

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, January 22, 2008

Time of Meeting: 5:15 p.m.

Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, CA

Commissioners Present: Doug Dale
Greg Latourell
Andrew Christ
Bob Carrel

Commissioners Absent: Jean Moran

Staff Present: Scot Timboe, Planning Director
Mike Bachmeyer, Division Chief
Cheryl Smith, Deputy City Clerk
Laura Stevens, Planner
JD Ellison, Building
Official/Director

The Pledge of Allegiance was led by Scot Timboe and the assemblage joined in.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS

**SELECTION/APPOINTMENT OF NEW CHAIR
AND VICE-CHAIR**

M/S/C Carrel, Christ nominating Greg Latourell to serve as Chairperson.

AYES: Commissioners: Carrel, Christ and Dale

NOES: None

ABSENT OR NOT VOTING: Commissioners:
Latourell (abstain) and Moran (absent)

M/S/C Latourell, Carrel nominating Andrew Christ to serve as Vice Chair.

AYES: Commissioners: Carrel, Dale and Latourell

NOES: None

ABSENT OR NOT VOTING: Commissioners:
Christ (abstain) and Moran (absent)

APPROVAL OF MINUTES

M/S/C Dale, Christ to approve the minutes of December 11, 2007 as written.

AYES: Commissioners: Christ, Carrel, Dale and Latourell

NOES: None

ABSENT OR NOT VOTING: Commissioner: Moran
(absent)

**PUBLIC HEARING TO CONSIDER; TENTATIVE
PARCEL MAP 08-01; RESOLUTION NO. 08-001;
715 MADISON STREET; 29-378-08; DENNIS
ALBRIGHT**

Scot Timboe, Planning Director, reviewed the staff report and gave 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. 08-01, recommending the approval of Tentative Parcel Map 08-01 with the Findings and Conditions of approval shown in Resolution No. 08-001.
4. Recommend that the City Council approve Tentative Parcel Map 08-01 with the Findings and Conditions of approval shown in Planning Commission Resolution No. 08-001.

Mr. Timboe noted that a letter had been received from the Tehama County Library voicing their concerns with parking constraints and that they are opposed to any overflow parking going into the library parking lot.

Chairperson Latourell opened the Public Hearing at 5:31 p.m.

Joe Dominick, Robertson and Dominick, stated that he and Mr. Albright were available to answer any questions and that they were considering a Dental office for the new building.

Chairperson Latourell requested and received clarification on the Pine Street right-of-way, whether parallel parking would be used, if the alley would have signage noting that it was one way and if the alley and parking would be improved.

Mr. Timboe explained that Pine Street at that point had been abandoned and that the north half belonged to Mr. Albright and the south to the County. He stated that they are proposing parking in the alley with a one way circulation and that signage is being worked on.

Mr. Dominick stated that the alley would be improved with a width of 20 foot to Walnut Street and that the parking lot to the north side would be resurfaced and striped.

Commissioner Carrel requested and received clarification the access to the alleyway off of Madison was proposed as one-way.

Mr. Dominick stated that it would be signed and that they are not proposing to use any of the Library parking lot.

Mr. Timboe clarified that the alley from that point to Walnut would be one way and that the alleyway is public property. He also explained that the developer improving the alley was just one of the benefits to the City.

Commissioner Carrel asked who the owner of the property to the north was.

Mr. Dominick stated that the owner was Dr. Ron Clark, that it has been for sale, but they did not know what, if any, use was planned for it.

Commissioner Carrel questioned if the garbage company had access to the trash enclosure by way of the alley.

Dennis Albright, property owner, stated that there was a public easement across from Madison to the alley and that the garbage containers are serviced by the truck coming down the alley.

Commissioner Dale expressed his concern with parking and asked if onsite parking should be considered.

Mr. Timboe stated that there were approximately 12 parking spaces, but that this is a request for a lot split and not a building permit with occupancy parking requirement, that will be addressed with building type at building permit time and may be eligible for a parking reduction.

Commissioner Dale questioned if the letter from the County had any merit or should be considered at this time.

Mr. Timboe stated no that this process is covered in the building permit process and Zoning Code requirements.

Chairperson Latourell requested clarification on if the alley would be marked for one way traffic all the way to Walnut and whether or not people would be able to enter from the north.

Mr. Timboe stated that this would help Walnut Street as there currently is a real problem on Walnut. He stated that first the building would have to come in for a building permit and that currently it is illegal to park in the alley. If there were problems with people parking in the alley then it would be complaint driven and Code Enforcement would handle.

Chairperson Latourell requested clarification on whether questions on parking would be addressed at a later date.

Mr. Timboe stated that was correct, parking would be addressed when a building plan is brought back.

Chairperson Latourell requested clarification on whether there were any signs on the County parking lot.

Mr. Timboe stated not to his knowledge and that the intent is not to utilize parking at the Library.

Bill Goodwin, CEO County of Tehama, stated that they had no concerns if the building was used as a dental office, but if there is a change in the use he asked that it be brought back to the Planning Commission to address parking.

Mr. Timboe stated that a higher use would be allowed without having to create additional parking.

Mr. Goodwin requested that parking be addressed, as when there are meetings held at the Library most of the parking is utilized by those in attendance. He also stated that the County does not object to the map at this time, but asked that the use be looked at.

Chairperson Latourell closed the public hearing at 5:59 p.m.

M/S/C Dale, Carrel to adopt Resolution No. 08-01, recommending the approval of Tentative Parcel Map 08-01 with the Findings and Conditions of approval shown in Resolution No. 08-001 and recommend that the City Council approve Tentative Parcel Map 08-01 with the Findings and Conditions of approval shown in Planning Commission Resolution No. 08-001.

AYES: Commissioners: Carrel, Christ, Dale and Latourell

NOES: Commissioners: None

ABSENT OR NOT VOTING: Commissioners: Moran (absent)

STAFF ITEMS/REPORTS

Scot Timboe, Planning Director, stated that he did not have anything for the next Planning Commission meeting, but he was working on two tract maps that are currently going through the CEQA process, so

these may show up in April. He is currently working on the General Plan Update by reviewing elements of that plan. Some of which are well written and some that need additional work.

Chairperson Latourell requested clarification on the homes being built on Walnut Street and why the improvements have not been completed.

Mr. Timboe stated that they are moving along slowly and will do what they can to complete the improvements.

Commissioner Dale requested clarification on what the normal time period was for build outs.

Mr. Timboe stated that if bonds have been posted then they can record the map now and they're legal. It's when they don't want to do that that they have 2 years to complete. If no bond is posted, then they have 30 days to request an extension. He continued by saying that with a map that's not phase can get up to 5 years to complete the improvements.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:14 p.m. until February 12, 2008 at 5.15 p.m.

Respectfully submitted,

s/b Scot Timboe
Planning Director