



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES Tuesday, April 23, 2019, 5:15 p.m. City Council Chambers

1. CALL TO ORDER:

Chairman Piffero called the meeting to order at 5:15 p.m.

2. PLEDGE OF ALLEGIANCE:

Chairman Piffero led the pledge of allegiance.

3. ROLL CALL:

Planning Commissioners Present:	Planning Commissioners Absent:
Steve Piffero, Chair	None
Doug Dale, Vice Chair	
Gerry Reyes, Commissioner	
Robert James, Commissioner	
Tyler Miranda, Commissioner	

STAFF PRESENT:

Scott Friend, Community Development Director
Marie Jensen, Public Works Administrative Technician

The City of Red Bluff is an Equal Opportunity Provider

4. CITIZEN COMMENT:

None

5. APPROVAL OF MINUTES:

Commissioner Dale motioned to approve the February 26, 2019 minutes and Commissioner James seconded the motion.

AYES: Commissioners Piffero, Reyes, Dale, James and Miranda

NOES: None

NOT VOTING: None

6. Welcome Newly Appointed Commissioner; Tyler Miranda

Scott Friend, Community Development Director, asked newly appointed Commissioner Tyler Miranda to introduce himself. Commissioner Miranda was appointed to the Planning Commission by the City Council at the April 16, City Council Meeting.

Commissioner Miranda said he was born and raised in Red Bluff and has always been interested in real estate, land use and how the city grows. He explained that his college major is in business and he also studied land use. He started selling real estate in 2005 and worked in property management.

7. 2018 General Plan / Housing Element Annual Progress Report

Mr. Friend explained the Housing Element Annual Progress Report is mandatorily sent to the Housing and Community Development Department (HCDD). The HCDD is a state branch dealing with housing. It is required that cities submit a report on how they are doing in approving new residential units and implementing our general plan. The law requires that it is sent to the state by April 1st every year. Since there was no meeting last month, staff submitted the report without bringing it to the Commission first in order to avoid a late submittal. Staff also submits a companion report to the Office of Planning and Research (OPR) which documents how well we are doing in implementing our general plan. These reports must be submitted to the state or cities are deemed ineligible to apply for the 120 million dollars in SB2 funding allocations.

8. Sign Regulation Amendment; Addition of Digital Display Signs

Chairperson Piffero introduce Resolution No. 01-2019.

Mr. Friend provided background information from the February meeting. It was decided at the February meeting to reach out to the Downtown Red Bluff Business Association (DRBBA) and the Chamber of Commerce to hear their comments on allowing digital signs. The Chamber of Commerce president was very supportive of allowing digital signs. The DRBBA voted against allowing digital signs in the historical areas of downtown Red Bluff.

Mr. Friend explained that this meeting is an extension of February's Public Hearing. Resolution No. 01-2019 recommends for approval to the City Council an Amendment to the Red Bluff Sign Regulations for the inclusion of digital display signs as presented herein and approval of the Categorical Exemption as presented.

Chairperson Piffero asked if the DRBBA's concern was on Main Street between the 400 to 600 block.

Mr. Friend stated the DRBBA does not want digital signs anywhere in the historical commercial district.

Commissioner Reyes stated that everyone knows Red Bluff is not recognized as a historical district.

Mr. Friend explained that there is a difference between historic commercial zoning and historic designation. HC zoning district is typically applied in the downtown zoning area. The intention is to maintain the integrity of the visual aesthetic of the historic downtown.

Commissioner James asked if this pertains to new and all signs?

Mr. Friend stated that window signs do not need a permit. The only signs that need a permit are those that are hanging on an exterior of a building or if they have illumination with and electrical connection.

Vice Chairperson Dale stated preservation of the historic downtown Red Bluff was a big deal, but that generation has moved on.

Commissioner James stated that the downtown area should always have the historic theme.

Chairperson Piffero opened the public hearing on the sign regulation amendment to digital display signs.

Allen Ellison, head of maintenance at the 7th Day Adventist Church, asked how this affects South Jackson Street by Walmart.

Mr. Friend stated it doesn't affect that area.

Chairperson Piffero closed the public hearing at 5:39.

Vice Chair Dale moved for adoption of Resolution 01-2019 including the CEQA exemption and Commissioner James seconded the motion.

Ayes: Commissioners Piffero, Dale, Reyes, James and Miranda
Noes: None

Absent or not voting: None

Mr. Friend explained that staff will introduce the first reading at the next City Council meeting and then after the second reading, the ordinance will become affective if passed by Council.

9. Approval of an Off-Site Directional Sign for Dignity Health

Chairperson Piffero introduced Design review-sign 2019-01/Off Premise Sign Approval to allow construction of an off-site in the C-3 Zoning district at 2320 South Main street (Beachhead Properties)

Mr. Friend corrected the staff report and explained that the item does not require a public hearing as stated in the report. The project applicant, Dignity Health, is requesting approval from the Planning Commission for construction of an Off-Premise free standing pole sign at 2320 S. Main Street. This sign is proposed to be an eight (8) foot by five (5) foot non-illuminated/non-electric ground mounted sign. The proposed sign will replace an existing non-illuminated ground mounted sign of similar size.

Mr. Friend informed the Commission that there were two areas where the sign wasn't consistent with the code; The time duration and size. The sign is not consistent as it will be a permanent sign. However, extensions can be granted by the Planning Commission. The sign is also larger than the limit of 32 sq. ft but if the bottom panel is removed, it will meet the requirement of 32 sq. ft. Staff recommends approval with an indefinite term included.

Vice Chair Dale pointed out that the sign is two sided and asked and received confirmation that only on side is included in the calculation.

Commissioner Reyes motioned to adopt Resolution 04-2019 for an indefinite period. Vice Chair Dale seconded the motion.

Ayes: Commissioners Piffero, Dale, Reyes, James and Tyler

Noes: None

Absent or not voting: None

10. Staff / commission Reports and Comments

Mr. Friend informed the Commission that every real estate transaction pays a \$75 fee towards SB2 which addresses housing deficiencies in California. The state allocated the first two years in a 50/50 split; homelessness and housing deficiencies. Cities with less than 60 thousand people get \$160,000. Red Bluff is eligible to apply for \$160,000 because of the submitted Housing Element Annual Progress Report. Staff will request Council to allocate 100% of the \$160k to the Housing Element and the General Plan Update. Next year, SB2 monies are 100% competitive.

Commissioner Tyler asked and received confirmation that other cities are applying for SB2.

Chairperson Piffero requested an update on the Navigation Center of Vista Way.

Mr. Friend reported that the City Council was asked to modify City Code to allow for 9 parking spaces; currently, no parking is allowed. Council has requested a CEQA report before moving forward.

Commissioner James reported that the industrial park is a PI zone which means no overnight stays except for security. There is specific wording that would hold the proposed shelter in violation of the code.

Commissioner Tyler stated that there are no sidewalks for on street parking.

Mr. Friend reported that sidewalks were brought up at the council meeting.

Chairperson Piffero asked for an update on the restaurant next to Jiffy Lube.

Mr. Friend reported that the Sugar Shack is moving into that building.

Chairperson Piffero asked about Marshall's progress.

Mr. Friend stated he hasn't heard anything from Marshalls. Mr. Friend reported that he received an application for phase 2 of the Vista Ridge Apartment development for a 24-unit complex. The applicant is currently seeking grant funds.

Commissioner James asked what they are doing for access; have they considered fire trucks and emergency vehicles?

Mr. Friend stated it hasn't been reviewed yet.

Vice Chair asked what the composition of the City's Technical Advisory Commission is now.

Mr. Friend explained TAC is composed of Building, Community Development, Police, Fire and Public Works personnel.

Commissioner Reyes asked for a Uhaul update.

Mr. Friend reported that he communicated with Uhaul that they must address the Commission before inspections are done.

Chairperson Piffero requested that Staff provide copies of Uhaul's original proposals and requests to the Commission.

11. ADJOURN:

There being no further business, Chairperson Piffero adjourned the Planning Commission Meeting at 6:40 p.m. until the meeting of April 23, 2019 at 6:12 p.m.

/s/ Scott Friend
Community Development Planner