



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, April 14, 2015
Time of Meeting: 5:15 p.m.
Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, CA

Commissioners Present: Doug Dale
Jean Moran
Andrew Christ
David Dhugge
Dustin Maria

Commissioners Absent: None

Staff Present: Scott Friend, Interim Community Development Director
Cheryl Smith, Deputy City Clerk

Chairperson Dale called the meeting to order at 5:15 p.m.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS:

1. APPROVAL OF MINUTES

January 13, 2015

M/S/C Commissioners Moran and Christ to approve the January 13, 2015 minutes as written.

AYES: Commissioners Dale, Christ, Dhugge, Maria and Moran

NOES: None

ABSENT OR NOT VOTING: None

The City of Red Bluff is an Equal Opportunity Provider

2. LOT LINE ADJUSTMENT NO. 15-001: VOLUNTARY MERGER NO. 15-001

Scott Friend, Interim Community Development Director, reviewed the staff report and provided staff's recommendation that the Planning Commission:

That the Planning Commission move to adopt Resolution No. 2015-001 approving Lot Line Adjustment 15-001 subject to the Findings and Conditions presented in the staff report and direct staff to record Merger No. LLA 15-001 after Conditions of approval are complied with.

The project applicant, Mr. Raymond Johnson is requesting a lot line adjustment and voluntary merger of Parcels 041-102-14 and 041-102-24 (Please see Attachment "A" Vicinity Map with the existing lot configuration). The Merger action will create the Parcel as shown on Attachment "B". 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. Parcel APN 041-102-24, located at 20 Colony Road, has an existing single family home in the center of the lot while parcel APN 041-102-14, located at 30 Colony Road, has an existing garage located in the northwestern corner of the lot. This adjustment is requested in order to merge two existing lots into one lot. Currently, Mr. Johnson has a failing septic system (leach line failure) at the existing home with the solution requiring the installation of new leach lines to restore the full functionality of the existing septic system. However, the current parcel on which the existing home and septic system/leach lines are located does not have adequate area for the installation of new lines per Tehama County Environmental Health regulations. As such, Mr. Johnson is requesting the merger of the two parcels in order to provide adequate area for a new leach line(s)/ disposal field. The new lines will be connected to the existing septic tank and would comply with Environmental Health regulations for septic systems. Mr. Johnson owns both of the parcels affected by this action. This proposal will not create any more lots than currently exist on the Assessor's Map (See Attachment "A"). If the lot line adjustment / voluntary merger request is approved, the two parcels described above and legally described on Attachment C will be merged into one parcel for the purpose of lease, finance, sale, issuance of building permits or other public agency approvals.

Commissioner Moran requested clarification on what the zoning would be after this merger.

Mr. Friend stated that it would be zoned C-3.

Commissioner Dhugge requested and received clarification on restrictions should the owner want to subdivide in the future.

Ray Johnson, owner, stated that the reason for the request was that the current leach line, which runs under an apartment complex behind this home, had collapsed and needed to be replaced. The merger of these two lots will make the property worth more for a resale value.

M/S/C Commissioners Christ and Dhugge to adopt Resolution No. 2015-001 approving Lot Line Adjustment 15-001 subject to the Findings and Conditions presented in the staff report and direct staff to record Merger No. LLA 15-001 after Conditions of approval are complied with.

AYES: Commissioners Dale, Christ, Dhugge and Maria

NOES: None

ABSENT OR NOT VOTING: Commissioner Moran (abstained)

3. TENTATIVE PARCEL MAP WITH EXCEPTION 14-06; 437 CEDAR STREET; APN 029-306-09; TO SPLIT ONE LOT INTO TWO IN A R-4 (GENERAL APARTMENT) ZONING DISTRICT

Mr. Friend reported that this was pulled to allow additional time to review and would be coming back to the Planning Commission at some time in the future.

STAFF ITEMS/REPORTS:

Scott Friend, Interim Community Development Director, reported that everything was moving along as planned for the Wal-Mart Super Center. He also reported that there was four (4) applications pending that would be coming to the Planning Commission at some point in the future.

ADJOURNMENT:

There being no further business the meeting was adjourned at 5:30 p.m. until April 28, 2015.

Respectfully submitted,

s/ Scott Friend
Interim Community Development Director