



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, May 23, 2017
Time of Meeting: 5:15 p.m.
Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, California

Planning Commissioners Present: Doug Dale
Steve Piffero
Gerry Reyes

Planning Commissioners Absent: Dave Dhugge
Dustin Maria

Staff Present: Scott Friend, Community Development Director
Anita Rice, Deputy City Clerk

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

CITIZEN'S COMMENT:

None

CURRENT BUSINESS:

1. Approval of Minutes

April 25, 2017

M/S Commissioners Dale and Reyes to approve the April 25, 2017 minutes as written.

AYES: Commissioners Dale, Reyes, and Piffero

NOES: None

ABSENT OR NOT VOTING: Commissioners Dhugge and Maria

The City of Red Bluff is an Equal Opportunity Provider

2. Variance No. 2017-01; A request to reduce the number of required parking spaces for a proposed commercial project (Cornerstone Community Bank) from 61 spaces to 51 spaces on an existing commercial lot.

PUBLIC HEARING

This item is a public hearing. Notice of the public hearing was published, posted and mailed to surrounding property owners located within 300 feet of the subject parcel at least ten (10) days prior to the date of the meeting as required by law.

BACKGROUND

The project applicants, Cornerstone Bank / Ken Robison (representative), have filed a Variance application with the City of Red Bluff to reduce the required parking for a proposed commercial project from approximately 61 spaces to 51 spaces.

The proposed project is a request by Cornerstone Bank and Mr. Ken Robison (representative) to construct a new bank building and commercial tenant space on an existing lot previously occupied by The Riverside Bar and Grill restaurant. The proposed project would involve the construction of two commercial tenant spaces of approximately 6,761 square feet and 7,511 square feet respectively (14,272 total square feet). In addition to the proposed commercial spaces, the project would result in improvements to include a repaved and reconstructed Elm Street; new utility connections; and new landscaping.

Following an initial review of the application, DR#2017-05, Planning staff and the TAC informed the applicant of the parking deficiency on the parcel. Following numerous discussions on the matter, staff and the applicant determined that a Variance was necessary as the number of required parking spaces was unable to be accommodated on the site due to geography, topography and existing site constraints (access, surrounding property configuration, adjacent water feature) without a reduction in structure size that is not desired by the applicant.

Following consultation and discussion of the situation, it was determined that a Parking Variance was necessary to support the project as proposed.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following action: Move to adopt Resolution No. 2017-004, subject to the Findings and Conditions, recommending for approval to the City Council a Parking Reduction as allowed in RBCC Article XV: Variances to allow for a reduction in the required parking from 61 to 51 spaces.

Scott Friend, Community Development Director, introduced Jeff Fink of Cornerstone Bank, Ken Robison of Remax Top Properties and Les Melberg of Nichols, Melburg and Rossetto Architects. He explained the parking space requirements of the redevelopment and how the proposed parking is not consistent with the Red Bluff City Code.

Commissioner Dale inquired when the City's parking codes were last reviewed.

Mr. Friend stated he did not know and could not find any recent documents about this topic.

Commissioner Reyes inquired if Mr. Friend compared the City of Red Bluff's codes to other city's codes.

Mr. Friend stated the spaces required by the City of Red Bluff's code would be in the higher range compared to other cities.

Commissioner Dale requested information to justify the eight estimated employee parking spaces and how many spaces would be intended the bank employees.

Vice Chairperson Piffero inquired if any of the neighbors have contacted the City.

Mr. Friend stated he has not received a single email, letter or phone call on the notices.

Commissioner Reyes inquired if neighbors in a one-hundred feet radius were notified with mailers.

Mr. Friend stated all neighbors within 300 feet were mailed public hearing notices as required by law.

Commissioner Dale inquired if the five spaces defined in the bank drive-through are counted as parking spaces.

Mr. Friend clarified the Red Bluff City Code allows for 5 spaces to be counted as parking spaces so long as the queue distance is 5 spaces in length.

Vice Chairperson Piffero opened the public hearing at 5:32 p.m.

Les Melburg, Nichols, Melburg and Rossetto, explained that modern bank parking needs have gone down considerably.

Commissioner Dale commented that Red Bluff City Standards do not require a detailed explanation of blocking the view or the aesthetics of the riparian area from the population; this building would be a solid wall, but since this is not in the code, it is not an issue.

Mr. Friend informed that per code, this is a permitted principal use and so the use is allowed by right within our code.

Commissioner Dale disagreed with Findings B and C of the three conditions required for the issuance of a Variance. The size of the building is the problem, if it is built with fewer square feet, not as many parking spaces would be needed for example, knock 2000 square feet off of the 7500 and you lessen the amount of parking spaces needed.

Mr. Melburg stated they used the calculations from the Red Bluff City Code, which called for one employee in the estimation.

Ken Robison, Remax Top Properties and Cornerstone Bank representative, stated the parking is not a problem; there is more than enough parking for modern banking.

Mr. Friend stated that the Variance request is reasonable in light of modern banking, the nature of commerce, and the codes around us. The attributes to the site are unique; a city park to the right, a slope on the front, a river in the back, which constrains the ability to develop the property site access circulation/ constraints.

Commissioner Dale stated its fair to say everyone wants a successful business there, but the banks desire to maximize the tenants space has caused the problem.

Vice Chairperson Piffero closed the public hearing at 5:55.

M/S Commissioners Reyes and Piffero motioned to recommend approval of the Variance and Resolution to City Council.

Ayes: Commissioners Reyes and Piffero

Noes: Commissioner Dale

Absent or Not Voting: Commissioners Dhugge and Maria

STAFF ITEMS/REPORTS:

Mr. Friend updated the Commission on recent construction activity in the City:

- Permits were pulled for the 18-unit Amber Ridge Condominiums
- Staff approved three special events; Tap into Tehama, Summer Movies at the Park and the expansion of the Farmer's Market
- Received facade improvement plans for the re-use portion of the former Wal-Mart building from the property owner
- Building applications received to remodel the former Staples building

ADJOURNMENT:

There being no further business, Vice Chairperson Piffero adjourned the Planning Commission Meeting at 6:05 p.m. until the meeting of June 27, 2017 at 5:30 p.m.

s/Scott Friend
Community Development Director