



# CITY OF RED BLUFF

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## PLANNING COMMISSION MINUTES

**Date of Meeting:** Tuesday, April 25, 2017  
**Time of Meeting:** 5:15 p.m.  
**Place of Meeting:** City Council Chambers  
555 Washington Street  
Red Bluff, California

**Planning Commissioners Present:** Dustin Maria, Vice Chairperson  
Doug Dale  
Steve Piffero  
Dave Dhugge

**Planning Commissioners Absent:** Gerry Reyes

**Staff Present:** Scott Friend, Community Development Director  
Anita Rice, Deputy City Clerk

Vice Chairperson Dustin Maria called the meeting to order at 5:15 p.m.

### CITIZEN'S COMMENT:

Scott Friend, Community Development Director, explained the absence of newly appointed Planning Commissioner, Gerry Reyes.

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

**CURRENT BUSINESS:**

**1. Selection / Appointment of Chair and Vice-Chair**

Mr. Friend called for nominations of the Planning Commission Chairperson.

M/S Commissioners Dale and Dhugge to nominate Vice Chairperson Dustin Maria.

AYES: Commissioners Dale, Dhugge, Maria and Piffero

NOES: None

ABSENT OR NOT VOTING: Commissioner Gerry Reyes

Mr. Friend called for nominations of the Planning Commission Vice Chairperson.

M/S Commissioners Dale and Maria to nominate Commissioner Piffero.

AYES: Commissioners Dale, Dhugge, Maria and Piffero

NOES: None

ABSENT OR NOT VOTING: Commissioner Gerry Reyes

**2. Approval of Minutes**

January 24, 2017

M/S Commissioners Piffero and Dugghe to approve the January 24, 2017 minutes as written.

AYES: Commissioners Dale, Dhugge, Maria and Piffero

NOES: None

ABSENT OR NOT VOTING: Commissioner Gerry Reyes

**3. Lot Line Adjustment No. 2017-01: Voluntary Merger No. 2017-01**

The project applicant, Mr. Ron Clark has requested a lot line adjustment and voluntary merger involving three parcels, APNs 035-060-57, 035-060-59 and 035-060-61. 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.

Commissioner Dale inquired if there was any information about development of these lots.

Mr. Friend stated there were no pending development applications.

M/S Chairman Maria and Commissioner Dale to adopt Resolution No. 03-2017 approving Lot Line Adjustment 2017-01 subject to the Findings and Conditions presented in the staff report and direct Staff to record Merger No. LLA 2017-01 after Conditions of Approval are complied with.

AYES: Commissioners Dale, Dhugge, Maria and Piffero

NOES: None

ABSENT OR NOT VOTING: Commissioner Gerry Reyes

#### **4. Lot Line Adjustment No. 2017-02: Parcel Merger, Land Lease Agreement**

Mr. Friend presented the proposed PJ Helicopters facility expansion project with a Power Point presentation. He explained the project is not an expansion of operations but only an expansion of the physical facility. The construction includes; a new hanger, water improvements, fire hydrants, enlargement of the storm water basin, landscaping and parking, etc.

Commissioner Dale inquired if the Planning Commission (PC) could notify the City Council if there are any concerns.

Mr. Friend confirmed the PC could notify the City Council of any concerns and the meeting tonight is to hear and then relay the PC's recommendation to the Council when they deliberate on lease modifications and project matters.

Chairperson Maria stated he had no concerns and he supports the project.

Commissioner Dale stated he was in favor of airport going back to the old unsubdivided lots and he often wondered why these lots were formed.

Commissioner Dale inquired if the storm water basin enlargement was a requirement to cover more bare ground.

Andy Wood, PJ Helicopters, stated the basin was to prevent storm water from going into Grasshopper Creek.

Commissioner Dale inquired if the building is required to have fire suppression.

Mr. Wood confirmed the building would be equipped with fire suppression.

**STAFF ITEMS/REPORTS:**

Mr. Friend updated the Commission on recent construction activity in the City:

- An application was submitted to complete the 18-unit Amber Ridge Condominiums
- Contractors have restarted work on the residential units on Washington Street.
- Staff approved the facade front for Ross Dress for Less at the old Wal-Mart.
- Cornerstone Bank turned in their second submittal for design and review.
- Alternatives to Violence is going through the final approval process.
- The RestPadd facility is going through the inspection process.
- Uhaul has engaged their corporate architect in Phoenix but formal submittals have not been turned in.

**ADJOURNMENT:**

There being no further business, Vice Chairperson Maria adjourned the Planning Commission Meeting at 5:48 p.m. until the meeting of May 29, 2017 at 5:30 p.m.



Scott Friend  
Community Development Director