



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES Tuesday, February 26, 2019, 5:15 p.m. City Council Chambers

1. CALL TO ORDER:

Chairman Piffero called the meeting to order at 5:18 p.m.

2. PLEDGE OF ALLEGIANCE:

Chairman Piffero led the pledge of allegiance.

3. ROLL CALL:

Planning Commissioners Present:	Planning Commissioners Absent:
Steve Piffero, Chair	Chris Mollenkamp, Commissioner
Doug Dale, Vice Chair	
Gerry Reyes, Commissioner	
Robert James, Commissioner	

STAFF PRESENT:

Scott Friend, Community Development Director
Anita Rice, Deputy City Clerk

4. CITIZEN COMMENT:

None

5. APPROVAL OF MINUTES:

Commissioner James motioned to approve the January 22, 2019 minutes and Commissioner Reyes seconded the motion.

AYES: Commissioners Piffero, Reyes and James

NOES None

NOT VOTING: Commissioner Mollenkamp (absent), Vice Chair Dale (abstain)

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6. ELECTION OF CHAIRPERSON AND VICE CHAIR:

Scott Friend, Community Development Director, explained that the election is usually held in January but it was decided to wait until more Commissioners are present.

Mr. Friend called for nominations for Chairperson 2019.

Commissioner Reyes nominated Commissioner Piffero as Chairperson for 2019. Commissioner James seconded and all were in favor.

Chairman Piffero nominated Commissioner Dale for Vice Chairperson. Commissioner James seconded and all were in favor.

7. USE PERMIT TO INCREASE RESIDENTIAL CAPACITY AT 810 RIO STREET

Scott Friend, Community Development Director, reviewed the agenda report and explained that this is a public hearing to request to increase the capacity of an existing adult care facility from 8 to 16 persons max. Adult centers that are large require a conditional use permit and it is a requirement that a public hearing is held to make findings and establish conditions. This meeting was noticed to residences within 150 feet of the parcel, published in the Red Bluff Daily news, posted on the City's website and in the bulletin board outside of City Hall.

Commissioner Reyes asked and received clarification regarding parking spaces.

Chairperson Piffero opened the public hearing at 5:30 p.m.

Vice Chairperson Dale expressed concern that there are only six bedrooms downstairs for eight people and the 10'x10' living room seemed small.

Melissa Doege, applicant, explained that there are two bedrooms upstairs and six downstairs. There is a living room upstairs as well which is 23'x14'. The residents spend time in their rooms or in group therapy. They usually do not sit in the living rooms at the same time because they may be in therapy sessions onsite or offsite and some of the residents prefer to stay in their rooms where they have their own televisions.

An aide (name not given) explained that the residents are free to chose which living room they would like to use. The 10'x10' living room is a nice sitting area.

Vice Chair Dale received clarification that the water facility in the center of the downstairs would be taken out. He stated he hasn't noticed a parking problem; does the residents rely on public transportation?

Ms. Doege explained that she has another 16 bed facility which provides transportation to the Rio Street facility.

Commissioner James asked and received confirmation that the residents are ambulatory.

The aide explained that residents are transitioning into permanent housing; it is not a long term facility.

Commissioner Reyes asked and received confirmation that the stairwell is enclosed.

Vice Chair Dale motioned to close the public hearing at 5:37 p.m.

Vice Chair Dale motioned to adopt Resolution 02-2019, the Use Permit and the CEQA determination. Commissioner Reyes seconded the motion.

Ayes: Piffero, Dale, Reyes and James

Noes: None

Absent: Mollenkamp

8. SIGN REGULATION AMENDMENT; ADDITION OF DIGITAL DISPLAY SIGNS

Scott Friend, Community Development Director, reviewed the agenda report and explained that this is a public hearing and the Commission will be asked to make a recommendation to the City Council regarding digital display signs. The City's sign code does not allow for digital display signs and staff has received multiple requests to amend the code.

Chairperson Piffero opened the public hearing at 5:48 p.m.

The head of maintenance of the Seventh Day Adventist Church (no name given) stated the church's analog sign was vandalized and they have it pieced together. They would like to replace it with an electronic sign. He and the Chair of Seventh Day Adventist Church elementary school encouraged the Commission to pass the resolution to amend the City Code.

Mr. Friend explained the requirements of digital display signs: size, message movement (static), duration, placement etc.

Chairperson requested and received clarification of when digital signs need to come to the Planning Commission for approval; there are too many variables, people will complain.

Commissioner James explained that façade changes must go before the Planning Commissions and digital signs should be reviewed at that time; this would cover the downtown area.

Commissioner Reyes asked and received clarification that the Chamber is not included in the review.

Vice Chair Dale stated that the Chamber should only be included in a case by case basis. The Red Bluff Downtown Business Association should be included in this review.

Chairperson Piffero closed the public hearing at 6:15 p.m.

Chairperson Piffero moved to table the Resolution 01-2019 vote until the March 26 meeting. Vice Chair Dale seconded the motion, and all were in favor.

9. STAFF / COMMISSION REPORTS AND COMMENTS

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Scott Friend, Community Development Director, reported that the City Manger would have a draft of the RFP for the General Plan Update on his desk by Friday. The housing element section of the general plan will be priority because the housing element is due for adoption in 2019.

Mr. Friend reported that in order to help with costs, and to avoid the unreliable postal system, staff would like to deliver the agenda reports electronically. For those who cannot receive reports electronically, staff will print a report on Friday before the meeting for pick up at City Hall. He asked if the Commission was willing to try electronic agendas and the Commission was receptive.

Mr. Friend reported that Commissioner Mollenkamp was reassigned to a different City and has been unable to attend the meetings.

Commissioner James asked and received clarification which account is funding the General Plan Update.

Chairperson Piffero asked and received clarification regarding the Uhaul freeway side façade. Mr. Friend stated he would bring it back to the March 26 meeting.

Mr. Friend reported that plans have not been received for the additional spaces other than Ross at the former Walmart building. The Grocery Outlet is moving into the old Staples building.

10. ADJOURN:

There being no further business, Chairperson Piffero adjourned the Planning Commission Meeting at 6:40 p.m. until the meeting of March 26, 2019 at 5:15 p.m.

Scott Friend
Community Development Planner