

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, January 23, 2007

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
Bob Carrel
Andrew Christ
Jean Moran-Pool

Commissioners Absent: None

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

The Pledge of Allegiance was led by Fire Chief Gerry Gray and the assemblage joined in.

CITIZEN'S COMMENT:

Vice-Chairperson Doug Dale expressed appreciation to former Commission Member and past Chairperson James Brink during his recent term on the Planning Commission.

Jim Brink thanked staff for their support while he was on the Planning Commission and congratulated Scot Timboe on his appointment to Planner Director and praised the work performed by Cheryl Smith for the Planning Commission. He also congratulated Jean Moran-Pool on her appointment to the Planning Commission.

Vice-Chairperson Dale noted the passing of former Planning Commissioner Jack Winter and congratulated Scot Timboe on his appointment as Planning Director, which he stated that he believed that Mr. Timboe was the youngest to hold the position.

Pat Houck-Talbert, citizen, requested that the Planning Commission carefully review what developers are asking for prior to making any decisions and recommended Commissioner Greg Latourell for Chairperson.

Kathy Bonner, citizen, spoke regarding the election of Chairperson and asked that the Planning Commission consider Greg Latourell because of his experience.

Wilkie Talbert, citizen, offered his support for Greg Latourell to serve as Chairperson.

John Elko, citizen, also voiced his support for Greg Latourell to serve as Chairperson.

CURRENT BUSINESS

INTRODUCTION OF NEW PLANNING COMMISSION MEMBER JEAN MORAN-POOL

Vice-Chairperson Dale introduced and welcomed Jean Moran-Pool to the Planning Commission.

SELECTION/APPOINTMENT OF NEW CHAIR AND VICE-CHAIR

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

Vice-Chairperson Dale called for any other nominations for Chair.

M/S/C Carrel, Latourell nominating Doug Dale to serve as Chair.

Vice-Chairperson Dale asked for a show of hands on the motion of Commissioner Latourell for Chair and those who raised their hands were Commissioners Christ and Latourell for two (2) votes.

Vice-Chairperson Dale asked for a show of hands on the motion of Commissioner Dale for Chair and those who raised their hands were Commissioners Carrel, Dale and Moran-Pool for three (3) votes.

The new Chairperson for 2007 is Doug Dale.

Chairperson Dale called for nominations for the position of Vice-Chair for 2007.

M/S/C Carrel, Dale nominating Commissioner Latourell as Vice-Chairperson.

AYES: Commissioners: Carrel, Christ, Dale, Moran-Pool and Latourell

NOES: None

ABSENT OR NOT VOTING: None

APPROVAL OF MINUTES

M/S/C Latourell, Carrel to approve the minutes of November 28, 2006 as written.

AYES: Commissioners: Carrel, Dale and Latourell

NOES: None

ABSENT OR NOT VOTING: Commissioners: Christ (absent that meeting) and Moran-Pool (newly appointed Commissioner)

PUBLIC HEARING TO CONSIDER ORDINANCE NO. 952; REZONE NO. 203; REVISING CITY CODE SECTION 25.92 (INDUSTRIAL ZONING AND PERMIT REQUIREMENTS) TO ALLOW "RESEARCH FACILITY: WITH A CONDITIONAL USE PERMIT IN ALL INDUSTRIAL ZONING DISTRICTS WITHIN THE CITY OF RE BLUFF, RATHER THAN PERMITTED OUTRIGHT AS CURRENTLY INDICATED IN THE CITY CODE.

Scot Timboe, Planning Director, reviewed the staff report and gave staff's recommendation that the Planning Commission:

1. Conduct the Public Hearing and consider all public testimony and other information submitted relating to Ordinance No. 952; Rezone No. 203.
2. Find that Ordinance No. 952; Rezone No. 203 is exempt from CEQA pursuant to Section 15308 of the CEQA Guidelines, (Class 8 Categorical Exemption, Actions by Regulatory Agencies for Protection of the Environment).
3. Recommend that the City Council adopt Ordinance No. 952; Rezone No. 203, amending Section 25.92 INDUSTRIAL ZONES AND PERMIT REQUIREMENTS; Miscellaneous: "Research Facility".

Commissioner Carrel requested and received clarification on the term "Research Facility".

Chairperson Dale opened the Public Hearing at 5:40 p.m.

John Elko, citizen, expressed his support for the code change, but questioned how an industry, such as one at the Airport Industrial Park, ever got permits to operation.

Mr. Timboe explained that the medical waste facility at the Industrial Park was approved with a Similar Use Finding associating research facility that is allowed outright with destroying medical waste in a state approved process and that with this code change one would now be required to obtain a Conditional Use Permit, which would need Planning Commission approval.

Richard Clapp, citizen, expressed his support of the Condition Use Permit process and stated that he felt the business referred to was environmental sound.

France Leach, citizen, expressed her support on the Conditional Use Permit process and believes it is a good idea.

Wilkie Talbert, citizen, spoke in favor of the ordinance as it will give more control over what goes in within the City of Red Bluff.

A citizen spoke stating that she likes what staff is doing, but would like to see it go further.

Beth Bonner, citizen, stated that she would like to see the City Council, Planning Commission and citizens become more involved and that she thinks staff is going in the right direction.

There being no other public comments, Chairperson Dale closed the Public Hearing at 5:58 p.m.

Commissioner Latourell expressed his support of this ordinance, staff's proactive nature and stated that he believes that there will be more research facilities looking at Tehama County in the future.

Mr. Timboe expressed his appreciation for Mr. Dan Irving's input on this matter.

Commissioner Carrel requested and received clarification on what part of the permit process would result in something coming to the Planning Commission. The benefit of requiring a Conditional Use Permit was explained.

Chairperson Dale stated that he understood that in Commercial and Industrial zoning there were certain uses that were allowed and questioned if with a Conditional Use Permit a CEQA checklist would be completed. It was explained that not all uses would require an Environmental Initial Study, such as a motorcycle shop in an existing building.

Commissioner Christ requested clarification on whether staff had looked at any other uses besides Industrial Zones and Research Facilities. It was explained that the Zoning Code was well written and that just this item need to be fixed at this time.

M/S/C Latourell, Moran-Pool to find that Ordinance No. 952; Rezone No. 203 is exempt from CEQA pursuant to Section 15308 of the CEQA Guidelines, (Class 8 Categorical Exemption, Actions by Regulatory Agencies for Protection of the Environment) and recommend that the City Council adopt Ordinance No. 952; Rezone No. 203, amending Section 25.92 INDUSTRIAL ZONES AND PERMIT REQUIREMENTS; Miscellaneous; "Research Facility".

AYES: Commissioners: Carrel, Christ, Dale, Moran-Pool and Latourell

NOES: None

ABSENT OR NOT VOTING: None

STAFF ITEMS/REPORTS:

Mr. Timboe reported that at this time he did not believe there would be any projects for the Planning Commission meeting of February 13, 2007.

Chairperson Dale questioned if the recruiting process for a Planner had been started and when Ethics Training would be scheduled.

Cheryl Smith, Deputy City Clerk, reported that she would check with the City Attorney on when he would like to present and that it would be combined with Brown Act training.

Commissioner Latourell questioned if there would be a benefit to having a joint meeting between the City Planning Commission and that of the County of Tehama and stated that he had an interest to do this as the County is growing.

Chairperson Dale stated that Mr. Timboe could mention Commissioner Latourell's request to the City Manager.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:17 p.m. until February 13, 2007 at 5:15 p.m., Council Chambers, City Hall.

Respectfully submitted,

Scot Timboe
Planning Director