CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, January 24, 2017
Time of Meeting: 5:15 p.m.
Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, California

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

Planning Commissioners Absent: Andrew Christ (resigned)

Staff Present: Scott Friend, Community Development Director
Mike Martin, Planner
Anita Rice, Deputy City Clerk

Vice Chairperson Dustin Maria called the meeting to order at 5:15 p.m.

CITIZEN'S COMMENT:

Kenn Rieder spoke of the possible benefits to the City if medical cannabis dispensaries were available to its citizens.

CURRENT BUSINESS:

1. APPROVAL OF MINUTES

August 23, 2016

M/S Commissioners Piffero and Dale to approve the August 23, 2016 minutes as written.

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

2. *SUBJECT: PUBLIC HEARING; APPLICANT: U-HAUL NORTHWEST / AMERCO REAL ESTATE COMPANY. USE PERMIT PROJECT #2016-02 / MODIFICATION TO APPROVED PLANNED DEVELOPMENT USE PERMIT NO. 384, TO PERMIT THE CONSTRUCTION OF NEW MINI-STORAGE UNITS AND AUTHORIZE NEW RV PARKING/STORAGE AT THE EXISTING U-HAUL CENTER ON MAIN STREET IN AN F-C (FREEWAY ORIENTED COMMERCIAL) ZONING DISTRICT; SITE ADDRESS: 2950 MAIN ST, APN 027-231-01; AMERCO REAL ESTATE CO. (OWNERS)*

Scott Friend, Community Development Director, briefed the Commission with a history of the existing permit and informed them of U-Haul's proposed construction of new mini storages and RV parking. He informed them that this is a public hearing item and notice of this public hearing was published, posted (on and off site) and mailed to surrounding property owners located within 300 feet, on January 13, 2017.

Vice Chairperson Maria opened the public hearing at 6:38.

Chris (no last name given), U-Haul representative, described the new services U-Haul proposed and the benefits to the community. He supplied proposed plans and answered questions in regards to the building's positions and aesthetics.

Public Hearing Comments:

Commissioner Piffero requested and received clarification of which direction the facility doors face.

Commissioner Dale stated he could not approve the proposed construction without plot plans and he would like to see the paint schemes and aesthetics.

Mr. Friend explained to the Commission that if they are in support of this construction, they could request designs that are more adequate. If the Commission does not want to support U-Haul's construction, it would be better to deny it now before U-Haul spends more money on design.

Vice Chairperson Maria closed the public hearing at 6:45.

Additional Comments:

Mr. Friend provided answers to the Commissioner's permitting questions.

Chris, U-haul Representative, answered questions regarding the design and aesthetics.

Commissioner Dale motioned for denial of the application for the use permit.

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

M/S Vice Chairperson Maria and Commissioner to approve the application with detailed designs brought back at a date to be determined.

Mr. Friend explained the future implications of the motion made by Vice Chairperson Maria might have.

Vice Chairperson Maria withdrew his motion and requested additional discussion.

Commissioner Dale suggested a group meeting at the site.

M/S Vice Chairperson Maria and Commissioner Dhugge motioned to table this meeting to a date to be determined. He requested that staff provide an accurate staff report on facts and figures, the applicant to provide a more complete design, and to schedule an on-site meeting.

AYES: Commissioners Dugghe, Maria and Piffero
NOES: Commissioner Dale
ABSENT OR NOT VOTING: None

4. SUBJECT: PUBLIC HEARING; APPLICANT: HUPP SIGN COMPANY. DESIGN REVIEW - SIGN, PROJECT#: DR2016-05 / OFF-PREMISE SIGN APPROVAL; A REQUEST BY HUPP SIGNS AND LIGHTING TO ALLOW THE INSTALLATION OF A NEW OFF-SITE SIGN CABINET ON AN EXSITING FREEWAY ORIENTED POLE SIGN IN THE M-1 (LIGHT INDUSTRIAL) ZONING DISTRICT; SITE ADDRESS: 75 BELLE MILL ROAD, APN 041-034-005; LOUIE J BILOTTO (PROPERTY OWNER).

Vice Chairman Maria opened the public hearing at 6:15 p.m.

Mike Martin, Planner, provided information and answered questions regarding approval for the construction of a new signage panel on an existing off-premise freestanding pole sign at 75 Bell Mill Road (Luigi's Pizza).

Commissioner Dhugge inquired if the height would be affected.

Mr. Martin reported the height would not change.

Commissioner Piffero inquired if there is concern from businesses in Belle Mill Landing. Mr. Martin stated a business owner did not think their sign was visible enough and requested an off-premises sign to be placed in a more visible location (under Luigi's sign). If the sign is placed, it would be the only off-premise sign in the City.

Commissioner Dale commented that the sign was huge.

Commissioner Dhugge inquired if the sign can handle the wind and weight.

Mr. Friend stated they would have to meet all of the wind and weight calculations.

Commissioner Piffero requested and received answers of which sign is proposed to go up.

Commissioner Dale commented that the inconsistency to the existing sign ordinance outweighs the benefit the City would get from adding the sign.

M/S Commissioners Dale and Piffero motioned to deny the application.

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

STAFF ITEMS/REPORTS:

Mr. Friend announced that the former Planning Commissioner decided not to renew his commission. Generally, elections for Chairperson and Vice Chairperson are in January but it would be best to wait until a new Commissioner is elected to vote on this.

Mr. Friend announced that AB 2299 went into effect this year, which states that Planning Commissions cannot say no to a second dwelling and now, the requests to add a second dwelling, do not need to be approved by Planning Commissions.

ADJOURNMENT:

There being no further business, Vice Chairperson Maria adjourned the Planning Commission Meeting at 6:25 p.m. until the meeting of February 28, 2017 at 5:30 p.m.

Scott Friend
Community Development Director