



# CITY OF RED BLUFF

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## PLANNING COMMISSION MINUTES Tuesday, April 28, 2020 City Council Chambers

### 1. Call to Order

Chairman Miranda called the meeting to order at 5:17 p.m.

### 2. Pledge of Allegiance

Chairman Miranda led the assembly in the pledge of allegiance.

### 3. Roll Call

Planning Commissioners Present:	Planning Commissioners Absent:
Steve Piffero, Chairperson	None
Doug Dale, Vice Chair	
Tyler Miranda, Commissioner	
Robert James, Commissioner	
Ron Johnson, Commissioner	

### 4. Citizen Comment

None

### 5. Public Hearing - Resolution No. 04-2020 - General Plan Update; Housing Element

Scott Friend, Community Development Director, reviewed the agenda report and recommended the Commission conduct a Public Hearing and move to adopt Resolution No. 04-2020 recommending for approval to the City Council the adoption of the 2019-2024 Housing Element and approval of the Categorical Exemption as presented.

Chairman Miranda opened the public hearing at 5:31 p.m. and hearing no public comment, he closed the hearing at 5:31 p.m.

Chairman Miranda asked why an exemption is necessary if it is just a plan.

Mr. Friend explained that even though there is no physical impact on the environment, it is a CEQA project.

Commissioner Johnson asked how the Sutter Street apartments would be classified.

Mr. Friend explained that the Sutter Street apartments would be classified as low income and were counted as the City's low income. Because there were units there before, they are considered refurbished.

Commissioner Piffero asked and received confirmation if this report is the same report that was reviewed by the public at City Hall three or four months ago.

Mr. Friend explained that the Housing Element brought to the Commission tonight is the same document of three years ago but with updated numbers; new demographics, new REMA numbers, and updated policies. The document has been available for public review for three months.

Commissioner Piffero moved to adopt Resolution No. 04-2020 and the CEQA exemption recommending approval to the Red Bluff City Council. Chairman Miranda seconded the motion.

AYES: Chairman Miranda, Vice Chair Dale, Commissioner Piffero and Commissioner Johnson

NOES: None

ABSENT: None

ABSTAIN: Commissioner James

## **6. CEQA Traffic Analysis Requirements – Vehicle Miles Traveled Vs Level of Service**

Mr. Friend reviewed the agenda report and explained that beginning on July 1<sup>st</sup> of this year, the State of California is changing the methodology it uses in the California Environmental Quality Act (CEQA) to identify and mitigate impacts from new projects. Historically, California and CEQA have used Level of Service (LOS) as the metric. Soon the State and CEQA will transition to the use of Vehicle Miles Traveled (VMT). The report is intended to provide information to the Commission that a change in methodology will be occurring, to provide some background on the differences that will be experienced due to the change, and, to initiate a discussion with the Planning Commission about the best way for the City of Red Bluff to modify existing Plans, Programs and Policies to comply with the changed State requirements. This new method will affect the way the Planning Commission will evaluate new projects and lead to changes to the General Plan.

Chairman Miranda asked if the use of VMT is intended to increase public transit.

Mr. Friend explained the intent is to reduce the amount of green house gases by decreasing the number of miles people drive.

## **7. City Staff Interpretation Request – U-Haul Wrought Iron Fencing**

Mr. Friend reviewed the agenda report and explained the goal for this discussion is to provide U-Haul, the Commission's opinion as to the replacement of the masonry fencing to wrought iron.

Based on the recommendations of the Planning Commission, further action may or may not be required. For example:

1. If the Commission recommendation is for no change to the required masonry fencing would be allowed, no further action is necessary, or

2. If the Commission recommendation only allows replacement of masonry fencing to wrought-iron between the Building B and Building C along Main Street and/or between the buildings along I-5, this is considered a minor change and the Community Development Director could approve the change with no further Commission participation, or
3. If the Commission recommendation allows the potential for all fencing material along the perimeter to be replaced with wrought iron, a revision of the Use Permit and approval by the Planning Commission would be required.
4. If the Commission recommendation allows the potential for all fencing material along the perimeter to be replaced with wrought-iron, with the exception of the northern perimeter to remain a masonry fence, a revision of the Use Permit and approval by the Planning Commission would be required.

Chris Watson described U-Haul's proposal and invited questions from the Commission.

Commissioner Piffero expressed his concerns of how the U-Haul yard looks when entering Red Bluff from the south. He stated it looked messy with the way the RVs and Boats are parked.

Mr. Watson stated he re-arranged the yard the day before.

Mr. Friend asked and received confirmation that Commissioner Piffero would be comfortable with the RV screening as shown. All vehicles would have to stay parked behind the screen.

Mr. Watson explained that they would only park within the screening area.

Chairman Miranda stated he approved the proposal; an eight-foot wrought iron fence for security and screening to the north.

Vice Chair Dale stated he approves of the proposal.

Commissioner James stated he would prefer a solid metal side to the end of the car port versus screening and the rest could be wrought iron because driving into town from the north is downhill and the whole yard is visible due to the elevation.

Commissioner Piffero explained that the wind must be allowed to go through.

Commissioner Johnson approved the wrought iron fence and the screen structure.

The general consensus of the group was to allow U-Haul to bring the item back with revisions.

## **8. Staff Items and Additional Comments**

Mr. Friend informed the Commission that the Building Department is still working despite the Covid 19 shutdown. They are approving plans, responding to calls and emails, conducting plans review, and considering reopening when the Governor allows.

Chairman Miranda asked if the Building Department must submit plans online.

Mr. Friend responded that they are requesting submittals online and will meet customers at the back door if necessary.

**9. Adjournment**

Chairman Miranda adjourned the Planning Commission meeting at 6:05 p.m.