



**CITY OF CORNING
PLANNING COMMISSION AGENDA**

**TUESDAY, DECEMBER 16, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Reilly
Barron
Poisson
Mesker
Chairman: Robertson**

C. MINUTES:

1. Waive the reading and approve the Minutes of the November 18, 2014 Planning Commission 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.

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 Agenda order changed, please come to the podium and explain the reason you are asking for the change.

2. 2014-2034 General Plan Update:

a. Review and discussion of "Implementation Measures".

G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

H. ADJOURNMENT:

POSTED: FRIDAY, DECEMBER 12, 2014



**CITY OF CORNING
PLANNING COMMISSION MINUTES
TUESDAY, NOVEMBER 18, 2014
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Commissioners: Reilly
Barron
Poisson
Mesker
Chairman: Robertson**

All members of the Commission were present.

C. MINUTES:

- 1. Waive the reading and approve the Minutes of the October 21, 2014 Planning Commission Meeting with any necessary corrections.**

Commissioner Barron moved to approve the Minutes of the October 21, 2014 Planning Commission Meeting as written. Commissioner Poisson seconded the motion. **Ayes: Robertson, Reilly, Barron, Poisson and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

D. BUSINESS FROM THE FLOOR: None

E. PUBLIC HEARINGS AND MEETINGS: None.

F. REGULAR AGENDA:

- 2. 2014-2034 General Plan Update:**

- a. Review and discussion of "Mixed Use" Regulations; and**
- b. Provide draft "Implementation Measures" for future discussion.**

Planning Consultant John Stoufer passed out information for review and discussion tonight. He informed the Commissioners of the legal requirement to provide zoning for emergency shelters/homeless shelters, etc. under the zoning of "Mixed Use" and presented a proposed location for such zoning (between Solano and Colusa Streets from west side of 2nd Street to west side of East Street) . He stated he had spoken with the City Manager and the City's Legal Counsel regarding the State's requirement and discussed possible repercussions of not abiding by the requirement. He then presented information from the City of Laguna Hills regarding how they addressed this issue. Mr. Stoufer outlined possible conditions that could be imposed within a proposed "Mixed Use" Zone.

City Manager John Brewer provided the Commission with comments relating to this subject based upon his 31 years of experience. He offered suggestions on ways in which to condition the area and designate the required zone without actually rezoning the area at this time. He indicated this is the course he would suggest.

Mr. Stoufer confirmed that the consensus of the Planning Commission is that they don't like the concept of "Mixed Use" as currently presented. The Commissioners stated they would possibly be open to creating a strictly conditioned "Zone" that would prohibit housing above a business. They do not wish to rezone the land now, but rather make the developer apply for a rezone on a case by case basis. This process will ensure notification of neighboring property owners allowing them the opportunity to voice their concerns/comments regarding each individual development. They also suggested placing this zoning near the Freeway along Hwy. 99W near South Avenue. Another suggested area was on Hwy. 99W at Fig Lane (property fronting Hwy. 99W including the trailer park, or property across the street on the west side of Hwy. 99-W) and suggested giving it

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the zoning designation of "Alternative Housing" (AH) and specifying that developers would be required to apply and go through the zoning change process.

Mr. Stoufer confirmed with the Commissioners that they would be available to meet to discuss the Implementation Measures on December 16th. He then presented them with information to be discussed at that meeting.

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

H. ADJOURNMENT: 7:57 p.m.

Lisa M. Linnet, City Clerk