



**CITY OF CORNING
PLANNING COMMISSION AGENDA**

**TUESDAY, JUNE 19, 2012
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

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

C. MINUTES:

1. Waive the Reading and Approve the Minutes of the May 15, 2012 Planning Commission Meeting with any necessary corrections.

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

E. PUBLIC HEARINGS AND MEETINGS: Any person may speak on items scheduled for hearing at the time the Chairman declares the Hearing open. ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.

2. Use Permit 2012-266, HOPE RESCUE MISSION: Establish a Church, vocational training office, drug and alcohol counseling, and food and clothes bank in an existing building that is approximately 4,085 sq. ft. in size and located on a parcel zoned M-1, Light Industrial. The existing building is located along the east side of 2nd Street approximately 100 feet north of the Fig Lane/2nd Street intersection. APN's: 73-163-05, 07, and 08. Address: 1577 2nd Street.

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

3. MOBILE FOOD VENDORS: Pursuant to a request by the City Council, discuss amending the existing Street Vendors Ordinance or adopting a new Ordinance that would limit the number and location of Mobile Street Vendors within the City of Corning.

G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

H. ADJOURNMENT:

POSTED: THURSDAY, JUNE 14, 2012

The City of Corning is an Equal Opportunity Employer



**CITY OF CORNING
PLANNING COMMISSION MINUTES**

**TUESDAY, MAY 15, 2012
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

A. CALL TO ORDER: 6:32 p.m.

B. ROLL CALL:

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

All members of the Commission were present.

C. MINUTES:

- 1. Waive the Reading and Approve the Minutes of the April 17, 2012 Planning Commission Meeting with any necessary corrections.**

Commissioner Poisson moved to approve the minutes as written and Commissioner Barron seconded the motion. **Ayes: Robertson, Reilly, Poisson, Barron and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

D. BUSINESS FROM THE FLOOR: None.

E. PUBLIC HEARINGS AND MEETINGS: 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 2012-265, permit Lance Jones to construct a duplex consisting of two approximately 1300 sq. ft. residential units in an R-1-2 Zoning District that will replace the existing residence. To be located at 1592 Kaufman Avenue (north side of Kaufman Avenue at the northeast corner of the Kaufman Ave./Hoag St. intersection). APN #: 71-224-06**

Chairperson Robertson introduced this item by title and opened the Public Hearing.

Planning Director John Stoufer noted that applicant Lance Jones was present in the audience. He then explained that zoning at the stated location allows for the construction of a duplex. He further stated that Mr. Jones is currently working with the Fire Department on the removal/demolition of the existing residence. Mr. Stoufer stated that residents within 300 feet of the property boundary had been notified of the impending construction and the City has received no communications of opposition from any of those notified.

Commissioner Robertson asked about the fencing and was informed that Condition number 3 addresses the fencing. Commissioner Barron then questioned the alley entrance to the one duplex; Mr. Jones explained that he designed the duplex this way so that each residence would have a separate entry and not be back to back.

Mr. Jones confirmed that the City is burning the existing residence on Sunday explaining that all of the asbestos reports, etc. have come in.

Commissioner Reilly moved to close the Public Hearing and Commissioner Poisson seconded the motion. **Ayes: Robertson, Reilly, Poisson, Barron and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

Commissioner Reilly moved to adopt the 4 Factual Subfindings and Legal Findings and approve Use Permit 2012-265 subject to the 6 Conditions of Approval as presented in the Staff Report. Commissioner Poisson seconded the motion. **Ayes: Robertson, Reilly, Poisson, Barron and Mesker. Opposed/Absent/Abstain: None. Motion was approved by a 5-0 vote.**

F. REGULAR AGENDA: None.

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

H. ADJOURNMENT: 6:40 p.m.

Lisa M. Linnet, City Clerk

**ITEM NO: E-2
USE PERMIT APPLICATION 2012-266;
ESTABLISH A CHURCH, VOCATIONAL
TRAINING OFFICE, DRUG AND ALCOHOL
COUNSELING, AND A CLOTHES AND FOOD
BANK IN AN EXISTING BUILDING ZONED
M-1, LIGHT INDUSTRIAL. THE BUILDING IS
LOCATED ALONG THE EAST SIDE OF 2ND
STREET APPROXIMATELY 100 FEET
NORTH OF THE 2ND ST. / FIG LANE
INTERSECTION. ADDRESS: 1577 2ND ST.
APN's: 73-163-05,07,08**

JUNE 19, 2012

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: JOHN STOUFER; PLANNING DIRECTOR

PROJECT DESCRIPTION:

Hope Rescue Mission, a non-profit organization has applied to establish a church, vocational training office, drug and alcohol counseling, and food and clothes bank in an existing building that is approximately 4,085 sq. ft. in size and located on a parcel zoned M-1, Light Industrial. The existing building is located along the east side of 2nd Street approximately 100 feet north of the Fig Lane / 2nd Street intersection.
APN's: 73-163-05,07,08 Address: 1577 2nd Street

GENERAL PLAN LAND USE DESIGNATION

I – Industrial – This classification includes all industrial uses of land as permitted in the City's zoning ordinance. These include zoning districts M-1, and M-2 zoning districts.

ZONING

M-1 – Light Industrial Zoning District –Section 17.26.020 (A) states that uses permitted in the C-3, General Commercial District are permitted in an M-1 zone upon the securing of a conditional use permit. The C-3 zoning district allows uses permitted in C-1 and C-2 zoning districts which permits service enterprises, food, drug and clothing stores as well as professional offices, studios, and clinics.

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 provides exemptions for 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 key consideration is whether the project involves negligible or no expansion of an existing use.

This project will allow commercial use of a building that has been used for a variety of commercial uses in an industrial zone. Establishment of a church and associated professional services at this location is considered a negligible expansion of previous commercial uses and exempt from CEQA pursuant to Section 15301, Class 1.

CONSISTENCY WITH GENERAL PLAN

The site is designated Industrial as shown on the Current Land Use Map for the City of Corning. Development of commercial uses and service enterprises such as a church and associated professional services in an existing building at this location is consistent with the following Community Goals, Land Use Goals, and Policies of the Corning General Plan.

Community Goals

Goal #1 – Continue and enhance the quality of life in the City of Corning and its immediate vicinity.

Goal #2 – Improve the quality and environment sensitivity of new development in Corning

Land Use Goals

Goal #1 – Promote the orderly development of Corning and its surroundings.

Goal #2 – Insure that new development pays for the necessary City facilities

Land Use Policies

Policy #6 – Encourage the location and development of businesses which generate high property and sales taxes, local employment and are environmentally compatible.

PARKING

Chapter 17.51 of the City of Corning Zoning Code establishes off-street parking requirements and states: "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."

“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 and office uses. Section 17.51.090 of the Zoning Code establishes parking requirements for theaters and churches as follows:

- 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.*

Section 17.51.120 of the Zoning Code establishes parking requirements for office uses as follows:

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

The area within the building that will be used for church services is approximately 650 sq. ft. with 30 chairs that will be used for seating. Since the facility will not have fixed seating the church area is required to provide one parking space for every twenty-eight gross square feet of assembly area or one space for each four persons of any posted occupancy limit which ever is less.

Using the formula of one (1) parking space for every twenty-eight (28) gross square feet of assembly area there would have to be 23 parking spaces for the church services. The building code permits an occupancy rate for an assembly area of this nature at one (1) person per seven (7) sq. ft. which would permit an occupancy of 92 people. Using the formula of one (1) space for each four (4) persons of any posted occupancy there would have to be 23 parking spaces.

Using the formula for office space for the remainder of the building not being used as an assembly area for the church there would have to be 11 parking spaces. If the entire building is used to calculate the number of parking spaces using the office space formula there would have to be 13 parking spaces.

The plot map submitted with the application indicates that 22 parking spaces, including handicapped parking spaces, will be provided. After staff visited the site it was determined that for public safety and interior circulation within the parking lot it would be recommending that entrance to the parking lot should be restricted to the gate located along 2nd Street and exiting the parking lot should be restricted to the gate along Hickory Street. With this circulation pattern it is unknown if 22 parking spaces can be created

therefore staff is recommending that occupancy of the building and assembly area be posted and calculated using a formula of four persons per parking space created in the parking lot adjacent and north of the building as the maximum occupancy.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt the following, or similar, Subfindings and Findings for Use Permit 2012-266:

Subfinding #1

The existing building proposed for use as a church and associated professional office services was previously occupied by and used as office space and an assembly area by public and private offices.

Finding #1

The granting of Use Permit 2012-266 is a negligible change of previous commercial uses in an existing building established at this site and therefore exempt from CEQA pursuant to Section 15301, Class 1.

Subfinding #2

The existing building has approximately 4,084 sq. ft. of area to provide for church services and office spaces for associated professional services.

Finding #2

The building, and parcel proposed for use by the Hope Rescue Mission is adequate in size, shape and topography for the establishment of a church and associated professional services.

Subfinding #3

The parcel has frontage and direct access to 2nd Street and Hickory Street.

Finding #3

The site has existing access from 2nd Street and Hickory Street both city roads constructed with adequate width, pavement and capacity for the proposed use.

Subfinding #4

The establishment of a church and associated professional services located in an existing building that was constructed for, and previously used for commercial purposes. The parcel is currently zoned for light industrial use.

Finding #4

The establishment of a church and associated professional services at this site 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 4 SUBFINDINGS AND FINDINGS AS PRESENTED IN THE STAFF REPORT AND APPROVE USE PERMIT 2012-266 SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL.

(PLEASE NOTE : PRIOR TO ADOPTING THE RECOMMENDED SUBFINDINGS & FINDINGS THE COMMISSION HAS THE ABILITY TO MODIFY OR REMOVE ANY OF THE SUBFINDINGS AND FINDINGS 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 2012-266.

RECOMMEND CONDITIONS OF APPROVAL:

Condition #1

The applicant must comply with the requirements and regulations of all federal, state, and local agencies especially the City of Corning's Building and Fire Departments.

Condition #2

Comply with the City of Corning Sign Regulations.

Condition #3

Install entrance only sign at the gate along 2nd Street and exit only sign at the gate along Hickory Street.

Condition #4

Re-stripe the parking lot with arrows indicating circulation entering from 2nd Street and exiting to Hickory Street. Also re-stripe parking stalls and provide handicapped parking spaces as approved by the Building Department.

Condition #5

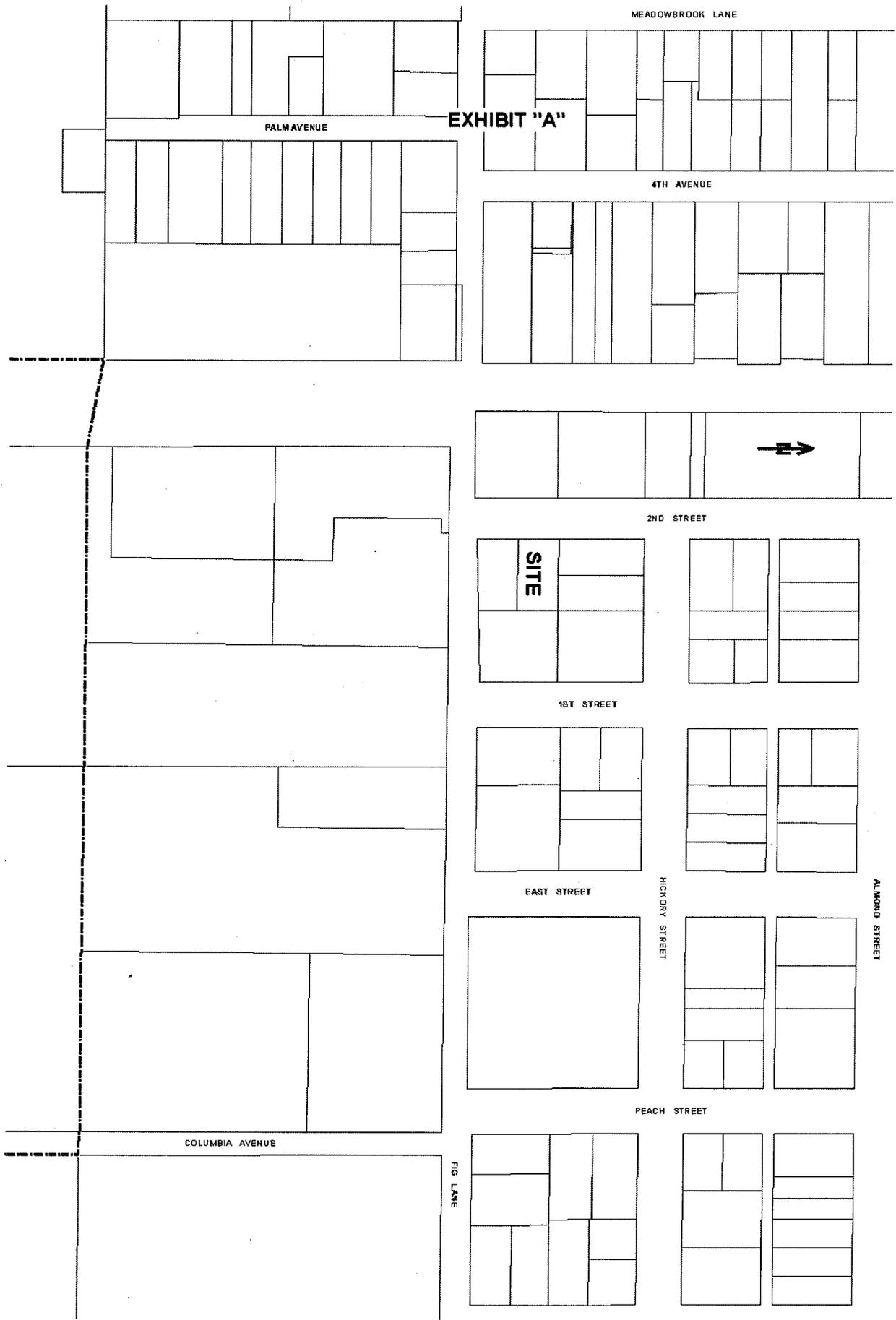
No residential use or overnight occupancy of the building is permitted.

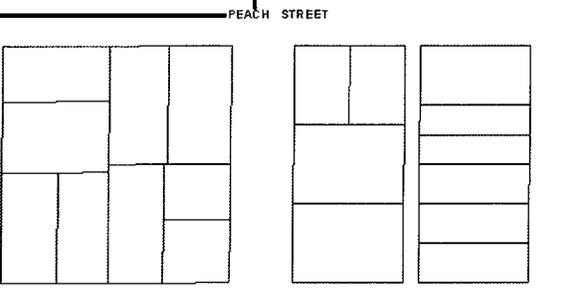
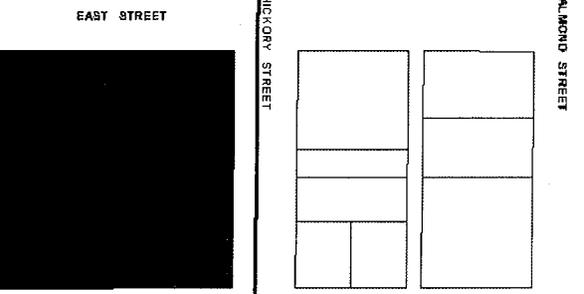
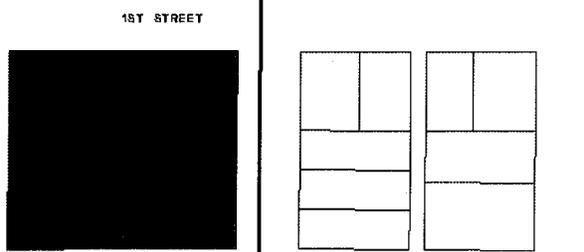
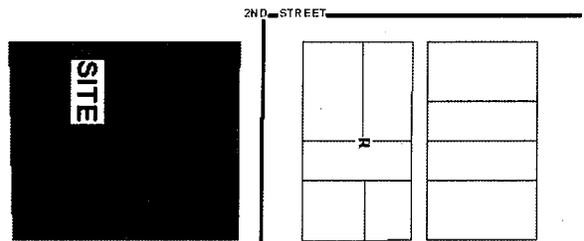
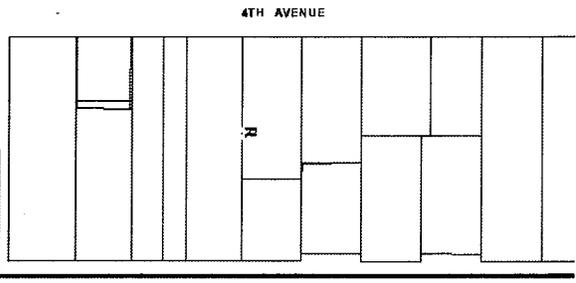
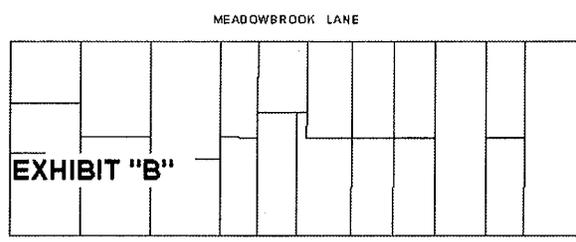
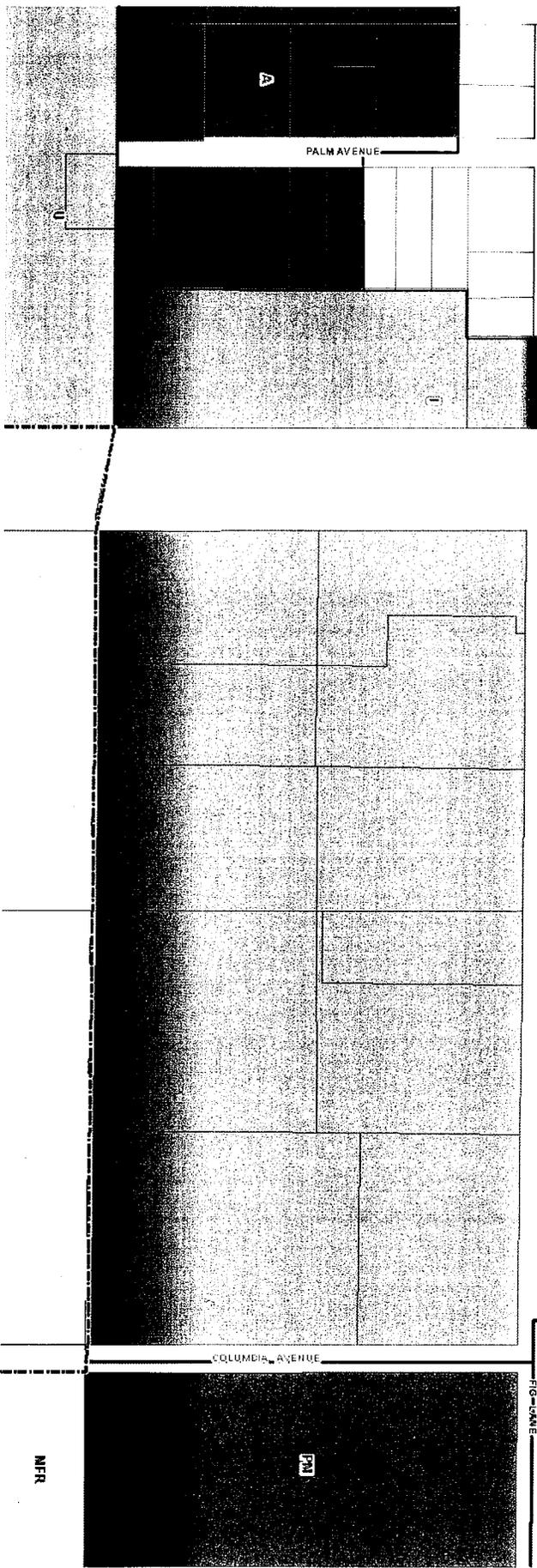
Condition #6

Occupancy of the building and assembly area shall be posted and calculated using a formula of four persons per parking space created in the parking lot adjacent and north of the building as the maximum occupancy.

ATTACHMENTS

Exhibit "A"	VICINITY MAP
Exhibit "B"	GENERAL PLAN MAP
Exhibit "C"	ZONING MAP
Exhibit "D"	AERIAL PHOTO
Exhibit "E"	APPLICATION



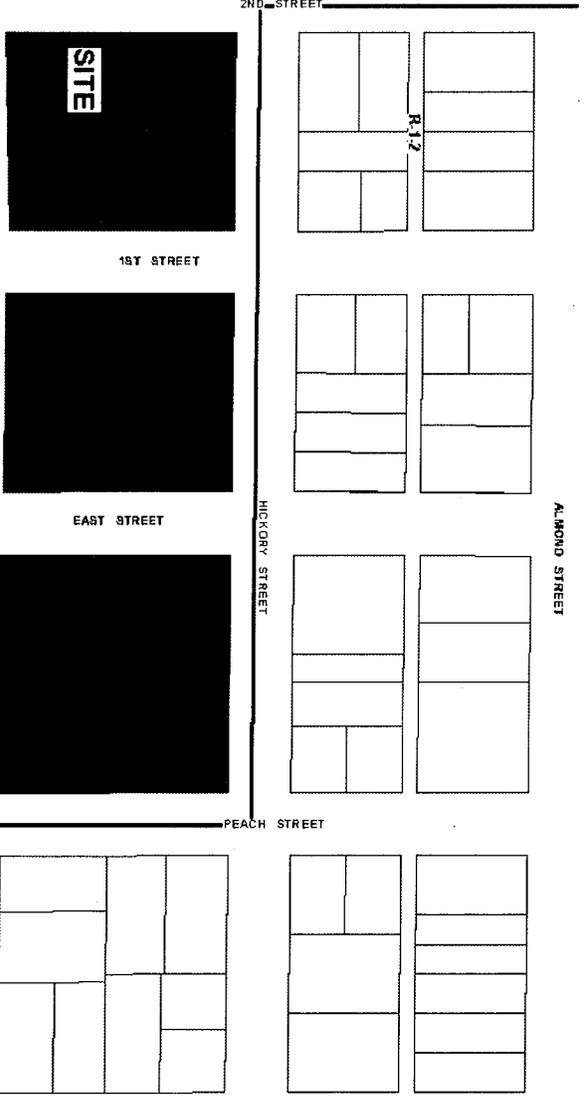
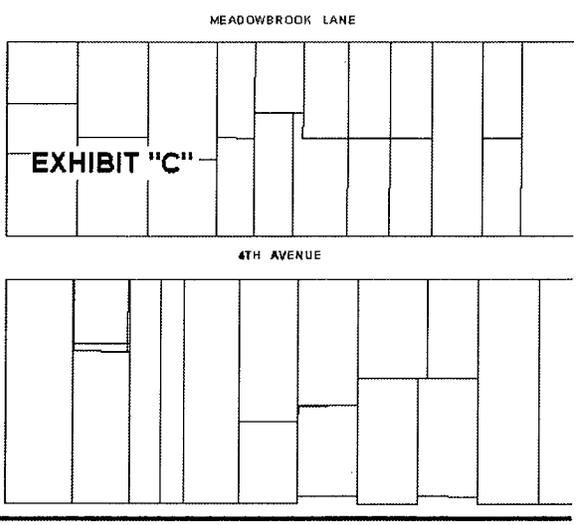
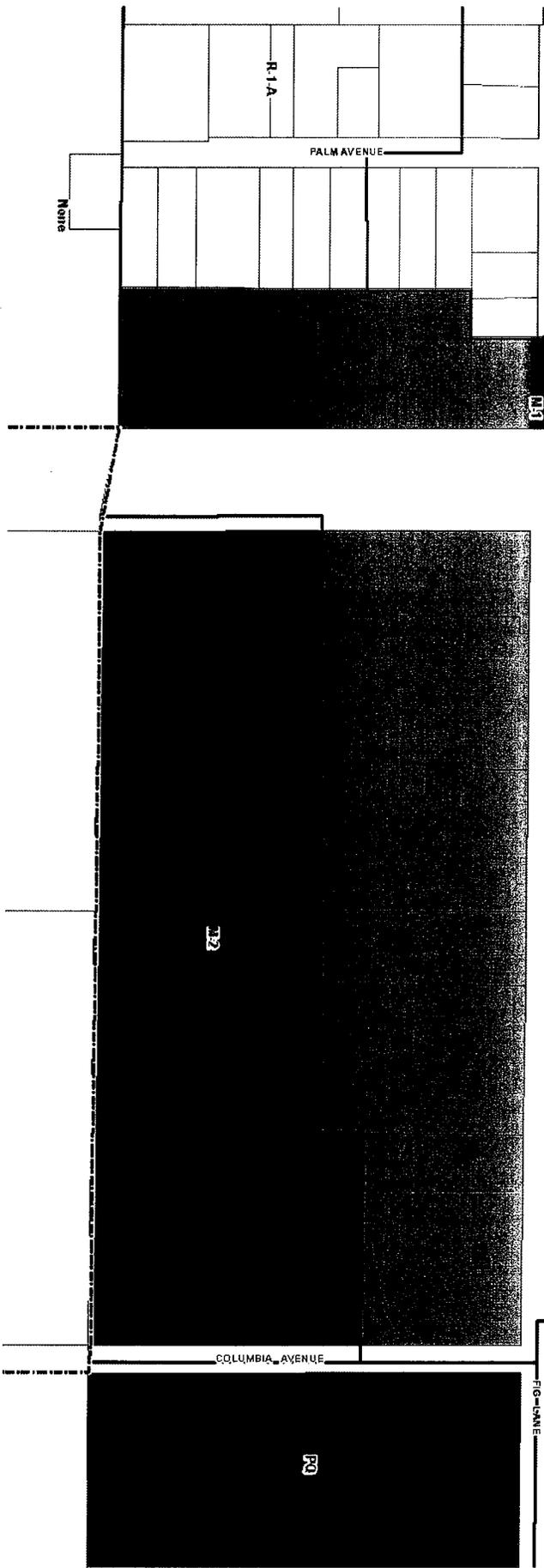


2ND STREET

HICKORY STREET

ALMOND STREET

FIG-10A



PLANNING APPLICATION
TYPE OR PRINT CLEARLY

Exhibit "E"

Planning Dept.
794 Third Street
Corning, CA 96021

PROJECT INFORMATION

PROJECT ADDRESS 1557 2nd ST		ASSESSOR'S PARCEL NUMBER 073-163-07-09⁰⁵	G.P. LAND USE DESIGNATION
ZONING DISTRICT M-1	FLOOD HAZARD ZONE	SITE ACREAGE 0.21	AIRPORT SAFETY ZONE?
PROJECT DESCRIPTION: (attach additional sheets if necessary) CHURCH-SERVICE SUNDAY, FRIDAY PRAYER, OFFICES, Food BANK			
APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Lot Line Adjustment	
<input type="checkbox"/> Merge Lots	<input type="checkbox"/> Planned Dev. Use Permit	<input type="checkbox"/> Parcel Map	
<input type="checkbox"/> Preliminary Plan Review	<input type="checkbox"/> Rezone	<input type="checkbox"/> Street Abandonment	
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Time Extension	<input checked="" type="checkbox"/> Use Permit	

APPLICANT INFORMATION

APPLICANT HOPE RESCUE MISSION	ADDRESS Corning, CA P.O. Box 491 96021	DAY PHONE 530-736-0809
REPRESENTATIVE (IF ANY) BARRY COCCELLATO	ADDRESS 1961 NORTH ST	DAY PHONE 530-838-4159
PROPERTY OWNER BARBARA WEIBEL	ADDRESS 1350 E. LASSEN AVE SUITE #1	DAY PHONE 530-624-6350
CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> APPLICANT <input 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: <u><i>Barry Coccellato</i></u>		PROPERTY OWNER: I have read this application and consent to its filing. Signed: <u><i>Barbara Weibel</i></u>
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. 2012-266	RECEIVED BY: JS	DATE RECEIVED 5/21/12	DATE APPL. DEEMED COMPLETE
FEEES 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: HOPE RESCUE MISSION (Church Facility)

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:

PER FINANCE DEPT (NONE NEEDED) 2-13-2012
Non-Profit Business License

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 4084 sq. ft. in 1 floor(s).

4. Amount of off-street parking to be provided. 19 parking stalls. (Attach plans)

19 OFF STREET - 16 ON STREET TOTAL 34

5. Proposed scheduling/development.

* Please SEE ATTACHED CHURCH SERVICES, CLASSES, OFFICE WORK
M-F 9AM - 3PM M-W NIGHTS 6PM - 7PM SUNDAY MORNING 10³⁰ AM

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.)

N/A

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.

CHURCH SERVICES, ADMINISTRATIVE OFFICES, OUTREACH CENTER (SEE SPREADSHEET TO THE RIGHT OF CLOTHING, RESOURCE CENTER). (2) VOLUNTEER STAFF; SEE ATTACHED

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

A USE PERMIT IS REQUIRED, CURRENTLY IT IS ZONED LIGHT INDUSTRIAL,

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"/> |

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.

THE BUILDING IS A METAL CONSTRUCTION WITH OFF STREET PARKING SECURED
WITH FENCING THE BUILDING WAS USED BY PAROLE DEPT - AND A PHONE COMPANY
I BELIEVE THE BUILDING MEASURE APPROX

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.

PLEASE SEE ATTACHED SHEET

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 March 20-2012

Signature

Barry Casella

For:

Hope Rescue Mission

Additional Information:

10. Benefits provided by Hope Rescue Mission to the community related to this project include, but are not limited to, provision of an outreach center, including internet access, free clothing and food bank, and sack lunches handed out daily to those who are in need, as well as on-site drug and alcohol counseling services. Also provided are weekly church and prayer services open to the community. Our vocational training office will also be located on this site. This will provide for lawn care and other outside maintenance needs, as well as various other manual labor tasks as needed by our senior citizens or other individuals unable to do these tasks in our community free or at a reduced price. The occupancy of this building will not exceed the number allowable by the city ordinances.

Details of the food bank services:

- Hours of operation will be on Mondays, Tuesdays, and Thursdays from 1:00 p.m. to 2:30 p.m. weekly.
- We will hand out food boxes to needy individuals in our community.

Details of the free clothing services:

- Hours of operation will be on Wednesdays and Thursdays from 1:00 p.m. to 2:30 p.m. weekly.

Details of the free resources center services:

- An office will be set aside as a resource center for the community. This will include up to two computers with internet connection and a phone.
- Assistance with properly filling out applications and resume creation will be offered, instruction in effectively interviewing, and learning to dress properly for successfully gaining employment, as well as other services in job preparedness to empower individuals in job seeking.

Details of the vocational training services:

- Our lawn care tools will be kept on site.
- Our vocational training office will be at this address.
- Our services are provided to the public at reduced or no cost depending on the individual circumstance of the potential client.

- All vocational training jobs will be coordinated at the office and the point of community contact for these services will be at this address.

Details of drug and alcohol services:

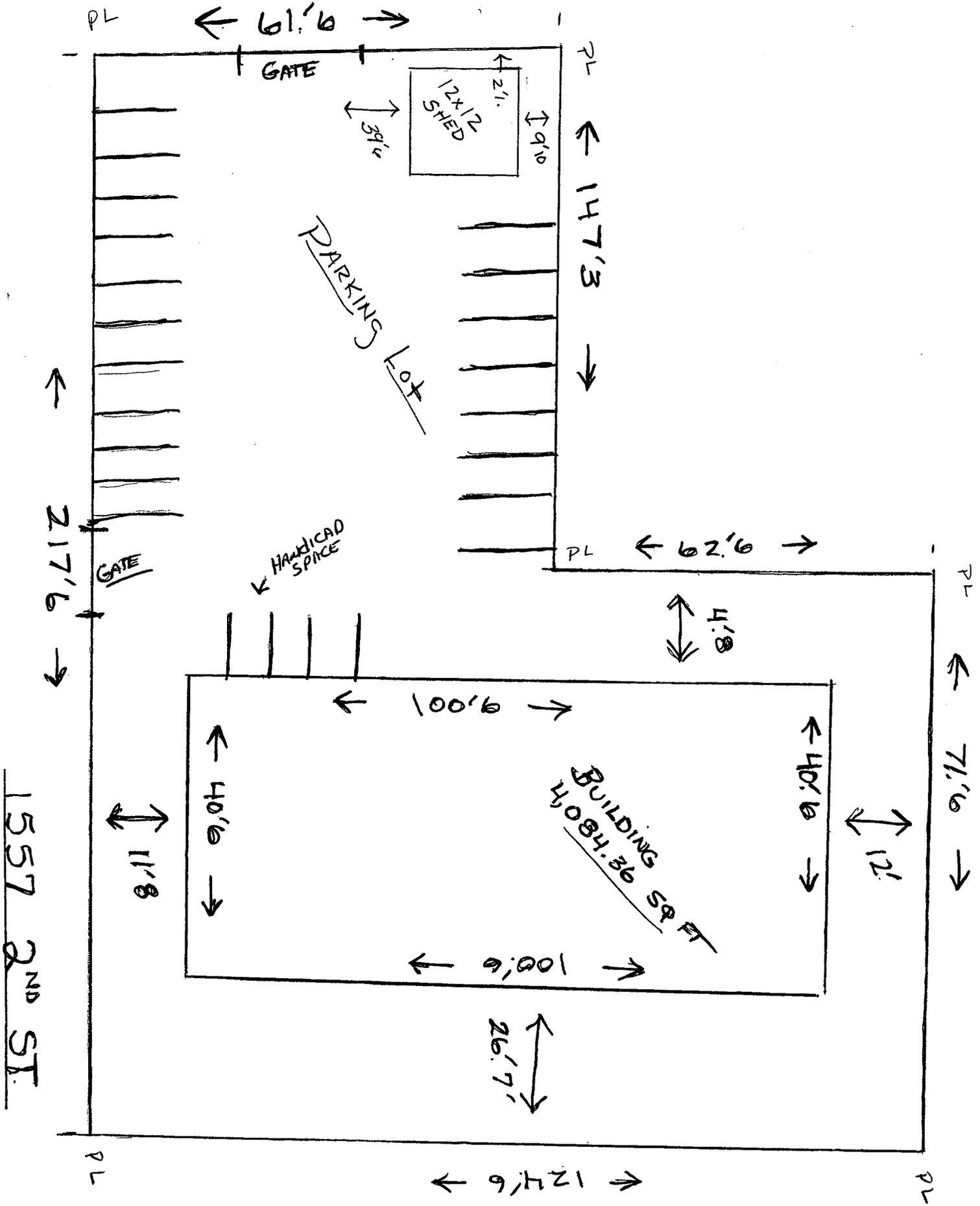
- We have an on-site licensed drug and alcohol counselor.
- This service will be offered to the public for low cost.
- There will be an office designated for this purpose in the building on this property.

Details of Church services offered:

- We will conduct church services on Sunday at 10:30 a.m. initially and eventually begin evening services at 6:30 p.m.
- We will conduct weekly prayer services on Thursday night at 6:30.

25. The area surrounding the property includes commercial property owned by Bell Carter Olive Company directly in front and across 2nd Street. To the right is a large parking lot belonging to the property in question and beyond that there are single-family residential homes. Behind the property, there are two single-family residential homes, as well as a parking lot owned by Bell Carter. To the left a small building which is currently being used by Hope Rescue Mission as well for storage. Beyond that, across Fig Street, There is more commercial property owned by Bell Carter.

HICKORY ST.



Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

1557 2ND ST, CORNING, CA 96021-3218

Owner Information:

Owner Name: **GEBAR INVESTMENTS INC**
 Mailing Address: **PO BOX 660, CHICO CA 95927-0660 B006 C/O WEIBEL, BARBARA J**
 Phone Number: / Vesting Codes: //

Location Information:

Legal Description:		APN:	073-163-07-1
County:	TEHAMA, CA	Alternate APN:	/
Census Tract / Block:	10.00 / 4	Subdivision:	/
Township-Range-Sect:		Map Reference:	/
Legal Book/Page:		Tract #:	
Legal Lot:		School District:	CORNING UN
Legal Block:		Munic/Township:	CITY OF CORNING
Market Area:			#1

Neighbor Code:

Owner Transfer Information:

Recording/Sale Date:	/	Deed Type:	DEED (REG)
Sale Price:		1st Mtg Document #:	
Document #:	890-364		

Last Market Sale Information:

Recording/Sale Date:	/	1st Mtg Amount/Type:	/
Sale Price:		1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	/
Document #:		2nd Mtg Amount/Type:	/
Deed Type:		2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	

Title Company:

Lender:

Seller Name:

Prior Sale Information:

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics:

Year Built / Eff:	/	Total Rooms/Offices:		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

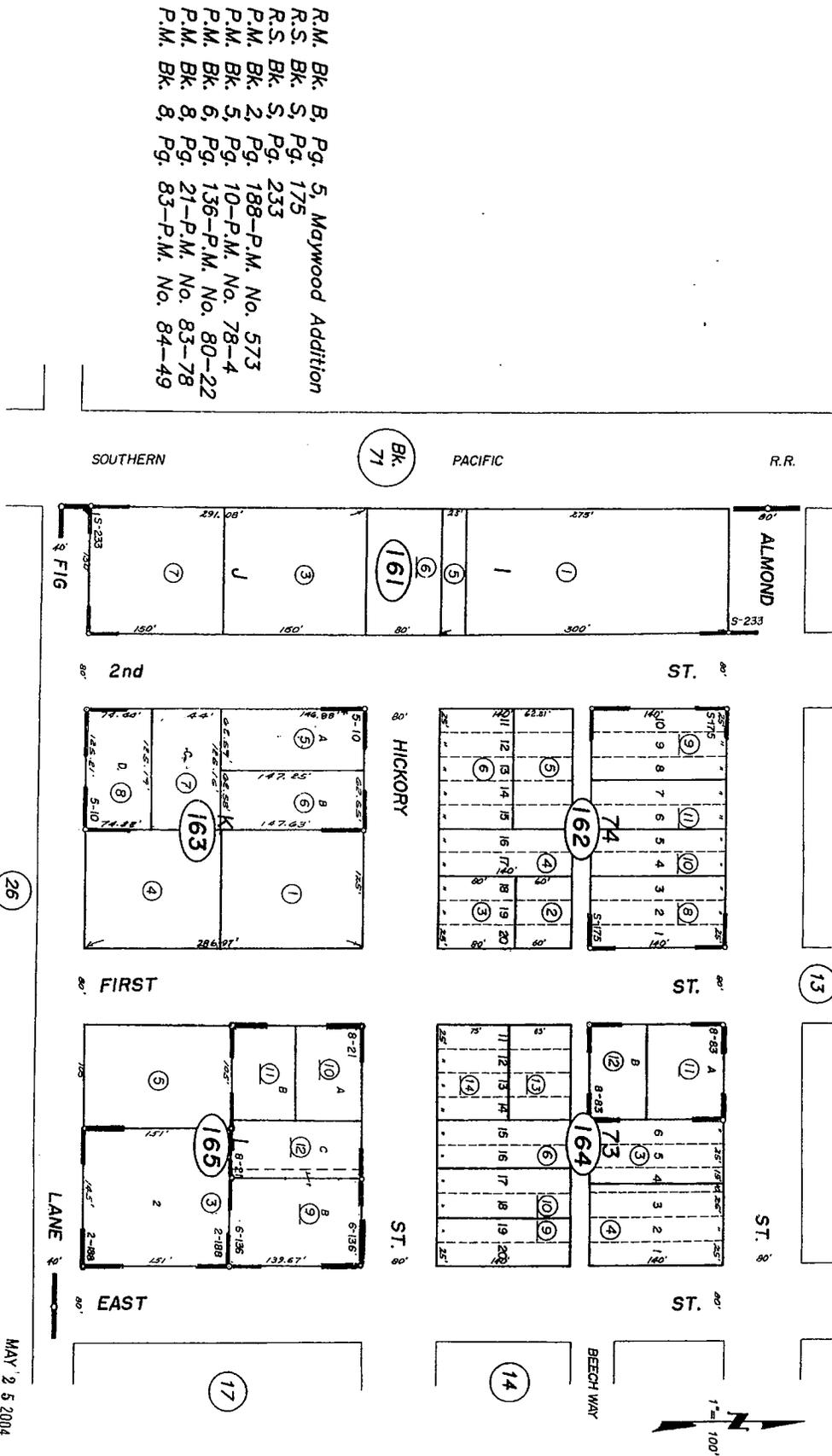
Site Information:

Zoning:	CITY	Acres:	0.21	County Use:	LIGHT IND & WAREHOUSING (211)
Lot Area:	9,012	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information:

Total Value:	\$186,012	Assessed Year:	2011	Property Tax:	\$1,913.58
Land Value:	\$33,634	Improved %:	82%	Tax Area:	001000
Improvement Value:	\$152,378	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:					

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



R.M. Bk. B, Pg. 5, Maywood Addition
 R.S. Bk. S, Pg. 175
 R.S. Bk. S, Pg. 233
 P.M. Bk. 2, Pg. 188-P.M. No. 573
 P.M. Bk. 5, Pg. 10-P.M. No. 78-4
 P.M. Bk. 6, Pg. 136-P.M. No. 80-22
 P.M. Bk. 8, Pg. 21-P.M. No. 83-78
 P.M. Bk. 8, Pg. 83-P.M. No. 84-49

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

Assessor's Map Bk. 73 -Pg. 16
 County of Tehama, Calif.

MAY 2 5 2004



Hope Rescue Mission

Christian Center

Loving God, Loving Others, Making Disciples

May 20, 2012

Dear Neighbors,

I would like to introduce myself, my name is Barry Coccellato. I am the pastor of Hope Rescue Mission here in Corning. We are a Christian ministry who help the needy and less fortunate in our community and in Tehama County.

As you may already know, over this last year we have been your neighbor. Our facilities is located at 1557 2nd Street. This is where our office is currently located as well as our food pantry and clothing closet, where people can come and get some basic necessities free of cost as needed.

The reason for this letter is to share with you that we would like to open our Sunday church service in our 2nd street facility to the public. Over the next several months, we will be working on a plan to do this. Our intention is to provide Sunday morning service, a Friday night prayer and worship service, as well as continuing to provide food and clothing to the less fortunate in our community. We are also looking for practical ways to be a blessing to our neighborhood. One of our community outreach services which we provide is yard maintenance, and we are available for those (especially for our seniors) who need help in basic yard care and clean up at low or no cost.

We would love to hear from you with any ideas or concerns that you may have. Please don't hesitate to call or come by the mission office at 1557 2nd St. Our office hours are M-F 9 a.m. to 3 p.m. We have many opportunities for you to become involved if that is something that interests you.

We look forward to meeting you.

Sincerely,
Hope Rescue Mission

Barry Coccellato

*COPY OF LETTER
THAT WE HANDED OUT
TO OUR NEIGHBORS.*

JESUS IS LORD

P.O. Box 491, Corning Ca. 96021 Ph. (530) 838 - 4159 FAX (530) 824 - 3110
Mission location 1557 2nd St, Corning Ca. 96021

**ITEM NO. F-3
DISCUSS AMENDING EXISTING STREET VENDING
ORDINANCE OR ADOPTING A NEW ORDINANCE
THAT WOULD LIMIT THE NUMBER AND LOCATION
OF MOBILE STREET VENDORS.**

JUNE 19, 2012

TO: PLANNING COMMISSION OF THE CITY OF CORNING

FROM: JOHN STOUFER, PLANNING DIRECTOR

BACKGROUND:

In 2009 the City Council adopted Ordinance No. 635 that defined and regulated street vending within the City of Corning. The City Council expressed concerns about the number of mobile food vendors that are located in the city and asked staff to discuss with the Planning Commission amending existing regulations or adopting a new ordinance that would limit the number of mobile street vendor in the city.

This item is being brought to the Commission as a discussion item only to consider future action for regulations regarding the number and location of mobile street vendors. Attached is a copy of Ordinance No. 635 and a map showing the location of where current mobile street vendors carrying on their operations in the city.

CITY OF CORNING

Street Vending Ordinance

Street Vending

“Street Vending” means the act of any person or persons engaged or employed, whether temporary or not, in the business of selling, exhibiting for sale, or taking orders from consumers on private property adjacent to City Streets for any type of food product, goods, wares or merchandise. This definition applies to a person or persons vending food or other merchandise from pushcarts, vehicles, trailers, temporary stands or other readily mobile sources to customers within the City limits.

Business License Requirement

As specified in Title 5 of the Corning Municipal Code (CMC) any vending operation, except those that are part of a city recognized “Farmers Market” or found to be exempt as nonprofit organizations pursuant to Chapter 5.12 of the CMC, must obtain a business license from the City. In addition to a business license the sale of fireworks is governed by Section 8.18.040 of the CMC.

The business license must be posted and visible during hours of operation.

Prior to the City issuing a business license for street vending, the applicant must provide the following information:

- A) Completed application form, including a written description of the proposed vending activity.
- B) Proof of valid health permit(s), if required by applicable law or regulation as it applies to prepared or processed food products.
- C) Site plan (Sketch) identifying the property, type and location of the vending activity.
- D) The written approval of the property owner where such vending shall be conducted on private property.
- E) The location of available restrooms to be used by the vendor. The vending applicant shall provide rest room facilities as provided for in State Law and available within 100 feet of the vendor business site. If the vendor is proposing to use non-public restrooms, such as an adjacent business, the vendor must provide written approval from the business to use the restrooms.

Location Requirements.

1. Right-of-way. Stationary site street vending shall not be permitted in a roadway median, parkway or within any other public right-of-way.
2. Mobile or stationary site street vending is not permitted to set up or sell on any City Property or City Parking Lot.
3. City parks. Street vending shall not be permitted in any city parks unless participating in a City approved Community activity such as a Chamber of Commerce event, and

such vendor shall apply to and receive permission to participate in the Community activity from the Chamber of Commerce or other City recognized event organizer.

4. Residential zoning districts. Stationary site street vending shall not be permitted in a residential zone.
5. Food vendors in residential zone. In residential zones a food vendor shall not stop in any single location for more than a 10 minute period.
6. Traffic safety visibility. No street vending shall be located where it will obstruct the safe line-of-sight distance at any intersections as determined by the Public Works Director.
7. Proximity to other items. No vending shall occur within 10 feet of a fire hydrant, fire escape, building entrance, bus stop, loading zone, handicapped parking space, access ramp, or any type of driveway entrance. A greater distance or separation may be required in order to preserve line-of-sight, or for other safety reasons. The vending activity shall not damage any landscaped areas.

Operation Requirements

1. Appearance and storage. The vendor shall maintain the area within which vending activities occur in a clean, safe, sanitary and dust-controlled condition. With the exception of fixed stands selling a food product grown on the site, the vendor must remove all evidence of vending and leave the site in a clean state at the close of each business day.
2. Obstructions and hazards. No vendor shall obstruct vehicular traffic, bicycle traffic, sidewalk pedestrian traffic, or accessibility to vehicles parked adjacent to the curb, and shall not create public health or safety hazards.
3. Signs. No more than one sign is allowed on the parcel in conjunction with the vendor. The sign shall not exceed 10 square feet and shall be affixed to the vehicles or devise from which the goods or merchandise are being sold.
4. Other applicable regulations. Each vendor must comply with other local, state and federal regulations pertaining to establishment and operation of a vending business.

Additional location and operational requirements may be imposed by the City for street vending operations if deemed warranted by City staff.

