CITY OF RED BLUFF

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PLANNING COMMISSION MINUTES
Tuesday, September 26, 2017
5:15 p.m. City Council Chambers

Planning Commissioners Present: Dustin Maria
Doug Dale
Steve Piffero
Dave Dhugge
Gerry Reyes

Planning Commissioners Absent: None

Staff Present: Scott Friend, Community Development Planner
Robin Kampmann, Public Works Director
Matt Shobash, Division Chief, Fire Department
Anita Rice, Deputy City Clerk

CITIZEN COMMENT:

Kenn Rieders spoke of the possible tax benefits the City could reap if an ordinance was passed to allow operation of marijuana dispensaries in the City.

Apple Bob, founder of the Manton Apple Festival, expressed his concerns of the absence of medical marijuana dispensaries in Red Bluff.

CURRENT BUSINESS:

1. Approval of Minutes

August 22, 2017

M/S Commissioners Piffero and Dale to approve the August 22, 2017 minutes as written.

AYES: Commissioners Dale, Maria, Dhugge, Reyes and Piffero
NOES: None
ABSENT OR NOT VOTING: None

2. Continued Public Hearing; Uhaul Use Permit #2016-02

Scott Friend, Community Development Director, thanked the Planning Commission for taking time to visit the Uhaul Facility and summarized the public hearing held in January.

This matter is a *continued* public hearing item. Notice of the original public hearing was published and posted (on- and off-site) and mailed to surrounding property owners located within 300 feet (for meeting of January 24, 2017). The continued public hearing was re-advertised in the newspaper and new notices were mailed to surrounding property owners within 300' on September 11, 2017 and the meeting notice has been posted as is undertaken for all Planning Commission matters.

The project is a request to approve Conditional Use Permit #2016-02 (#391) Modification of Planned Development Use Permit NO. 384 to allow: 1) outdoor mini-storage; and, 2) RV Parking/Storage at the existing U-Haul Rental Center Site on Main Street in an F-C (Freeway Commercial) zoning district; 2950 Main Street; Tehama County A.P.N. 027-231-01.

Chairperson Dustin Maria opened the public hearing at 5:35 for public comment.

Glenn Jacobs, property owner, inquired if the blocking fence to the mini storage on Antelope Blvd. (across from the fairgrounds) was a requirement.

Mr. Friend stated the two properties cannot be compared in that aspect because Uhaul and the mini storage have different zone requirements

Hearing no further public comments, Chairperson Maria closed the public hearing at 5:37 p.m.

Commissioner Dale commented that the Red Bluff Uhaul is prettier than other Uhaul facilities and inquired if Uhaul has an idea of the colors.

Chris, Uhaul Representative stated they are considering a white building with orange doors and decorative rock.

Commissioner Dale stated he was not in favor of the orange; Uhaul is written on the building so it is not necessary.

Commissioner Reyes expressed concern with a white wall due to the certainty of graffiti.

Chris stated they are also considering trellis.

Commissioner Piffero suggested they use checkerboard instead of the white wall because of dirt from passing trucks.

M/S Commissioners Maria and Dhugge motioned to approve Use Permit #2016-02.

Ayes: Commissioners Dale, Maria, Piffero, Dhugge and Reyes
Noes: None
Absent or Not Voting:

3. Public Hearing; Hess Road, Single Family Dwelling, Use Permit No. 2017-01

Scott Friend, Community Development Director, explained the purpose of tonight's public hearing is for the approval/denial of a Conditional Use Permit to allow for the reconstruction and use of an existing single-family unit (SFU) in the General Industrial (M-2) zoning district. Notice of this public hearing was published, posted (on and off site) and mailed to surrounding property owners located within 300 feet, on September 7, 2017.

Mr. Glenn Jacobs has submitted an application for the approval of a Condition Use Permit (CUP) to allow the rehabilitation of an existing single-family home in the M-2 zoning district at 3660 Hess Road which was partially damaged due to a fire in the summer of 2016.

Mr. Friend recommended the Commission consider a condition of approval; that the dwelling is conditionally approved as an accessory use to the mini storage.

Chairman Dustin Maria opened and closed the public hearing at 5:53.

Commissioner Dale inquired if the unit would be called a caretaker unit.

Mr. Jacobs stated the unit would be directly related to the mini storage for security purposes.

Commissioner Dale inquired if the unit previously was an office for the auto wreckers.

Mr. Jacobs recalled it might have been an old farmhouse.

Commissioner Dale stated he was reluctant to approve use for a family. Use would have to be tied to the mini storage for him to approve the permit.

Commissioner Reyes agreed that the unit would have to be a caretaker unit and he would approve the permit if that condition is met.

Commissioner Reyes received confirmation from Mr. Jacobs that the unit will stay within its existing footprint.

Mr. Jacobs stated the property is fenced and there is a building in front of the residence for an office.

Commissioner Dale confirmed Public Works and Fire (audience) had no comments.

M/S Commissioners Dale and Reyes conditionally approved Use Permit No. 2017-01 to allow a single family home in a M-2 zoning district as an accessory unit to the mini storage.

Ayes: Commissioners Dale, Maria, Piffero, Dhugge and Reyes
Noes: None
Absent or Not Voting:

STAFF ITEMS/REPORTS:

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

- PJ Helicopters expansion project and Cornerstone Bank are moving dirt
- Dutch Bros opening a new shop on Antelope Blvd.
- Emerald Kingdom Greenhouse working with Public Works and Fire
- New restrooms at Dog Island Park
- Old Cinderella Motel remediation PG&E project still in progress

ADJOURNMENT:

There being no further business, Chairperson Maria adjourned the Planning Commission Meeting at 6:15 p.m. until the meeting of October 24, 2017.

Scott Friend
Community Development Planner