



CITY OF RED BLUFF
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MINUTES

Regular Meeting, Red Bluff Planning Commission
 Tuesday, March 23, 2021
 Council Chambers 5:15 p.m.

1. Call to Order

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

2. Pledge of Allegiance

Chairperson Miranda led the assembly in the pledge of allegiance.

3. Roll Call

Chairperson	Tyler Miranda
Vice Chair	Vacant
Commissioner	Steve Piffero
Commissioner	Ron Johnson
Commissioner	Bruce Grove Jr.

After roll call, City Planner Mike Martin announced that Vice Chair Doug Dale passed away; he was a member if the Planning Commission since 1997.

4. Election of Chairperson and Vice Chairperson

Commissioner Johnson nominated Commissioner Grove as Chairperson and Commissioner Miranda seconded the nomination.

AYES: Commissioners Miranda, Piffero, Johnson and Grove
 NOES: None
 ABSENT/ABSTAIN: None

Commissioner Miranda nominated Commissioner Johnson as Vice Chairperson and Chairperson Grove seconded the nomination.

AYES: Commissioners Miranda, Piffero, Johnson and Grove
 NOES: None
 ABSENT/ABSTAIN: None

5. Citizen Comment

None

PUBLIC HEARINGS

6. [Public Hearing – Resolution 1-2021 - Tentative Parcel Map \(TPM\): Assessor’s Parcels 029-382-006 and -009; Property Owner Adair Paul](#)

City Planner, Mike Martin, reviewed the staff report and recommended adoption of Resolution No. 01-2021, subject to the Findings and Conditions in the staff report, recommending for approval to the City Council a Tentative Parcel map as allowed in RBMC Chapter 20: *Subdivisions* to allow for the division of an existing parcel into three parcels.

Commissioner Piffero asked for explanation of how the division of an existing parcel into three parcels would benefit the City.

Mr. Martin stated there would be no benefit to the City.

Commissioner Piffero asked and received confirmation that the property owner has their own sewer and electrical.

Commissioner Miranda recused himself from voting due to a conflict in interest.

Vice Chair Johnson asked if the vote stops at the Planning Commission and Mr. Martin explained that the Planning Commission would make a recommendation to the City Council and the Council would make the final decision.

Chairperson Grove opened the public hearing at 5:30 p.m. and hearing no comments, closed the hearing at 5:31 p.m.

Vice Chair Johnson stated he was not for, or against the parcel division.

Chairperson Grove stated he would recommend approval of the parcel map to the City Council.

Vice Chair Johnson motioned to adopt Resolution No. 01-2021 recommending the Tentative Parcel Map to City Council and Chairperson Grove seconded the motion.

AYES: Commissioners Grove Johnson
NOES: Commissioner Piffero
ABSENT/ABSTAIN: Miranda (recused)

7. [Public Hearing Mobile Vendors – Resolution 2-2021 – Code Amendment Chapter 25](#)

Mr. Martin reviewed the staff report and recommended that the Planning Commission adopt Resolution No. 3-2021 repealing Resolution No. 8-2020 which was tabled from the February 16, 2021 City Council meeting due to a conflict of interest. A recommending for approval to the City Council an Amendment to the Red Bluff Municipal Code Amendment Chapter 25: Zoning, Article XIX: General Provisions, §25.198 Mobile Vendors as presented herein, and approval of the Categorical Exemption as presented. A revision to RBMC Section 25.198 to provide clarification of the different levels and types of mobile vendors and the City’s permitting requirements for these vendors.

Mr. Martin explained that no changes have been made to the staff report, the Commission just needs to vote again without the conflict.

Vice Chair Johnson recused himself from the vote.

Commissioner Piffero stated the current local and stationary vendors are not in compliance with the 300-foot rule and it does not seem to be enforced.

Mr. Martin explained that when staff issues a vendor application for mobile vending in the City, the distance is measured before the application is approved. City code enforcers do indeed check on the vendors making sure they have a use permit and if they don’t, they’re asked to apply for one. The vendors on sidewalks and city parks do not have to apply for a use permit according to the state law.

Commissioner Piffero reported a sidewalk vendor near a donut shop that is not in compliance; his stand is on the property and not on the sidewalk. Mr. Martin said he would follow up.

Chairperson Grove opened the public hearing at 5:40 p.m. and hearing no comment, closed the meeting at 5:40 p.m.

Commissioner Miranda motioned to adopt Resolution no. 3-2021 and Chairperson Grove seconded the motion.

AYES: Commissioners Grove, Piffero, and Miranda

NOES:

ABSENT/ABSTAIN: Vice Chair Johnson (recused)

REGULAR ITEMS

8. [Lot Line Adjustment 2021-01 Assessor’s Parcel 035-060-052 and 035-070-073; S. Main St. and Sister Mary Columba Dr.; Norman Nasisse and Raintree Twenty-Four, LLC.](#)

Mr. Martin reviewed the staff report and recommended adoption of Resolution No. 02-2021 approving Lot Line Adjustment 2021-01 subject to the Findings and Conditions presented in the staff report and direct staff to record Merger No. LLA 2021-01 after Conditions of approval are complied with.

Commissioner Miranda asked if the additional space is for more parking and Mr. Martin stated the applicant did not provide that information.

Vice Chair Johnson said there is a sign indicating the Rolling Hills Clinic is going to build a facility close by.

Commissioner Johnson motioned to approve the lot line adjustment and Commissioner Piffero seconded the motion.

AYES: Commissioners Grove, Johnson, Piffero, and Miranda.

NOES: None

ABSENT/ABSTAIN: None

9. 2020 General Plan (GP) / Housing Element – Annual Progress Report

Mr. Martin reviewed the staff report and recommended the Planning Commission receive the 2020 GP California Government Code Section 65400(a)(2) mandates that all cities and counties submit to their legislative bodies an annual report on the status of the general plan and progress in its implementation. A copy of this progress report must also be sent to the Governor's Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1st of each year.

Mr. Martin explained the City is required to submit a report to the state including how many new residential housing units were built during the last year. Staff completes an analysis of the General Plan Policy to see if it is working or not. The City has built two single family units but fell short on the regional housing allocation which is not uncommon for cities in California. The progress report has been submitted to the state.

Commissioner Miranda asked how the number for new housing units is calculated and Mr. Martin reported it is based on building permits.

Chairman Grove asked is staff has an idea if there is going to be an uptick in building and Mr. Martin reported a subdivision near Jefferson may submit plans for 63 units.

Vice Chair Johnson asked if there is development happening on Walnut and Baker and Mr. Martin stated the grading was reported because it was not permitted.

Commissioner Miranda asked about the low-income housing project near Vista School and Mr. Martin stated the developer hasn't submitted a formal application.

Commissioner Miranda asked how the City can encourage new builds and Mr. Martin explained that unfortunately there are not a lot of jobs in Red Bluff and people tend to go where the jobs are available. Developers look to build where there are jobs too.

Mr. Martin explained that there are three or four new commercial projects that have made inquiries to the Planning Department.

10. Staff Items and Additional Comments

Mr. Martin reported the following:

- The Building Department is working on implementing new permitting software
- Staff has completed the Geographical survey
- The City has contracted with De Novo to conduct the General Plan Update
- Staff will ask the City Council to approve formation of a General Plan Update Committee (GPAC)

Chairperson Grove asked when will staff begin accepting recommendations for the GPAC and Mr. Martin explained it must go through Council and advertising first.

Vice Chair Johnson asked for an update on the property at Johnson and First.

Commissioner Miranda reported the Planning Commission approved the Lot Line Adjustment.

Vice Chair Johnson asked for an update on new commercial properties.

Mr. Martin reported Panda Express and Mountain Mikes is going in the Raley's Shopping Center location. Carl's Jr. is approved but staff has not received an application; they are trying to build in the Riverside Plaza area. A car wash has been approved for going in near the PGE yard.

11. Adjournment

Chairperson adjourned the meeting at 6:03 p.m.