



**CITY OF CORNING  
PLANNING COMMISSION AGENDA  
TUESDAY, FEBRUARY 16, 2016  
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 January 19, 2015 meeting with any necessary corrections: (To be presented at the next meeting.)**

**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 2016-282, James Lamb: Construct an approximately 1,100 sq. ft. addition to an existing residence creating a duplex consisting of 1,100 sq. ft. and 940 sq. ft. residential units in an R-1-2 Zoning District. APN: 71-114-10, Address: 1190 Fig Street.**

**3. Use Permit 2015-276, Immaculate Conception Church: Remove existing Parish Hall and Garage and construct a new Parish Hall with a 4,000 sq. ft. building to be used for multi-purposes such as sporting events, dance hall, assembly area, etc. APN's: 73-065-3, 9, 10, 11, 12, 13. Address: 804 Solano Street.**

**4. Rezone 2016-01, Ordinance No. 664: Rezone various properties throughout the City of Corning from M-1, PD, and R-1-A to R-1-LLR pursuant to Implementation Measure LU-(1) from the 2014-2034 General Plan.**

**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.**

**5. Study Matter: AH – Alternative Housing Rezoning: Review sites for rezoning and adding the AH, Alternative Housing Combining District. Give Staff direction for conducting a public hearing on a selected site.**

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

**H. ADJOURNMENT:**

**POSTED: THURSDAY, FEBRUARY 11, 2016**

**The City of Corning is an Equal Opportunity Provider and Employer**

**ITEM NO: E-2  
USE PERMIT APPLICATION 2016-282;  
JAMES LAMB; ADD APPROXIMATELY 1100  
SQ. FT. TO AN EXISTING RESIDENCE  
CREATING A DUPLEX IN AN R-1-2 ZONING  
DISTRICT, LOCATED AT THE NORTHWEST  
CORNER OF THE FIG ST. / CHESTNUT ST.  
INTERSECTION.  
ADDRESS: 1190 FIG ST. APN: 73-114-10**

February 16, 2016

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING DIRECTOR CONSULTANT

**PROJECT DESCRIPTION:**

James Lamb has applied to construct an approximately 1100 sq. ft. addition to an existing residence creating a duplex consisting of an 1100 sq. ft. and 940 sq. ft. residential units in an R-1-2; Single-Family Residential Zoning District. The subject property totals 7,000 sq. ft. In accordance with Corning Municipal Code Section 17.10.050.A, the R-1-2 zone can permit one duplex per 6,000 sq. ft. of lot area if a use permit is first approved. The site is located at the northwest corner of the Fig St. / Chestnut St. intersection. APN: 73-114-10 Address: 1190 Fig Street.

**ENVIRONMENTAL:**

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.

The California Environmental Quality Act Guidelines provides for the Categorical Exemptions of certain minor projects. Those projects are specifically listed in Guidelines Section 15303(5). Subsection (b) exempts construction of one duplex.

**LAND USE:**

The applicant plans to add approximately 1100 sq. ft. to an existing 940 sq. ft. residence. The addition will be two bedrooms and two bathrooms with an attached garage for each unit. Please refer to the site plan presented with the application.

The subject property is designated "Residential" on both the previous and current Land Use Maps. The application for expanded residential use is consistent with Land Use Designation and Element.

**ZONING:**

See the Zoning Map (Exhibit "C"). The site totals 7,000 square feet and is within the R-1-2 zoning district. The Corning Municipal Code Section 17.10.050 reads as follows;

*"Wherever the numeral "-2" is added to the R-1 district designation on the zoning map to establish an R-1-2 district, the following provisions shall apply:*

*A. One two-family dwelling (duplex) may be permitted for each six thousand square feet of land area upon the securing of a use permit.*

*B. All other provisions and regulations as specified for R-1 districts shall apply in R-1-2 districts."*

The R-1-2 zoning district permits single family dwellings and, upon approval of a use permit, duplexes at the rate of one per 6,000 sq. ft. of lot area. The lot exceeds the minimum lot area necessary to support a duplex once a use permit is acquired. The application therefore meets the density requirements of Corning Municipal Code Section 17.10.050.A as stated above.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2016-282;**

**Factual Subfinding #1**

Use Permit 2016-282 will permit the construction of a single duplex in an R-1-2, Single Family Residential Duplex Zoning District.

**Legal Finding #1**

The granting of Use Permit 2016-282 would permit the construction of a duplex and is categorical exempt from CEQA pursuant to Section 15303, Class 3 (b).

**Factual Subfinding #2**

The parcel where the duplex will be constructed is 7,000 sq. ft. in size and the proposed addition meets all building setbacks established for the R-1-2 Zoning District.

**Legal Finding #2**

The site for where the duplex will be constructed is adequate in size, shape, topography and complies with applicable codes relative to building set backs and lot coverage.

**Factual Subfinding #3**

The site has 140 feet of frontage along Fig Street to serve the proposed residential units.

**Legal Finding #3**

The site has sufficient access to streets and highways, adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed residential units.

**Factual Subfinding #4**

The duplex will be constructed on a lot in an area currently developed with single family residential units and other duplexes within the City of Corning.

**Legal Finding #4**

The proposed use will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

**RECOMMENDED CONDITIONS OF APPROVAL:**

**Staff recommends the following conditions of approval should the Planning Commission approve Use Permit 2016-282;**

1. **BUILDING AND FIRE CODE COMPLIANCE.** Prior to the construction of the addition, applicant must obtain a building permit and comply with the requirements of the Uniform Building and Fire Codes as adopted by the City of Corning.
2. **LANDSCAPE REQUIREMENTS.** Prior to Occupancy approval, the applicant shall install landscaping within the yard areas fronting along Fig and Chestnut Streets. Landscaping shall include a combination of groundcover, shrubs and not fewer than two street trees that shall be at least 15 gallon in size at time of planting, and a permanent irrigation system installed to maintain the landscaped areas.
3. **CURB, GUTTER, SIDEWALK CONSTRUCTION.** The applicant must obtain an encroachment permit and complete construction of curb, gutter and sidewalk to the City of Corning's Public Works Construction Specifications as detailed in Standard S-1 for sidewalks and Standard S-2 for rolled curb and gutter along the frontage of both Fig and Chestnut Streets. This encroachment permit may also require pavement rehabilitation as directed by the Public Works Director.
4. **PAVED DRIVEWAYS AND ENCROACHMENT.** The applicant must obtain an encroachment permit and construct paved driveways/aprons to the City of Corning's Public Works Construction Specifications as detailed in Standard S-5 for standard driveway approach, or as approved by the Public Works Director.

## **ACTION**

**Move to adopt the Four (4) Factual Subfindings and Legal Findings and approve Use Permit 2016-282 subject to the four (4) conditions as presented in the staff report:**

(Please note that the Planning Commission has the ability to add, modify, or delete any factual subfindings, legal findings, and conditions of approval as recommended by staff if deemed appropriate by a majority of the Commission.)

**OR;**

**Failing to adopt the mandatory Legal Findings move to deny Use Permit 2016-282.**

## **EXHIBITS**

EXHIBIT "A"	VICINITY MAP – AERIAL PHOTO
EXHIBIT "B"	APPLICATION AND SITE PLAN
EXHIBIT "C"	ZONING MAP

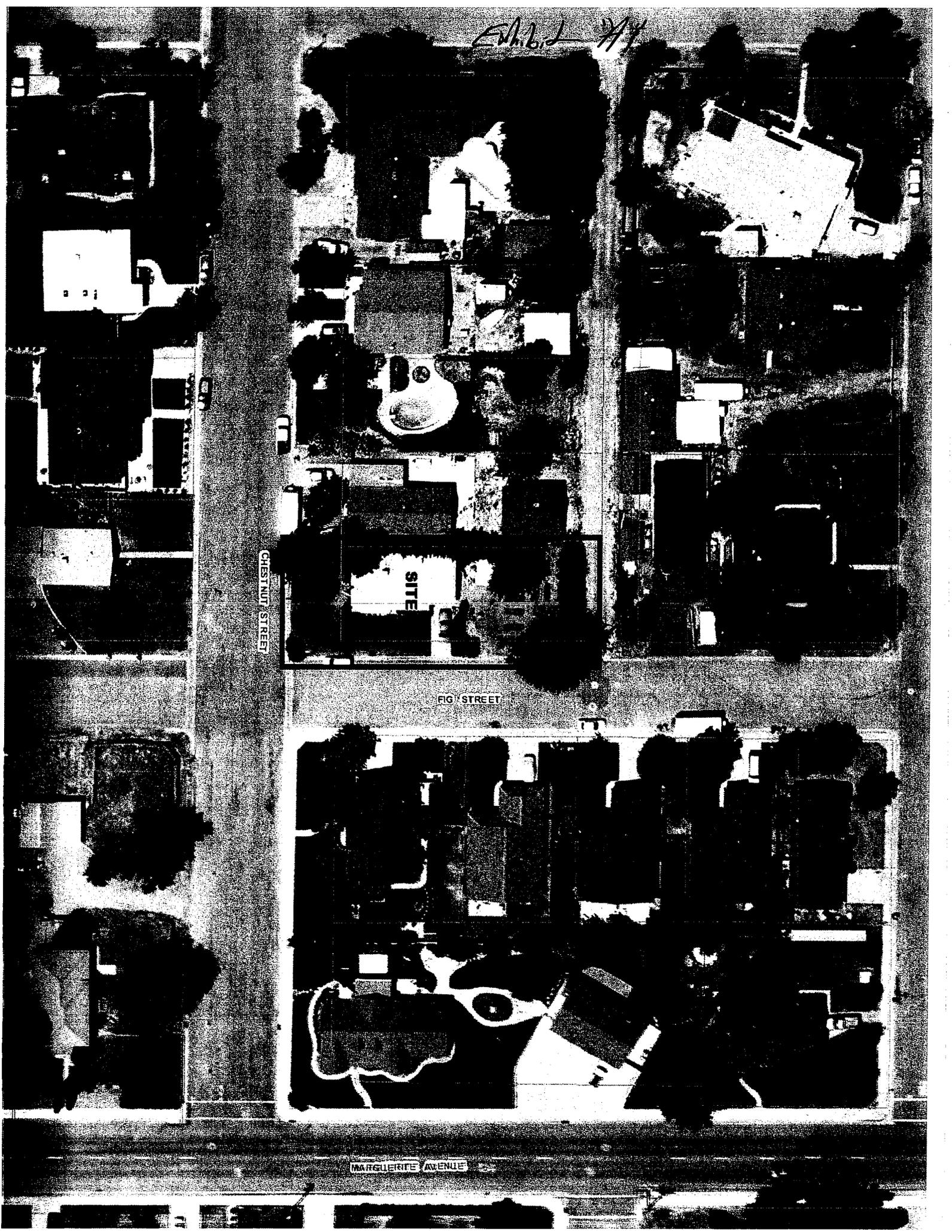
*Am. L. 7/1*

CHESTNUT STREET

FIG STREET

MARGUERITE AVENUE

SITE



CITY OF CORNING  
 PLANNING APPLICATION  
 TYPE OR PRINT CLEARLY

RECEIVED

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

Exhibit B, JAN 11 2016

PROJECT INFORMATION	PROJECT ADDRESS 1190 Fig Street	CITY OF CORNING ASSESSOR'S PARCEL NUMBER 73-114-10	G.P. LAND USE DESIGNATION R
	ZONING DISTRICT R-1-2	FLOOD HAZARD ZONE	SITE ACREAGE
	AIRPORT SAFETY ZONE? N/A		
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Attach approx. 1100 sq. ft. to existing residence and use as a 2 bedroom & bathroom duplex.		
APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> Appeal <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <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			
APPLICANT INFORMATION	APPLICANT James Lamb	ADDRESS 23900 EAST ELKHORN LN.	DAY PHONE 521-5377
	REPRESENTATIVE (IF ANY)	ADDRESS CORNING 96021	DAY PHONE
	PROPERTY OWNER James Lamb	23900 EAST ELKHORN LN ADDRESS CORNING CA	DAY PHONE 521-5377
	CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input 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: _____	PROPERTY OWNER: I have read this application and consent to its filing.  Signed: James Lamb	
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. 2016-282	RECEIVED BY: JS 1/11/16	DATE RECEIVED	DATE APPL. DEEMED COMPLETE
	FEE RECEIVED/RECEIPT NO.	CEQA DETERMINATION Exempt ND MND EIR	DATE FILED	



# CITY OF CORNING

## ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

DATE FILED \_\_\_\_\_

### General Information

1. Project Title:

\_\_\_\_\_

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:

Add approx. 1100 sq. ft. to existing residence and use as a  
2 bedroom / 2 bathroom duplex

### Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 1100 sq. ft. in \_\_\_\_\_ floor(s).

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

5. Proposed scheduling/development.

Construct in Spring 2016

6. Associated project(s).

N/A

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.)

1 New residence as a duplex / Approx. 1100 sq. ft.  
2 bedroom / 2 bathroom

**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.

N/A

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.

*Corning Municipal Code requires a Use Permit for a duplex in a R-1-2 Zoning 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.

Existing house is approx 940 sq. ft. / lot is flat and was overgrown with shrubs and trees that were removed. Corner lot at the intersection of Fig St. / Chestnut St.

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, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

Residential use / flat with existing city streets.

**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 11/11/16

Signature James Lamb

For: \_\_\_\_\_

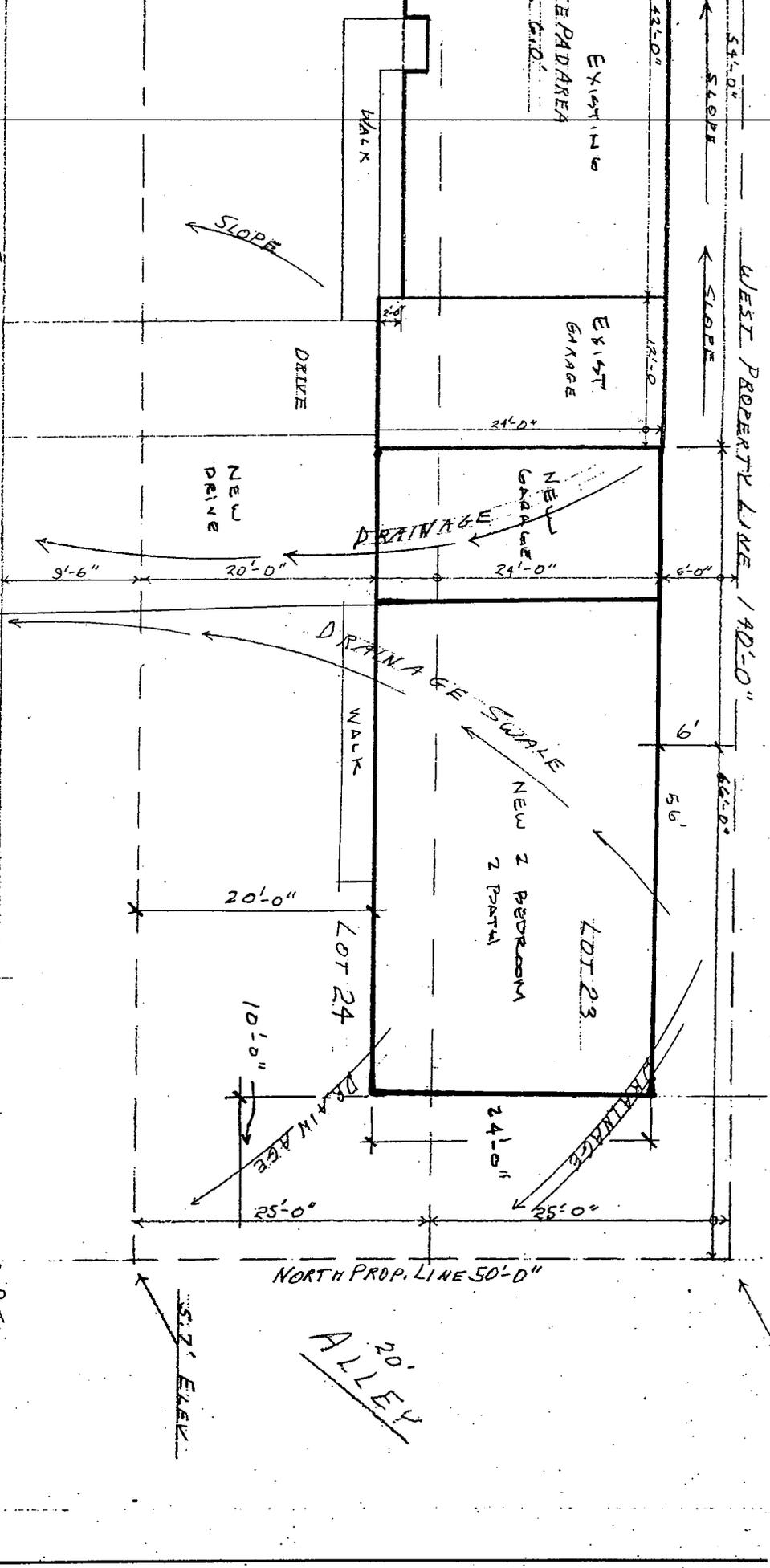
CURB & GUTTER TO BE INSTALLED  
 FIG STREET

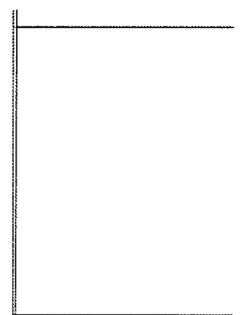
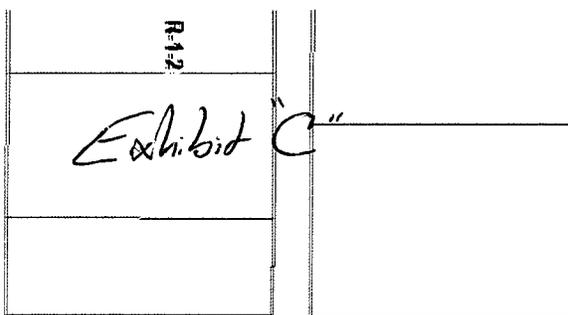
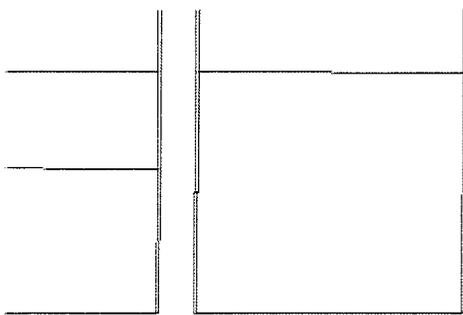
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 JAN 08 2016  
 CITY OF CORNING

STREET CENTER ELEV. 5.4'

TAYLOR CONSTRUCTION CO. 404 WALNUT ST. CORNING, IA		APPROVED BY 	DRAWN BY J. MORRIS
SCALE: 1/8" = 1'-0" DATE: 3-27-75	APPROVED BY 		DRAWING NO. 5
HOUSE FOR ROSEY'S			DRAWING 5

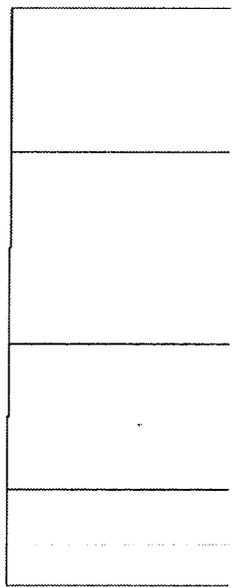
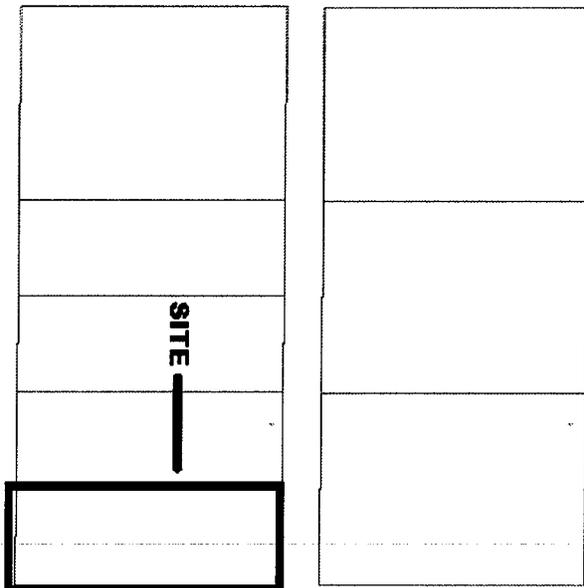
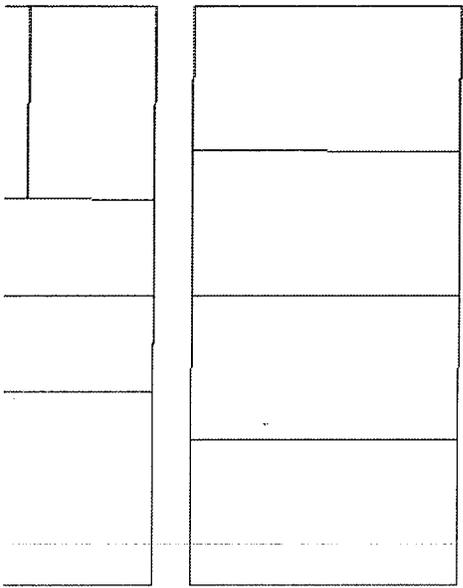
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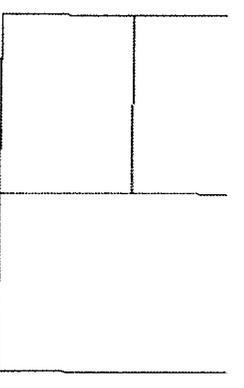
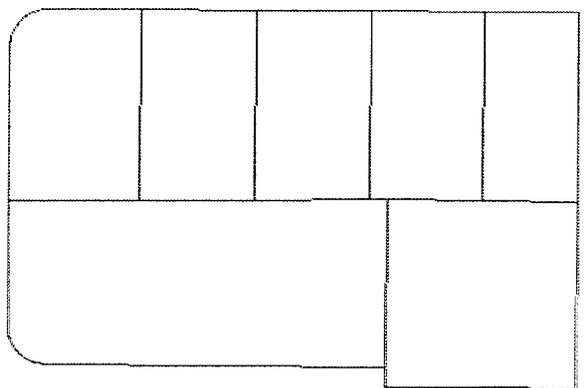
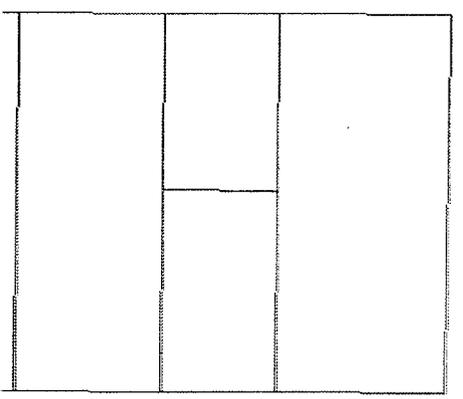
PRUNE STREET

WALNUT STREET

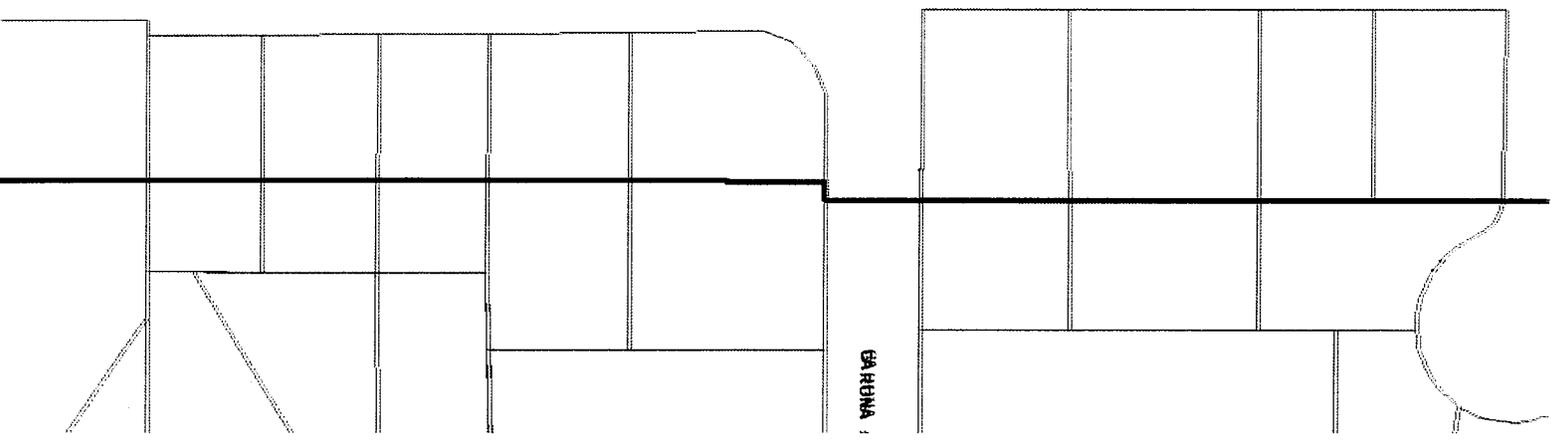


CHESTNUT STREET

FIG STREET



MARGUERITE AVENUE



CALIFORNIA

**ITEM NO: E-3  
USE PERMIT APPLICATION 2015-276;  
IMMACULATE CONCEPTION CHURCH,  
REMOVE EXISTING PARISH HALL AND  
GARAGE AND RECONSTRUCT AN  
APPROXIMATELY 4,000 SQ. FT. BUILDING.  
LOCATED AT THE NORTHEAST CORNER  
OF THE SOLANO ST. / 1<sup>ST</sup> ST.  
INTERSECTION. APN: 73-065-11  
804 SOLANO STREET**

**FEBRUARY 16, 2016**

**TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING**

**FROM: JOHN STOUFER; PLANNING CONSULTANT**

**PROJECT DESCRIPTION:**

The Immaculate Conception Church has applied to remove the existing parish hall and garage, approximately 1,991 sq. ft. in size, and replace it with a new parish hall - multi-purpose building, approximately 4,000 sq. ft. in size, to be used for various events such as an assembly area, dance hall, sporting events, etc. The building will be located north of, and attached to the north wall, of the recently constructed parish center and classroom building that is located at the northeast corner of the Solano St. / 1<sup>st</sup> Street intersection. This building was permitted pursuant to Use Permit 2011-261.

**BACKGROUND INFORMATION:**

The Roman Catholic Bishop of Sacramento, a corporation sole, is the vested property owner of the 20 lots, assessed as six (6) Assessor Parcel Numbers (APN), 73-065-03, 09, 10, 11, 12, 13. The alley that was created by the recordation of the original City of Corning map was abandoned by the City in 2004 pursuant to Resolution 04-27-04-02. Abandonment of the alley permits development within this area. With the Use Permit application the church has applied to merge the parcels so that the 20 lots would become one parcel consisting of multiple buildings. Merging of the previously recorded lots would permit building across the previously recorded lot lines, if the lots are not merged the city would not be able to issue a building permit for the proposed parish hall - multi-purpose building because it would cross parcel lines.

The parcel is zoned R-1, Single Family Residential, pursuant to Section 17.10.030 (C) of the Corning Municipal Code (CMC) prior to the establishment of a church in this district a use permit must be approved by the Planning Commission. Use Permit No. 32 was approved on April 19, 1967 approving the construction of the Immaculate Conception in an R-1-2. The site plan submitted with the Use Permit application indicates that the existing parish hall, proposed for reconstruction, was on the site at the time the Use Permit for the church, at its current location, was approved. Therefore the parish building is considered a legal non-conforming use.

Section 17.52.040 Exception- -Destruction of building states the following *“If at any time any building which is in existence at the time of the adoption of the ordinance codified in this title and which does not conform to the regulations for the district in which it is located is destroyed by natural occurrence, accident or vandalism, to the extent of more than one-half the value thereof, then without further action by the city council the building and the land on which the building was located or maintained shall, from and after the date of destruction, be subject to all the regulations of the district in which the land and/or building are located.”*

Pursuant to this Section 17.52.040 before permits can be issued for the new parish hall / multi-purpose building, replacing the previous legal non-conforming parish hall building, a use permit must be granted by the Planning Commission pursuant to Section 17.10.030 (C) of the CMC.

**GENERAL PLAN LAND USE DESIGNATION:**

R – Residential – All of the parcels owned by the Roman Catholic Bishop of Sacramento where the existing church, adjacent structures, and parking lots are located have this general plan designation. Maximum development densities within the 2014-2034 General Plan are 14 dwelling units per acre.

**ZONING:**

R-1 – Single Family Residential – All of the parcels owned by the Roman Catholic Bishop of Sacramento where the existing church, adjacent structures, and parking lots are located have this zoning designation.

**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 15301, Existing Facilities, Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agencies determination. Examples given in the CEQA Guidelines under Section 15301 (e) are:

*(e) “Additions to existing structures provided that the addition will not result in an increase of more than:*

- (1) 50 percent of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less; or*

(2) 10,000 sq. ft. if:

(A) *The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and,*

(B) *The area in which the project is located is not environmentally sensitive.*

This project will allow the reconstruction of a building that is less than 10,000 sq. ft. for additional church related activities that is replacing an existing structure where public services and facilities exist and are available to serve the building. Existing public services are available to serve the maximum densities of the General Plan Land Use Classifications as detailed in Table LU-1 of the 2014-2034 Corning General Plan.

The proposed building will be constructed on the same building site as the existing parish hall on a site with developed structures related to the church activities, and is not in an environmentally sensitive area, therefore, the project is exempt from CEQA pursuant to Section 15301, Class 1 (e) of the CEQA Guidelines.

#### **PARKING**

Chapter 17.51 of the CMC establishes off-street parking requirements. Section 17.51.010 Purpose reads as follows:

(A) *“The purpose of this chapter is to provide reasonable requirements for off-street parking in order to expedite traffic movement, lessen street congestion, improve traffic and pedestrian safety, and to provide for the public health, safety and general welfare.”*

(B) *“The off-street parking requirements contained in this chapter apply to the particular use made of a lot, building or structure and not to a particular zoning classification.”*

This chapter does establish parking requirements for theaters and churches (Section 17.51.090) as well as parking requirements for dancehalls and sports arenas, (Section 17.51.100). Off-Street parking requirements have been a staff concern since pre application discussions with the applicants. Prior to submitting the application staff recommended that the applicants conduct existing parking counts during peak events at the church to help in determining the amount of parking the existing church and accessory facilities use on a regular basis.

The applicant provided supplemental information with the application (letter dated May 20, 2015 from Edward Alan Hess, Planning & Surveying) that included parking counts for regular scheduled church services from November 15, 2014 to November 28, 2014. *(Please note that these numbers were generated by the applicant and cannot be verified as to the accuracy of the numbers by staff.)*

In the supplemental information relating to parking the applicant refers to "Existing Site Parking Requirements". They also reference Ord. 17.51.030 which is actually Section 17.51.030 of the CMC which reads as follows:

17.51.030 Exceptions from off-street parking requirements:

(A) All uses and/or structures existing at the time of adoption of the ordinance codified in this chapter shall be exempt from the provisions of this chapter.

(B) Expansion of existing structures shall also be exempt, unless and until such time as that expansion exceeds the following dimensions (whether as a single project on a single structure, or as cumulative projects on one or more structures on the same lot):

1. For any residential use, a total of five hundred sq. ft. of living area (excluding garage or storage area);
2. For any nonresidential use, a total of one thousand sq. ft. (including storage areas).

(The actual ordinance that enacted this section was actually Number 497 adopted by the City in 1989)

In the "Existing Site Parking Requirements" the applicant states that since the church was constructed in the 1960's, (actual construction was in 1968) which would be prior to the enactment of the ordinance that established the "Off-Street Parking Requirements" (Chapter 17.51, adopted in 1989), the church building, existing rectory, and old parish hall are exempt from Chapter 17.51 requirements. Staff does not agree, the proposed new building is an approximately 2,000 sq. ft. expansion of one or more structures on the same lot, pursuant to merger requirement, therefore, Section 17.51.030 (B) (2) would be applicable and the existing buildings, especially the church, would not be exempt from the Chapter 17.51 "Off-Street Parking Requirements".

Pursuant to Chapter 17.51 the following would be applicable off-street parking requirements for all the resultant facilities located on the site:

Proposed new multi-purpose building: (Section 17.51.100 1 space every 100 sq. ft.)	40 parking spaces
Existing parish center: (As referenced by applicant)	14 parking spaces
Existing Rectory: (Priests Residence) (replacement 16' x 20' garage meets requirements)	0 parking spaces
Existing Church: (per Section 17.51.090 1 space for every 8 feet bench space)	77 parking spaces
Total:	131 parking spaces

The site plan submitted with the application indicates that the existing parking lot, as preliminarily designed, can provide 117 off-street parking spaces. This amount of spaces does not comply with the requirements of Sections 17.51.090 and 17.51.100 of the CMC. The actual parking numbers, submitted by the applicant, can assist in determining the current amount of off-street parking required to serve the existing and proposed uses and structures.

In reviewing the numbers submitted by the applicant the Sunday 12:30 PM mass produces the most significant amount of vehicles and parking requirements. Over the seven (7) weeks that the counts were taken this service averaged 77 cars per service. With the proposed new multi-purpose building requiring 40 spaces the total number of spaces required, if multiple events were held in the church and proposed building at this day and time, would be 117. Multiple events, such as weddings, birthday celebrations, sporting events, etc. held within the proposed multi-purpose building, would rarely be held on Sundays afternoons at the same time as the masses.

On Saturday afternoons, when it is more likely that multiple events could be booked for the facilities, the existing parking numbers averaged 16 cars for the 5:00 PM mass and 43 cars for the 6:30 PM mass during the seven (7) weeks that counts were taken. These numbers indicate that the 117 proposed spaces would provide enough off-street parking to handle multiple events held on Saturdays.

These numbers do not account for any increase in use of the existing facilities, therefore, additional parking may be warranted in the future. To provide for future additional parking staff is recommending Condition No. 30 requiring the applicant to do a half width asphalt concrete overlay on the south side of Yolo Street from First Street to East Street. The City is currently planning on doing an asphalt concrete overlay of East Street in the spring or summer of 2016. Once these overlays are completed the applicant would be responsible for striping parking spaces along the east side of First Street from Solano Street to Yolo Street, the south side of Yolo Street from First Street to East Street, and the west side of East Street from Yolo Street to Solano Street.

Another issue with the draft parking lot layout was the placement of the trash and recycle area. When the layout was reviewed by representatives from Waste Management they expressed concerns about the location of the bins and having to back out of this area onto First Street. Staff is recommending (Condition No. 31) that the applicant, prior to submittal of final parking lot improvement plans, meet with representatives of Waste Management to determine an appropriate location for the trash and recycle bins while at the same time maintaining the maximum amount of parking spaces as possible.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2015-276:**

**Factual Subfinding #1A**

CEQA, Section 15301, Existing Facilities, Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agencies determination.

**Factual Subfinding #1B**

Use Permit 2015-276 will allow the reconstruction of a building that is less than 10,000 sq. ft. for additional church related activities that is replacing an existing structure where public services and facilities exist and are available to serve the building. Existing public services are available to serve the maximum densities of the General Plan Land Use Classifications as detailed in Table LU-1of the 2014-2034 Corning General Plan.

**Legal Finding #1**

The proposed building, 4,000 sq. ft. in size, will be constructed on the same building site as the existing parish hall on a parcel with developed structures related to church activities, and is not located in an environmentally sensitive area, therefore, the project is exempt from CEQA pursuant to Section 15301, Class 1 (e) of the CEQA Guidelines.

**Factual Subfinding #2A**

The parcels under the ownership of the Roman Catholic Bishop of Sacramento will be merged into one parcel creating an approximately 1.61 acre parcel that is adequate in size for the construction of a 4,000 sq. ft. parish hall-multi-purpose building complying with all setback, building, and fire code requirements adopted by the City of Corning.

**Factual Subfinding #2B**

The applicant submitted existing parking counts for Saturday and Sunday services held in the Immaculate Conception Church for a seven (7) week period in November and December 2014. The existing parking numbers, as submitted, indicate that there will be adequate off-street parking for multiple events held in the proposed facilities on the parcel owned by the Roman Catholic Bishop of Sacramento. Parking spaces on First, Yolo, and East Streets will provide additional parking for future growth of activities at the facilities.

**Legal Finding #2**

The merged parcel, under ownership of the Roman Catholic Bishop of Sacramento, and surrounding city streets, are adequate in size, shape and topography for the establishment of an additional parish hall - multi-purpose building and existing church related activities.

**Factual Subfinding #3**

The parcel and parking area have frontage and direct access to East and First streets.

**Legal Finding #3**

The site has existing access to East Street and First Street that are constructed with adequate width, pavement and capacity for existing church related use and expanded activities held within the parish hall - multi-purpose building.

**Factual Subfinding #4**

The proposed parish hall - multi-purpose building will be operated in conjunction with the existing church and accessory buildings constructed on the property owned by the Roman Catholic Bishop of Sacramento.

**Legal Finding #4**

The establishment of a parish hall - multi-purpose building on the property owned by the Roman Catholic Bishop of Sacramento will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

**ACTION**

- 1. MOVE TO ADOPT THE FACTUAL SUBFINDINGS AND LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT AND APPROVE USE PERMIT 2015-276 SUBJECT TO THE 33 CONDITIONS AS RECOMMENDED BY STAFF.**

**(PLEASE NOTE: PRIOR TO ADOPTING THE RECOMMENDED FACTUAL SUBFINDINGS & LEGAL FINDINGS OR APPROVING THE RECOMMENDED CONDITIONS OF APPROVAL THE COMMISSION HAS THE ABILITY TO ADD LANGUAGE TO, MODIFY, OR REMOVE ANY OF THE FACTUAL SUBFINDINGS AND LEGAL FINDINGS, OR MODIFY, DELETE, OR ADD CONDITIONS OF APPROVAL IF DEEMED APPROPRIATE BY A MAJORITY 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 2015-276.**

**STAFF RECOMMENDS THE FOLLOWING  
CONDITIONS OF APPROVAL  
FOR USE PERMIT 2015-276**

**CONDITION #1 – AGENCY COMPLIANCE:**

The development and continued operation of the multi-purpose building, permitted pursuant to Use Permit 2015-276, must comply with all applicable local, state, and federal laws and regulations, especially the City of Corning Building, Fire, and Public Works Departments. Development of the site must be in substantial conformance with the site improvement plans submitted with the Use Permit application.

**CONDITION #2 – DEMOLITION PERMIT:**

Prior to removing the existing parish hall and garage the applicant must obtain a Demolition Permit from the City of Corning Building Department.

**CONDITION #3 – HISTORIC PRESERVATION:**

Prior to the City of Corning Building Department issuing a permit for demolition of the existing parish hall the applicant must obtain a clearance letter from the California Office of Historic Preservation.

**CONDITION #4 – 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 #5 SIGN REGULATIONS:**

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

**CONDITION #6 – LANDSCAPING:**

Landscaping in the parking lot 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. Landscape plans must comply with water conservation ordinance's adopted by the City and approved by the Public Works Director.

**CONDITION #7- REMOVE CONSTRUCTION DEBRIS:**

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

**CONDITION #8 - 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 #9 - 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 #10 - 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 15<sup>th</sup>).

**CONDITION #11 - GRADING PLANS:**

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

**CONDITION #12 - 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 #13 - 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 #14 - 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 #15 - 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 #16 - 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 #17 – 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 #18 – 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 #19- SOILS INFORMATION:**

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

**CONDITION #20 - 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.

**CONDITION #21 - 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 #22 - 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 #23 - DEVELOPMENT IMPACT FEES:**

Development of the proposed parish hall-multi-purpose building 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 #24 – 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 #25 – SIDEWALK AND ACCESS IMPROVEMENTS:**

Complete sidewalk's, with approved handicap ramps, around the perimeter of the parcels as depicted in the site plan and saw cut and remove existing driveways along First Street and East Street and replace with new concrete driveways. The applicant will be responsible to replace potentially hazardous, or non-compliant sections of the existing perimeter sidewalks as directed by the Public Works Director.

**CONDITION #26 - THERMOPLASTIC STRIPING:**

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

**CONDITION #27 – PARKING LOT IMPROVEMENTS:**

The existing gravel parking area must be paved with asphalt or concrete and all parking areas must have painted stalls as depicted on the site plan submitted by the applicant.

**CONDITION #28 – EXISTING UTILITIES, WATER & SEWER CONNECTIONS:**

Existing utilities must be removed outside the footprint of the proposed building. Water and sewer connections shall be completed in accordance with Public Works Specifications.

**CONDITION #29 - WATER METERS:**

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

**CONDITION #30 – YOLO STREET OVERLAY:**

Prior to the issuance of a Certificate of Occupancy the applicant must obtain an encroachment permit from the Public Works Department and complete a half width asphalt overlay of Yolo Street between First Street and East Street.

**CONDITION #31 – TRASH BIN AREA:**

The applicant, prior to submittal of final parking lot improvement plans, must meet with representatives of Waste Management to determine an appropriate location for the trash and recycle bin enclosure area while at the same time maintaining the maximum amount of parking spaces as possible.

**CONDITION #32 – STREET PARKING STRIPING:**

Prior to the issuance of a Certificate of Occupancy for the multi-purpose building the applicant, under the direction of the Public Works Director, must stripe parking spaces along the east side of First Street from Solano Street to Yolo Street, the south side of Yolo Street from First Street to East Street, and the west side of East Street from Yolo Street to Solano Street. If the City of Corning has not completed the overlay of East Street the parking space striping may be delayed until the overlay is completed.

**CONDITION #33 – PARCEL MERGER:**

Prior to the issuance of a building permit for the parish hall - multi-purpose building Lots 1 thru 20 in Block 25 of the City of Corning, as the same is shown on the map filed in the Tehama County Recorder's Office, August 3, 1888, Book A of Maps, page 47 must be merged. The applicant must submit a legal description of the merged parcel stamped by a surveyor or engineer licensed in the State of California and pay appropriate recording fees at the Tehama County Clerk and Recorder's office.

**ATTACHMENTS**

Exhibit "A"	VICINITY MAP / AERIAL PHOTO
Exhibit "B"	ASSESSOR'S MAP
Exhibit "C"	SITE PLAN
Exhibit "D"	APPLICATION / SUPPLEMENTAL INFORMATION
Exhibit "E"	PRELIMINARY TITLE REPORT
Exhibit "F"	CHAPTER 17.51 CMC
Exhibit "G"	SECTION 17.51.030 PARKING EXCEPTIONS
Exhibit "H"	INCOMPLETE APPLICATION CORRESPONDENCE
Exhibit "I"	CEQA SECTION 15301
Exhibit "J"	USE PERMIT No. 32 & PC MINUTES 4/19/1967



1ST STREET

SOLANO STREET

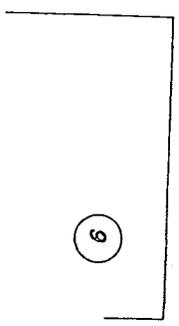
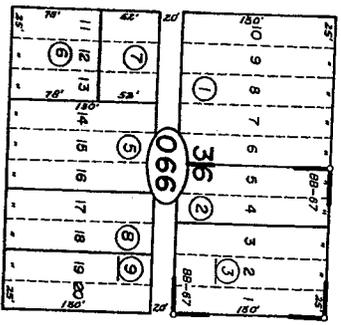
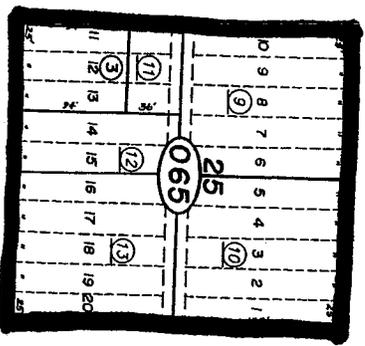
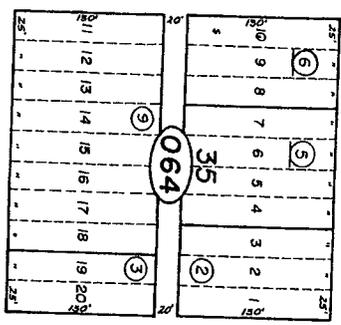
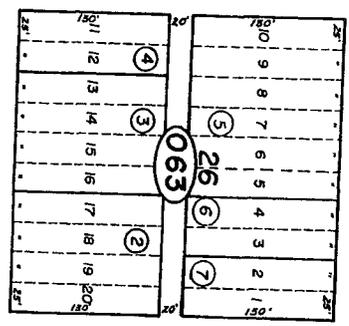
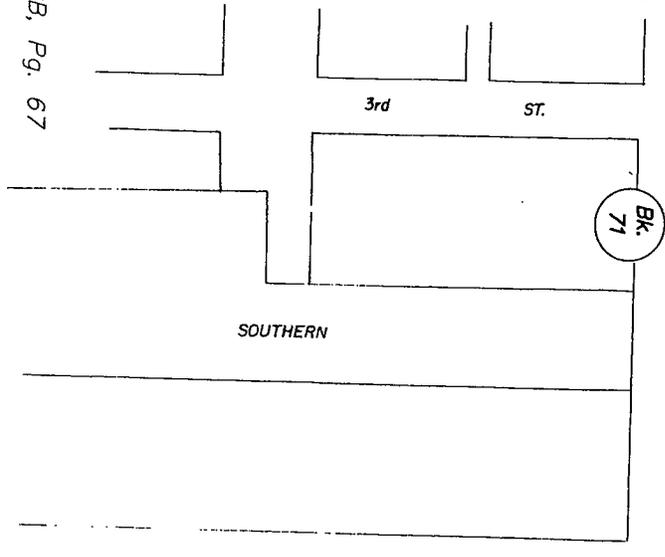
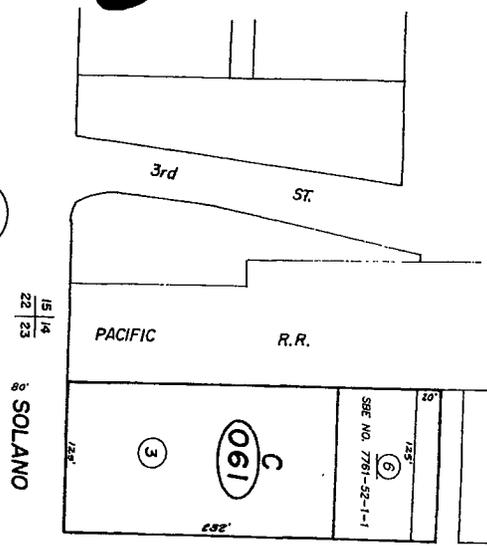
EAST STREET

# Exhibit "B"

SUBDIVIDED LAND IN SW1/4 SEC. 14 & NW1/4 SEC. 23, T.24N., R.3.W., M.D.B.&M.

Tax Area Code

73-06



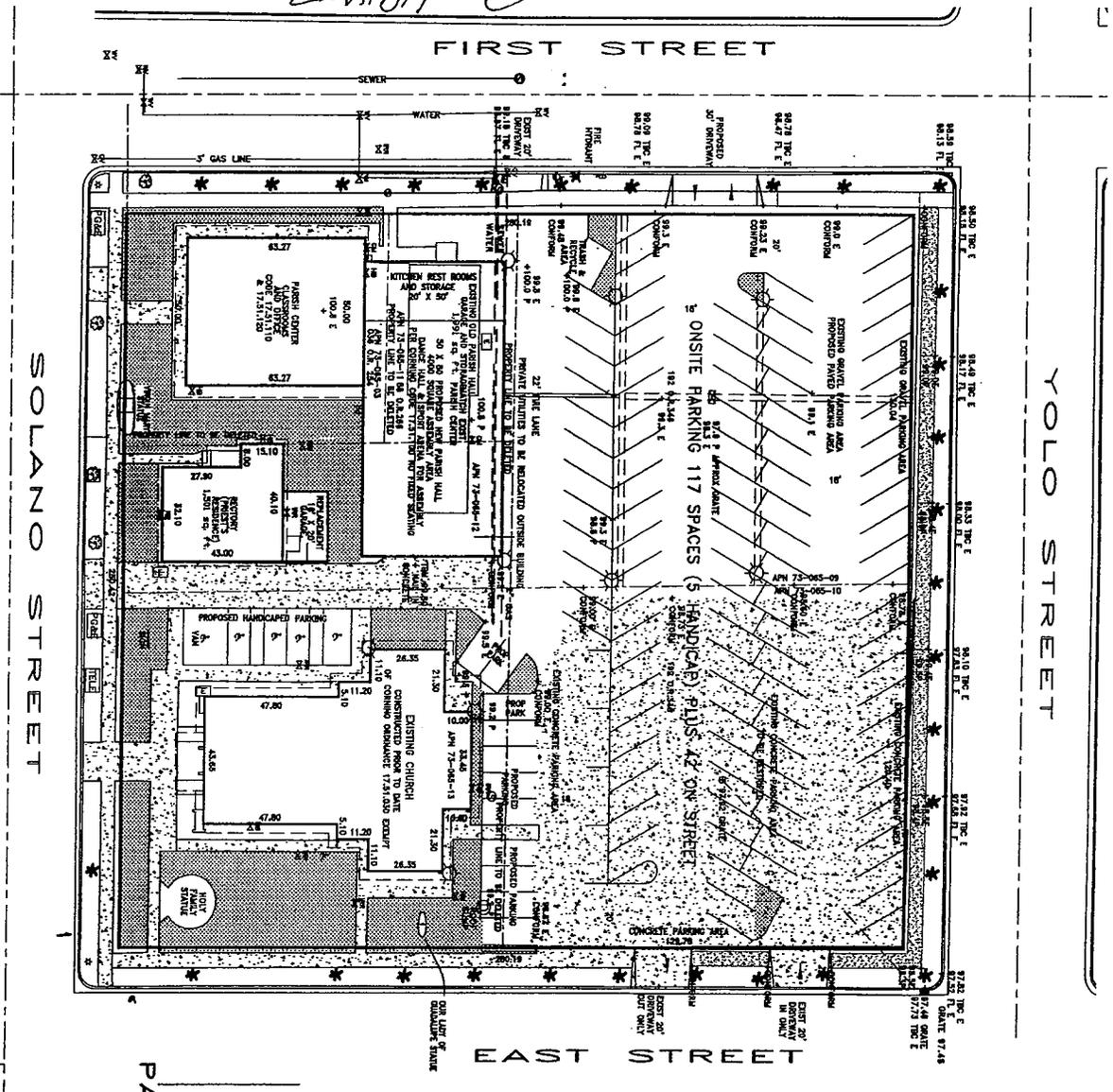
NOTE-Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 73 -Pg. 06  
County of Tehama, Calif.

R.S. Bk. BB, Pg. 67



Exhibit "C"



YOLO STREET

FIRST STREET

SOLANO STREET

EAST STREET

LEGEND

- UNDERGROUND IRRIGATION VALVE
- UNDERGROUND WATER VALVE
- UNDERGROUND WATER METER
- UNDERGROUND GAS VALVE
- ABOVE GROUND GAS VALVE
- ABOVE GROUND HOSE BIB
- ABOVE GROUND GAS METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- UNDERGROUND UTILITY AS NOTED
- ELECTRICAL PANEL
- 4" CEMENT LINE FENCE
- 6" ROAD FENCE
- MATURE DECIDUOUS TREE
- MATURE PALM TREE
- CURB AND GUTTER
- 6" CURB
- HO HANDICAP CURB
- POWER POLE
- GUY WIRE
- PROPERTY BOUNDARY
- CONCRETE
- GRASS ON OTHER LANDSCAPE
- LOT ON PARCEL LINE TO BE DELETED
- PROPOSED SECURITY LIGHTS
- PROPOSED 8' SIDEWALK
- PROPOSED ASPHALT UNDERGROUND EXTENSION / RECONSTRUCTION STRIPS SUBJECT TO PAUL DESIGN BY OTHERS
- 8728 N.T.E. EXISTING OTHER FORMS
- 8728 T.P.C. EXISTING TOP OF CURB
- 812 P. PROPOSED ASPHALT EXTENSION FOR SUBJECT TO DESIGN BY OTHERS NOT FOR CONSTRUCTION EXISTING ELEVATION
- 812 E.

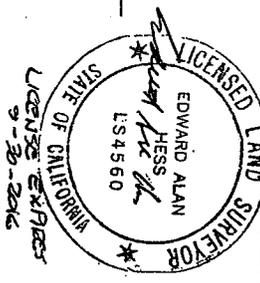
NOTES

- THE CITY OF CORNING MUNICIPAL CODES SHALL APPLY AS FOLLOWS
1. PROPOSED UTILITIES, TRENCHES AND EXISTING DATA CHAPTER 16.27.
  2. PROPOSED SEWERAGE TO CONSTRUCTION STANDARD NO. 3-1.
  3. PROPOSED DEVELOPMENT DESIGNATION STRIPED CURVES 16.28
  4. ADJACENT HOOR AREA 3128 SQUARE FEET APPROX. BETWEEN CORNER 4, 100'00" AS YOLO STREET EVENT APPROXIMATELY, EAST CORNER 17'00" SQUARE PERMANENT, DESIGN BY OTHERS.
  5. ADJACENT HANGING LOT AREA 3128 SQUARE FEET APPROX. BETWEEN CORNER 4, 100'00" AS YOLO STREET EVENT APPROXIMATELY, TRENCH CORNER 17'00" SQUARE PERMANENT, DESIGN BY OTHERS.

IMMACULATE CONCEPTION  
CATHOLIC CHURCH  
CORNING, CALIFORNIA

USE PERMIT AND PARCEL MERGER  
PARISH HALL AND GARAGE REPLACEMENT

1" = 40'



N

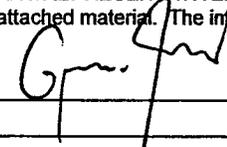
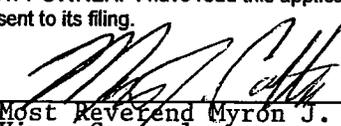
RECEIVED

PLANNING APPLICATION  
TYPE OR PRINT CLEARLY

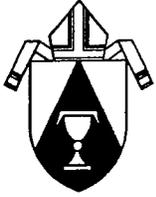
Exhibit "D" AUG 07 2015

Planning Dept.  
794 Third Street  
Corning, CA 96021

CITY OF CORNING

<b>PROJECT INFORMATION</b>	PROJECT ADDRESS 814 Solano Ave		ASSESSOR'S PARCEL NUMBER See Attached Map	G.P. LAND USE DESIGNATION Multi Purposes
	ZONING DISTRICT Currently Residential	FLOOD HAZARD ZONE N/A	SITE ACREAGE 1.61	AIRPORT SAFETY ZONE? N/A
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Demolition and Replacement of existing Parish Hall, and garage.			
	<b>APPLICATION TYPE (Check All Applicable)</b>			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Lot Line Adjustment <input checked="" 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 checked="" type="checkbox"/> Variance <input type="checkbox"/> Other _____				
<b>APPLICANT INFORMATION</b>	APPLICANT Roman Catholic Bishop of Sacramento, Reverend Jaime Soto		ADDRESS 2110 Broadway Sacramento, CA 95818	DAY PHONE 916-733-0100
	REPRESENTATIVE (IF ANY) Rev. Cormac R. Lacre Pastor		ADDRESS 814 Solano Ave Corning, CA 96021	DAY PHONE 530-824-5879
	PROPERTY OWNER Roman Catholic Bishop of Sacramento Reverend Jaime Soto		ADDRESS 2110 Broadway Sacramento, CA 95818	DAY PHONE 916-733-0100
	CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> REPRESENTATIVE <input type="checkbox"/> PROP. OWNER			
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct.  Signed: 		PROPERTY OWNER: I have read this application and consent to its filing.  Signed:  By: Most Reverend Myron J. Cotta Vicar General	
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.				

<b>SUBMITTAL INFO</b>	<b>FOR OFFICE USE ONLY</b>			
	APPLICATION NO. 2015-276	RECEIVED BY: JS	DATE RECEIVED 8/7/2015	DATE APPL. DEEMED COMPLETE
	FEEES RECEIVED/RECEIPT NO.	CEQA DETERMINATION <input checked="" type="checkbox"/> Exempt ND MND EIR		DATE FILED



FINANCE

DIOCESE OF SACRAMENTO

2110 Broadway • Sacramento, California 95818-2541 • 916/733-0277 • Fax 916/733-0295

RECEIVED

AUG 07 2015

CITY OF CORNING

July 8, 2015

City of Corning  
Planning Department  
794 Third Street  
Corning, CA 96021

RE: 814 Solano St, Corning, CA

To whom it may concern:

Please accept this letter as formal notice that Rev. Cormac Lacre, Pastor of Immaculate Conception Parish-Corning, is the authorized agent for the Roman Catholic Bishop of Sacramento, a corporation sole for purposes of pursuing entitlements on our property located at 814 Solano Street in Corning, CA.

If you have any questions, please call Tom McNamara at 916-733-0277.

Sincerely,

Most Rev. Myron J. Cotta  
Vicar General

RECEIVED

AUG 07 2015

CITY OF CORNING

PLANNING APPLICATION



# CITY OF CORNING

## ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED \_\_\_\_\_

### General Information

1. Project Title: New parish all purpose hall and new garage

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:

Lot line adjustment or parcel merger / use permit / exemption of existing church from parking requirements per Ord. 17.51 (see attached narrative).

### Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 1000 sq ft Kitchen/ restrooms 4000 sq. ft. assembly area \_\_\_\_\_ sq. ft. in 1 floor(s).

4. Amount of off-street parking to be provided. 94 parking stalls. (Attach plans)

5. Proposed scheduling/development. Begin Mid to Late Summer 2015

6. Associated project(s). None

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.)

Only one existing house for the church resident priest.

**PLANNING APPLICATION**

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

Church use

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

N/A

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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

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

Existing property is zoned residential — Use Permit is required for purpose intended.

---

Parcel merger required to combine parking area with building area.

---

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"/> slight
23. Relationship to a larger project or series of projects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

# 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.

Existing church, one residence, parish center (classrooms and office) old parish hall and garage.

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Concrete slab parking and gravel lot.

---

Topography mostly level, Palm trees surround property, some grass and shrubbery.

---

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.

North across Yolo St. there are 3 1 story duplex apt. & 1 single family dwelling

---

West across 1st. St. there are 2 single family dwellings

---

South across Solano Ave. there is 1 commercial gas station and convenience store and 2 residential buildings

---

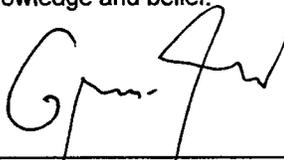
East across East St. there are 2 medical commercial buildings

---

## 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 May 20, 2015

Signature 

For: Immaculate Conception Catholic Church

**Edward Alan Hess**  
**Planning & Surveying**  
22245 Hermosa Ave.  
Gerber, CA 96035  
530-385-2937

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AUG 07 2015

CITY OF CORNING

May 20, 2015

City of Corning  
Planning Commission  
794 3<sup>rd</sup> Street  
Corning, California

Subject: Immaculate Conception Church, 814 Solano Street, Assessors Parcel Number 073-065-03, 09, 10, 11, 12, and 13. Proposed Old Parish Hall replacement to 50'x100' building and Garage replacement to 16' x 20'.

### **Project Description**

The building is to be placed immediately north of the existing Parish Center. The existing Parish Hall is to be demolished which has garage attached. The new building is not to have any fixed seating. Its primary use is for celebration of Sacramental services as a reception dancehall, and amateur basketball court. The Nights of Columbus host basketball events for school age children. The enclosed Preliminary Site Plan presents a conceptual view of a built out parking. New garage is smaller and attached to Rectory (priest's residence).

### **Existing Site Parking Requirements**

#### Existing Parish Center

Class Rooms	36.83'x44.66'	=	1644.83 sft.	Ord. 17.51.110-c	1 space per 150 sft.	<b>11 spaces</b>
Office	50x17	=	850 sft.	Ord. 17.51.120	1 space per 300 sft.	<b>3 spaces</b>

#### Existing Church Building

This building is exempt as it was constructed in the 1960's prior to enactment of Ord. 17.51.030 a

#### Existing Rectory ( Priest's Residence)

Also exempt due to its age, prior to Ord. 17.51.030. This project replaces the existing garage used by the priest and part of the Old Hall with a new garage of lesser size but now to be attached to the residence.

#### Old Parish Hall Replacement

Prior to enactment of Ord. 17.51.030

Although the Old Hall is exempt due to its age, in reality present standards of 1 parking space per 100 sq. ft. would result in approximately 20 parking spaces (1991 sq. ft.)

The tabulation of parking requirements is included for information. Parishioners presently proceed from Church services to the old hall, and would now proceed to the new hall without waiting outside. There is no need for duplicate parking requirements.

Proposed New Building (note recreational uses require 1 space per 250 sft. Per Ord 17.51.150  
Or

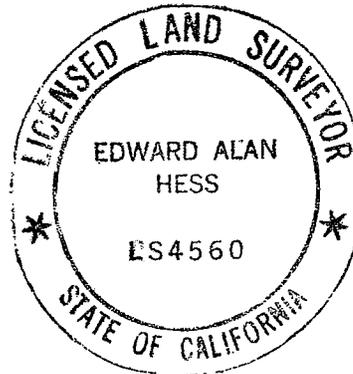
(dancehalls and sports arenas 1 space per 100 sft. Per Ord. 17.51.100  
50 x 80 assembly area = 4000sft. Ord. 17.51.100 1 space per 100 sft. 40 spaces  
Total building area 50x100 with 20x50 kitchen and restroom area, non assembly area.

**Total parking spaces required per Ord. 17.51** 54 spaces  
Available onsite spaces per Site Plan 94 + 6 handicap

Enclosed is an actually onsite parking count from November 15 to December 28, 2014, and comments addressing Mr. Stoufer's concerns.



Edward A. Hess P.L.S. 4560 Exp. 9-30-16



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IMMACULATE CONCEPTION CHURCH  
 ONSITE Parking Count November 15 to December 28, 2014

CITY OF CORNING

Four Masses each weekend, two Saturday evening, two Sunday.

	English	Spanish	English	Spanish	
	<u>Nov. 15</u>	<u>Nov. 15</u>	<u>Nov. 16</u>	<u>Nov. 16</u>	
	<u>5:00 P.M.</u>	<u>6:30 P.M.</u>	<u>10:00 A.M.</u>	<u>12:30 P.M.</u>	
Cars	17	45	32	82	
People	67	90	128	150	
	<u>Nov. 22</u>	<u>Nov. 22</u>	<u>Nov. 23</u>	<u>Nov. 24</u>	
	<u>5:00 P.M.</u>	<u>6:30 P.M.</u>	<u>10:00 A.M.</u>	<u>12:30 P.M.</u>	
Cars	14	37	27	82	
People	56	83	102	134	
	<u>Nov. 29</u>	<u>Nov. 29</u>	<u>Nov. 30</u>	<u>Nov. 30</u>	
	<u>5:00 P.M.</u>	<u>6:30 P.M.</u>	<u>10:00 A.M.</u>	<u>12:30 P.M.</u>	
Cars	16	44	33	88	
People	56	83	102	134	
	<u>Dec. 6</u>	<u>Dec. 6</u>	<u>Dec. 7</u>	<u>Dec 7</u>	
	<u>5:00 P.M.</u>	<u>6:30 P.M.</u>	<u>10:00 A.M.</u>	<u>12:30 P.M.</u>	Feast of the
Cars	16	42	31	80	Immaculate
People	56	84	119	152	Conception
	<u>Dec. 13</u>	<u>Dec. 13</u>	<u>Dec. 14</u>	<u>Dec 14</u>	
	<u>5:00 P.M.</u>	<u>6:30 P.M.</u>	<u>10:00 A.M.</u>	<u>12:30 P.M.</u>	Special Event
Cars	16	42	49	72	Our Lady of
People	###	###	130	154	Guadalupe
					(parade on
					Solano Street)
	<u>Dec. 20</u>	<u>Dec. 20</u>	<u>Dec. 21</u>	<u>Dec 21</u>	
	<u>5:00 P.M.</u>	<u>6:30 P.M.</u>	<u>10:00 A.M.</u>	<u>12:30 P.M.</u>	Special Event
Cars	16	42	41	76	Children's
People	56	84	152	154	Presentation
	<u>Dec. 27</u>	<u>Dec. 27</u>	<u>Dec. 28</u>	<u>Dec 28</u>	
	<u>5:00 P.M.</u>	<u>6:30 P.M.</u>	<u>10:00 A.M.</u>	<u>12:30 P.M.</u>	
Cars	18	50	47	60	
People	###	###	133	136	

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Enclosure 1

2015 07 21

**Planning Consultant John Stoufer's concerns**

CITY OF CORNING

Planning Director John Stoufer discussed his safety concerns during several verbal discussions regarding the application, especially Hispanic celebrations that draw large crowds outside of the Church. The existing Parish Hall that was moved from the Tehama Parish decades ago cannot accommodate these crowds and meet safety occupancy standards. The size of the new Hall will be constructed to meet safety standards.

Mr. Stoufer suggested that we take an attendance and parking count for a couple of months. This was conducted during the Christmas season, a busy time, as he requested.

On May 8, 2015 an onsite meeting was held with City of Corning Fire Chief, to discuss fire protection and emergency use of the building. He brought his assistant, and Terry Hoofard, Building Official with him. Others in attendance were Father Cormac Lacre, Jack McGreevy, Bill Beck, Tricia Hess, and Alan Hess consultant. All agreed that the new building would present a great opportunity to provide the Corning community with an additional emergency evacuation center. Additionally, the Fire Chief felt that the existing fire hydrant and location would be adequate to meet fire requirements.



**Fidelity National  
Title Company**  
OF CALIFORNIA

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AUG 07 2015

CITY OF CORNING

**PRELIMINARY REPORT**

*Exhibit "E"*

In response to the application for a policy of title insurance referenced herein, **Fidelity National Title Company of California** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a California corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

By:

\_\_\_\_\_  
President

Attest:

\_\_\_\_\_  
Secretary

Countersigned By:

\_\_\_\_\_  
Authorized Officer or Agent





# Fidelity National Title Company

OF CALIFORNIA

**ISSUING OFFICE:** 2070 Churn Creek Road, Suite C, Redding, CA 96002

***Another Prompt Delivery From Fidelity National Title Company of California Title Department  
Where Local Experience And Expertise Make A Difference***

## PRELIMINARY REPORT

---

Title Officer: Tori Varney  
Title No.: FFHO-FTO150269T-TV

TO: Bill Beck  
2556 S. Hwy 99 W  
Corning, CA 96021  
Attn:

**PROPERTY ADDRESS(ES):** Solano Street, Corning, CA

---

**EFFECTIVE DATE:** March 9, 2015 at 07:30AM

The form of policy or policies of title insurance contemplated by this report is:

CLTA Standard Coverage Policy 1990 (04-08-14)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

Roman Catholic Bishop of Sacramento, a corporation sole

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 073-065-03, 073-065-09, 073-065-10, 073-065-11, 073-065-12 and 073-065-13**

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORNING, COUNTY OF TEHAMA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 25 of the City of Corning, as the same is shown on the map filed in the Tehama County Recorder's Office, August 3, 1888, Book A of Maps, page 47.

Parcel 2:

The North 36 feet of Lots 11, 12 and 13 in Block 25 of the City of Corning, as the same is shown on the map filed in the Tehama County Recorder's Office, August 3, 1888, Book A of Maps, page 47.

Parcel 3:

The South 94 feet of Lots 11, 12 and 13 in Block 25 of the City of Corning, as the same is shown on the map filed in the Tehama County Recorder's Office, August 3, 1888, Book A of Maps, page 47.

Parcel 4:

Lots 14 and 15 in Block 25 of the City of Corning, as the same is shown on the map filed in the Tehama County Recorder's Office, August 3, 1888, Book A of Maps, page 47.

Parcel 5:

Lots 16, 17, 18, 19 and 20 in Block 25 of the City of Corning, as the same is shown on the map filed in the Tehama County Recorder's Office, August 3, 1888, Book A of Maps, page 47.

**AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2015-2016.
2. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

**END OF EXCEPTIONS**

**NOTES**

- Note 1.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 2.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.
- Note 3.** Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.

**END OF NOTES**

## ATTACHMENT ONE

### CALIFORNIA LAND TITLE ASSOCIATION STANDARD COVERAGE POLICY - 1990

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters:
  - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
  - (c) resulting in no loss or damage to the insured claimant;
  - (d) attaching or created subsequent to Date of Policy; or
  - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

#### EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

**ATTACHMENT ONE  
(CONTINUED)**

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$5,000.00

**FIDELITY NATIONAL FINANCIAL**  
**PRIVACY NOTICE**  
**Effective: January 6, 2015**

Order No.: FFHO-FTO150269T-

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice. The provision of this Privacy Notice to you does not create any express or implied relationship, or create any express or implied duty or other obligation, between Fidelity National Financial, Inc. and you. See also **No Representations or Warranties** below.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the "Website"). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

**How Information is Collected**

The types of personal information FNF collects may include, among other things (collectively, "Personal Information"): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver's license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

**Additional Ways Information is Collected Through the Website**

**Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

**Cookies.** From time to time, FNF or other third parties may send a "cookie" to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

**Web Beacons.** Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as "clear gifs"). Web Beacons collect only limited information that includes a cookie number, time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

**Unique Identifier.** We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

**Third Party Opt Out.** Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at [www.aboutads.info](http://www.aboutads.info).
- For those in the U.K., you can opt-out via the IAB UK's industry opt-out at [www.youronlinechoices.com](http://www.youronlinechoices.com).
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

**ATTACHMENT ONE  
(CONTINUED)**

**AMERICAN LAND TITLE ASSOCIATION  
RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)**

**EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - land use
  - improvements on the land
  - land division
  - environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at policy date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

2. The right to take the land by condemning it, unless:
  - a notice of exercising the right appears in the public records on the Policy Date
  - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowledge of the taking
3. Title Risks:
  - that are created, allowed, or agreed to by you
  - that are known to you, but not to us, on the Policy Date-unless they appeared in the public records
  - that result in no loss to you
  - that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
  - to any land outside the area specifically described and referred to in Item 3 of Schedule Aor
  - in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

## ATTACHMENT ONE (CONTINUED)

### 2006 ALTA LOAN POLICY (06-17-06)

#### EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**ATTACHMENT ONE  
(CONTINUED)**

**ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.

## Notice of Available Discounts

Pursuant to Section 2355.3 in Title 10 of the California Code of Regulations Fidelity National Financial, Inc. and its subsidiaries ("FNF") must deliver a notice of each discount available under our current rate filing along with the delivery of escrow instructions, a preliminary report or commitment. Please be aware that the provision of this notice does not constitute a waiver of the consumer's right to be charged the filed rate. As such, your transaction may not qualify for the below discounts.

You are encouraged to discuss the applicability of one or more of the below discounts with a Company representative. These discounts are generally described below; consult the rate manual for a full description of the terms, conditions and requirements for such discount. These discounts only apply to transactions involving services rendered by the FNF Family of Companies. This notice only applies to transactions involving property improved with a one-to-four family residential dwelling.

Not all discounts are offered by every FNF Company. The discount will only be applicable to the FNF Company as indicated by the named discount.

### **FNF Underwritten Title Companies**

CTC – Chicago Title Company  
CLTC – Commonwealth Land Title Company  
FNTC – Fidelity National Title Company  
FNTCCA – Fidelity National Title Company of California  
TICOR – Ticor Title Company of California  
LTC – Lawyer's Title Company

### **Underwritten by FNF Underwriters**

CTIC – Chicago Title Insurance Company  
CLTIC – Commonwealth Land Title Insurance Company  
FNTIC – Fidelity National Title Insurance Company  
FNTIC – Fidelity National Title Insurance Company  
CTIC – Chicago Title Insurance Company  
CLTIC – Commonwealth Land Title Insurance Company

### **Available Discounts**

#### **DISASTER LOANS (CTIC, CLTIC, FNTIC)**

The charge for a Lender's Policy (Standard or Extended coverage) covering the financing or refinancing by an owner of record, within twenty-four (24) months of the date of a declaration of a disaster area by the government of the United States or the State of California on any land located in said area, which was partially or totally destroyed in the disaster, will be fifty percent (50%) of the appropriate title insurance rate.

#### **CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS (CTIC, FNTIC)**

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities, provided said charge is normally the church's obligation the charge for an owner's policy shall be fifty percent (50%) to seventy percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. The charge for a lender's policy shall be thirty-two percent (32%) to fifty percent (50%) of the appropriate title insurance rate, depending on the type of coverage selected.

RECORDING REQUESTED BY  
AND MAILED TO:

012596

BOOK 2516 PAGE 110

NAME: JOHN BREWER  
CITY OF CORNING  
STREET 794 THIRD STREET  
CITY CORNING, CA 96021

RECORDED AT REQUEST OF  
CITY OF CORNING  
at 5:16 min. past 12 P.M.

JUN 18 2004

OFFICIAL RECORDS  
TEHAMA COUNTY, CALIFORNIA  
MARY ALICE GEORGE  
Recorder  
Fee NONE

RESOLUTION 04-27-04-02

TITLE OF DOCUMENT

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(ADDITIONAL RECORDING FEE APPLIES)

RESOLUTION NO. 04-27-04-02

A RESOLUTION OF THE CITY OF CORNING  
VACATING AND ABANDONING AN ALLEY  
WITHIN THE CITY OF CORNING

WHEREAS, Resolution No. 03-23-04-03, a Resolution of Intention to vacate an alley was adopted by action of the Corning City Council on March 23, 2004, and

WHEREAS, The alley within Block 25 of the Town (now City) of Corning subdivision is currently utilized as a driveway or for other private use by one owner, and

WHEREAS, appropriate access is readily provided by four adjacent City streets, and

WHEREAS, there are no City sewer or water facilities located within the subject alley, and

WHEREAS, the alley is excess City property, and unnecessary for present or prospective public use, and

WHEREAS, the Corning Planning Commission, in accordance with Government Code Section 65402, has determined that vacation and abandonment of this alley is consistent with the Corning General Plan, and

WHEREAS, a Public Hearing has been conducted to elicit public comment on this subject.

NOW, THEREFORE BE IT RESOLVED THAT:

The alley identified in Exhibits "A" (description) & "B" (diagram) is hereby vacated, except with regard to any easements presently existing and pertaining to water, sewer, drains and public utilities.

The foregoing Resolution was adopted at a regular meeting of the City Council of the City of Corning held on April 27, 2004, by the following vote:

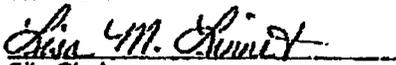
AYES: Foush, Fitzgerald, Hill, and Parkins

NOES: None

ABSENT: Strack

  
MAYOR

ATTEST:

  
City Clerk

BOOK 2516 PAGE 112

STATE OF CALIFORNIA            )  
COUNTY OF TEHAMA            ) SS  
CITY OF CORNING                )

I do hereby certify that the foregoing is a true and correct copy of the Resolution adopted at the time and by the vote set forth above.

*Lisa M. Linnet*  
Lisa M. Linnet  
City Clerk

SEAL

ATTEST:

BOOK 2516 PAGE 113

**EXHIBIT "A"**  
**RESOLUTION NO. 04-27-04-02**

All that real property situate in the City of Corning, Tehama County, California, being an alley, as the same is shown within Block 25 on that certain map of the Townsite (now City) of Corning filed August 3, 1888, in Map Book "A", at Page 47, in the office of the Tehama County Clerk and Recorder, and more particularly described as follows:

The alley between East Street and First Street, containing 0.11 acres, more or less.

Exhibit "F"

Corning, California, Code of Ordinances &gt;&gt; Title 17 - ZONING\* &gt;&gt; Chapter 17.51 OFF-STREET PARKING REQUIREMENTS &gt;&gt;

**Chapter 17.51 OFF-STREET PARKING REQUIREMENTS**Sections:

- 17.51.010 Purpose.
- 17.51.020 Application.
- 17.51.030 Exceptions from off-street parking requirements.
- 17.51.040 Parking requirements-Residential uses.
- 17.51.050 Parking requirements-Bed and breakfast inns.
- 17.51.060 Parking requirement-Hotels and motels.
- 17.51.070 Parking requirement-Residential care homes, skilled nursing facilities and group care facilities for the elderly.
- 17.51.080 Parking requirements-Hospitals.
- 17.51.090 Parking requirements-Theaters and churches.
- 17.51.100 Parking requirements-Dancehalls and sports arenas.
- 17.51.110 Parking requirements-Schools.
- 17.51.120 Parking requirements-Office uses.
- 17.51.130 Parking requirements-Commercial establishments.
- 17.51.140 Parking requirements-Industrial uses and warehouses.
- 17.51.150 Parking requirements-Recreational facilities.
- 17.51.160 Parking requirements-Other uses.

**17.51.010 Purpose.**

- A. The purpose of this chapter is to provide reasonable requirements for off-street parking in order to expedite traffic movement, lessen street congestion, improve traffic and pedestrian safety, and to provide for the public health, safety and general welfare.
- B. The off-street parking requirements contained in this chapter apply to the particular use made of a lot, building or structure and not to a particular zoning classification.

*(Ord. 497 §4(part), 1989).***17.51.020 Application.**

- A. Except as otherwise provided in this chapter, there is imposed a requirement on every lot for which a building permit or a certificate of occupancy is issued a requirement to provide off-street parking spaces according to the provisions of this chapter for all uses conducted on that lot.
- B. A final inspection for a building permit shall not be approved, and/or a certificate of occupancy shall not be issued for any building or structure until the improvements required by this chapter for all uses of the lot are complete and ready for use.

*(Ord. 497 §4(part), 1989).***17.51.030 Exceptions from off-street parking requirements.**

- A. All uses and/or structures existing at the time of adoption of the ordinance codified in this chapter shall be exempt from the provisions of this chapter.
- B. Expansion of existing structures shall also be exempt, unless and until such time as that expansion exceeds the following dimensions (whether as a single project on a single structure, or as cumulative projects on one or more structures on the same lot):
  1. For any residential use, a total of five hundred square feet of living area (excluding garage or storage area);
  2. For any nonresidential use, a total of one thousand square feet (including storage areas).

*(Ord. 497 §4(part), 1989).***17.51.040 Parking requirements-Residential uses.**

- A. Senior citizen housing developments, for every ten dwelling units, shall have a minimum of eight parking spaces (0.8 dwelling units = one parking space).
- B. For studio apartments and one-bedroom apartments, 1.5 spaces shall be provided for each studio apartment, including one enclosed space for each dwelling unit.
- C. Multiple-family dwellings of two or more bedrooms shall have two total parking spaces per dwelling unit, including one enclosed space.
- D. Single-family dwelling units shall have two parking spaces enclosed in a garage, and two additional parking spaces, for a total of four parking spaces per dwelling unit.
- E. For boardinghouses or roominghouses, one space shall be provided for each bedroom, including bedrooms not rented.
- F. Each multiple-family dwelling unit shall include a permanent locked storage space, with minimum dimensions of four feet by eight feet, built as a part of the dwelling unit or garage.
- G. Single-car garages shall be a minimum of two hundred square feet; two-car garages shall be a minimum of four hundred square feet.

*(Ord. 558 (part), 1996; Ord. 497 §4(part), 1989).***17.51.050 Parking requirements-Bed and breakfast inns.**

For bed and breakfast inns, one space shall be provided per bedroom in addition to the parking required for the underlying residential use.

*(Ord. 497 §4(part), 1989).*

**17.51.060 Parking requirement-Hotels and motels.**

For hotels and motels, one space shall be provided for each guest room.

(Ord. 497 §4(part), 1989).

**17.51.070 Parking requirement-Residential care homes, skilled nursing facilities and group care facilities for the elderly.**

For licensed group care facilities for the elderly, skilled nursing facilities, and residential care homes, one space shall be provided for every three beds the facility is licensed to accommodate.

(Ord. 497 §4(part), 1989).

**17.51.080 Parking requirements-Hospitals.**

For hospitals, one space shall be provided for every bed the facility is designed to accommodate, plus parking in an amount to be determined by the planning commission for ancillary uses.

(Ord. 497 §4(part), 1989).

**17.51.090 Parking requirements-Theaters and churches.**

For theaters and churches, the following number of spaces shall be provided:

- A. For facilities with fixed seats, one space for every four seats or every eight feet of bench space;
- B. For facilities without fixed seats, whichever is less:
  1. One space for every twenty-eight gross square feet of principal assembly area, or
  2. One space for each four persons of any posted occupancy limit.

(Ord. 497 §4(part), 1989).

**17.51.100 Parking requirements-Dancehalls and sports arenas.**

For dancehalls and sports arenas, one space shall be provided for every four fixed seats or every eight feet of bench space. Where no fixed seats are installed, one space shall be provided for each one hundred gross square feet of floor area used for assembly or dancing.

(Ord. 497 §4(part), 1989).

**17.51.110 Parking requirements-Schools.**

The following number of parking spaces shall be provided for both public and private schools:

- A. For elementary and junior high schools, two spaces for each employee and faculty member plus one space for every forty-two gross square feet or assembly area in the auditorium or assembly area;
- B. For high schools, three spaces for each classroom plus one space for every three students in grades ten through twelve;
- C. For commercial or business schools, one space for every one hundred fifty gross square feet of classroom floor area.

(Ord. 497 §4(part), 1989).

**17.51.120 Parking requirements-Office uses.**

For office uses, one space shall be provided for every three hundred gross square feet of floor area.

(Ord. 497 §4(part), 1989).

**17.51.130 Parking requirements-Commercial establishments.**

The following number of parking spaces shall be provided for commercial sales establishments:

- A. For automobile or machinery sales and service garages, nursery and garden supplies, and building material yards, one space for every five hundred gross square feet of floor area plus one space for each two thousand square feet of outdoor sales and/or service area;
- B. For furniture and appliance stores and repair shops and similar uses which handle only bulky merchandise, one space for every six hundred gross square feet of floor area;
- C. For shopping centers of less than thirty thousand gross square feet of floor area, one space for every two hundred gross square feet of floor area; and for centers of thirty thousand or more gross square feet of floor area, one space for every three hundred gross square feet of floor area. Shopping centers shall use an unsegregated parking area;
- D. For retail sales, one space for every two hundred gross square feet of floor area;
- E. For restaurants, bars, nightclubs and drive-in restaurants, one space for every four seats or one space for every seventy-five gross square feet of floor area, including outside dining areas, whichever is greater;
- F. For financial institutions, one space for each three hundred gross square feet of floor area;
- G. For barber and beauty shops, one space for each seventy-five square feet of gross floor area or two spaces per chair, whichever is less;
- H. For laundromats, one space for each three washing machines.

*(Ord. 497 §4(part), 1989).*

**17.51.140 Parking requirements-Industrial uses and warehouses.**

The following number of parking spaces shall be provided for industrial uses and warehouses:

- A. For warehouses, storage buildings, wholesale operations and light manufacturing plants, one space shall be provided for each one thousand five hundred square feet of gross floor area;
- B. For machinery and equipment sales, one space shall be provided for every five hundred square feet of gross floor area, plus one space for each two thousand square feet of outdoor sales and/or service area;
- C. For mini-storage uses, two spaces shall be provided for an onsite caretaker, if any, plus one space for each three hundred square feet of office space, with a minimum of four spaces.

*(Ord. 497 §4(part), 1989).*

**17.51.150 Parking requirements-Recreational facilities.**

The following number of parking spaces shall be provided for recreational uses:

- A. For bowling centers, two spaces for each alley, plus that required for ancillary uses;
- B. For tennis, handball, racquetball, or other court, two spaces for each court, plus one space for each two hundred fifty square feet of floor area excepting the court area;
- C. For aerobics dance, weight training and exercise facilities, one space per one hundred gross square feet of floor area;
- D. For pool halls, two spaces per pool table, plus that required for ancillary uses.

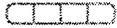
*(Ord. 497 §4(part), 1989).*

**17.51.160 Parking requirements-Other uses.**

The parking requirement for uses not specified in this chapter shall be determined by the planning commission.

*(Ord. 497 §4(part), 1989).*

### 17.51.030 - Exceptions from off-street parking requirements.



- A. All uses and/or structures existing at the time of adoption of the ordinance codified in this chapter shall be exempt from the provisions of this chapter.
- B. Expansion of existing structures shall also be exempt, unless and until such time as that expansion exceeds the following dimensions (whether as a single project on a single structure, or as cumulative projects on one or more structures on the same lot):
  - 1. For any residential use, a total of five hundred square feet of living area (excluding garage or storage area);
  - 2. For any nonresidential use, a total of one thousand square feet (including storage areas).

(Ord. 497 §4(part), 1989).

*Exhibit "G"*



# City of Corning

794 Third St. Corning, CA 96021 (530) 824-7020 Fax (530) 824-2489

*Exhibit "H"*

August 21, 2015

Rev. Cormac Lacre  
814 Solano Street  
Corning, CA. 96021

RE: Use Permit Application 2015-276

Dear Rev. Lacre,

On August 7, 2015 the Immaculate Conception Parish-Corning submitted a Use Permit application to demolish and replace the existing Parish Hall. According to the application the new Parish Hall would be approximately 4,000 sq. ft. assembly area used as a multi-purpose building for social and sporting events.

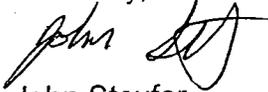
Staff from the City of Corning reviewed the application and determined that the application, as submitted, is an incomplete application and that the following information and modifications must be made prior to determining the application is complete and any further processing of the application.

- The site plan submitted with the application shows that the access lanes into and throughout the parking lot are 16 feet wide. The City of Corning has adopted the 2010 California Fire Code with Section 503.2.1 stating *"Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches."* The site plan must be modified and designate at least one "Fire Lane" that is 20 feet in width. If you have any questions on the design and location of this "Fire Lane" please contact City of Corning Fire Chief, Martin Spannaus.

- Sidewalks around the perimeter of the site must be shown on the site plan
- Within the designated off-street parking area security lighting and landscaping pursuant to Chapter 16.27, Sections 16.27.040 (C) and 16.27.070 of the Corning Municipal Code (CMC), and the location of an enclosed Trash & Recycling Bin as shown on Drawing S-25 from the City of Corning Construction Specifications, must be included in the site plan.
- The application must also include information on the type and location of on-site drainage detention. Please review Chapter 16.25 of the CMC.
- Pursuant to the parking lot not complying with off-street parking requirements the application needs to include a proposed agreement that would limit multiply use of the facilities on the same date and time.

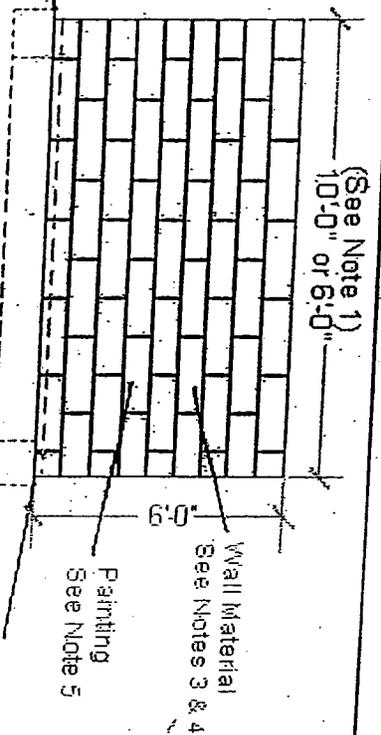
Once the site plan has been modified and additional information submitted staff will proceed with determining if the application is complete and will then continue processing the application through the CEQA process. If you have any questions or need additional information please contact me at 530-824-7036.

Sincerely,



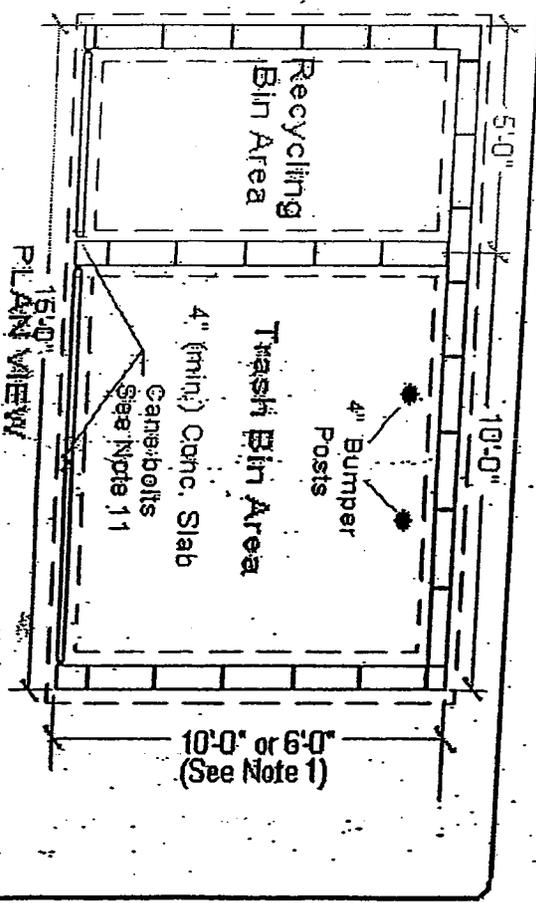
John Stoufer  
Planning Consultant  
cc: Bill Beck  
Alan Hess

Attachments:  
Drawing S-25, Corning Construction Standards

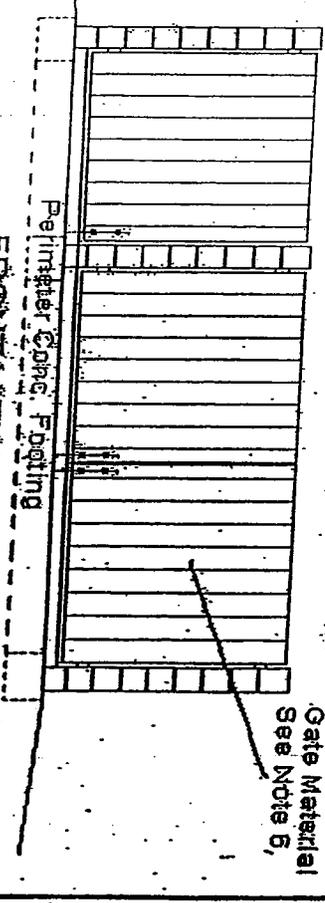


**SIDE VIEW**

- Notes:**
1. Enclosure size based on Trash Bin size. Larger size required for Trash bins > 2 cu. yds. in size.
  2. Recycling Area to be 50% of the size of Trash bin area.
  3. For commercial or Industrial uses enclosure shall be built of reinforced split face concrete masonry units or other alternative material approved by the City of Corning.
  4. For residential uses the enclosure may be constructed of wood materials compatible with main structure.
  5. Enclosure and gates to utilize colors that complement main structure.
  6. Gates shall be obscure and constructed of metal or other durable material approved by the City of Corning.
  7. Recycling bin may be rolled in and out of enclosure for service.
  8. Large Trash bins (> 2 cu. yds.) are stationary and must be secured from within enclosure.
  9. Enclosure shall normally be located behind or to the side of main structure.
  10. Enclosure shall be positioned to facilitate access by disposal truck without excessive maneuvering.
  11. Provide cane bolts to secure doors in both open and closed positions.
  12. Enclosures required for all new commercial/industrial uses, and new multi-family residential uses with 5 or more dwelling units, or when existing uses complete renovations, remodels or retro-fits.



**PLAN VIEW**



**FRONT VIEW**

	<b>TRASH &amp; RECYCLING BIN ENCLOSURE</b>	
	DRAWN: 1/19/2006 LAST UPDATED: 7/09/2012 ADOPTED: NOT TO SCALE	DRAWING NO. <b>S-25</b>

**Edward Alan Hess  
Planning and Surveying  
22245 Hermosa Avenue  
Gerber, CA 96035  
530 385 2937**

November 18, 2015

City of Corning  
794 Third Street  
Corning, CA 96021

RE: Use Permit Application 2015-276

Attn: John Stoufer

RECEIVED

NOV 20 2015

CITY OF CORNING

This correspondence is in reference to your letter of August 21, 2015. I will address each of your items, one at a time.

1. City of Corning 2010 Fire Code: 20 foot wide fire lane to a height of 13 feet 6 inches.

I have added a 22 foot wide fire lane to the Site Plan and reviewed the location with the Fire Chief who signed off its location.

2. Sidewalks around the perimeter.

I have added a 5 foot sidewalk along the entire frontage of Yolo Street, and a portion of East Street to join the existing sidewalk.

3. Landscaping, Security Lighting, Trash and Recycle Area.

I have added a number of Security Lights and a Trash and Recycle Area to the Site Plan. At our field meeting with the City Engineer and Public Works Director, we agreed that the 22 existing palm trees shown on the site plan, surrounding the parking lot are more than adequate to meet the intent of the city ordinance. All landscape features are also shown on the site plan.

4. On-site Drainage Detention.

At the field meeting, the City Engineer suggested an underground Detention/Percolation system, and requested that a few existing and proposed elevations to be shown and an approximation of the detention capacity for his final recommendations to our future Civil Engineer. This information and the location of the system have been shown.

5. Proposed Agreement limiting multiple use of the Church and Hall at the same time.

Also during the field meeting, the City Engineer pointed out, that we are responsible for the additional drainage and parking for this project only. He also pointed out that the striping of the existing parking lot has wasted space that could be improved. I agreed, and therefore, I reconfigured the parking lot. The design is 100% compliant. This increased the parking count to 117 spaces from the previously proposed 94. The existing Church is exempt from

parking requirements due to its age, per Ord, 17,51,030, but the City ordinance 17.51.100 requires 40 additional spaces for the new hall and the 14 spaces for the newly constructed parish center for a total of 54. If we add the existing 38 parking spaces in the existing concrete parking lot per City Engineer, we now need 92 spaces. Either way, our previously proposed 54 spaces or now adding the old lot making it 92 spaces, we meet the requirements. Previously, you pointed out that the "proposed use still needs to be suited for the purpose." Addressing that concern, we are now over compliant. We feel this new configuration of 117 spaces is a reasonable solution to all your concerns.

If you still think a use agreement is needed, we propose that the agreement be worded as follows and executed by the appropriate signatories.

*On behalf of the Immaculate Conception Church, our parish agrees to refrain from scheduling any large event for the new parish hall at the same time as our Sunday Masses.*

Your consideration to accept the application of this revised Site Plan, meeting all of the requirements in your letter of August 21, 2015, is appreciated. Any additional engineering requirements will need to come at conditions of approval with a civil engineer or architect.

Sincerely,



Edward Alan Hess P.L.S. 4560  
License expires 9/30/16

Exhibit "I"

## 15301. Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to:

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

(b) Existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;

✓ (c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).

(d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;

(e) Additions to existing structures provided that the addition will not result in an increase of more than:

(1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or

(2) 10,000 square feet if:

(A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

(B) The area in which the project is located is not environmentally sensitive.

(f) Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;

(g) New copy on existing on and off-premise signs;

(h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);

(i) Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;

(j) Fish stocking by the California Department of Fish and Game;

(k) Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;

(l) Demolition and removal of individual small structures listed in this subsection;

(1) One single-family residence. In urbanized areas, up to three single-family residences may be

4500 of je

Exhibit "J"

CITY OF CORNING, California \* USE PERMIT \* Application No. 32

Application filed, date: 3-14-67 Applicant: IMMACULATE CONCEPTION  
Plans filed, date: 3-14-67 Address: CATHOLIC CHURCH  
Fee (\$10.00) paid: 3-27-67 814 SOLANO ST CORNING  
Telephone:

Planning Commission action, meeting of: 4-19-67 APPROVED: [X]  
DISAPPROVED:

TO THE PLANNING COMMISSION of the City of Corning, State of California:

Application is hereby made for a USE PERMIT, as provided in Sec. 22 of the Zoning Ordinance (Ord. No. 153), to permit the following:

(a) Use Requested: BOUND NEW CHURCH - R-1-2 ZONE

(b) On property located: 814 SOLANO ST. (RECTORY)

Lot 1-20 Block 25 Tract MAYWOOD ADDITION  
Section Township Range

Signature: Property Owner:  
Authorized Agent:

Address:  
Telephone:

APPLICANT: Complete this section and sign.

This Use Permit is: DISAPPROVED, (ref. Commission minutes of 4-19-67)  
X APPROVED, subject to the following:

- (a) Revocable: Upon failure to comply with conditions of approval, or other cause.
- (b) Term: months, years from date of approval. Void after
- (c) Surety required: Cash or approved surety bond in amount of \$
- (d) Conditions: 1. COMPLY WITH ALL CONDITIONS OF ORDINANCE
- 2.
- 3.

Corning City Planning Commission, by: Secretary

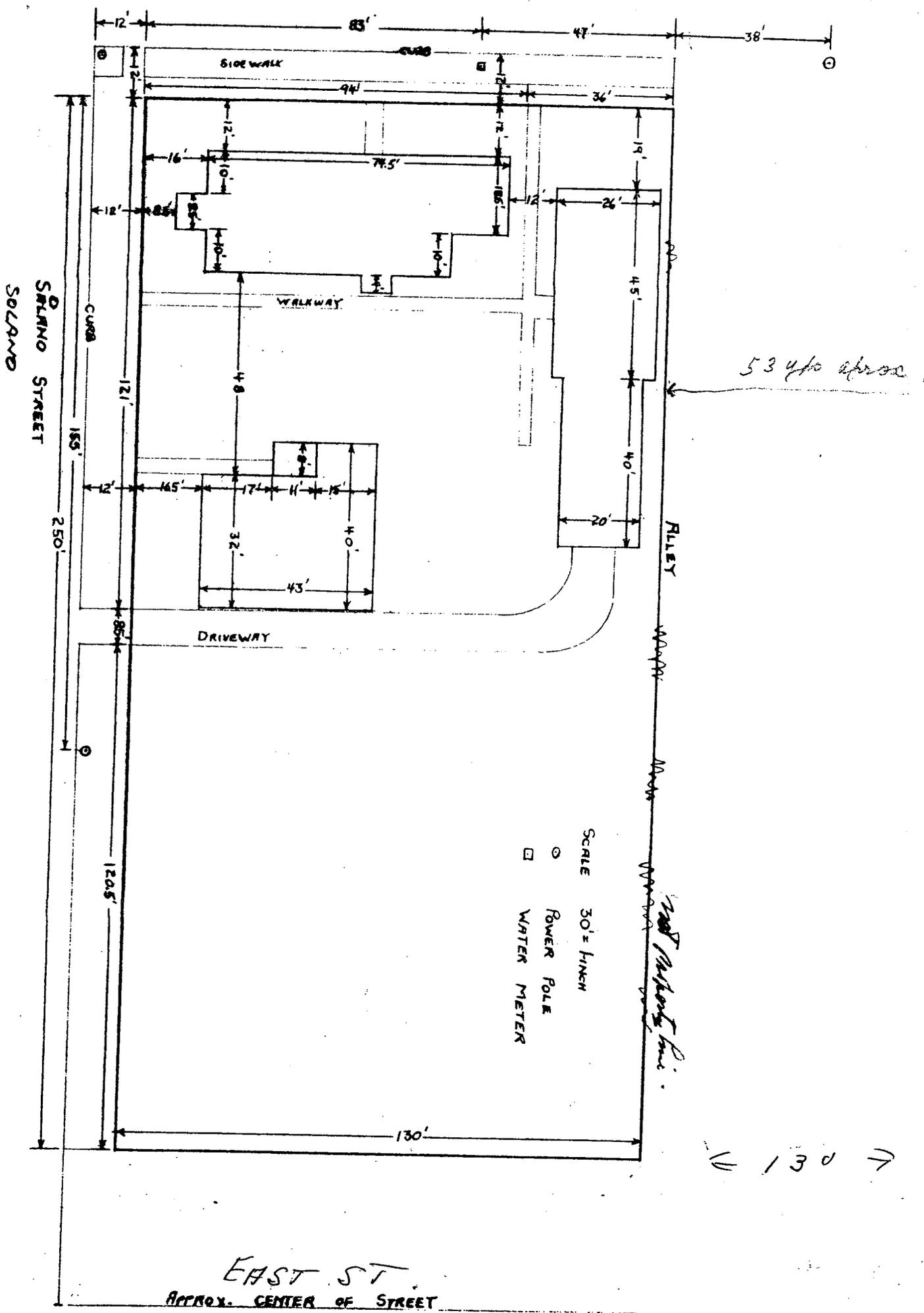
I agree to accept this Use Permit subject to the provisions of the Zoning Ordinance and the conditions specified herein.

Signature (Applicant) [X] [Signature] date: 3/14/67

If public hearing held, note: Notice of hearing given by: Publication, date 4-23-67  
and by: Posting, date 4-25-67 or: U. S. Mail, date

If appeal filed with City Council, note: Appeal filed, date  
Action by City Council: APPROVED date: 5-8-67

FIRST ST ET



534 ft across

J. M. [unclear]

SCALE 30' = 1 INCH  
 ○ POWER POLE  
 □ WATER METER

130'

EAST ST  
APPROX. CENTER OF STREET

XERO COPY XERO COPY XERO COPY

# DEED

For value received CLARK EVISON SR. and MARY E. EVISON,  
husband and wife, of Corning, Tehama County, California,

GRANT.....to ROMAN CATHOLIC BISHOP OF SACRAMENTO, a corporation sole

all that real property situate in the City of Corning  
County of Tehama, State of California, described as follows:

Lots 16, 17, 18, 19 and 20 in Block 25 of the  
Town of Corning, as the same are shown on the  
Map entitled: "The Town of CORNING on North-  
ern Railway T 24 N R 3 W Tehama Co. Cal", filed  
in the office of the County Recorder of the County  
of Tehama, State of California, on August 3, 1888,  
and now appearing on file therein in Book "A"  
of Maps at page 47, records of Tehama County.

WITNESS our hands this 10th day of February, 1942.

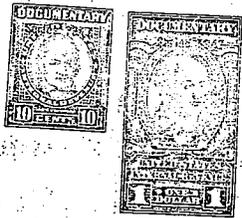
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# DEED

also known as WARREN AND WOODSON,  
For value received WARREN N. WOODSON/and FLORENCE E. WOODSON,  
husband and wife, of Corning, Tehama County, California,  
GRANT.....to ROMAN CATHOLIC BISHOP OF SACRAMENTO, a corporation sole

all that real property situate in the City of Corning  
County of Tehama, State of California, described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 in  
Block 25 of the Town of Corning, as the same  
are shown on the Map entitled: "The Town of  
CORNING on Northern Railway T 24 N R 3 W  
Tehama Co. Cal", filed in the office of the  
County Recorder of the County of Tehama,  
State of California, on August 3, 1888, and  
now appearing on file therein in Book "A" of  
Maps at page 47, records of Tehama County.



WITNESS our hands this 10th day of February, 1948.

*Warren N. Woodson*  
*Florence E. Woodson*

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This Indenture, made the 16<sup>th</sup> day of April in the year of our Lord one thousand nine hundred and three

BETWEEN WARREN N. WOODSON, of Corning, County of Tehama, State of California, the party of the first part, and

The Rt. Rev. Bishop Thomas Grace, D.D.,  
Bishop of the Roman Catholic Church, Sacra-  
mento Diocese, State of California,

the party of the second part, WITNESSETH: That the said party of the first part, for and in consideration of the sum of One

( \$ 1.00 ) Dollars

currency of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, convey and confirm unto the said party of the second part, and to his heirs and assigns forever:

All of those certain lots or parcels of land situated, lying and being in the County of Tehama, and State of California, and particularly described as

Lots Eleven (11), Twelve (12), and Thirteen (13)

of Block Twenty-five (25) of

The Town of Corning

MAYWOOD COLONY number \_\_\_\_\_

as laid down on the plot thereof now on file in the office of the County Recorder of the said Tehama County and containing \_\_\_\_\_ acres more or less.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in anywise appertaining, and the rents, issues

STATE OF CALIFORNIA,  
COUNTY OF TEHAMA

On this 16<sup>th</sup> day of April 1903, one thousand nine hundred and three before me, N. L. Lusk, a Notary Public, in and for said County of Tehama, did appear WARREN N. WOODSON, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Witness my hand and seal this 16<sup>th</sup> day of April 1903.

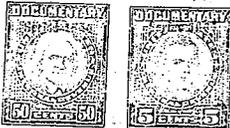
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# DEED

For value received Warren N Woodson and Florence E Woodson, his wife,  
of Corning, Tehama County, California,

GRANT.....to The Roman Catholic Bishop of Sacramento----  
A Corporation, Sole-  
Robert Armstrong, present Incumbent,  
of Sacramento, California.

all that real property situate in the  
County of Tehama, State of California, described as follows:  
Lots fourteen (14) and fifteen (15) of Block Twenty-five (25) of  
the town (now city) of Corning, County of Tehama, State of California,  
as the same is delineated on the official map thereof now on file  
in the office of the said County and State, and subject to 1944-45  
taxes.



WITNESS our hands this 3<sup>rd</sup> day of May 1944.

Warren N Woodson  
Florence E Woodson

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held by the Planning Commission of the City of Corning, Wednesday, April 19, 1967 at 7:30 p.m. in the Council Chambers of the City Hall, Corning, California to consider the Use Permit application of the Immaculate Conception Catholic Church to construct a new church on the Eastern portion of Block 25, Maywood Addition; fronting approximately 120.5' on Solano and 260' on East Street, said property being located in an R-1-2 Zone.

Any interested parties may attend this Public Hearing and be heard.

Dated: March 21, 1967.

Lillian E. Hagen  
Secretary  
Planning Commission

Publish: March 23, 1967

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF CORNING

Chairman Everett Murdick called a regular meeting of the City of Corning Planning Commission to order on Wednesday, April 19, 1967 at 7:30 p.m. in the Council Chambers of the City Hall.

Members present: James Campbell, Consultant  
Vern Flournoy, Dir. Public Works  
Everett Murdick  
Irwin Shannon  
Mrs. Vera Hedgespeth  
Bill Price

Members absent:  
Ray Lachenmyer

Minutes of the March 15 meeting were read and approved.

The Plot drawings and plans were reviewed by Commission members of the proposed new Presbyterian Church to be built on Marguerite and McLane Avenues. The Use Permit application No. 29 had been approved, subject to final review by the Commission as to parking facilities.

The Planning Commission members were in agreement that after final checking of the building proposed, there was ample parking and it will be up to the Building Department to make any further conditions when the building permit is applied for.

This being the night as advertised for a Public Hearing on the Use Permit application of the Immaculate Conception Catholic Church to construct a new church on the eastern portion of Block 25, Maywood Addition, the Chairman declared the hearing open.

A proposed plot plan showing the location of the proposed building on the lots was studied, and the opinion of the Commission members as well as Mr. Campbell, was that they have ample room for the building, as well as parking. No written opposition having been received or anyone present to contest the application, it was moved by Irwin Shannon, seconded by Mrs. Vera Hedgespeth that the Use Permit Application be approved and so recommended to the City Council.

Ayes: Murdick, Shannon, Hedgespeth and Price.  
Noes: None.  
Absent and not voting: Lachenmyer.

Mr. Campbell stated that he was gathering further information regarding a sign permit ordinance for the City and would have further information at a later date.

Mr. Campbell also stated that Tehama County is applying for a Federal Grant for an over-all sewer and water plan and that in order to meet all requirements, it was suggested that the Board of Supervisors, as well as incorporated cities within the County, adopt a Resolution creating an Area Planning Commission to consist of the following members: One member from the Board of Supervisors, each City Council and each Planning Commission; also set forth in the Resolution anticipated needs for water and sewer each area is in need of,

so that when the Federal Government reviews the grant request, this information could be used. He further stated that this Resolution should be sent to the Secretary of the Tehama County Planning Commission.

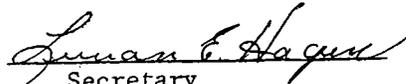
Moved by Irwin Shannon, seconded by Bill Price that it be recommended to the City Council to adopt such a resolution.

Ayes: Murdick, Shannon, Hedgespeth and Price.

Noes: None.

Absent and not voting: Lachenmyer.

There being no further business, the meeting is adjourned.

  
Secretary

**ITEM NO. E-4  
REZONE 2016-01 - ORDINANCE NO. 662; REZONE  
VARIOUS PARCELS THROUGHOUT THE CITY  
FROM M-1, PD, R-1-2, AND R-1-A TO R-1-LLR.**

**FEBRUARY 16, 2016**

**TO: PLANNING COMMISSION OF THE CITY OF CORNING**

**FROM: JOHN STOUFER, PLANNING CONSULTANT**

**PROJECT DESCRIPTION:**

Rezone various properties throughout the City of Corning from M-1, PD, R-1-2, and R-1-A to R-1-LLR pursuant to Implementation Measure LU-(1) from the City of Corning 2014-2034 General Plan. Please refer to attached Exhibit 'A' which is Table LU-4 from the General Plan identifying Land Use Reclassifications by APN and Exhibit "B" Assessors Maps for parcels being rezoned to R-1-LLR.

**GENERAL PLAN LARGE LOT RESIDENTIAL:**

The Large Lot Residential (LLR) Land Use Classification is described in the General Plan as to; *"Provide living environments receiving minimal urban services and located in areas characterized by one or more of the following conditions: previously classified as the Agricultural Land Use Classification, lands containing agricultural characteristics, located within or in close proximity to lands categorized as floodplain and flood hazard areas, and subject to accessibility via substandard publicly maintained roads."*

**ZONING, CHAPTER 17.41 LARGE LOT RESIDENTIAL COMBINING DISTRICT:**

The LLR Land Use Classification was created with the adoption of the 2014-2034 General Plan. Implementation Measure LU-(2) within the Community Development Group states; *"Establish zoning districts and development standards in the Zoning Ordinance consistent with the General Plan, and amend the Zoning Map to be consistent with the 2014-2034 General Plan Update Map within one year."*

Chapter 17.41 is currently being established and will become a part of the Corning Municipal Code. Rezone 2016-01 will result in parcels, designated as LLR on the General Plan Land Use Map, to be zoned R-1-LLR. The R-1-LLR zoning designation will limit development of new parcels to 2 acre densities. Residential and agricultural uses will be permitted with a limit set on the amount of large animals that can be kept on a parcel to one per one-half (1/2) acre of land which is the same ratio that currently exists in Chapter 17.38 the Agricultural Combining District of the Corning Municipal Code.

## **ENVIRONMENTAL:**

The California Environmental Quality Act (CEQA) Section 15162 Subsequent EIR's and Negative Declaration states;

- (a) *"When an EIR has been certified of a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:"*
- (1) *"Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;"*
- (2) *"Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or"*
- (3) *"New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:"*
- (A) *"The project will have one or more significant effects not discussed in the previous EIR or negative declaration;"*
- (B) *"Significant effects previously examined will be substantially more severe than shown in the previous EIR;"*
- (C) *"Mitigation measures or alternatives previously found not to be feasible would be in fact feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives. or"*
- (D) *"Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternatives."*

On September 8, 2015 the Corning City Council certified the EIR prepared for the 2014-2034 Corning General Plan. The EIR and General Plan identified the parcels designated Large Lot Residential (LLR) and analyzed the environmental impacts associated with designating and zoning these parcels with this combining district. There have been no changes in the project that would require additional environmental review therefore the project is exempt from CEQA pursuant to Section 15162.

**PUBLIC NOTICE AND COMMENTS RECEIVED:**

Notice of this hearing was sent to all property owner's who's property will be rezoned. Several residents have called and come in City Hall with questions regarding the project. As of the preparation of this staff report no written comments have been submitted.

**STAFF RECOMMENDATION:**

Staff recommends the following Factual Subfindings, Legal Findings and Action for consideration by the Planning Commission:

**Factual Subfinding #1**

On September 8, 2015 the Corning City Council certified the EIR prepared for the 2014-2034 Corning General Plan. The EIR and General Plan identified the parcels designated Large Lot Residential (LLR) and analyzed the environmental impacts associated with designating and zoning these parcels with this combining district.

**Legal Finding #1**

There have been no changes in the project that would require additional environmental review therefore the project is exempt from CEQA pursuant to Section 15162.

**Factual Subfinding #2**

On September 8, 2015 the Corning City Council adopted the 2014-2034 City of Corning General Plan. The General Plan grouped elements into the Natural Resources Group, Public Health and Safety Group, and Community Development Group. Each group has associated elements with goals, objectives, policies, and implementation measures.

**Legal Finding #2**

Rezoning the parcels designated Large Lot Residential, R-1-LLR, is consistent with the Community Development Group of the Corning General Plan

**Factual Subfinding #3**

Table LU-1 in the 2014-2034 Corning General Plan provides a description and maximum densities for parcels designated Large Lot Residential on the adopted Land Use Map within the General Plan.

**Legal Finding #3**

The allowed uses and densities as described in Chapter 17.41, Large Lot Residential Combining District are consistent with the General Plan Land Use Classifications as shown on Table LU-1 of the 2014-2034 Corning General Plan.

**ACTION:**

**Move to recommend that the City Council adopt the Factual Subfindings and Legal Findings as presented in the staff report (or as modified by the Commission) and approve and adopt Rezone 2016-01 pursuant to Ordinance No. 664.**

**Or;**

**Make a motion to recommend that the City Council deny approval of Rezone 2016-01 and Ordinance No. 664.**

**ATTACHMENTS:**

General Plan Land Use Map

Exhibit "A"            TABLE LU-4, GENERAL PLAN LAND USE RECLASSIFICATION

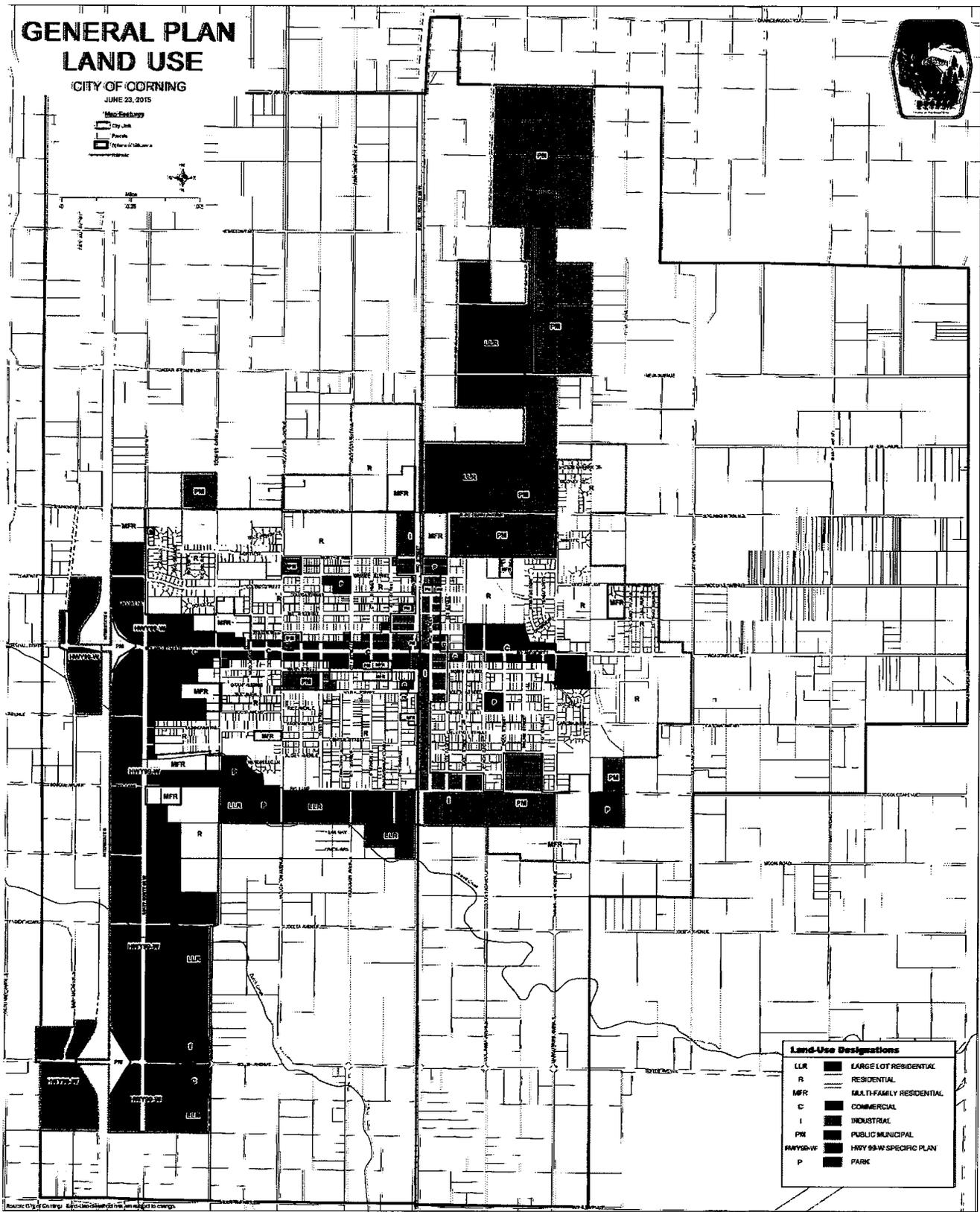
Exhibit "B"            ASSESSOR'S MAP PARCELS BEING REZONED R-1-LLR

# GENERAL PLAN LAND USE

CITY OF CORNING

JUNE 23, 2015

Map Features  
 City Line  
 Parks  
 Arroyo Channel  
 Water Features



Land-Use Designations	
LLR	LARGE LOT RESIDENTIAL
R	RESIDENTIAL
MFR	MULTI-FAMILY RESIDENTIAL
C	COMMERCIAL
I	INDUSTRIAL
PM	PUBLIC MUNICIPAL
HWY 99W	HWY 99W-SPECIFIC PLAN
P	PARK

Source: City of Corning. All rights reserved. No part of this map may be reproduced without the written permission of the City of Corning.

Exhibit "A"

GENERAL PLAN LAND USE RECLASSIFICATIONS, POTENTIAL ZONE AMENDMENTS, EXISTING & POTENTIAL DWELLING UNITS

ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL D.U.S		LAND USE STATUS <sup>1</sup>	EXISTING DWELLING UNITS			D.U.S ON VACANT PARCELS <sup>2</sup>		
				GP	ZONE	GP	ZONE	DENSITY FACTOR	D.U.S		LDR	SF	MFR	LDR	SF	MFR
1	069-150-40	10.00		U	R-1	R	R-1	6	60.0	V					60	
2	069-150-41	10.75		U	R-1	R	R-1	6	64.5	V					64	
3	069-150-42	9.34		U	R-1	MFR	R-4	20	186.8	V						186
4	069-150-43	0.98	42,689	U	R-1	MFR	R-4	20	19.6	1			1			18
5	069-150-44	7.62		U	R-1	R	R-1	6	45.7	V					45	
6	069-150-53	7.77		U	R-1	R	R-1	6	46.6	V					46	
7	069-150-54	10.00		U	R-1	R	R-1	6	60.0	V					60	
8	069-150-71	2.00		U	R-1	R	R-1	6	12.0	1					12	
9	069-150-72	19.18		U	R-1	R	R-1	6	115.1	V					115	
10	071-134-8	0.37	16,250	C	C-2	MFR	R-4	20	7.4	C-Bldg					7	
11	071-134-9	0.15	6,500	C	C-2	MFR	R-4	20	3.0	1				1		2
12	071-134-10	0.37	16,250	C	C-2	MFR	R-4	20	7.4	V						7
13	071-136-5	0.09	3,915	I	M-1	C	C-2		N/A	V						
14	071-136-6	0.21	9,085	I	M-1	C	C-2		N/A	V						
15	071-136-7	0.15	6,500	I	M-1	C	C-2		N/A	V						
16	071-136-8	0.07	3,000	I	M-1	C	C-2		N/A	V						
17	071-136-9	0.10	4,500	I	M-1	C	C-2		N/A	C-Bldg						
18	071-136-10	0.03	1,500	I	M-1	C	C-2		N/A	C-Bldg						
19	071-136-11	0.24	10,500	I	M-1	C	C-2		N/A	C-Bldg						
20	071-140-48	2.19		C	C-3	R	R-1	6	13.1	V					13	
21	071-171-4	0.43	18,750	R	R-2	MFR	R-4	10	4.3	2				2		2
22	071-173-1	0.26	11,250	R	R-2	MFR	R-3	16	4.1	3				3		1
23	071-173-2	0.26	11,250	R	R-2	MFR	R-3	16	4.1	1				1		3
24	071-173-3	0.26	11,250	R	R-2	MFR	R-3	16	4.1	2				2		2
25	071-173-4	0.26	11,250	R	R-2	MFR	R-3	16	4.1	3				3		1
26	071-175-7	0.34	15,000	I	M-1	C	C-2		N/A	C-Bldg						
27	071-250-04	9.62		R	R-1-A	P	P		N/A	P						
28	071-250-14	7.73		R	R-1-A	P	P		N/A	P						
29	071-250-32	1.96		HWY99-W	CH-CBDZ	MFR	R-4	20	39.2	V					39	
30	071-250-35	6.82		R	R-1	P	P		N/A	P						
31	071-250-38	10.87		HWY99-W	CH-CBDZ	MFR	R-4	20	217.4	V					217	
32	071-250-61	Minimal		R	R-1	P	P		N/A	P						
33	071-250-63	1.95		R	R-1	P	P		N/A	P						
34	071-280-2	1.37		R	R-1	P	P		0.7	1			1			
35	071-280-6	0.25	10,710	R	R-1-2	LLR	LLR	0.5	0.1	1						

TABLE LU-4

GENERAL PLAN LAND USE RECLASSIFICATIONS, POTENTIAL ZONE AMENDMENTS, EXISTING & POTENTIAL DWELLING UNITS																
ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL D.U.'S		LAND USE STATUS <sup>1</sup>	EXISTING DWELLING UNITS			D.U.'S ON VACANT PARCELS <sup>2</sup>		
				GP	ZONE	GP	ZONE	DENSITY FACTOR	D.U.'S		LTR	SF	MIR	LUR	SF	MIR
36	071-280-13	0.18	7,680	R	R-1-2 & R-1-A	LRR	LRR	0.5	0.1	1	1					
37	071-280-14	0.00	216	R	R-1-2	LRR	LRR	0.5	0.0	1	1					
38	071-280-16	0.31	13,342	A	R-1-A	LRR	LRR	0.5	0.2	1	1					
39	071-280-18	0.25	10,673	A	R-1-A	LRR	LRR	0.5	0.1	1	1					
40	071-280-19	0.25	10,673	A	R-1-A	LRR	LRR	0.5	0.1	1	1					
41	071-280-20	0.25	10,673	A	R-1-A	LRR	LRR	0.5	0.1	1	1					
42	071-280-21	0.63	27,342	A	R-1-A	LRR	LRR	0.5	0.3	1	1					
43	071-280-23	0.14	6,000	R	R-1	LRR	LRR	0.5	0.1	1	1					
44	071-280-24	3.41		R	R-1-A	LRR	LRR	0.5	1.7	1	1					
45	071-280-25	4.46		R	R-1-A	LRR	LRR	0.5	2.2	V						2
46	071-280-26	0.14	6,000	R	R-1	LRR	LRR	0.5	0.1	1	1					
47	071-280-27	0.14	6,000	R	R-1	LRR	LRR	0.5	0.1	1	1					
48	071-280-28	0.14	6,000	R	R-1	LRR	LRR	0.5	0.1	1	1					
49	071-280-29	0.14	6,000	R	R-1	LRR	LRR	0.5	0.1	1	1					
50	071-280-30	0.14	6,000	R	R-1	LRR	LRR	0.5	0.1	1	1					
51	071-280-31	0.14	6,000	R	R-1	LRR	LRR	0.5	0.1	V						1
52	071-280-32	0.14	6,000	R	R-1	LRR	LRR	0.5	0.1	1	1					
53	071-280-33	1.00	43,560	R	R-1-2 & R-1-A	LRR	LRR	0.5	0.5	1	1					
54	071-280-34	0.35	15,300	R	R-1-2	LRR	LRR	0.5	0.2	1	1					
55	071-280-35	0.20	8,500	R	R-1-2	LRR	LRR	0.5	0.1	1	1					
56	071-280-36	1.08		R	R-1-2 & R-1-A	LRR	LRR	0.5	0.5	1	1					
57	071-280-37	1.90		R	R-1-2 & R-1-A	LRR	LRR	0.5	1.0	1	1					
58	071-280-38	1.12		R	R-1-2 & R-1-A	LRR	LRR	0.5	0.6	1	1					
59	071-280-39	0.20	8,840	R	R-1-2	LRR	LRR	0.5	0.1	1	1					
60	071-280-40	0.31	13,342	A	R-1-A	LRR	LRR	0.5	0.2	1	1					
61	071-291-3	0.15	6,750	R	R-1-2	LRR	LRR	0.5	0.1	1	1					
62	071-291-10	0.55	24,165	A	R-1-A	LRR	LRR	0.5	0.3	1	1					
63	071-291-11	4.09		A	R-1-A	LRR	LRR	0.5	2.0	V						2
64	071-291-12	0.24	10,500	A	R-1-A	LRR	LRR	0.5	0.1	1	1					
65	071-291-13	0.33	14,450	A	R-1-A	LRR	LRR	0.5	0.2	1	1					
66	071-291-14	0.21	9,000	A	R-1-A	LRR	LRR	0.5	0.1	1	1					
67	071-291-18	0.31	13,650	R	R-1-2	LRR	LRR	0.5	0.2	1	1					
68	071-291-19	0.22	9,750	R	R-1-2	LRR	LRR	0.5	0.1	1	1					
69	071-291-21	0.29	12,600	R	R-1-A	LRR	LRR	0.5	0.1	1	1					
70	071-291-22	0.31	13,500	A	R-1-A	LRR	LRR	0.5	0.2	1	1					
71	071-291-23	0.70	30,450	R	R-1-2 & R-1-A	LRR	LRR	0.5	0.3	1	1					

TABLE LU-4

GENERAL PLAN LAND USE RECLASSIFICATIONS, POTENTIAL ZONE AMENDMENTS, EXISTING & POTENTIAL DWELLING UNITS

ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL D.U.'S		LAND USE STATUS <sup>1</sup>	EXISTING DWELLING UNITS			D.U.'S ON VACANT PARCELS <sup>2</sup>		
				GP	ZONE	GP	ZONE	DENSITY FACTOR	D.U.'S		LLR	SF	MFR	LLR	SF	MFR
72	071-291-24	1.02	44,550	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1					
73	071-291-25	0.57	24,750	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.3	1	1					
74	071-291-27	0.91	39,600	R	R-1-2 & R-1-A	LLR	LLR	0.5	0.5	1	1					
75	071-291-28	0.26	11,252	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
76	071-291-29	0.28	12,265	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
77	071-291-35	0.40	17,308	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
78	071-291-36	0.14	6,210	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
79	071-291-37	0.55	24,126	A	R-1-A	LLR	LLR	0.5	0.3	1	1					
80	071-291-38	0.26	11,226	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
81	071-291-39	0.24	10,372	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
82	071-291-40	0.02	900	A	R-1-2	LLR	LLR	0.5	0.0	1	1					
83	071-292-7	0.27	11,661	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
84	071-292-8	0.43	18,894	A	R-1-A	LLR	LLR	0.5	0.2	1	1					
85	071-292-11	0.24	10,574	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
86	071-292-14	0.23	9,928	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
87	071-292-18	0.29	12,450	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
88	071-292-21	0.24	10,552	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
89	071-292-22	0.23	10,088	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
90	071-292-23	0.25	10,862	R	R-1-A	LLR	LLR	0.5	0.1	1	1					
91	071-292-24	0.25	11,018	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
92	071-292-25	0.26	11,175	A	R-1-A	LLR	LLR	0.5	0.1	1	1					
93	071-292-26	0.18	7,644	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
94	071-292-27	0.16	6,967	R	R-1-2	LLR	LLR	0.5	0.1	1	1					
95	071-300-28	2.27		A	R-1-A	LLR	LLR	0.5	1.1	1	1					
96	071-300-51	1.00		A	R-1-A	LLR	LLR	0.5	0.5	1	1					
97	071-300-52	8.83		A	R-1-A	LLR	LLR	0.5	4.4	1	1					
98	071-300-63	10.53		U	R-1	LLR	LLR	0.5	5.3	1	1					
99	071-300-73	0.40		U	R-1	LLR	LLR	0.5	0.2	1	1					
100	073-010-1	0.23	17,277	R	R-1	MFR	LLR	16	3.7	1	1					
101	073-010-2	8.17	10,115	R	R-2 & OS	MFR	LLR	16	130.7	1	1					
102	073-010-72	1.09		R	R-1	C	C-1	16	N/A	1	1					
103	073-120-77	1.44		R	R-2	MFR	R-3	16	23.0	1	1					
104	073-120-78	2.06	Zoning	MFR	R-1	MFR	R-3	16	33.0	1	1					
105	073-260-21	8.00		R	R-1	MFR	R-3	16	128.0	1	1					
106	075-020-19	12.00		I	M-1	LLR	LLR	0.5	6.0	1	1					
107	075-020-39	10.00		I	M-1	LLR	LLR	0.5	5.0	1	1					

TABLE LU-4

GENERAL PLAN LAND USE RECLASSIFICATIONS, POTENTIAL ZONE AMENDMENTS, EXISTING & POTENTIAL DWELLING UNITS																	
ID	APN	ACRES	SQ. FT. WHERE APPLICABLE	EXISTING		PROPOSED		POTENTIAL DUS		LAND USE STATUS <sup>1</sup>	EXISTING DWELLING UNITS			DUS ON VAGANT PARCELS <sup>2</sup>			
				GP	ZONE	GP	ZONE	DENSITY FACTOR	DUS		LER	SF	MFR	LLR	SF	MFR	
108	075-020-40	10.00		I	M-1	LLR	LLR	0.5	5.0	V					5		
109	075-020-41	10.00		I	M-1	LLR	LLR	0.5	5.0	V					5		
110	075-020-42	10.00		I	M-1	LLR	LLR	0.5	5.0	V					5		
111	075-080-3	10.00		I	M-1	LLR	LLR	0.5	5.0	V					5		
112	075-080-29	10.00		R	R	PM	PM	PM		I							
113	075-080-39	10.00		I	M-1	LLR	LLR	0.5	5.0	V					5		
114	075-080-52	10.00		U	PD	LLR	LLR	0.5	5.0	V					5		
115	075-080-53	10.00		I	M-1	LLR	LLR	0.5	5.0	V					5		
116	075-080-54	10.00		I	M-1	LLR	LLR	0.5	5.0	V					5		
117	075-080-58	5.00		U	PD	LLR	LLR	0.5	2.5	V					2		
118	075-080-59	15.00		U	PD	LLR	LLR	0.5	7.5	V					7		
119	087-050-6	9.74		A	R-1-A	LLR	LLR	0.5	4.9	I		1			3		
120	087-050-31	4.86		A	R-1-A	LLR	LLR	0.5	2.4	I		1			1		
121	087-050-53	3.92		A	R-1-A	LLR	LLR	0.5	2.0	V					2		
122	087-050-54	1.97		A	R-1-A	LLR	LLR	0.5	1.0	I		1					
123	087-050-55	5.12		A	R-1-A	LLR	LLR	0.5	2.6	I		1					
124	087-050-56	4.62		A	R-1-A	LLR	LLR	0.5	2.3	V					2		
125	087-100-55	3.84		A	R-1-A	LLR	LLR	0.5	1.9	V					1		
126	087-100-56	2.00		A	R-1-A	LLR	LLR	0.5	1.0	V					1		
127	087-100-57	2.00		A	R-1-A	LLR	LLR	0.5	1.0	V					1		
128	087-100-58	2.00		A	R-1-A	LLR	LLR	0.5	1.0	V					1		
<b>Totals</b>		<b>372.14</b>							<b>1,347</b>	<b>82</b>		<b>66</b>	<b>0</b>	<b>15</b>	<b>82</b>	<b>418</b>	<b>800</b>

Notes:

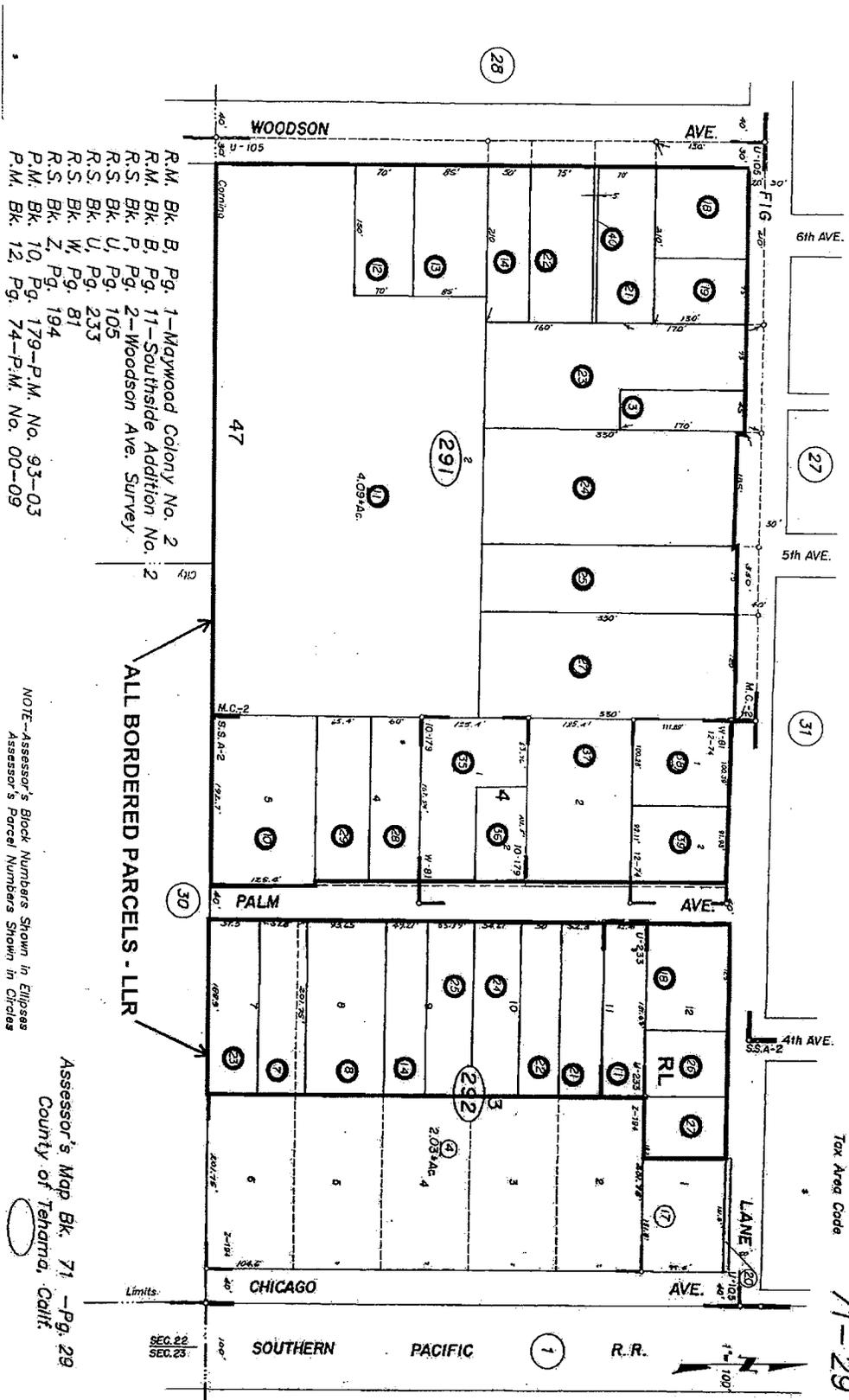
- <sup>1</sup> Identifies existing uses on the parcel. V indicates the parcel is vacant. C-Bldg indicates that there is an existing commercial building on the parcel. A number identifies the number of dwelling units on the parcel.
- <sup>2</sup> A number identifies the number of existing dwelling units on the parcel.
- <sup>3</sup> The number identifies how many dwelling units could be developed on the parcel.

# Exhibit "B"

SUBDIVIDED LAND IN SE1/4 SEC. 22, T.24N., R.3W., M.D.B.&M.

Tax Acre Code

71-29



- R.M. Bk. B Pg. 1-Maywood Colony No. 2
- R.M. Bk. B Pg. 11-Southside Addition No. 2
- R.S. Bk. P Pg. 2-Woodson Ave. Survey
- R.S. Bk. U Pg. 105
- R.S. Bk. U Pg. 233
- R.S. Bk. W Pg. 81
- R.S. Bk. Z Pg. 194
- P.M. Bk. 10 Pg. 179-P.M. No. 93-03
- P.M. Bk. 12 Pg. 74-P.M. No. 00-09

ALL BORDERED PARCELS - LLR

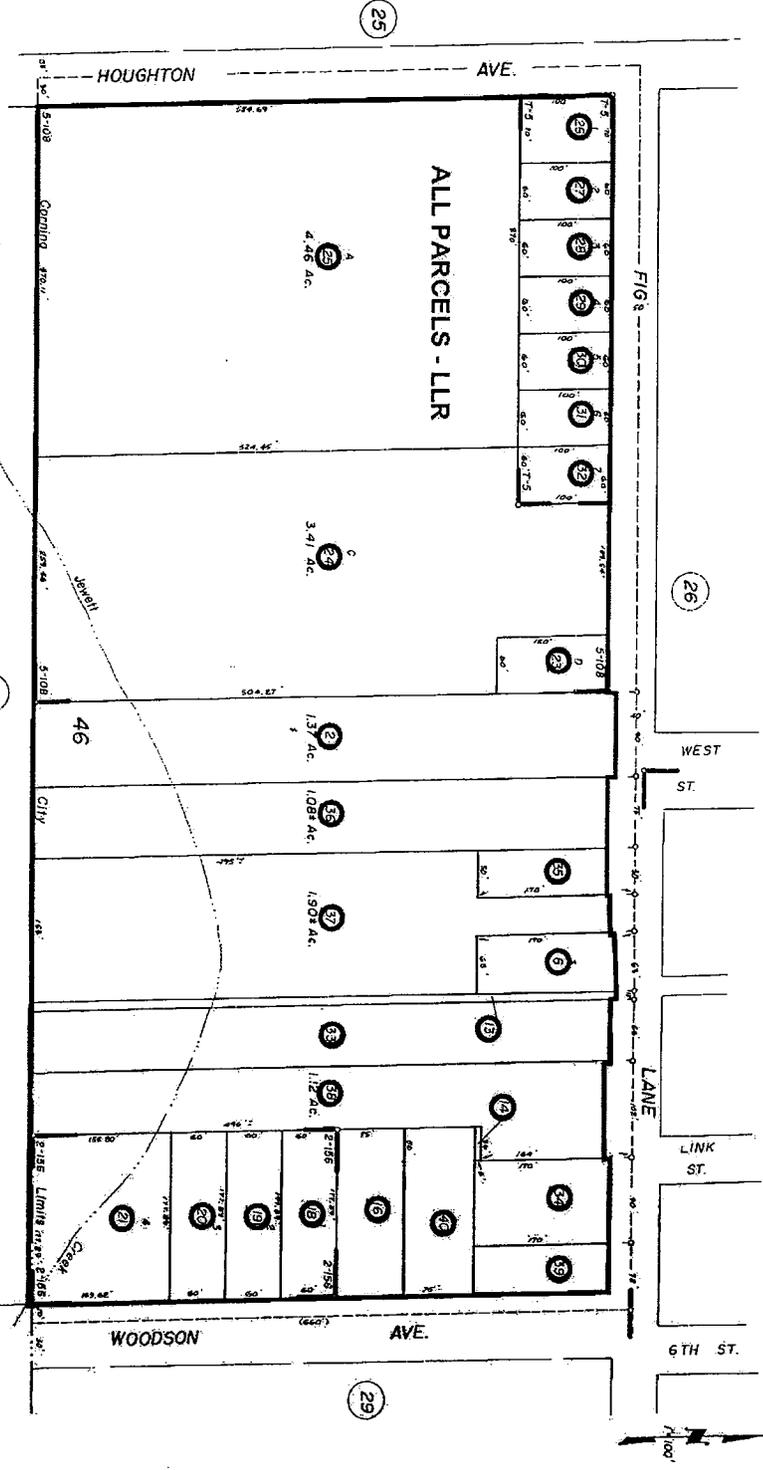
NOTE-Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 71 -Pg. 29  
County of Tehama, Calif.  
AP 071-291  
AP 071-292

SUBDIVIDED LAND IN SE 1/4 SEC. 22, T.24 N., R.3 W., M.D.B. & M.

Tax Area Code

71-28



ALL PARCELS - LLR

- R.S. Bk. Q, Pg. 48
- R.M. Bk. B, Pg. 1 - Maywood Colony No. 2
- R.M. Bk. 2, Pg. 156 - Parcel Map No. 665
- R.M. Bk. 5, Pg. 108 - Parcel Map No. 78-71
- R.M. Bk. T, Pg. 5 - Tract No. 78-1029 - Fig Lane Sub.
- R.S. Bk. P, Pg. 2 - Woodson Ave. Survey

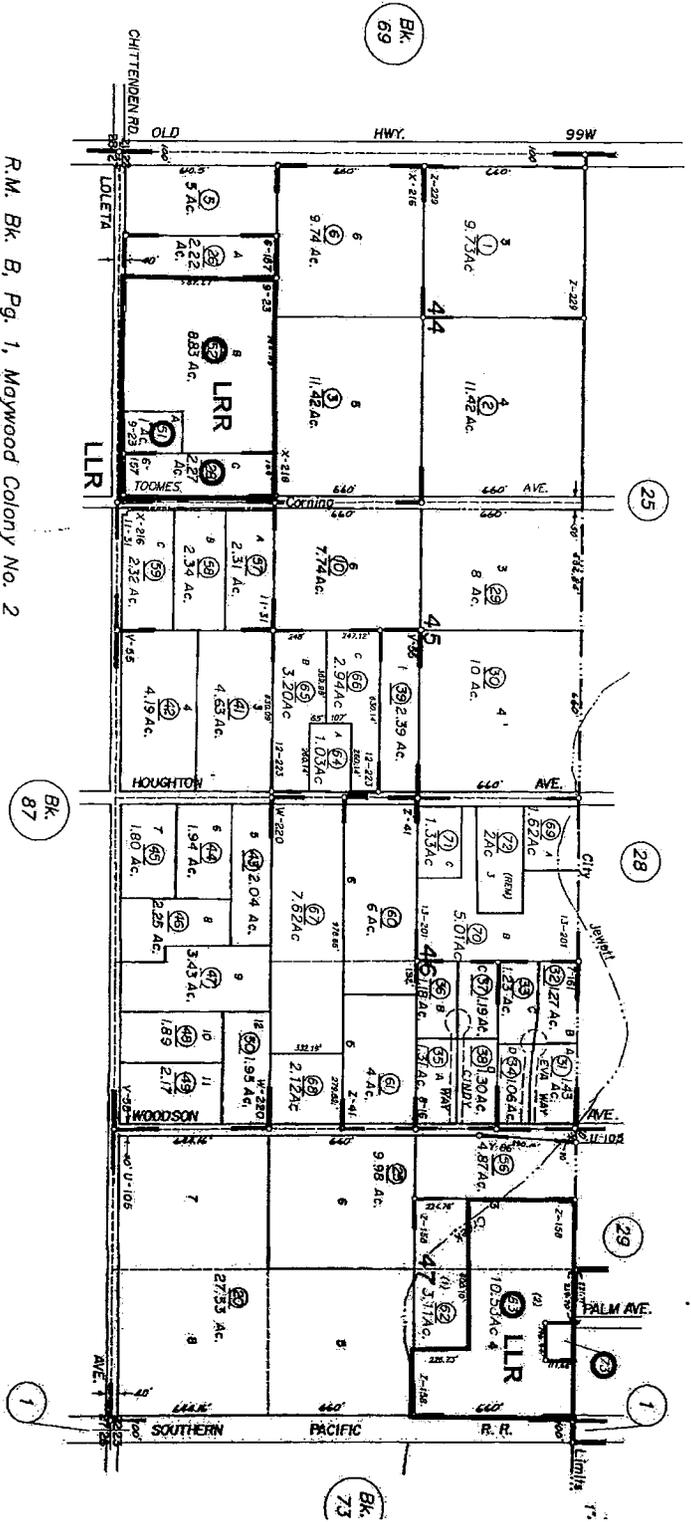
NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 71 - Pg. 26  
County of Tehama, Calif.  
AP 071-280

SUBDIVDED LAND IN S1/2 SECTION 22, T.24N., R.3W., M.D.B.&M.

Tax Area Code

71-



- R.M. Bk. B, Pg. 1, Maywood Colony No. 2
- R.S. Bk. L, Pg. 2-Southwesterly ptn, Corning
- R.S. Bk. P, Pg. 2-Woodson Ave. Survey
- R.S. Bk. U, Pg. 105
- R.M. Bk. V, Pg. 55-Tract No. 84-1006
- R.S. Bk. W, Pg. 220-Lot Line Adj.
- R.S. Bk. X, Pg. 216
- R.S. Bk. Y, Pg. 86
- R.S. Bk. Z, Pg. 41-Lot Line Adj. No. 00-11
- R.S. Bk. Z, Pg. 158
- R.S. Bk. Z, Pg. 229

- P.M. Bk. 6, Pg. 157-P.M. No. 79-150
- P.M. Bk. 7, Pg. 161-P.M. No. 81-19
- P.M. Bk. 8, Pg. 16-P.M. No. 82-38
- P.M. Bk. 9, Pg. 23-P.M. No. 88-35
- P.M. Bk. 11, Pg. 31-P.M. No. 94-02
- P.M. Bk. 12, Pg. 223-P.M. No. 03-09
- P.M. Bk. 13, Pg. 201-P.M. No. 05-08

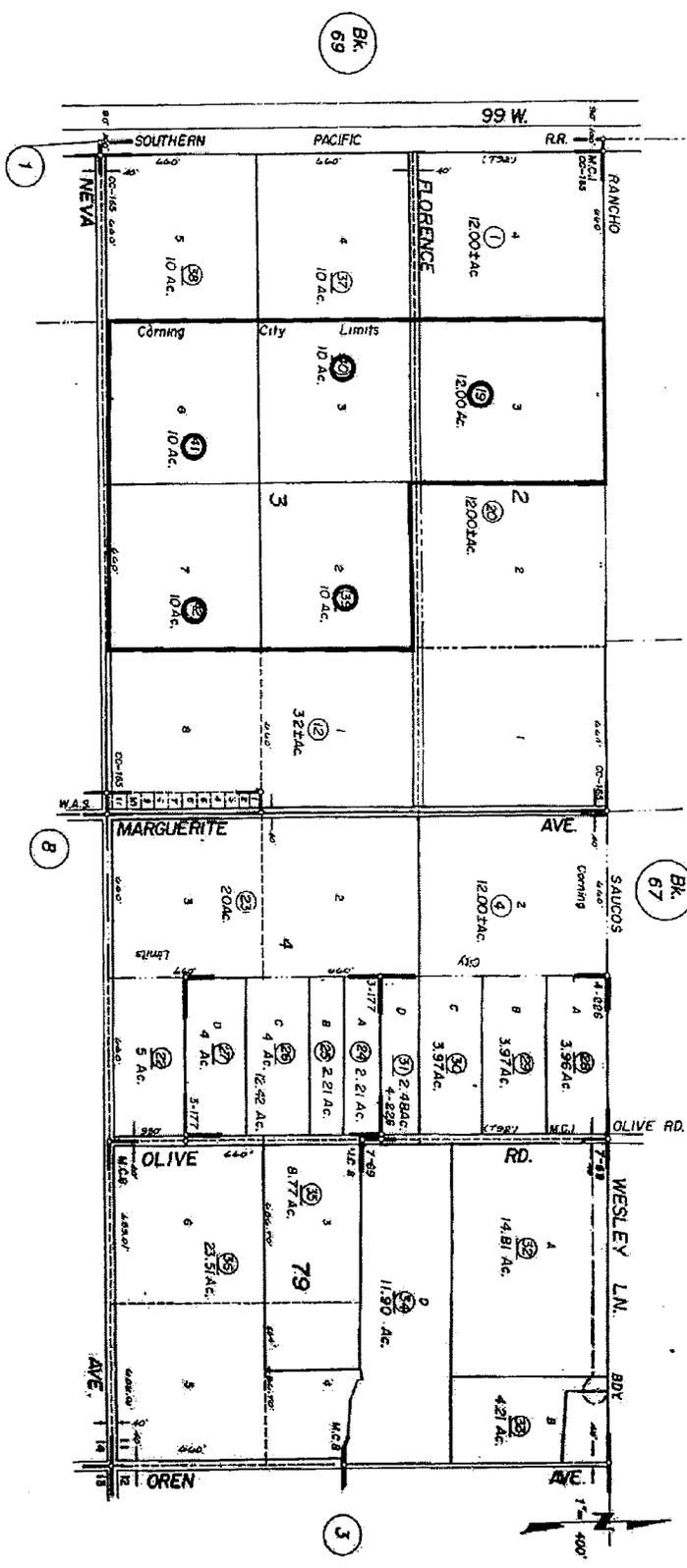
NOTE-Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 71 -Pg. 31  
County of Tehama, Calif.

AP 071-300

SUBDIVDED LAND IN SEC. 11, T.24N., R.3W., M.D.B.&M.

75-02



- R.M. Bk. A, Pg. 33—Maywood Colony No. 1
- R.M. Bk. B, Pg. 27—Maywood Colony No. 8
- R.M. Bk. G-2, Pg. 39—Woodson Airport Subdivision
- R.S. Bk. AA, Pg. 151—Survey for City of Corning
- P.M. Bk. 2, Pg. 108—P.M. No. 601
- P.M. Bk. 3, Pg. 177—P.M. No. 848
- P.M. Bk. 4, Pg. 226—P.M. No. 77-130
- P.M. Bk. 7, Pg. 69—P.M. No. 79-14
- R.S. Bk. CC, Pg. 165

NOTE—Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 75 -Pg. 02  
County of Tehama, Calif.  
AP 075-020



21.22  
28.27

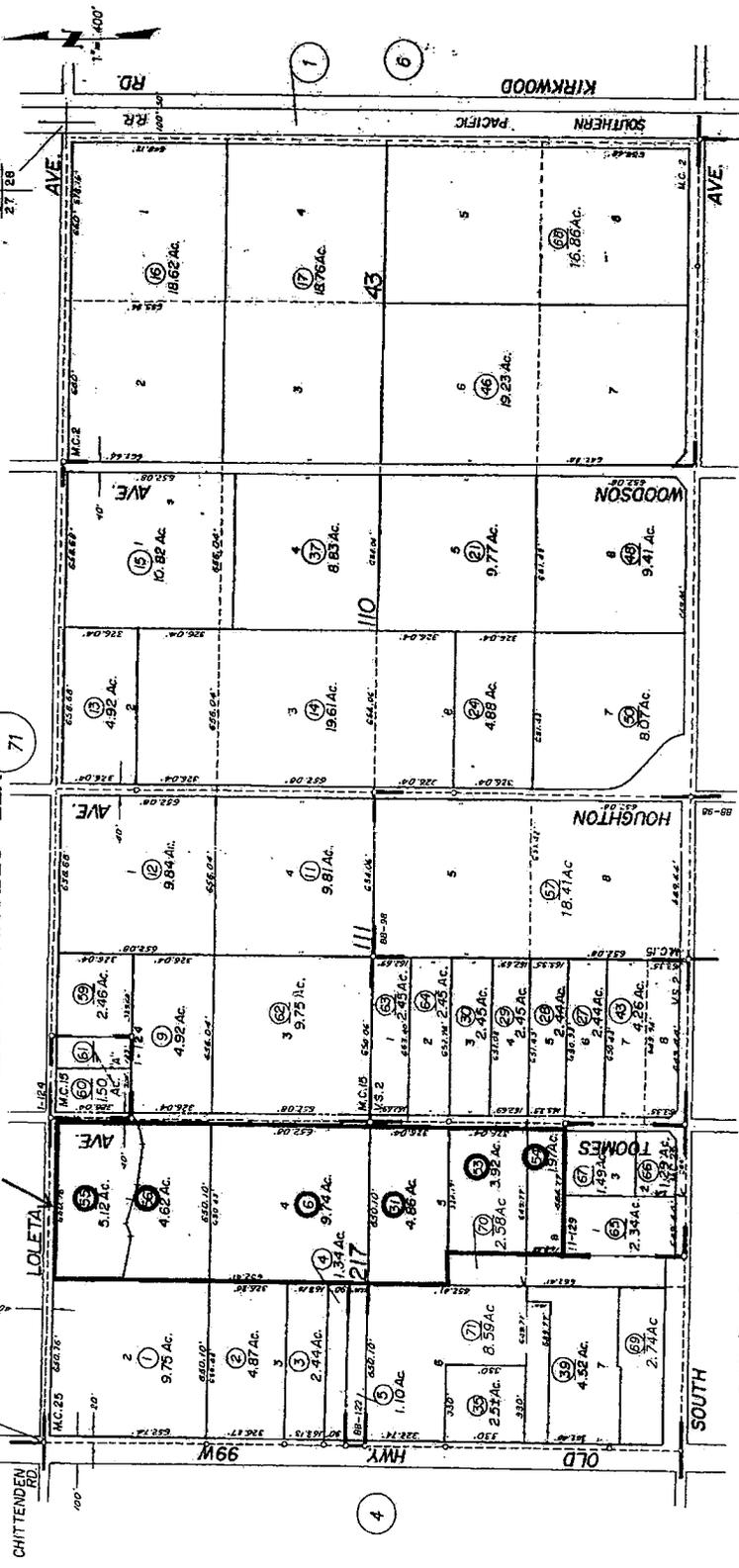
SUBDIVIDED LAND IN N1/2 SEC. 27, T.24N., R.3W., M.D.B.&M.

22.83  
27.88

71

21.22  
28.27

87-05



ALL BORDERED PARCELS - LLR (BK. 71)

10 R.S. Bk. BB, Pg. 122

11 R.S. Bk. BB, Pg. 122

12 R.S. Bk. BB, Pg. 122

13 R.S. Bk. BB, Pg. 122

14 R.S. Bk. BB, Pg. 122

15 R.S. Bk. BB, Pg. 122

Assessor's Map Bk. 87 -Pg. 05  
County of Tehama, Calif.

AP 087-050

NOTE-Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

- R.M. Bk. B, Pg. 1-Maywood Colony No. 2
- R.M. Bk. B, Pg. 36-Maywood Colony No. 15
- R.M. Bk. B, Pg. 37-Maywood Colony Villa Sub. No. 2
- R.M. Bk. B, Pg. 47-Maywood Colony No. 25
- R.S. Bk. P, Pg. 2-Woodson Ave. Survey
- R.S. Bk. BB, Pg. 98
- P.M. Bk. 1, Pg. 124-P.M. No. 336
- P.M. Bk. 11, Pg. 129-P.M. No. 90-44



**ITEM NO. F-5**

**STUDY MATTER: REVIEW POSSIBLE LOCATIONS  
AND PARCELS FOR REZONING WITH THE AH,  
ALTERNATIVE HOUSING COMBINING DISTRICT.**

**February 16, 2016**

**TO: PLANNING COMMISSION OF THE CITY OF CORNING**

**FROM: JOHN STOUFER; PLANNING CONSULTANT**

**BACKGROUND:**

With the adoption of Ordinance 662 the City will create Chapter 17.46, AH, Alternative Housing Combining District. To comply with the provisions of State Law (Senate Bill 2) the City must now zone an appropriate site or sites with the AH Combining District that would permit by right the development of Emergency Shelters, Transitional Housing, and Supportive Housing.

During the General Plan Update workshops the Commission held discussions on the AH Combining District and possible locations that would be appropriate for rezoning. The Commission may recall that staff did send out notices to adjoining property owners for one of the workshops regarding adding the AH Combining District to a particular parcel located between Hwy 99W. and Interstate 5, at the northwest corner of the Fig Ln./Hwy 99W. intersection. One reason this parcel was considered is that the daughter and son-in-law of the property owner had discussions with staff regarding adding the AH Combining District to the existing zoning and did not have objections. Two property owners that received notices did attend the workshop and objected to this location.

The Commission directed staff to research additional parcels that were for sale north of the truck stops along the east side of Hwy 99W. Letters, the same as the Commission saw last month, were sent to property owners regarding rezoning their parcels with the AH Combining District. One of the letters was to the King Trust who owns APN 87-050-03 & 04, two parcels totaling approximately 3.78 acres and the other letter was sent to the heirs of Don Coryell who own APN 87-050-02 one parcel with 4.87 acres. As of the preparation of this staff report staff has not received any communication from the property owners.

**ACTION:**

**Direct staff on parcels to be considered for rezoning at future Public Hearings.**

**ATTACHMENTS**

Assessor's Map of Parcels 87-050- 02, 03, & 04

