



**CITY OF CORNING
PLANNING COMMISSION AGENDA**

**TUESDAY, MARCH 17, 2015
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 February 17, 2015 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. Planning Commission Workshop – Review of potential General Plan Land Use Classification changes on various Parcels throughout the City:

a. Parcel to be considered for reclassification is 2.19 acres (APN: 71-140-48) in size on the west side of Toomes Avenue located at the Toomes Avenue/Grant Avenue Intersection. It is currently zoned C (Commercial) and the request is to amend to MFR (Multi-Family Residential).

b. The following parcels located along both sides of Marin Street in the vicinity of 4th and 5th Streets will be considered for potential Land Use Amendments from their current C (Commercial) and R (Residential) Zoning to MFR (Multi-Family Residential). Addresses potentially affected are:

812 & 818 4th St.

1214 Marin St.

904, 908 & 910 4th St.

811 5th St.

1209 & 1211 Marin St.

1215 Marin St.

903, 907, 911 & 915 5th St.

902 & 910 5th St.

F. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

G. ADJOURNMENT:

POSTED: THURSDAY, MARCH 13, 2015

The City of Corning is an Equal Opportunity Provider and Employer



**CITY OF CORNING
PLANNING COMMISSION MINUTES
TUESDAY, FEBRUARY 17, 2015
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

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

All members of the Commission were present.

C. MINUTES:

1. Waive the reading and approve the Minutes of the January 20, 2015 Planning Commission Meeting with any necessary corrections.

Commissioner Poisson moved to approve the Minutes with corrections to Items 1 & 2. Commissioner Mesker seconded the motion. **Ayes: Reilly, Barron, Poisson, Mesker and Robertson. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

D. BUSINESS FROM THE FLOOR: None.

E. PUBLIC HEARINGS AND MEETINGS:

2. Use Permit No. 2015-271; consider application submitted by Rick Jones to construct a duplex consisting of two 1,200 sq. ft. residential units in an R-1-2 Zoning District. Site is located along the west side of 6th Avenue and also has frontage along the east side of Link Avenue approximately 375 feet south of the South St./6th Avenue – Link Avenue intersection. APN: 71-166-04, Address: 1134 6th Avenue.

Planning Consultant John Stoufer explained that this is a Standard Application; the neighbors within 300 ft. had notified of the Hearing and the City has received no comments. He then noted for the record that Mr. Jones is not present. The Public Hearing was opened at 6:33 p.m.

Mr. Stoufer announced that Staff is recommending four "Conditions of Approval" and requested that the Commission consider the addition of a 5th Condition, a fencing requirement. The Commission discussed this request, the location of said fencing, and acknowledged that there currently is some fencing in place at this site. Commissioner Reilly commented that he thinks the common wall would be a good location for the proposed fencing however he would like to leave that "Condition" to the discretion of the Planning Consultant and Building Official. Following discussion and by consensus the Commissioner, the decision was made to add the recommended 5th "Condition" requiring fencing and the fencing location as approved by the Planning Consultant and Building Official.

Commissioner Barron asked about Item 24 on the Application and it's inconsistency; the item states that this site was a residential house until 2009 however it then goes on to state that the house was removed in 1999.

Commissioner Reilly moved to close the Public Hearing; motion was seconded by Commissioner Poisson. Public Hearing was closed at 6:45 p.m.

Commissioner Reilly moved to adopt the four (4) Factual Subfindings and Legal Findings, add the fifth Condition of Approval specifying a fencing requirement meeting the discretion of the City Planning Consultant and Building Official, and approve Use Permit 2015-271 subject to the (4) Conditions as presented in the Staff Report. Commissioner Poisson seconded the motion. **Ayes:**

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Reilly, Barron, Poisson, Mesker and Robertson. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.

F. REGULAR AGENDA:

3. 2014-2034 General Plan Update - review potential "Land Use" changes.

Mr. Stoufer presented the Commission with information related to requests Staff has received for property rezones, one from Commercial to Multi-Family Residential, one from Commercial to Single Family Residential, and the final one from Residential to Commercial (Existing use is "grandfathered as a mortuary" (no expansion of the use is permitted and the current operator of the mortuary would like to install a crematory which would require a Commercial General Plan Designation and C-2 Zoning). He then explained Staff's recommendation.

Mr. Stoufer provided information for review relating to a possible zoning designation for areas north of the City Limits and within the City's "Sphere of Influence", this is an area where it is estimated that future growth will occur. He also confirmed that this area is currently addressed in the existing General Plan, it does not have flooding issues, and it allows for water and sewer flows because it is flat.

He then discussed the property located off of Palm Avenue which floods, areas along Toomes Avenue south of Fig Lane that floods, as well as south of South Avenue and discussed increasing requirements in these areas to minimum 2 acre building lots with Agricultural use (R-1-A). The Commission, by consensus, that this a good use and requirement for limited use areas.

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

H. ADJOURNMENT: 7:32 p.m.

Lisa M. Linnet, City Clerk