



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, July 8, 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

Commissioners Absent: Dave Dhugge (excused)

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

May 27, 2014

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

AYES: Commissioners Christ, Dale and Fitzpatrick

NOES: None

ABSENT OR NOT VOTING: Commissioner Dhugge – (absent-excused) and Moran (abstained – absent that meeting)

The City of Red Bluff is an Equal Opportunity Provider

2. DESIGN REVIEW/VARIANCE 14-006; APPROVAL RED BLUFF CITY CODE CHAPTER 7 (DESIGN REVIEW) AND FLOOD DAMAGE PREVENTION ORDINANCE STANDARDS OF CONSTRUCTION – ELEVATION AND OR FLOOD PROOFING VARIANCE AS REQUIRED IN RBCC 26.5-1 (C) & 26.5-7 (E) TO ALLOW THE REHABILITATION/REMODEL AND SUBSTANTIAL IMPROVEMENT OF AN EXISTING (APPROX. 2,700 SF) KFC RESTAURANT 6 INCH’S ABOVE THE BASE FLOOD ELEVATION AND WITHIN 30 FT. OF THE FLOODWAY PER FEMA FIRM PANEL NO. 06103C0787H WITH A BASE FLOOD ELEVATION OF 274 FT. ABOVE SEA LEVEL (NAD 88); 265 ANTELOPE BLVD. (PROPOSED STARBUCKS RESTAURANT; OWNER ENGSTOM PROPERTIES

Scot Timboe, Interim Community Development Director, reviewed the staff report and provided staff’s recommendation that the Planning Commission adopt Resolution No. 2014-003 making the CEQA findings and approving the relief/variances of RBCC 26.5-1 (C)raising/flood proofing and the existing substantially improved structure above 274.6 ft. and allowing the structure to be setback less than the required 30 ft. setback from the floodway (12 ft. to 15 ft.) as indicated within RBCC 26.5-7 (E) as allowed in RBCC 26.62.

The subject property adjoins the east Samson Slough where the Base Flood Elevation has fluctuated as much as 6 feet over the years leaving the subject property in a unique and prohibitive physical characteristics, such as the proximity of the existing structure proposed for substantial improvement to the Antelope Bridge, which narrows and restricts the floodwater in the adjacent Samson Slough. This land feature precluded the use of establishing a BFE in an A SFHA and is the reason for multiple base flood elevation revision over the past 40 yrs. The applicant would have to get a variance, as the structure is slab on grade and therefore in order to raise and/or move and modify the structure to add changes/adjustment that meet the flood proofing requirements the site would have to be demolished to accommodate the excavation, utility relocation and compliance with ADA/accessibility standards mandated by the Building Code. This would incur more cost than the adjacent property owners to engineer, demo and redesign the small site as the other properties currently meet the 30 foot setback from the floodway, which further restricts the proposed projects design option in order for the proposed structures to be substantially improved, per RBCC 26.5-1 (C) & 26.5-7 (E). RBCC 26.5-1 (C) does not allow an existing structure to be substantially improved without either the nonresidential structure being elevated to 1 ft. above the BFE and/or the nonresidential structure being flood proofed to 1 ft. above the BFE. RBCC 26.5-7 (E) does not allow development, new or substantially improved structures above existing grade to be within 30 feet of the floodway.

Chairperson Dale requested and received clarification on NAD88 and NGVD, as well as when Code 26 was adopted by the City.

Mr. Timboe stated that NAD stands for North American Datum and NGVD stands for National Geo Vertical Datum. He also stated that he believed Code 26 was adopted in the 80's.

Commissioner Fitzpatrick questioned if this variance would leave the City open for any liability if it flooded.

Mr. Timboe stated that this was an existing structure and that the owner was the one requesting the variance, so they acknowledge the risks.

M/S/C Commissioners Moran and Christ to, with the correction to the staff report and resolution to add the Design Review 14-006 approval, adopt Resolution No. 2014-003 making the CEQA findings and approving the relief/variances of RBCC 26.5-1 (C) raising/flood proofing the existing substantially improved structure above 274.6 ft. and allowing the structure to be setback less than the required 30 ft. setback from the floodway (12 ft. to 15 ft.) as indicated within RBCC 26.5-7 (E) as allowed in RBCC 26.62.

AYES: Commissioners Christ, Dale, Moran and Fitzpatrick

NOES: None

ABSENT OR NOT VOTING: Commissioner Dhugge – (absent-excused)

3. SETBACK ADJUSTMENT NO. 2014-01; TO ALLOW LESS THAN A FOOT SIDE YARD SETBACK TO ACCOMMODATE A CARPORT/SHELTERED WALKWAY FOR A SINGLE FAMILY DWELLING IN AN R-1 DISTRICT; 850 OLIVE STREET; APN 31-131-38; DELCIE STRAHAN

Scot Timboe, Interim Community Development Director, reviewed the staff report, asked that the reference to interior lot lines being eliminated and the conditions that it would not become effective until the interior lot lines are eliminated by recording a voluntary Merger be disregarded as there was not any interior lot lines. He asked that the Planning Commission:

1. Find that Setback Adjustment No. 2014-01 will comply with Article 16 of the City's Zoning Code.
2. Find that the Setback Adjustment No. 2014-001 is exempt from CEQA pursuant to Section 15305 of the CEQA Guidelines.

A substandard width lot (as defined in section 25.53) located at 850 Olive Street, is requesting a side yard setback adjustments as provided in Article 16 of the City's Zoning Code. The applicant is requesting a setback adjustment to the 10 ft. side yard of less than one-foot instead of 10 ft. with 114 ft. of vertical clearance for a carport along with a walkway as shown on Exhibit B to provide covered shelter from the weather for the residence.

Chairperson Dale noted that there was a letter from the neighbor agreeing to the setback adjustment.

M/S/C Commissioners Moran and Fitzpatrick to find that Setback Adjustment No. 2014-01 will comply with Article 16 of the City's Zoning Code and find that the Setback Adjustment No. 2014-001 is exempt from CEQA pursuant to Section 15305 of the CEQA Guidelines.

AYES: Commissioners Christ, Dale, Moran and Fitzpatrick

NOES: None

ABSENT OR NOT VOTING: Commissioner Dhugge – (absent-excused)

C. STAFF ITEMS/REPORTS:

Mr. Timboe reported that he would be bring an appeal to a Technical Advisory Committee decision on a project located at Jefferson and Cedar Streets (Miller LLA & Merger Preliminary Review response letter) to the Planning Commission on August 12th.

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

D. ADJOURNMENT:

There being no further business Chairperson Dale adjourned the meeting at 5:43 p.m. until the meeting of July 22, 2014.

Respectfully submitted,

Scot Timboe
Interim Community Development Director