



**CITY OF CORNING  
PLANNING COMMISSION AGENDA  
TUESDAY, NOVEMBER 17, 2009  
CITY COUNCIL CHAMBERS  
794 THIRD STREET**

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

B. **ROLL CALL:**

<b>Commissioners:</b>	Robertson
	Reilly
	Hatley
	Vacant
<b>Chairman:</b>	Lopez

C. **MINUTES:**

1. **Waive the Reading and Approve the Minutes of the September 17, 2009 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. **Consider Approval of Use Permit No. 2009-257: House of Brews: To establish a specialty coffee house in the west suite of an existing building that fronts 4<sup>th</sup> Street. The building is located along the east side of 4<sup>th</sup> Street approximately 60 feet north of the 4<sup>th</sup> Street/Yolo Street intersection. Address: 615 4<sup>th</sup> Street, APN No. 71-116-06.**

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.

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

H. **ADJOURNMENT:**

**POSTED: FRIDAY, NOVEMBER 13, 2009**



**CITY OF CORNING  
PLANNING COMMISSION MINUTES**

**THURSDAY, SEPTEMBER 17, 2009  
CITY COUNCIL CHAMBERS  
794 THIRD STREET**

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

**B. ROLL CALL:**

**Commissioners:** Robertson  
Reilly  
Hatley  
**Vacant**  
**Chairman:** Lopez

All Commissioners were present with one vacancy on the Commission.

**C. MINUTES:**

- 1. Waive the Reading and Approve the Minutes of the August 18, 2009 Meeting and the August 25, 2009 City Council and Planning Commission Special Study Session with any necessary corrections.**

Commissioner Reilly moved to approve the Minutes of the August 18, 2009 and August 25, 2009 Meetings as written. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent/Abstain: None. Minutes were approved by a 4-0 vote with once vacancy on the Commission.**

**D. BUSINESS FROM THE FLOOR:**

Commissioner Reilly moved to reorder the Agenda and move the Regular Agenda to before the Public Hearings. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent/Abstain: None. Minutes were approved by a 4-0 vote with once vacancy on the Commission.**

Planning Director John Stoufer announced that he will propose approval of an extension of Interim Ordinance 637 at the September 22, 2009 City Council Meeting. He stated that he will also propose the formation of an Ad-Hoc Committee to work on this issue at this same meeting. He then asked if any of the Commissioners would be interested in serving on this Committee, informing the Commissioners that only two members of the Commission could serve to ensure that there is no Brown Act violation. Commissioners Lopez, Reilly and Hatley all stated they would be interested in serving. After some discussion it was decided that Commissioners Lopez and Reilly would represent the Planning Commission on this committee.

**F. REGULAR AGENDA:**

- 4. Use Permit 2008-255 Review, Lucero Olive Oil: Pursuant to Condition #5, the Use Permit will be scheduled for review by the City of Corning Planning Commission to determine if additional Conditions of Approval are warranted.**

Chairman Lopez introduced this item by title giving a brief background on this issue. Mr. Lucero approached the Commission stating the business accomplishments over the last year as well as presenting the Commission with an example of their product. He stated that they have won more awards than any other company of this kind. Mr. Lucero stated that they are doing very well and now employ 10 employees at their mill. His goal is to reach 100,000 gallons within the next few years and make the City a destination place for Olive Oil.

Chairman Lopez asked what the two large cargo containers were being used for now. Mr. Lucero stated that currently they are being used as cold storage, however these are temporary and as we grow these are planned to be replaced. Chairman Lopez stated that he would like to see some landscaping on the east side to the north end of the property. He also stated that he would like to see the cargo containers painted the same color as the building.

Mr. Stoufer stated that additional use of the buildings and the fact that they are within the Specific Plan, etc. would require a modification of the existing Use Permit. Mr. Stoufer informed Mr. Lucero that prior to expansion of the existing business, he will need to come back before the Commission to modify the existing Permit and possibly at that time the landscaping and other improvements can be considered.

Commissioner Robertson motioned to move that Lucero Olive Oil is in compliance with the original Conditions of Approval for Use Permit 2008-255 and that at this time additional Conditions of Approval are not warranted. Commissioner Hatley seconded the motion. **Ayes: Robertson, Reilly and Hatley. Opposed: Lopez (Chairman Lopez stated he would like to see the cargo containers painted). Absent/Abstain: None. Approved by a vote of 3-1 with one vacancy on the Commission.**

Mr. Lucero asked if the Use Permit would have a yearly review, he was informed no. The Use Permit would not be reviewed again until the business expanded.

**5. Use Permit 2009-256 Review, Busy Bee DayCare: Pursuant to Condition #9, the Use Permit will be reviewed to determine if left turn lanes along Solano Street are warranted.**

Chairman Lopez introduced this item by title giving a brief background and stated that the left turn lane doesn't appear to be warranted at this time.

With little discussion, Commissioner Reilly moved that after six months in operation, the Busy Bee Daycare Center has not significantly impacted the traffic at the intersection of Solano Street and East Street, therefore at this time, left turn lanes along Solano Street are not warranted. Commissioner Hatley seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 4-0 with one vacancy on the Commission.**

**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. Variance 2009-1, Frank & Kathleen Barron: A Variance request to demolish an existing 20' x 24' shed and replace on the same site a 22' x 32' garage that will be approximately 19' 2" in height. This Variance would allow the garage to be built within 1 foot of the west (or back) property line. Located at 510 4<sup>th</sup> Street, APN No. 71-113-04.**

Chairman Lopez introduced this item by title giving a brief background on the proposed Variance. He announced that Mr. Barron was present and in the audience tonight. Planning Director Stoufer stated that neighbors within 300 feet have been notified and Staff has received no complaints. He also recommended that the Commission review Exhibit G and notice the large pecan tree which the property owner hopes to save and how it shades the house. Chairman Lopez then opened the Public Hearing.

With very little discussion, Commissioner Reilly moved to close the public hearing. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed:**

**None. Absent/Abstain: None. Motion was approved by a vote of 4-0 with one vacancy on the Commission.**

Commissioner Reilly moved to adopt the four Subfindings and Findings as presented in the Staff Report and approve Variance 2009-1 reducing the rear yard setback from 10 feet to 1 foot for a detached garage at 510 4<sup>th</sup> Street. Commissioner Robertson seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 4-0 with one vacancy on the Commission.**

**3. Amend Use Permit No. 103; Corning West Apartments: Request to amend Use Permit No. 103 by adding a Condition that would allow the Apartments to be occupied by non-senior citizens, limited to 3 people, no more than 2 adults and 1 child. Located at 1960 Butte Street, APN No. 71-080-45.**

Chairman Lopez introduced this item by title giving a brief background and stating the location of the site. Mr. Stoufer stated that the previous Use Permit was not a valid Use Permit; however Use Permit #103 is the current and valid permit. Mr. Stoufer then discussed the various documents of correspondence with current owner Mr. Silverman and the circumstance of the application for the amended Use Permit. Mr. Stoufer explained that Mr. Silverman has stated he is currently renting to non-seniors in order to make his payments. He also expressed difficulty in competing with surrounding Cities to rent solely to seniors. Mr. Stoufer explained Staff's concerns relating to foreclosure should Mr. Silverman not be able to make his financial obligations.

Chairman Lopez then opened the public hearing noting that Mr. Silverman was present. He then asked Mr. Silverman if he would like to address the Commission. Mr. Silverman asked if his Property Manager could address the Commission and the Commission stated that was fine. Mr. Silverman's Property Manager from Preferred Agents stated that the property is clean and well maintained, they offered a free months rent, advertised and they are still having difficulty competing with the property across the street that is subsidized, as well as similar housing outside of the City.

Chairman Lopez asked if there are any laws restricting the number of habitants per unit. Commissioner Reilly asked how many of the units are rented currently out of the 44 units; he was informed 36, approximately 16 are seniors.

Commissioner Reilly stated that this complex has come before the Commission on three separate occasions that he is aware of, all for the same issue, to remove the age restrictions.

Commissioner Reilly and Chairman Lopez stated that the Commission has previously offered suggestions of possible options, such as knocking down walls and enlarging size of individual units, etc., none of these have been taken. They stated that the Commission has made concessions, yet Mr. Silverman has not met us halfway. In order for this to work, both sides need to give a little.

Chairman Lopez stated that it is not the intention of the City to make Mr. Silverman fail; we all want this to work. Options suggested by members of the Commission and Planning Director Stoufer discussed were:

- Lowering the senior age to 55 yrs.,
- Limiting to two adults and one child under a certain age,
- Limiting it to half seniors and the other half one adult with one child.

Mr. Stoufer did advise the Commission that they do need to keep in mind options that are enforceable.

Chairman Lopez suggested 55 and over for 50% (22 units), unlimited for 50% (22 units) and limited to only two occupants per dwelling. Chairman Lopez advised Mr. Silverman to get and remain in compliance because should this come back before this Commission it would not be good.

Commissioner Reilly moved to close the public hearing. Commissioner Hatley seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 4-0 with one vacancy on the Commission.**

Commissioner Reilly moved to adopt the 4 Findings and Subfindings, amend the existing Use Permit to specify that of the 44 Units, not more than 50% of the Units (22) can be rented to occupants with no age restrictions however occupancy limit is 2 individuals per Unit. The remaining 50% of the Units (22 Units) are limited to occupancy by residents 55 years of age or older. Commissioner Hatley seconded the motion. **Ayes: Lopez, Robertson, Reilly and Hatley. Opposed: None. Absent/Abstain: None. Motion was approved by a vote of 4-0 with one vacancy on the Commission.**

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

**H. ADJOURNMENT: 8:07 p.m.**

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**Lisa M. Linnet, City Clerk**

**ITEM NO: E-2  
USE PERMIT APPLICATION 2009-257;  
ESTABLISH A COFFEE SHOP IN AN M-1  
ZONING DISTRICT. THE COFFEE SHOP  
WILL BE LOCATED ALONG THE EAST SIDE  
OF 4<sup>TH</sup> STREET APPROXIMATELY 60 FEET  
NORTH OF THE 4<sup>TH</sup> ST. / YOLO ST.  
INTERSECTION. ADDRESS: 615 4<sup>TH</sup> STREET**

**NOVEMBER 17, 2009**

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

**FROM: JOHN STOUFER; PLANNING DIRECTOR**

**PROJECT DESCRIPTION:**

Mr. Don Holden has applied to establish a specialty coffee house known as the "House of Brews" in an M-1, Light Industrial Zoning District. The coffee shop would be located in the west suite, that fronts 4<sup>th</sup> Street, of an existing building located along the east side of 4<sup>th</sup> Street, approximately 60 feet north of the 4<sup>th</sup> St. / Yolo St. intersection. Address: 615 4<sup>th</sup> St. APN: 71-116-06

**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-2 zones which specifically allow cafes.

**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. Establishment of a coffee shop 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 a commercial use such as a coffee shop 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*

*Goal #3 – Attract jobs that will employ Corning residents.*

#### **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**

Section 17.51.030 A of the Corning Municipal Code exempts uses and/or structures existing at the time the off-street parking requirements were adopted in 1989. The structure was existing prior to 1989 and therefore exempt from the off-street parking requirements.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission adopt the following, or similar, Subfindings and Findings for Use Permit 2009-257:**

**Subfinding #1**

That portion of the existing building proposed for use as a coffee shop was previously occupied by a variety of commercial uses.

**Finding #1**

The granting of Use Permit 2009-257 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 500 sq. ft. of area to provide for the preparation and distribution of coffee to the general public.

**Finding #2**

The building, and parcel proposed for use by the House of Brews is adequate in size, shape and topography for the establishment of a coffee shop.

**Subfinding #3**

The parcel has frontage and direct access to 4<sup>th</sup> Street.

**Finding #3**

The site has existing access from 4<sup>th</sup> Street a city road constructed with adequate width, pavement and capacity for the proposed use.

**Subfinding #4**

The establishment of a coffee shop 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 coffee shop 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 2009-257 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 2009-257.**

**RECOMMEND CONDITIONS OF APPROVAL:**

**Condition #1**

The applicant must comply with the requirements of the Tehama County Environmental Health Department.

**Condition #2**

The coffee shop must comply with the City of Corning Sign Regulations

**ATTACHMENTS**

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

EXHIBIT "A"  
VICINITY MAP

5TH STREET

SOLANO STREET

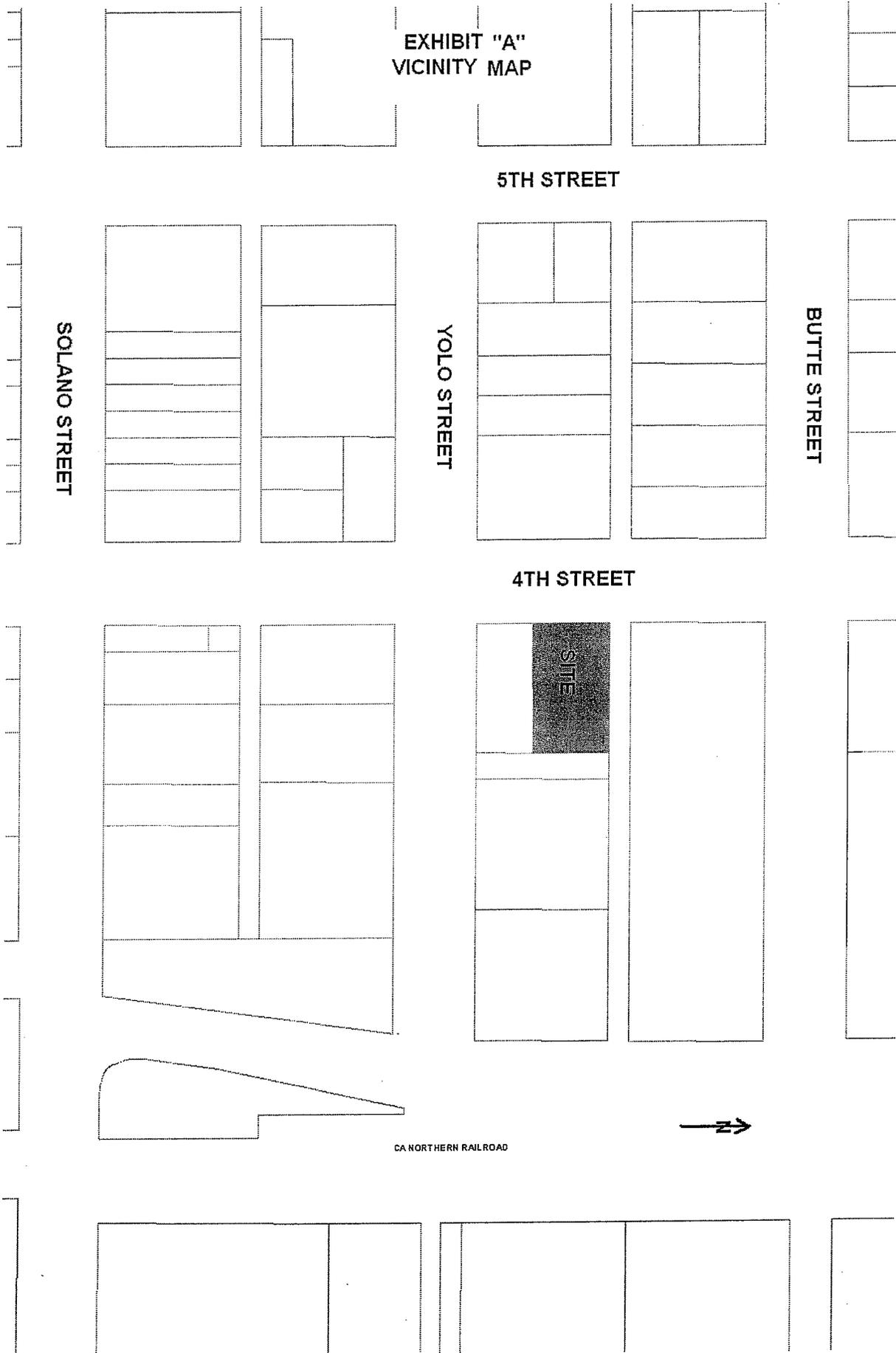
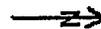
YOLO STREET

BUTTE STREET

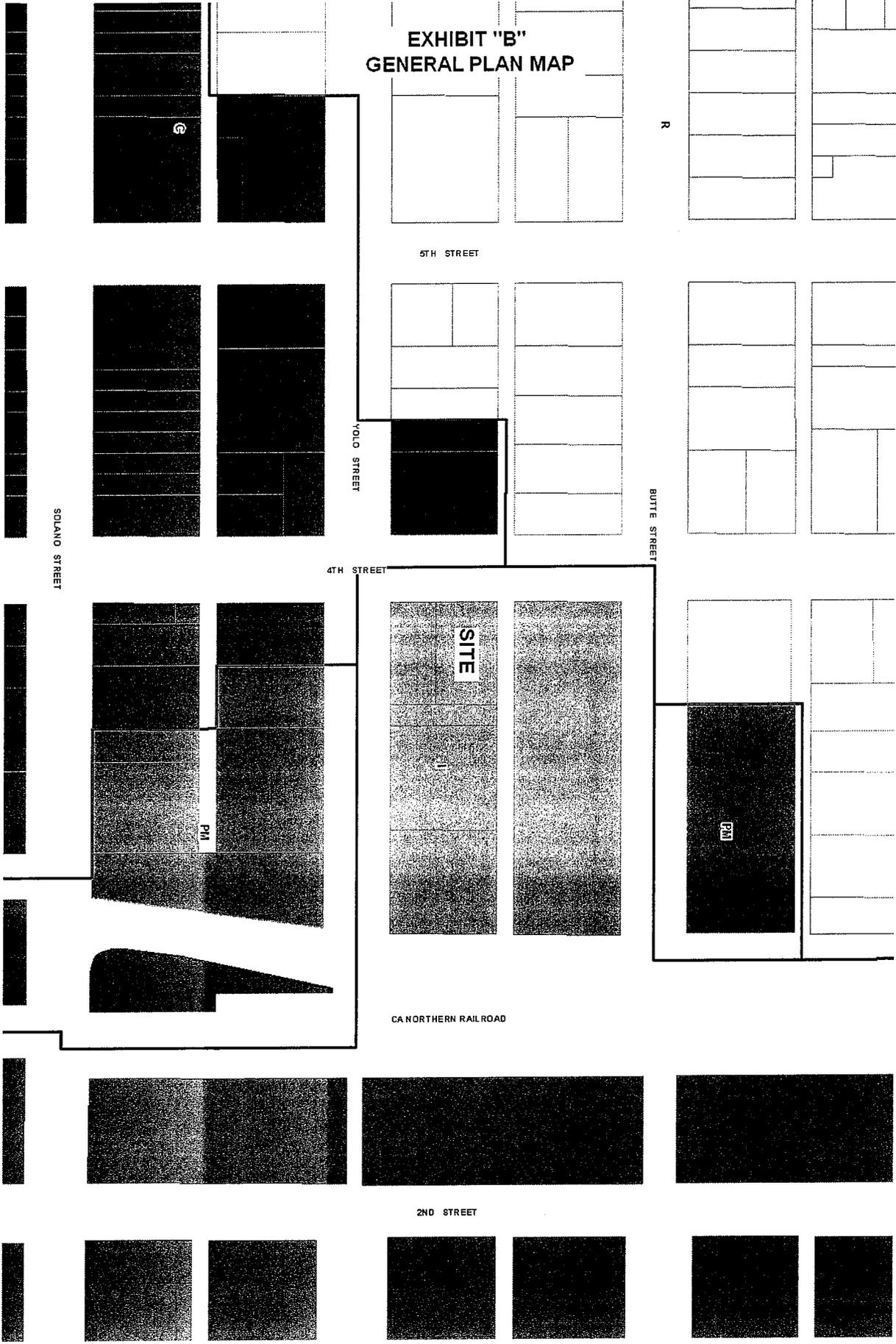
4TH STREET

SITE

CA NORTHERN RAILROAD



# EXHIBIT "B" GENERAL PLAN MAP



SOLANO STREET

YOLO STREET

BUTTE STREET

4TH STREET

5TH STREET

CA NORTHERN RAILROAD

2ND STREET

R

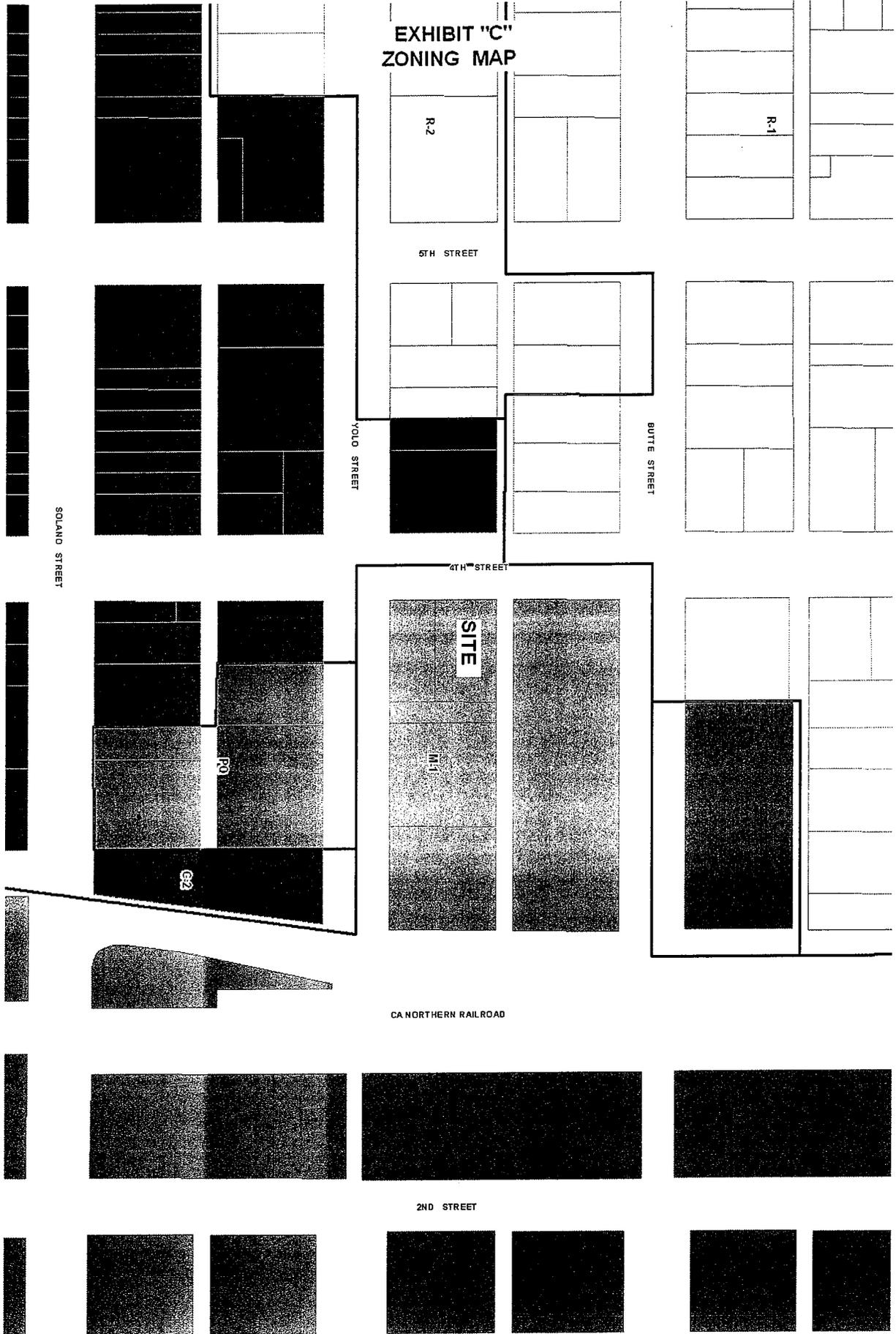
SITE

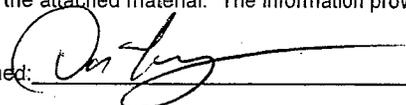
PA

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PA

**EXHIBIT "C"  
ZONING MAP**

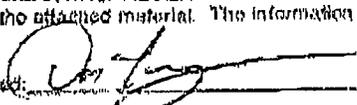
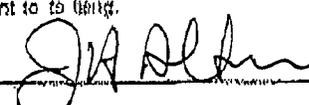


PROJECT INFORMATION	PROJECT ADDRESS <b>615 4TH ST.</b>	ASSESSOR'S PARCEL NUMBER <b>71-116-06</b>	G.P. LAND USE DESIGNATION <b>I-Industrial</b>	
	ZONING DISTRICT <b>M-1</b>	FLOOD HAZARD ZONE <b>N/A</b>	SITE ACREAGE <b></b>	
	AIRPORT SAFETY ZONE? <b>N/A</b>			
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <b>COFFEE SHOP / NO FOOD PREP -</b> <span style="float: right;"><b>Packaged food available</b></span>			
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 <b>Don Holden</b>	ADDRESS <b>24645 Florence Ave</b>	DAY PHONE <b>586-0537</b> <b>824-0996</b>	
	REPRESENTATIVE (IF ANY)	ADDRESS	DAY PHONE	
	PROPERTY OWNER <b>John Attman</b>	ADDRESS <b>P.O. Box 4983 Chico, CA, 95927</b>	DAY PHONE <b>894-5005</b>	
	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: 		PROPERTY OWNER: I have read this application and consent to its filing. Signed: _____	
	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. <b>2009-257</b>	RECEIVED BY: <b>JS</b>	DATE RECEIVED <b>11/2/09</b>	DATE APPL. DEEMED COMPLETE
	FEEES RECEIVED/RECEIPT NO. <b>11/2/09</b>	CEQA DETERMINATION <b>Exempt</b> ND MND EIR		DATE FILED

**CITY OF CORNING  
PLANNING APPLICATION**  
TYPE OR PRINT CLEARLY

Submit Completed Applications to:  
City of Corning  
Planning Dept.  
704 Third Street  
Corning, CA 99021

<b>PROJECT INFORMATION</b>	PROJECT ADDRESS <b>615 4TH ST.</b>	ASSESSOR'S PARCEL NUMBER <b>71-116-06</b>	G.P. LAND USE DESIGNATION <b>I-Industrial</b>
	ZONING DISTRICT <b>M-1</b>	FLOOD HAZARD ZONE <b>N/A</b>	SITE ACREAGE
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <b>COFFEE SHOP / NO FOOD PREP - Packaged food available</b>		
	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			
<b>APPLICANT INFORMATION</b>	APPLICANT <b>Don Hooen</b>	ADDRESS <b>24645 FLORENCE AVE</b>	DAY PHONE <b>536 0537</b> <b>824-0996</b>
	REPRESENTATIVE (IF ANY)	ADDRESS	DAY PHONE
	PROPERTY OWNER <b>John Altman</b>	ADDRESS <b>P.O. Box 4983 Chico, CA 95927</b>	DAY PHONE <b>874-5205</b>
	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: 		PROPERTY OWNER: I have read this application and consent to it being. Signed: 
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. <b>2009-257</b>	RECEIVED BY: <b>JS</b>	DATE RECEIVED <b>11/2/09</b>	DATE APPL. DEEMED COMPLETE
	FEES RECEIVED/RECEIPT NO. <b>11/2/09</b>	CROA DETERMINATION <b>Exempt ND MND EIR</b>		DATE FILED



# CITY OF CORNING

## ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

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

### General Information

1. Project Title: Coffee House - House of Brews - Specialty Coffee

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:

Bus Lic, HEALTH DEPT. PERMIT, Bldg. PERMIT

### Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 500 sq. ft. in \_\_\_\_\_ floor(s).

4. Amount of off-street parking to be provided. 2 parking stalls. (Attach plans)

5. Proposed scheduling/development. If approved open by Dec 1, 2009

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.)

N/A

**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.

Approx. 500 square foot of commercial suite.  
S.F.

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

2 employees

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.

M-1 zoning district requires a cup for uses allowed in C-3-General Commercial zones.

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 CORVALLIS  
**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.

No CHANGES

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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.

LUMBER YARD, BODY SHOP, POST OFFICE, OFFICE BLDG.  
RESIDENTIAL

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**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 11-2009

Signature 

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