

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, April 8, 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
Andrew Christ
Bob Carrel

Commissioners Absent: None

Staff Present: Scot Timboe, Planning Director
Cheryl Smith, Deputy City Clerk
JD Ellison, Building Official/Director
Gerry Gray, Fire Chief

The Pledge of Allegiance was led by Fire Chief Gerry Gray and the assemblage joined in.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS

APPROVAL OF MINUTES

M/S/C Moran, Dale to approve the minutes of March 25, 2008 as written.

AYES: Commissioners: Dale, Moran and Latourell

NOES: None

ABSENT OR NOT VOTING: Commissioners: Christ and Carrel (both abstained-absent that meeting)

PUBLIC HEARING TO CONSIDER; TENTATIVE PARCEL MAP 07-23 AND PLANNED DEVELOPMENT USE PERMIT NO. 377; RESOLUTION NO. 08-002; 80 BELLE MILL ROAD; ENTERVEST CAPITAL, LLC (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 other information submitted relating to this project submitted to the Commission.
3. Adopt Resolution No. 08-002 recommending the approval of Tentative Parcel Map 07-123 and PDUP No. 377 with the Findings and Conditions of approval shown in Resolution No. 08-002.

Chairperson Latourell opened the Public Hearing at 5:19 p.m.

Joe Dominick, Robertson & Dominick, representing the applicant Entervest Capital, LLC stated that he was available to answer any questions the Planning Commission might have.

Chairperson Latourell questioned what the downside of not approving this request would be.

Mr. Timboe stated that the old Carl's Jr. building would remain vacant.

Commissioner Carrel requested and received clarification on future proposals.

Mr. Timboe stated that they would have to conform to City Code and this covers future acts.

Commissioner Dale stated that Belle Mill as it is now is just carrying those rules and regulations on.

Mr. Timboe stated that this shopping center was constructed in the 80's and that he's unsure if there was a Planned Development Use Permit at that time.

Chairperson Latourell closed the Public Hearing at 5:25 p.m.

Chairperson Latourell requested clarification on conditions number 2 and if that should read Parcel B.

Mr. Timboe stated that was correct.

M/S/C Dale, Carrel to adopt Resolution No. 08-002 recommending the approval of Tentative Parcel Map 07-123 and PDUP No. 377 with the Findings and Conditions of approval shown in Resolution No. 08-002.

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

NOES: Commissioner: None

ABSENT OR NOT VOTING: Commissioners: None

DISCUSSION OF FRONT YARD SHADE TREES

Mr. Timboe gave a brief background on shade trees and what had been adopted in the past. An ordinance in regards to trees was adopted to help with energy conservation and beatification. The concept was that the trees grown help to keep both the house and pavement cooler.

Chairperson Latourell questioned if there was an approved list of trees.

Mr. Timboe stated yes, that there was both a landscape planter approved list and also regular or acceptable trees that will take the heat (Red Bluff Master Tree List).

Chairperson Latourell requested clarification on whether there was a set back for fire hydrants.

Fire Chief Gerry Gray stated no, may require more leaf pickup from GreenWaste during the fall months.

Mr. Timboe questioned if the leafs could be burnt.

Chief Gray stated that due to air quality the burning of leafs is going by the wayside.

Commissioner Dale stated that he brought this up so that a consensus could be made by the Planning Commission. He doesn't care where the trees are located, but would like to see more trees planted. He also doesn't care if the tree is on the approved list, or about the cost to the developer. What he would like to know is how the rest of the Commission felt, so that they can give direction to staff.

Mr. Timboe stated that there is an ordinance in place requiring trees and that trees in the front yard are covered in CEQA.

Chairperson Latourell questioned if Public Works Director Mark Barthel had any concerns one way or the other.

Mr. Timboe stated that Mr. Barthel feels the same. There is mandatory trash pickup within the City which includes leaf pickup. GreenWaste is trying to get more into recycling because they have found there is a market for this. He stated that adding trees in the front yard should not create a hardship.

Commissioner Dale stated that he recalled one subdivision that was proposed that the developer asked for and received mitigation to be allowed to move trees to the

backyard, so it can be discussed when projects come in. He feels it's a good idea to have a tree.

Chairperson Latourell stated that he's open for any input would the trees have benefits or would they be for aesthetics only.

Commissioner Carrel stated that he struggles with any kind of new ordinance, some people may not want trees and feels people should have a choice.

Chairperson Latourell requested clarification on whether this was from the back of the curb to the sidewalk.

Mr. Timboe stated that those were already established and that this would be between the sidewalk and the front of the structure (house).

Commissioner Dale stated that he didn't care if it was in the front or back yard; he just wanted to encourage more trees.

Commissioner Moran questioned what would happen if she was a buyer and told the developer that he didn't want a tree in the yard.

Mr. Timboe stated that minor modifications could be made by the Planning Director and are unusually put in the projects conditions. Mr. Timboe stated that one thing he sees coming down the road is the remediation of greenhouse gases, which is one thing for consideration of planting more trees and vegetation.

Commissioner Dale questioned if the Planning Commissioners would like to continue this discuss at a later date.

Chairperson Latourell stated that he's open to continuing this discussion in the future as information becomes available.

Mr. Timboe stated that he would provide the cost of 15 gallon trees on the list.

Commissioner Moran requested clarification on what Mr. Timboe was looking for and if there currently were mandatory requirements for front yard trees.

Mr. Timboe stated that there currently were no requirements for front yard trees, but there are provisions for subdivisions that have been passed down throughout the years. It's a practice and policy that has been in place and since that time some subdivisions have had them and some haven't.

Commissioner Dale questioned if there was someway to put the word out so that further discussion would be done with property owners.

Mr. Timboe stated that he could publish a public meeting notice if directed by the Planning Commission.

Commissioner Moran questioned if there would be an opportunity for the developer to have fees waived if trees were planted.

Mr. Timboe stated that the only body that can waive fees is the City Council and that the Finance Department had a fee policy in place that all departments followed.

Commissioner Dale stated that the developer could pass the cost of the trees on to the buyer and that he thought the way to go would be to educate people on the advantages of planting trees.

M/S/C Dale, Moran to continue this discussion in two month with the Planning Director researching the cost of each tree in a 15 gallon container on the master plan.

AYES: Commissioners: Carrel, Dale, Latourell and Moran

NOES: Commissioner: Christ

ABSENT OR NOT VOTING: None

Mr. Timboe stated that he would also provide a copy of his comments provided to the Tehama County Air Pollution Control District.

STAFF ITEMS/REPORTS

Mr. Timboe reported that at this time there are no items for the April 22, 2008 Planning Commission meeting.

ADJOURNMENT:

There being no further business the meeting was adjourned at 6:05 p.m. until April 22, 2008 at 5:15 p.m.

Respectfully submitted,

s/Scot Timboe
Planning Director