



CITY OF RED BLUFF

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

AGENDA

Regular Meeting, Red Bluff Planning Commission
Tuesday, August 28, 2018
Council Chambers 5:15 p.m.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**

Chairperson: Steve Piffero
Vice Chair: Doug Dale
Commissioner: Dave Dhugge
Commissioner: Gerry Reyes
Commissioner: Chris Mollenkamp

4. **Citizen Comment**

This time is set-aside for citizens to address the Planning Commission on any item of interest to the public that is within the subject matter jurisdiction of the Planning Commission. For items that are on the agenda, public comment will be heard when the item is discussed. If your comments concern an item that is noted as a public hearing, please address the Planning Commission after the public hearing is opened for public testimony. The Chairperson reserves the right to limit each speaker to three (3) minutes. Please understand that by law, the Planning Commission cannot make decisions on matters that are not on the agenda; matters of concern will be referred to the Planning Director's Office.

5. **Approval of Minutes**

June 26, 2018 Minutes

Recommendation:

Approve the June 26, 2018 meeting minutes as written.

6. Public Hearing - Resolutions

6.1 Resolution 09-2018 Time Extensions; Municipal Code Amendment Chapter 20

Recommended Action:

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.

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

Recommended Action:

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.

7. Current Business

7.1 School Zoning Amendment Recommendation

Recommended Action:

Staff recommends that the Planning Commission 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.

8. Commissioner Reports

9. Adjourn

Certification:

Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on May 18, 2018.

In compliance with the Americans with Disabilities Act, the City of Red Bluff will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office (530) 527-2605 extension 3057 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



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PLANNING COMMISSION MINUTES

Tuesday, June 26, 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
Doug Dale, Vice Chair
Gerry Reyes, Commissioner
Chris Mollenkamp, Commissioner

Planning Commissioners Absent:

Dave Dhugge, Commissioner

Staff Present:

Mike Martin, City Planner
Anita Rice, Deputy City Clerk

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

The City of Red Bluff is an Equal Opportunity Provider

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.

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.

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.

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.

Scott Friend
Community Development Planner



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6.1

Date: August 28, 2018

To: Honorable Chairman and Members of the Planning Commission

From: City of Red Bluff Community Development Department
Scott Friend, AICP – Acting Community Development Director

**SUBJECT: CITY OF RED BLUFF MUNICIPAL CODE AMENDMENT; CHAPTER 20:
SUBDIVISIONS. TENTATIVE MAP EXTENSIONS OF TIME AND
PARCEL MAP REQUIREMENTS**

BACKGROUND

State Legislation

Subdivisions are governed by the California Subdivision Map Act (Gov. Code Title 7 Divisions 2 and 3).

Extensions of Time

Government Code Section 66452.6 addresses valid time periods and extensions of time for tentative maps. Generally, tentative maps are good for 24 months without an extension with exceptions for projects requiring more than \$236,790 in public improvements and any moratoriums placed on the project.

There have been a number of automatic extensions of time for tentative maps provided by the California legislature of over the years and are as follows:

Year of Adoption	Gov. Code Section	Extended Period
1993	66452.11	24 months
1996	66452.13	12 months
2011	66452.21	12 months
2012	66452.22	12 months
2013	66452.24	24 months
2014	66452.23	24 months

As shown, the most recent automatic extension was adopted in 2014. Based on these extensions, if a tentative map that would have expired on December 31, 2010 (approved December 31, 2008), were to use all of the automatic extensions available, this map would be valid for six years beyond the original 24-month approval period or would expire on December 31, 2016.

Gov. Code Section 66452.6(e) specifically addresses extension of time for a tentative map and is as follows:



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- (e) Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of five years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

As shown, other than California legislature automatic extensions, a local jurisdiction is allowed to permit tentative map extensions for up to five years.

Parcel Map Requirements

Generally, the division of land is separated into two areas, those resulting in four or fewer parcels and those resulting in five or more parcels. Different requirements and conditions are applicable depending on the size of the land division. For example, conditions for divisions of four or fewer parcels (called a parcel map in the City), are limited to the dedication of rights-of-way, easements, and the construction of reasonable offsite and onsite improvements for the parcels being created. Gov. Code Section 66411.1(a) defines the requirements of these types of land divisions and is as follows:

- (a) Notwithstanding Section 66428, whenever a local ordinance requires improvements for a division of land which is not a subdivision of five or more lots, the regulations shall be limited to the dedication of rights-of-way, easements, and the construction of reasonable offsite and onsite improvements for the parcels being created. Requirements for the construction of offsite and onsite improvements shall be noticed by a statement on the parcel map, on the instrument evidencing the waiver of the parcel map, or by a separate instrument and shall be recorded on, concurrently with, or prior to the parcel map or instrument of waiver of a parcel map being filed for record.

Gov. Code Sections 66444 – 66450 provides the regulations for parcel maps. While subdivision tentative and final maps must illustrate a multitude of development information such as location of utilities, grading, stormwater control features, etc., Section 66445 legislates that parcel maps are only required to indicate location of streets and property lines bounding the property. The City's Parcel Division requirements are inconsistent with Gov. Code Section 66445 as they require the identification of features beyond those required in Section 66445.



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City of Red Bluff Regulations

Red Bluff Municipal Code Chapter 20 Subdivisions defines the City's regulations and procedures regarding subdivisions, including minor divisions (includes lot line adjustments/mergers and divisions of four lots or less), parcel divisions (divisions of five lots or more) and subdivisions (divisions of five lots or more).

DISCUSSION

Extensions of Time

On May 22, 2018, the Planning Commission directed staff to provide a revision to the Red Bluff Municipal Code (RBMC) allowing an extension of time for tentative maps from the current one-year extension to two consecutive three-year extensions, if approved. In reviewing the Subdivision Map Act, staff determined that extensions are limited to a total of six years pursuant to Government Code Sections 66452.6(e) (for subdivision maps) and 66463.5(c) (for parcel maps) without the previously discussed automatic extensions. Staff presented this information to the Technical Advisory Committee and the Committee determined that two consecutive two-year extensions, resulting in a total extension time of four years, would provide better control for the City and allow for varying market conditions. As such, staff is recommending a two-year extension with the ability to apply for an additional two-year extension. This would allow a tentative map a total of six years for completion (24-months of map approval time and four years of total extension time).

Attachment A provides an underline/strikethrough version of the staff recommended revision to Chapter 20 Subdivisions regarding extensions. **Attachment B** provides a clean version of the recommended revision. The following revisions are proposed:

§ 20.4 SPECIFIC PROCEDURES FOR SUBDIVISIONS.

(2) (a) Upon application of the subdivides prior to the expiration of the 24-month period, an extension not exceeding ~~one year~~ two (2) years may be granted by the Planning Commission. If the Planning Commission denies the subdivider's application for extension, the subdivider may appeal to the City Council within 15 days. The action of the City Council shall be final.

(b) One additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

§ 20.5 SPECIFIC PROCEDURES FOR PARCEL DIVISIONS.

(2) (a) Upon written application within one year of date of approval of the tentative map, an extension of time for filing of not to exceed ~~one year~~ two (2) years may be granted by the Planning Commission.



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(b) An additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

Parcel Map Requirements

RBMC Section 20.2 defines Minor Divisions and Parcel Divisions both of which, with the exception of lot line adjustments and mergers, require parcel maps as defined in RBMC Section 20.5.

As stated previously, Gov. Code Sections 66444-66450 govern the requirements for parcel maps in the state, limiting the information required on parcel maps to certain areas. Section 66445 identifies the information that is required for a parcel map and is as follows:

Section 66445.

The parcel map shall be prepared by, or under the direction of, a registered civil engineer or licensed land surveyor, shall show the location of streets and property lines bounding the property, and shall conform to all of the following provisions:

(a) It shall be legibly drawn, printed, or reproduced by a process guaranteeing a permanent record in black on tracing cloth or polyester base film. Certificates or statements, affidavits, and acknowledgments may be legibly stamped or printed upon the map with opaque ink. If ink is used on polyester base film, the ink surface shall be coated with a suitable substance to assure permanent legibility.

(b) The size of each sheet shall be 18 by 26 inches or 460 by 660 millimeters. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one inch or 025 millimeters. The scale of the map shall be large enough to show all details clearly and enough sheets shall be used to accomplish this end. The particular number of the sheet and the total number of sheets comprising the map shall be stated on each of the sheets, and its relation to each adjoining sheet shall be clearly shown.

(c) Each parcel shall be numbered or lettered and each block may be numbered or lettered. Each street shall be named or otherwise designated. The subdivision number shall be shown together with the description of the real property being subdivided.

(d) (1) The exterior boundary of the land included within the subdivision shall be indicated by distinctive symbols and clearly so designated. The exterior boundary of the land included within the subdivision shall not include a designated remainder or omitted parcel that is designated or omitted under Section 66424.6. The designated remainder parcel or omitted parcel shall be labeled as a designated remainder parcel or an omitted parcel.

(2) The map shall show the location of each parcel and its relation to surrounding surveys. If the map includes a "designated remainder" parcel or similar parcel, and the gross area of the "designated remainder" parcel or similar parcel is five acres or more, that remainder parcel need not be shown on the map and its location need not be indicated as a matter of survey, but only by deed reference to the existing boundaries of the remainder parcel.

(3) A parcel designated as "not a part" shall be deemed to be a "designated remainder" for purposes of this section.



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As stated previously, while subdivision tentative and final maps must illustrate a multitude of development information such as location of utilities, grading, stormwater control features, etc., Section 66445 legislates that parcel maps are only required to indicate location of streets, property lines bounding the property and associated text. The City's current Parcel Division regulation requires a parcel map to include information generally associated with a tentative subdivision map though the implementation of RBMC Section 20.5(A) which states:

“(A) A preliminary parcel map shall be prepared and processed in the same manner as is specified herein for preliminary subdivision maps, § 20.4(A) and (B), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.”

The requirement of preparing a parcel map pursuant to Section 20.4 (A) as referred to above would oblige a parcel map to include information not required of such a map according to state law. Section 20.6 Minor Divisions also has this requirement. Section 20.4 (A) is as follows:

§ 20.4 SPECIFIC PROCEDURES FOR SUBDIVISIONS.

The following procedures shall be followed for divisions of land which constitute subdivisions, as defined herein:

(A) (1) A preliminary map shall be prepared for the total area of any proposed subdivision.

(2) The dimensions, scale and content of the preliminary map shall show in reasonable detail the following:

- (a) Street and lot pattern uses proposed;
- (b) Topography and drainage, watercourses, water features, areas subject to inundation or flooding;
- (c) Geology, soil types, vegetation;
- (d) Proposed water supply, sewerage, fire protection;
- (e) Proposed street sections and improvements; and
- (f) Other features required to adequately represent a comprehensive total development plan.

Because of this inconsistency, staff is recommending a revision of RBMC Sections 20.5 and 20.6 to remove the inconsistencies with the Subdivision Map Act.

Staff is also recommending a revision of RBMC Section 20.2 Definitions to include two additional conditions to the Parcel Division definition. These two conditions are also required by state law for the use of a parcel map instead of a subdivision map for those uses described in Section 20.2.

Attachment A provides an underline/strikethrough version of the staff recommended revision to Chapter 20 Subdivisions regarding parcel maps. **Attachment B** provides a clean version of the recommended revision. The following revisions are proposed:



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§ 20.2 DEFINITIONS.

LAND DIVISION.

(2) **PARCEL DIVISION.** The division of any real property, improved or unimproved, or a portion thereof, which is divided for the purpose of sale, lease, financing or utilization, whether immediate or future, into five or more parcels., and in which the planning commission finds in its consideration of the tentative map that the proposed division conforms to adopted plans, standards and provisions of law, and that one of the following sets of conditions prevails:

(a) A whole parcel before division contains less than five acres, each parcel created by the division abuts upon a public street or highway and no dedications or improvements are required by the Planning Commission;

(b) The division consists of parcels each of a gross area of five acres or more, and each of which has an access to a maintained public street or highway, which access is approved by the Planning Commission.

(c) The parcel or parcels of land included in the tentative map have access to a public street or highway, they comprise part of a tract of land zoned for industrial or commercial development and the map receives approval of the Planning Commission as to access, street alignment and widths and other improvements.

(d) The division consists of parcels each of a gross area of between 40 acres and 60 acres.

(e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to California Government Code Section 66418.2.

(f) Only a parcel map pursuant to RBMC Section 20.5 shall be required for those subdivisions described above.

§ 20.5 SPECIFIC PROCEDURES FOR PARCEL DIVISIONS.

(A) A preliminary parcel map shall show the location of streets and property lines bounding the property, ~~be prepared and processed in the same manner as is specified herein for preliminary subdivision maps, § 20.4(A) and (B),~~ except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.

(B) ~~The tentative map of a proposed parcel division shall be prepared, submitted and processed in the same manner as is specified herein for tentative subdivision maps, § 20.4(C) through (F), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.~~



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A preliminary map, when in acceptable form, shall be submitted to the Committee for action, and within five days thereafter the Committee shall meet to consider the map. Within ten days thereafter, the Committee shall prepare a report on the map and transmit a copy to the subdivider.

§ 20.6 SPECIFIC PROCEDURES FOR MINOR DIVISIONS.

(B) The following procedures shall be followed for other minor divisions of land, as defined herein or as defined in Government Code §§66444 - 66450:

~~(1) A preliminary parcel map shall be prepared and processed subject to the provisions of § 20.4(A) or (B).~~

~~(12) A tentative parcel map shall be prepared, based on the requirements of § 20.5(C) and (D). Should the tentative map meet all of the requirements of those sections, it may be considered as both a tentative and final parcel map.~~

~~(23) The tentative map shall be filed with the City Planner, who shall review the map and supporting documents and shall within five days call a meeting of the Technical Advisory Committee to discuss the division with the subdivider. The Committee shall prepare~~

~~a report on the map and the City Planner shall place the item on the Planning Commission agenda for consideration at its next meeting.~~

~~(34) The Commission shall consider and process the tentative or final parcel map under the provisions of § 20.4(F) and (I).~~

CEQA

Staff recommends that the Planning Commission determine that the proposed Municipal Code Amendment(s) to be categorically exempt pursuant to CEQA Guidelines Section 15061(b)(3) as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Red Bluff Municipal Code would have a significant effect on the environment, and therefore the proposed revision is not subject to CEQA. A Notice of Exemption was prepared for this project and has been included with this staff report as **Attachment C**.

CONCLUSION / RECOMMENDATION

Staff requests that the Planning Commission consider the proposed revisions to the Municipal Code and recommend changes, if necessary. If no changes are considered necessary, staff recommends that the Planning Commission recommend for approval to the City Council, the Amendment(s) to the Red Bluff Municipal Code, as contained herein, through adoption of Planning Commission Resolution #09-2018 (**Attachment D**).



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Staff also recommends that the Planning Commission recommend for approval to the City Council, adoption of the Notice of Exemption (**Attachment C**) prepared for the proposed action.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. 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.

Respectfully Submitted,

Scott Friend, AICP
Community Development Director

Attachments:

- A. Zoning Amendment Strikethrough Version
- B. Zoning Amendment Clean Version
- C. Notice of Exemption
- D. Planning Commission Resolution 9-2018

§ 20.2 DEFINITIONS.

LAND DIVISION.

(2) **PARCEL DIVISION.** The division of any real property, improved or unimproved, or a portion thereof, which is divided for the purpose of sale, lease, financing or utilization, whether immediate or future, into five or more parcels., and in which the planning commission finds in its consideration of the tentative map that the proposed division conforms to adopted plans, standards and provisions of law, and that one of the following sets of conditions prevails:

(a) A whole parcel before division contains less than five acres, each parcel created by the division abuts upon a public street or highway and no dedications or improvements are required by the Planning Commission;

(b) The division consists of parcels each of a gross area of five acres or more, and each of which has an access to a maintained public street or highway, which access is approved by the Planning Commission.

(c) The parcel or parcels of land included in the tentative map have access to a public street or highway, they comprise part of a tract of land zoned for industrial or commercial development and the map receives approval of the Planning Commission as to access, street alignment and widths and other improvements.

(d) The division consists of parcels each of a gross area of between 40 acres and 60 acres.

(e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to California Government Code Section 66418.2.

(f) Only a parcel map pursuant to RBMC Section 20.5 shall be required for those subdivisions described above.

§ 20.4 SPECIFIC PROCEDURES FOR SUBDIVISIONS.

(G) (1) Within 24 months after approval or conditional approval of the tentative map or maps, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final map to be prepared in accordance with the tentative map as approved.

(2) (a) Upon application of the subdivides prior to the expiration of the 24-month period, an extension not exceeding ~~one year~~ two (2) years may be granted by the Planning Commission. If the Planning Commission denies the subdivider's application for extension, the subdivider may appeal to the City Council within 15 days. The action of the City Council shall be final.

(b) One additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

(3) (a) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed without first processing a new tentative map.

(b) The time limits imposed herein are subject to certain exceptions set forth in California Government Code § 66452.6, which include any development moratorium imposed after approval of the tentative map or any period of time during which a lawsuit has been filed and is pending in a court of competent jurisdiction involving the approval or conditional approval of a tentative map if a stay of time period is approved by the Planning Commission.

§ 20.5 SPECIFIC PROCEDURES FOR PARCEL DIVISIONS.

(A) A preliminary parcel map shall show the location of streets and property lines bounding the property, be prepared and processed in the same manner as is specified herein for preliminary subdivision maps, § 20.4(A) and (B), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.

(B) ~~The tentative map of a proposed parcel division shall be prepared, submitted and processed in the same manner as is specified herein for tentative subdivision maps, § 20.4(C) through (F), except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.~~ A preliminary map, when in acceptable form, shall be submitted to the Committee for action, and within five days thereafter the Committee shall meet to consider the map. Within ten days thereafter, the Committee shall prepare a report on the map and transmit a copy to the subdivider.

(C) (1) Within one year after City Council approval of the tentative map of a parcel division, a parcel map shall be submitted to the City Engineer for checking and processing.

(2) (a) Upon written application within one year of date of approval of the tentative map, an extension of time for filing of not to exceed ~~one year~~ two (2) years may be granted by the Planning Commission.

(b) An additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

§ 20.6 SPECIFIC PROCEDURES FOR MINOR DIVISIONS.

(B) The following procedures shall be followed for other minor divisions of land, as defined herein or as defined in Government Code §§66444 - 66450:

(1) ~~A preliminary parcel map shall be prepared and processed subject to the provisions of § 20.4(A) or (B).~~

(12) A tentative parcel map shall be prepared, based on the requirements of § 20.5(C) and (D). Should the tentative map meet all of the requirements of those sections, it may be considered as both a tentative and final parcel map.

(23) The tentative map shall be filed with the City Planner, who shall review the map and supporting documents and shall within five days call a meeting of the Technical Advisory Committee to discuss the division with the subdivider. The Committee shall prepare

a report on the map and the City Planner shall place the item on the Planning Commission agenda for consideration at its next meeting.

(34) The Commission shall consider and process the tentative or final parcel map under the provisions of § 20.4(F) and (I).

§ 20.2 DEFINITIONS.

LAND DIVISION.

(2) ***PARCEL DIVISION.*** The division of any real property, improved or unimproved, or a portion thereof, which is divided for the purpose of sale, lease, financing or utilization, whether immediate or future, into five or more parcels., and in which the planning commission finds in its consideration of the tentative map that the proposed division conforms to adopted plans, standards and provisions of law, and that one of the following sets of conditions prevails:

(a) A whole parcel before division contains less than five acres, each parcel created by the division abuts upon a public street or highway and no dedications or improvements are required by the Planning Commission;

(b) The division consists of parcels each of a gross area of five acres or more, and each of which has an access to a maintained public street or highway, which access is approved by the Planning Commission.

(c) The parcel or parcels of land included in the tentative map have access to a public street or highway, they comprise part of a tract of land zoned for industrial or commercial development and the map receives approval of the Planning Commission as to access, street alignment and widths and other improvements.

(d) The division consists of parcels each of a gross area of between 40 acres and 60 acres.

(e) The land being subdivided is solely for the creation of an environmental subdivision pursuant to California Government Code Section 66418.2.

(f) Only a parcel map pursuant to RBMC Section 20.5 shall be required for those subdivisions described above.

§ 20.4 SPECIFIC PROCEDURES FOR SUBDIVISIONS.

(G) (1) Within 24 months after approval or conditional approval of the tentative map or maps, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final map to be prepared in accordance with the tentative map as approved.

(2) (a) Upon application of the subdivides prior to the expiration of the 24-month period, an extension not exceeding two (2) years may be granted by the Planning Commission. If the Planning Commission denies the subdivider's application for extension, the subdivider may appeal to the City Council within 15 days. The action of the City Council shall be final.

(b) One additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

(3) (a) The expiration of the approved or conditionally approved tentative map shall terminate all proceedings and no final map or parcel map of all or any portion of the real property included within the tentative map shall be filed without first processing a new tentative map.

(b) The time limits imposed herein are subject to certain exceptions set forth in California Government Code § 66452.6, which include any development moratorium imposed after approval of the tentative map or any period of time during which a lawsuit has been filed and is pending in a court of competent jurisdiction involving the approval or conditional approval of a tentative map if a stay of time period is approved by the Planning Commission.

§ 20.5 SPECIFIC PROCEDURES FOR PARCEL DIVISIONS.

(A) A preliminary parcel map shall show the location of streets and property lines bounding the property, except that the Technical Advisory Committee may waive any of the provisions of the section which it finds are not appropriate or necessary.

(B) A preliminary map, when in acceptable form, shall be submitted to the Committee for action, and within five days thereafter the Committee shall meet to consider the map. Within ten days thereafter, the Committee shall prepare a report on the map and transmit a copy to the subdivider.

(C) (1) Within one year after City Council approval of the tentative map of a parcel division, a parcel map shall be submitted to the City Engineer for checking and processing.

(2) (a) Upon written application within one year of date of approval of the tentative map, an extension of time for filing of not to exceed two (2) years may be granted by the Planning Commission.

(b) An additional application for extension may be submitted prior to the expiration of the original two-year extension. This extension, not to exceed two (2) years, may be granted by the Planning Commission. The total combined extension time shall not exceed four (4) years.

§ 20.6 SPECIFIC PROCEDURES FOR MINOR DIVISIONS.

(B) The following procedures shall be followed for other minor divisions of land, as defined herein or as defined in Government Code §§66444 - 66450:

(1) A tentative parcel map shall be prepared, based on the requirements of § 20.5(C) and (D). Should the tentative map meet all of the requirements of those sections, it may be considered as both a tentative and final parcel map.

(2) The tentative map shall be filed with the City Planner, who shall review the map and supporting documents and shall within five days call a meeting of the Technical Advisory Committee to discuss the division with the subdivider. The Committee shall prepare

a report on the map and the City Planner shall place the item on the Planning Commission agenda for consideration at its next meeting.

(3) The Commission shall consider and process the tentative or final parcel map under the provisions of § 20.4(F) and (I).

NOTICE OF EXEMPTION

CEQA: California Environmental Quality Act

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Tehama
P.O. Box 250, Red Bluff, CA 96080

From: City of Red Bluff
555 Washington St.
Red Bluff, CA 96080

Project Title: CITY OF RED BLUFF MUNICIPAL CODE AMENDMENT; CHAPTER 20:
SUBDIVISIONS, SECTIONS 20.4, 20.5 AND 20.6

Project Location - Specific: Citywide
- City: Red Bluff
- County: Tehama

Description of Nature, Purpose, and Beneficiaries of Project:

Revision of the City Subdivision Ordinance for tentative map extensions of time from the current one year to up to four years and the city's parcel map requirements to comply with state law.

Name of Public Agency Approving Project: City of Red Bluff

Name of Person or Agency Carrying Out Project: City of Red Bluff

- Ministerial (Sec. 21080 (b) (1); 15268);
- Declared Emergency (Sec. 21080 (b) (3); 15269 (a));
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c));
- Categorical Exemption. Type and Section Number: Section 15061(b)(3).
- Statutory Exemption. Code Number: Section xxxxxxxxxxxx

Reasons why project is exempt:

The City of Red Bluff City Council has determined that this project, the revision of city code to allow for longer tentative map extensions and a reduction of parcel map requirements is exempt from CEQA as it can be seen with certainty that there is no possibility that the proposed revisions to the City of Red Bluff Municipal Code would have a significant effect on the environment. Therefore, the project is exempt pursuant to CEQA Guidelines Section 15061(b)(3).

Lead Agency Contact Person: Scott Friend; Community Development Director
Area Code/Telephone/Extension: (530) 527-2605, Extension 3059.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date _____ Title Community Development Director

Signed by Lead Agency Date Received for Filing At OPR: _____

PLANNING COMMISSION RESOLUTION NO. 09-2018

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RED BLUFF
RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF RED BLUFF,
APPROVAL OF THE RED BLUFF MUNICIPAL CODE AMENDMENT AND
ASSOCIATED CEQA EXEMPTION.**

WHEREAS, Government Code Section 66452.6(e) allows a tentative map extension of up to five years; and

WHEREAS, the City's current tentative map extension of one-year is considered an inadequate amount of time by the City Planning Commission; and

WHEREAS, the City Planning Commission considers a two-year extension with the ability for an additional two-year extension resulting a total combined extension time of four years to be a satisfactory and sufficient tentative map extension period; and

WHEREAS, Government Code Section 66411.1(a) defines the requirements for parcel maps; and

WHEREAS, the revision of RBMC Sections 20.5 and 20.6 would provide consistency between the state requirements and city's requirements for parcel maps, and

WHEREAS, the Planning Commission of the City of Red Bluff, California held a duly noticed Public Hearing to consider the matter on June 26, 2018, as provided by law; and

WHEREAS, RBMC Section 20.4 was revised to allow for 2 two-year extensions for tentative subdivision maps; and

WHEREAS, RBMC Section 20.5 was revised to allow for 2 two-year extensions for tentative parcel maps; and

WHEREAS, RBMC Section 20.5 was revised to remove inconsistencies between state parcel map requirements and the city's requirements; and

WHEREAS, RBMC Section 20.6 was revised to remove inconsistencies between state parcel map requirements and the city's requirements; and

WHEREAS, The Planning Commission determined that the proposed Municipal Code Amendment is exempt from CEQA under Section 15061(b)(3), known as the "General Rule" as the Commission finds that it can be seen with certainty that there is no possibility that the proposed revisions to the City of Red Bluff Municipal Code would have a significant effect on the environment.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Red Bluff does hereby recommend to the City Council of the City of Red Bluff, approval of the Red Bluff Municipal Code Amendment and associated CEQA Exemption.

The foregoing resolution was passed and adopted at a regular adjourned meeting of the Red Bluff Planning Commission held on **August 28, 2018** by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT OR NOT VOTING: Commissioners

Scott Friend, Community Development Director

6.2



CITY OF RED BLUFF

555 Washington Street Red Bluff, California 96080 Phone (530) 527-2605 Fax (530) 529-6878 www.ci.red-bluff.ca.us

Date: August 28, 2018

To: Honorable Chairperson and Planning Commissioners
Red Bluff, California

From: Scott Friend, Community Development Director

SUBJECT: LOT LINE ADJUSTMENT NO. 2018-03; PLANNING COMMISSION RESOLUTION NO. 10-2018; ASSESSOR'S PARCEL 041-430-11 and 041-430-12; 80 Belle Mill Road; Retail Partners LLC (OWNER/APPLICANT)

PROJECT DESCRIPTION

The project owner/applicant, Retail Partners, LLC, is requesting a lot line adjustment/merger for two parcels, APNs 041-430-11 and 041-430-12 (Please see **Attachment A** and **Attachment B**, existing lot configuration) in the C-3(General Commercial) Zoning District. The Lot Line Adjustment action will provide new lot lines for the two parcels, as shown on **Attachment C**. Lot line adjustments and voluntary mergers are allowed under Red Bluff Municipal Code Section 20.6(A) with the approval of the Planning Commission for legal conforming parcels.

This proposal will not create any more lots than currently exist on the Assessor's Map. If the lot line adjustment request is approved, the two parcels described above and legally described on **Attachment C** will establish two parcels for the purpose of lease, finance, sale, issuance of building permits or other public agency approvals.

ZONING AND BUILDING STANDARDS

The two parcels are designated with the 'Commercial' land use designation on the General Plan. The parcels are located in the General Commercial (C-3) zoning district.

Upon completion of the requested lot line adjustment/merger of the two parcels, the two new parcels would become a "normal" lot. The new parcel would meet the City's lot area and dimension requirements. The minimum lot size in the C-3 zoning district is 6,000 square feet for normal lots and 7,000 square feet for corner lots. New parcel sizes would be approximately 397,705.8 square feet (9.13 acres) for Lot 1 and 13,043.3 square feet (0.30 acres) for Lot 2. The minimum width and depth for normal lots in the C-3 zoning district is 60 feet and 100 feet, respectively. As shown on Attachment C, Lot 1 is of an atypical configuration. Lot 1's new minimum lot dimensions are approximately 595 feet by 900 feet. Lot 1 meets the minimum lot width and depth requirements. Lot 2's minimum lot depth is approximately 101.91 feet and width is 127.09 feet. As such, Lot 2 meets the minimum lot width and depth requirements.

The project site has existing easements for shared parking, ingress and egress, and utilities. This will continue with the proposed LLA.

CEQA

Lot line adjustments are exempt from CEQA (Class 5 exemption) as provided in Section 15305(a) of the CEQA Guidelines (**Attachment E**).

LOT LINE ADJUSTMENT and MERGER

The attached resolution authorizes Lot Line Adjustment 2018-07. The lands will be combined and the new lot configuration defined with recordation of Certificate of Merger (**Attachment C**).

CONDITIONS AND FINDINGS

Conditions and findings are listed within the text of the attached Planning Commission Resolution No. 10-2018 (**Attachment D**). City Council approval is not required for Lot Line Adjustments (RBMC Section 25.118).

STAFF RECOMMENDATION

That the Planning Commission:

- 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.

Respectfully submitted,



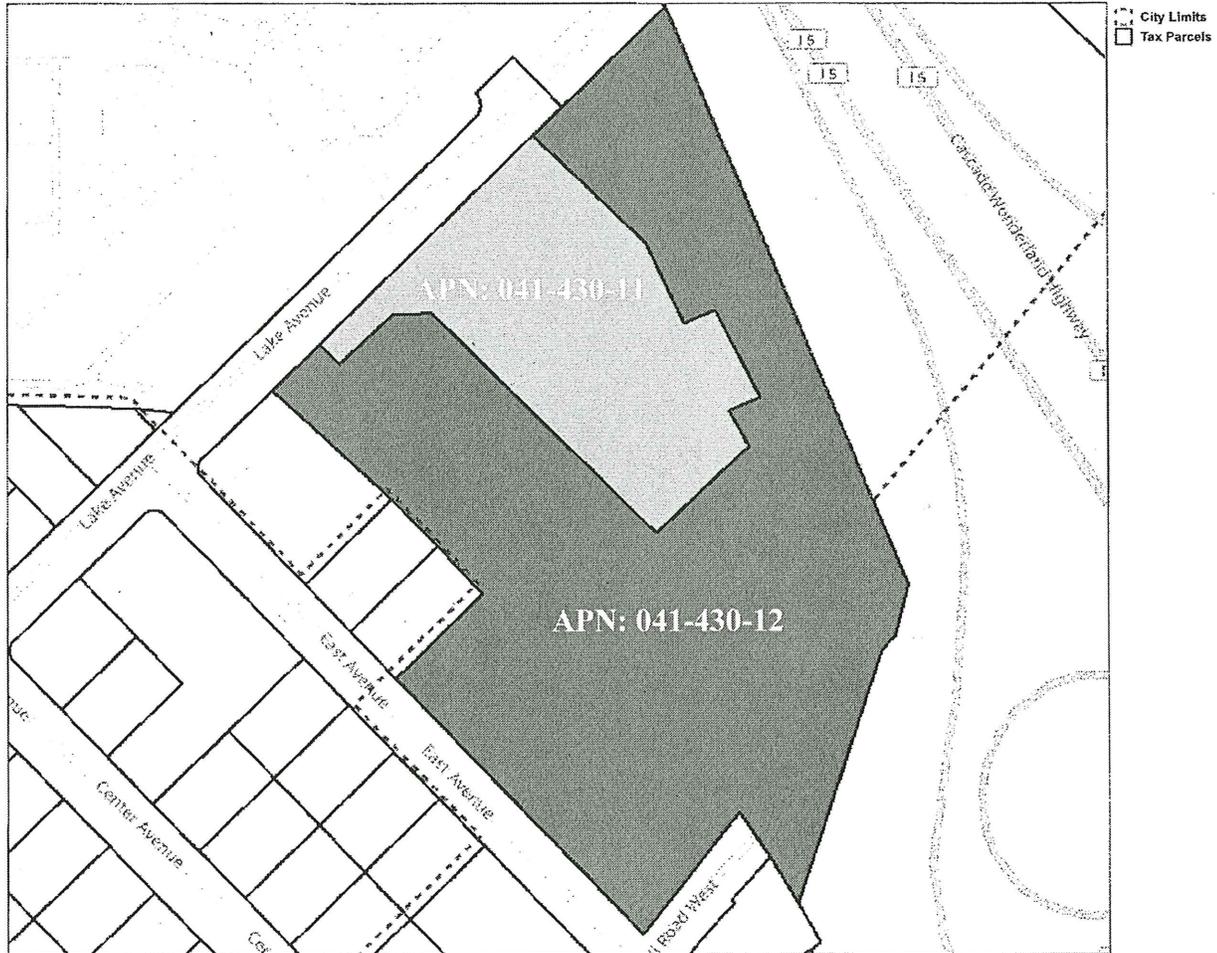
Scott Friend
Community Development Director

- A. Location Map
- B. LLA & MRG 2018-03 Assessor's Parcel Map – Existing Property Lines Exhibit
- C. DRAFT Certificate of Merger (Includes Exhibit A Legal Description, Exhibit B Draft Parcel Map)
- D. Planning Commission Resolution No. 10-2018
- E. CEQA – Notice of Exemption

cc: Retail Partners, LLC, 5793 Corsa Ave, Ste 215, Westlake Village, CA 91362
Dominick's P.O. Box 1216, Red Bluff, CA 96080

City of Red Bluff Location Map





Existing Property Lines

City of Red Bluff
Assessor's Parcel Map

Retail Partners, LLC
80 Belle Mill Road
APN's 041-430-11 & 041-430-12
LLA 2018-03

Send recorded copy to:

City of Red Bluff
555 Washington Street
Red Bluff, CA 96080

CITY OF RED BLUFF
CERTIFICATE OF VOLUNTARY MERGER No. LLA-2018-03
(LOT LINE ADJUSTMENT 2018-03)

NOTICE IS HEREBY GIVEN that, following consideration pursuant to Section 66451.13 of the Government Code, the Planning Commission of the City of Red Bluff, on **August 28**, 2018 determined that the following described real properties owned by Retail Partners, LLC was merged into the following described parcel for the purpose of land division and issuance of building permits or other public agency approvals:

Exhibit "A" – Legal Description

(See attached Property Description's)

Scott Friend, AICP, Planning Director

Date

STATE OF CALIFORNIA}
COUNTY OF TEHAMA}

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____ before me _____ Notary Public, personally appeared Scott Friend who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State Of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature of Notary Public _____

LOT 1

EXHIBIT A

All that certain real property situated in a Portion of the north one-half of Section 20, Township 27 North, Range 3 West, Mount Diablo Base and Meridian, in the City of Red Bluff, Tehama County, California, being Parcel 1 together with Parcel 2 of Parcel Map No. 00-06 for PASSCO REAL ESTATE ENTERPROSES, INC. filed September 5, 2000 in book 12 of Parcel Maps at pages 13 through 15.

Excepting there from:

A portion of Parcel 2 of said Parcel Map No. 00-06 for PASSCO REAL ESTATE ENTERPROSES, INC. filed September 5, 2000 in book 12 of Parcel Maps at pages 13 through 15 more particularly described as follows:

Commencing at the most northerly corner of said Parcel 2;

Thence on and along the east line of said Parcel 2 South 32° 45' 00" East 6.11 feet;

Thence continuing on and along the south line of said Parcel 2 South 22° 37' 28" East 212.99 feet to the True Point of Beginning for this description;

Thence, from the said True Point of Beginning, leaving the east line of said Parcel 2 South 67° 22' 32" West 101.91 feet;

Thence South 22° 31' 27" East 127.09 feet;

Thence North 67° 12' 43" East 47.66 feet;

Thence North 71° 59' 40" East 24.95 feet;

Thence North 67° 53' 06" East 29.61 feet more or less to a point on the east line of said Parcel 2;

Thence on and along the east line of said Parcel 2 North 22° 37' 28" West 129.23 feet more or less to the True Point of Beginning.



7/16/18

LOT 2

EXHIBIT A

All that certain real property situated in a Portion of the north one-half of Section 20, Township 27 North, Range 3 West, Mount Diablo Base and Meridian, in the City of Red Bluff, Tehama County, California, being a portion of Parcel 2 of Parcel Map No. 00-06 for PASSCO REAL ESTATE ENTERPROSES, INC. filed September 5, 2000 in book 12 of Parcel Maps at pages 13 through 15 more particularly described as follows:

Commencing at the most northerly corner of said Parcel 2;

Thence on and along the east line of said Parcel 2 South 32° 45' 00" East 6.11 feet;

Thence continuing on and along the south line of said Parcel 2 South 22° 37' 28" East 212.99 feet to the True Point of Beginning for this description;

Thence, from the said True Point of Beginning, leaving the east line of said Parcel 2 South 67° 22' 32" West 101.91 feet;

Thence South 22° 31' 27" East 127.09 feet;

Thence North 67° 12' 43" East 47.66 feet;

Thence North 71° 59' 40" East 24.95 feet;

Thence North 67° 53' 06" East 29.61 feet more or less to a point on the east line of said Parcel 2;

Thence on and along the east line of said Parcel 2 North 22° 37' 28" West 129.23 feet more or less to the True Point of Beginning.



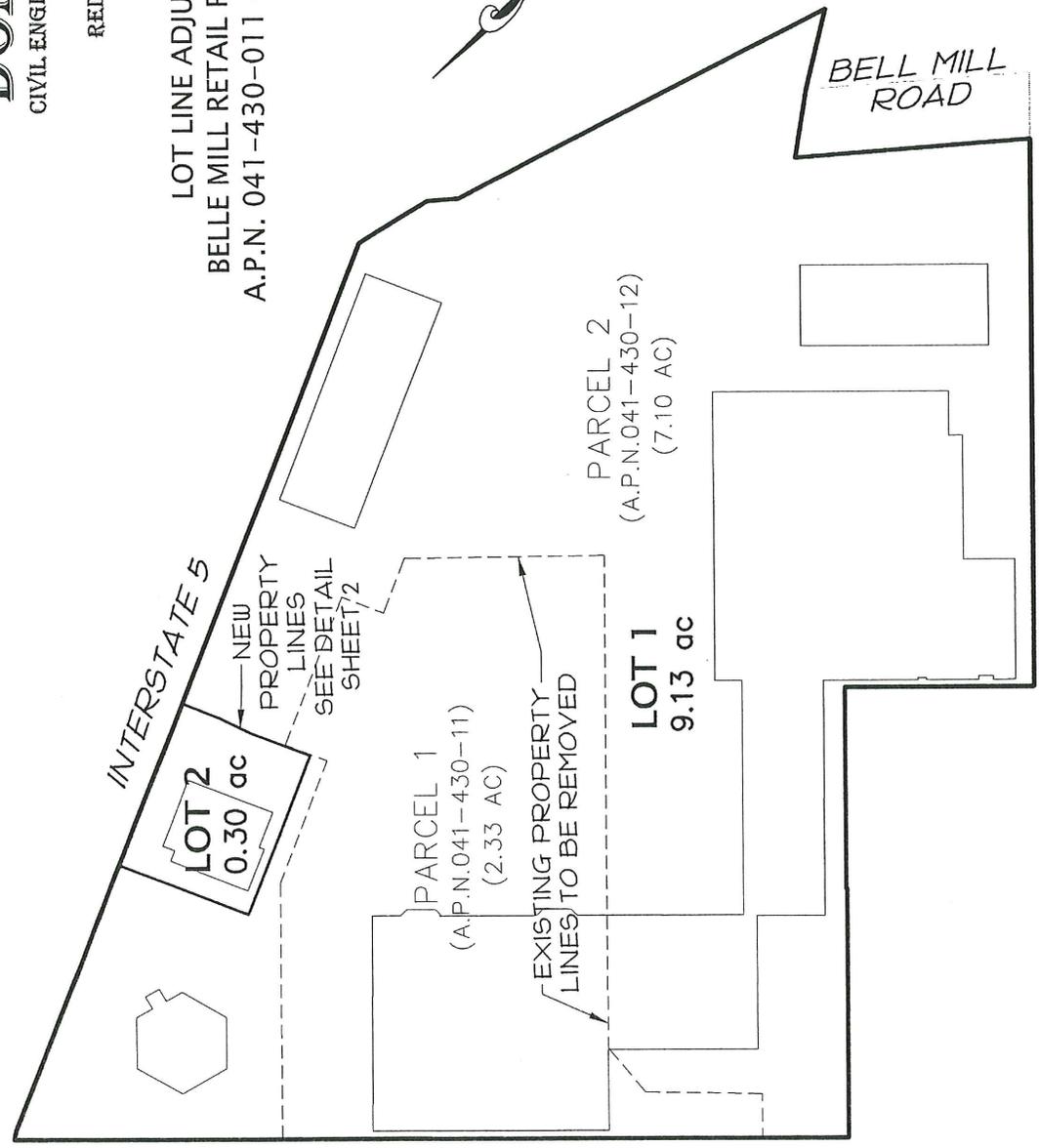
7/16/10

DOMINICK'S

CIVIL ENGINEERING AND SURVEYING
P.O. BOX 1216
RED BLUFF, GA. 96080
530-529-3560

LOT LINE ADJUSTMENT
BELLE MILL RETAIL PARTNERS LLC
A.P.N. 041-430-011 & 041-430-012

NO SCALE



EAST AVENUE

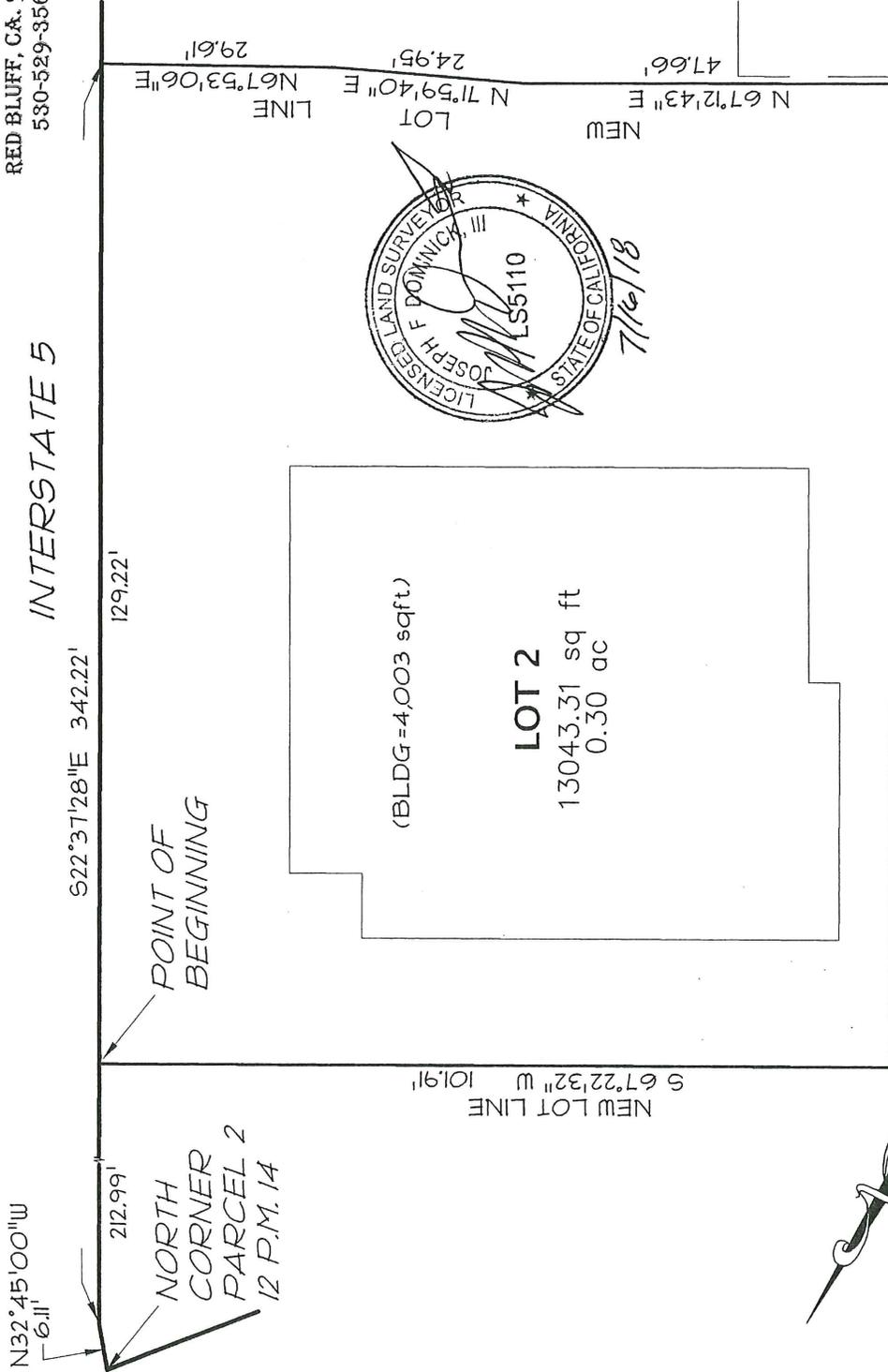
LAKE AVENUE

BELL MILL ROAD

DOMINICK'S
 CIVIL ENGINEERING AND SURVEYING
 P.O. BOX 1216
 RED BLUFF, CA. 96080
 530-529-3560

LOT LINE ADJUSTMENT
 BELLE MILL RETAIL PARTNERS LLC
 A.P.N. 041-430-011 & 041-430-012

INTERSTATE 5



SCALE: 1" = 20'

EXISTING PARCEL LINE TO BE REMOVED

ATTACHMENT "D"
PLANNING COMMISSION RESOLUTION NO. 10-2018

WHEREAS, the Planning Commission of the City of Red Bluff, California did complete the necessary studies thereon, as provided by law, and;

WHEREAS, the Planning Commission has found that **Lot Line Adjustment and Merger 2018-03** described in Exhibit's "A" and depicted on Exhibit "B" does generally conform to the Zoning and Subdivision Codes of the City of Red Bluff.

NOW THEREFORE BE IT RESOLVED, that **Lot Line Adjustment and Merger 2018-03** is approved with the following Conditions and Findings:

Conditions:

- a) The property to be conveyed is described on Exhibit "A" legal description.
- b) This Lot Line Adjustment will not be effective until a Map meeting the standards and requirements of the City of Red Bluff for lot merger actions is submitted and approved by the City Engineer.
- c) This Lot Line Adjustment will not be effective until **Lot Line Adjustment/Merger No. LLA-2018-03** is recorded.
- d) Once the conveyance is complete, the property can be conveyed only as described on Certificate of **Lot Line Adjustment/Merger No. LLA-2018-03**.
- e) The City will not record the LLA until the City receives a Redemption Officers Certificate from the Tehama County Tax Department.
- f) All future improvements shall be to the City of Red Bluff "Land Division and Engineering Design Standards" unless approved via a submittal prior to issuance of permit.

Findings:

- a) The conditions are necessary to clarify that no new lots are created as required by Government Code Section 66412(d) and City Code Section 20.6(a).
- b) The Lot line adjustment does generally conform to local zoning and land subdivisions ordinances.
- c) This project generally complies with requirements as to area, improvements and design, flood water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply, environmental protection, and other requirements of the City Code and Subdivision Map Act.
- d) This project is exempt (Class 5) as provided in Section 15305 of the CEQA Guidelines.
- e) No special exceptions have been made for this action pursuant to RBMC Section 20.10.

The foregoing resolution was passed and adopted at a regular adjourned meeting of the Red Bluff Planning Commission held on **August 28, 2018** by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT OR NOT VOTING: Commissioners

Scott Friend, Community Development Director

NOTICE OF EXEMPTION

CEQA: California Environmental Quality Act

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Red Bluff
555 Washington St.
Red Bluff, CA 96080

County of Tehama
P.O. Box 250, Red Bluff, CA 96080

County Clerk

Project Title: Lot Line Adjustment 2018-03: APPROVAL- The owner, Retail Partners, LLC, is requesting a lot line adjustment involving two existing legal parcels. The parcels are located in the C-3 Zoning District and located at 80 Belle Mill Road.

Project Location - Specific: 80 Belle Mill Road (APN 041-430-12 and 041-430-11)
- City: Red Bluff
- County: Tehama

Description of Nature, Purpose, and Beneficiaries of Project:

The Lot Line Adjustment action will adjust lot line between an existing parcel and the adjacent parcel. No new lots will be created; The LLA. 2018-03 project is in the C-3 (General Commercial) Zoning District at 80 Belle Mill Road (APN 041-430-11 and 041-430-12); Owner Retail Partners, LLC.

Name of Public Agency Approving Project: City of Red Bluff

Name of Person or Agency Carrying Out Project: Retail Partners, LLC

Exempt Status: (check one)

- Ministerial (Sec. 21080 (b) (1); 15268);
- Declared Emergency (Sec. 21080 (b) (3); 15269 (a));
- Emergency Project (Sec. 21080 (b) (4); 15269 (b) (c));
- Categorical Exemption. Type and Section Number: Class 5 Section 15305(a).
- Statutory Exemption. Code Number: Section N/A

Reasons why project is exempt: The proposed project is for a lot line adjustment involving two lots and does not result in the creation of any new parcels or structures. The project site is an existing developed site in an urbanized area of the City of Red Bluff. Therefore the project meets the requirements for a categorical exemption identified under Section 15305(a) of the CEQA Guidelines.

Lead Agency Contact Person: Scott Friend; Community Development Director

Area Code/Telephone/Extension: (530) 527-2605, Extension 3059.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: 9/28/2018 Date Community Development Director Title

Signed by Lead Agency Date Received for Filing At OPR: _____



7.1

CITY OF RED BLUFF

555 Washington Street Red Bluff, California 96080 Phone (530) 527-2605 Fax (530) 529-6878 www.ci.red-bluff.ca.us

Date: August 28, 2018
To: Honorable Chairman and Members of the Planning Commission
From: City of Red Bluff Community Development Department
Scott Friend, AICP – Acting Community Development Director

**SUBJECT: CITY OF RED BLUFF MUNICIPAL CODE AMENDMENT; CHAPTER 25:
ZONING. SCHOOLS**

BACKGROUND

The Red Bluff Zoning Ordinance defines the areas in the City where schools are allowed. With the exception of church owned schools (which are allowed in residential districts with a CUP), “schools, public” are only identified as being allowed in the P-A (Public Agency) zoning district. Private schools are not defined by the City Municipal Code.

Staff has had requests to for the development of private schools in recent months. Staff has reviewed the possible areas in the City where a new private school can be accommodated. The development of a new public school is limited to the P-A zoning district. Staff has determined that there is no available land which is not already occupied by a school, public building, landfill, or park in the City. Additionally, no structures are for sale in this zoning district that could be developed as a private or public school

DISCUSSION

On March 27, 2018, staff requested an interpretation from the Planning Commission of areas in the City of Red Bluff where private schools could be allowed based on the City’s adopted Zoning Ordinance. At that time, the Planning Commission directed staff to provide a staff suggested revision to Chapter 25 Zoning based on Planning Commission recommendations. The Commission also directed staff to contact the local schools/school district to ascertain their thoughts on allowing private schools in Red Bluff.

Staff contacted several schools and the Red Bluff Unified School District to discuss the allowance of schools in the various zoning districts in the city. The general response from these discussions was that they would have to see the ordinance before commenting.

Attachment A illustrates the staff recommended revision to Chapter 25 Zoning. The following revisions are proposed:

- **Residential Zones:** Added “and private” to the education land use category under schools. Schools currently require a CUP in the R-1 (Single-Family Residential), R-2 (Two-Family Residential), R-3 (Neighborhood Apartment), R-4 (General

Apartment), and HR (Historic Residential) districts and are not allowed in the RE (Residential Estates) district. This remains the same.

- **Commercial Zones:** Added the "Education" land use category. "Schools, church-owned and private" was added to this category. Schools require a CUP in the C-1 (Neighborhood Commercial), FC (Freeway Commercial), and HC (Historic Commercial) districts. Schools are permitted by right in the C-2 (Central Business) and C-3 (General Commercial) districts.
- **Industrial Zones:** Added "Schools, specialized education and training" to the Miscellaneous land use category. Schools require a CUP in the M-2 (General Industrial) district and are permitted by right in the M-1 (Light Industrial) and P-1 (Planned Industrial) districts.
- **Definitions:** Add definitions for "Schools - Public and Private" and "Schools - Specialized Education and Training".

CONCLUSION

Staff requests that the Planning Commission consider the proposed zoning amendment revisions to the Municipal Code and recommend changes, if necessary. Staff requests conceptual approval of the zoning amendment and direct staff to circulate the amendment for comments.

Upon review by local education related agencies/persons staff will publish the public notice as required and submit the zoning amendments and a Planning Commission resolution recommending approval of the zoning amendment by the City Council at the next available Planning Commission hearing.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission 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.

Respectfully Submitted,



Scott Friend, AICP
Community Development Director

Attachments:

A. Zoning Amendment strikethrough/underline version

Attachment A

Proposed Zoning Ordinance Amendments - Schools

§ 25.52 RESIDENTIAL ZONES AND PERMIT REQUIREMENTS.

The following table is a list of permit requirements for all residential zones.

<i>Land Use</i>	<i>RE</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>HR</i>	<i>Examples</i>
Education:							
Schools, church-owned and private	N	CUP	CUP	CUP	CUP	CUP	§ 25.239
Miscellaneous:							

§ 25.79 COMMERCIAL ZONES AND PERMIT REQUIREMENTS.

The following is a list of commercial zones and certain permit requirements.

<i>Land Use</i>	<i>C-1</i>	<i>C-2</i>	<i>C-3</i>	<i>FC</i>	<i>HC</i>	<i>Examples</i>
Education:						
Schools, church-owned and private	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>CUP</u>	§ 25.239
Public assembly:						
Assembly, inside	CUP	P	P	CUP	P	Arcades, bars, bowling alleys, civic centers, recreation centers, restaurants, taverns, theaters

§ 25.92 INDUSTRIAL ZONES AND PERMIT REQUIREMENTS.

The following is a list of industrial zones and permit requirements.

<i>Land Use</i>	<i>M-1</i>	<i>M-2</i>	<i>P-1</i>	<i>Examples</i>
Miscellaneous:				
Research facility	CUP	CUP	CUP	
Schools, specialized education and training	<u>P</u>	<u>CUP</u>	<u>P</u>	§ 25.239
Signs, advertising, on-premises	P	P	P	See sign regulations

Attachment A

§ 25.239 DEFINITIONS.

RESIDENTIAL CARE FACILITY. A state authorized and licensed family care, foster or group home or other residential facility serving six or fewer persons that is maintained and operated to provide non-medical residential care, or foster family services for children, adults or children and adults, including, but not limited to the physically handicapped, mentally impaired, elderly, incompetent persons, abused or neglected children or those with drug or alcohol dependency.

('61 Code, § 25.25.235)

SCHOOLS - PUBLIC AND PRIVATE. Public and private elementary, middle, junior high, and high schools serving preschool through 12th-grade students, including boarding schools and military academies. Also includes community colleges, public or private colleges, universities and professional schools granting associate arts degrees, certificates, undergraduate and graduate degrees, and requiring for admission at least a high school diploma or equivalent general academic training.

SCHOOLS - SPECIALIZED EDUCATION AND TRAINING. Business, secretarial schools, and vocational schools offering specialized trade and commercial courses. Includes specialized schools offering subjects in art, drama, dance, driver education, language, and music. Also includes seminaries and other facilities exclusively engaged in training for religious ministries, and establishments furnishing educational courses by mail. Further includes facilities, institutions, and conference centers that offer specialized programs in personal growth and development including fitness, martial arts, yoga, environmental awareness, communications, and management.

SCREENED. Not visible from nearby public or private property.

('61 Code, § 25.25.240)