



**CITY OF CORNING
PLANNING COMMISSION MEETING MINUTES
TUESDAY, OCTOBER 15, 2024
CITY COUNCIL CHAMBERS
794 THIRD STREET CORNING, CA 96021**

In compliance with the Americans with Disabilities Act, the City of Corning will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office (530/824-7033) to make such a request. Notification at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law. Complaints of discrimination may be filed with the Secretary of Agriculture, Washington, D.C. 20250.

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

B. **ROLL CALL:**

Commissioners: Barron
Poisson
Lamb
Smith

Chairperson: Robertson

Present: Robertson, Barron, Poisson, Smith

Absent: Lamb

C. **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 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.

Christina Meeds introduced Bruce Crow with SHN Consulting. Bruce introduced himself and presented an overview of what he does and how he is helping the city.

D. **MINUTES:** No minutes. Last meeting was cancelled due to lack of agenda.

E. **PUBLIC HEARINGS AND MEETINGS:**

1. Tentative Tract Map 2024-1002, Subdivide an approximately 7-acre parcel and create 28 single family residential parcels in an R-1-8 zoning designation and adopt a CEQA section 15183 exemption

Christina Meeds presented an overview of the project. This tentative tract map will be bringing 28 single family medium income homes. The homes will be located in the current empty lot north of Colusa St. and South of North St. between Toomes Ave. and Houghton Ave. It is zoned R1-8 which would be 8,000 sq. ft. lots. Per CEQA since the developer is not requesting a zoning change there isn't any additional environmental review. There will be 37 standard conditions and 7 findings. It was asked that the homes do not have access off of Toomes Ave or have driveways off of Toomes Ave. They will connect to city utilities, and PG&E lines will be underground. There will be a cul-de-sac at

the end of this subdivision, but you will have access to North St. near the end of the cul-de-sac. Lincoln Avenue will connect the new homes to North St. but Lincoln Ave will not connect on the south end north of Colusa St.

Bruce Crow followed up with the CEQA exemptions. Given the size of this project it doesn't fit in the exemption set at 5 acres since this project is 7 acres it requires a more robust environmental review.

Melodie Poisson: She would like for the signs to all match since there seems to be confusion with one sign saying Lincoln St. and the other saying Lincoln Ave. this would be a good time to address that they need to match since the project will connecting to Lincoln Avenue.

She believed the city didn't allow wood burning stoves for new builds. Christina clarified that the developer does not intend to use wood burning stoves, but there are standards that need to be followed by air quality and that's why it's listed as a condition and as of now the city doesn't have requirements for wood burning stoves.

Public Comments:

An audience member questioned if the power lines will be underground what the plan will be with the existing power poles. Mike, the developer, clarified the power poles will stay where they are. They do not plan on moving them and will work around them. The audience member wanted clarification on how PG&E will service their lines. It was clarified to him that PG&E will have an easement for access with all properties.

Mr. Ostarello had a question as to why Lincoln Ave didn't cut through to North Street. Mike the developer stated that the south end of Lincoln Ave off of Colusa St. is a substandard street and doesn't meet city code. The north portion of Lincoln Ave. does meet the standards. Another concern from Mr. Ostarello is traffic control on North St. to Toomes Ave. since this new subdivision will have direct access to North Street. Christina clarified this concern would be a concern that City Council would address and not the developer.

Mrs. Ostarello would like to know if the developer could possibly reduce the number of homes so Lincoln Ave. could go through the subdivision, but Mike said that is not a possibility due to the minimum requirements for the lots.

Another concern with this project from many audience members was if this new build will have any impact on flooding the street. There is already a concern that the corner of North St. and Toomes St. will flood when we have a lot of rain. Mike clarified that this should not impact that corner since they are further south, and they plan on using storm drain percolation for their storm water.

Closed public comment at 7:28pm

Commissioner Barron motioned to recommend that the Corning City Council adopt the 7 findings as presented in the staff report and approve tentative tract map 2024-1002 and subject to the 37 conditions as presented in the staff report; Poisson seconded the motion.

Ayes: Barron, Poisson, Smith, and Robertson

Absent: Lamb

Abstain/Opposed: None

Result: Motion was approved by a 4-0 vote with one absent.

F. REGULAR AGENDA:

1. Digital sign findings to be discussed.

Christina Meeds presented information on possible digital sign requirements to amend the current sign Ordinance. Some guideline suggestions were sign brightness, restrictions to commercial properties only, no offsite sign advertising, no personalized messages (ex. happy birthday), and animation guidelines.

All Commissioners agreed for staff to look into similar Ordinances from city's where their sign Ordinance is effective and provides businesses with a good guideline that makes downtown look pleasing.

G. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR: None

H. ADJOURNMENT: 7:49pm

Rubi Ordaz, City Clerk