



**CITY OF CORNING
JOINT PLANNING COMMISSION AND
SPECIAL CITY COUNCIL
MEETING AGENDA**

**TUESDAY, FEBRUARY 16, 2021
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

**Council: Dave Demo
Karen Burnett
Shelly Hargens
Chuy Valerio**

Mayor: Robert Snow

**Planning Commission: Frank Barron
Melodie Poisson
Brant Mesker
James Pendergraft
Diana Robertson**

Chairperson: Diana Robertson

C. PLEDGE OF ALLEGIANCE: Led by the City Manager.

D. INVOCATION: Led by Councilor Burnett.

Persons of no religious persuasion will not be expected in any manner to stand or to participate other than to remain quiet out of respect for those who do choose to participate.

E. 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.

F. MINUTES:

1. Waive the reading and approve the Minutes of the December 22, 2020 Joint City Council/Planning Commission Meeting and Planning Commission Meeting with any necessary corrections.

G. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS:

2. Presentation of the City of Corning Zoning Code Update.

H. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

I. ADJOURNMENT!:

POSTED: FRIDAY, FEBRUARY 12, 2021



**CITY OF CORNING
SPECIAL JOINT CITY COUNCIL AND
PLANNING COMMISSION MEETING MINUTES**

**TUESDAY, DECEMBER 22, 2020
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

A. CALL TO ORDER: 5:45 p.m.

B. ROLL CALL:

**Council: Dave Demo
Karen Burnett
Shelly Hargens
Chuy Valerio**

**Planning Commission: Frank Barron
Melodie Poisson
Brant Mesker
James Pendergraft
Diana Robertson**

Mayor: Robert Snow

Chairperson:

All members of the City Council were present, and all members of the Planning Commissioner were except Chairperson Robertson.

C. PLEDGE OF ALLEGIANCE: Led by the City Manager.

D. INVOCATION: Led by Councilor Burnett.

E. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS:

1. Presentation of the 2019 – 2024 City of Corning Housing Element Update.

Mark Teague of PlaceWorks, Inc. provided the presentation of the 2019-2024 City of Corning Housing Element and responded to various questions. Mr. Teague presented a PowerPoint Presentation on the 2019-2024 Housing Element Update. He stated that this document is State reviewed and approved and it must meet State Guidelines. He further stated that the changes proposed are such to comply with State Law. He explained that some of the updates were because they had been completed, some of the language was cleaned up, and others were incorporated due to changes in law. Basically, this is a regulatory piece required by State Law to enable the City to comply with requirements of State Law and be eligible for State Grant Funding.

F. ADJOURNMENT!: 6:15 p.m.



**CITY OF CORNING
PLANNING COMMISSION MEETING MINUTES**

**TUESDAY, DECEMBER 22, 2020
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

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

B. ROLL CALL:

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

All members of the Planning Commission were present except Chairperson Robertson.

C. BUSINESS FROM THE FLOOR: None

D. MINUTES:

1. Waive the reading and approve the Minutes of the November 17, 2020 Planning Commission Meetings with any necessary corrections.

Commissioner Poisson moved to approve the Minutes of the November 17, 2020 Planning Commission meeting as presented; Commissioner Mesker seconded the motion. **Ayes: Barron, Mesker, Poisson, and Pendergraft. Absent: Robertson. Abstain/Opposed: None. Motion was approved by a 4-0 vote with Robertson absent.**

E. PUBLIC HEARINGS AND MEETINGS:

2. Public Hearing: Draft 2019-2024 City of Corning Housing Element Update; for review and recommendation to the Corning City Council.

City Manager Kristina Miller stated that the Housing Element is one of seven State mandated general plan elements required in updating the City's General Plan, which is required to be updated by the City every 5 years. She stated that what is before the Commission for review and recommendation represents changes required by law.

Public Hearing was opened at 6:35 p.m. Commissioner Poisson asked about the section associated with dilapidated buildings and if this was inserted in the last five-year update; she was informed yes. She then asked who makes the determination; Mr. Teague explained the process. She then asked if this was a cost incurred by the City or the landowner; she was informed the landowner. Commissioner Barron stated that Lennox Fields is not added under Parks (V-27), and the Fire Ladder Truck is not listed under page (V-28) and suggested those be included.

With no further comments, the Public Hearing was closed at 6:43 p.m.

Commissioner Poisson moved to recommend that the City Council adopt the 2017-2024 Corning Housing Element Update with the addition of Lennox Field under Parks (V-27) and the Fire Ladder Truck listed on page V-28, Commissioner Pendergraft seconded the motion. **Ayes: Barron, Mesker, Poisson, and Pendergraft. Absent: Robertson. Abstain/Opposed: None. Motion was approved by a 4-0 vote with Robertson absent.**

F. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR: None.

ADJOURNMENT!: 6:44 p.m.

Lisa M. Linnet, City Clerk

**ITEM NO.: F-2
CITY OF CORNING ZONING CODE UPDATE:
JOINT INFORMATIONAL MEETING WITH
PLANNING COMMISSION AND CITY
COUNCIL. NO ACTION TO BE TAKEN
FEBRUARY 16, 2021**

**TO: PLANNING COMMISSION, HONORABLE MAYOR AND MEMBERS OF THE
CITY COUNCIL**

**FROM: KRISTINA MILLER, CITY MANAGER
CHRISSE MEEDS, PLANNER 1**



SUMMARY:

This joint informational meeting is being held with the City of Corning Planning Commission and the City of Corning Council to introduce proposed amendments to the Zoning Code. At the February 16th joint meeting, Mark Teague from Place Works will present the proposed changes and answering questions. Based on the comments of the Planning Commission and City Council, staff will prepare a public hearing notice and recommendation for the following Planning Commission meeting scheduled for March 16, 2021.

The Zoning Code update is coordinated with the recently adopted 2019-2024 Housing Element. The City contracted with Interwest and Place Works utilizing Senate Bill 2 (SB 2) grant funding from the State of California Department of Housing and Community Development. Many legislative changes occurred in the last year requiring the City to update its zoning code.

BACKGROUND:

The proposed changes to the Zoning Code are focused on:

- Addressing recent changes in State housing legislation that require the City to make changes to the Zoning code.
- Modernizing portions of the Zoning code
- Streamlining some of the processes.

No properties are being rezoned due to this update. Amendments to what is allowed within each zone are proposed where required to comply with new laws.

ZONING CODE, OVERVIEW OF PROPOSED CHANGES:

Below is a list of proposed changes (denoted in green) and new State housing legislation.

1. **Code 17.04.030** – Update to the General Purpose, to reflect the relationship to the General Plan and to elaborate on the purpose of the zoning code.

The current definition reads: The plan is adopted to provide reasonable protective regulations designed to promote and protect the public health, safety, peace, morals, comfort, convenience, and general welfare, and

- A. To protect the established character and the social and economic stability of agricultural, residential, commercial, industrial, and other types of improved areas.

- B. To assist in providing a definite comprehensive plan for sound and orderly development, and to guide and regulate such development to accordance with the master plan and the objectives and standards set forth therein.

Proposed NEW:

17.04.030 - General Purpose

The purpose of this Code is to implement the City's General Plan and to protect and promote the public health, safety, peace, comfort, convenience, prosperity, and general welfare. More specifically, the Code is adopted to achieve the following objectives:

Provide standards for the orderly growth and development of the City, and guide and control the use of land to provide a safe, harmonious, attractive, and sustainable community.

Achieve the arrangement of land uses depicted in the Corning General Plan, consistent with the goals and policies of the General Plan.

Enhance the appearance of the City and promote high-quality design.

Preserve and enhance the quality of life and character of residential neighborhoods.

Promote economic growth and the creation of jobs.

Facilitate the appropriate location of community facilities, institutions, transportation, and parks and recreational areas.

Allow for public participation in government decision-making regarding land use and development in a manner consistent with State law.

Define duties and powers of administrative bodies and officers responsible for implementation of the Code.

- 2. Code 17.04.040** – Updated text clarifying the relationship between the Zoning Code and the General Plan.

The current definition reads: The zoning plan is intended to apply to all private, public, quasi-public, institutional, and public utility properties and all other lands, buildings, and structures within the incorporated area of the City.

Proposed NEW:

17.04.040 - Relationship to the General Plan

This Code implements the goals and policies of the City of Corning General Plan by regulating the use of land and structures within the City. This Code and the General Plan shall be consistent with one another. Any permit, license, or approval issues pursuant to this Code must be consistent with the General Plan and all applicable specific plans. In any case where there is a conflict between this Code and the General Plan, the General Plan shall control.

3. Updated definitions and added new housing related definitions in 17.06 as required by new laws.

A. Proposed NEW: 17.06.025 – Accessory Dwelling Unit (ADU)

An attached or detached unit that is ancillary to a primary dwelling unit. See Section 17.64.060 of this Zoning Code for more detailed standards related to accessory dwelling units. See also, "Junior Accessory Dwelling Unit

B. Updated definition-17.06.120 Building Height

The current definition reads: "Building height" means the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building.

Proposed NEW: 17.06.120 - Building Height

The vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point of the roof, ridge or parapet wall.

C. Updated definition- 17.06.190 Duplex

The current definition reads: "Dwelling duplex" means a building with two dwelling units under one roof.

Proposed NEW: 17.06.190 - Duplex

A building designed for occupancy by two families living independently of each other, each in a separate dwelling unit, on one lot.

D. Updated definition 17.06.200- Dwelling Unit

The current definition reads: "Dwelling unit" means any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, as required by the building code, for not more than one family, or a congregate residence for ten or less persons.

Proposed NEW: 17.06.200 - Dwelling Unit

A building (or portion of a building) designed, occupied, used, or intended for residential purposes by no more than a single-housekeeping unit and containing one kitchen.

E. Updated definition 17.06.210-Efficiency Unit

The current definition reads: "Efficiency dwelling unit" means a dwelling containing only one habitable room

Proposed NEW: 17.06.210 – Efficiency Unit

See Single Room Occupancy unit.

F. Added definition 17.06.215- Emergency Shelter

Proposed NEW: 17.06.215 - Emergency Shelter

Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.

G. Updated definition 17.06.220-Family

The current definition reads: "Family" means an individual or two or more persons related by blood or marriage or a group of not more than five persons who need not be related by blood or marriage living in a dwelling unit

Proposed NEW: 17.06.220 – Family

One person living alone or two or more persons living together in a dwelling unit with common access to, and common use of, all living, kitchen, and eating areas within the dwelling unit.

H. Added definition 17.06.225-Family Day Care

Proposed NEW: A day care facility licensed by the State of California, located in a residential unit where a resident of the dwelling provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.

Small Family Day Care: A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of 10.

Large Family Day Care: A facility that provides care for seven to 14 children, including children who reside at the home and are under the age of 10.

I. Updated definition 17.06.230-Garage

The current definition reads: "Garage" means a building or portion thereof in which a motor vehicle containing flammable or combustible liquids or gas in its tank is stored, repaired or kept

Proposed NEW: 17.06.230 – Garage

A building or portion thereof in which a motor vehicle is stored, repaired or kept.

J. Updated definition 17.06.240-Garage Private

The current definition reads: "Private garage" means a building or a portion of a building, not more than one thousand square feet in area, in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.

Proposed NEW: 17.06.240 - Garage, Private

A garage used only for the shelter or storage of vehicles by the occupants of the dwelling.

K. Updated definition 17.06.250- Garage Public

The current definition reads: "Public garage" means a garage other than a private garage.

Proposed NEW: 17.06.250 - Garage, Public

A garage open to the general public.

L. Updated definition 17.06.260 – Group Residential (Replacing Granny housing)

The current definition reads: "Granny housing" means a studio or one-bedroom dwelling unit, containing no more than six hundred forty square feet, to be used for occupancy of family members, and which meets the following conditions:

- A. The unit shall be placed on a lot in an R-1 district which has a residence located thereon which is owner occupied.
- B. The unit is either attached to the main dwelling or is a detached accessory building.
- C. Occupants shall be sixty years of age or more, or handicapped, and no more than two persons shall occupy the unit. If the occupants are husband and wife, only one of them need be sixty years of age or older.
- D. A separate off-street parking space, which may be uncovered, is provided for the unit.
- D. The unit is constructed in compliance with city and building codes.
- F. The unit shall provide complete, independent living facilities for one or two persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, on the same parcel as that on which the owner-occupied unit is situated.

Proposed NEW: 17.06.260 – Group Residential

Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for on a weekly or longer basis. Group residential includes rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and extended stay hotels intended for long-term occupancy (30 days or more) but excludes Hotels and Motels, and Residential Care Facilities.

M. Added definition 17.06.265 – Gross Area

Proposed NEW: Gross Area

The entire area of a parcel or lot, including any proposed public roadways and all other areas which may be ultimately excluded from development. *See also, "Net Area"*

N. Added definition 17.06.285 – Household

Proposed NEW: Household - See "Family".

O. Added definition 17.06.304 – Junior Accessory Dwelling Unit (JADU)-

Proposed NEW: Junior Accessory Dwelling Unit (JADU)-

A dwelling unit created within the walls of a proposed or existing single-family residence. See Section 17.64.060 of this Zoning Code for regulations related to Junior Accessory Dwelling Units.

P. Added definition 17.06.308 – Kitchen

Proposed NEW: Kitchen-

A room or other space within a building designed and constructed for the cooking and/or preparation of food and containing a permanently installed stove or cooktop using natural gas or 220-volt electricity and all required venting/hood per the Building Code.

Q. Added definition 17.06.315 – Lot Coverage

Proposed NEW: Lot Coverage-

The portion of a lot that is covered by structures, including primary and accessory buildings, garages, carports, and roofed porches, but not including unenclosed and unroofed decks, landings, or balconies.

R. Added definition 17.06.321 – Lot, Flag

Proposed NEW: Lot, Flag-

A lot so shaped that the main portion of the lot area does not have access to a street other than by means of a corridor having less than 20 feet of width.

S. Added definition 17.06.322 – Lot, Interior

Proposed NEW: Lot, Interior-

A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots or that is bounded by more than one street with an intersection greater than 135 degrees; a lot other than a corner lot.

T. Added definition 17.06.323 – Lot, Key

Proposed NEW: Lot, Key-

An interior lot adjoining the rear lot line of a reversed corner lot.

U. Added definition 17.06.324 – Lot, Reversed Corner Lot

Proposed NEW: Lot, Reversed Corner Lot-

A lot having frontage on two parallel or approximately parallel streets.

V. Added definition 17.06.325 – Lot, Through

Proposed NEW: Lot, Through-

A lot having frontage on two parallel or approximately parallel streets.

W. Updated definition 17.06.330 – Lot Depth

The current definition reads: "Lot depth" means the distance between the front and rear yard.

Proposed NEW: 17.06.330 Lot Depth

Measured along a straight line down from the midpoint of the front property line of the lot to the midpoint of the rear property line. The director shall determine lot depth for parcels of irregular configuration. *Figure #17.2 below illustrates the method used to determine lot depth.*

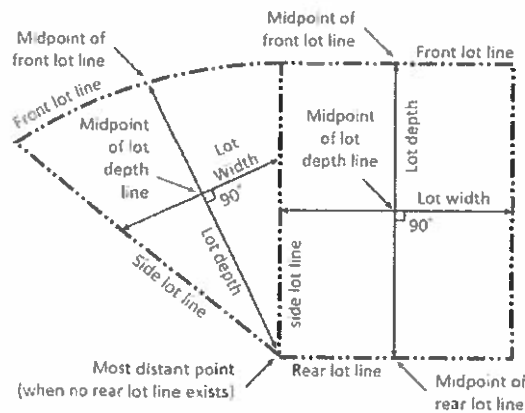
X. Updated definition 17.06.340 – Lot Width

The current definition reads: "Lot width" means the distance between side lot lines measured at the front yard building line.

Proposed NEW: 17.06.340 - Lot Width

The horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines. *Figure #17.2 above illustrates the method used to determine lot width.*

FIGURE 17.2



Y. Added definition 17.06.341 – Lot Line

Proposed NEW: Lot Line-

The boundary line between a lot and other property or the public right-of-way.

Z. Added definition 17.06.342 – Lot Line, Front

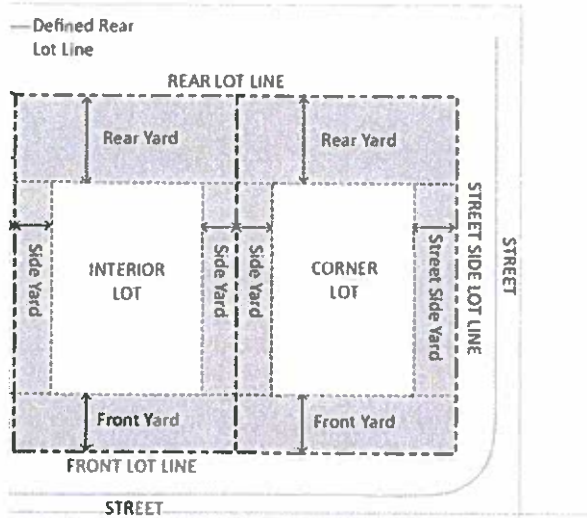
Proposed NEW: 17.06.342 – Lot Line, Front

The narrowest boundary line separating a lot from a street; in the case of a lot having no street frontage, the same will mean the narrowest boundary line parallel and closest to the nearest street or highway, as determined by the director.

AA. Added definition 17.06.343 – Lot Line, Rear

Proposed NEW: **Lot Line, Rear**

A lot line which is most distant from the front lot line.



BB. Added definition 17.06.344 – Lot Line, Side

Proposed NEW: **Lot Line, Side -**

Any lot boundary line which is not a front or rear lot line.

CC. Added definition 17.06.345 – Low Barrier Navigation Center

Proposed NEW: **Low Barrier Navigation Center -**

A Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

DD. Added definition 17.06.346 – Manufactured Housing Unit

Proposed NEW: **Manufactured Housing Unit -**

A housing unit constructed primarily or entirely off-site at a factor before being moved to its intended location.

EE. Added definition 17.06.364 – Multi Family Dwelling

Proposed NEW: **Multi Family Dwelling -**

A single structure with two or more dwelling units. See also Duplex, Halfplex, and Triplex.

FF. Added definition 17.06.368 – Net Area

Proposed NEW: **Net Area-**

The area of a lot or parcel excluding areas to be dedicated for public purposes or other reasons. See also "Gross Area".

GG. Added definition 17.06.441 – Reasonable Accommodation

Proposed NEW: **Reasonable Accommodation -**

Any deviation requested and/or granted from the strict application of the City's Zoning and Land Use laws, rules, policies, practices and/or procedures under provisions of Federal or California Law to make housing or other facilities readily accessible to and usable by persons with disabilities and thus enjoy equal employment or housing opportunities or other benefits guaranteed by law.

HH. Added definition 17.06.442 – Religious Institution

Proposed NEW: **Religious Institution -**

Include churches, temples, mosques and other places of worship and institutions that exist to support and manage the practice of a specific set of religious beliefs.

Ii. Added definition 17.06.443 – Residential Care Facilities

Proposed NEW: **Residential Care Facilities -**

A facility licensed by the State of California to provide living accommodations, 24-hour care for persons requiring personal services, supervision, protection, or assistance with daily tasks. Amenities may include shared living quarters, with or without a private bathroom or kitchen facilities. This classification includes those both for and not-for-profit institutions but excludes Supportive Housing and Transitional Housing.

Small - A facility that is licensed by the State of California to provide care for six or fewer persons 18 years or older.

Large - A facility that is licensed by the State of California to provide care for more than six persons 18 years or older.

JJ. Added definition 17.06.444 – Residential Facility, Assisted Living

Proposed NEW: Residential Facility, Assisted Living -

A facility that provides a combination of housing and supportive services for the elderly or functionally impaired, including personalized assistance, congregate dining, recreational, and social activities. These facilities may include medical services. Examples include assisted living facilities, retirement homes, and retirement communities. These facilities typically consist of individual units or apartments, with or without kitchen facility, and common areas and facilities. The residents in these facilities require varying levels of assistance.

KK. Added definition 17.06.525 – Supportive Housing

Proposed NEW: Supportive Housing -

As defined by Subsection (G) in Government Code Section 65582:

Supportive Housing means housing with no limit on length of stay that are occupied by the target population, and that are linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

LL. Added definition 17.06.531 – Target Population

Proposed NEW 17.06.531 – Target Population-

As defined in Government Code Section 65582:

Target Population means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services. It may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

MM. Added definition 17.06.532 – Two-Family Dwelling

Proposed NEW: 17.06.532 – Two-Family Dwelling

A building designed for occupancy by two families living independently of each other, either where both dwellings are located on the same lot ("Duplex") or on separate lots ("Halfplex"). See also "Duplex" and "Halfplex."

NN. Added definition 17.06.533 – Transitional Housing

Proposed NEW: 17.06.533 – Transitional Housing

As defined in Government Code Section 65582:

Housing that has a predetermined end point in time and operated under a program that requires the termination of assistance, in order to provide another eligible program recipient to the service. The program length is typically no less than six months.

OO. Update definition 17.06.550 – Yard Front

The current definition reads: "Yard" means an open, unoccupied space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this code, on the lot on which a building is situated.

Proposed NEW 17.06.550 - Yard, Front

A yard extending across the full width of the lot, measured between the front lot line and the nearest line of the main building or an enclosed or covered porch. The front yard of a corner lot shall be the yard in front of the house.

PP. Updated definition 17.06.560 – Yard Rear

The current definition reads: "Rear yard" means a yard extending between the side yards of the lot and measured between the rear line of the lot and the nearest part of the lot.

Proposed NEW 17.06.560 - Yard, Rear

A yard extending between the side yards of the lot and between the rear lot line and the rear setback line.

QQ. Added definition 17.06.580 – Yard, Street Side

Proposed NEW 17.06.580 - Yard, Street Side

A yard on a corner lot or reversed corner lot extending from the front yard to the rear lot line between the building setback line and the nearest side street lot line.

4. Chapter 17.08 – Establishment of Zoning Districts, has been updated to show all current base zoning districts.

Current Code

1. R-1, single-family residence district.
2. R-2, two-family residence district.

3. R-3, neighborhood apartment district.
4. R-4, general apartment district.
5. C-1, neighborhood business district.
6. C-2, general business district.
7. C-3, general commercial district.
8. CH, highway service commercial district.
9. M-1, light industrial district.
10. M-2, general industrial district.
11. ML, limited industrial district.
12. MF, industrial frontage district.
13. AV, airport district.
14. PD, planned development district.
15. OS, open space district.

In addition to the foregoing classes of districts, certain combining districts are established and are designated as follows:

1.

1. A, special agricultural district;
2. B, special building site district;
3. F, special highway frontage district;
4. P, special parking district;
5. H, special height limit district;
6. CD, special civil district.

Proposed NEW : Chapter 17.08 – Establishment of Districts

17.08.010 – Designated

The several classes of general districts hereby established and to which the City is or may be divided are designated as follows:

1. R-1, Single-Family Residential District;
2. R-2, Single-Family Residential/Multi-Family District;
3. R-3, Multi-Family District;
4. R-4, Multi-Family/Mixed-Use District;
5. MH, Mobile Homes
6. C-1, Neighborhood Business District;
7. C-2, General Business District;
8. C-3, General Commercial District;
9. CH, Highway Service Commercial District;
10. M-1, Light Industrial District;
11. M-2, General Industrial District;
12. ML, Limited Industrial District;
13. MF, Industrial Frontage District;

14. P-Q, Public or Quasi-Public Use District;

15. AV, Airport District;

16. PD, Planned Development District;

17. OS-1, Primary Open Space District.

18. OS-2 Secondary Open Space District

A. In addition to the foregoing classes of districts, the following combining Districts are established:

1. A, Agricultural Combining District;

2. A-2, Agricultural Districts (Exclusive)

3. LLR, Large Lot Residential Combining District;

4. F, Special High Frontage Combining

5. H, Special Height Combining District

6. FP, Floodplain Combining District

7. AH, Alternative Housing Combining District

8. CBZ, Corning Business Development Zone

9. CH, Highway Service Commercial Overlay District

10. SPMU, Specific Plan Mixed Use Overlay District

5. Code 17.08.050 has been added to show the purpose of the Residential Zoning Districts.

Proposed NEW 17.08.050 – Purpose and Applicability of Residential Zoning Districts

The purposes of the Residential Zones are to:

A. Provide for a full range of housing types consistent with the General Plan.

B. Preserve, protect, and enhance the character of the City's different residential neighborhoods.

C. Enhance the quality of life for residents.

D. Ensure that the scale and design of new development and alterations to existing development are compatible with surrounding residences and appropriate to the physical and aesthetic characteristics of proposed locations; and

Provide sites for public and semi-public land uses such as parks, schools, day care, and other community uses that will serve City residents and will complement surrounding residential development

6. Chapter 17.10 – R-1 has been updated, the purpose now explains the uses, the density and explains the relationship with the city's general plan.

Current Purpose reads: The following specific regulations and the general rules set forth in Sections [17.04.060](#) and [17.04.070](#) and [Chapter 17.50](#) of this title shall apply in all R-1 districts. It is intended that this district classification be applied in areas subdivided and used or designated to be used for single-family residential development.

Proposed NEW 17.10.010 – Purpose

The R-1 Single-Family Residential Zone is intended to provide areas for detached single-family dwellings. This Zone also provides for public and quasi-public uses, and similar and compatible uses that may be appropriate in a low-density residential environment. The maximum residential density for the R-1 district is 10 dwelling units per gross acre. This Zone implements the Single-Family Residential (SFR) General Plan Land Use Designation.

7. Updated 17.10.020 – Permitted Uses in an R-1, added 3 new uses.

- A. Small family day care.
- B. Employee/farmworker housing that serves six or fewer persons; employee housing for more than six employees in group quarters or in multiple units or spaces.
- C. Transitional and supportive housing.

8. Updated Chapter 17.10.030

Current Chapter title: Uses requiring permits

Proposed NEW 17.10.030 - Uses Requiring Conditional Use Permits

In R-1 Districts, uses requiring Conditional Use Permits are as follows:

- A. Public parks, schools, playgrounds, libraries, firehouses, and other public buildings and uses not included in the master plan.
- B. Private and religious schools, nursery schools and large family day care.
- C. Churches and religious institutions.
- D. Golf courses and country clubs.
- E. Temporary real estate offices, tract sales offices and advertising signs, and tract construction offices and equipment yards; and
Home occupations permit to be approved by the planning department

9. Updated 17.10.040 – R-1 Development standards

Current Chapter reads: In R-1 districts, the following minimum height, bulk and space requirements shall apply:

- A. Minimum lot area, six thousand square feet for interior lots and seven thousand square feet for corner lots.
- B. Minimum lot width, sixty feet for interior lots, seventy-five feet for corner lots.

- C. Maximum building coverage, forty-five percent of lot area. Minimum width of any residential structures shall be twenty feet.
- D. Minimum front yard setback shall be twenty feet.
- E. Side yard shall not be less than six feet for each side yard. Three feet shall be added to each required side yard for each story above the first story of any building. The side yard on the street side of each corner lot shall not be less than ten feet. A twenty-foot minimum side yard shall be required where a two-story residential structure will be located on a lot which abuts the rear yard of a single-family lot.
- F. Rear yard shall not be less than ten feet.
- G. Building height limit, two and one-half stories, but not exceeding thirty-five feet.
- H. Main building area, the main building shall have a minimum floor area of eight hundred square feet, living space. The definition of "main building" includes a mobile home.

Proposed NEW 17.10.040 - R-1 Development Standards

In R-1 Districts, the development standards can be found in Table 1. The following side yard setbacks shall also apply:

- A. Side yard shall not be less than six feet for each side yard. Three feet shall be added to each required side yard for each story above the first story of any building.
- B. The side yard on the street side of each corner lot shall not be less than ten feet. A twenty-foot minimum side yard shall be required where a two-story residential structure will be located on a lot which abuts the rear yard of a single-family lot.

Table 1: Development Standards for Residential Zoning Districts

Table X: Residential Development Standards						
Standard	R-1 Small Lot Designation	R-1	R-2	R-3	R-4	Additional Regulations
Lot and Density Standards						
Maximum Density (units/gross acre)	10	7	14	28	28	
Minimum Lot Size (sq. ft., unless noted)						

Interior Lot	4,000	R-1: 6,000 R-1- 8000: 8,000 R-1- 10,000: 10,000	6,000	15,000	One acre.	See Section 17.10.32 for additional development standards for small lot designation. See Section 17.12.20 for minimum lot sizes of duplexes and triplexes.
Corner Lot	4,500	7,000	7,000	15,000	One acre.	
Minimum Lot Width (feet)						
Interior lot	40	60	60	100	100	
Corner lot	45	70	70	100	100	
Maximum lot coverage	0.60	0.45	0.55	0.65	0.65	
Building Form and Location						
Minimum Setbacks (feet)						
Front	10	20	20	20	20	Ten feet to residence/porch and 20 feet to garage. Setback requirements for ADU's are located in Section 17.64.
Side, Interior	5	6	6	6	6	Three feet shall be added to each required side setback for each story above the first story of any building.
Side, Corner	10	10	10	10	10	A 20 feet minimum side yard is required for a two-story residential structure that abuts the rear yard of a single-family lot.
Rear	10	10	10	10	10	An additional five feet shall be added to the required rear setback for each story over the first story of any building. Setback requirements for ADU's are located in Chapter 17.64.
Distance between main buildings (feet)	N/A	N/A	N/A	10	10	See additional requirements in Section 17.16.030.
Building Height						
Maximum Height (feet)	35	35	35	35	35	Building height defined in 17.06.120. Maximum height of ADU's are located in Section X Chapter 17.64.
Number of stories	2.5	2.5	2.5	3	3	

10. Added Chapter 17.12 Objective Design and Development Standards for Affordable Multi-family Residential.

** See Zoning Code Matrix. Pg. 25 – 32.

11. Updated and added to R-2, R-3, and R-4 in Chapter 17.13 to create a relationship to the General Plan.

** See Zoning Code Matrix Pg. 33 – 36.

12. Chapter 17.51 Section 17.51.040 Added

Proposed NEW: F. Each Multiple-Family Dwelling Unit shall include a permanent locked storage space, with minimum dimensions of four feet by eight feet, built as a part of the dwelling unit or garage.

13. Updated Chapter 17.62 – Affordable Housing, Density Bonus, and Incentives to meet recent State Law, Government Code Section 65915

** See Zoning Code Matrix Pg. 41 – 43

14. Added Chapter 17.63 – Reasonable Accommodation to comply with State Law, Govt Code Section 12900 – 12996

** See Zoning Code Matrix Pg. 43 -45

15. Added Chapter 17.64 – Accessory Dwelling Unit to comply with State Law, Government Code Section 65852.2

** See Zoning Code Matrix Pg. 45 -53.

ACTION:

Informational item only, no action required at this time.

ATTACHMENTS:

EXHIBIT "A": ZONING CODE MATRIX