



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, February 26, 2019
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: Gerry Reyes
Commissioner: Chris Mollenkamp
Commissioner: Robert James

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 of the January 22, 2019 Minutes**

Recommended Action:

Approve the January 22, 2019 meeting minutes as written.

6. **Election of Chair and Vice-Chair**

Recommended Action:

Nominate and elect a Chairperson and a Vice Chair.

7. A Use Permit to Increase Residential Capacity at 810 Rio Street; From 8 to 16 Persons

Recommended Action:

Approval/denial of a Conditional Use Permit to increase the capacity of an existing residential care facility from eight persons to sixteen persons in the Single Family Residential (R-1) zoning district. Notice of this public hearing was published and posted on February 16, 2019.

8. Sign Regulation Amendment; Addition of Digital Display Signs

Recommended Action:

Move to adopt Resolution No. 01-2019 recommending for approval to the City Council an Amendment to the Red Bluff Sign Regulations for the inclusion of digital display signs as presented herein and approval of the Categorical Exemption as presented.

9. Staff / Commission Reports and Comments

General Plan Update

10. Adjourn

Certification:

Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly noticed on February 22, 2019.

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, 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:

Planning Commissioners Present:	Planning Commissioners Absent:
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

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)

The City of Red Bluff is an Equal Opportunity Provider

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.

Scott Friend
Community Development Planner



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

February 26, 2019

Honorable Chairman and Members of the Planning Commission
Red Bluff, CA

SUBJECT: NOTICE OF EXEMPTION; USE PERMIT NO. 2018-01; TO INCREASE THE CAPACITY OF AN EXISTING RESIDENTIAL CARE FACILITY FROM EIGHT PERSONS TO SIXTEEN PERSONS; 810 RIO STREET; ASSESSOR'S PARCEL NUMBER 029-385-25.

Honorable Chairman and Members of the Planning Commission
Red Bluff, CA

PUBLIC HEARING

The purpose of tonight's public hearing is for the approval/denial of a Conditional Use Permit to increase the capacity of an existing residential care facility from eight persons to sixteen persons in the Single Family Residential (R-1) zoning district. Notice of this public hearing was published and posted on February 16, 2019.

PROJECT BACKGROUND

Casa Serenity LLC 2 located at 810 Rio Street is license by the California Department of Social Services (CDSS) as an adult residential facility for eight ambulatory adults (facility number 525002614). CDSS provides information about all care facilities licensed in California on their website at <https://secure.dss.ca.gov/CareFacilitySearch/>.

The facility received its license August 8, 2016 and has had three unannounced inspections by the CDSS since that time. All of the inspections received positive reports. No citations or complaints have been issued by CDSS for this facility.

PROJECT DESCRIPTION

Ms. Melissa Doege has submitted an application to increase the existing residential care facility from 8 to 16 beds to serve mentally disabled adults. The existing facility is proposed to be expanded to include new resident rooms and restroom facilities in the existing basement. See **Attachment A**. The site is surrounded by single family homes to the north, a vacant lot, single family home, and office building to the south, the Sacramento River to the east, and a commercial building, parking lots, and the Trax Bus Depo to the west.

The subject property is an existing 4,422 square foot single/two story building. A site map showing the location of the subject site is attached as **Attachment A**.

Ms. Doege has submitted a preliminary plan to remodel the ground floor/basement to accommodate the expanded use included as **Attachment B**.

The property has adequate off-street parking to accommodate two vehicles. No additional parking is proposed, nor could be accommodated on the lot as it currently exists. The Red Bluff Municipal Code (RBMC) does not define the parking required for residential care facilities.

However, for informational purposes, staff completed a survey of five cities (Redding, Chico, Orland, Corning, and Shasta Lake) and Tehama County to determine the number of off-street parking required for residential care facilities within their jurisdictions. The results of the survey are as follows:

<u>Jurisdiction</u>	<u>Parking Required</u>	<u>Jurisdiction</u>	<u>Parking Required</u>
Chico	1 space/4 beds	Redding	1 space/3 beds
Corning	1 space/3 beds	Shasta Lake	Not defined
Orland	Not defined	Tehama County	Not Defined

As shown, the results vary. Some jurisdictions require parking of up to a density of one space per three bed while others are undefined. Also, as additional information, in Red Bluff residential care facilities of six or fewer persons have the same parking standards of single-family homes, two covered spaces per home.

Conditional Use Permit

As defined in Red Bluff Municipal Code (RBMC) Section 25.52, residential care facilities of 6 or fewer clients are permitted by right in the R-1 zoning district. However, also as defined in RBMC Section 25.52, Residential Care Facilities of 7 or more clients require a conditional use permit (CUP)¹. CUPs require findings for approval by the Planning Commission as defined in RBMC Section 25.123(A). Section 25.123(A) is as follows:

- (A) The findings of the Planning Commission shall be that the establishment, maintenance or operation of the proposed use will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

GENERAL PLAN

This project will be consistent with all Elements of the General Plan if the Findings and Conditions recommended by staff are approved.

¹ The residential care occupancy standard was revised in April 2018 from 8 or fewer to 6 or fewer and thus the reason why the existing use has more than 6 persons without a CUP.

Zoning

The subject property is zone R-1; Single Family Residential District. Residential Care facilities of more than eight persons are allowed in the R-1 zoning district with approval of a use permit by the Planning Commission pursuant to Red Bluff City Code Section 25.52.

CEQA

The proposed project is exempt from CEQA per CEQA Guidelines Section 15301.

STAFF ANALYSIS

The technical issues relating to this project are discussed in the attached document (**Attachment C**) titled "Staff Analysis-Use Permit No. 2018-01. The Staff Analysis also includes the CEQA document (Categorical Exemption) filed for this project.

FINDINGS AND CONDITIONS

Staff recommends adoption of certain findings and application of certain conditions in the attached Ordinance **Attachment D**.

STAFF RECOMMENDATION:

That the Planning Commission:

- Consider all public testimony, the Categorical Exemption, and all information submitted with Use Permit No. 2018-01.

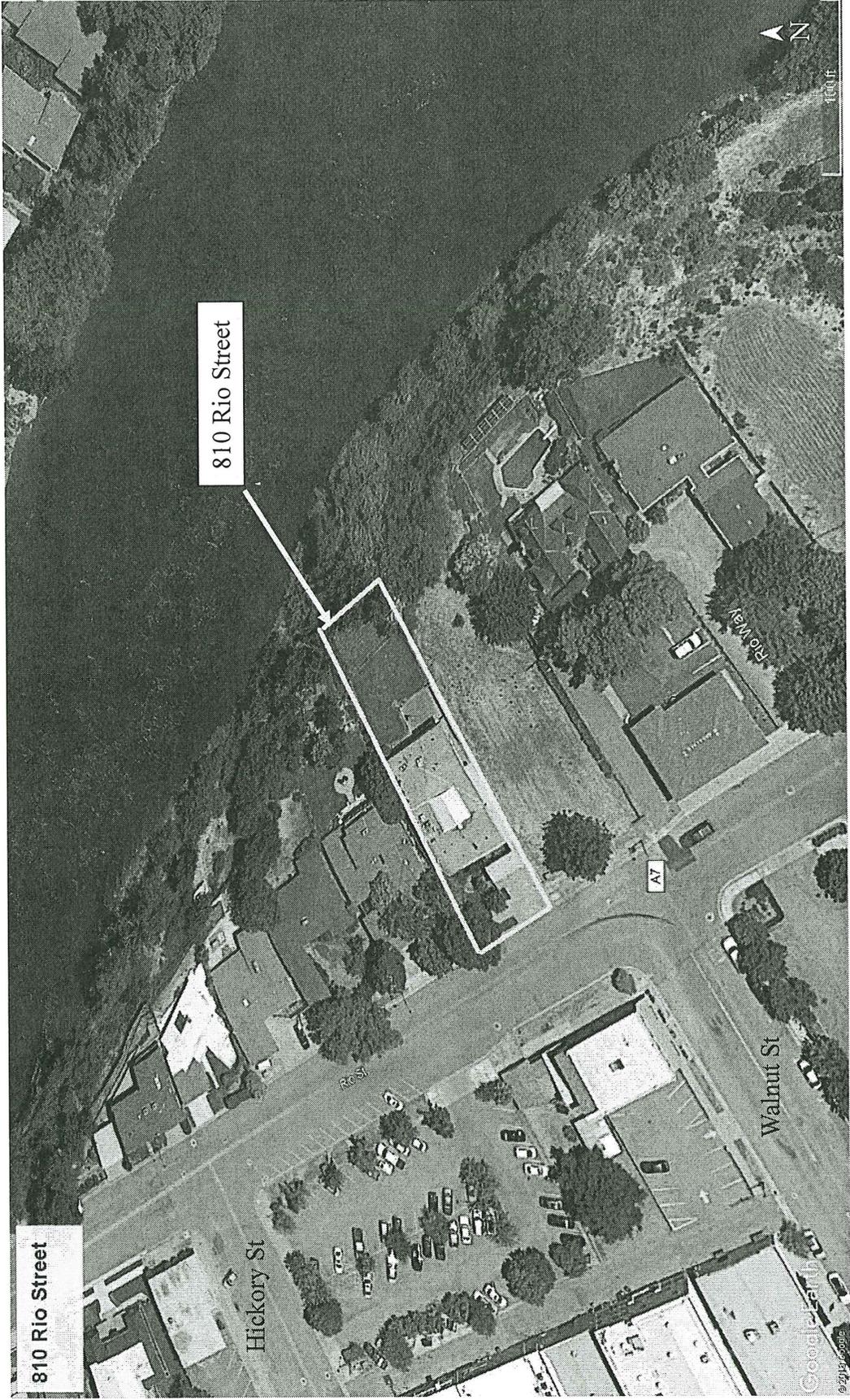
Respectfully submitted;



Scott Friend
Community Development Director

cc: Melissa Doege

**Attachment A
Project Location**



The City of Red Bluff is an equal opportunity provider

**Attachment B
Preliminary Remodel Plan**

PROJECT DATA:

ADDRESS: 810 RIO STREET
RED BLUFF, CA 96080

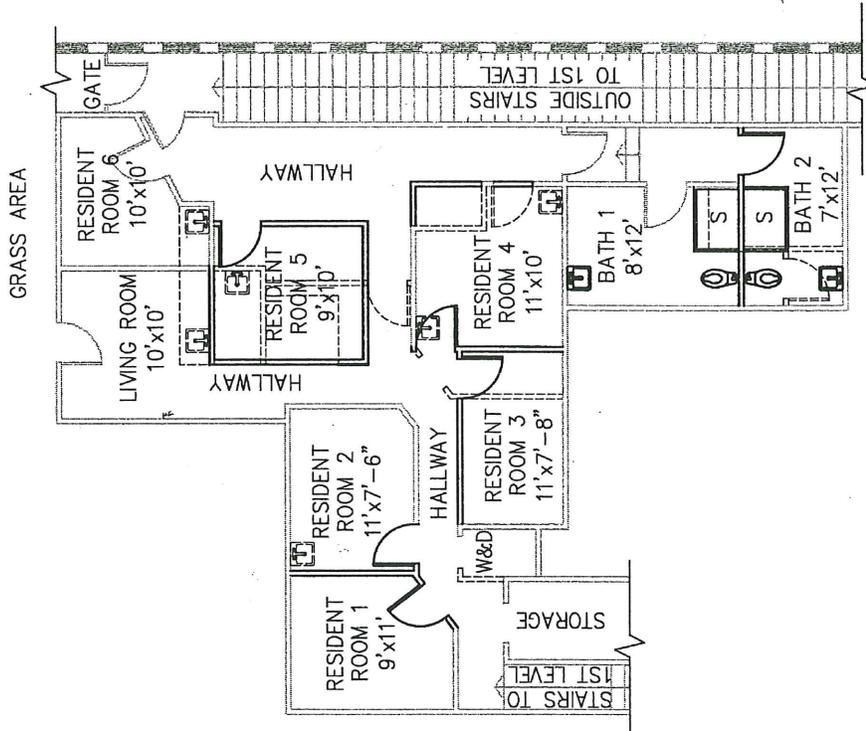
ROOMS GAINED: 6 - RESIDENT ROOMS (PRIVATE)
1 - LIVING ROOM (COMMON)
2 - BATHROOMS (COMMON)

LEGEND:

- EXISTING WALL
- EXISTING RETAINING WALL
- DEMOLISH OBJECT/WALL
- PROPOSED WALL
- PROPOSED TOILET
- PROPOSED SINK

ABBREVIATIONS:

W&D = WASHER & DRYER
S = SHOWER



CASA SERENITY #2 - PROPOSED BASEMENT FLOOR PLAN

NOT TO SCALE

Attachment C
Staff Analysis-Use Permit No. 2018-01
810 Rio Street

I. General Plan

a. Land Use

The property is classified "RL" Residential Low Density. The proposed use of the site as a residential care facility is not inconsistent with the residential Land Use designation.

b. Zoning

The site is zoned R-1; Residential Single Family District.

Residential Care Facilities of 7 or more clients require a conditional use permit (CUP) . CUPs require findings for approval by the Planning Commission as defined in RBMD Section 25.123(A).

In order to approve a use permit the following finding must be made as per RBCC Section 25.52:

"...establishment, maintenance or operation of the proposed use will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city."

Condition No. 1 requires the applicant to obtain the required license from Department of Social Services-Community Care Licensing and to comply with the conditions of the license.

The implementation of this condition will assure project compatibility with the adjoining uses and make the use permit finding noted above possible.

II. CEQA.

See the attached Notice of Exemption. The proposed child day care is considered exempt from CEQA per CEQA Guidelines Section 15301 as it is the reuse of a commercial building/property and does not involve any exterior alterations and only minor interior alterations and is considered a negligible expansion of the current building and properties design and historical use.

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: Use Permit No. 2018-01; To Establish and Operate A Residential Care Facility of 7 or more persons in a R-1 Zoning District; 810 Rio Street; Assessor's Parcel Number 029-385-025.

Project Location - Specific: 810 RIO Street (APN 029-385-025)
- **City:** Red Bluff
- **County:** Tehama

Description of Nature, Purpose, and Beneficiaries of Project:

The Project is an application to establish and operate a residential care facility serving 16 ambulatory adults. The Operator/Owner of the property is Melissa Doege

Name of Public Agency Approving Project: City of Red Bluff

Name of Person or Agency Carrying Out Project: Melissa Doege

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 1 Section 15301.
- Statutory Exemption. Code Number: Section xxxxxxxxxxxx

Reasons why project is exempt: The proposed increase of the Casa Serenity LLC 2 residential care facility from 8 persons to 16. No expansion of the building is proposed and is therefore exempt per CEQA Guidelines 15301. The property is zoned R-1 Residential Single Family District, which allows such uses with the approval of a Conditional Use Permit by the Planning Commission. Per Section 15301 of the CEQA Guidelines the proposed project is exempt from CEQA per 15301, as it is the reuse of an existing building/property and does not involve any exterior alterations and only minor interior alterations and is considered a negligible expansion of the current building and properties design and historical use.

Lead Agency Contact Person: Scott Friend; Interim 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:

Attachment D
Resolution No. PC 02-2019 -Use Permit No. 2018-01
810 Rio Street

PLANNING COMMISSION RESOLUTION NO. 02-2019

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RED BLUFF FOR THE
APPROVAL OF USE PERMIT NO 2018-01**

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

WHEREAS, the Planning Commission understands that there is an immediate need for adult residential care facilities in the city,

WHEREAS, the Planning Commission has found that Section 25.52 allows the operation of a residential care facility of 7 or more persons in a R-1 zone with approval of a use permit, and

WHEREAS, the State of California Department of Health Care Services is responsible for the licensing and monitoring of residential care facilities.

NOW THEREFORE BE IT RESOLVED, that **CUP 2018-01** development of the child care facility at 810 Rio Street is approved with the following Conditions and Findings:

I. Conditions:

1. **OBTAIN STATE PERMIT.** Operator shall obtain an operating permit from the State Department of Social Services-Community Care Licensing and conduct operations in compliance with descriptions in the attached "Operating Characteristics" and with the applicable conditions of approval.
2. **BUILDING PERMITS.** For any proposed to expansion, remodeling or relocating of any existing electrical, plumbing or structural features of the existing building, the Applicant shall submit project plans and specifications for building permits as required to be reviewed and approved by all appropriate City Departments.
3. **CONSTRUCTION HOURS.** All future construction activities shall be limited to the hours of 7AM to 7PM during weekdays and 9AM to 6PM during weekends and holidays. These hours may be restricted by City staff if complaints relating to noise before or after these hours are received from individuals residing in the vicinity of the construction site.
4. **FIRE PROTECTION SYSTEM.** Provide a fire alarm system, including fire sprinklers, and meet the fire protection requirements as outlined in the California Building Code Chapter 4, Section 435.

II. Findings:

If the four conditions above are imposed, implemented and monitored:

- The proposed project is considered exempt from CEQA per CEQA Categorical Exemptions Section 15301.
- The project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.
- The establishment, maintenance or operation of the use of the building applied for will not, under the circumstances of the particular case be detrimental to the health, safety, peace morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.
- Use Permit No. 2018-01 will conform to the City's General Plan, Zoning Code, Land Division Standards and other city regulations, standards and policies.

The foregoing resolution was passed and adopted at a regular adjourned meeting of the Red Bluff Planning Commission held on **February 26, 2019** by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT OR NOT VOTING:

Scott Friend, Community Development Director



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: February 26, 2019

To: Honorable Chairman and Members of the Planning Commission

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

SUBJECT: CITY OF RED BLUFF SIGN REGULATIONS AMENDMENT; ADDITION OF DIGITAL DISPLAY SIGNS

PLANNING COMMISSION RESOLUTION NO. 01-2019

BACKGROUND

In December 2018, city staff received a letter requesting that the City consider use of digital display signs in the city. Staff was directed by the City Manager to begin the amendment process to revise the Red Bluff Sign Regulations to include the use of digital display signs in the city and present this amendment to the Planning Commission for discussion and possible recommendation of approval to the City Council.

The revision to the Red Bluff Sign Regulations is included as **Attachment A – Sign Regulations Revision** in a strikethrough/underline version. The following is a discussion of the proposed changes.

DISCUSSION

Attachment A presents the draft text of the proposed action to allow digital display signs in certain zoning districts within the City. As presented, digital display signs would be allowed all commercial and industrial zoning districts as either a wall/window sign (limited to 75 square feet) or a free-standing sign (limited to the existing size requirements for that district).

For both the digital display wall/window and free-standing signs, animated or full-motion displays are not permitted, and message duration is set at a minimum of eight seconds. Finally, the brightness of the sign should be limited to 0.3 foot-candles which is a generally adopted industry standard for this type of display type.

CEQA

Staff recommends that the Planning Commission determine that the proposed Municipal Code Amendment(s) to be regarding digital display signs 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 B**.

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 #01-2018 (**Attachment C**). Staff also recommends that the Planning Commission recommend for approval to the City Council, adoption of the Notice of Exemption (**Attachment B**) prepared for the proposed action.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

1. Move to adopt Resolution No. 01-2019 recommending for approval to the City Council an Amendment to the Red Bluff Sign Regulations for the inclusion of digital display signs as presented herein and approval of the Categorical Exemption as presented.

Respectfully Submitted,



Scott Friend, AICP
Community Development Director

Attachments:

- A – Municipal Code Amendment - strikethrough/underline version
- B – Notice of Exemption
- C – Planning Commission Resolution 01-2019

Changes are in underline/strikethrough form. Underlined text means the text is being added and struck through text means that text is being deleted.

Section 2:

Definitions

DISPLAY SURFACES

means as defined in the Uniform Sign Code adopted by the City of Red Bluff.

DIGITAL DISPLAY SIGNS

means signs which use technologies such as LCD, LED and Projection to display content such as digital images, video, streaming media, and information.

Any digital displays shall display unanimated images and/or copy. For the purposes of this section, unanimated images and/or copy shall be defined as those which are changed no more than once per eight (8) seconds.

Digital displays shall not be brighter than the illumination limit recommended by the International Sign Association (ISA) for Electronic Message Center signs, or 0.3 footcandles above ambient light when measured at the recommended distance as set forth by the ISA. Digital display signs shall be equipped with a photocell, timer, or other similar device which automatically dims the display during nighttime hours to prevent glare impacts to motorists.

FREE-STANDING SIGN

means a sign not attached to any building and having its own support structure.

Section 7:

Commercial and Industrial Zones

- A. Signs for residential uses are permitted as provided in Section 6.
- B. The following signs are permitted within the Neighborhood Business (C-1) zone district.
 - 1. Wall/window Signs:
 - 1. The maximum area of all display surfaces on a building shall not exceed 20% of the building face area and shall not exceed 75 square feet.
 - 2. No portion of the sign shall extend above the second story.
 - 3. Digital display signs pursuant to the display requirements defined in the Section 2 Definitions of this regulation.
 - 5. Free Standing Signs:
 - 1. One sign per parcel.
 - 2. The sign shall not exceed 4 feet in height.
 - 3. No single display surface shall exceed 24 square feet.
 - 4. The total of all display surfaces shall not exceed 48 square feet.
 - 5. Digital display signs pursuant to the display requirements defined in the Section 2 Definitions of this regulation.
- C. The following signs are permitted in the Central Business (C-2) and Historic Commercial (H-C) zoning districts.

1. Wall/window Signs:
 1. The maximum area of all display surfaces on a building shall not exceed 25% of the building face area.
 2. No portion of the sign shall extend above the second story.
 3. Digital display signs pursuant to the display requirements defined in the Section 2 Definitions of this regulation. The maximum area for a digital display sign shall not exceed 75 square feet.

4. Free-Standing Signs:
 1. One sign per parcel frontage. Two signs on a single parcel frontage are allowed when approved by the Planning Commission.
 2. The sign shall not exceed 25' in height.
 3. No single display surface shall exceed 96 square feet.
 4. The total of all display surfaces shall not exceed 192 square feet.
 5. Digital display signs pursuant to the display requirements defined in the Section 2 Definitions of this regulation.

- D. The following signs are permitted within the General Commercial (C-3), Freeway-Oriented Commercial (F-C), Light Industrial (M-1), General Industrial (M-2), Airport District (AV) and Planned Industrial (P-I) zoning districts.
 1. Wall/window Signs:
 1. The maximum area of all display surfaces on a building shall not exceed 25% of the building face area.
 2. No portion of the sign shall extend above the second story.
 3. Digital display signs pursuant to the display requirements defined in the Section 2 Definitions of this regulation. The maximum area for a digital display sign shall not exceed 75 square feet.

 5. Free-Standing Signs:
 1. One sign per parcel frontage. Two signs on a single parcel frontage are allowed when approved by the Planning Commission
 2. The sign shall not exceed 40' in height. In an AV District, the height shall not exceed 20'.
 3. No display surface to exceed 240 square feet.
 4. The total of all display surfaces shall not exceed 480 square feet.
 5. Reader board signs not to exceed 150 square feet for a single display surface or 300 feet for a double display surface. Square footage of reader boards shall not be included in the computation of total square footage limits for free-standing signs.
 6. Digital display signs pursuant to the display requirements defined in the Section 2 Definitions of this regulation.
 7. Signs in a P-I district shall comply with the following:
 1. No sign or signs, advertising displays or devices, shall be displayed to public view on any lot until plans showing the size, style, nature, design and location of such signs or advertising displays or devices have been submitted to and approved in writing by the Planning Commission.
 2. No sign shall be permitted or displayed to public view other than the following: Those identifying the name, business or products of the person or firm occupying the premises, and those offering the premises for sale or lease. Free-standing signs shall not exceed 8' in height.

3. No sign shall be permitted, constructed, placed, painted and maintained on the roof or any portion of the roof. Attached advertising signs shall not project above the topmost point of the building wall on which it is installed, placed, constructed or permitted.

F. Freeway Oriented Signs

1. If only one business places its message on a sign structure, no display surface area shall exceed 240 square feet, and the total area of all display surfaces shall not exceed 480 square feet. If more than one business places its message on a sign structure, no display surface area shall exceed 360 square feet, and the total area of all display surfaces shall not exceed the product of 480 square feet times the number of businesses placing their messages on the sign structure.
2. Freeway-Oriented Signs are allowed up to a maximum height of 65 feet. See also the definition of HEIGHT OF SIGN in Section 2 and Sign Aesthetic Guidelines in Section 5 of these regulations.
3. Digital display signs pursuant to the display requirements defined in the Section 2 *Definitions* of this regulation.

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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 SIGN REGULATIONS AMENDMENT; ADDITION OF DIGITAL DISPLAY SIGNS TO SIGN REGULATIONS

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

Description of Nature, Purpose, and Beneficiaries of Project:
Revision of the City Sign Regulations to allow the use of digital display signs in the city.

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 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 Sign Regulations 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** _____ **Community Development Director**
Title

Signed by Lead Agency Date Received for Filing At OPR:

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PLANNING COMMISSION RESOLUTION NO. 01-2019

**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 SIGN REGULATIONS AMENDMENT AND
ASSOCIATED CEQA EXEMPTION.**

WHEREAS, Red Bluff Municipal Code Section 5.37 does authorize the amendment, modification, change or repeal of the Sign Regulations by Resolution of the City Council, and

WHEREAS, digital display signs are currently not recognized in the Sign Regulations of the City; and

WHEREAS, digital display signs are considered to be a use that requires compliance with city regulations; and

WHEREAS, the adoption of regulations to provide guidance for the use, placement and size of digital display signs is considered to be a benefit to the city, city residents and city businesses; and

WHEREAS, the Planning Commission of the City of Red Bluff, California held a duly noticed Public Hearing to consider the matter on February 26, 2019, as provided by law; and

WHEREAS, Sign Regulation Section 2 Definitions was revised to include a definition for digital display signs identifying the type, illumination, and timing of display; and

WHEREAS, Sign Regulation Section 7 Commercial and Industrial Zones was revised to allow the use of digital display signs in all commercial and industrial zones based on existing size and height regulations for each zoning district; and

WHEREAS, The Planning Commission determined that the proposed Sign Regulations 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 **February 26, 2019** by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSENT OR NOT VOTING: Commissioners

Scott Friend, Community Development Director