



**CITY OF CORNING  
PLANNING COMMISSION AGENDA  
TUESDAY, OCTOBER 20, 2015  
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 September 15, 2015 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 2015-278: Busy Bee Daycare. Establish a Preschool/Daycare Center for a maximum number of 60 children at a site currently zoned R-2, Multiple Family Residential Duplex/Triplex. This site is located on the north side of Fig Lane approximately 300 feet east of the Fig Lane/Marguerite Avenue Intersection. Address: 185 Fig Lane, APN # 73-120-77.**

**3. Use Permit 2015-279: Consider La Plaza Mexican Restaurant's Use Permit Application to obtain an "On-Sale License" with the California Department of Alcoholic Beverage Control (ABC) to sell beer and wine within their existing Restaurant pursuant to Section 17.54.020 (1) of the Corning Municipal Code. Address: 903 Solano Street, APN # 73-064-02.**

**4. Use Permit 2015-280: Consider Los Coslenos Restaurant's Use Permit Application to obtain an "On-Sale License" with the California Department of Alcoholic Beverage Control (ABC) to sell beer and wine within their existing Restaurant pursuant to Section 17.54.020 (1) of the Corning Municipal Code. Address: 1510 Solano Street, APN # 71-123-07.**

**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, OCTOBER 16, 2015**



**CITY OF CORNING  
PLANNING COMMISSION AGENDA  
TUESDAY, OCTOBER 20, 2015  
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 September 15, 2015 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.**

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- 2. Use Permit 2015-278: Busy Bee Daycare. Establish a Preschool/Daycare Center for a maximum number of 60 children at a site currently zoned R-2, Multiple Family Residential Duplex/Triplex. This site is located on the north side of Fig Lane approximately 300 feet east of the Fig Lane/Marguerite Avenue Intersection. Address: 185 Fig Lane, APN # 73-120-77.**
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**G. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:**

**H. ADJOURNMENT:**

**POSTED: FRIDAY, OCTOBER 16, 2015**



**CITY OF CORNING  
PLANNING COMMISSION MINUTES  
TUESDAY, SEPTEMBER 15, 2015  
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  
Robertson**

**Chairman: Robertson**

All members were present except Commissioner Brandt Mesker.

**C. MINUTES:**

- 1. Waive the reading and approve the Minutes of the August 18, 2015 meeting with any necessary corrections:**

Commissioner Poisson moved to approve the Minutes as written; Commissioner Hatley seconded the motion. **Ayes: Robertson, Barron, Poisson and Hatley. Absent: Mesker. Opposed/Abstain: None. Motion was approved by a 4-0 vote with Mesker absent.**

**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 Application 2015-277; Catalina Ortiz: Establish a tattoo business (Parlor) that will also offer piercing services and clothing for sale in the east suite of an existing building located along the south side of Solano Street approximately 400 feet west of the Solano Street/Toomes Avenue Intersection. APN: 71-140-07, address: 2069 Solano Street.**

Planning Consultant John Stoufer briefed the Commission on the proposed business and the prior businesses that were located at this site. He stated that Staff is recommending three Conditions of Approval. He then announced that the applicant Ms. Ortiz was present to respond to any questions from the Commission.

Chairperson Robertson opened the Public Hearing. Commissioner Poisson asked the applicant what the Health Department requirements were for a tattoo business; Ms. Ortiz responded explaining the process, requirements and the required inspections.

With no further questions, Chairperson Robertson closed the Public Hearing.

Commissioner Barron moved to adopt the four (4) Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2015-277 subject to the three (3) Conditions as recommended by Staff. Commissioner Hatley seconded the motion. **Ayes: Robertson, Barron, Poisson and Hatley. Absent: Mesker. Opposed/Abstain: None. Motion was approved by a 4-0 vote with Mesker absent.**

**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

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

**ITEM NO: E-2  
USE PERMIT APPLICATION 2015-278;  
BUSY BEE DAYCARE; ESTABLISH A  
DAYCARE CENTER FOR A MAXIMUM  
NUMBER OF 60 CHILDREN. THE  
PROPOSED DAYCARE CENTER WILL BE  
CONSTRUCTED ON A 1.44 ACRE PARCEL  
LOCATED ALONG THE NORTH SIDE OF FIG  
LANE APPROXIMATELY 300 FEET EAST OF  
THE FIG LANE / MARGUERITE AVE.  
INTERSECTION. ADDRESS: 185 FIG LANE  
APN: 73-120-77**

**OCTOBER 20, 2015**

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

**FROM: JOHN STOUFER; PLANNING CONSULTANT**

**PROJECT DESCRIPTION:**

John Eller working with Busy Bee Daycare has submitted a Use Permit application to establish a Daycare Center for a maximum number of 60 children. The center will be operated by Busy Bee Daycare which currently operates a daycare center along the north end of Peach Street but plans on relocating to this site if the Use Permit is granted. The site proposed for development is located along the north side of Fig Lane, approximately 300 feet east of the Fig Lane / Marguerite Ave. intersection.  
Address: 185 Fig Lane APN: 73-120-77

**GENERAL PLAN LAND USE DESIGNATION**

MFR – Multi-Family Residential –In Table LU-1 of the 2014-2034 Corning General Plan the description of MFR reads as follows: *“Provides Neighborhood and General Apartment high density living and office commercial environments, or a combination thereof, receiving a full range of urban services.”*

**ZONING**

R-2 – Two-Family Residence District. Pursuant to Section 17.12.030 of the Corning Municipal Code (CMC) uses requiring Use Permits shall be the same as uses permitted in the R-1 districts. In the R-1 district Section 17.10.030 *“Uses Requiring Use Permits”* Subsection (B) states: *“Private and religious schools, nursery schools and day care centers.”*

**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 15332, In-Fill Development Projects, Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be served by all required utilities and public services

### **CONSISTENCY WITH GENERAL PLAN**

The site is designated Multi-Family Residential as shown on the previous and recently adopted Land Use Map for the City of Corning. A daycare center is consistent with the following Community Goal and Land Use Objectives of the 2014-2034 Corning General Plan.

Community Goal: *Preserve and enhance the quality of life by providing a variety of living environments and accommodating growth.*

#### Land Use Objectives:

**LU-1** – *Guide development in a pattern that will provide opportunities for present and future residents to enjoy the variety of living environments, which currently exist, which are served by the full range of urban services.*

**LU-2** – *Guide development in a pattern that will minimize land use conflicts between adjacent land uses.*

**LU-6** – *Encourage a sense of “village” quality and character throughout the City.*

**LU-7** – *Improve existing neighborhood aesthetics.*

## **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 elementary, junior high and high schools as well as commercial or business schools but does not establish parking requirements for preschools or daycare centers. For elementary and junior high schools the parking requirement is 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.

Section 17.51.160 of the Zoning Code is titled Parking requirements – other uses and states "The parking requirement for uses not specified in this chapter shall be determined by the planning commission."

In the site plan submitted with the application the plan depicts 21 parking stalls, with 3 of them designated handicapped parking and a circular driveway for dropping off children similar to Busy Bee's existing facility.

### **RECOMMENDATION:**

**Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2015-278:**

#### **Factual Subfinding #1**

The development of a Daycare Center at the proposed location is within the City of Corning on approximately 1.44 acres of land designated Multi-Family Residential by the Corning General Plan and Zoning Code. The parcel is flat with no known habitat value for endangered, rare or threatened species, served by an existing street where the City recently completed a safe routes to school project to serve existing public schools in the vicinity. The building will be served by city water and sewer and all other private utilities are available at the site.

#### **Legal Finding #1**

The granting of Use Permit 2015-278 is characterized as in-fill development meeting the conditions described in Section 15332 and therefore exempt from CEQA pursuant to Section 15332, Class 32.

**Factual Subfinding #2**

The proposed building will have approximately 3,414 sq. ft. of area on a 1.44 acre parcel to provide for use as a Daycare Center.

**Legal Finding #2**

The building, and parcel proposed for use by Busy Bee Daycare is adequate in size, shape and topography for the establishment of a daycare center.

**Factual Subfinding #3**

The parcel has frontage on Fig Lane where the City recently completed a safe routes to school project to serve public schools in the vicinity of the project site.

**Legal Finding #3**

The site has existing access to Fig Lane that is constructed with adequate width, pavement and capacity for the proposed use.

**Factual Subfinding #4**

The establishment of the proposed Daycare Center will be in an area established with mixed uses including, three public schools, a public park, mobile home parks, and residential development along public streets with existing utilities.

**Finding #4**

The establishment of a Daycare Center 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**

**Move to adopt the four Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2015-278 permitting the establishment of a daycare center for 60 children subject to the eight (8) conditions as recommended by staff.**

**OR:**

**Failing to make findings in support of the project recommend findings in denial of the project for consideration by the Commission.**

**STAFF RECOMMENDS THE FOLLOWING  
CONDITIONS OF APPROVAL FOR USE PERMIT 2015-278**

**CONDITION #1 – AGENCY COMPLIANCE:**

The applicant must comply with all local, state and federal agencies regulations especially those imposed by the City of Corning Building & Fire Departments and the California Department of Social Services Community Care Licensing Division.

**CONDITION #2 –SITE DEVELOPMENT/ PLAYGROUND FENCING:**

The site must be developed in compliance with the site plan submitted with the application. The perimeter of the lawn area must be fenced with a minimum 5 ft. high sight-proof fence and self closing gates.

**CONDITION #3 – PARKING LOT MARKING**

Direction arrows indicating circulation through the parking lot and drop-off parking areas, as depicted on the site plan, must be painted and maintained on the asphalt.

**CONDITION #4 – NO ENTRANCE SIGNS**

One-way or no entrance signs must be placed in appropriate locations approved by the Director of Public Works.

**CONDITION #5 – MAXIMUM NUMBER OF CHILDREN**

The maximum number of children allowed to occupy the preschool/daycare center at the same time is 60.

**CONDITION #6 – HOURS OF OPERATION**

The daycare center will be allowed to operate 7 days a week from 4:00 A.M. to 10:00 P.M. No children or staff members are allowed to stay overnight in the facility.

**CONDITION #7 – EXTERIOR LIGHTING**

All outdoor lighting shall be shielded and directed inward onto the project site. All outdoor lighting on the project site, including lighting from fixtures installed on the outside of project buildings, shall be shielded so that, at a minimum, no light is emitted above a horizontal line parallel to the ground, to prevent glare from impacting surrounding uses.

**CONDITION #8 SIGN REGULATIONS**

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

**ATTACHMENTS**

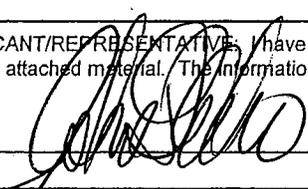
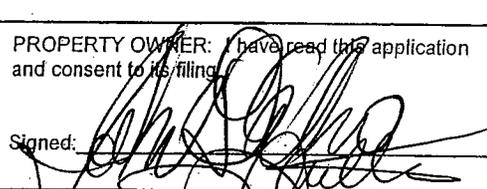
Exhibit "A"

APPLICATION/SITE MAP

**PLANNING APPLICATION**  
TYPE OR PRINT CLEARLY

*Exhibit "A"*

City of Corning  
Planning Dept.  
794 Third Street  
Corning, CA 96021

PROJECT INFORMATION	PROJECT ADDRESS <b>185 FIG LANE</b>		ASSESSOR'S PARCEL NUMBER <b>073-120-77</b>	G.P. LAND USE DESIGNATION <b>MFR</b>
	ZONING DISTRICT <b>R-2</b>	FLOOD HAZARD ZONE <b>N/A</b>	SITE ACREAGE <b>1.44</b>	AIRPORT SAFETY ZONE? <b>N/A</b>
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <b>BUSY BEE DAYCARE</b> <b>Max kids (60) at different times of the day - Maximum 10 employees</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				
APPLICANT INFORMATION	APPLICANT <b>JOHN D. ELLER</b>		ADDRESS <b>24795 Pedan Ave, Corning</b>	DAY PHONE <b>824-6550</b>
	REPRESENTATIVE (IF ANY)		ADDRESS	DAY PHONE <i>cell 200-1958</i>
	PROPERTY OWNER <b>JOHN D. ELLER &amp; NANETTE ELLER</b>	ADDRESS <b>24795 Pedan Ave Corning, ca 96021</b>		DAY PHONE <b>530-824-6550</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>2015-278</b>	RECEIVED BY: <b>JS</b>	DATE RECEIVED <b>9/2/2015</b>	DATE APPL. DEEMED COMPLETE
	FEE RECEIVED/RECEIPT NO. <b>Yes CC# 2235</b>	CEQA DETERMINATION <b>Exempt ND MND EIR</b>		DATE FILED

**RECEIVED**



# CITY OF CORNING

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

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

### General Information

1. Project Title:

**BUSY BEE DAYCARE**

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:

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### Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: **3414** sq. ft. in **1** floor(s).

4. Amount of off-street parking to be provided. **21** *approx* parking stalls. (Attach plans)

5. Proposed scheduling/development.

**I would like to start immediately**

6. Associated project(s).

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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.)

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## PLANNING APPLICATION

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

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

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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.

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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.

**This Project requires a use permite to build/operate a daycare within  
this zoning**

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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.

THIS SITE IS A VACANT LOT, SEASONAL WEEDS THAT I MOW YEARLY.

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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.

THIS PROJECT IS BORDERED BY OTHER VACANT LAND

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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

9-1-15

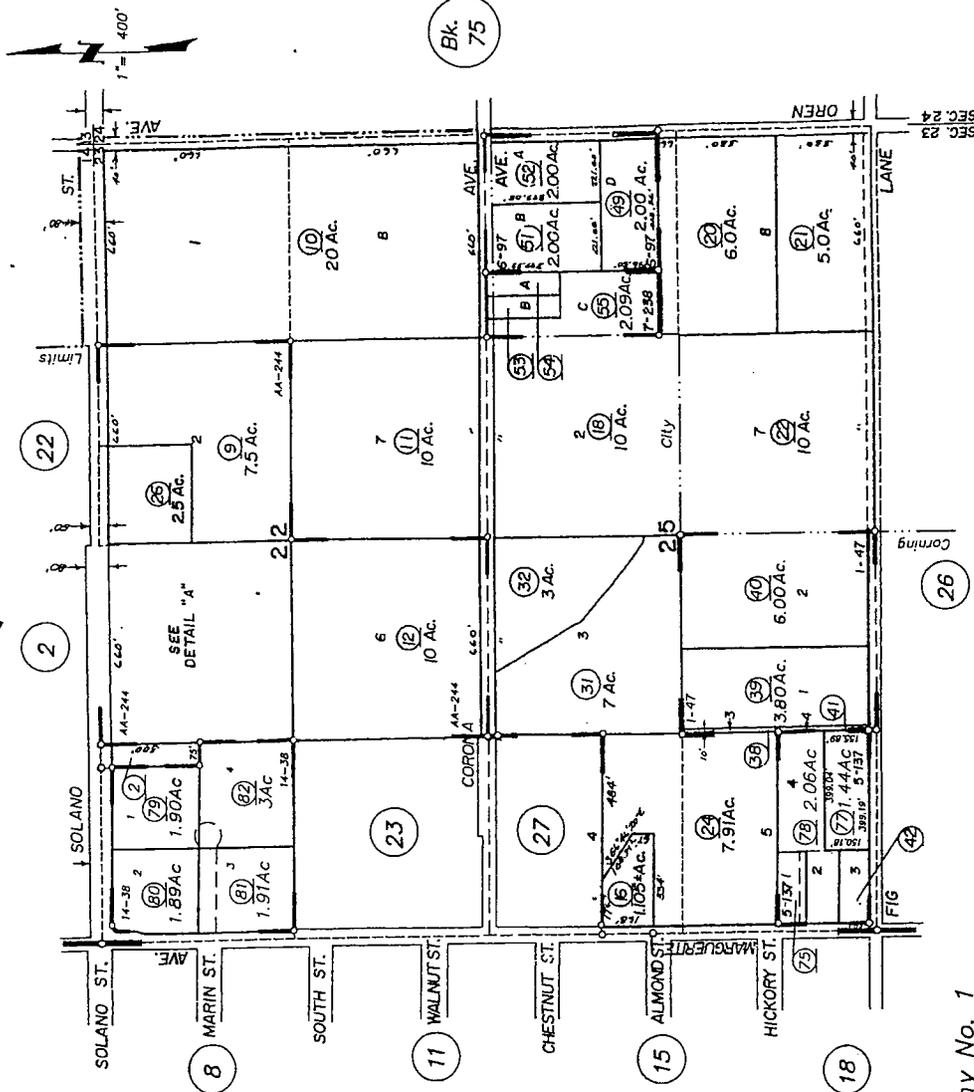
Signature



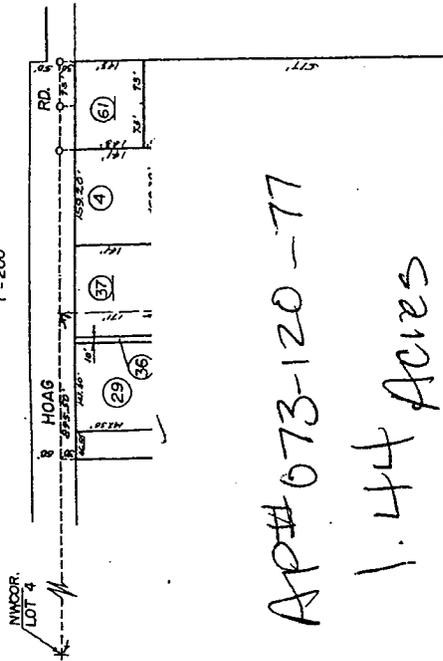
For:

73-12

SUBDIVIDED LAND IN NE1/4 SEC. 23, T.24N., R.3W., M.D.B.&M.



DETAIL "A"  
1"=200'



AP# 073-120-77  
1.44 Acres

R.M. Bk. A, Pg. 33-Maywood Colony No. 1

R.S. Bk. AA, Pg. 244

P.M. Bk. 1, Pg. 47-P.M. No. 212

P.M. Bk. 5, Pg. 137-P.M. No. 77-255

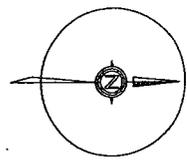
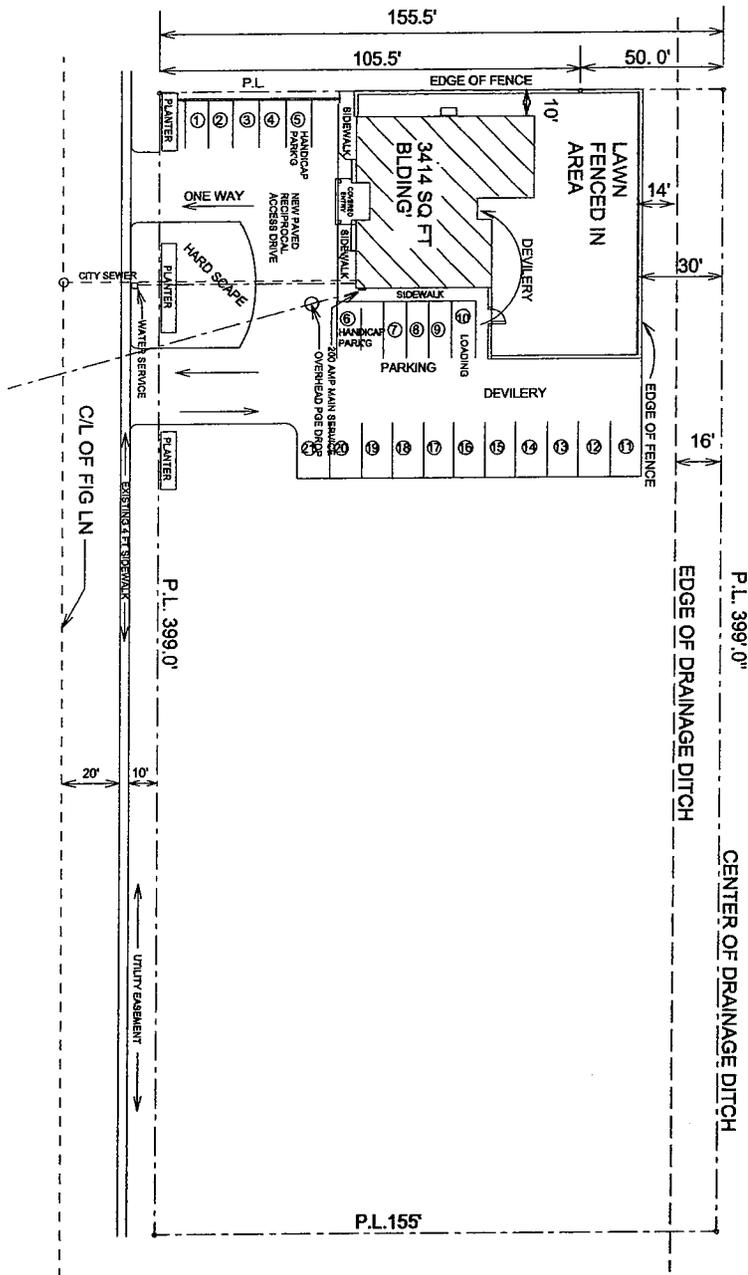
P.M. Bk. 6, Pg. 97-P.M. No. 79-23

P.M. Bk. 7, Pg. 238-P.M. No. 83-76

P.M. Bk. 14, Pg. 38-P.M. No. 07-20

Assessor's Map Bk. 73 -Pg. 12  
County of Tehama, Calif.

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



BUSY BEE DAY CARE  
 APN:073-120-045  
 CORNING, CA 96021

**SITE PLAN**

ELLER CONSTRUCTION  
 X  
 CORNING, CA., 96021  
 530-200-1958

REVISIONS	BY
REV.4	
August 19, 2015	

RECEIVED

SEP 02 2015

CITY OF CORNING

CITY OF CORNING  
794 Third Street  
Corning, California 96021

CK#  
2235

NAME Eller Construction

ADDRESS \_\_\_\_\_

DATE	DESC.	ACCT. NO.	AMOUNT	BALANCE
			\$560 <sup>00</sup>	
	2015-278 use permit		Envir	

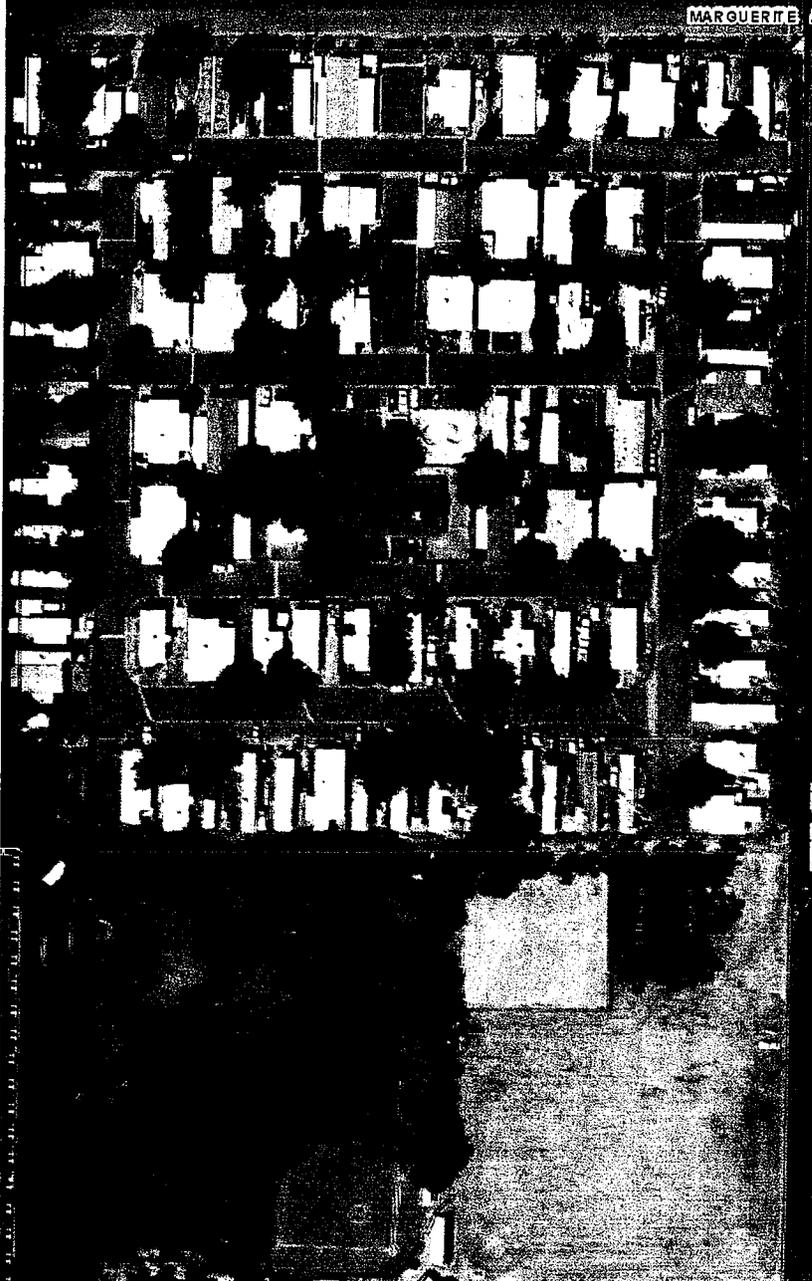
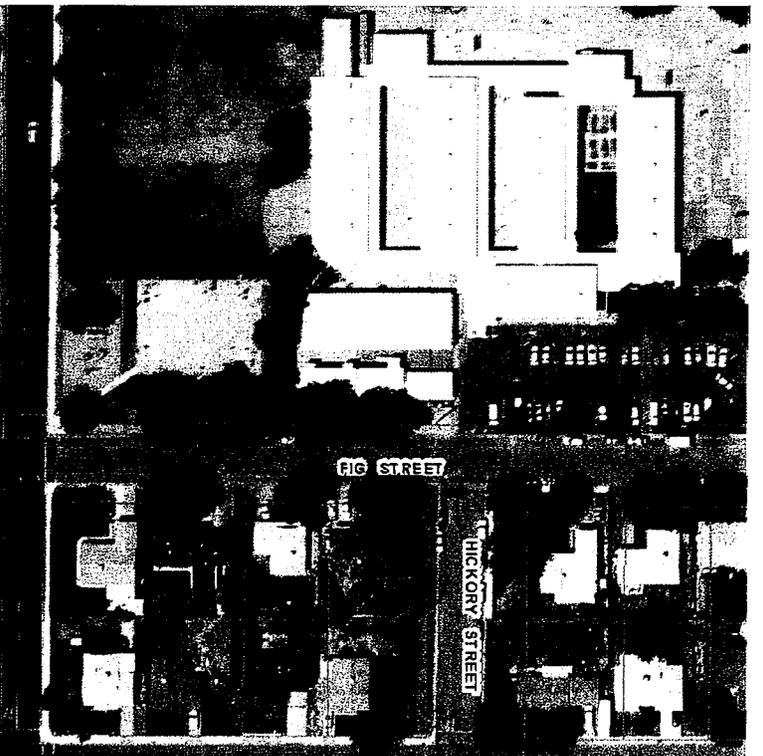
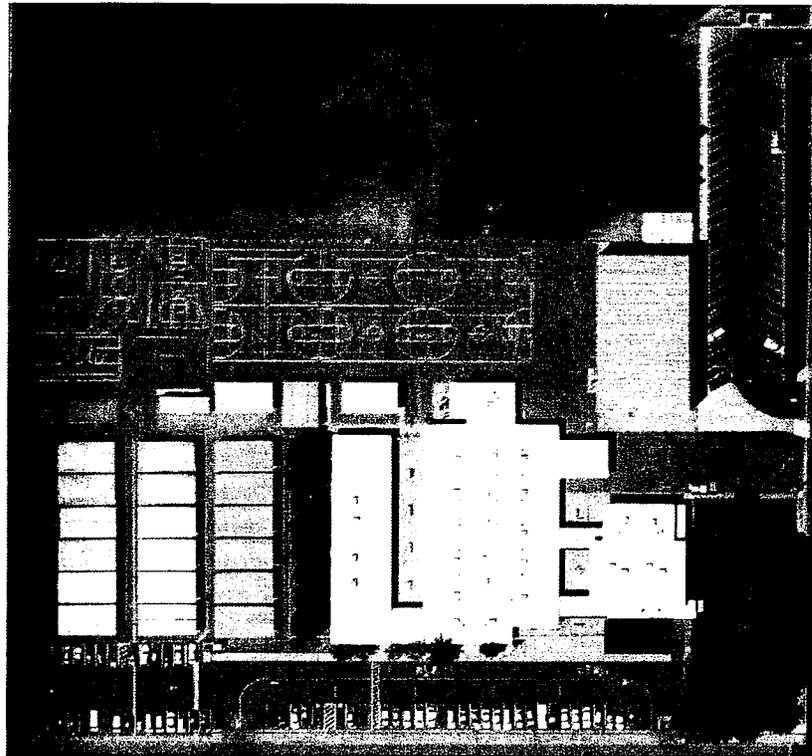
RECEIVED

SEP 02 2015

CITY OF CORNING

CUSTOMER NO. \_\_\_\_\_

COR-002



**ITEM NO: E-3  
USE PERMIT APPLICATION 2015-279;  
La PLAZA MEXICAN RESTAURANT, TO SELL  
BEER & WINE WITHIN AN EXISTING RESTAURANT  
LOCATED AT THE SOUTHWEST CORNER OF THE  
SOLANO ST. / FIRST ST. INTERSECTION.  
APN: 73-064-02 ADDRESS: 903 SOLANO ST**

**OCTOBER 20, 2015**

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

**FROM: JOHN STOUFER; PLANNING CONSULTANT**

**PROJECT DESCRIPTION:**

La Plaza Mexican Restaurant is seeking an on-sale license with the California Department of Alcoholic Beverage Control (ABC) to sell beer and wine within their existing restaurant. Section 17.54.020 (1) of the City of Corning Zoning Code requires that a conditional use permit must be obtained prior to the onsite serving or consumption of alcohol within a bar or restaurant. As required by code, the owners have applied for a Use Permit that must be granted by the Planning Commission prior to ABC issuing the on-sale license. The La Plaza Mexican Restaurant is located at the southwest corner of the Solano St. / First St. intersection.

APN: 73-064-02 Address: 903 Solano St.

**GENERAL PLAN LAND USE DESIGNATION**

I – Industrial

**ZONING**

M-1 – Light Industrial. The existing restaurant is considered a grandfathered use since commercial uses require a Use Permit prior to establishment in an M-1 Zone. As previously explained in the project description Section 17.54.020 (1) of the City of Corning Zoning Code requires that a conditional use permit must be obtained prior to the onsite serving or consumption of alcohol within a bar or restaurant.

**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 the owners to sell beer and wine in an existing building that has an established restaurant known as the La Plaza Mexican Restaurant. Staff feels that this is a negligible expansion of the previous existing use and therefore exempt from CEQA pursuant to Section 15301, Class 1.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2015-279;**

**Factual Subfinding #1**

The La Plaza Mexican Restaurant is an established restaurant that currently serves food and non-alcoholic beverages. Beer and wine are commonly served with meals in restaurants throughout the City of Corning. Obtaining an on-sale license from the ABC will not change the nature of the existing operation.

**Legal Finding #1**

The granting of Use Permit 2015-279 is a negligible expansion of the previous existing use of this building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

**Factual Subfinding #2**

The parcel where the La Plaza Mexican Restaurant is established is zoned M-1 – Light Industrial.

**Legal Finding #2**

The sale and consumption of beer and wine within a business is a permitted use in the M-1 Zoning District upon the granting of a Use Permit pursuant to Section 17.54.020 (1) of the City of Corning Zoning Code.

**Factual Subfinding #3**

The applicants propose to serve beer and wine in an established business known as La Plaza Mexican Restaurant.

**Legal Finding #3**

The existing building is adequate in size, shape, and topography to allow for the serving of beer and wine in the La Plaza Mexican Restaurant.

**Factual Subfinding #4**

The existing building is located along the south side of Solano St. at the southwest corner of the Solano St. / First St. intersection.

**Legal Finding #4**

Solano and First Streets are existing public roads adequate in width and pavement to carry the amount of traffic generated by the expanded use at La Plaza Mexican Restaurant.

**Factual Subfinding #5**

The existing building where the La Plaza Mexican Restaurant is established is located in an area that is developed with commercial businesses along Solano St. in the City of Corning.

**Legal Finding #5**

Providing for the sell and serving of beer and wine at the building located at 903 Solano St. within the City of Corning will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

**ACTION:**

**Move to adopt the five, or similar, Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2015-279 permitting the sale and serving of beer and wine in an established business known as the La Plaza Mexican Restaurant subject to the three (3) conditions as recommended by staff.**

**Condition #1**

The applicant must comply with the requirements of the Alcoholic Beverage Control (ABC) and be issued a license prior to the sale or serving beer and wine at the business known as the La Plaza Mexican Restaurant.

**Condition #2**

The applicant must comply with all local, state, and federal regulations especially those imposed by the City of Corning's Building and Fire Departments as well as the Tehama County Environmental Health Department.

**Condition #3**

Comply with the City of Corning Outdoor Advertising Sign Regulations.

**Or;**

**Move to adopt findings and deny the issuance of Use Permit 2015-279.**

**ATTACHMENTS**

Exhibit "A"

Use Permit Application with site map

**PLANNING APPLICATION**  
TYPE OR PRINT CLEARLY

Exhibit "A"

City of Corning  
Planning Dept.  
794 Third Street  
Corning, CA 96021

PROJECT INFORMATION	PROJECT ADDRESS <b>903 Solano St.</b>	ASSESSOR'S PARCEL NUMBER <b>73-064-02</b>	G.P. LAND USE DESIGNATION <b>I</b>
	ZONING DISTRICT <b>M-1</b>	FLOOD HAZARD ZONE <b>N/A</b>	SITE ACREAGE <b>N/A</b>
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <b>Sell Beer and Wine at La Plaza Mexican Restaurant</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			
APPLICANT INFORMATION	APPLICANT <b>Elia Acevedo</b>	ADDRESS <b>404 Marin St</b>	DAY PHONE <b>530-513-2403</b>
	REPRESENTATIVE (IF ANY) <b>Luett Acevedo</b>	ADDRESS <b>404 Marin St</b>	DAY PHONE <b>530-513-0550</b>
	PROPERTY OWNER <b>Davies Construction</b>	ADDRESS <b>721 Solano St.</b>	DAY PHONE
	CORRESPONDENCE TO BE SENT TO <input 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: <b>Elia Acevedo</b>	PROPERTY OWNER: I have read this application and consent to its filing. Signed: <b>Louis J. Davies</b>	
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>2015-279</b>	RECEIVED BY: <b>JS</b>	DATE RECEIVED <b>9/29/2015</b>
	DATE APPL. DEEMED COMPLETE		
	FEE RECEIVED/RECEIPT NO. <b>CR# 2246</b>	CEQA DETERMINATION <input checked="" type="checkbox"/> Exempt ND MND EIR	DATE FILED



# CITY OF CORNING

## ENVIRONMENTAL INFORMATION FORM

(To be completed by Applicant)

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

### General Information

1. Project Title: Use Permit 2015-279

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:

Sell Beer + Wine at La Plaza Mexican Restaurant - Requires  
a Type 41 On-Sale Beer + Wine Eating Place with ABC

### Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: 800 sq. ft. in \_\_\_\_\_ floor(s).

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

5. Proposed scheduling/development. Existing restaurant open for business

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.

Existing restaurant has approximately 800 sq. ft. dining area

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 Use Permit to serve beer and wine.

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.

*Existing Restaurant*

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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.

*Commercial development along Sakaw St.*

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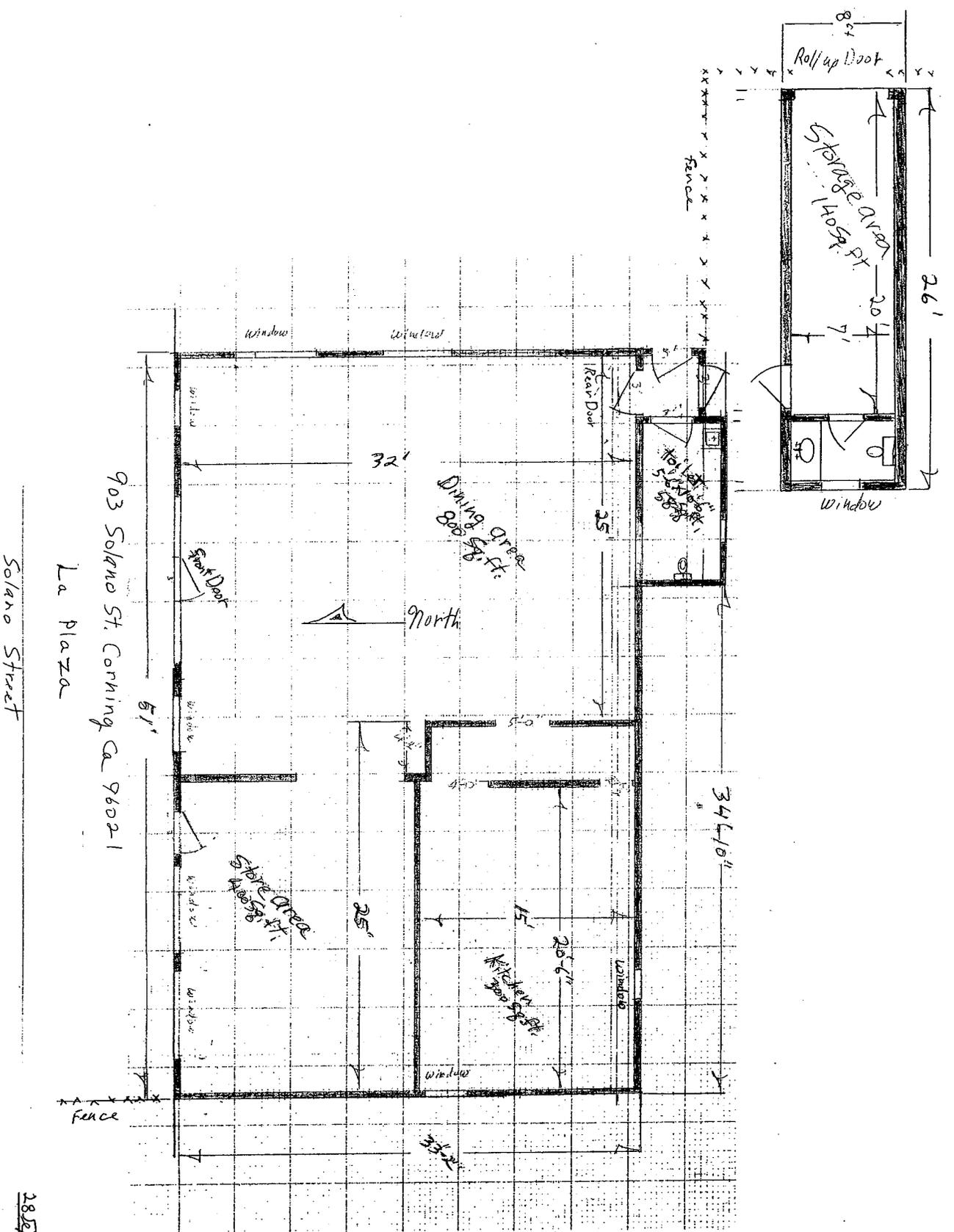
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## Certification

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 \_\_\_\_\_ Signature \_\_\_\_\_

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



903 Solano St. Corning Ca 96021

La Plaza

Solano Street

28 Sept 2015 Louis Davies

✓ # 2246

**CITY OF CORNING**  
794 Third Street  
Corning, California 96021

NAME La Playa Market

ADDRESS \_\_\_\_\_

DATE	DESC.	ACCT. NO.	AMOUNT	BALANCE
			\$ 560. <sup>00</sup> / <sub>100</sub>	
	RECEIVED CITY OF CORNING  SEP 29 2015  FINANCE DEPARTMENT		Use Permit application & CEQA exemption.  2015-279	

CUSTOMER NO. \_\_\_\_\_



**ITEM NO: E-4  
USE PERMIT APPLICATION 2015-280;  
LOS COSTENOS RESTAURANT, TO SELL BEER &  
WINE WITHIN AN EXISTING RESTAURANT  
LOCATED ALONG THE NORTH SIDE OF SOLANO  
ST. APPROXIMATELY 100 FEET EAST OF THE  
SOLANO ST. / HOAG ST. INTERSECTION.  
APN: 71-123-07 ADDRESS: 1510 SOLANO ST**

**OCTOBER 20, 2015**

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

**FROM: JOHN STOUFER; PLANNING CONSULTANT**

**PROJECT DESCRIPTION:**

Los Costenos Restaurant is seeking an on-sale license with the California Department of Alcoholic Beverage Control (ABC) to sell beer and wine within their existing restaurant. Section 17.54.020 (1) of the City of Corning Zoning Code requires that a conditional use permit must be obtained prior to the onsite serving or consumption of alcohol within a bar or restaurant. As required by code, the owners have applied for a Use Permit that must be granted by the Planning Commission prior to ABC issuing the on-sale license. The Los Costenos Restaurant is located along the north side of Solano St. approximately 100 feet east of the Solano St. / Hoag St. intersection.  
APN: 71-123-07 Address: 1510 Solano St.

**GENERAL PLAN LAND USE DESIGNATION**

C – Commercial

**ZONING**

C-3 – General Business District. This district classification is intended to be applied where general commercial facilities are necessary for public service and convenience. The C-2, Central Business District, allows Catering shops, cafes and restaurants as an allowed use pursuant to Section 17.20.020 (B) of the Corning Zoning Code. The C-3 District (Section 17.22.020 A) permits allowed uses in the C-1 and C-2 Zoning Districts. As previously explained in the project description Section 17.54.020 (1) of the City of Corning Zoning Code requires that a conditional use permit must be obtained prior to the onsite serving or consumption of alcohol within a bar or restaurant.

**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 the owners to sell beer and wine in an existing building that has an established restaurant known as the Los Costenos Restaurant. Staff feels that this is a negligible expansion of the previous existing use and therefore exempt from CEQA pursuant to Section 15301, Class 1.

**RECOMMENDATION:**

**Staff recommends that the Planning Commission adopt the following, or similar, Factual Subfindings and Legal Findings for Use Permit 2015-280;**

**Factual Subfinding #1**

The Los Costenos Restaurant is an established restaurant that currently serves food and non-alcoholic beverages. Beer and wine are commonly served with meals in restaurants throughout the City of Corning. Obtaining an on-sale license from the ABC will not change the nature of the existing operation.

**Legal Finding #1**

The granting of Use Permit 2015-280 is a negligible expansion of the previous existing use of this building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

**Factual Subfinding #2**

The parcel where the Los Costenos Restaurant is established is zoned C-3 – General Business District.

**Legal Finding #2**

The sale and consumption of beer and wine within a business is a permitted use in the C-3 Zoning District upon the granting of a Use Permit pursuant to Section 17.54.020 (1) of the City of Corning Zoning Code.

**Factual Subfinding #3**

The applicants propose to serve beer and wine in an established business known as Los Costenos Restaurant.

**Legal Finding #3**

The existing building is adequate in size, shape, and topography to allow for the serving of beer and wine in the Los Costenos Restaurant.

**Factual Subfinding #4**

The existing building used as Los Costenos Restaurant is located along the north side of Solano St.

**Legal Finding #4**

Solano Street is an existing public road adequate in width and pavement to carry the amount of traffic generated by the expanded use at Los Costenos Restaurant.

**Factual Subfinding #5**

The existing building where the Los Costenos Restaurant is established is located in an area that is developed with commercial businesses in the downtown area of Corning.

**Legal Finding #5**

Providing for the sell and serving of beer and wine at the building located at 1510 Solano St. within the City of Corning will not have an adverse effect upon the use, enjoyment or valuation of adjacent or neighboring properties or upon the public welfare.

**ACTION:**

**Move to adopt the five, or similar, Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2015-280 permitting the sale and serving of beer and wine in the Los Costenos Restaurant subject to the three (3) conditions as recommended by staff.**

**Condition #1**

The applicant must comply with the requirements of the Alcoholic Beverage Control (ABC) and be issued a license prior to the sale or serving beer and wine at the business known as the Los Costenos Restaurant.

**Condition #2**

The applicant must comply with all local, state, and federal regulations especially those imposed by the City of Corning's Building and Fire Departments as well as the Tehama County Environmental Health Department.

**Condition #3**

Comply with the City of Corning Outdoor Advertising Sign Regulations.

**Or;**

**Move to adopt findings and deny the issuance of Use Permit 2015-280.**

**ATTACHMENTS**

Exhibit "A"

Use Permit Application & Location Map

**PLANNING APPLICATION**  
TYPE OR PRINT CLEARLY

Exhibit "A"

City of Corning  
Planning Dept.  
794 Third Street  
Corning, CA 96021

PROJECT INFORMATION	PROJECT ADDRESS 1510 Solano Street		ASSESSOR'S PARCEL NUMBER 71-123-07	G.P. LAND USE DESIGNATION C-Commercial
	ZONING DISTRICT C-3	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE?
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Sell Beer + Wine in Restaurant - Los Costeros Restaurant			
	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 Adelaida Sotelo		ADDRESS 1510 Solano St	DAY PHONE (530) 838-0973 (530) 838-9211
	REPRESENTATIVE (IF ANY)		ADDRESS	DAY PHONE
	PROPERTY OWNER		ADDRESS	DAY PHONE
	CORRESPONDENCE TO BE SENT TO <input 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: Adelaida Sotelo		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.				

ESSENTIAL INFO	FOR OFFICE USE ONLY			
	APPLICATION NO. 2015-280	RECEIVED BY: JS	DATE RECEIVED 10/15/2015	DATE APPL. DEEMED COMPLETE
	FEEES RECEIVED/RECEIPT NO.	CEQA DETERMINATION Exempt ND MND EIR		DATE FILED

**PLANNING APPLICATION**  
TYPE OR PRINT CLEARLY

Planning Dept.  
794 Third Street  
Corning, CA 96021

PROJECT INFORMATION	PROJECT ADDRESS <b>1510 Solano Street</b>		ASSESSOR'S PARCEL NUMBER <b>71-123-07</b>	G.P. LAND USE DESIGNATION <b>C-Commercial</b>
	ZONING DISTRICT <b>C-3</b>	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE?
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <b>Sell Beer + Wine in Restaurant - Los Costeros Restaurant</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	
	APPLICANT <b>Adelaida Sotelo</b>	ADDRESS <b>1510 Solano St</b>	DAY PHONE <b>(530)838-9211</b>	
	REPRESENTATIVE (IF ANY)	ADDRESS	DAY PHONE	
PROPERTY OWNER	ADDRESS	DAY PHONE		
CORRESPONDENCE TO BE SENT TO <input 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: <b>Adelaida Sotelo</b>		PROPERTY OWNER: I have read this application and consent to its filing. Signed: <b>[Signature]</b>		
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>2015-280</b>	RECEIVED BY:	DATE RECEIVED	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: Use Permit 2015-280

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:

Sell Beer + Wine at Los Costeros Restaurant - Requires  
a Type 41 On-sale Beer + Wine Eating Place License with ABC

### Additional Project Information

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

4. Amount of off-street parking to be provided. 15 parking stalls. (Attach plans)

5. Proposed scheduling/development. Existing restaurant open for business.

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.

Existing restaurant use to be Old Friends Cafe

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 Use Permit to serve beer and wine on-site

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.

Existing Residence

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.

Commercial development along Sokow St.

## 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 10-5-15

Signature Adeleida Sotelo

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

