



# CITY OF RED BLUFF

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## **PLANNING COMMISSION MINUTES Tuesday, May 22, 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:**

Steve Piffero, Chairperson

Dave Dhugge, Commissioner (absent)

Doug Dale, Vice Chair

Gerry Reyes, Commissioner

Chris Mollenkamp, Commissioner

#### **Staff Present:**

Mike Martin, City Planner

Anita Rice, Deputy City Clerk

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

None

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

Commissioner Reyes motioned to approve the April 24, 2018 minutes and Commissioner Dale seconded the motion.

AYES: Commissioners Dale, Piffero, Reyes, and Mollenkamp

NOES None

ABSENT OR ABSTAIN: Dhugge

#### **6. NEW BUSINESS**

##### **Tentative Parcel Map No. 07-1000; Extension of Time Request; South Jackson Street**

Staff recommended that Planning Commission Adopt Resolution No. 08-2018 approving a One (1) Year Map Extension for Tentative Parcel Map 07-100. Austin Woods LP and Jackson Meadows LP (owners); Brian Burke (owner representative) and Fred Lucero (authorized representative engineer).

City Planner, Mike Martin reported that the City Code allows a one-year time extension and staff has no reason to deny this project; staff is recommending approval. Mr. Martin requested Chairman Piffero open the public hearing at 5:20 p.m.

Fred Lucero, an engineer from PACE suggested the City adjust the current 1-year time extensions to 6-years as it is allowed in the Map Act.

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Commissioner Reyes stated it is probably set at one year because of an existing Ordinance.

Mr. Martin agreed with Commissioner Reyes and stated it could be changed in the future but for this particular project, and until the Ordinance is changed, only a one-year extension is allowed.

Commissioner Reyes informed Mr. Lucero that the City is in the process of updating its General Plan.

Mr. Martin stated the Planning Commission could direct staff to look at the zoning code and recommend additional time to replace the current one-year time extension rule.

Mr. Lucero offered to write a letter to move forward on extending the time extensions to match the Map Act.

Commissioner Dale stated he remembered a conflict regarding this sub division due to one story and two-story buildings being built. Complaints of the two-story tenants being able to look down into the one-story tenants' windows. He also inquired if the City would have to build an additional Fire Station.

Mr. Martin stated the project is already an approved subdivision, no changes are being requested, only a time extension.

Commissioner Reyes suggested to Mr. Lucero that it would be a good idea to send a letter to Community Development Director, Scott Friend, regarding increasing the one-year extension.

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Mr. Lucero confirmed he would send a letter to Mr. Friend.

Mr. Martin reiterated that the Planning Commission would have to direct staff to pursue a code update for a time extension.

Chairman Piffero confirmed that is what the Commission would like to do.

Commissioner Dale moved that the Planning Commission Adopt Resolution No. 08-2018 approving a One (1) Year Map Extension for Tentative Parcel Map 07-100. Austin Woods LP and Jackson Meadows LP (owners); Brian Burke (owner representative) and Fred Lucero (authorized representative engineer). Commissioner Reyes seconded the motion.

Ayes: Piffero, Reyes, Mollenkamp and Dale

Noes:

Absent/Abstained: Dhugge (absent)

## **7. STAFF REPORTS**

Mr. Martin stated the School interpretation would be on the next agenda and the Commission discussed prior private school situations and locations.

Commissioner Dale asked for the latest news in the Planning Department.

Mr. Martin informed the Commission that the Planning Department officially issued a building permit for the Ross project in the former Walmart building.

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Commissioner Reyes requested that staff look at a list of other Cities of similar size and their General Plans, so the wheel doesn't have to be reinvented.

## **8. ADJOURN**

There being no further business, Chairperson Piffero adjourned the Planning Commission Meeting at 5:44 p.m. until the meeting of July 24, 2018 at 5:15 p.m.

s/Scott Friend  
Community Development Planner