

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, August 28, 2007

Time of Meeting: 5:15 p.m.

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

Commissioners Present: Greg Latourell
Andrew Christ
Jean Moran
Bob Carrel

Commissioners Absent: Doug Dale (absent-excused)

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

The Pledge of Allegiance was led by Larry Stevens and the assemblage joined in.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS

APPROVAL OF MINUTES

M/S/C Christ, Moran to approve the minutes of August 14, 2007 as submitted.

AYES: Commissioners: Christ, Carrel, Moran and Latourell

NOES: None

ABSENT OR NOT VOTING: Commissioner Dale (absent)

PUBLIC HEARING TO CONSIDER; TENTATIVE PARCEL MAP 07-11; RESOLUTION NO. 07-013; 1595 AIRPORT BLVD.; STAN FRENCH

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. 07-013 recommending that the City Council approve the Tentative Parcel map 07-11 with the Findings and Conditions of approval shown in Planning Commission Resolution No. 07-013.

Mr. Timboe noted for the record that an addition to Condition #2 would change it to read:

HYDROLOGY. "On site below ground retention/detention of the preconstruction verse post construction 50 year storm event is required unless the applicant/owner/developer chooses to drain any of the 3 lots/parcels toward Airport Blvd. at which time the applicant/owner/developer of said TPM 07-11 would be required at their own cost and prior to any Design Review approval to do a Hydrology analysis of the pre verse post-construction 50 yr. storm event on the existing storm drain system."

Vice Chairperson Latourell opened the public hearing at 5:22 p.m.

Vice Chairperson Latourell requested and received clarification on the closest drain and pipe diameter.

E. C. Ross, Robertson & Dominick, reported that the nearest drain was to the east near the new subdivision.

There being no other public comments the public hearing was closed at 5:24 p.m.

Commissioner Carrel requested and received clarification on the sound barrier wall and whether any of the proposed buildings would backup to the subdivision.

Vice Chairperson Latourell requested and received clarification from the Building Official/Director on enforcement of sound complaints. He also requested and received clarification from the Public Works Director on the storm drains on Airport Blvd., as well as sewer sizing for the development.

Mr. Timboe stated that condition #2 didn't incorporate the option of the flow going to Airport, which would not be detained, but any flows going to Kimball Road would be contained, which is why this condition will be amended to read "On site below ground retention/detention of the preconstruction verse post construction 50 year storm event is required unless the applicant/owner/developer chooses to drain any of the 3 lots/parcels toward Airport Blvd. at which time the applicant/owner/developer of said TPM 07-11 would be required at their own cost and prior to any Design Review approval to do a Hydrology analysis of the pre verse post-construction 50 yr. storm event on the existing storm drain system."

M/S/C Carrel, Moran to adopt Resolution No. 07-013 recommending that the City Council approve the Tentative Parcel map 07-11 with the Findings and Conditions of approval shown in Planning Commission Resolution No. 07-013 with Condition #2 amended with the wording of "On site below ground retention/detention of the preconstruction verse post construction 50 year storm event is required unless the applicant/owner/developer chooses to drain any of the 3 lots/parcels toward Airport Blvd. at which time the applicant/owner/developer of said TPM 07-11 would be required at their own cost and prior to any Design Review approval to do a Hydrology analysis of the pre verse post-construction 50 yr. storm event on the existing storm drain system".

AYES: Commissioners: Carrel, Christ, Latourell and Moran

NOES: None

ABSENT OR NOT VOTING: Commissioner: Dale (absent)

PUBLIC HEARING TO CONSIDER; TENTATIVE TRACT MAP 07-1002 AND PLANNED DEVELOPMENT USE PERMIT NO. 369; MITIGATED NEGATIVE DECLARATION; RESOLUTION NO. 07-014; 201 SO. JACKSON ST.; BRIAN BURK (APPLICANT/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. 07-014 recommending that the City Council approve the Tentative Tract Map 07-1002 and Planned Development Use Permit No. 369 with the Findings and Conditions of approval shown in Planning Commission Resolution No. 07-014.

Mr. Timboe noted that the masonry walls along South Jackson would be a decorative wall.

Vice Chairperson Latourell opened the public hearing at 5:39 p.m.

Fred Lucero introduced himself and the developer. He clarified that the masonry wall would be the decorative type.

Larry Stevens, concerned citizen, expressed his concern with the time frame of the connection of the collector road to Vista Way; requested and received clarification on whether the access to this development would be off of Snow Mountain or South Jackson; expressed his concerns with traffic exiting from Snow Mountain to the right on South Jackson Street; requested and received clarification on the time line for constructing sidewalks to the north of this project on the east side; expressed his concerns with the impacts of the increased school traffic and the need to divert traffic away from bottlenecks. He asked that the Planning Commission consider a cross walk at Snow Mountain, evaluate the concerns he had expressed and distribute pictures of the area to the Planning Commission.

Vice Chairperson Latourell closed the public hearing at 6:00 p.m.

Commissioner Christ requested and received clarification on the two types of sidewalks shown on the map.

Mr. Stevens asked that the Planning Commission consider a cross walk at the point where the sidewalk ends so that people can get safely across So. Jackson.

Commissioner Christ requested and received clarification on the feasibility of putting a cross walk where Mr. Stevens had requested.

Mark Barthel, Public Works Director, reported that the concern that TAC had with introducing a cross walk in the middle of a road with no stop sign, is that it creates the perception that pedestrians can just walk across safely.

Mr. Stevens expressed his concerns regarding ADA compliance.

Vice Chairperson Latourell questioned if the ADA compliance on curb returns and if those in that area were ADA accessible; if there was a bike path and the closest cross walk.

Mr. Barthel reported that the existing curbs will be retro fitted as part of the South Jackson Street project. The west side of South Jackson Street all the way to Vista has sidewalks and that the closest cross walk was at Crosby and South Jackson where there is a stop sign.

Vice Chairperson Latourell requested and received clarification from Fire Division Chief Bachmeyer on whether the Fire Department had any ingress and/or egress issues with the road.

Commissioner Christ asked Division Chief Bachmeyer's opinion of having a cross walk at the end of the proposed subdivision.

Chief Bachmeyer reported that they agree with the Public Works Director that putting one in the middle would be dangerous.

Commissioner Moran requested and received clarification on the location of Snow Mountain and whether there were sidewalks on that property.

Vice Chairperson Latourell requested clarification on the location of the sewer lift station and it was explained that the lift station is located in the Fairway Oaks subdivision and from there is pumped to the lines located on Montgomery Road.

Vice Chairperson Latourell requested and received clarification on the size of the water lines and the impact on roads by the additional traffic.

Mr. Timboe reported that he has been working on a City Traffic Model that will project traffic.

Vice Chairperson Latourell questioned if the masonry walls could be treated with something to make it easier to remove graffiti.

Mr. Lucero stated that he was not aware of anything to protect the masonry wall from graffiti.

Vice Chairperson Latourell stated that he would like to see that if the walls are defaced, they are cleaned up.

Mr. Timboe reported that this would be a private wall and that it is his understanding that there is a very good graffiti clean up program with the Sheriff's and Police Departments.

Vice Chairperson Latourell requested that something be added to the conditions to assure the cleanup of graffiti.

Mr. Timboe stated that wording could be added to Condition #24 could be added that would state that the property owner would be responsible for the maintenance and cleanup of graffiti to the masonry wall.

Vice Chairperson Latourell requested and received clarification on whether the road would be public; maintenance and upkeep of the planter strip and if the City had any control over the type of tree that could be planted within the planter strip.

Commissioner Carrel requested and received clarification on the lot sizes.

M/S/C Latourell, Moran to adopt Resolution No. 07-014 recommending that the City Council approve the Tentative Tract Map 07-1002 and Planned Development Use Permit No. 369 with the Findings and Conditions of approval shown in Planning Commission Resolution No. 07-014, with added Condition No. 25 that reads: Property owners will be required to maintain the required masonry wall clean as per City Standards.

AYES: Commissioners: Carrel, Christ, Latourell and Moran

NOES: None

ABSENT OR NOT VOTING: Commissioner: Dale (absent)

STAFF ITEMS/REPORTS

Scot Timboe, Planning Director, reported that at the September 11, 2007 meeting he would have the P.A.T.H. project, located on Kimball Road, back before the Planning Commission. The project is for a proposed transitional house with 24 hour supervision.

Vice Chairperson Latourell made the request that if possible a larger room be used.

Mr. Timboe stated that he would see what was available at the Community Center for that date and time. If nothing is available at the Community Center then Division Chief Bachmeyer would provide fire watch with someone stationed at each door of the Council Chambers.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:38 p.m. until September 11, 2007 at 5.15 p.m.

Respectfully submitted,

Scot Timboe
Planning Director