

## PLANNING COMMISSION MINUTES

**Date of Meeting:** Tuesday, June 12, 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

**Commissioners Absent:** None

**Staff Present:** Scot Timboe, Planning Director  
Mike Bachmeyer, Division Chief  
Cheryl Smith, Deputy City Clerk  
Mark Barthel, Public Works Director  
JD Ellison, Building Director/Official

The Pledge of Allegiance was led by Greg Latourell and the assemblage joined in.

### **CITIZEN'S COMMENT:**

None

### **CURRENT BUSINESS**

### **APPROVAL OF MINUTES**

M/S/C Latourell, Christ to approve the minutes of May 8, 2007 as written.

AYES: Commissioners: Carrel, Christ, Dale and Latourell

NOES: None

ABSENT OR NOT VOTING: Moran-Pool (abstained –absent that meeting)

**LOT LINE ADJUSTMENT 2007-003; VOLUNTARY MERGER NO. LLA-2007-003;  
PLANNING COMMISSION RESOLUTION NO. 2007-009; ASSESSOR'S PARCELS  
29-050-04 & 14; 1585 & 1605 MAIN STREET; MC ROBERTS & HILD**

Scot Timboe, Planning Director, reviewed the staff report and gave staff's recommendation that the Planning Commission adopt Resolution No. 2007-009 approving Lot Line Adjustment 2007-003, and direct staff to record Merger No. LLA-2007-003 after Conditions of approval are complied with.

Commissioner Latourell requested and received clarification on the access to the parcel, the maximum grade required by the Fire Department and if a Record of Survey would be filed.

M/S/C Moran, Carrel to adopt Resolution No. 2007-009 approving Lot Line Adjustment 2007-003

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

NOES: None

ABSENT OR NOT VOTING None

**PUBLIC HEARING; USE PERMIT NO. 373; MITIGATED NEGATIVE DECLARATION;  
TO CONSTRUCT TWO RETAIL BUILDINGS APPROXIMATELY 10,000 SF FOR A  
BIG 5 AND A FUTURE BUILDING OF ABOUT 6,000 SF; (M-1) ZONING DISTRICT;  
545 SO. MAIN ST; BOB CASAROLI (OWNERS/APPLICANT)**

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. 2007-008, approving the Mitigated Negative Declaration and Use Permit No. 373 with the Findings and Conditions of approval shown in Resolution No. 2007-008.

Chairperson Dale opened and closed the Public Hearing after receiving no comments at 5:33 p.m.

Chairperson Dale requested and received clarification on if Phase 2 would share the garbage bin location and landscaping plan.

Commissioner Carrel requested and received clarification on storm drainage and the type of retention that would be used; if it would reduce the amount of flooding under the railroad overpass; the entrance to and exit from the buildings and the left hand turn lane; if Phase 2 would be strictly retail.

Commissioner Christ requested and received clarification on where there would be any additional sound provisions made due to vicinity of railroad tracks and commented with the additional traffic, if it should be a right turn only out of the building.

Chairperson Dale noted that this project may cause the Diamond Avenue signal to go from a C to a D. Staff noted the signals already at the threshold of Diamond Avenue.

Commissioner Latourell requested and received clarification on whether the retention pond would be a sealed system; acceleration and deceleration room; number of delivery trucks expected; expressed his concerns with turning left onto South Main Street.

Commissioner Moran stated that she felt this was a great improvement for traffic on South Main and believed that it would help control the southbound traffic until the City can make major improvements.

Commissioner Latourell asked that a professional analysis be done by a transportation planner.

Mr. Timboe stated that he did have both Federal and State certificates for transportation planning and modeling.

Bob Casaroli, project applicant, stated that this project would not be a heavy traffic generating situation and believes that this is a great plan for the area. He explained that they will install a lift station and pump over to the sewer line located on Diamond Avenue.

M/S/C Latourell, Christ to adopt Resolution No. 2007-008, approving the Mitigated Negative Declaration and Use Permit No. 373 with the Findings and Conditions of approval shown in Resolution No. 2007-008 with the modification of removing the left turn ability and making it a right turn only onto So. Main Street.

AYES: Commissioners: Latourell and Christ

NOES: Commissioners: Dale, Moran and Carrel

ABSENT OR NOT VOTING: None

Commissioner Carrel stated that modifying with a right turn only out of the project could be very detrimental to the project and agrees with staff's recommendation.

M/S/C Carrel, Moran to adopt Resolution No. 2007-008, approving the Mitigated Negative Declaration and Use Permit No. 373 with the Findings and Conditions of approval shown in Resolution No. 2007-008.

AYES: Commissioners: Dale, Moran and Carrel

NOES: Commissioners: Christ and Latourell

ABSENT OR NOT VOTING: None

### **STAFF ITEMS/REPORTS**

Mr. Timboe reported that there would be a lot line adjustment from Applebee's and possibly a Mini Storage off of Hess Road for the June 26, 2007 Planning Commission Meeting.

### **ADJOURNMENT:**

There being no further business the meeting was adjourned until June 26, 2007 at 6:45 p.m., Council Chambers, City Hall.

Respectfully submitted,

Scot Timboe  
Planning Director