

## **PLANNING COMMISSION MINUTES**

**Date of Meeting:** Tuesday, April 10, 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  
Mike Bachmeyer, Fire Marshal  
JD Ellison, Building Director/Official  
Cheryl Smith, Deputy City Clerk

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 Latourell, Christ to approve the minutes of March 27, 2007 as written.

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

NOES: None

ABSENT OR NOT VOTING: None

**PUBLIC HEARING; USE PERMIT NO. 368; TO CONSTRUCT THREE SINGLE FAMILY DWELLING UNITS ON A NEWLY DEEDED PORTION OF MADISON STREET AND AN OLD PARCEL IN A C-3 DISTRICT; PLANNING COMMISSION RESOLUTION NO. 2007-002; ASSESSOR'S PARCEL 29-254-07; 542, 544 & 546 CRITTENDEN STREET; SCOTT VAILLETTE**

Scot Timboe, Planning Director, 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. 2007-002 approving Use Permit No. 368 with the findings and conditions of approval shown in Resolution No. 07-002.

Chairperson Dale requested and received clarification on whether the air conditioning units would be allowed on the roof. Staff indicated the requirement was for them to be screened on the roof or in the yard. He also inquired if the windows would be dual pane and was told yes, that is a new requirement of the California Building Code.

Chairperson Dale opened the Public Hearing at 5:25 p.m.

Commissioner Latourell requested and received clarification on whether vibration was looked at in relation to the sound wall.

E. C. Ross, representative of property owner Scott Vaillette stated that only sound was looked at.

Chairperson Dale closed the public hearing at 5:26 p.m.

J. D. Ellison, Building Official/Director stated that if the sound is taken care there would not be any vibration.

Commissioner Latourell requested clarification whether the masonry wall would reflect the sound back and also who would be responsible for the maintenance of the wall in regards to graffiti.

Mr. Timboe stated that with the angle of the sound wall it would reflect the sound more to the north, which is un-developable property. In regards to the maintenance of the wall that would be up to the property owner, but there is a program where people on probation and/or serving time in jail are taken out to cleanup graffiti.

Commissioner Latourell stated that he would like to see something added to the conditions that would make the property owner responsible for cleaning up graffiti.

E. C. Ross stated that Mr. Vaillette had no problem with putting a sealer on the wall and that this could be added to Condition No. 13, which deals with the wall.

Commissioner Carrel requested clarification on the elevation of the wall in relation to the railroad tracks.

Mr. Ross stated that it appears that the wall will be on the upper level above the tracks.

Chairperson Dale requested clarification on the type of wall that would be installed.

Mr. Ross stated that it would not be a split face block as that would cause more problems with the removal of graffiti and that there may be a couple of steps up in the wall because of the grade.

M/S/C Latourell, Carrel to adopt Resolution No. 2007-002 approving Use Permit No. 368 with the findings and conditions of approval shown in Resolution No. 07-002, with language added to Condition No. 13 to apply a seal to the wall for graffiti cleanup.

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

NOES: None

ABSENT OR NOT VOTING: None

**PUBLIC HEARING; USE PERMIT NO. 371; TO USE A SINGLE FAMILY DWELLING UNIT AS A MORTGAGE OFFICE (OFFICE PROFESSIONAL) IN AN R-4 ZONING DISTRICT AT 445 CRITTENDEN STREET; APN 29-257-11; JIM COSTA (APPLICANT) & NEIL WINSTEAD (OWNER)**

Scot Timboe, Planning Director, 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. 2007-003, Approving Use Permit No. 371 with the findings and conditions of approval shown in Resolution No. 2007-003.

Chairperson Dale opened and closed the Public Hearing at 5:42 p.m. with no public comments.

Chairperson Dale requested and received clarification on the restriction of office hours on Sunday, as well as the cost to appeal staff's decision on the design review, which is \$50.

Commissioner Carrel requested and received clarification on the amount of traffic that this type of use might generate and the type of use (home mortgage).

Commissioner Latourell requested and received clarification on the number of employees (1) and if there were any ADA issues and/or requirements.

J. D. Ellison, Building Director/Official, reported that he had discussed with the applicant and they will be installing a wheelchair lift that will bring the wheelchairs up to the porch entry way and that the restrooms are all ADA accessible.

Commissioner Christ requested clarification on whether there would be any ADA issues in regards to parking.

Mr. Ellison stated that Handicap parking would be using the parking space to the backside of the residence.

Chairperson Dale stated that his opinion was that clients would park on the street.

Commissioner Moran-Pool stated that some people may not use autos but might use bicycles, car pool or bus.

M/S/C Moran-Pool, Christ to amend item number 4 to read Planning Commission instead of Planning Director and to adopt Resolution No. 2007-003, approving Use Permit No. 371 with the findings and conditions of approval shown in Resolution No. 2007-003 as amended.

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

NOES: None

ABSENT OR NOT VOTING: None

**REQUEST TO REMOVE A 44 INCH OAK TREE (HERITAGE TREE) ALONG HWY 36W AS ALLOWED UNDER RBCC SECTION 23.A19D; HWY 36W; APN'S 27-040-73; FLOYD DAMSCHEN (APPLICANT)**

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

1. Approve the removal of the Heritage Oak Tree on Parcel 27-040-73 for the common driveway acceleration and deceleration lane contingent upon recommendation 2 or 3 below:
2. The applicant/owner/developer of Parcel 27-040-73 shall plant 10 shade trees along his landscape planter adjacent to Hwy 36W as a vegetative screen for the future Industrial Center, or
3. Other conditions as applied by the Planning Commission.

Commissioner Latourell requested and received clarification that the Planning Commission was just ruling on the removal of the tree. He also questioned the applicant what the fees paid by him were and was told that he had paid \$17,000.

Mr. Damschen stated that at this time it was very dangerous to try to get out of the driveway and that he hates to cut down the tree, but this is the only CalTrans will allow.

Commissioner Latourell questioned if CalTrans had been cooperative and requested clarification on the ratio of tree replacement.

Mr. Damschen stated that they had.

Mr. Timboe reported that the tree replacement ratio was 3 to 1 for those under 36" in diameter and anything above would be 10 to 1.

M/S/C Carrel, Latourell to approve the removal of the Heritage Oak Tree on Parcel 27-040-73 for the common driveway acceleration and deceleration lane contingent upon the applicant/owner/developer of Parcel 27-040-73 shall plant 10 shade trees along his landscape planter adjacent to Hwy 36W as a vegetative screen for the future Industrial Center.

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

NOES: None

ABSENT OR NOT VOTING: None

### **STAFF ITEMS/REPORTS**

Planning Director Scot Timboe reported that there was the potential Use Permit for the P.A.T.H. project and that the Initial Study indicates it needs an EIR. On April 17<sup>th</sup> the City Council will hear their appeal of staff's recommendation. Mr. Timboe also reported that there may be an office/professional building for the April 24<sup>th</sup> Planning Commission meeting.

### **ADJOURNMENT:**

There being no further business the meeting was adjourned until April 24, 2007 at 5:15 p.m., Council Chambers, City Hall.

Respectfully submitted,

Scot Timboe  
Planning Director