

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, December 11, 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
Andrew Christ
Jean Moran
Bob Carrel

Commissioners Absent: None

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

The Pledge of Allegiance was led by JD Ellison and the assemblage joined in.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS

APPROVAL OF MINUTES

M/S/C Latourell, Christ to approve the minutes of October 9, 2007 as written.

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

NOES: None

ABSENT OR NOT VOTING: None

PUBLIC HEARING TO CONSIDER; TENTATIVE TRACT MAP 05-1014; MITIGATED NEGATIVE DECLARATION; RESOLUTION NO. 07-017; 49 LOT SINGLE FAMILY SUBDIVISION AT KEMPER ROAD AND MONROVIA; TIMOTHY KUMASAKI (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. 07-017, recommending City Council approval of the Mitigated Negative Declaration and Tentative Tract Map 05-1014 with the Findings and Conditions of approval shown in Resolution No. 07-017.

Chairperson Dale opened the Public Hearing at 5:24.m.

E. C. Ross, Robertson and Dominick, stated that he and Mr. Kumasaki had reviewed and are in agreement with the conditions.

Commissioner Carrel requested clarification on the drainage, the effect on Brewery Creek and if there would be a danger of it overflowing.

Mr. Ross stated that Condition #26 did address this and that there should not be any effect since both pre-development and post development rates will be addressed.

Chairperson Dale requested clarification on if this would be an underground storage detention basin and how large it would be.

Mr. Ross stated that they have been installing this type of retention basin for the last 18 years in Chico and they would work from Kemper to the east end of the subdivision.

Commissioner Latourell requested clarification on whether concrete or HEPE would be used and the life of what is used. He also questioned who would be responsible for the maintenance.

Mr. Ross stated that HEPE has a longer life than concrete and that it is not unusual to have the City maintain, as it will be minor maintenance.

Commissioner Latourell requested and received clarification from Public Works Director Mark Barthel on whether there was anything like this now within the City, and whether there was any history on this as he wants the City to be covered for sufficient time period.

Mr. Barthel stated yes, there was the new development on Sr. Mary Columba Drive, on Aloha Street and on any new subdivision. He stated that he had no history prior to him starting work for the City, but they have had no issues since he has been with the City.

Commissioner Latourell requested clarification on the number of lift stations within the City.

Mr. Barthel stated that there are currently 15 lift stations.

Chairperson Dale closed the Public Hearing at 5:33 p.m.

Commissioner Carrel requested and received clarification on whether new development would tie into this development.

Mr. Timboe stated yes, that as new development comes in they would tie into roads, sewer, etc. The development to the east maybe required to have a larger drainage retention.

Commissioner Carrel requested clarification on whether the retention would be retained and controlled as to not cause Brewery Creek to overflow.

Mr. Timboe stated that was correct, however Mother Nature can be unpredictable.

Commissioner Moran requested clarification on Monrovia and its location.

Mr. Timboe stated that it is on a piece of land owned by the City located between this development and Baker Road.

Commissioner Latourell requested and received clarification on the history of the old City Burn Dump.

Mr. Timboe stated that at one time it was private, and then the City acquired the land and closed the burn dump in the early 60's. A random test for lead of this area found its 120 mg less than the acceptable threshold of concern which is 150 mg/kg per Department of Toxic Substances.

Commissioner Latourell questioned if the City was concerned with the levels.

Mr. Timboe stated that was the purpose of the testing, was to obtain what the current levels were and that staff had not received any communications from the State Department of Toxic Substance Controls in regards to any concerns they may have with the report.

Chairperson Dale noted the street trees and questioned the other commissioners on whether they would like to require a tree in the front or rear yards of future developments.

Commissioner Moran stated that she liked that idea.

Commissioner Latourell stated he would support for future developments.

Mr. Timboe questioned if Mr. Kumusaki would have any objections to planting a tree in the front yard.

Mr. Kumusaki stated that he did not see a problem with that request.

Commissioner Carrel stated that he was not opposed to a tree in the yard, but feels that the property owner should have the choice, rather than having it imposed.

Mr. Timboe stated that it would be put in the front yard prior to being sold.

Chairperson Dale stated that the Commission could require the Developer to put the tree in, but nothing says that the homeowner has to replace if the tree dies.

Commissioner Carrel stated that he felt the developers are getting hit harder and harder with fees and he sympathizes with the developer, so he doesn't support making someone put a tree in the yard.

Commissioner Latourell stated that he did like Chairperson Dale's idea, but if the Commission was going to put a regulation such as this, he would like to have time to review.

Motion by Dale to require developer to plant one tree on each lot, died due to the lack of a second.

Chairperson Dale did ask that the Planning Director put the discussion of requiring trees in the yards on a future agenda.

Commissioner Latourell requested who would be responsible for the upkeep of the retaining walls once built.

Mr. Timboe stated that the property owners would be responsible and that the walls could be painted to match the homes.

Commissioner Latourell noted that the existing pond on the map and questioned if it was mitigated.

Mr. Timboe stated that was more than likely a wetland and that yes it would go through the agencies to obtain a 401 and Nation Wide 39.

Commissioner Latourell requested and received clarification from Division Chief Bachmeyer on the length of the street before 2nd access was needed.

Chief Bachmeyer stated it was required if the street was over 150 feet. He also stated that the Fire Department supports the Planning Director on this, as both Dori and Misty have two ways out.

M/S/C Carrel, Moran to adopt Resolution No. 07-017, recommending City Council approval of the Mitigated Negative Declaration and Tentative Tract Map 05-1014 with the Findings and Conditions of approval shown in Resolution No. 07-017.

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

NOES: Commissioners: None

ABSENT OR NOT VOTING: None

STAFF ITEMS/REPORTS

Scot Timboe, Planning Director, stated that he would like to give the Planning Commission the option of bringing them an abandonment request, even though the Planning Director had been given the authority to approve at staff level. This abandonment is a 29 ft. wide by 98 feet deep piece of land out at St. Elizabeth Hospital.

Commissioner Latourell questioned if the purpose was to clean up access.

Mr. Timboe stated that was correct.

The Planning Commission stated that they were all in favor of this being approved at staff level.

Commissioner Latourell questioned if staff had heard anything from Wal-Mart.

Mr. Ellison stated that no plans had been received.

Commissioner Latourell requested clarification on whether the subdivision at Walnut and Paskenta was moving forward.

Chiefs Gray and Bachmeyer reported that the owner was allowed to build a couple of homes, but proper access would have to be completed prior to any additional homes being built.

Mr. Timboe reported that the General Plan Update RFP would be going out for bids in January and that workshops would be done during Planning Commission meetings. He also reported that the December 25th Planning Commission meeting has been cancelled due to the Christmas holiday.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:11 p.m. until January 8, 2008 at 5.15 p.m.

Respectfully submitted,

s/b Scot Timboe
Planning Director