

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, March 25, 2008

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
Jean Moran

Commissioners Absent: Andrew Christ (absent-excused)
Bob Carrel (absent-excused)

Staff Present: Scot Timboe, Planning Director
Mike Bachmeyer, Division Chief
JD Ellison, Building Official/Director
Gerry Gray, Fire Chief

The Pledge of Allegiance was led by Division Chief Mike Bachmeyer and the assemblage joined in.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS

APPROVAL OF MINUTES

M/S/C Dale, Moran to approve the minutes of March 11, 2008 as written.

AYES: Commissioners: Dale, Moran and Latourell

NOES: None

ABSENT OR NOT VOTING: Commissioner: Christ and Carrel (both-absent-excused)

**PUBLIC HEARING TO CONSIDER REZONE NO. 205 (ORDINANCE NO. 985);
REVISING CITY CODE SECTIONS 26.4-3 BY THE ADDITION THERETO OF 26.4-
3(C) (1) (a), (b), (c) AND 26.4-3(C) (2) (a), (b) AND 26.4-3 (C) (3) OF THE RED BLUFF
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. 985; Rezone No. 205.
2. Find that Ordinance No. 985; Rezone No. 205 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. 985, amending RBCC Section 26.4-3 © (1) (a), (b), (c) – Notification of Other Agencies, 26.4-3 (c) (2) (a), (b) – Base Flood Elevation Changes Due to Physical Alteration, and 26.4-3 (C) (3) Section 26.5-7 of the Red Bluff City Code.

Chairperson Latourell requested clarification on whether FEMA representatives visited the City or simply looked at the rules and regulations of the City.

Mr. Timboe stated that the FEMA representatives physically toured the City.

Chairperson Latourell requested clarification that the Planning Commission was just making a recommendation to the City Council. He also stated that this sounded like a Federal Agency had made recommendations for changes.

Mr. Timboe stated that was correct and that he had worked with the City Attorney in writing the Ordinance that will go to the City Council. He stated that the City Attorney had contacted the State Department of Water Resources to make sure that the language they wanted in the Ordinance was written as per their requirement.

Chairperson Latourell opened and closed the Public Hearing at 5:25 p.m. after receiving no public comments.

Commissioner Dale congratulated Scott on working with FEMA and questioned if this would give residents some breaks on their flood insurance.

Mr. Timboe stated that the City Ordinance Chapter 26 Flood Damage Prevention has to meet the minimum State and Federal requirements which this does.

Commissioner Latourell requested an explanation on "Community Rating System".

Mr. Timboe stated that the Community Rating System provides a Federal and State benefit to local agencies, which is a reduction on premiums. One of the requirements is

that the Ordinance must meet their minimums and by adopting the recommended changes will exceed their minimum standard requirements. The best he could do is to track down the written record of every issue they have and provide letters from their own agencies stating that they approve the projects. At this time he is still waiting for a response from them and at some point he will contact them and see what else needs to be done.

Commissioner Dale noted that this is typical in the way that they operate. They visit the area and then 6 months later they issue a letter requesting a response within one month. It's a very difficult program to understand at times.

Chairperson Latourell stated that he had been involved in enough projects to understand the amount of work that goes into making sure that your hydrology study is done correctly. He stated that he could see where staff put in a lot of effort to make sure that the State Department of Water Resources gets what they wanted. He thanked staff for their efforts in updating this.

M/S/C Dale, Moran to:

1. Find that Ordinance No. 985; Rezone No. 205 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).
2. Recommend that the City Council adopt Ordinance No. 985, amending RBCC Section 26.4-3 © (1) (a), (b), (c) – Notification of Other Agencies, 26.4-3 (c) (2) (a), (b) – Base Flood Elevation Changes Due to Physical Alteration, and 26.4-3 (C) (3) Section 26.5-7 of the Red Bluff City Code.

AYES: Commissioners: Dale, Latourell and Moran

NOES: Commissioner:

ABSENT OR NOT VOTING: Commissioners: Carrel and Christ (both absent-excused)

STAFF ITEMS/REPORTS

There was general discussion on how Durango RV Park was shaping up and the effect it will have on that area.

ADJOURNMENT:

There being no further business the meeting was adjourned at 5:48 p.m. until April 8, 2008 at 5:15 p.m.

Respectfully submitted,

s/b Scot Timboe
Planning Director