



# CITY OF RED BLUFF

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

**1. Call to Order**

Chairperson Miranda called the virtual meeting to order at 5:17.

**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	
Doug Dale, Vice Chair	
Tyler Miranda, Commissioner	
Ron Johnson, Commissioner	

**4. Citizen Comment**

None

**5. Approval of Minutes**

Commissioner Piffero motioned to approve the June 23, 2020 minutes as written and Vice Chair Dale seconded the motion.

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

NOES: None

ABSENT: None

**6. Public Hearing: Conditional Use Permit 2020-02; Vehicle Repair Shop in a C-2 Zone**

Chairperson Miranda recused himself and passed the meeting to Vice Chair Dale due to a personal connection to the property.

Scott Friend, Community Development Director, reviewed the agenda report and explained that the purpose of the public hearing is for the approval/denial of a Conditional Use Permit to allow a vehicle repair shop in a Central Business (C-2) zoning district. Notice of this public hearing was published and posted on July 17, 2020 and mailed to surrounding property owners located within 300 feet of the proposed site on July 10, 2020. Mr. Kendell Rowley has submitted an application for the approval of a Condition Use Permit (CUP) to allow a vehicle repair shop in a Central Business (C-2) zoning district at 65 Philbrook Avenue. The C-2 zoning district requires approval of a use permit to operate a vehicle repair shop within the district. Access to the site is provided from Antelope Boulevard through the travel trailer shop's parking lot. The owner of the subject property also owns the travel trailer shop. Mr. Rowley has provided a letter providing hours of operation, between 9:00 pm and 9:00 pm Monday through Saturday with emergency services available on Sundays or after-hours.

Mr. Friend informed the Commission of a second citizen comment received that was similar to the citizen comment received from Bob Bulter (included in the agenda packet).

Mr. Friend amended Attachment D (conditions) of the staff report stating that it is indeed permissible to allow a portable ADA compliant restroom with a hand washing station as long as it is serviceable and there is no odor that could bother surrounding businesses.

Mr. Friend recommended approval of the following:

- Consider all public testimony, the Categorical Exemption, and all information submitted with Use Permit No. 2020-02.
- Approve Conditional Use Permit 2020-02.

Vice Chairperson Dale invited questions and comments.

Commissioner Johnson asked and received confirmation that the hours of operation are conditioned by the Planning Commission and that the recommended 9 a.m. to 9 p.m. Monday through Saturday with emergency services on Sunday. He expressed concern that these hours could garner noise complaints; especially after 9 p.m.

Kendall Rowley, shop owner, stated that the later hours would not constant and people do not break down on the weekend all the time. He offered to change the time if necessary.

Commissioner Johnson stated he would like to prevent all night long repairs and keep the repairs to emergency situations only.

Mr. Friend recommended to keep the Use Permit the same but reminded the applicants that there is a noise ordinance. Grabbing tools is permissible, loud repairs with power tools and towing is not.

Commissioner Johnson motioned and Commissioner Piffero seconded to accept the staff report and the use permit as written with the amendment of including an ADA accessible restroom with a hand washing station that is service so there is no odor.

AYES: Commissioners Dale, Piffero and Johnson

NOES: None

RECUSED: Chairperson Miranda

**7. Staff Items and Additional Comments**

Mr. Friend announced that the City Council appointed Bruce Grove to the Commission and he will start the next meeting. The General Plan's Request for Proposals (RFP) will be sent out within the next 10 days.

**8. Adjournment**

Chairperson Miranda adjourned the meeting at 5:34 p.m.