map 07-20 due to a possible conflict of interest. Commissioner Robertson then left the meeting at 6:50 p.m.

3. Public Hearing; Tentative Parcel Map 07-20; Corning Healthcare District; to create four parcels in a C-1, Neighborhood Commercial Zoning District. Located at the southeast corner of Marguerite Avenue and Solano Street. APN 73-120-04; approximately 9.5 acres.

Chairman Lopez introduced this item by title, and briefed the Commission on the item to be addressed. He then opened the Public Hearing.

Gary Hunt of Ronald Greenwell & Associates addressed the Commission. He questioned the masonry barrier requirement (Land Use Barrier – No. 2 of Recommended Conditions of Approval) and its conformance with City Code requirements. He also questioned numbers 4, 5, 6, 7 and 12 of the Conditions of Approval and stated some of his objections related to these items. Mr. Hunt specifically objected to the requirement to construct a bus stop that complies with the "Type 4 Bus Stop Layout-mid block with turnout standard of the Tehama County Transit Agency". He stated he did not feel it was the Hospital Districts responsibility to build this bus stop. He further stated that should they be required to do this, it could alter building location plans.

After some discussion, Planning Director Brewer suggested possibly postponing a decision on this item until the next meeting in November to allow Mr. Brewer and Mr. Hunt to meet, discuss and possibly clarify some of the conditions that Mr. Hunt now believes to be unreasonable. Mr. Brewer stated that because he was on vacation for two (2) weeks he and Mr. Hunt had very little time to review and discuss the project and subsequent Conditions of Approval. Commissioner Reilly stated he believed the conditions as listed to be reasonable and meeting current City Standards and Codes.

Mr. Walter Dodd addressed the Commission providing a brief history on the development of the Hospital District, construction and demolition of the Corning Hospital, the revenue sources for the Hospital District and the area in encompasses.

Mr. Hunt stated that the parcel 2 Development is nearly ready for presentation to the City. He asked if the Planning Commission could recommend approval of the tentative map now with any changes to the Conditions of Approval to follow later. He was informed no.

Don Russell with Russell Gallery approached the Commission regarding possible changes to their design on parcel 2 as a result of the pending conditions on the Tentative Parcel Map before the Commission for consideration tonight.

Mr. Dodd suggested contact be made with TRAX to coordinate the bus stop.

Mr. Gordon asked if a road would be installed connecting the Commercial property to the adjacent residential site to the east. Planning Director Brewer recommended against that street connection between commercial and residential uses.

Commissioner Reilly motioned to continue this Public Hearing to November 20, 2007 so that Mr. Hunt and Mr. Brewer could meet to further discuss and clarify the Conditions of Approval. Commissioner Hatley seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent: Armstrong. Abstain: None. Motion approved by a vote of 4-0 with Armstrong absent.**

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

H. **ADJOURNMENT: 7:41 p.m.**

Lisa M. Linnet, City Clerk