

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, September 12, 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
Andrew Christ

Commissioners Absent: None

Staff Present: Scot Timboe, Interim Planning Director
Mark Barthel, Public Works Director
Gerry Gray, Fire Chief
Mike Bachmeyer, Fire Marshal
Cheryl Smith, Deputy City Clerk

The Pledge of Allegiance was led by Commissioner Christ and the assemblage joined in.

A. CITIZEN'S COMMENT:

None

B. CURRENT BUSINESS:

APPROVAL OF MINUTES

a) August 22, 2006

M/S/C Dale, Latourell to approve the minutes of August 22, 2006.

AYES:Commissioners: Dale, Latourell and Brink

NOES: Commissioners: None

ABSENT OR NOT VOTING: Commissioner: Christ (abstained-absent from meeting)

b) August 29, 2006 – Special Meeting

M/S/C Latourell, Dale to approve the minutes of August 29, 2006.

AYES:Commissioners: Brink, Dale, Christ and Latourell

NOES: Commissioners: None

ABSENT OR NOT VOTING: None

PUBLIC HEARING TO CONSIDER; TENTATIVE TRACT MAP 06-1015 AND PLANNED DEVELOPMENT USE PERMIT NO. 363; RESOLUTION NO. 06-012; 606 REEDS AVE.; GREY & SNOW (APPLICANT/OWNER)

Scot Timboe, Interim Planning Director, gave a brief background of the project, reviewed the staff report, and gave staff's recommendation that the Planning Commission:

1. Consider all public testimony and all other information relating to this project.
2. Adopt Resolution No. 06-012 recommending that the City Council approve the Tentative Tract Map 06-1015 and Planned Development Use Permit No. 363 with the Findings and Conditions of approval shown in Planning Commission Resolution 06-012.

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

Vern Raglin, Red Bluff, requested clarification on whether this was designed for seniors or first time buyers. He questioned if this was a senior unit whereas there would be regulations, such as 55 and older.

Don Shearing, Grey & Snow, explained that the project was designed to accommodate both seniors and first time home buyers. There will not be a restriction on ages, but the homes are not intended for large families.

There being no other public comments Chairperson Brink closed the public hearing at 5:34 p.m.

Commissioner Dale questioned the Fire Department as to their thoughts on the project's 270 foot driveway and how the Fire Department would get a fire truck out of the development.

Gerry Gray, Fire Chief, stated that this was the second proposal and that the one concession was that a sprinkler system would be installed in the homes. He stated that he hopes that the City stops seeing these types of projects which have private roadways and/or reduced road widths. He stated that he would recommend that the

project move forward as the developers did take into consideration the recommendations that were given to them by staff. Chief Gray stated that the Fire Department would not be able to get a fire engine into the development and that they would fire fight any structure fires by bringing in a 3-inch hose line from the front road. These units all have sprinklers so that if in the event of a fire the sprinklers would hold it down to a controllable level. He would rather see no sprinklers in Red Bluff but adequate access provided for Fire equipment.

Chairperson Brink stated that there were some similar areas in his neighborhood and that he hoped that the Planning Department carried the views of Chief Grey on in the future.

Mr. Timboe stated that the alley's referred to by Mr. Brink were flag lots and that the Planning Department did not support flag lots.

Commissioner Dale questioned the developer of the design of the street and if the decorative paving was stamped concrete.

Mr. Shearing stated that they would work within the City Standards and that the decorative paving is very nice and that it would consist of stamped concrete.

Commissioner Dale questioned what provisions had been made for garbage service and/or delivery service.

Mr. Shearing stated that owners would have to take their garbage out to the circular portion of James Avenue for pickup.

Commissioner Dale stated that the homeowner at the end of this private street would have to take their garbage cans 270 feet to the area designated for pickup.

Chairperson Brink questioned the type of guarantee that the homeowners association was going to maintain the road.

Mr. Shearing stated that the homeowner association would not be spending a lot of money as the roadway would be put in according to City standards and he estimated that it would be a 30 year road.

Commissioner Dale stated that with sprinklers in each building the developer may want to advise buyers to purchase sprinkler leakage insurance and felt this should be included in the Buyer Disclosure as E. Fire Sprinklers.

Mr. Shearing stated that the sprinkler system manufacturer does warranty and insure for a period of time.

Mr. Raglin requested clarification on whether or not there would be enough room for 16 trash bins out on the street.

Commissioner Dale stated that brought up a very good point and that the Commission had not seen the CC&R's yet, but that given the chance people that move in would bring in RV's and park.

Mr. Shearing stated that they would have CC&R's that would address those concerns. All boats, RV's, motor homes would be restricted on the area, but he did not know if they could restrict them out on the street.

Commissioner Dale stated that the mailboxes would be in a cluster at the end of the road, but what about UPS or other delivery, how would they have to handle the situation with no cul-de-sac to turn around in.

Mr. Shearing stated that there is a large enough knuckle that if they route correctly they would be able to come into the project in one direction, stop deliver anything in a smaller truck and then continue out the same direction they came in.

Commissioner Dale stated that they would have to carry parcels in 270 feet to the back house. He stated that he could see a delivery service driving down the street and having to use a private driveway as a turn around spot.

Chairperson Brink stated that he was concerned with the spacing of the homes and sizing of the lots with only 4 foot each side of the house which does not include the overhang. He stated that he would like to see the size of lots 5, 6 and 7 do away with one of the lots and give them more space.

Mr. Shearing stated that the fire code requires 4' between the wall and fence.

Mr. Timboe questioned Chairperson Brink if he would be satisfied with the size of the lots if the developer had a smaller home to substitute.

Chairperson Brink stated that he would.

Mr. Shearing stated that they had tried, but very difficult to do with the size of the lots and developing a single family floor plan less than 1,000 sf.

Commissioner Dale asked the Fire Chief and/or Fire Marshal on their opinions of the 4 foot situation.

Chief Gray stated that the project meets all the fire code minimum standards and reiterated that the Fire Department recommended approval of the project.

Mr. Timboe stated that the flexible of standards has been reduced but not to the point of endangering public health and safety.

Greg Snow, Developer, stated that they did not want to go with 2 story units as one story units are more affordable.

Commissioner Dale questioned the price of the units.

Mr. Snow stated that the 1,000 sq. ft unit would go for approximately \$225,000 and the 1,300 sq. ft. unit for under \$300,000.

Commissioner Latourell questioned if Mill Street and James Avenue were City maintained streets and there would be installation of a sidewalk along Mill Street.

Mr. Timboe stated that the streets were maintained by the City and that he believed that there was already existing sidewalks in the area which wraps around from Reeds.

Commissioner Latourell requested clarification on what the City's code was on wall height and if this was one of the items that staff had given flexibility on.

Mr. Timboe stated the noise study indicated that if the super Wal-Mart goes in there would be heavy diesel engines running and/or generators running and in order to mitigate and meet the General Plans acceptable noise standard that they would need an 8 ft. masonry wall which they have agreed to. The wall had to go 60 ft north on the east and west property lines at that height before it could transition down.

Commissioner Latourell questioned if the wall would be engineered and who would be responsible for the maintenance of the wall in regards to graffiti.

Mr. Timboe stated that yes the wall would be engineered and that the maintenance of the wall would be left up to the Homeowners Association CC&R's and also that Chapter 15 of the City Code provides for code enforcement to assure that the wall is kept clear of graffiti since the wall would be on private property.

Commissioner Latourell questioned if there was any tentative projects approved for the property located to the east of this project.

Mr. Timboe stated that that property was zoned M-2 and that the ground is currently being treated. A portion of the ground is owned by Union Pacific Railroad. He believes that the property owners most likely want to get a letter of no further action from the County Health Department and Regional Water Quality Control Board.

Chairperson Brink stated that if the Super Wal-Mart goes in it will have very tall lights in the parking lot and questioned if these would impact the homes or if any other problems were foreseen.

Mr. Timboe stated that it was his understanding that the lights approved do not have a spillover effect.

Commissioner Dale questioned if a parking problem developed what the relationship would be between the Police Department and the Homeowners Association CC&R's.

Mr. Snow stated that he was not sure how it would work and that he didn't know what the City's position would be.

Mr. Timboe stated that condition number 19 (Private Street Restrictions and Enforcement) was a request from the Police Chief.

Commissioner Dale stated that he was thinking of health and safety issues where an ambulance would have to go down the street without weaving in and out of parked cars and that he would like to be able to have the Police Department come in and handle it.

Mr. Snow stated that the CC&R's would include language to address.

Mr. Timboe stated that the City does have some issues with vehicles parked on private property where staff has to have permission from the property owner to remove cars and that this is handled by code enforcement.

Mr. Snow stated that they could have their Attorney review the Homeowners Association and make sure that the proper language is included.

Commissioner Latourell requested clarification on whether the City would be responsible for maintenance of the landscaped area at Mill & Reed Avenue.

Mr. Timboe stated that the City would not be responsible for the maintenance.

Mr. Shearing stated that it was their intent to have the Homeowners Association take care of the landscaping.

Commissioner Latourell questioned if it would be possible to have some flexibility on the wall height should Wal-Mart decide not to build the Supercenter across the street.

Chairperson Brink noted that someone else may decide to build there should Wal-Mart decide not to build at that location.

Mr. Timboe stated that the 8 foot wall would have landscaping in front of it and will match what's already there. He also noted that the 8 foot wall would provide more security for those lots along Reeds Avenue.

Mr. Raglin stated that public streets, which include curbs, gutters and sidewalks and questioned if these curbs and gutter have a separation between the curb and gutter and the sidewalk and whose responsibility it is to maintain.

Mr. Timboe stated that it would depend on when they were built and that the new standards where the City can hold the property owner responsible for maintenance of curbs and gutters because they are considered part of their yards, front and/or side.

Mr. Raglin questioned where people would park that are visiting the residents of this project.

Mark Barthel, Public Works Director, stated that every development can not have enough room to park RV's, boats etc. A development can't be restricted because there is not enough room for the vehicles of those who might visit people in the development.

Commissioner Latourell questioned if this would be a phased project or if the buildings would be built at the same time.

Mr. Timboe stated that it would depend on whether they decide to put in all of their infrastructure or not.

Commissioner Latourell stated that one concern was the garbage and/or recycle bins and thought that this would be a mess on garbage day. He stated that he would like to see the developer consider this addressed so that the area is less cluttered.

Mr. Snow stated that they may be able to put at the west side.

Commissioner Dale questioned if there would be any street lighting.

Mr. Shearing stated that there was not any street lights, just the house lighting.

M/S/C Latourell, Christ to adopt Resolution No. 06-012 recommending that the City Council approve the Tentative Tract Map 06-1015 and Planned Development Use Permit No. 363 with the Findings and Conditions of approval shown in Planning Commission Resolution 06-012.

AYES: Commissioners: Christ and Latourell

NOES: Commissioners: Brink and Dale

ABSENT OR NOT VOTING: None

Commissioner Dale stated that he did not believe this project was fully complete and that he was not happy with the police and/or fire access and would like to see it improved.

Mr. Timboe stated that he would take back to staff and try to work out some of the issues that had been brought out at tonight's meeting.

Commissioner Latourell stated that he would like to see them be able to work out the Fire and Police issues.

Chairperson Brink stated that his concern was with the 4 foot separation of the homes.

Mr. Timboe stated that he would work on the minutes and take back to TAC for further review.

Mr. Snow stated that they would work on the issues and come back to the Planning Commission.

Commissioner Dale stated that he was concerned about garbage and/or delivery trucks.

C. STAFF ITEMS/REPORTS:

Mr. Timboe reported that on the September 26th meeting there would be a Conditional Use Permit for 640 Center Street.

Mr. Timboe also reported that the Super Wal-Mart public review period would continue until 5 p.m. on September 18th and that the tentative date for the Super Wal-Mart to come back before the Planning Commission was late October.

E. ADJOURNMENT:

There being no further business the meeting was adjourned at 6:33 p.m. until September 26, 2006 at 5:15 p.m., City Council Chambers, City Hall.

Respectfully submitted,

s/b Scot Timboe
Interim Planning Director