



# CITY OF RED BLUFF

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## PLANNING COMMISSION MINUTES Tuesday, January 22, 2019, 5:15 p.m. City Council Chambers

### 1. CALL TO ORDER:

Chairman Piffero called the meeting to order at 5:20 p.m.

### 2. PLEDGE OF ALLEGIANCE:

Chairman Piffero led the pledge of allegiance.

### 3. ROLL CALL:

<b>Planning Commissioners Present:</b>	<b>Planning Commissioners Absent:</b>
Steve Piffero, Chair	Chris Mollenkamp, Commissioner
Gerry Reyes, Commissioner	Doug Dale, Vice Chair
Robert James, Commissioner	

### STAFF PRESENT:

Scott Friend, Community Development Director  
Anita Rice, Deputy City Clerk

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#### **4. CITIZEN COMMENT:**

None

#### **5. APPROVAL OF MINUTES:**

Commissioner Reyes motioned to approve the October 23, 2018 minutes and Chairman Piffero seconded the motion.

AYES: Commissioners Reyes and Piffero

NOES None

NOT VOTING: Vice Chair Dale (absent-did not receive agenda)  
Commissioner James (abstained)

#### **6. INTRODUCTION OF NEWLY APPOINTED COMMISSIONER:**

Scott Friend, Community Development Director, announced that Robert James would assume Commissioner Dhugge's Commission due to Dhugge's resignation. Robert James was appointed to the Commission at the January 15 City Council Meeting. Mr. Friend introduced Commissioner James and asked him to say a few words about his background.

Commissioner James described his background in the building industry, his contracting experience, and he detailed his education.

Mr. Friend welcomed Commissioner James and stressed the importance of a 5-person Commission.

## **7. ELECTION OF CHAIR AND VICE CHAIR:**

Scott Friend, Community Development Director, asked the Commission if they wanted to postpone the election to the next Commission meeting when they expect to have a full panel.

Commissioners Reyes and Piffero both agreed to wait until the next meeting.

## **8. STAFF REPORT:**

Mr. Friend reported that staff has been working on a request for proposals (RFP) to hire a consultant in May to update the General Plan (GP). The law states that the GP must be updated as often as necessary for it to be an active and reasonable document. GPs should be updated at least every 20 years.

Mr. Friend informed the Commission of new legislation:

- 97 bills were introduced this year that pertain to housing
- 18 urban centered bills were adopted
- The annual housing element report is due to the state by May 1st
- AB 942 Cities can no longer regulate side walk vending if vendor is mobile
- Changes to appendix G of the State CEQA Guidelines (safety element & transportation)

Chairman Piffero asked if AB 942 will stop new vendors from selling their goods by the America's Best Value Hotel on Main Street.

Mr. Friend stated that if the vendor is in fixed position, they will need a Conditional Use Permit; they must be mobile, or they will be shut down.

Commissioner Reyes reported that there is a food vendor camped out at the car lot across from the Sacred Heart Church and one at the Kimball Apartments, typically afterschool.

Commissioner James reported there is also a vendor on Luther by the Church. He asked if the City is aware of the Cottage Industry License that allows food vendors to use a commercial kitchen to prepare the food but then they can sell it anywhere they chose to.

Mr. Friend stated that if you sell food to a commercial buyer, it must be approved by the County Health Officer. If it is sold off the street, as long as the vendor is mobile, and permitted by the Police Department, it is allowed.

Mr. Friend reported that the Planning and Building Department must begin tracking sales ranges and sales costs to identify if homes are affordable to low, very low- and moderate-income buyers.

Commissioner Reyes asked and received confirmation if tracking is only for new construction.

Commissioner James asked how this will be tracked; there is no such thing as affordable housing anymore.

Mr. Friend responded that staff will simply have to ask questions.

Commissioner James explained that the City is maxed out on infrastructure; there is not enough water and sewer pipes to support a lot of growth.

Chairman Piffero inquired about the work at 6 Sutter Street; is it a remodel?

Mr. Friend responded that 6 Sutter Street has had code enforcement imposed and the prior owner sold it. The new owner has pulled demo and roofing permits. The building was roofed to protect against the elements, but no formal plans have been received. The owner is actively pursuing rehab and wants to put in 31 units.

Mr. Friend updated the Commission on the following items:

- The old Walmart building at 1025 Walnut has two confirmed tenants; Ross and Marshalls.
- PJ Helicopters is moving forward on its second hangar building
- The newly constructed seven duplexes at the south end of Jefferson have people living in them now.

- The Southridge 17-unit apartment complex has ran into funding issues but is still progressing forward.
- The Egg Roll King on Antelope Blvd. is being reconstructed.
- Caltrans is continuing work on the East 36 ADA project.

Commissioner Reyes reported that Caltrans is already working on the West 36 project.

Commissioner James stated that people are upset over this project; trucks won't be able to make their turns.

Commissioner Reyes asked and received confirmation that the homeless shelter on Vista Way is moving forward.

Commissioner James stated that a homeless shelter should not be allowed next to a school; Commissioners Piffero and Reyes agreed.

Chairman Piffero asked if a Jiffy Lube is moving into the prior Walmart Tire Shop because their current location on Main Street is inadequate.

Mr. Friend stated he had not heard that there is an auto use type of business moving into the old Walmart.

## **9. ADJOURN:**

There being no further business, Chairperson Piffero adjourned the Planning Commission Meeting at 6:07 p.m. until the meeting of February 26, 2019 at 5:15 p.m.

/s/ Scott Friend  
Community Development Planner