

## **RED BLUFF PLANNING COMMISSION**

### **MINUTES**

**Date of Meeting:** January 24, 2006

**Time of Meeting:** 5:15 p.m.

**Place of Meeting:** City Council Chambers  
555 Washington Street

**Commissioners Present:** Doug Dale  
James Brink  
Greg Latourell  
Andrew Christ

**Commissioners Absent:** Jack Winter (absent-excused)

**Staff Present:** Charlie Mullen, Planning Director  
Susie Price, City Manager  
Al Shamblin, Police Chief  
Mark Barthel, Public Works Director  
Cheryl Smith, Deputy City Clerk  
JD Ellison, Building Director/Official

Chairperson Brink called the meeting to order at 5:17 p.m.

Charlie Mullen, Planning Director, reported that he had been contacted that Commissioner Winter could not be in attendance at this meeting due to illness.

Chairperson Brink requested that it be noted in the minutes that Commissioner Winter's absence is excused.

Commissioner Latourell led the Pledge of Allegiance at the request of Chairperson Brink and the Assemblage joined in.

#### **A. CITIZENS COMMENTS**

None

## **B. CURRENT BUSINESS:**

### **1. MINUTES – DECEMBER 13, 2005**

#### **APPROVED – 3-0-2**

Commissioner Dale requested that the minutes be corrected to show Commission Christ's absence as "excused" and that the closing of the meeting be changed to read Chairperson "Brink" and not Chairperson Dale.

M/S/C Dale, Latourell to approve the minutes of January 10, 2006 with the changes as noted above.

AYES: Commissioners: Brink, Latourell and Dale

NOES: None

ABSENT OR NOT VOTING: Commissioners Christ (abstained) and Winter  
(absent-excused)

### **2. PUBLIC MEETING TO REVIEW CONCEPTUAL DEVELOPMENT PLANS FOR THE PROPOSED BREWERY CREEK RESIDENTIAL PLANNED DEVELOPMENT AND FIRST BAPTIST CHURCH MULT-USE MASTER PLAN; EAST SIDE BAKER ROAD; APN'S: 24-03-15, 12, 13, & 27-41-01; HF PROPERTY GROUP AND FIRST BAPTIST CHURCH (APPLICANTS)**

Charlie Mullen, Planning Director, gave a brief description of the project. This is the first time that staff has brought a preliminary project proposal to a Public Meeting to allow community input. This project would be required to be annexed to the City and at this time the CEQA review has not been prepared, but will be required at the time of application.

Gino Fiori, HF Property Group, thanked City Staff, the Planning Commission and the community for allowing them to present their proposed development. Those involved with the project are Greg Melton of Landscape Architect Designs, Robertson and Dominick and Pastor Mike Snayes.

Greg Melton, Landscape Architect Designs, reviewed the specific of the plan. The main entrances are proposed to be off of Baker Road with an entry monument at one location. There are over 20 acres of open space with a trail. The Church is proposing approximately 43 Single Family Units to help finance the church's dream. He stated that a traffic analysis would have to be done, but they are allowing a 120 foot right-of-way to allow for future growth. At this time they do not see the intersection at Baker Road having a traffic light, but possibly in the future.

Pastor Mike Schnase, First Baptist Church, reported that there had been a study done several years ago that showed the need for additional sports fields, which is the reason for the sports fields proposed. The project is orientated toward the children of the community, but they would also like to designate an area for a fire victim's home, which victims of fires could use until repairs could be done on their homes. They would like to build an amphitheatre that could hold 10,000 to 15,000 people and they would hope to have well known entertainers perform.

Chairperson Brink opened the Public Hearing at 5:50 p.m.

Susan Nall, Highland Court, questions included the location of Fair Oaks Drive; where the annexation ended on the south side and read a statement opposing the project due to the site containing wetlands, endangered species, elder berry beetles and due to the additional traffic on Baker Road. She stated that the Developer Fees at City level would be inadequate for the needed improvements for fire, police and public schools. She questioned Chief Shamblin as to whether his department could provide more police coverage for this area.

Chief Shamblin stated that this may put additional strains on the current staffing levels and would need to be studied.

Mr. Mullen stated that for the record there had been an anonymous letter received against the project.

Chuck Selby, Ludlow resident, requested clarification on the type of fencing and sound barrier that would be placed along the bounder of the property. He stated that he would like to see a 6 foot chain link fence with oleanders planted along it. He requested clarification on Ludlow Street, which the map shows runs through the middle of the amphitheatre.

Mr. Mullen stated that the area, while in the City's Sphere of Influence, the original subdivision occurred under the jurisdiction of Tehama County. The paper roads in place are just gravel roads into the area. The intent of this was to avoid carrying through the paper roads because of the potential environmental issues.

Mr. Selby questioned why an access isn't going out through to Monroe Street and why is it all going out Baker Road. At this time Baker Road is jammed with traffic and question why the road can't go straight through.

Mr. Mullen stated that there were plans for a subdivision further south to extend an east-west road between Monroe and Baker Road via Monrovia. At this time there is not a right-of-way established with the current subdivision and the Fair Oaks Subdivision is not designed to accommodate a through connection to Monroe.

Mr. Selby also questioned emergency access and what would be done about fire suppression. He stated that he wanted his privacy and that he would like to have notice of any other items, such as the cross, that is going to be put up.

Mr. Morgan, area resident, questioned the length of time it would take to build out the project and where the water and sewer would come in. He stated that there had to be a way of going out of that project other than Baker Road as the added cars just from this project would add close to 3,000 cars going out on Baker Road. He requested clarification on the size of the smallest home and which way the runoff water would be directed.

Mr. Melton stated that the building out would take 3 to 5 years and that preliminarily their study show that the sewer would come out of Monroe and water from Baker. The smallest home would be around 1,800 to 2,000 sq. ft. The runoff water would have to be contained on site and then into storm drains which would empty into Brewery Creek. He also stated his concern is the traffic on Baker Road.

Mr. Mullen stated that at this point all the studies and analysis's are not complete and this would be part of the study, but there may be multiply directions for runoff.

Rose Hablitzel, area resident, stated her concerns regarding run off onto their property and Baker Road traffic. She stated that it would be better if the project had 1 to 2 acre parcels and that she wants to keep her privacy and does not want to lose the country feel.

Chairperson Brink questioned if the residents concerns regarding Baker Road would be addressed.

Mr. Mullen stated that the Environmental Analysis would include a traffic analysis and that the study would identify areas of concern.

Dave Ledford, Highlands Court, stated that he also was concerned about traffic and that he feels this is too much for the area and is very much against it. The amphitheatre seating is also a concern and he compared their projected seating to that of Arco Arena which has traffic issues following sports and/or entertainment venues. He is also concerned with the number of homes being put into this area and felt that maybe 3-5 acre parcels would be better.

June Cooper, Woodlawn, requested clarification on who was responsible for Baker Road and that no one was taking responsibility for it, that it is not wide enough and is dangerous and needs to be addressed now before any of this project proceeds.

Mr. Mullen stated that most of Baker Road is under the jurisdiction of the County of Tehama, but if these areas are annexed and become part of the City then they would become the City's responsibility.

Chairperson Brink closed the Public Hearing at 6:16 p.m.

Chairperson Brink requested clarification on the seating for the amphitheatre and whether the walkways and picnic areas would be open to the public.

Pastor Schnase stated that the amphitheatre was not just designed for concerts but also so that other organizations and/or schools could use it for graduations, drama productions etc. It would only be used 6 months out of the year due to weather. They would also like to have it large enough to accommodate larger concerts. He also stated that the walkways and picnic areas would be open to the public.

Commissioner Latourell requested clarification on the available sewer capacity at the treatment plant.

Mark Barthel, Public Works Director, stated that this would be part of the study.

Commissioner Dale stated that he would like to see them talk to Red Bluff Trails United and that he also was concerned with traffic circulation, capacity of the treatment plant and Baker Road. He stated that the last General Plan update did contemplate some sort of development in this area, but he would like to see larger lot sizes. Would like to maintain the quality of life in Red Bluff and would like to see more open space around the homes.

Mr. Mullen stated that at this time not everything being planned in the County of Tehama comes to the City.

Commissioner Latourell questioned if a detailed traffic study had been completed on Baker Road recently, as a major concern of his is the response time for Police and Fire.

Mr. Mullen stated that none had been done at this time and that a detailed traffic study would have to be conducted on Baker Road for this project.

Commissioner Latourell stated that the economic situation for the County and that he did not believe the County would have the money in the future to make improvements.

Mr. Mullen reviewed the following questions with the Planning Commission:

1. *Is the proposed annexation into the City of Red Bluff appropriate?*

Chairperson Brink stated that he did not believe the Planning Commission had problems with the project at this time, but would take individual questions as they arise and as the project develops.

Commissioner Latourell stated that if it was within the guidelines he would concur with the application.

2. *Is the proposed single-family residential subdivision generally appropriate and compatible for this location?*

Chairperson Brink stated that he believed that the Planning Commission did not have enough information at this time to make a decision, but as long as they are within the general guidelines of the City of Red Bluff standards, then it may be appropriate.

Commissioner Latourell stated that his major concern is traffic and that there is only one way in and out, but he was sure this could be addressed in a traffic study. Another concern is the response time for Fire and Police.

Mr. Mullen stated that as previously discussed there is a plan for an east west road corridor.

3. *Are the proposed 5,000 to 7,000 square-foot single-family lot sizes generally appropriate?*

Commissioner Dale stated that he would like to see the same standard minimum standards of 6,000 square-foot as in the rest of the City.

4. *Is the amount of 16.5 acres of proposed passive open space generally supported?*

Commissioner Latourell requested clarification on the Special Assessment District that he had heard was proposed and if the typical maintenance was maintaining the grass, keeping the brush cleared etc.

Mr. Mullen stated that the mechanism that is used is Special Assessment Districts for that subdivision to collect annual revenues that go toward maintaining of open space and that other avenues used are Homeowners Associations. The type of maintenance would depend upon what the ultimate design is and that a professional analysis would be done to determine what type of maintenance needed to be done.

Mr. Fiori stated that several methods can be used, such as endowments and/or trusts would take control of the maintenance of the open areas at no cost to the City, but that he was not opposed to a Homeowners Association.

5. *Consistent with City General Plan policy, should the subdivision project be required to form a special assessment district to maintain the open space?*

Mr. Mullen stated that this was an area that staff would need to see what the implications would be in the long term and that staff's goals would be that the open space be maintained as a public open space with public access, without bring a financial burden on the City.

Commissioner Dale questioned if the City would be responsible for the maintenance of the ball fields.

Mr. Mullen stated no, that the church facility property would not be maintained by the City.

Mr. Melton stated that he would obtain information on the trust/endowments and provide to the City.

6. *Is the proposed multi-use religious facility generally appropriate and compatible for this location?*

Chairperson Brink stated that he felt this project would be an asset to the City, but that he was concerned with the estimated 10,000 to 15,000 people projected for the amphitheatre.

Commissioner Latourell stated that his main concern would be the amphitheatre and its related noise and that it backs up to a residential neighborhood.

7. *Are the specific religious facility uses generally appropriate and compatible for this location?*

No comments from the Planning Commission, but from staff's projective are the placement of some fairly large building in the eastern subdivision and how they visually look.

8. *Is the proposed 4,000 seat capacity of the outdoor amphitheater appropriate?*

Commissioner Dale stated that he could see the seating capacity impacting the circulation, as well as parking in the development.

Mr. Melton stated that conditions and mitigations would allow only a certain amount of vehicles on site and that they could see shuttle buses being used to shuttle people in from outside areas to the amphitheatre.

Commissioner Latourell stated that he was sure that the Police Department would have to be contacted and coordinated with on any large events held.

9. *Are the project descriptions submitted by the applicants sufficiently detailed?*

Chairperson Brink stated that so far he felt the Commission had a very good over view of what the developer is proposing and that the developer is aware of problems which they will run into.

Commissioner Latourell stated that this is a very good start, but that he would like to see more information as far as traffic and related items, but that he does know that this is preliminary and that at this time this is sufficient information.

10. *Are there other land use issues that should be discussed and considered?*

No comments.

### **Preliminary Site Plan**

11. *Is the proposed single-family residential subdivision lay-out generally appropriate?*

Mr. Mullen stated that from a Planning perspective he would like to see the concept of cul-de-sacing and traffic calming.

Commissioner Latourell requested clarification on the typical street width from curb to curb and questioned the Police Chief on the walkways that could not be seen from the street.

Mr. Mullen stated that 40 foot minimum curb to curb with a 60 foot right-of-way in the internal streets and that the collector streets would have to be larger.

Police Chief Al Shamblin stated that there are other walkways within the City that can not be seen from the street and that currently there are no problems, but there are times that people will jump a fence and cut through a resident's backyard and that noise at night might be a problem with the amphitheatre.

12. *Is the proposed street lay-out and main project entry point alignment with Plymire Rd. appropriate?*

Commissioner Latourell questioned the lighting of the intersection and a left turn pocket.

Mr. Fiori stated that as a condition of approval this entire road would be brought to its entire 120 foot width with a full Class 1 Bike Path, fully illuminated and landscaped medians.

13. *Is the proposed use of intersection roundabouts within the residential subdivision project appropriate?*

Commissioner Dale stated that it was very interesting and that it should be given a try.

Commissioner Latourell stated that they would take some getting use to, but it is a good way to control traffic.

Chairperson Brink stated that they work very well and that you do get use to them.

Mr. Melton stated that they are having a good success using them in Chico and that they are so much more fluent to keep the traffic flowing than a stop light would.

Commissioner Latourell questioned how the Public Works Department felt about using roundabouts.

Mark Barthel, Public Works Director, stated that he had mixed emotions about the use of the roundabouts and would like to see a more complete design; there have been some discussions on the entry roads, especially the main one on the south end. He would propose to stop traffic at the trailhead that is shown on the main connector for pedestrian crossing.

Mr. Mullen stated that staff is open to exploring traffic calming solutions and this may be one.

14. *Is the proposed multi-use religious facility lay-out and location of proposed activities and uses generally appropriate?*

Commissioner Dale stated that the basic problem with the ball fields, church and amphitheatre is that its land locked in the middle of residential on all sides.

15. *Is sufficient separation and buffering of the proposed religious facility uses provided?*

No Comments.

16. *Are there other site plan issues that should be discussed and considered?*

No Comments.

Commissioner Latourell stated that the only thing that he would like to see is if there was any way possible to connect this project with Monroe Street for the through element on this, as ultimately it would make it a better development.

Mr. Mullen stated that the subdivision that is a critical connection will be coming to the Planning Commission and that the Commissioners can explore at that time. Although at that time you could have the entire Highland Bluffs development in here objecting to through traffic from Baker through their project.

Chairperson Brink thanked the developers for a very enlightening overview of their project and wished them the very best.

Mr. Melton thanked the Planning Commission for their input that will be put into the process.

Mr. Mullen thanked the public for attending and providing their input and that he felt it would allow the applicant to address some issues and move forward.

Chairperson Brink called for a recess at 6:59 p.m. and reconvened the meeting at 7:07 p.m.

**C. STAFF ITEMS/REPORTS:**

Mr. Mullen reported that for the February 14, 2006 meeting an applicant would like to have a public meeting workshop with the Planning Commission on a subdivision comprised of both residential and commercial, they are proposing in the Wilcox Road area near the golf course, which is within the City's Sphere of Influence. Staff does intend to notify surrounding property owners within 500 feet of the proposed project.

The next Sphere of Influence meeting will be held by the City Council on Monday, January 30, 2006 at the Community/Senior Center located at 1500 South Jackson Street beginning at 6:30 p.m.

There being no further business Chairperson Brink adjourned the meeting at 7:23 p.m. to February 14, 2006 at 5:15 p.m.

Respectfully submitted,

*s/b Charlie Mullen*  
Planning Director