



**CITY OF CORNING
PLANNING COMMISSION MEETING AGENDA
TUESDAY, FEBRUARY 18, 2025
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

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.

D. **MINUTES:**

1. Waive the reading and approve the Minutes of the January 21, 2025, Planning Commission Meeting with any necessary corrections.

E. **PUBLIC HEARINGS AND MEETINGS:**

F. **REGULAR AGENDA:**

1. Lot line adjustment 2025-01, APN's 071-071-005 & 071-071-006, Address: 1938 Colusa St.

G. **PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:**

H. **ADJOURNMENT:**

POSTED: FRIDAY FEBRUARY 14, 2025



**CITY OF CORNING
PLANNING COMMISSION MEETING MINUTES
TUESDAY, JANUARY 21, 2025
CITY COUNCIL CHAMBERS
794 THIRD STREET CORNING, CA 96021**

A. CALL TO ORDER:

Meeting was called to order at 6:30 by Chairperson Robertson.

B. ROLL CALL:

Commissioners present:

Frank Barron
Melodie Poisson
Brooke Smith
Diana Robertson

Chairperson:

Absent:

Cody Lamb

Staff present:

Planner, Christina Meeds
City Clerk, Rubi Ordaz

C. BUSINESS FROM THE FLOOR:

Christina Meeds- Provided information on an agenda item going to the Council meeting. She wanted the Planning Commission to be aware of the Multi-Jurisdictional Hazard Mitigation Plan and if they have any input they can make comments on the link provided.

D. MINUTES:

1. Waive the reading and approve the Minutes of the August 20, 2024, Planning Commission Meeting with any necessary corrections.

Commissioner Barron moved to approve the Minutes of the August 20th Planning Commission Meeting; Commissioner Smith seconded the motion.

Ayes: Barron, Poisson, Smith, and Robertson

Absent: Lamb

Abstain/Opposed: None

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

2. Waive the reading and approve the Minutes of the November 19, 2024, Planning Commission Meeting with any necessary corrections

Commissioner Poisson moved to approve the Minutes of the November 19th Planning Commission Meeting; Commissioner Barron seconded the motion.

Ayes: Barron, Poisson, Smith, and Robertson

Absent: Lamb

Abstain/Opposed: None

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

E. PUBLIC HEARINGS AND MEETINGS:

1. Use Permit Application 2025-333; Establish a residence in a commercial building where the owner's business is established

Planner, Christina Meeds, presented the use permit application that Mr. Vargas submitted wanting to establish a residence in a commercial building at 1312 Solano Street where the owner's business is established. The recommended conditions listed in the staff report are to be met in order to maintain residency. Also, he will need a variance due to it being 8s q ft over the allowed size. The amount of allowed tenants should be increased to 5 people. No residential parking will be allowed on Solano it will need to be in the back.

Opened public hearing 6:39pm

Poisson asked Mr. Vargas how many daughters will live in the home.

Mrs. Vargas clarified that it would be 3 daughters living along with the 2 adults.

Commissioner Barron asked about engineering plans. Mr. Vargas confirmed they do have engineering plans.

Closed public hearing: 6:44pm

Commissioner Poisson moved to adopt the five (5) factual sub findings and legal findings as presented in the staff report and approve Use Permit 2025-333 permitting the establishment of a residence on the second floor of the commercial building located at 1312 Solano Street subject to the six (6) conditions of approval as recommended by staff with an edit of 2 residents to 5 residents; Smith seconded the motion.

Ayes: Barron, Poisson, Smith, and Robertson

Absent: Lamb

Abstain/Opposed: None

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

2. 2024-2029 Housing Element Update: Review and make recommendations to the Corning City Council on the draft Housing Element

Opened PH at 6:47pm

Planner, Christina Meeds, presented the 2024-2029 Housing Element update. It is required that all cities and counties adequately plan to meet the housing needs of everyone in the community. The Housing Elements must include identification and analysis of existing and projected housing needs, identification and analysis of resources and constraints, and goals, policies, and implementation programs for the rehabilitation, maintenance, improvement, and development of housing for all economic segments of the population. The city hired the firm PlaceWorks to prepare the updated Housing Element.

Closed PH at 7:15pm

Commissioner Barron moved to recommend that City Council take the following actions: approve Housing Element Update CEQA Exemption Technical Memorandum and Environmental Assessment "common sense" exemption under State CEQA Guidelines Section 15061(b)(3), approve General Plan Amendment proposing to amend the City's General Plan by inclusion of the 2024-2029 City of Corning Housing Element, as required by State law, and direct City staff to submit the adopted 2024-2029 Housing Element to the Department of Housing and Community Development (HCD) for certification, and direct City staff to make minor administrative edits to the adopted 2024-2029 Housing Element, as required for certification; Commissioner 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 Lamb absent.

F. REGULAR AGENDA: None

G. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR: None

H. ADJOURNMENT: 7:18 pm

Attest:

City Clerk, Rubi Ordaz

ITEM NO: F-1
LOT LINE ADJUSTMENT 2025-01,
APN'S 071-071-005, & 071-071-006
ADDRESS: 1938 Colusa St

February 18, 2025

TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING

FROM: CHRISTINA MEEDS PLANNER II
BRANT MESKER, CITY MANAGER



PROJECT DESCRIPTION:

The property owner of APN 071-071-005 & 06, 1938 Colusa Street, is proposing to perform a lot line adjustment to reconfigure the existing 2 parcels, to allow Parcel One to encumber their entire car port which will allow parcel two, to be free of any structures and to be sold as a standalone parcel.

The parcels lie in an R-1 Single Family zoning district. The proposed lot line adjustments will continue to meet the minimum 6,000.00 square foot lot size.

The existing residence is located on proposed Lot 1.

ENVIRONMENTAL:

18.36.070 Class 5—Minor alterations in land use limitations (CEQA Guidelines, Section 15305).

A. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than twenty (20) percent, which do not result in any changes in land use or density, including but not limited to:

1. Minor lot line adjustments, side yard, and setback variances not resulting in the creation of any new parcel.
2. Issuance of minor encroachment permits.
3. Reversion to acreage in accordance with the Subdivision Map Act.
4. Design review where no other approvals require environmental review, and the project does not fit the definition of a major project.
5. Variances to lot size and lot width where no new building sites are created.
6. Variances to height limitations for single-family dwellings. (Ord. 5119-B, 2001)

SUBDIVISION MAP ACT:

State law and the City Code permits Lot Line Adjustments where all services are available to the lots and no additional lots are created. No additional parcels will be created as a result of the LLA.

STAFF RECOMMENDATION:

That the planning commission adopt the following, or similar subfindings & findings:

Factual Subfinding #1

Lot Line Adjustment 2025-01 proposes to adjust property lines on parcels and will not change the existing land use or density of the existing parcels.

Legal Finding #1

Lot Line Adjustment 2025-01 is categorically exempt from the California Environmental Quality Act pursuant to Section 15305 (a), Minor Alterations in Land Use Limitations.

Factual Subfinding #2

Lot Line Adjustment 2025-01 proposes to adjust property lines consistent with Subdivision Map Act.

Legal Finding #2

The proposed Lot Line Adjustment conforms to the Corning General Plan, Chapter 17.10, of the Corning Zoning Code, and the City's Subdivision Ordinance.

Factual Subfinding #3

Municipal water and sewer services will continue serving the resultant parcels pursuant to LLA 2025-01.

Legal Finding #3

There will be no conflicts with City Water and Sewer Services for the resultant parcels of Lot Line Adjustment 2025-01.

Factual Subfinding #4

A licensed land surveyor prepared exhibit maps and legal descriptions of the resultant parcels of LLA 2025-01. All documents have been reviewed by the contract City Surveyor, NorthStar.

Legal Finding #4

The City accepts these maps depicting the existing and proposed property boundaries but makes no attempt to certify neither title nor accuracy of the attached drawing or resultant parcel descriptions.

ACTION:

MOVE TO ADOPT THE FOUR FACTUAL SUBFINDINGS & LEGAL FINDINGS AS PRESENTED IN THE STAFF REPORT AND APPROVE LOT LINE ADJUSTMENT 2025-01, AS PROVIDED FOR IN THE CITY OF CORNING SUBDIVISION CODE AND THE STATE SUBDIVISION MAP ACT AND DIRECT STAFF TO RECORD THE MAP AND DESCRIPTIONS WITH THE TEHAMA COUNTY CLERK'S OFFICE.

OR;

MAKE A MOTION TO DENY LOT LINE ADJUSTMENT 2025-01.

ATTACHMENTS

Exhibit "A" Application and exhibit maps

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

Submit Completed Applications to:
City of Corning
Planning Dept.
794 Third Street
Corning, CA 96021

PROJECT INFORMATION	PROJECT ADDRESS 1938 COLUSA ST.		ASSESSOR'S PARCEL NUMBER 071-071-005		G.P. LAND USE DESIGNATION RESIDENTIAL		
	ZONING DISTRICT R-1-B		FLOOD HAZARD ZONE ZONE X		SITE ACREAGE 0.48		
					AIRPORT SAFETY ZONE? N/A		
	PROJECT DESCRIPTION: (attach additional sheets if necessary) LOT LINE ADJUSTMENT						
APPLICATION TYPE (Check All Applicable)							
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> General Plan Amendment <input checked="" 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 type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Other _____							
APPLICANT INFORMATION	APPLICANT		ADDRESS		DAY PHONE		
	REPRESENTATIVE (IF ANY) LESLIE COKE		ADDRESS 1165 HOFF WAY #204 ORLAND 95963		DAY PHONE 530-865-4194		
	PROPERTY OWNER		ADDRESS		DAY PHONE		
	CORRESPONDENCE TO BE SENT TO <input type="checkbox"/> APPLICANT <input checked="" type="checkbox"/> REPRESENTATIVE <input checked="" type="checkbox"/> PROP. OWNER						
	APPLICANT/REPRESENTATIVE: I have reviewed this application and the attached material. The information provided is correct. Signed: <u><i>Julie Hugg</i></u>			PROPERTY OWNER: I have read this application and consent to its filing. Signed: <u><i>Julie Hugg</i></u>			
	By signing this application, the applicant/property owner agrees to defend, indemnify, and hold the City of Corning harmless from any claim, action, or proceeding brought to attack, set aside, void or annul the City's approval of this application, and any Environmental Review associated with the proposed project.						

SUBMITTAL INFO	FOR OFFICE USE ONLY					
	APPLICATION NO.		RECEIVED BY: CM		DATE RECEIVED 12-5-24	
					DATE APPL. DEEMED COMPLETE	
	FEES RECEIVED/RECEIPT NO.			CEQA DETERMINATION Exempt ND MND EIR		DATE FILED

CK # ✓ 11167



CITY OF CORNING

ENVIRONMENTAL INFORMATION FORM (To be completed by Applicant)

DATE FILED _____

General Information

1. Project Title: LOT LINE ADJUSTMENT GRUNDY

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:

NONE

Additional Project Information

3. For non-residential projects, indicate total proposed building floor area: N/A sq. ft. in _____ floor(s).

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

5. Proposed scheduling/development. N/A

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.)

ONE EXISTING RESIDENTIAL UNIT
NO NEW UNITS PLANNED

**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.

N/A

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

N/A

10. If institutional, indicate the primary function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.

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.

N/A

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 CORNING
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.

MOSTLY FLAT. ONE SINGLE FAMILY RESIDENCE
& ONE VACANT LOT

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.

NORTH - VACANT 5 AC PARCEL
EXCEPT FOR SUBJECT PROPERTY, THE AREA
IS FULLY DEVELOPED SINGLE FAMILY HOMES

Certification

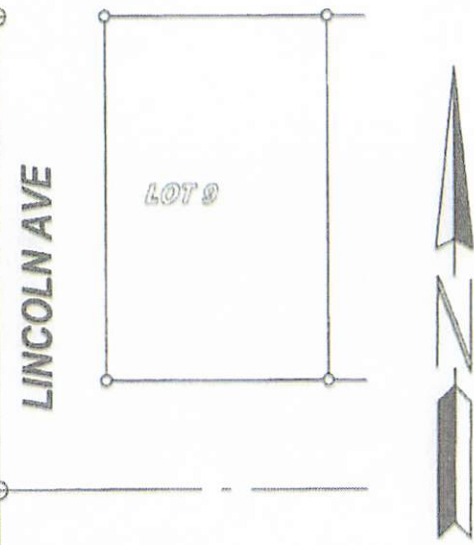
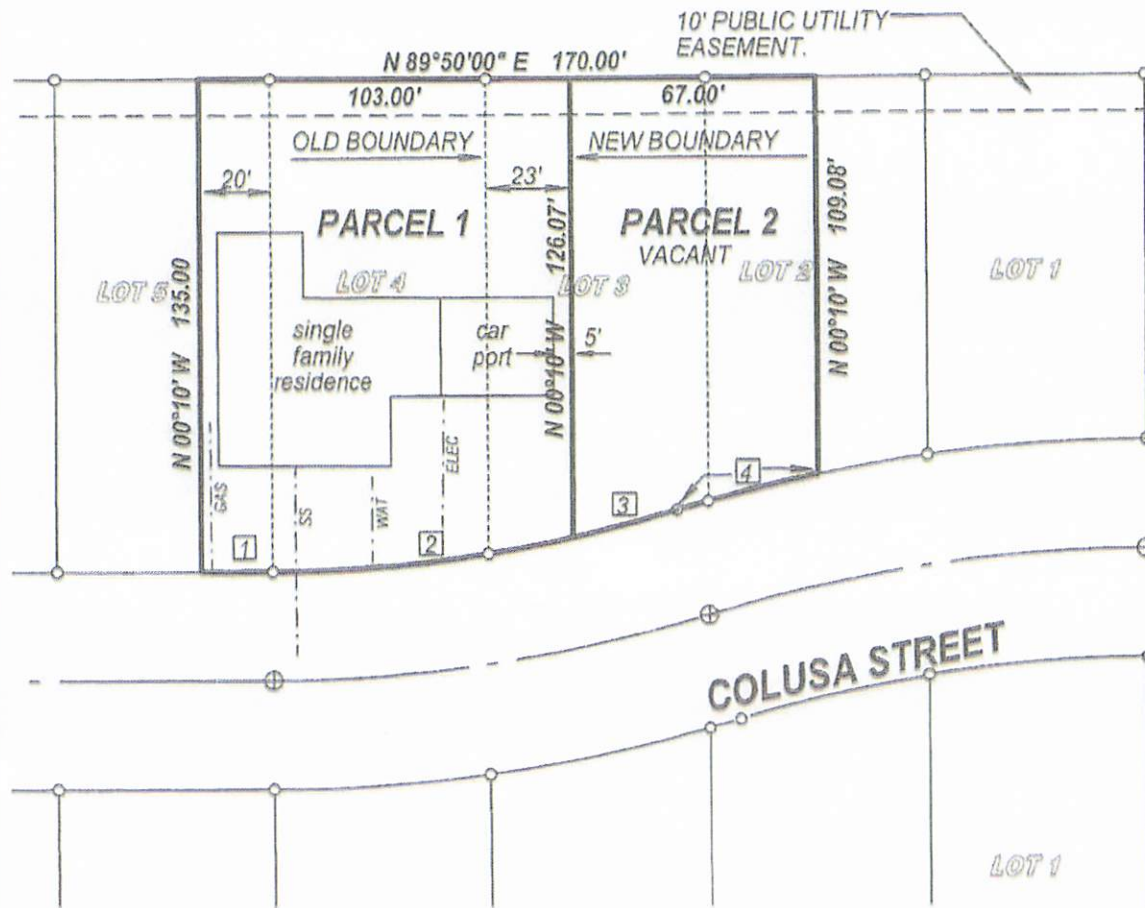
I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 12/2/24

Signature Juli MSJ

For: _____

APPROVED FOR TECH REVIEW
CHECK 2 1/7/25 MLM



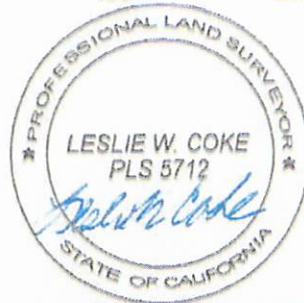
BOUNDARY DIMENSIONS

- ① N 89°50'00" E 20.00'
- ② Δ = 12°17'11" R = 390.04' L = 83.64'
- ③ Δ = 04°18'49" R = 390.04' L = 29.36'
- ④ Δ = 05°03'50" R = 450.04' L = 39.78'



PARCEL 1
10,709 SQ FT BEFORE LLA
13,659 SQ FT AFTER LLA

PARCEL 2
10,809 SQ FT BEFORE LLA
7867 SQ FT AFTER LLA



Grundy
12-23-2024

EXHIBIT A
LOT LINE ADJUSTMENT

APN 071-071-005 and 071-071-006
JAMIN AND JULIE GRUNDY

PRECISION SURVEYING		
1165 HOFF WAY, STE 204 ORLAND, CALIFORNIA 95963 530-865-4194		
DATE DECEMBER, 2024	SCALE 1" = 50'	SHEET 1 OF 1