



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, July 29, 2014
Time of Meeting: 5:15 p.m.
Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, CA

Commissioners Present: Doug Dale
Andrew Christ
Jean Moran
Kevin Fitzpatrick
Dave Dhugge

Commissioners Absent: None

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

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

A. CITIZEN'S COMMENT:

None

B. CURRENT BUSINESS:

1. APPROVAL OF MINUTES

July 8, 2014

M/S/C Commissioners Moran and Christ to approve the minutes as written.

AYES: Commissioners Christ, Dale, Moran and Fitzpatrick

NOES: None

ABSENT OR NOT VOTING: Commissioner Dhugge – (abstained – absent that meeting)

The City of Red Bluff is an Equal Opportunity Provider

2. SPECIAL MEETING – PUBLIC HEARING TO CONSIDER ORDINANCE NO. 1035; REZONE NO. 221; AN ORDINANCE AMENDING CHAPTER 25 OF THE RED BLUFF CITY CODE SECTION 25.138 PLANNED DEVELOPMENT USE PERMIT – PERMITTED USES SUBSECTION (B) ADDING FC TO THE ALLOWABLE ZONING DISTRICTS ELIGIBLE FOR THE PDUP PROCESS RATHER THAN JUST C-1, C-2 AND C-3.

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. 1035; Rezone No. 221.
2. Find that Ordinance No. 1035; Rezone No. 221 is exempt from CEQA pursuant to Section 15061 (b) (3) of the CEQA Guidelines.
3. Recommend that the City Council adopt Ordinance No. 1035; Rezone No. 221, amending Chapter 25 of the Red Bluff City Code Section 25.138 FC to the allowable zoning districts eligible for the PDUP process rather than just C-1, C-2 and C-3.

The City of Red Bluff traditionally has categorized land uses based on their impacts to the community and compatibility within that area of the City that the use and/or uses are zoned for including noise, odor, traffic, aesthetics etc. With regards to this Ordinance (No. 1035) and Rezone 221 it has come to the Cities attention that times have changed since the last designation of Freeway Commercial type land uses, which the City analyzed and deemed desirable. These uses also are allowed with C-3 General Commercial, because C-3 land uses have the most intense characteristics compared to C-1, C-2, FC and HC zoned uses. Therefore, based on the locations within the City where Freeway Commercial Development is Zoned, it would appear after a carefully GIS analyses that it would be unlikely for any C-1, C-2, C-3, FC and/or HC Commercial uses to adversely impact the lands surrounding the FC Zones or in fact be incompatible with its neighbors that are currently zoned C-3 (Please see Attachment A Vicinity Map-Freeway Commercial Zoned Lands). With that in mind, the times have changed since the great recession, the City policies can no longer afford to be as narrow and limited regarding the traditionally chosen FC (Freeway Commercial) uses (Please see Attachment B Zoning Code Section 25.79 Commercial Zones and Permit Requirements).

Chairperson Dale opened the public hearing at 5:24 p.m. and after receiving no comments closed the public hearing at 5:24 p.m.

Commissioner Christ stated that he liked the idea of widening the uses and that even with this a Planned Use Development Permit could be denied. He further stated that this will give the Planning Commission more flexibility.

Mr. Timboe stated that was correct and that with this mechanism they can put together a Planned Use Development Permit application.

A representative from the purchasing party of the old Red Bluff Ford location stated that they were considering using this location for U Haul rentals, repair and in the future indoor storage.

Commissioner Fitzpatrick questioned if they would be selling any used equipments (trucks).

The representative stated that those were handled at locations in Redding and Sacramento.

M/S/C Commissioners Moran and Fitzpatrick to:

1. Find that Ordinance No. 1035; Rezone No. 221 is exempt from CEQA pursuant to Section 15061 (b) (3) of the CEQA Guidelines.
2. Recommend that the City Council adopt Ordinance No. 1035; Rezone No. 221, amending Chapter 25 of the Red Bluff City Code Section 25.138 FC to the allowable zoning districts eligible for the PDUP process rather than just C-1, C-2 and C-3.

AYES: Commissioners Christ, Dale, Dhugge, Moran and Fitzpatrick

NOES: None

ABSENT OR NOT VOTING: None

C. STAFF ITEMS/REPORTS:

Mr. Timboe also reported that the Wal-Mart Super Center project is continuing with the undergrounding the utilities and that the onsite work should begin in early August.

Mr. Timboe also asked the Planning Commission if they would like to see references to pot belly pigs be deleted in the code.

Chairperson Dale stated that he was interested in seeing these removed and the remainder of the Commission was in agreement.

Mr. Timboe stated that he would discuss with the City Manager and then bring back to the Planning Commission at a future date.

D. ADJOURNMENT:

There being no further business Chairperson Dale adjourned the meeting at 5:33 p.m. until the meeting of August 12, 2014.

Respectfully submitted,

Scot Timboe
Interim Community Development Director