



# CITY OF RED BLUFF

555 Washington Street Red Bluff, California 96080 (530) 527-2605 Fax (530) 529-6878 [www.cityofredbluff.org](http://www.cityofredbluff.org)

## PLANNING COMMISSION MINUTES Tuesday, May 28, 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 assembly in the pledge of allegiance.

### 3. ROLL CALL:

<b>Planning Commissioners Present:</b>	<b>Planning Commissioners Absent:</b>
Steve Piffero, Chair	Doug Dale, Vice Chair (excused)
Robert James, Commissioner	
Gerry Reyes, Commissioner	
Tyler Miranda, Commissioner	

### STAFF PRESENT:

Mike Martin, City Planner

Anita Rice, Deputy City Clerk

*The City of Red Bluff is an Equal Opportunity Provider*

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

None

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

Approve the April 23, 2019 Minutes.

Commissioner Reyes motioned to approve the April 23, 2019 minutes and Commissioner James seconded the motion.

Ayes: Commissioners Piffero, Reyes, James and Miranda

Noes: None

Absent or Not Voting: Vice Chair Dale

#### **6. PUBLIC HEARINGS**

##### **6.1 Resolution 05-2019; Variance No. 2019-01 Expand footprint – 826 Johnson St.**

Mike Martin, City Planner, explained that the 826 Johnson Street applicant is requesting that the Commission move to adopt Resolution No. 2019-05, subject to the Findings and Conditions, recommending for approval to the City Council a Variance as allowed in RBCC Article XV: Variances to allow for the replacement of a damaged nonconforming use, in substantially increasing the degree of nonconformity by allowing changes in the setbacks and building coverage from the original use.

Commissioner Reyes asked and received clarification if there was a specific reason why the contractor did not apply for a permit.

Mr. Martin explained the variance process steps that have been taken to bring the property into compliance and the fees associated.

Chairperson Piffero expressed concern over the rules being ignored; the punishment should be greater.

Commissioner Reyes motioned to approve Variance No. 2019-01 and Commissioner Tyler seconded the motion.

Ayes: Reyes, James, and Miranda

Noes: Piffero

Absent or Not Voting: Dale

## **6.2 Resolution 06-2019; Use Permit 2019-01 Increase from 6-14 persons-224 Ash St.**

Chairperson Piffero introduced Resolution 06-2019 and announced that it has been postponed to the June 25, 2019 meeting.

Mr. Martin explained that the owner requested the item to be postponed because he knows that there is an interested party that wants to attend the meeting but is currently out of town.

## **7. Resolution 07-2019; Tentative Parcel map No. 07-1000-Extension of Time Request**

Mr. Martin reviewed the staff report and recommended that the Commission adopt Resolution No. 07-2019 approving a Two (2) Year Map Extension for Tentative Tract Map 07-1000.

Mr. Brian Burke (owner) and Mr. Fred Lucero (representative), acting as the authorized agents on behalf of the property owners Jackson Meadows LP, have submitted an application for a 2nd Tentative Tract Map (TTM) Extension of Time for TTM No. 07-1000.

The Planning Commission approved a previous TTM Extension of Time for this tentative tract map on May 22, 2018 which is set to expire on June 15, 2019. At that time, extension of times was only good for one year and only one extension was allowed. Since that time, the Red Bluff Municipal Code (RBMC) was amended to allow for two 2-year extensions. As such, the property owners are requesting the approval by the Planning Commission of a 2<sup>nd</sup> Extension of Time for a period of 2-years.

Mr. Martin explained that this would be the last time extension the applicant is eligible to receive.

Commissioner Reyes asked what would happen if the applicant goes past this recommended extension.

Mr. Martin stated the applicant would have to start the process over.

Chairperson Piffero asked and received confirmation that the applicant cannot make changes to the original applications.

Commissioner Reyes motioned to approve Resolution 7-2019 and Commissioner James seconded the motion.

Ayes: Piffero, Reyes, James and Miranda

Noes:

Absent or Not Voting: Dale

## **8. Staff / Commission Reports and Comments**

Mr. Martin reported the Vista Ridge Apartments plans are being reviewed, the General Plan RFP is in motion and staff received 10 applications today. We haven't received an application from Marshalls yet.

6 Sutter Street contractors have been asked to make some minor changes to the exterior, so the right "turn arounds" are available for the fire department.

## **9. Adjourn**

Chairperson Piffero adjourned the meeting at 5:41.