



**CITY OF CORNING  
PLANNING COMMISSION MEETING AGENDA  
TUESDAY, NOVEMBER 15, 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  
Lamb**

**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 October 18, 2022 Planning Commission Meeting with any necessary corrections.

**E. PUBLIC HEARINGS AND MEETINGS:**

2. Public Hearing: Use Permit 2022-309, Liquor Warehouse, to establish a commercial kitchen within the existing business for preparing "Food To Go" only. Address: 3070 Highway 99W, APN: 087-040-057.

**F. REGULAR AGENDA:**

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

**H. ADJOURNMENT!:**

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**POSTED: THURSDAY, NOVEMBER 10, 2022**



**CITY OF CORNING  
PLANNING COMMISSION MEETING MINUTES**

**TUESDAY, OCTOBER 18, 2022  
CITY COUNCIL CHAMBERS  
794 THIRD STREET  
CORNING, CA 96021**

**OR VIA ZOOM**

<https://us06web.zoom.us/j/9342948553?pwd=WFF2OVdJZnhldTZKRvJwZ1FSTFFTUT09>

**Meeting ID: 934 294 8553, Passcode: 01252022**

**OR**

**BY PHONE at (720) 707- 2699**

**Meeting ID: 934 294 8553, Passcode: 01252022**

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

**B. ROLL CALL:**

**Commissioners: Barron  
Poisson  
Mesker  
Lamb**

**Chairman: Robertson**

All members were present except Commissioners Barron and Mesker.

**C. BUSINESS FROM THE FLOOR: None**

**D. MINUTES:**

- 1. Waive the reading and approve the Minutes of the September 20, 2022 Planning Commission Meeting with any necessary corrections.**

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

**E. PRESENTATIONS:**

- 2. Zoom Presentation:** Draft Municipal Service Review (MSR) by Mark Teague of PlaceWorks. This presentation will provide information on what the MSR is, and why a City needs it. The MSR is scheduled for presentation to the City Council at the October 25<sup>th</sup> City Council Meeting. **INFORMATIONAL ITEM ONLY – NO ACTION REQUIRED TONIGHT.** The draft copy of the MSR can be found here. <https://www.corning.org/documents/municipal-services-review/>

**F. PUBLIC HEARINGS AND MEETINGS:**

- 3. Public Hearing: Use Permit 2022-307, AAA Truck Wash; to establish an Auto Repair Shop in an existing Business located at 3525 Highway 99W, APN: 087-100-080.**

Planner II Christina Meeds introduced this item and provided a brief background on this property. She stated that if the Use Permit is approved, she strongly suggests that the Planning Commission revoke all previous Use Permits associated with this property. She then provided the four (4) Factual Subfindings and Legal Findings and the twelve (12) Conditions of Approval and the three (3) suggested additional Conditions of Approval for a proposed combined total of fifteen (15) Conditions of Approval. Chairperson Robertson then opened the Public Hearing at 6:42pm. With little discussion, Commissioner Poisson moved to close the Public Hearing at 6:50pm; Commissioner Lamb seconded the motion. **Ayes: Robertson, Poisson, and Lamb. Absent: Barron and Mesker. Opposed/Abstain: None. Motion was approved by a 3-0 vote with Barron and Mesker absent.**

Commissioner Poisson moved to adopt the four (4) Factual Subfindings and Legal Findings as presented in the Staff Report and approve Use Permit 2022-307 permitting the establishment of an auto repair shop in an existing building located at 3525 HWY. 99W subject to the fifteen (15) Conditions of Approval as recommended by Staff; and revoke Conditional Use Permit 20008-250. Commissioner Lamb seconded the motion. **Ayes: Robertson, Poisson, and Lamb. Absent: Barron and Mesker. Opposed/Abstain: None. Motion was approved by a 3-0 vote with Barron and Mesker absent.**

**G. REGULAR AGENDA: None.**

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

**I. ADJOURNMENT!: 6:50pm**

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**Lisa M. Linnet, City Clerk**

**ITEM NO: E-2  
USE PERMIT APPLICATION 2022-309.  
LIQUOR WAREHOUSE TO ESTABLISH A  
COMMERCIAL KITCHEN, WITHIN THE  
EXISTING BUSINESS TO PREPARE FOOD  
TO GO ONLY. APN: 087-040-057  
ADDRESS: 3070 HIGHWAY 99W  
NOVEMBER 15, 2022**

**TO: PLANNING COMMISSIONERS OF THE CITY OF CORNING**  
**FROM: CHRISSE MEEDS, PLANNER II** *cm*  
**KRISTINA MILLER, CITY MANAGER**

**PROJECT DESCRIPTION:**

Kartar Singh is proposing to establish a kitchen within his existing business at Liquor Warehouse located at 3070 Highway 99W. Liquor Warehouse is currently zoned C-3-CBDZ, and a kitchen would be an allowed use of the parcel with a use permit. The proposed kitchen would for "To-Go Orders" ONLY. There will be no sit-down dining. Due to it being takeout only there will not be a requirement for customer parking. Mr. Singh has pulled Building Permits and created his kitchen up to code; he has also had Tehama County Environmental Health inspect his facility.

**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.

**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 therefore 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 create a second use within their current business. Staff determined 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 2022-309.**

**Factual Subfinding #1**

The project will allow the establishment of a kitchen within an existing store where a Restaurant once was located.

**Legal Finding #1**

The granting of Use Permit 2022-309 is a negligible expansion of the existing use of this building and therefore exempt from CEQA pursuant to Section 15301, Class 1.

**Factual Subfinding #2**

The existing site and building proposed for the kitchen are located in an area zoned C-3 General Business District CBDZ

**Legal Finding #2**

The proposed kitchen is an established use and not recognized as creating offensive conditions therefore the proposed kitchen is permitted upon approval of a Use Permit in the General Business District.

**Factual Subfinding #3**

The site and building for the proposed project have historically been used for commercial businesses.

**Legal Finding #3**

The existing building is adequate in size, shape, and topography to allow for the proposed project of a kitchen for to-go orders.

**Factual Subfinding #4**

The existing building used as Liquor Warehouse is located along the west side of Highway 99W.

**Legal Finding #4**

Highway 99W is an existing public road adequate in width and pavement to carry the amount of traffic generated by the expanded use at Liquor Warehouse.

**ACTION:**

**Move to adopt the four, or similar, Factual Subfindings and Legal Findings as presented in the staff report and approve Use Permit 2022-309 permitting a kitchen within the existing business of Liquor Warehouse subject to the three (3) Conditions of Approval as recommended by staff.**

**Condition #1**

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 #2**

Comply with the City of Corning Outdoor Advertising Sign Regulations.

**Condition #3**

The Commercial Kitchen shall be used for "To-Go Orders" only.

**Or;**

**Move to adopt findings and deny the issuance of Use Permit 2022-309.**

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

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

<b>PROJECT INFORMATION</b>	PROJECT ADDRESS <b>3070 Hwy 99W</b>		ASSESSOR'S PARCEL NUMBER	G.P. LAND USE DESIGNATION
	ZONING DISTRICT <b>COMMERCIAL</b>	FLOOD HAZARD ZONE	SITE ACREAGE	AIRPORT SAFETY ZONE?
	PROJECT DESCRIPTION: (attach additional sheets if necessary) <b>Kitchen - to go FOOD.</b>			
	APPLICATION TYPE (Check All Applicable)			
<input type="checkbox"/> Annexation/Detachment <input type="checkbox"/> Merge Lots <input type="checkbox"/> Preliminary Plan Review <input type="checkbox"/> Subdivision		<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Planned Dev. Use Permit <input type="checkbox"/> Rezone <input type="checkbox"/> Time Extension		<input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Parcel Map <input type="checkbox"/> Street Abandonment <input checked="" type="checkbox"/> <u>Use Permit</u>
<b>APPLICANT INFORMATION</b>	APPLICANT <b>KARTAR SINGH</b>		ADDRESS <b>3070 Hwy 99W CORNING</b>	DAY PHONE <b>5302160511</b>
	REPRESENTATIVE (IF ANY)		ADDRESS	DAY PHONE <b>216-0511</b>
	PROPERTY OWNER <b>KARTAR SINGH</b>		ADDRESS <b>3070 Hwy 99W CORNING CA</b>	DAY PHONE
	CORRESPONDENCE TO BE SENT TO <input checked="" type="checkbox"/> <u>APPLICANT</u> <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>[Signature]</b>		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.			

<b>SUBMITTAL INFO</b>	FOR OFFICE USE ONLY			
	APPLICATION NO. <b>2022-309</b>	RECEIVED BY <b>CTM</b>	DATE RECEIVED <b>10-10-22</b>	DATE APPL. DEEMED COMPLETE
	FEE RECEIVED/RECEIPT NO.	CEQA DETERMINATION <b>Exempt ND MND EIR</b>		DATE FILED

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Tehama
633 Washington St
Red Bluff CA 96080

From: (Public Agency): City of Corning
794 Third St
Corning CA 96021
(Address)

Project Title: Commercial Kitchen

Project Applicant: City of Corning

Project Location - Specific:
3070 HWY 99W

Project Location - City: Corning Project Location - County: Tehama

Description of Nature, Purpose and Beneficiaries of Project:

Establishing a commercial kitchen for to-go orders only, within an established business.

Name of Public Agency Approving Project: City of Corning

Name of Person or Agency Carrying Out Project: City of Corning - Christina Meeds

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number: 15301. EXISTING FACILITES, CLASS 1
Statutory Exemptions. State code number:

Reasons why project is exempt:

(a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;

Lead Agency
Contact Person: Christina Meeds Area Code/Telephone/Extension: 530-824-7036

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Christina Meeds Date: 11-9-22 Title: Planner II

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

**Red Bluff Daily News**

PO Box 885  
Red Bluff, CA 96080  
530-527-2151  
dispatch@redbluffdailynews.com

2120918

CITY OF CORNING  
794 3RD ST  
CORNING, CA 96021

Notice:

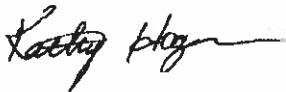
STATE OF CALIFORNIA } ss.

County of Tehama

Kathy Hogan, being first duly sworn, deposes and says: That at all times hereinafter mentioned, she was a citizen of the United States, over the age of eighteen years, and a resident of said county, and was at and during said times legal clerk of the *Red Bluff Daily News*, a newspaper of general circulation printed and published daily except Sundays and certain holidays in the city of Red Bluff, County of Tehama, State of California; that said *Red Bluff Daily News* is and was at all times herein mentioned a daily newspaper of general circulation as the terms "newspaper of general circulation" and "daily newspaper" are defined in Sections 6000, 6001, 6045 and 6040.5 of the Government code of the State of California; that, as provided in said section 6000, said newspaper is published for the dissemination of local and telegraphic news and intelligence of a general character, and has a bona fide subscription list of paying subscribers; that said newspaper has been established, printed and published as those terms are defined in Article 1, Chapter 1, Division 7, Title 1, of the said Government Code, in the said City of Red Bluff, State of California, at regular intervals for more than one year next preceding the date of the first publication of the notice herein mentioned; that said newspaper is not devoted to the interests, or published for the entertainment or instruction of a particular class, profession, trade, calling, race, or denomination, or for any number thereof; that said notice was set in type not smaller than nonpareil and was preceded with words printed in black face type, not smaller than nonpareil, describing or expressing in general terms the purport and character of the notice intended to be given; that the notice of which the annexed is a printed copy, was printed and published in said newspaper 1 times, beginning on 10/29/2022 and ending on 10/29/2022, both days inclusive, to wit on 10/29/2022.

I Certify (or Declare), under penalty of perjury, that the foregoing is true and correct, at Red Bluff, California.

Dated: 10/31/2022 at Red Bluff, California.



(Signature)

Legal No. 0006708695

**PUBLIC NOTICE-PUBLIC HEARING  
USE PERMIT NO. 2022-309,  
LIQUOR WAREHOUSE KITCHEN**

The City of Corning must inform you of a project proposed for the property described below.

**WHAT IS BEING PLANNED:**

The applicant is proposing to establish a 423 sq ft kitchen within his existing business for to-go orders only. The new facility would be placed inside the existing Liquor Warehouse located at 3070 Highway 99W. The current zoning on the site is C-3 General Business District CBDZ. APN: 087-040-057.

**WHY THIS NOTICE:**

The City wants you to be aware that information on this project is available for your review at City Hall, 794 Third Street in Corning. You are invited to attend a Public Hearing to be conducted by the Planning Commission in the City Council Chambers in City Hall at 794 Third Street at 6:30 p.m. on Tuesday, November 15, 2022. Please note if this project is challenged in court, you may be limited to raising only those issues that were raised at the Public Hearing or in writing delivered to the Planning Commission at or prior to the Public Hearing.

**WHAT CAN YOU DO:**

Please call or stop by City Hall if you have any questions or want to review the project information. You are welcome to attend the Public Hearing to ask questions or to comment. Your written comments may be given to the Planning Commission at the Hearing. If mailed, comments must be received by the City Clerk prior to the meeting. We are sorry but City staff cannot forward your verbal comments or questions to the City Planning Commission. Verbal comments or questions must come from you during the Public Hearing.

**FOR MORE INFORMATION REGARDING THIS PROJECT PLEASE CONTACT:**

Chrissy Meeds, Planner II  
794 Third Street  
Corning, CA 96021  
(530) 824-7036

Publish: 10/29/2022