



CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, October 14, 2014
Time of Meeting: 5:15 p.m.
Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, CA

Commissioners Present: Doug Dale
Jean Moran
Andrew Christ

Commissioners Absent: Kevin Fitzpatrick (absent-excused)
David Dhugge (absent-excused)

Staff Present: Scot Timboe, Community Development Director
Cheryl Smith, Deputy City Clerk

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

CITIZEN'S COMMENT:

None

CURRENT BUSINESS:

1. APPROVAL OF MINUTES

July 29, 2014

M/S/C Commissioners Moran and Christ to approve the July 29, 2014 minutes as written.

AYES: Commissioners Christ, Dale and Moran

NOES: None

ABSENT OR NOT VOTING: Commissioners Dhugge and Fitzpatrick (both absent-excused)

The City of Red Bluff is an Equal Opportunity Provider

2. PUBLIC HEARING; DESIGN REVIEW 14-008/PLANNED DEVELOPMENT USE PERMIT NO. 384; TO OPERATE A U-HAUL CENTER IN AN F-C (FREEWAY COMMERCIAL) ZONING DISTRICT; 2950 MAIN ST, APN 27-231-01; AMERCO REAL ESTATE CO. (OWNERS)

Scot Timboe, Community Development Director, reviewed the staff report, noted a correction in the Zoning portion of the staff report that should read “surrounded by Dibble Creek” not Reeds Creek and provided staff’s recommendation that the Planning Commission:

1. Conduct the Public Hearing.
2. Consider all public testimony and all other information relating to this project submitted to the Commission.
3. Adopt Resolution No. 14-004, approving DRG 14-008/Use Permit No. 384 with the findings and conditions of approval shown in Resolution No. 14-004.

AMERCO Real Estate Co. is proposing to utilize the existing 27,758 sf Building with minor structural alterations (interior) for Climatized Self Storage (Inside/Screened), Truck/Van Rental/Sales (non- screened), Retail Store with Accessory(s)/product instillation and Vehicle Repair in a FC Zoning District, located at 2950 Main St. The desired site is zoned FC, of which, does not allow Climatized Self Storage (Inside/Screened), Truck/Van Rental (non- screened) uses without a Planned Development Use Permit as Planned Development Use Permits are Generally encouraged to achieve more functional, aesthetically pleasing and harmonious living and working environment within the City, which otherwise might not be possible by strict adherence to the regulations of this chapter (25 Zoning Code) (Please See Zoning Code allowed use matrix as Attachment A and Planned Development Use Permit Section of the Zoning Code as Attachment B). Furthermore, it should be noted that RBCC Section 25.138(B) Permitted Uses, allows a Planned Development project to include uses permitted in C-1, C-2, C-3, FC and HC zones for F-C Districts as long as the site exceeds 10,000 sf, of which this site is approximately 10.9 acres (Please see applicant owners cover letter and associated Development Plan as attachment “C thru C-3”).

Chairperson Dale opened the public hearing at 5:20 p.m. and closed the public hearing at 5:20 p.m. with no comments being received.

Walter Oster and Chris Watson, U-Haul, were in attendance to answer any questions the Commission may have.

Chairperson Dale requested that Condition No. 3 be amended to show the hours of operation as Monday – Thursday 7 a.m. to 7 p.m.; Friday 7 a.m. to 8 p.m.; Saturday 7 a.m. to 7 p.m. and Sunday 9 a.m. to 5 p.m., as indicated in the AMERCO Reality letter attached to the staff report.

Chairperson Dale requested and received clarification from Mr. Watson as to what U Haul had planned in regards to sewer dump station and covered RV parking and storage, which is approved only at the rear of the building.

Commissioner Moran questioned if the diamond shape was the brand of U Haul and was told it was.

Chairperson Dale asked if a condition could be added that prior to any exterior façade improvements including building signage and the exterior building painting being done that they (Sign program and color elevation paint scheme) be brought back to the Planning Commission for review and approval.

Mr. Timboe stated that this could be an additional condition.

M/S/C Commissioners Moran and Christ to adopt Resolution No. 14-004, approving DRG 14-008/Use Permit No. 384 with the corrections to the operation hours as indicated in the AMERCO letter, and the addition of condition No. 7 that will state-Prior to any exterior façade improvements including building signage and the exterior building painting being done, a Sign program and color elevation paint scheme shall be brought back to the Planning Commission for review and approval.

AYES: Commissioners Christ, Dale and Moran

NOES: None

ABSENT OR NOT VOTING: Commissioners Dhugge and Fitzpatrick (both absent-excused)

3. PLANNING COMMISSION DISCUSSION ABOUT THE RED BLUFF CITY CODE ALLOWING THE KEEPING OF POT BELLIED PIGS

Scot Timboe, Community Development Director, reviewed the staff report with the Commissioners.

Upon the request of the Planning Commission City staff has researched the origin and any available public records on the subject for inclusion in this report and your review. While staff found the adopting Ordinance (Ord. 915 Rezone 184), staff could not find any specific discussion and/or dialogue on the matter as the Pot-bellied pig matter was part of a broader topic and Zoning Code update.

The Commission discussed revising the Zoning Code to eliminate pot bellied pigs.

M/S/C Commissioners Moran and Dale to direct staff to bring back a draft Ordinance eliminating pot bellied pigs from the Zoning Code.

AYES: Commissioners Dale and Moran

NOES: Commissioner Christ

ABSENT OR NOT VOTING: Commissioners Dhugge and Fitzpatrick (both absent-excused)

4. PLANNING COMMISSION DISCUSSION ABOUT THE NEED FOR A DEFINING YARD/GARAGE SALE ORDINANCE TO BE ADDED TO THE ZONING CODE

Scot Timboe, Community Development Director, reviewed the staff report with the Commissioners.

City staff routinely receives complaints about yard/garage sale sign illegally posted on city property along with residential properties that are engaged in perpetual yard/garage sales.

City staff uses the Board of Equalizations broad powers to help enforce the situations, which indicated that “When you have a garage sale and sell used items, you are generally not required to hold a sellers permit unless you have more than two garage sales in a 12-month period or are required to hold a seller’s permit for being engaged in the business of selling merchandise, goods, o items (tangible personal property), please see attached BOE section as referenced above.”

City staff tentatively uses RBCC 25.4 Applicability of the Zoning Ordinance (E) to try and discourage the abuse, which states- Nothing in this chapter eliminates the need for obtaining any other permits required by the city, or any permit, approval or entitlement required by other chapters of the city code or the regulations of any city department or by an county, regional, state or federal agency.” Therefore, with that in mind city staff would like to add a section in the zoning code RBCC 25.213 prohibited use that indicates- “There shall be no more than two garage sales (garage sale has the same meaning as yard sale for this chapters purpose) on any property or properties where a common person, principal, agent, owner, tenant or otherwise is involved.”

M/S/C Commissioners Christ and Moran to direct staff to bring back a draft Ordinance defining yard/garage sales.

STAFF ITEMS/REPORTS:

Mr. Timboe reported that the PG&E underground should be energized by the end of the month and that Wal-Mart should pull permits at the end of the month.

Mr. Timboe also updated the Commission on the status of the Starbucks going in on Antelope Boulevard. Starbucks is concerned that they may not have sufficient water and are looking at ways to obtain additional water.

ADJOURNMENT:

There being no further business the meeting was adjourned at 5:51 p.m. until October 28, 2014.

Respectfully submitted,

Scot Timboe
Community Development Director