

## PLANNING COMMISSION MINUTES

**Date of Meeting:** Tuesday, August 22, 2006

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

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

**Commissioners Present:** James Brink  
Doug Dale  
Greg Latourell  
Jack Winter

**Commissioners Absent:** Andrew Christ (absent-excused)

**Staff Present:** Charlie Mullen, Planning Director  
Scot Timboe, Planner  
Gerry Gray, Fire Chief  
Mike Bachmeyer, Fire Marshal  
Cheryl Smith, Deputy City Clerk

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

### **A. CITIZEN'S COMMENT:**

John Elko spoke regarding his concerns with the Villa Pointe subdivision and the off street parking situation. He stated that he felt it was a terrible design and that he hoped that the Commission would look at and if another subdivision comes up that is designed such as this reject it.

Charlie Mullen, Planning Director, stated that after analyzing it City staff concurs with Mr. Elko and supports not allowing this type of standard subdivision in the future.

### **B. CONSENT CALENDAR:**

Commissioner Dale noted a correction to the minutes which was on page 3 that should read "Commissioner Winter stated that he did not believe the reduction of 26 spaces will make any difference."

## 1. APPROVAL OF MINUTES

**August 8, 2006**

M/S/C Winter, Latourell to approve the minutes of August 8, 2006 as corrected.

AYES: Commissioners: Dale, Latourell and Winter

NOES: None

ABSENT OR NOT VOTING: Commissioner: Brink (abstain-absent last meeting) and Christ (absent-excused)

### **C. CURRENT BUSINESS:**

- 1. PUBLIC HEARING TO CONSIDER; REZONE NO. 200 (ORD. 973); GENERAL PLAN AMENDMENT NO. 06-001 (CITY COUNCIL RESOLUTION NO. 5-2006); FROM R-1 SINGLE-FAMILY; LOW DENSITY RESIDENTIAL LAND USE DESIGNATION TO C-3 GENERAL COMMERCIAL; COMMERCIAL LAND USE DESIGNATION, NEGATIVE DECLARATION; PLANNING COMMISSION RESOLUTION NO. 06-011; APN: 29-140-25 & 26; 1415 BULKELEY STREET AND 1910 PARK AVE.; MR. BILL MOULE (OWNER)**

Scot Timboe, Planner, 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. 06-011, recommending to the City Council approval of Rezone No. 200; Rezoning of the Zoning Map (Ordinance No. 973), and General Plan Amendment No. 06-001 (CC Resolution No. 57-2006).

Chairperson Brink opened the public hearing at 5:27 p.m.

Marilyn Horton, resident, questioned if the negative declaration would be available after the public hearing.

Mr. Timboe stated that it would be available for her review and that this would also be going to the City Council for review and approval. He explained the process that would be used for the review of this project.

Ms. Horton stated that she had no objections to office use, but was concerned if the owners decided to sell could the property be turned into a junk yard.

Mr. Timboe stated that could not and that most commercial uses are office professions or retail related. As with any of the other ordinances there will be no storage of materials in public view.

Chairperson Brink closed the public hearing at 5:30 p.m.

Commissioner Dale stated that the proponent was in the audience.

Bill Moule, owner, stated that he and his wife had rescued a couple of other buildings and that this one will be used for offices, which will be a lower density than before.

Commissioner Latourell stated that he was a full proponent of Mr. Moule was doing in using the building that we and that he was not against new construction, just good to use the existing buildings. He questioned if there was ample parking for the use.

Mr. Moule stated that there was plenty of parking and that at this time there were a total of 26 parking spaces.

Commissioner Latourell requested clarification on whether the property had just one entrance.

Mr. Moule stated that the main entrance was on Bulkeley and that they had created four separate addresses for the property.

Commissioner Latourell questioned the average number of trips down Park Avenue, since it seems to be a very popular cross cut to get to the west side of town.

Mr. Mullen stated that he was not aware if there were any numbers for Park Avenue.

Commissioner Latourell questioned if the City kept that type of information.

Mr. Mullen stated that it was being generated with new projects buy he was not aware if there were any for Park Avenue.

Commissioner Latourell stated that it looked like a good project.

Commissioner Dale questioned the type of uses that would be allowed under C zoning.

Mr. Timboe stated that it could be retail, medical, dental, a gym, a restaurant and a number of other things included in the C3 category.

M/S/C Winter, Dale to adopt Resolution No. 06-011, recommending to the City Council approval of Rezone No. 200; Rezoning of the Zoning Map (Ordinance No. 973), and General Plan Amendment No. 06-001 (CC Resolution No. 57-2006).

AYES: Commissioners: Brink, Dale, Latourell and Winter

NOES: None

ABSENT OR NOT VOTING: Commissioner: Christ (absent-excused)

Mr. Timboe stated that his would go to the City Council on September 5<sup>th</sup> for the first reading and introduction.

**D. STAFF ITEMS/REPORTS:**

Mr. Mullen reminder the Commission that the Special Meeting to receive public comments on the re-circulated traffic section for the Wal-Mart project EIR would begin at 6 p.m. at the Community/Senior Center on Tuesday, August 29<sup>th</sup>.

Mr. Timboe reported that for the September 12, 2006 Planning Commission meeting there may be a Planned Development Use Permit for 606 Reeds Avenue, but if it is not ready then it will be on the September 26<sup>th</sup> meeting agenda.

Mr. Mullen thanked the Planning Commission for working with him and reported that his last day with the City of Red Bluff would be September 1<sup>st</sup>. He has accepted a position with the City of Lathrop and will begin work there in mid September.

**E. ADJOURNMENT:**

There being no further business the meeting was adjourned at 5:40 p.m. until August 29, 2006 at 6:00 p.m., Red Bluff Community/Senior Center.

Respectfully submitted,

*s/b Charlie Mullen*  
Planning Director