



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES Tuesday, June 23, 2020 City Council Chambers

1. Call to Order

Chairman Miranda called the meeting to order at 5:15 p.m.

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	Robert James, Commissioner (resigned)
Doug Dale, Vice Chair	
Tyler Miranda, Commissioner	
Ron Johnson, Commissioner	

4. Citizen Comment

None

5. Approval of Minutes

Chairman Miranda motioned to approve the November 26, 2019, January 28, 2020 and April 28, 2020 minutes and Commissioner Piffero seconded the motion.

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

NOES: None

ABSENT: Commissioner James (resigned)

6. [Public Hearing: Conditional Use Permit for 215 S. Main St.](#)

Community Development Director, Scott Friend explained that the purpose of the public hearing is for the approval/denial of a Conditional Use Permit to allow a mobile vendor unit to operate 4 hours a day, 7 days a week in a General Commercial (C-3) zoning district. Notice of this public hearing was published and posted (on and off site) on June 12, 2020.

Mr. Friend recommended that the Commission consider all public testimony, the Categorical Exemption and all information submitted in the use permit (especially the conditions that the unit is not blocking an exit or taking up any primary parking) and approve Conditional Use Permit 2020-01.

Chairman Miranda opened the public hearing at 6:26 p.m., and hearing no comment, closed the hearing at 6:26 p.m.

Commissioner Johnson stated he viewed the parcel on Google Maps and determined that if the vending unit is placed in the north portion of the parking lot, it should clear the 300 feet distance from other units, as conditioned in the use permit.

Chairman Miranda and Vice Chair Dale agreed on the location.

Chairman Miranda inquired if bollards would be necessary and Mr. Friend stated that bollards were not recommended or discussed in the initial review.

Commissioner Piffero stated that there is a fence at the location.

Vice Chair Dale stated that he frequents the auto business that is next to the proposed location; there is low traffic in that particular area.

Chairman Miranda asked how they could follow up to make sure in the future, the use permit conditions are working.

Mr. Friend explained that the Commissioners could ask the Community Development Department if they have any complaints. If the department receives complaints, they would be investigated.

Vice Chair Dale motioned to approve Conditional Use Permit 2020-01 as well as the Categorical Exemption and Commissioner Piffero seconded the motion.

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

NOES: None

ABSENT: Commissioner James (resigned)

8. Staff Items and Additional Comments

Mr. Friend announced that the funding for the General Plan update has been successful so far and he hopes to have a Request for Proposal advertised by the 3rd week in July. Staff is working on updating the Building Impact Fees as they should be updated every 5 years. The City Council appointed Cannabis Dispensary Committee began meeting. They are reviewing ordinances from different Cities and looking into the feasibility of allowing dispensaries, lab testing and cultivation into the city limits. The Poor and the Homeless (PATH) asked City Council to sign a support letter regarding building the Navigation Center on the property behind Raley's (in lieu of the Airport property) that was recently acquired.

Commissioner Johnson asked if the Navigation Center will come before the Planning Commission for a decision or recommendation to the Council and Mr. Friend stated that he would not know until they decide the operations and whether it is only a shelter.

Mr. Friend explained that because of the surging Covid cases, staff is still conducting public meetings via Zoom, but City Hall is open and taking plans at the front counter. He announced that Commissioner James submitted his resignation due to health issues and staff will begin advertising for a new Commissioner.

Commissioner Johnson asked the Planning Commission to consider how they handle issuing permits to mobile vending units and how they are regulated. All mobile units are not the same.

Chairman Miranda asked how are use permits currently handled.

Mr. Friend explained that major permits require a public hearing and noticing in the newspaper. Minor permits are approved at staff level but are still noticed in the newspaper. State law allows mobile vendors who are continuously moving approval at staff level. If you are in a fixed location a full use permit is required; a use permit stays with the land.

9. Adjournment

Chairman Miranda adjourned the Planning Commission meeting at 6:45 p.m.