



**CITY OF CORNING  
PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, MAY 17, 2022  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

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

**B. ROLL CALL:**

**Commissioners: Barron  
Poisson  
Mesker  
Vacant**

**Chairman: 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, 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.**

**D. MINUTES:**

**1. Waive the reading and approve the Minutes of the April 19, 2022 Planning Commission Meeting with any necessary corrections.**

**E. PUBLIC HEARINGS AND MEETINGS:**

**2. Public Hearing: Use Permit 2022-303 - Los Costenos Restaurant; an application to amend existing on-sale license to sell/serve alcohol within existing Restaurant located at 1510 Solano Street, APN: 071-123-007.**

**F. REGULAR AGENDA:**

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

**H. ADJOURNMENT!:**

**POSTED: FRIDAY, MAY 13, 2022**



**CITY OF CORNING  
PLANNING COMMISSION MEETING MINUTES**

**TUESDAY, APRIL 19, 2022  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

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

**B. ROLL CALL:**

**Commissioners: Barron  
Poisson  
Mesker  
Vacant**

**Chairman: Robertson**

All members of the Commission were present except Chairperson Robertson.

**C. BUSINESS FROM THE FLOOR:**

Brent Moore with Sierra Geo Tech spoke on behalf of Erik Takhar. Mr. Moore stated a request for an Appeal of their CEQA document in relation to their Project (Queen Olive Galleria) stating that the City Clerk and City Manager denied their requests. He stated his reasons for requesting an appeal of the projects CEQA document.

**D. MINUTES:**

- 1. Waive the reading and approve the Minutes of the March 15, 2021 and March 16, 2022 Continued Planning Commission Meeting with any necessary corrections.**

Commissioner Mesker moved to approve the Minutes as written; Commissioner Poisson seconded the motion. **Ayes: Barron, Poisson, and Mesker. Absent: Robinson. Abstain/Opposed: None. Motion was approved by a 3-0 vote with Robinson absent and one vacancy on the Commission.**

**E. PUBLIC HEARINGS AND MEETINGS:**

- 2. Public Hearing: Use Permit application 2022-302: Nancy Murray is seeking an on-sale beer and wine license with California Department of Alcoholic Beverage Control (ABC). APN: 071-132-009; Address: 1301 Solano Street.**

Presented by Planner 2 Christina Meeks. The Public Hearing was opened and 6:47pm; with no comments the Public Hearing was closed at 6:46pm.

Following discussion, Commissioner Mesker moved to:

- Adopt the five (5) Factual Subfindings and Legal Findings presented;
- Approve Use Permit 2022-302 permitting the sale and serving of beer and wine in a newly established business owned by Nancy Murray subject to the three (3) Conditions of Approval as recommended by Staff; and
- Revoke Use Permit 2013-267 for non-use. Commissioner Poisson seconded the motion.

**Ayes: Barron, Poisson, and Mesker. Absent: Robinson. Abstain/Opposed: None. Motion was approved by a 3-0 vote with Robinson absent and one vacancy on the Commission.**

**F. REGULAR AGENDA: None.**

**G. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR: None.**

**H. ADJOURNMENT!: 6:48pm**

**ITEM NO: E-2  
USE PERMIT 2022-303; LOS COSTENOS  
RESTAURANT; AN APPLICATION TO  
AMEND EXISTING ON-SALE LICENCE TO  
SELL/SERVE ALCOHOL WITHIN EXISTING  
RESTAURANT LOCATED ON 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  
April 29, 2022**

**TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING**  
**FROM: CHRISSE MEEDS, PLANNER II** *CM*

**PROJECT DESCRIPTION:**

Los Costenos Restaurant is seeking to amend their on-sale license with the California Department of Alcoholic Beverage Control (ABC) to sell/serve alcohol within their existing restaurant. This amendment will consist of a change from a Type 41 to a Type 47 License.

Prior to issuing Use Permit 2022-303, Staff recommends the Planning Commission revoke existing Use Permit No. 2015-280 which allowed for the sale and consumption of beer and wine only. 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 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 AND ACTION:**

**STAFF RECOMMENDS THAT THE PLANNING COMMISSION:**

- a) **REVOKE THE PREVIOUS USE PERMIT NO. 2015-280 WHICH ALLOWED FOR THE SALE AND CONSUMPTION OF BEER AND WINE ONLY;**
- b) **ADOPT THE FOLLOWING, OR SIMILAR, 5 FACTUAL SUBFINDINGS AND LEGAL FINDINGS FOR USE PERMIT NO. 2022-303, AND**
- c) **APPROVE USE PERMIT NO. 2022-303 PERMITTING THE SALE AND SERVING OF ALCOHOL IN THE LOS COSTENOS RESTAURANT SUBJECT OT THE FOUR (4) CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF.**

**OR**

**MOVE TO ADOPT FINDINGS AND DENY THE ISSUANCE OF USE PERMIT NO. 2022-303 AND RETAIN USE PERMIT NO. 2015-280, WHICH ALLOWS THE SALE AND CONSUMPTION OF BEER AND WINE ONLY.**

**5 FACTUAL SUBFINDINGS AND LEGAL FINDINGS:**

**Factual Subfinding #1**

The Los Costenos Restaurant is an established Restaurant that currently serves food, beer, and wine beverages. All alcohol is commonly served with meals in restaurants throughout the City of Corning. Obtaining a Type 47 on-sale license from the ABC will not change the nature of the existing operation.

**Legal Finding #1**

The granting of Use Permit 2022-303 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 alcohol 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 alcohol 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 sale and serving of alcohol at the building located at 1510 Solano Street 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.

**CONDITIONS OF APPROVAL:**

**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 of 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.

**Condition #4**

The applicant must continue to serve food.

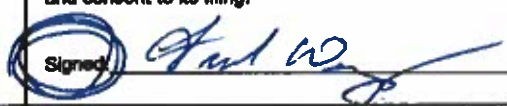
**ATTACHMENTS:**

Exhibit "A": Use Permit Application & Location Map

# Exhibit "A"

**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 <i>1301 Solano St.</i>		ASSESSOR'S PARCEL NUMBER <i>071-132-009</i>	G.P. LAND USE DESIGNATION <i>Commercial</i>
	ZONING DISTRICT <i>C-2</i>	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE? <i>No</i>
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <i>Conditional Use Permit Amendment for ABC Lic. #48</i>			
	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 <input type="checkbox"/> Variance <input type="checkbox"/> Other _____				
APPLICANT INFORMATION	APPLICANT <i>Nancy Murray</i>		ADDRESS <i>15145 N.E. Rose Parkway Portland, OR. 97203</i>	DAY PHONE <i>503 285-4407</i>
	REPRESENTATIVE (IF ANY)		ADDRESS	DAY PHONE
	PROPERTY OWNER <i>Same as above</i>		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: _____		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. <i>2022-302</i>	RECEIVED BY:	DATE RECEIVED	DATE APPL. DEEMED COMPLETE
	FEE RECEIVED/RECEIPT NO. <i>\$ 175.00</i>	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:

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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: \_\_\_\_\_ sq. ft. in \_\_\_\_\_ floor(s).

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

5. Proposed scheduling/development.

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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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**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.

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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.

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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"/>



**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 1510 Solano St Corning CA 96021		ASSESSOR'S PARCEL NUMBER	G.P. LAND USE DESIGNATION Commercial
	ZONING DISTRICT C-2	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE? —
	PROJECT DESCRIPTION: (attach additional sheets if necessary) Beer + Wine - upgrade to All Alcohol			
	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 <input type="checkbox"/> Variance <input type="checkbox"/> Other _____				
APPLICANT INFORMATION	APPLICANT Adelaida Sotelo		ADDRESS 1510 Solano St Corning CA 96021	DAY PHONE (530) 838-0973
	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: <u>Adelaida Sotelo</u>		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. 2022-302	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 4-26-22

### General Information

1. Project Title: ABC Lic

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:

N/A

### 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. \_\_\_\_\_ parking stalls. (Attach plans)

5. Proposed scheduling/development.

6. Associated project(s).

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.)

**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.

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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.

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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 type="checkbox"/>
13. Change in scenic views or vistas from existing residential areas or public lands or roads?	<input type="checkbox"/>	<input type="checkbox"/>
14. Change in pattern, scale or character of general area of project?	<input type="checkbox"/>	<input type="checkbox"/>
15. Significant amounts of solid waste or litter?	<input type="checkbox"/>	<input type="checkbox"/>
16. Change in dust, ash, smoke, fumes or odors in vicinity?	<input type="checkbox"/>	<input type="checkbox"/>
17. Change in lake, stream or ground water quality or quantity, or alteration of existing drainage patterns?	<input type="checkbox"/>	<input type="checkbox"/>
18. Substantial change in existing noise or vibration levels in the vicinity?	<input type="checkbox"/>	<input type="checkbox"/>
19. Is the site on filled land or on slopes of 10 percent or more?	<input type="checkbox"/>	<input type="checkbox"/>
20. Use, storage, or disposal of potentially hazardous materials, such as toxic substances, flammables or explosives?	<input type="checkbox"/>	<input type="checkbox"/>
21. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>
22. Substantially increase energy usage (electricity, oil, natural gas, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>
23. Relationship to a larger project or series of projects?	<input type="checkbox"/>	<input 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.

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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, setback, rear yard, etc.). Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

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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: \_\_\_\_\_

**CITY OF CORNING  
PLANNING APPLICATION**

**Required Supplementary Information:**

*(Note: The following are general requirements for the various types of projects. Additional information due to site or neighborhood characteristics or conditions may also be required)*

**General Plan Amendment:**

1. Assessor's Map
2. Copy of Vesting Deed or Preliminary Title Report for all properties
3. Application fee (See Fee Schedule)

**Lot Line Adjustment:**

1. Copy of Preliminary Title Report for each affected property
2. Drawing marked Exhibit "A" (prepared by a Licensed Land Surveyor or Civil Engineer) showing existing and proposed parcel boundaries, streets, buildings, utilities
3. Resulting parcel descriptions marked Exhibit "B"
4. Application fee (See Fee Schedule)

**Planned Development Use Permit**

1. Copy of Preliminary Title Report
2. Drawing showing proposed uses of sufficient detail to identify all facets of the project, including any proposed divergence from typical City standards (setbacks, lot coverage, density, etc.)
3. A narrative describing and justifying all proposed divergence from typical City standards

**Parcel Map (Submit City of Corning Tentative Map Package)**

**Rezone or Prezone**

1. Copy of Preliminary Title Report
2. Application fee (See Fee Schedule)

**Street Abandonment**

1. Letter of Justification
2. Application fee (See Fee Schedule)

**Subdivision (Submit City of Corning Tentative Map Package)**

**Time Extension:**

1. Application fee (See Fee Schedule)

**Use Permit:**

1. Site Plan (drawn to scale) indicating existing and proposed uses, adjacent streets, utilities, driveways, parking areas, landscaped areas, signage, etc.
2. Copy of Preliminary Title Report
3. Application fee (See Fee Schedule)

**Variance:**

1. Copy of Preliminary Title Report
2. Ten (10) copies of a site plan (drawn to scale) ) indicating all existing and proposed uses, adjacent streets, utilities, driveways, parking areas, etc. and the issue for which the variance is sought.
3. One reduced size (8 1/2" X 11") copy of the site plan.
4. Application fee (See Fee Schedule)
5. Narrative supporting and justifying the findings listed in Zoning Code Section 17.58.020.
6. Application fee (See Fee Schedule)

