



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES Tuesday, August 28, 2018, 5:15 p.m. City Council Chambers

1. CALL TO ORDER:

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

2. PLEDGE OF ALLEGIANCE:

Chairperson Piffero led the pledge of allegiance.

3. ROLL CALL:

Planning Commissioners Present:	Planning Commissioners Absent:
Steve Piffero, Chair	Dave Dhugge, Commissioner
Doug Dale, Vice Chair	
Gerry Reyes, Commissioner	
Chris Mollenkamp, Commissioner	

Staff Present:

Scott Friend, Community Development Director

Anita Rice, Deputy City Clerk

Michael Bachmeyer, Division Fire Chief

The City of Red Bluff is an Equal Opportunity Provider

4. CITIZEN COMMENT:

None

5. APPROVAL OF MINUTES:

Commissioner Mollenkamp motioned to approve the May 22, 2018 minutes and Commissioner Dale seconded the motion.

AYES: Commissioners Dale, Piffero, Reyes, and Mollenkamp

NOES None

NOT VOTING: Dhugge (Absent)

6. PUBLIC HEARINGS/RESOLUTIONS:

6.1 [Resolution 09-2018 Time Extensions; Municipal Code Amendment Chpt. 20](#)

Community Development Director, Scott Friend, provided an agenda report to the PC (Planning Commission) to move to adopt Resolution No. 09-2018 recommending for approval to the City Council an Amendment to the Red Bluff Municipal Code Amendment Chapter 20: Subdivisions, §20.4 Specific Procedures for Subdivisions, §20.5 Specific Procedures for Parcel Divisions and §20.6 Specific Procedures for Minor Divisions as presented herein and approval of the Categorical Exemption as presented.

Director Friend explained that the PC is a recommending body on this topic, instead of an approving body, to

recommend to the City Council a modification to the subdivision code, the length of time extensions can be issued to a tentative parcel map or sub division map. Currently time extensions are allowed 24 months with a one year added extension. Staff recommends an initial 24 month extension with two, 2-year extensions equaling 6-years. The first two year extension would be automatic upon request, the second two year extension would require an appearance before the PC to justify why more time is needed.

Chairman Piffero opened and closed the public hearing at 5:22 p.m. due to lack of public comments.

Chairman Piffero inquired if the Planning Commission could impose conditions at the end of the first extension.

Director Friend explained that there are provisions in law to update conditions but projects cannot be required to be heard again.

Commissioner Mollenkamp asked why the PC would not have the ability to demand a development to start over if it is not viable in the community four or six years after the start date.

Director Friend replied that the developer could argue that they've spent substantial time and money to conduct environmental analysis' and engineering and sometimes it takes a long time to get projects rolling due to events out of their control, e.g. the recession.

Commissioner Dale stated he didn't like the idea of a two, 2-year extension but would be ok with a two, 1-year extension.

Commissioner Reyes stated he's inline with following the Subdivision Map Act and modifying it a little bit like proposed.

Commissioner Reyes motioned to accept Resolution 09-2018 as recommended by staff and Commissioner Mollenkamp seconded the motion.

AYES: Commissioners Reyes, Mollenkamp, and Piffero

NOES: Commissioner Dale

NOT VOTING: Commissioner Dhugge (absent)

Director Friend asked if Commissioner Dale would like to leave a comment defining why he voted no.

Commissioner Dale stated he simply thinks a four year added extension is too much.

6.2 Resolution 10-2018; Lot line Adjustment No. 2018-03 80 Belle Mill Road

Community Development Director, Scott Friend, provided an agenda report to the PC to move to Adopt Resolution No. 10-2018 approving Lot Line Adjustment 2018-03 subject to the Findings and Conditions presented in the staff report and direct staff to record Merger No. LLA 2018-03 after Conditions of approval are complied with.

Commissioner Reyes asked if they're taking the Fit Republic lines and swapping with what used to be Carls Jr.?

Chairman Piffero opened and closed the public hearing at 6:40 p.m. due to no public comment.

Commissioner Dale moved to approve Resolution 10-2018 and Commissioner Mollenkamp seconded the motion.

AYES: Commissioners Piffero, Dale, Reyes and Mollenkamp

NOES: None

NOT VOTING: Commissioner Dhugge (absent)

7. CURRENT BUSINESS:

7.1 [School Zoning Amendment Recommendation](#)

Community Development Director, Scott Friend, provided an agenda report to the PC take the following action: Recommend revisions to the proposed zoning amendment, if necessary, and conceptually approve of the amendment. Direct staff to circulate the zoning amendment to local educational resources for their review and comments.

Director Friend reported that he reached out to several people at the school districts: Red Bluff High School, Red Bluff Elementary and some private school providers resulting in zero input and no constructive comments. If the PC recommends, staff will move forward with a public

hearing and he also reminded them that CUP (conditional use permit) requires applicants to appear before the PC.

Commissioner Dale asked and received confirmation that the Commission would only make a recommendation but not have final say.

Chairman Piffero asked and received clarification regarding the tables in the staff report.

Commissioner Reyes motioned to approve as submitted the school zoning amendment recommendation and set a public hearing. Commissioner Mollenkamp seconded the motion.

AYES: Commissioners Piffero, Mollenkamp, and Reyes

NOES: Commissioner Dale

NOT VOTING: Commissioner Dhugge (absent)

Commissioner Dale stated that he would like to see CUPs across the board.

8. STAFF REPORT

Director Friend reported it has been rather quiet; only three special event applications.

Mr. Friend informed the Commission about a REMA (regional housing needs assessment) request he received.

Mr. Friend reported staff is writing the RFP for the General Plan Update. The goal is to firm up the RFP in the fall and to split it up between multiple fiscal years to help the budget.

Chairman Piffero asked for an update on Uhaul.

Mr. Friend reported that the Uhaul plans were approved.

The Commission had a general discussion regarding CUPs and food trucks.

9. ADJOURN:

There being no further business, Chairperson Piffero adjourned the Planning Commission Meeting at 6:04 p.m. until the meeting of July 24, 2018 at 5:15 p.m.

Scott Friend
Community Development Planner