



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, December 10, 2013
Time of Meeting: 5:15 p.m.
Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, CA

APPROVED

Commissioners Present: Doug Dale
Andrew Christ
Kevin Fitzpatrick

Commissioners Absent: Vern Raglin (absent-excused)
Jean Moran (absent-excused)

Staff Present: Scot Timboe, Interim Community Development Director
Cheryl Smith, Deputy City Clerk
Matt Shobash, Division Fire Chief

Commissioner Christ called the meeting to order at 5:21 p.m.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS:

1. APPROVAL OF MINUTES

October 29, 2013

M/S/C Dale, Fitzpatrick to approve the October 29, 2013 minutes as submitted.

AYES: Commissioners Dale, Christ and Fitzpatrick

NOES: None

ABSENT OR NOT VOTING: Commissioner Moran (absent-excused) and Raglin (absent-excused)

2. LOT LINE ADJUSTMENT 2013-002; VOLUNTARY MERGER NO. LLA-2013-002; PLANNING COMMISSION RESOLUTION NO. 2013-004; ASSESSOR'S PARCEL 35-020-62 AND 35-020-63; 735 KIMBALL ROAD; JOHN KOEBERER (OWNER)

Scot Timboe, Interim Community Development Director, reviewed the staff report and provided staff's recommendation that Planning Commission adopt Resolution No. 2013-004 approving Lot Line Adjustment 2013-002, and direct staff to record Merger No. LLA 2013-002 after Conditions of Approval are complied with.

This adjustment is requested in order to reconfigure 2 existing lots into two lots that will help facilitate Metteer School Programs and expansion. The Red Bluff Elementary School District is attempting to acquire Parcel B in the proposed form on Attachment B in order to meet State Property and Fiscal Program requirements, as the property that the school is interested in needs to touch the parent parcel. The new alignment of Parcel 35-020-62 or 735 Kimball Rd. would adjust the southern property line up or north approximately 100 ft in order to facilitate the expansion of Parcel 35-020-63 in a manner that would allow the School Parcel and the New or Proposed Parcel B to touch or become adjacent to one another as shown on Attachment B. This proposal will not create any more lots than currently exist on the Assessor's Map (See Attachment "A" with existing Lots). If the adjustment is approved, the various existing areas described above will be merged into 2 parcels for the purpose of lease, finance, sale, issuance of building permits or other public agency approvals.

M/S/C Commissioners Dale and Fitzpatrick to adopt Resolution No. 2013-004 approving the Lot Line Adjustment 2013-002, and direct staff to record Merger No. LLA 2013-002 after the Conditions of Approval are complied with.

AYES: Commissioners Christ, Dale and Fitzpatrick

NOES: None

ABSENT OR NOT VOTING: Commissioners Moran and Raglin (both absent-excused)

PUBLIC HEARING TO CONSIDER REZONE NO. 220 (ORDINANCE NO. 1022); AMENDING CHAPTER 25 OF THE RED BLUFF CITY CODE SECTION 25.52 AND SECTION 25.79 LODGING HOUSE TO INCLUDE AS AN EXAMPLE SINGLE ROOM OCCUPANCY AND AN AMENDMENT TO THE CITY CODE SECTION 25.239 DEFINITIONS ADDING A DEFINITION FOR SUPPORTIVE AND TRANSITIONAL HOUSING, AND MODIFY RED BLUFF CITY CODE CHAPTER 25, ARTICLE XXV: DWELLING, SINGLE-FAMILY (SECTION 25.239) RELATING TO THE REORGANIZATION OF THE BUILDING AND PLANNING DEPARTMENTS INTO A SINGLE COMMUNITY DEVELOPMENT DEPARTMENT

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

1. Conduct the Public Hearing and consider all public testimony and other information submitted relating to Ordinance No. 1022; Rezone No. 220.

2. Find that Ordinance No. 1022; Rezone No. 220 is exempt from CEQA pursuant to Section 15308 of the CEQA Guidelines, (Class 8 Categorical exemption, Actions by Regulatory Agencies for Protection of the Environment).
3. Recommend that the City Council adopt Ordinance No. 1022 (Rezone 220), amending Chapter 20 of the Red Bluff City Code Section 25.52 and Section 25.79 Lodging House to include as an example Single Room Occupancy and an Amendment to the City Code Section 25.239 Definitions adding a definition for Supportive and Transitional Housing, and Modify Red Bluff City Code Chapter 25, Article XXV: Dwelling, Single-Family (Section 25.239) relating to the reorganization of the Building and Planning Departments into a Single Community Development Department.

Programs typically have implementation objectives and time frames for achievement, which are followed up on in the Annual Element Progress Report due to HCD every April on an annual base between Housing Element adoption years. As indicated in the Annual Housing Element Report for 2013, Ordinance 1022 (Rezone 220) will add clarity for Single Room Occupancies (Lodging House) Permitted in Residential and Commercial Zones that can be used by developmentally disabled and/or special needs populations for convenient access to all services (Social Services and Consumer Services). This will be consistent with the intent of Senate Bill 2, which was signed into law by the Governor of California on October 13, 2007.

Commissioner Christ opened the public hearing at 5:32 p.m.

E. C. Ross, President of P.A.T.H., requested and received clarification on R-1 through R-3 zoning and if lodging was permitted with a permit for a duplex or 4 plex in R-1.

Commissioner Christ closed the public hearing at 5:34 p.m.

M/S/C Commissioners Dale and Fitzpatrick to:

1. Find that Ordinance No. 1022; Rezone No. 220 is exempt from CEQA pursuant to Section 15308 of the CEQA Guidelines, (Class 8 Categorical exemption, Actions by Regulatory Agencies for Protection of the Environment).
2. Recommend that the City Council adopt Ordinance No. 1022 (Rezone 220), amending Chapter 20 of the Red Bluff City Code Section 25.52 and Section 25.79 Lodging House to include as an example Single Room Occupancy and an Amendment to the City Code Section 25.239 Definitions adding a definition for Supportive and Transitional Housing, and Modify Red Bluff City Code Chapter 25, Article XXV: Dwelling, Single-Family (Section 25.239) relating to the reorganization of the Building and Planning Departments into a Single Community Development Department.

AYES: Commissioners Christ, Dale and Fitzpatrick

NOES: None

ABSENT OR NOT VOTING: Commissioners Moran and Raglin (both absent-excused)

STAFF ITEMS/REPORTS:

Mr. Timboe reported that there would be no meeting on December 24, 2013 and wished everyone a Merry Christmas.

ADJOURNMENT:

There being no further business Commissioner Christ adjourned the meeting at 5:39 p.m.

Respectfully submitted,



Scot Timboe
Planning Director