



**CITY OF CORNING
PLANNING COMMISSION AGENDA
TUESDAY, DECEMBER 15, 2015
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. **ROLL CALL:**

Commissioners: Barron
Poisson
Mesker
Hatley
Chairman: Robertson

C. **MINUTES:**

1. Waive the reading and approve the Minutes of the October 20, 2015 meeting with any necessary corrections:

D. **BUSINESS FROM THE FLOOR:** If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue, however unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.

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 2015-281: Permit Dignity Health to construct an approximately 4,000 sq. ft. medical/office building and ambulance bays in a CH-CBDZ Zoning District. Site is located along the north side of Solano Street approximately 450 feet east of the Solano St. and Edith Avenue/Hwy. 99W Intersection.
Address: 2120 Solano Street
APN: 71-330-09

F. **REGULAR AGENDA:** All items listed below are in the order which we believe are of most interest to the public at this meeting. However, if anyone in the audience wishes to have the order of the Agenda changed, please come to the podium, and explain the reason you are asking for the order of the Agenda to be changed.

3. Study Matter: AH – Alternative Housing & LLR – Large Lot Residential text language. Review draft language for adding Alternative Housing and Large Lot Residential regulations to the Corning Zoning Code.

G. **ITEMS PLACED ON THE AGENDA FROM THE FLOOR:**

H. **ADJOURNMENT:**

POSTED: THURSDAY, DECEMBER 10, 2015



**CITY OF CORNING
PLANNING COMMISSION MINUTES
TUESDAY, OCTOBER 20, 2015
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

A. CALL TO ORDER: 6:35 p.m.

B. ROLL CALL:

Commissioners: Barron
Poisson
Mesker
Hatley
Chairman: Robertson

All members of the Commission were present except Commissioner Hatley.

C. MINUTES:

1. **Waive the reading and approve the Minutes of the September 15, 2015 meeting with any necessary corrections:**

Commissioner Poisson moved to approve the Minutes as written. Commissioner Mesker seconded the motion. **Ayes: Robertson, Barron, Poisson and Mesker. Opposed/Abstain: None. Absent: Hatley. The Minutes were approved by a 4-0 vote with 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 2015-278: Busy Bee Daycare. Establish a Preschool/Daycare Center for a maximum number of 60 children at a site currently zoned R-2, Multiple Family Residential Duplex/Triplex. This site is located on the north side of Fig Lane approximately 300 feet east of the Fig Lane/Marguerite Avenue Intersection. Address: 185 Fig Lane, APN # 73-120-77.**

Planning Consultant Stoufer stated that Commissioner Mesker would be leaving the room during discussion of this item due to a conflict. Commissioner Mesker left the room at 6:37 p.m. Chairperson Robertson then opened the Public Hearing at 6:38 p.m. Mr. Stoufer briefed the Commission on the project, the zoning, and explained that this use is permitted with a Use Permit noting that Mr. Eller was present to address any questions. Mr. Stoufer stated that the required neighboring property owners had been contacted and the City had received no negative responses. He also explained that Staff is recommending eight Conditions of Approval and listed these Conditions.

A neighboring property owner stated that following discussion with Mr. Eller who responded to her questions, she had no problem with this proposed use. Chairperson Robertson then closed the Public Hearing at 6:40 p.m.

Commissioner Poisson moved to adopt the four Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2015-278 permitting the establishment of a Daycare Center for 60 children subject to the eight (8) Conditions of Approval recommended by Staff. Commissioner Barron seconded the motion. **Ayes: Robertson, Barron, and Poisson. Opposed: None. Abstain: Mesker. Absent: Hatley. Use Permit 2015-278 was approved by a 3-0 vote with Mesker abstaining and Hatley absent.** Planning Consultant Stoufer announced that there is a 10 day waiting period.

Commissioner Mesker re-entered the meeting at 6:43 p.m.

3. **Use Permit 2015-279: Consider La Plaza Mexican Restaurant's Use Permit Application to obtain an "On-Sale License" with the California Department of Alcoholic Beverage Control (ABC) to sell beer and wine within their existing Restaurant pursuant to Section 17.54.020 (1) of the Corning Municipal Code. Address: 903 Solano Street, APN # 73-064-02.**

The City of Corning is an Equal Opportunity Provider and Employer

Chairperson Robertson opened the Public Hearing at 6:46 p.m. and Planning Consultant Stoufer announced that this has been noticed in the paper per legal requirements. He noted that the applicants are not present and explained that Staff is recommending 3 Conditions of Approval. Commissioner Poisson asked how long the Restaurant had been located there and whether they ever had a permit to sell alcohol. She was informed that it was unknown how long the business had been located at this location but it has never had a permit for alcohol sales. With no further questions or comments, the Public Hearing was closed at 6:48 p.m.

Commissioner Mesker moved to adopt the five (5) Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2015-279 permitting the sale and serving of beer and wine in an established business known as the La Plaza Mexican Restaurant subject to the three (3) Conditions of Approval as recommended by Staff. Commissioner Barron seconded the motion. **Ayes: Robertson, Barron, Poisson and Mesker. Opposed/Abstain: None. Absent: Hatley. Use Permit 2015-279 was approved by a 4-0 vote with Hatley absent.**

4. **Use Permit 2015-280: Consider Los Costenos Restaurant's Use Permit Application to obtain an "On-Sale License" with the California Department of Alcoholic Beverage Control (ABC) to sell beer and wine within their existing Restaurant pursuant to Section 17.54.020 (1) of the Corning Municipal Code. Address: 1510 Solano Street, APN # 71-123-07.**

Chairperson Robertson opened the Public Hearing at 6:49 p.m. Planning Consultant Stoufer noted that the applicants were present and stated that this Use Permit is basically the same as the previous item on the Agenda only a different location and applicant. With no comments the Public Hearing was closed at 6:50 p.m.

Commissioner Barron moved to adopt the five (5) Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2015-280 permitting the sale and serving of beer and wine in the Los Costenos Restaurant subject to the three Conditions of Approval as recommended by Staff. Commissioner Mesker seconded the motion. **Ayes: Robertson, Barron, Poisson and Mesker. Opposed/Abstain: None. Absent: Hatley. Use Permit 2015-280 was approved by a 4-0 vote with Hatley absent.**

F. **REGULAR AGENDA: None**

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

H. **ADJOURNMENT: 6:51 P.M.**

Lisa M. Linnet, City Clerk

**ITEM NO: E-2
USE PERMIT APPLICATION 2015-281
DIGNITY HEALTH, CONSTRUCT AN
APPROXIMATELY 4,000 SQ. FT. MEDICAL
BUILDING AND AMBULANCE BAY ALONG
THE NORTH SIDE OF SOLANO STREET
APPROXIMATELY 450 FT EAST OF THE
SOLANO ST. / EDITH AVE. – HWY 99W
INTERSECTION. APN: 71-330-09
ADDRESS: 2120 SOLANO ST**

DECEMBER 15, 2015

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING CONSULTANT

PROJECT DESCRIPTION:

Construct an approximately 4,000 sq. ft. building to be used for medical/educational purposes and ambulance bay for emergency response purposes. The facility will be located along the north side of Solano St. approximately 450 feet east of the Solano St. / Edith Ave. – Hwy 99W intersection. The parcel is zoned CH-CBDZ, Highway Service Commercial – Corning Business Development Zone. Pursuant to Section 17.48.020 of the Corning Municipal Code prior to the establishment of any commercial use in this district a use permit must be approved by the Planning Commission.

Address: 2120 Solano Street APN: 71-330-09

GENERAL PLAN LAND USE DESIGNATION

Hwy99-W - Highway 99W Corridor Specific Plan. The Highway 99W Corridor Specific Plan is intended to provide a more detailed examination of the planning issues in the corridor than could be achieved in the City's General Plan. The purpose of the Specific Plan is to provide a comprehensive set of plans, policies, guidelines, and implementation measures for guiding and ensuring the orderly development of the Highway 99W corridor.

ZONING

CH –CBDZ, Highway Service Commercial – Corning Business Development Zone. The CH Zone is intended to be applied along main road and highway frontages at proper intervals and locations to provide necessary services for the traveling public in developments designed for safety, convenience and fitting appearance. The CBDZ Zone has been established to achieve the following purposes:

- A. To protect the public health, safety and welfare by enhancing quality of life and improving the appearance of the city;

- B. To provide protection against haphazard and traditional strip commercial development by implementing visual design guidelines established in the Highway 99W Corridor Specific Plan;
- C. To allow site development flexibility in return for well-conceived and efficient site planning and quality design;
- D. To establish overlay districts that carry out specific purposes prescribed by the Highway 99W Corridor Specific Plan addressing specific subjects, such as freeway-oriented commercial development and mixed-use commercial development.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Section 21084 of the Public Resources Code requires a list of classes of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. The Secretary of Resources has classified projects that do not have a significant effect on the environment and are declared to be categorically exempt from the requirement for the preparation of environmental documents.

CEQA, Section 15303, New Construction or Conversion of Small Structures, Class 3 (c) consists of construction and location of limited numbers of new, small facilities or structures; installation of small structures and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The number of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 sq. ft. in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 sq. ft. in floor area on the sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

This project proposes to construct an approximately 4,000 sq. ft. building for medical/ educational purposes and ambulance bay for emergency response purposes and will not involve the use of significant amounts of hazardous substances. The building is less than 10,000 sq. ft. in an area zoned for commercial development where all necessary public services and facilities are available, the surrounding area is not environmentally sensitive therefore the project is exempt from CEQA pursuant to Section 15303, Class 3 (c).

ACCESS AND PARKING REQUIREMENTS

The 1.01 acre parcel where the building will be constructed was created by Parcel Map 89-19 that also created a 0.51 acre parcel where a previous business known as Clarks Drug Store was located. Staff has been informed by the property owner of this building that Dignity Health has entered into a lease agreement to use this building for a medical building also.

When Parcel Map 89-19 was recorded there was a condition of approval on the face of the map that stated, *"Only one curb cut shall be allowed to Solano Street along the 220' frontage of the project site. The size of the cut shall be limited to approximately 35 feet, so that vehicles must enter and exit the site in a single line."* There was also a condition of approval that stated, *All development of either property shall be consistent with those recommendations of the City Fire Chief directed toward ensuring that proposed structures are adequately accessible to safety vehicles and equipment."*

In reviewing the proposed development of the building staff visited the site and Fire Chief, Martin Spannaus expressed concern with the existing ingress and egress of the parcels and did not feel that a single access would adequately meet emergency vehicle accessibility especially with the proposed ambulance service. The applicant was notified of this concern and modified the site plan, per staff's recommendation, to include another access that would be an entrance only along the frontage of Parcel "B" and the existing access would become an exit only.

In reviewing the original approval of the Parcel Map in 1989 the minutes reflect that the Planning Commission imposed the single curb cut requirement to eliminate multiple access points along Solano Street especially so close together. The Planning Commission also imposed a condition of approval that required the property owners to establish a reciprocal easement allowing a single curb cut from Solano Street to both parcels. Since both parcels were owned by the McFadden family it was difficult to create a reciprocal easement so a driveway and parking easement to benefit Parcel "B" was shown on the recorded map.

With the proposed new entrance only access along the frontage of Parcel "B" and the exit only access along Parcel "A", and since there is not an easement for Parcel "A" across Parcel "B" for access purposes the proposed plan could eliminate access to Parcel "A". To eliminate this non-access issue to Parcel "A", and since both buildings will have access to the parking lots, staff is recommending the Use Permit be conditioned that prior to the issuance of an encroachment permit or building permit on Parcel "B" the property owner's must grant a reciprocal easement for access and parking on both parcels.

The Corning Zoning Code Section 17.51.120 addresses off-street parking requirements for office uses and states, *"For office uses, one space shall be provided for every three hundred gross square feet of floor area."* At 4,000 sq. ft. the building would have to provide 13 parking spaces. The site plan indicates that 24 spaces will be provided in

parking lot in front of the proposed building and a total of 52 parking spaces will be provided for both buildings. These numbers exceed the off-site parking requirements for office uses as required by the Municipal Code.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2015-281:

Factual Subfinding #1

The project proposes to construct an approximately 4,000 sq. ft. medical/educational building with an ambulance bay and will not involve the use of significant amounts of hazardous substances. The building is less than 10,000 sq. ft. in an area zoned for commercial development. The project site has frontage along Solano Street where city water and sewer lines are available for use.

Legal Finding #1

The granting of Use Permit 2015-281 will permit the construction and development of a medical/educational building and ambulance bay in an area established with, and zoned for commercial development where all necessary public services and facilities are available, and therefore exempt from CEQA pursuant to Section 15303, Class 3 (c).

Factual Subfinding #2

The site proposed for the development of the project is located on a parcel that is zoned CH - CBDZ, Highway Service Commercial - Corning Business Development Zone.

Legal Finding #2

The establishment of a medical/educational building and ambulance bay is an allowed use in a CH -CBDZ Zoning District pursuant to the granting of a conditional use permit by the Planning Commission.

Factual Subfinding #3

The parcel proposed for development approximately one (1) acre in size, has less than a 2% slope in topography, and is appropriate in shape for the development of a medical/educational building and ambulance bay .

Legal Finding #3

The parcel proposed for development pursuant to Use Permit 2015-281 is adequate in size, shape and topography.

Factual Subfinding #4

The parcel has approximately 90 feet of frontage with a 47 foot wide easement for driveway and parking purposes with direct access to Solano Street.

Legal Finding #4

The site has sufficient access to Solano Street and frontage improvements will be constructed to provide adequate width, pavement and capacity for access to the facilities.

Factual Finding #5

Dignity Health propose to construct a medical/educational building and ambulance bay in area established with existing retail businesses serving the City of Corning and surrounding area.

Legal Finding #5

The establishment of a medical/educational building and ambulance bay will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

Factual Finding #6

Parcel Map 89-19 created the parcel proposed for development pursuant to Use Permit 2015-281. A condition of approval for Parcel Map 89-19 limited access to the parcels to only one curb cut approximately 35 feet wide.

Legal Finding #6

The Planning Commission, pursuant to a recommendation from City staff especially the Fire Chief, finds that for public safety and adequate and safe ingress and egress to both parcels created by Parcel Map 89-19 another curb cut for "entrance only" should be provided along the frontage of Parcel "B" and the existing access along Parcel "A" should be designated "exit only" as depicted on the plot map submitted with the application.

ACTION

1. MOVE TO ADOPT THE 6 FACTUAL SUBFINDINGS AND LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT AND APPROVE USE PERMIT 2015-281 SUBJECT TO THE 28 CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.

(PLEASE NOTE : PRIOR TO ADOPTING THE RECOMMENDED FACTUAL SUBFINDINGS & LEGAL FINDINGS THE COMMISSION HAS THE ABILITY TO MODIFY OR REMOVE ANY OF THE FACTUAL SUBFINDINGS AND LEGAL FINDINGS AND REMOVE, MODIFY, OR ADD TO THE RECOMMENDED CONDITIONS OF APPROVAL IF DEEMED APPROPRIATE BY A MAJORITY OF THE COMMISSION)

VOTE OF THE COMMISSION

OR:

Failing to make findings in support of the project recommend findings in denial of the project for consideration by the Commission.

Adopt findings in denial of the project and deny Use Permit 2015-281.

STAFF RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL FOR USE PERMIT 2015-281:

CONDITION #1 – AGENCY COMPLIANCE:

The development and continued operation of a medical/educational building and ambulance bay, permitted pursuant to Use Permit 2015-281, must comply with all applicable local, state, and federal laws and regulations. Development of the site must be in substantial conformance with the site improvement plans submitted with the Use Permit application.

CONDITION #2 – HANDICAPPED PARKING:

Prior to issuance of a certificate of occupancy the applicant must designate and appropriately mark handicapped parking spaces as approved by the Building Official.

CONDITION #3 SIGN REGULATIONS:

The project must comply with the City of Corning sign regulations established by Resolution 10-25-05-01.

CONDITION #4 – LANDSCAPING:

Developer shall install permanent landscaping pursuant to the requirements set forth in the Hwy 99W Corridor Specific Plan in all areas outside building footprint or parking lots

CONDITION #5:

Landscaping to be provided with permanent and automatic means of irrigation. Applicant's attention is specifically drawn to City Code Chapter 16.27, Ground Cover Standards, and the requirement to plant and maintain ground cover and trees.

CONDITION #6- REMOVE CONSTRUCTION DEBRIS:

Prior to the issuance of a Certificate of Occupancy for the building all construction debris must be removed from the site.

CONDITION #7 - FUGITIVE DUST PERMIT:

Prior to commencement of any type of construction activities the applicant must submit a construction emission dust/control plan and obtain a Fugitive Dust Control Permit from the Tehama County Air Pollution District and comply with the conditions of approval.

CONDITION #8 - OPEN BURNING :

No opening burning shall occur on this parcel unless a special land clearing permit is obtained from the Tehama County Air Pollution Control District.

CONDITION #9 - COVER EXPOSED SOILS:

Areas denuded by construction activities and not scheduled for development for an indefinite period shall be seeded or covered by impervious materials to minimize water and wind erosion prior to the beginning of the rainy season (October 15th).

CONDITION #10 - GRADING PLANS:

Complete grading plans shall be submitted for approval by the City Engineer.

CONDITION #11 - CULTURAL RESOURCES :

If subsurface deposits believed to be cultural in origin are discovered during construction, then all work must halt within a 100-foot radius of the discovery, and the City of Corning notified. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find. Work cannot continue at the discovery location until the archaeologist conducts sufficient research and data collection to make a determination that the resource is either 1) not cultural in origin; or 2) not potentially significant. If a potentially-eligible resource is encountered, then the archaeologist, lead agency, and project proponent shall arrange for either 1) total data recovery as a mitigation, or, preferably, 2) total avoidance of the resource, if possible. The determination shall be formally documented in writing and submitted to the lead agency as verification that the provisions in CEQA for managing unanticipated discoveries have been met.

CONDITION #12 - HUMAN REMAINS:

If human remains, or remains that are potentially human, are discovered during project construction or implementation, all work must stop within a 100-foot radius of the find. The construction supervisor must notify the Corning Police Department immediately, and take appropriate action to ensure that the discovery is protected from further disturbance or vandalism.

CONDITION #13 - STORMWATER PERMIT:

Applicant shall apply for and obtain a "Construction Activities Storm Water General Permit" from the State Water Resources Control Board, Central Valley Regional Water Quality Control Board.

CONDITION #14 - STORMWATER POLLUTION PREVENTION PLAN:

Prior to any site disturbance or earthmoving activities on or adjacent to the site, a construction period and post-construction period Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and presented to the Central Valley Regional Water Quality Control Board and approved by the City of Corning. The objective of the plan shall be no net loss of soil (above an undisturbed natural, stable background state) from the site due to erosion. All requirements of the post construction period SWPPP shall be completed as part of the required improvement plans and shall be maintained in the same manner.

CONDITION #15 - SOILS INVESTIGATION:

Prior to the issuance of a building permit for construction of the building the applicant shall submit a soils investigation by a registered engineering geologist or civil engineer to determine if expansive soils requiring special foundation design is necessary. The developer shall provide: 1) certification assuring adequate compaction of filled lots in accordance with the Uniform Building Code; and 2) for those lots with expansive soils, certification that the engineered foundation plans comply with building code requirements.

CONDITION #16 – DRAINAGE ANALYSIS:

Applicant shall provide a Drainage Analysis prepared by a registered Civil Engineer or Certified Hydrologist. The Analysis shall quantify the increased runoff resulting from a 25-year storm for a duration of four hours that will result from the development.

CONDITION #17 – STORM DRAIN RETENTION:

Storm Drain and retention facilities shall be in accordance with the Drainage Analysis, constructed to City Standards and approved by the Public Works Director.

CONDITION #18- SOILS INFORMATION:

Soils information (Soil Log) must be submitted to verify adequacy of on-site storm water retention designs.

CONDITION #19 - FINISHED GRADE:

Finished grade must be graded to direct runoff to stormwater drain facilities within the public right-of way or established drainage facilities (detention basins) constructed on the parcel. No lot-to-lot runoff is permitted.

CONDITION #20 - CONSTRUCTION HOURS:

Excavation and construction work shall occur only between the hours of 7:00 AM to 7:00 PM, Monday through Friday, and between the hours of 8:00 AM to 6:00 PM on weekends and federally observed holidays.

CONDITION #21 - CONSTRUCTION EQUIPMENT:

The primary contractor shall be responsible for ensuring that all construction equipment is properly tuned and maintained. When feasible, existing power sources, such as power poles, or clean fuel generators should be used, rather than temporary power generators. Minimize idling time to 10 minutes.

CONDITION #22 - DEVELOPMENT IMPACT FEES:

Development of the medical/educational building and ambulance bay at this location is subject to development impact fees imposed in order to lessen new development's impacts on City facilities and services. These fees shall be assessed and payable prior to issuance of a Certificate of Occupancy. Costs incurred for improvements to "backbone" infrastructure facilities shall be credited against development impact fees.

CONDITION #23 – PUBLIC IMPROVEMENTS:

All public improvements shall be constructed in accordance with the Subdivision Ordinance of the City of Corning and required Public Works Standards.

CONDITION #24 - CURB, GUTTER, & SIDEWALK IMPROVEMENTS:

Sawcut between concrete curb and sidewalk. Demolish, remove and replace concrete curb and gutter along the entire Solano Street frontage of the property. Provide a new 35' wide approach along the frontage of the parcel as depicted on the plot map.

CONDITION #25 - THERMOPLASTIC STRIPING:

Install thermoplastic stop legend with bar at driveway intersection. Apply thermoplastic directional arrows in driveway lanes. Temporary signs must be in place during construction at all new driveway intersections.

CONDITION #26 – RECIPROCAL EASEMENT:

The owners of Parcel "A" and Parcel "B" of Parcel Map 89-19, recorded October 17, 1989 Official Records of Tehama County must grant and record a reciprocal driveway and parking easement for use by both parcels. The easement language must be approved by the City Attorney prior to recordation.

CONDITION #27 - WATER & SEWER CONNECTIONS:

Water and sewer connections shall be completed in accordance with Public Works Specifications.

CONDITION #28 - WATER METERS:

All water meters must be touch read meters in thousand gallon increments and approved by the Public Works Director prior to installation.

ATTACHMENTS

- | | |
|-------------|---|
| Exhibit "A" | Aerial Photo/Vicinity Map |
| Exhibit "B" | Application with preliminary site and development plans |
| Exhibit "C" | Reduced copy of Parcel Map 89-19 |

SOLANO STREET

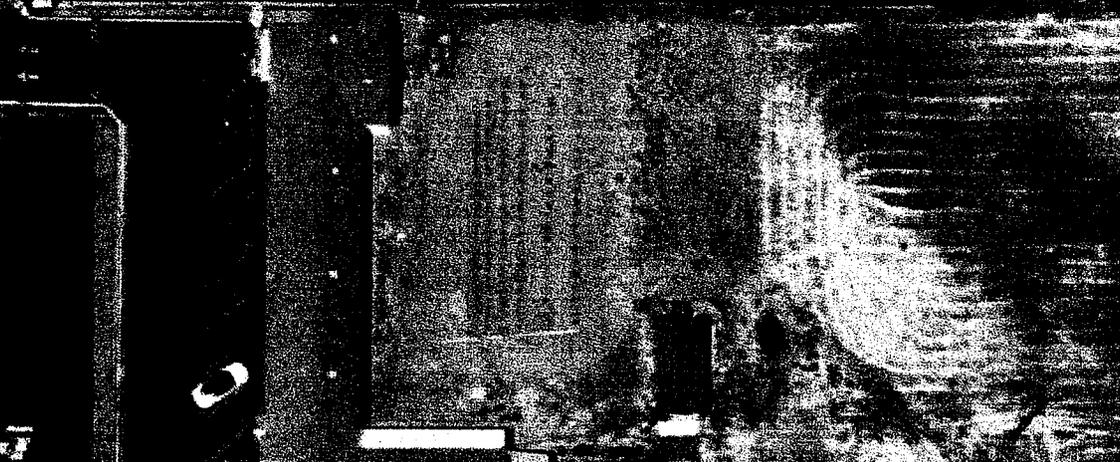
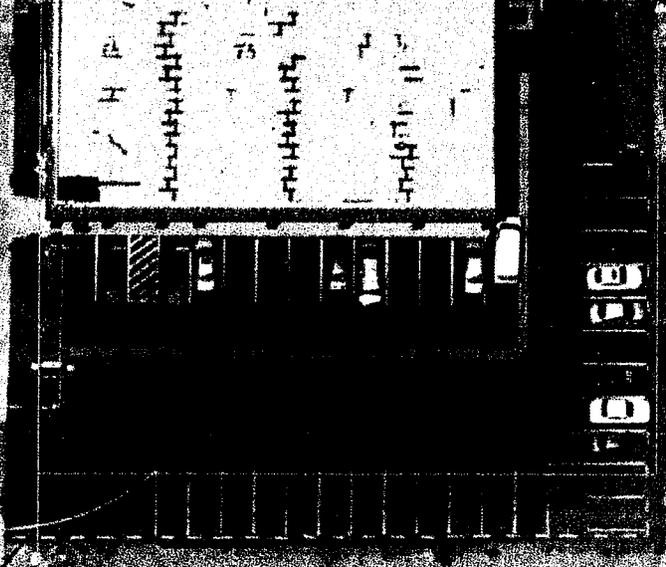
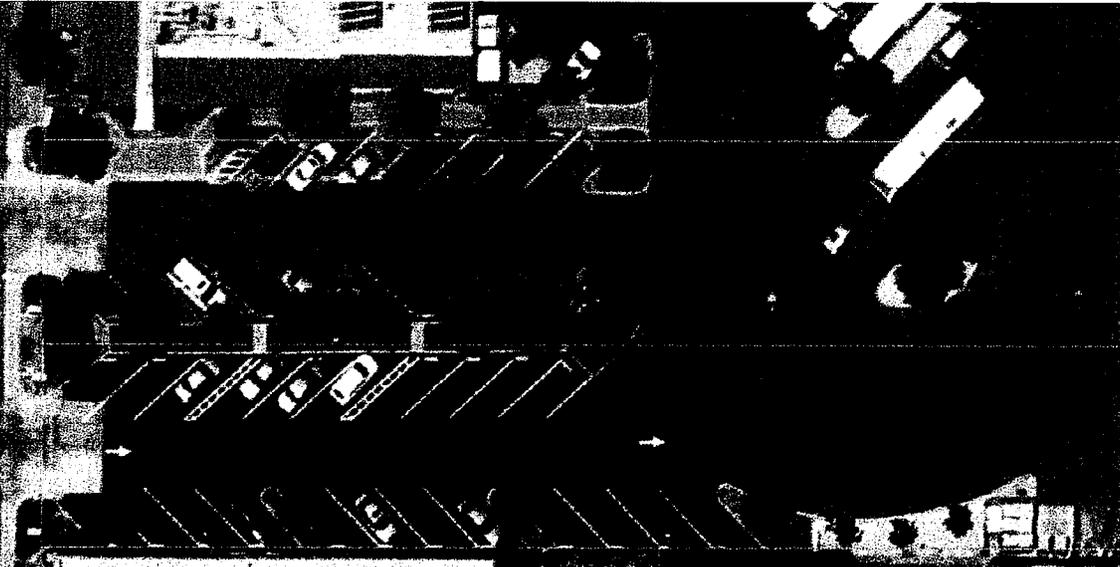


Exhibit "B" RECEIVED

NOV 23 2015

CITY OF CORNING
PLANNING APPLICATION
 TYPE OR PRINT CLEARLY

CITY OF CORNING

Submit Completed Applications to:
 City of Corning
 Planning Dept.
 794 Third Street
 Corning, CA 96021

PROJECT INFORMATION	PROJECT ADDRESS 2120 Solano St. Corning CA		ASSESSOR'S PARCEL NUMBER 071-330-009	G.P. LAND USE DESIGNATION Commercial	
	ZONING DISTRICT CHCBDZ	FLOOD HAZARD ZONE n/a	SITE ACREAGE 1.0 ac	AIRPORT SAFETY ZONE? no	
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Establish a +/- 4000 sq. ft. Medical Bldg. and Ambulance bay by Use Permit				
	APPLICATION TYPE (Check All Applicable)				
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Merge Lots <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Parcel Map <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Rezone <input type="checkbox"/> Street Abandonment <input type="checkbox"/> Subdivision <input type="checkbox"/> Time Extension <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Other _____					
APPLICANT INFORMATION	APPLICANT Kris Behrens SECH Dignity Health	ADDRESS 2550 Sister Mary Columba Dr. Red Bluff CA 96080	DAY PHONE 5305298038		
	REPRESENTATIVE (IF ANY) Robson and Associates	ADDRESS 22685 Sunwest Ct. Red Bluff, CA	DAY PHONE 527-4167		
	PROPERTY OWNER Dignity Health	ADDRESS same as app.	DAY PHONE		
	CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> REPRESENTATIVE <input checked="" type="checkbox"/> PROP. OWNER				
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <i>Kristin Behrens</i>		PROPERTY OWNER: I have read this application and consent to its filing. Signed: <i>George W. Robson</i>		
	By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.				

SUBMITTAL INFO	FOR OFFICE USE ONLY			
	APPLICATION NO. 2015-281	RECEIVED BY: JS	DATE RECEIVED 11/23/2015	DATE APPL. DEEMED COMPLETE
	FEE RECEIVED/RECEIPT NO.	CEQA DETERMINATION <input checked="" type="checkbox"/> Exempt ND MND EIR		DATE FILED



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

General Information

DATE FILED _____

1. Project Title: UP # _____

2. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:
Building, Encroachment, Air Quality

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 4000 sq. ft. in 1 floor(s).

4. Amount of off-street parking to be provided. 24 parking stalls. (Attach plans)

5. Proposed scheduling/development.

6. Associated project(s).

7. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected. (This information will help the City track compliance with the objectives of the Housing Element of the General Plan.)

**CITY OF CORNING
PLANNING APPLICATION**

8. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.

Medical facility with Ambulance Bay

9. If industrial, indicate type, estimated employment per shift, and loading facilities.

N/A

10. If institutional, indicate the primary function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

N/A

11. If the project involves a variance, conditional use permit or rezoning application, state this and indicate clearly why the application is required.

C-3 zoning requires use permit because of SPMU combining District

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | YES | NO |
|---|--------------------------|-------------------------------------|
| 12. Change in existing topographic features, or substantial alteration of ground contours? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Change in scenic views or vistas from existing residential areas or public lands or roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Change in pattern, scale or character of general area of project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Significant amounts of solid waste or litter? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Change in dust, ash, smoke, fumes or odors in vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 17. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 18. Substantial change in existing noise or vibration levels in the vicinity? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 19. Is the site on filled land or on slopes of 10 percent or more? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 20. Use, storage, or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 21. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 22. Substantially increase energy usage (electricity, oil, natural gas, etc.)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 23. Relationship to a larger project or series of projects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**CITY OF CORNING
PLANNING APPLICATION**

Environmental setting

24. Describe the project site as it exists before the project, including information on topography, soil type and stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site, snapshots or Polaroid photos will be accepted.

Vacant 1 acre parcel abutted on East, West and south sides by existing Commercial Uses . See attachments

25. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.
see attached photos
-
-
-

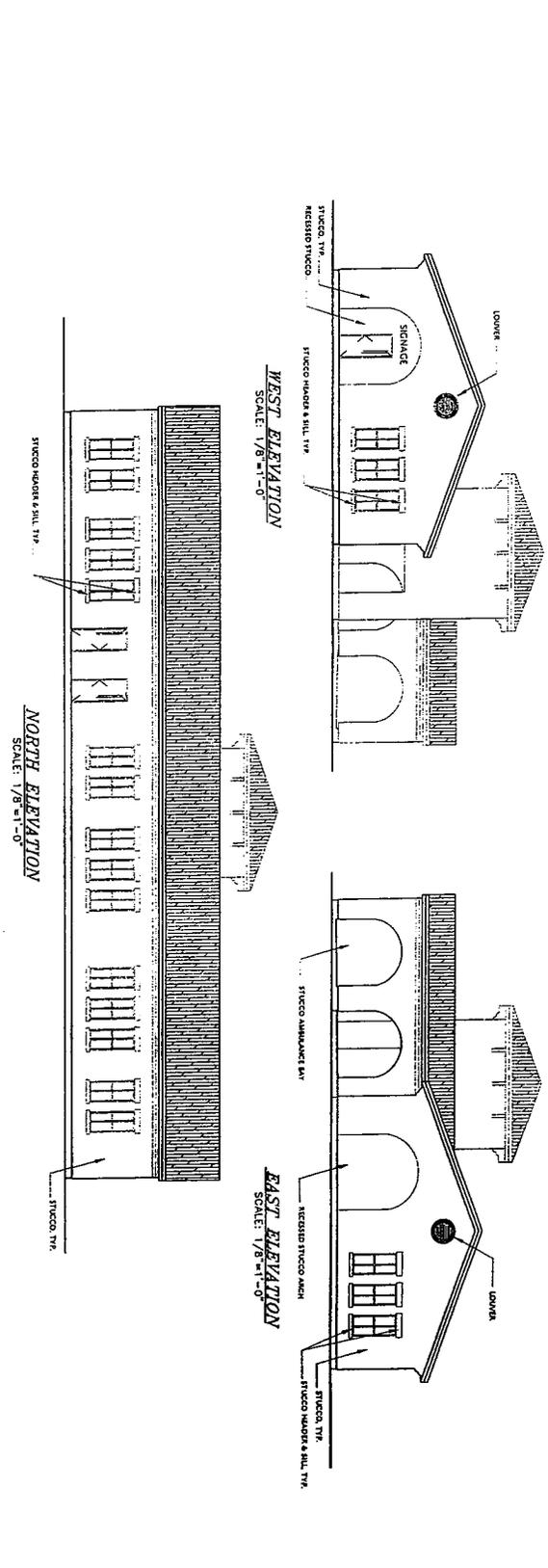
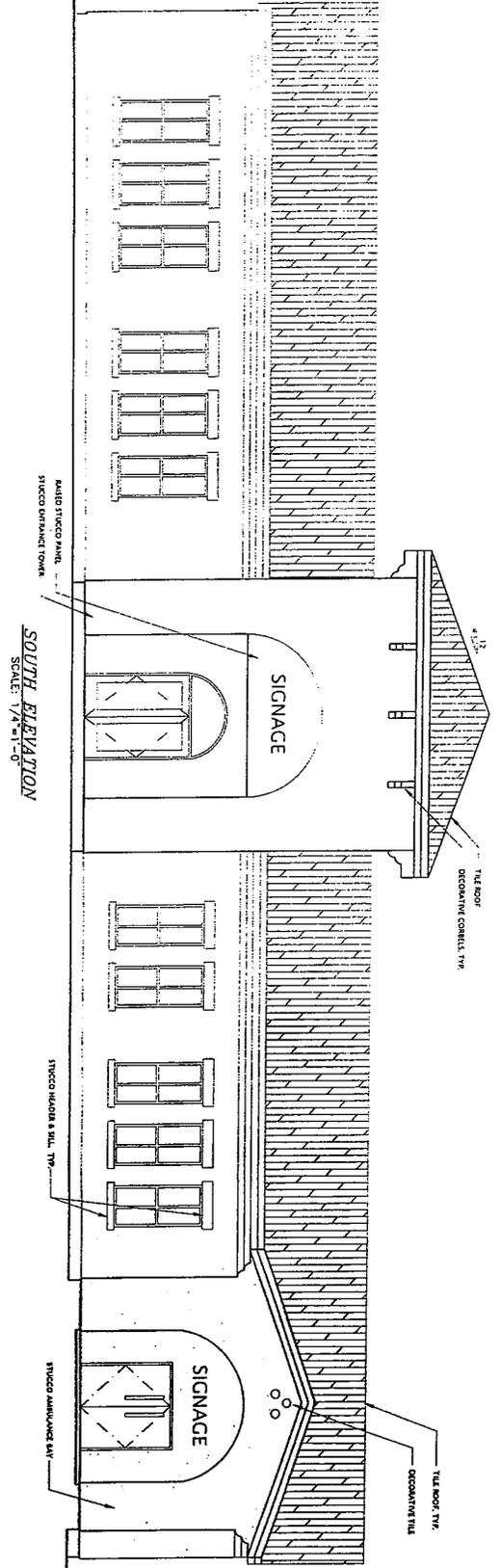
Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

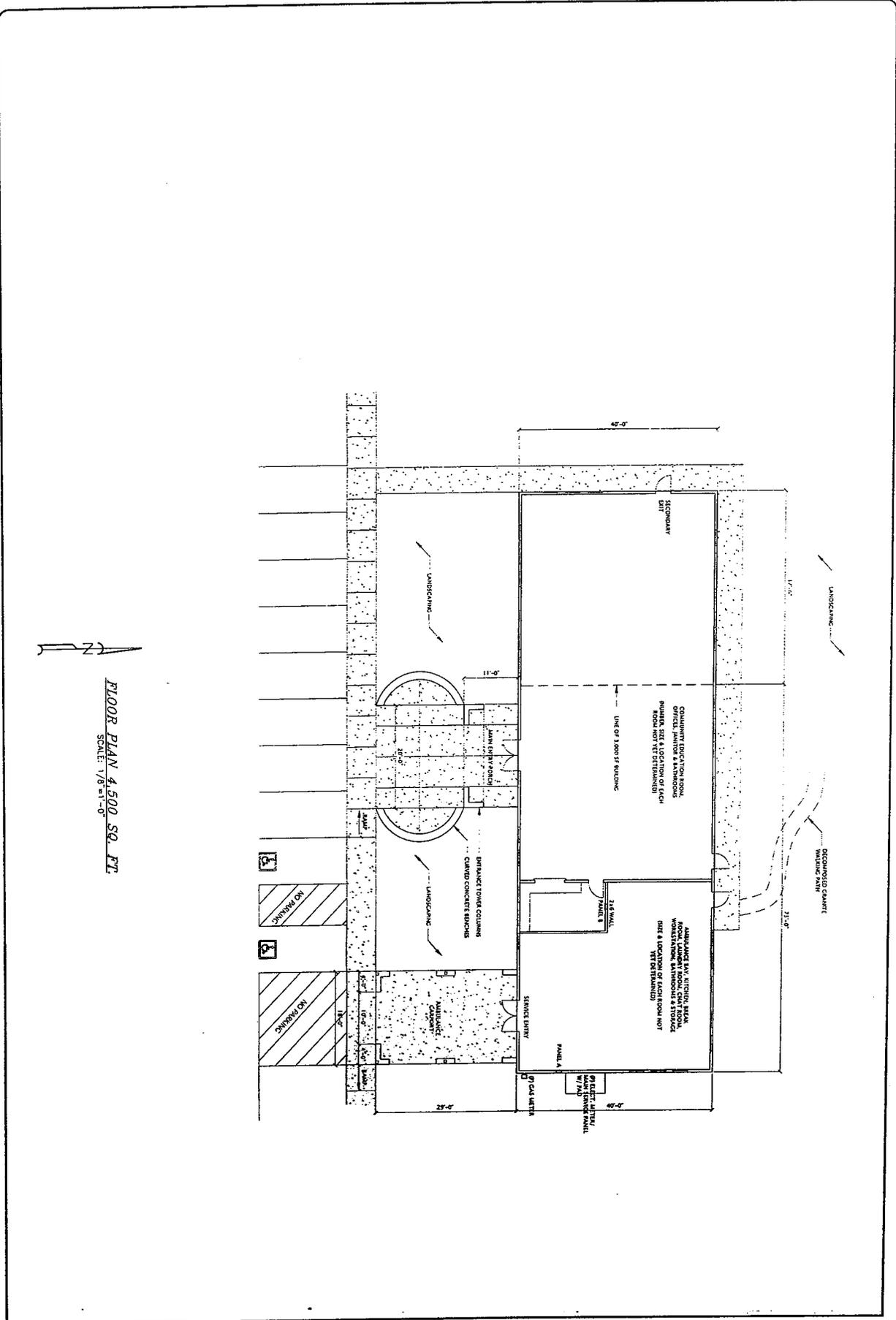
Date 11.20.15

Signature Kristin Bureau

For: Dignity Health dba
St. Elizabeth Community
Hospital



<p>A2.1</p>	<p>PROPOSED ELEVATIONS CONDITIONAL USE PERMIT FOR AMBULANCE BAY / EDUCATION ROOM</p>	 <p>REALM ENGINEERING CIVIL ENGINEERING, SURVEYING & PLANNING 1447 MARKET STREET SUITE 8 REDDING, CA. 96001 530-526-7493</p>
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FLOOR PLAN 4,500 SQ. FT.
SCALE: 1/8" = 1'-0"

<p>PROPOSED FLOOR PLAN CONDITIONAL USE PERMIT FOR AMBULANCE BAY / EDUCATION ROOM</p> <p>SCOTT REICH OWNER ARCHITECT CARMEL, CALIFORNIA 95021 408-432-8811</p>		<p>REALM ENGINEERING CIVIL ENGINEERING, SURVEYING & PLANNING 1447 MARKET STREET SUITE B REDDING, CA, 96001 530-526-7453</p>	<p>REVISIONS</p>
			<p>DATE</p>

A2.2

N89°36'27"W

220.00

Exhibit "C"

PARCEL "B"

1.01 ACRES

129.22

N00°04'32"E 299.24

N89°12'30"W

130.01

170.01

PARCEL "A"

0.51 ACRES

DRIVE WAY AND PARKING
EASEMENT FOR THE BENEFIT
OF PARCEL "B"

47.00

N00°04'32"E

170.01

N00°04'42"E

300.77

130.01

89.99

N89°12'30"W 220.00

30'

SOLANO STREET

(BASIS OF BEARINGS)

CONDITIONS OF APPROVAL

1. ONLY ONE CURB CUT SHALL BE ALLOWED TO SOLANO STREET ALONG THE 220' FRONTAGE OF THE PROJECT SITE. THE SIZE OF THE CUT SHALL BE LIMITED TO APPROXIMATELY 35 FEET, SO THAT VEHICLES MUST ENTER AND EXIT THE SITE IN A SINGLE LINE.
2. ALL DEVELOPMENT OF EITHER PROPERTY SHALL BE CONSISTENT WITH THOSE RECOMMENDATIONS OF THE CITY FIRE CHIEF DIRECTED TOWARD ENSURING THAT PROPOSED STRUCTURES ARE ADEQUATELY ACCESSIBLE TO SAFETY VEHICLES AND EQUIPMENT.
3. A DRAINAGE FEE TO BE PAID FOR EACH PARCEL CREATED BY THIS PARCEL MAP. THE FEE SHALL BE PAID PRIOR TO APPROVAL OF A BUILDING PERMIT FOR DEVELOPMENT OF THE PARTICULAR PARCEL, AND SHALL BE IN THE AMOUNT IN EFFECT AT THE TIME THE BUILDING PERMIT IS APPROVED.
4. FOR EACH LOT CREATED BY THIS MAP, PROPERTY OWNERS SHALL PROVIDE FOR ONSITE DISPOSAL OF INCREASES IN STORMWATER RUNOFF (FOR A FIVE-YEAR STORM OF FOUR HOUR DURATION) WHICH MAY BE EXPECTED TO RESULT FROM ANY DEVELOPMENT OF THE SITE.



ITEM NO. F-3

**STUDY MATTER: REVIEW DRAFT LANGUAGE
FOR ADDING ALTERNATIVE HOUSING AND
LARGE LOT RESIDENTIAL REGULATIONS TO THE
CORNING ZONING CODE**

DECEMBER 15, 2015

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING CONSULTANT

BACKGROUND:

With the adoption of the 2014-2034 General Plan implementation measures were to create Zoning Districts for Alternative Housing and Large Lot Residential Combining Districts. Attached for your review is draft Chapters for addition to the code. Please review and be prepared to provide staff with your thoughts and comments so we can move forward with public hearings and ordinances after the holidays.

ACTION:

Provide comments.

Chapter 17.41

LLR- Large Lot Residential Combining District

Sections:

- 17.41.010 Generally.
- 17.41.020 Purpose.
- 17.41.030 Permitted uses in LLR Combining District.
- 17.41.040 Minimum height, bulk and space requirements.
- 17.46.070 Development and occupancy standards.

17.41.010 Generally. This district classification is intended to be applied in lands classified as Large Lot Residential in the General Plan. The following regulations shall apply in all districts with which are combined LLR districts in addition to the regulations specified in this title, and shall be subject to the provisions of Sections 17.04.060 and 17.04.070 and Chapter 17.50 of this title; provided, however, that if any of the regulations specified in this chapter differ from any corresponding regulations specified in this title for any district with which the LLR district is combined, then in such case the provisions of this chapter shall apply.

17.41.020 Purpose. The LLR Combining District has been established to provide living environments receiving minimal urban services and located in areas characterized and containing agricultural characteristics, and located within or in close proximity to lands categorized as floodplain and flood hazard areas.

17.41.030 Permitted uses in LLR Combining District.

- A. All uses permitted in the respective district with which the LLR district is combined.
- B. Animal husbandry and the keeping of livestock and other animals not considered domestic pets such as dogs and cats, at a rate of one animal per half acre of land contained within the parcel.

17.46.060 Minimum height, bulk and space requirements. In an LLR Combining District the minimum height, bulk and space requirements shall be as follows:

- A. Lot area, two acres;
- B. Lot width, one hundred feet;
- C. Maximum building coverage, forty-five percent of lot area. Minimum width of any residential structures twenty feet;
- D. Front yard, twenty feet;
- E. Side yard shall be not less than twenty feet for each side yard.
- F. Rear yard shall not be less than thirty feet;
- F. Building height limit, two and one-half stories, but not to exceed thirty-five feet.

Chapter 17.46

AH- Alternative Housing Combining District

Sections:

- 17.46.010 Generally.
- 17.46.020 Purpose.
- 17.46.030 Applicability.
- 17.46.040 Definitions.
- 17.46.050 Permitted uses in AH Combining District.
- 17.46.060 Minimum height, bulk and space requirements.
- 17.46.070 Development and occupancy standards.

17.46.010 Generally. The AH Combining District should be utilized on a limited basis to provide and accommodate only the need for identified homeless populations within the City limits. The location of the district should be in the proximity to transit, job centers, and public and community services.

17.46.020 Purpose. The AH Combining District has been established to achieve the following purposes:

A. To assure that the City of Corning is in compliance with the California Housing Accountability Act by providing a Zoning District that permits the establishment of Emergency Shelters and Transitional and Supportive Housing as a permitted use.

B. To define and provide development standards for the establishment of Emergency Shelters and Transitional and Supportive Housing.

C. To provide protection against haphazard and unattractive development by implementing visual design guidelines.

17.46.030 Applicability. In any district with which the AH Combining District is applied the regulations of this chapter shall apply, in addition to those specified in this title for such district; provided, that if conflict in regulations occurs, the regulations of this chapter shall govern.

17.46.040 Definitions. The following are defined pursuant to applicable Sections of the California Health and Safety Code:

Emergency Shelter (Health and Safety Code Section 50801 (e))

“Emergency Shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of inability to pay.

Transitional Housing (Health and Safety Code Section 50675(h))

“Transitional Housing” and “Transitional Housing Development” means buildings configured as rental housing developments, but operated under program requirements

that call for the termination of assistance and recirculation of the assisted unit to another eligible program receipt at some predetermined future point in time, which shall be no less than six months.

Supportive Housing (Health and Safety Code Section 50675.14 (b))

“Supportive Housing” means housing with no limits on length of stay, that is occupied by the target population, that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community.

Target Population (Health and Safety Code Section 53260 (d))

“Target Population” means adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with *Section 4500*) of the *Welfare and Institutions Code*) and may, among other populations, include families with children, elderly persons, young adults aging out of foster care system, individuals exiting from institutional settings, veterans, or homeless people.

17.46.050 Permitted uses in AH Combining District. The establishment of Emergency Shelters, Transitional Housing, and Supportive Housing for a target population as defined in Section 17.46.040 of this code.

17.46.060 Minimum height, bulk and space requirements. In an AH Combining District the minimum height, bulk and space requirements shall be as follows:

- A. Lot area, one acre;
- B. Lot width, one hundred feet;
- C. Maximum building coverage, sixty-five percent of lot area. Minimum width of any residential structures twenty feet;
- D. Front yard, twenty feet;
- E. Side yard shall be not less than six feet for each side yard. Three feet shall be added to each required side yard for each story above the first floor of any building. The side yard on the street side of each corner lot shall not be less than ten feet. A twenty foot minimum side yard shall be required where a two-story residential structure will be located on a lot which abuts the rear yard of a single-family lot;
- F. Rear yard shall not be less than ten feet. An additional five feet shall be added to the required rear yard for each story over the first story of any building;
- G. Building height limit, two and one-half stories, but not to exceed thirty-five feet.

17.46.070 Development and occupancy standards. The following are development and occupancy standards for the establishment of Emergency Shelters, Transitional Housing, and Supportive Housing for a target population as defined in Section 17.46.040 of this code.

- A. The maximum number of persons allowed to occupy a bedroom is two;
- B. The maximum number of people allowed to occupy a group quarters room is ten.
- C. Each facility must have one full bathroom for every two bedrooms and two bathrooms for a group quarters room;
- D. The maximum stay at a facility shall not exceed 90 days in a 365-day period;
- E. On-site client waiting and intake areas shall be located inside the building;
- F. A minimum of one manager, in addition to security personnel, shall be on duty and remain on-site during intake hours;
- G. Security personnel at a rate of one per every ten bedrooms, or one per every group quarters room shall be provided on-site at all times;
- H. A minimum of one covered parking for every two bedrooms, two for every group quarters, and one covered parking space for each employee of the facility must be provided;
- I. Exterior lighting for the parking area and entire outdoor area of the facilities must be provided. Exterior lighting shall be stationary, and shall be directed away from adjacent properties and public right-of-ways;
- J. Architectural design of any structure constructed must comply with the design guidelines as described in the Highway 99W Corridor Specific Plan and must be approved by the Planning Commission prior to issuance of a building permit;
- K. The exterior boundaries of developed structures must be landscaped and fenced per a landscape plan approved by the Planning Commission;
- L. All structures, landscaping, and exterior lighting must be properly maintained at all times. Failure to properly maintain the facilities will result in revocation of the Certificate of Occupancy by the Planning Commission and closure of the facilities;
- M. Cooking and kitchen facilities are prohibited in bedrooms and group quarters and only permitted in designated kitchen areas.