



CITY OF RED BLUFF

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

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, April 26, 2016
Time of Meeting: 5:15 p.m.
Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, CA

Planning Commissioners Present: Andrew Christ, Chairperson
Dustin Maria
Doug Dale
Dave Dhugge
Steve Piffero

Planning Commissioners Absent: None

Staff Present: Scott Friend, Community Development Director
Cheryl Smith, Deputy City Clerk
Matt Shobash, Division Chief
Bruce Henz, Public Works Director

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

CITIZEN'S COMMENT:

None.

CURRENT BUSINESS:

1. SELECTION/APPOINTMENT OF NEW CHAIR AND VICE-CHAIR

Deputy City Clerk Cheryl Smith opened the floor for nominations to fill the position of Chair for the next year.

The City of Red Bluff is an Equal Opportunity Provider

M/S/C Commissioner's Dale and Dhugge nominating Andrew Christ to serve as Chair for the next year.

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

NOES: None

ABSENT OR NOT VOTING: None

Deputy City Clerk Cheryl Smith opened the floor for nominations to fill the position of Vice Chair for the next year.

M/S/C Commissioner's Dale and Christ nominating Dustin Maria to serve as Vice-Chair for the next year.

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

NOES: None

ABSENT OR NOT VOTING: None

2. APPROVAL OF MINUTES

December 22, 2016

M/S/C Commissioners Dale and Maria to approve the December 22, 2016 minutes as written.

AYES: Commissioners Dale, Christ and Maria

NOES: None

ABSENT OR NOT VOTING: Commissioners Dhugge (absent that meeting) and Piffero (new member)

3 TENTATIVE PARCEL MAP NO. 14-09; ASSESSOR'S PARCEL 033-140-025; 333-343 SOUTH MAIN STREET; CRYSTAL COMPLEX LLC (OWNER); GEORGE ROBSON (AUTHORIZED REPRESENTATIVE; PLANNING COMMISSION RESOLUTION NO. 16-01

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

1. Adopt Resolution No. 16-01 recommending approval of Tentative Parcel Map 14-09.
2. Adopt Resolution No 16-02 recommending approval of Variance 2016-02.

Crystal Complex LLC has submitted an application for a Tentative Parcel Map (TPM) to divide an existing legal conforming parcel (APN 33-140-25) into three parcels. The subject property is located at 333-343 So. Main Street. Current uses on the parcel include a commercial/retail center, a restaurant, apartments, and a two-story hotel. The TPM proposes a lot split establishing three parcels as shown on Attachment "B". Parcel A would be 0.69 acres in size and include three existing commercial buildings. Parcel B would be 0.74 acres and include two buildings, both of which are a part of the existing hotel. Parcel C would be 0.39 acres and include an existing restaurant.

The parcel is located in the C, Commercial General Plan land use designation. The parcel is located in the C-3, General Commercial zoning district. The C-3 zoning district is intended to be applied where general commercial facilities are necessary for public service and convenience that are designated "C" on the land use diagram of the city general plan.

Division of the parcels as proposed will result in nonconforming uses. As such, the proposed TPM requires a Variance as the uses on proposed parcels would not meet setback requirements for the C-3 zoning district.

Additionally, since Parcel B would not have a separate access to a City street, an irrevocable recorded reciprocal easement agreement for street access between the subject parcels would be required. Further, dividing the existing parcel into three separate parcels would require an irrevocable recorded reciprocal easement agreement for shared parking between each of the subject parcels. In order to properly maintain the parking lot, water, sewer and storm drainage infrastructure, a common maintenance agreement between the subject parcels is required. Also, dividing the existing parcel into three separate parcels would require separate water, sewer, electrical, and natural gas connections and their appropriate infrastructure for each parcel. Finally, adjoining building walls on separate parcels would require additional building modification to be in compliance with the City's Fire Code.

Chairperson Christ opened the Public Hearing at 5:21 p.m.

George Robson, Robson & Associates, representing the property owners stated that the purpose of the split is so that they can be sold separately. The owners agree to all the conditions with the exception of the storm water drainage and would like to work this out with the Public Works Department. There is also the irrevocable common easement for maintenance of these easements, including drainage.

Bruce Henz, Public Works Director, stated that the City now has water quality issues for storm drainage that weren't there in the past and need to work out a maintenance agreement to address these issues.

Mr. Robson stated that was doable, as there is no intention to add any new buildings and/or destruction, reconstruction of any buildings.

Commissioner Dale noted that these buildings have been there for a long time and that it's noted that there are no maps concerning underground infrastructure and/or utilities.

Mr. Henz stated that was correct, staff was not able to verify which buildings are served off of which components and are currently on one common billing. So this would have to be verified so that the correct people are being billed for their water/sewer supply.

Commissioner Dale requested clarification on the drainage situation.

Mr. Henz stated that the maps that the City has define general drainage basin sheds, but we want to have some protection against water quality that goes off the site and believes that it can be worked out.

Mr. Friend stated that he was going to recommend to the Commission if they choose to move forward, that a new condition be added that a recorded common drainage easement be added as one of the required easements in the project.

Chairperson Christ closed the Public Hearing at 5:34 p.m.

Commissioner Piffero requested clarification on what would happen to businesses when this was split in reference to water, sewer, etc.

Mr. Robson stated that at this time there were no pending sales and the concept is to work toward separating the parcels. Until there is a sale, the Crystal Complex will continue to own the entire complex.

Commissioner Dale requested clarification on whether there were any existing maintenance agreements with surrounding properties.

Mr. Robson stated that he was unable to locate any.

Mr. Friend stated that staff also looked and were unable to locate any existing agreements.

Chairperson Christ stated that he appreciated staff's work on this project.

M/S/C Commissioner Dale and Dhugge to:

1. Adopt Resolution No. 16-01 recommending approval of Tentative Parcel Map 14-09.
2. Adopt Resolution No. 16-02 recommending approval of Variance 2016-02 with the added condition of approval a common storm water agreement.

AYES: Commissioners Dale, Dhugge, Maria, Piffero and Christ
NOES: None
ABSENT OR NOT VOTING: None

STAFF ITEMS/REPORTS:

Mr. Friend stated that he currently had nothing for a meeting next month, but that could change. He stated that staff currently doesn't have any information on what is going on with the old Wal-Mart Building.

Mr. Friend stated that the State Legislature is contemplating changes to CEQA in the terms of traffic analyses (State going away from Average Daily Trips) and the Housing Element they are updating Safety Elements (fire safety and flooding).

Commissioner Dale requested an update on the Restpadd Project on Walnut Street.

Mr. Friend stated that the concerns were the lack of onsite parking and trash disposal. The item was approved on a 3-2 vote by the City Council, Restpadd obtained two offsite parking leases and redesigned the inside for a trash containment area.

ADJOURNMENT:

There being no further business the meeting was adjourned at 5:48 p.m. until the meeting of May 24, 2016 at 5:15 p.m.

Respectfully submitted,



Scott Friend
Community Development Director