

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, March 11, 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
Jean Moran

Commissioners Absent: None

Staff Present: Scot Timboe, Planning Director
Mike Bachmeyer, Division Chief
Cheryl Smith, Deputy City Clerk
JD Ellison, Building
Official/Director
Gerry Gray, Fire Chief

The Pledge of Allegiance was led by Cheryl Smith and the assemblage joined in.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS

APPROVAL OF MINUTES

M/S/C Carrel, Dale to approve the minutes of January 22, 2008 as written.

AYES: Commissioners: Christ, Carrel, Dale and Latourell

NOES: None

ABSENT OR NOT VOTING: Commissioner: Moran
(abstained-absent that meeting)

PCA 2008-001; REQUEST TO REDUCE THE PARKING STANDARDS FROM 12 REQUIRED SPACES TO THE 9 PROPOSED PARKING SPACES UNDER RBCC SECTION 25.224; 1030 WASHINGTON ST.; APN'S 29-311-06; DR. RAY GAMBLE (APPLICANT)

Scot Timboe, Planning Director, reviewed the staff report and gave staff's recommendation that the Planning Commission approve PCA 2008-001 reducing the parking standards from 12 required parking spaces to the 9 proposed parking spaces, per RBCC Section 25.224.

Steve Judson, Judson Engineering, reported that this building would have a Chiropractor and/or holistic type of healthcare, so there would be less patient flow than a standard medical office.

Chairperson Latourell requested and received clarification on whether there would be an elevator in the building and the number of handicap parking spaces.

Mr. Judson stated that there would be a LA which is capable of getting people to the 2nd floor.

Mr. Timboe reported that only one space was required for handicap parking.

Commissioner Carrel requested and received clarification on the explanation of multi-use and how it would be handled if later on it was made into a healthcare center.

Mr. Judson stated that only one doctor would be using the office at a time, not fulltime and that if the use changed it would mostly come back to the Planning Commission.

Mr. Timboe stated that would depend on the land uses permitted or allowed.

Commissioner Carrel requested clarification of if it was zoned in the same group.

Mr. Timboe stated that it depends on whether it would be considered ambulatory or non-ambulatory. He stated that this area is zoned C-2, medium intensive use, which is consistent with chiropractic and dentist. Any uses more intense that would require a Conditional Use Permit would require Planning Commission approval like a hospital.

Mike Bachmeyer, Division Chief, reported that if the use was changed to a care facility it would have to

go through Community Care Licensing, so there would be other checks down the line.

Commissioner Moran requested clarification on where the entry to parking was located.

Mr. Judson stated that the entry was on Washington with exit out through the alley.

Chairperson Latourell questioned if this was a one way alley. If owners used the alley for parking and if garbage would be picked up in the alley.

Mr. Timboe stated that he has found that the downtown area tends to be one way, but as you go further north or west there's no one way signs. He stated that typically owners do use the alley for parking or access to parking and that he believed that garbage would be picked up via the alley.

Chairperson Latourell questioned if there were other lots that have been granted exceptions for parking.

Mr. Timboe stated that every office/professional on the west side has been granted exceptions for parking. He stated that the Planning Commission had recently granted a parking exception for the building on Cedar and Washington Streets. He

continued by stated that this office would have more parking than the other offices in the same area.

Mr. Timboe stated that when projects are received he begins field research by going by the location at different times of the day to see what the parking and traffic are like during different times.

Chairperson Latourell stated that he sees parking issues, not on this street, but on other streets and that he is not comfortable with insufficient parking.

Mr. Timboe stated that staff looks at the benefit that this building will bring to the area.

Chairperson Latourell requested clarification from Chief Gray on the minimum width needed to get an engine in and out.

Fire Chief Gerry Gray stated that fire engines will not be taken down the alley they would stage in the street and take hoses in. He also stated that his staff was comfortable with this project and that the building was fully sprinklered.

Commissioner Dale complimented the applicant on the design of the building.

M/S/C Dale, Christ to approve PCA 2008-001 reducing the parking standards from 12 required parking spaces to the 9 proposed parking spaces, per RBCC Section 25.224.

AYES: Commissioners: Carrel, Christ, Dale and Moran

NOES: Commissioner: Latourell

ABSENT OR NOT VOTING: Commissioners: none

STAFF ITEMS/REPORTS

Scot Timboe, Planning Director, reported that he would be bringing FEMA required ordinance for Chapter 26 of the City Code to update language required by FEMA. He stated that map rezones would be done in January or February of 2009.

Chairperson Latourell requested and received clarification on the progress on the homes being built on Walnut Street.

Commissioner Carrel requested clarification on the PATH progress and staff informed the Commission that it was understood that PATH had worked something out on the far end of Sale Lane, which is in the county.

Commissioner Dale requested an update of recent projects in the City.

Mr. Timboe gave an update of the current and completed projects within the City and brought proposed General Plan updated maps for the Planning Commission members to comment on and all supported.

Chief Gray reminded the Commission that he was available to answer any questions they may have and to feel free to contact him.

ADJOURNMENT:

There being no further business the meeting was adjourned at 5:55 p.m. until March 25, 2008 at 5.15 p.m.

Respectfully submitted,

s/b Scot Timboe
Planning Director