



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, January 13, 2015
Time of Meeting: 5:15 p.m.
Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, CA

Commissioners Present: Doug Dale
Jean Moran
Andrew Christ

Commissioners Absent: David Dhugge (absent)

Staff Present: Scot Timboe, Community Development Director
Cheryl Smith, Deputy City Clerk

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

CITIZEN'S COMMENT:

None

CURRENT BUSINESS:

1. APPROVAL OF MINUTES

October 14, 2014

M/S/C Commissioners Moran and Christ to approve the October 14, 2014 minutes as written.

AYES: Commissioners Dale, Christ and Moran

NOES: None

ABSENT OR NOT VOTING: Commissioners Dhugge (absent)

The City of Red Bluff is an Equal Opportunity Provider

2. PUBLIC HEARING TO CONSIDER; TENTATIVE PARCEL MAP 14-10 AND PLANNED DEVELOPMENT USE PERMIT NO. 385; RESOLUTION NO. 15-001; 2800 MAIN ST.; AM/PM C-STORE (APPLICANT/OWNER)

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

That the Planning Commission:

1. Conduct the Public Hearing.
2. Consider all public testimony and all other information relating to this project submitted to the Commission.
3. Adopt Resolution No. 15-001, recommending that the City Council approve the Tentative Parcel Map 14-10 and Planned Development Use Permit No. 385 with the Findings and conditions of approval shown in Planning Commission Resolution No. 15-001.

AM/PM C-Store is proposing a tentative parcel map with Planned Development Use Permit No. 385 to split one lot into two lots for the potential future construction of a 4,000 sf retail store on a 1.55 acre Parcel (APN: 27-231-19). The Planned Development Use Permit is necessary for the Retail (Non-drive thru use), as well as, the parcel division which will result in a Parcel B that does not front on a publicly dedicated street (Main St.). However, as included within the project information and Attachment D-1 & D-2 the utilities, Sewer, Water, Storm Drain etc. required to serve the new Parcel B and potential future retail store are available and accessible thru various easements and existing infrastructure. This is a Planned Development Use Permit, which allow for the flexibility of a project in regards to development of which includes lot splits without Public Street frontage for each lot, standards for site area, lot dimensions, site coverage, yard spaces, parking spaces, distance between structures and landscape area. The proposed project will conform to most of the standards noted above except for Parcel B's Lot size and location, which will not front on a publicly dedicated street. While Parcel A will exceed the lot sizes within the Zoning Code and Land Division Standards at 1.44 acres, Parcel B will be less than the 6,000 sf. lot size that is generally required in the Zoning Code. Also, there will be no lots fronting on a public street as noted above for Parcel B. Therefore, reciprocal access, parking, drainage easements, as well as easements to provide for utilities, sewer, water etc. shall be recorded on the Final Map. The Retail use (Non-Drive thru) in this F-C Zoning Districts is allowed only with a Conditional Use Permit or Planned Development Use Permit, of which, this application is. Therefore, all lots will conform to the intent of the zoning code; even though Parcel B will not have its own street frontage.

Chairperson Dale opened the Public Hearing at 5:26 p.m. and after receiving no public comments closed the Public Hearing at 5:26 p.m.

M/S/C Commissioners Moran and Christ to adopt Resolution No. 15-001, recommending that the City Council approve the Tentative Parcel Map 14-10 and Planned Development Use Permit No. 385 with the findings and conditions of approval shown in Planning Commission Resolution No. 15-001.

AYES: Commissioners Dale, Christ and Moran

NOES: None

ABSENT OR NOT VOTING: Commissioners Dhugge (absent)

3. DESIGN REVIEW 15-001 APPROVAL RED BLUFF CITY CODE CHAPTER 7 (DESIGN REVIEW); THE APPLICANT PROPOSES A 150 FT BY 100 FT AIRCRAFT HANGER WITH AN ATTACHED 25 FT. BY 25 FT. OFFICE ON A 1 ACRE SITE AT 1255 ANDERSON STREET CEQA EXEMPT PER 15332; OWNER PJ HELICOPTERS

Scot Timboe, Community Development Director, reviewed the staff report and provided staff's recommendation that the Planning Commission adopt Resolution No. 2015-002 making the CEQA findings and approving the site layout and building design.

The PJ Helicopters currently rents a location on the Red Bluff Airport property at 903 Langley Lane near Red Bank Cr. and So. Jackson Street and is proposing to build a 150 ft by 100 ft Aircraft Hanger with an attached 25 ft by 25 ft Office at 1255 Anderson St. (Please see Vicinity Map as Attachment A). The new facility is proposed on a 1 acre lot between the Airport Taxiway and Anderson St. The lot fronts on a publicly dedicated way with all the necessary utilities and services.

Mike Gunsauls, PJ Helicopters, was in attendance to answer any questions the commission may have.

M/S/C Moran and Christ to adopt Resolution No. 2015-002 making the CEQA findings and approving the site layout and building design.

AYES: Commissioners Dale, Christ and Moran

NOES: None

ABSENT OR NOT VOTING: Commissioners Dhugge (absent)

STAFF ITEMS/REPORTS:

Mr. Timboe answered questions from the Commissioners regarding the work on Montgomery Road, which is a sewer line replacement and told them that he was working on an ordinance to address pot bellied pigs and yard sales. He also discussed the U Haul building paint and stated that he would contact U Haul the week of January 19th to discuss.

Mr. Timboe also announced that he had resigned from the City and that his last day would be January 23rd. He thanked the Planning Commission for working with him the last several years.

ADJOURNMENT:

There being no further business the meeting was adjourned at 5:40 p.m. until January 27, 2015.

Respectfully submitted,

s/ Scot Timboe
Community Development Director