

## **PLANNING COMMISSION MINUTES**

**Date of Meeting:** Tuesday, June 10, 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  
Bob Carrel  
Andrew Christ (arrived 5:40 p.m.)

**Commissioners Absent:** None

**Staff Present:** Scot Timboe, Planning Director  
Cheryl Smith, Deputy City Clerk  
Gerry Gray, Fire Chief  
Mike Bachmeyer, Division Chief

The Pledge of Allegiance was led by Commissioner Doug Dale and the assemblage joined in.

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

None

### **CURRENT BUSINESS**

### **APPROVAL OF MINUTES**

M/S/C Dale, Moran to approve the minutes of May 27, 2008 as written.

AYES: Commissioners: Dale, Moran, Carrel and Latourell

NOES: None

ABSENT OR NOT VOTING: Commissioners: Christ (absent)

## **CONTINUED DISCUSS OF SHADE TREES**

Scot Timboe, Planning Director, gave a brief background on this discussion. Mr. Timboe stated that shade trees are found to be:

1. Aesthetically pleasing
2. Expensive to plant
3. Help to shade home and reduce energy bills

The trees that are required to be planted are 15 gallon and sell for approximately \$80. He questioned if the Planning Commission would support if he added to the conditions of any subdivisions that a tree be required in the front yard.

Chairperson Latourell requested clarification on whether the City Code required a tree in the front yard.

Mr. Timboe stated that residential front yard landscaping requirements were contained in Red Bluff City Code Section 25 Zoning and landscape requirements in Design Review Guidelines. He continued by explaining that there were other standards for parking lots, which allow for vegetation and landscaping in public view including down the side of a home unless there is a fence.

Commissioner Dale explained that he would like to know what path this item would take and would a Planning Commission decision be enough to require trees. He also requested clarification on whether it was written that trees were required every 30 feet and could someone who didn't want a tree get a waiver.

Mr. Timboe stated that was correct, there are written standards for trees every 30 feet between the curb and sidewalk, but the City Code Chapter 25 Zoning doesn't specify that there will be landscaping and it is up to the Planning Commission to decide what will be required. Mr. Timboe explained that trees are included in the subdivision conditions and that it is usually 60% sod and 40% other ground coverage that is used. A person could appeal to the Planning Commission and/or City Council and receive a waiver, but if the site is in public view there has to be landscaping and not just a rock garden. The current appeal fee set by the City Council is \$50.00.

Commissioner Dale pointed out that in the Britt Lane and Donita area the developers were successful in having the front yard tree put in the back yard.

Mr. Timboe stated that was correct and it would be the same now, as it would be blessed by the Planning Commission and City Council.

Commissioner Dale explained that he would like to have something in writing that could be referred back to.

Mr. Timboe explained that it could be included in the Zoning Code and/or the Design Review Guidelines.

Commissioner Moran questioned Fire Chief Gray if there were any additional fire hazards involved for his department.

Chief Gray stated no and that Fire is involved with the Technical Advisory Committee so involved with the discussions of any new housing developments.

Commissioner Dale pointed out that trees do help clean the air.

Mr. Timboe stated that was correct and that their by product was water and oxygen. He also explained that the Land Use Element will have something included in it in regards to trees.

Chief Gray explained that he would not be in favor of allowing owners to choose their own trees as some are highly flammable. He would like to see them choose trees from a master tree list.

Commissioner Moran stated that she has noticed that in Chico, which has a lot of trees, that it is cooler than Red Bluff.

Mr. Timboe stated that if the sun is kept off the blacktop it will keep the area cooler and that his goal in the General Plan is to move west and not over into the agricultural land, so a canopy of trees will develop as homes are built.

Commissioner Carrel stated that he was not for telling someone that they have to plant a tree in the front yard and would like to educate people on the benefits of having trees so that they would want to plant a tree. He stated that he doesn't like to be told to put something in and doesn't like to see it imposed on someone. He felt that staff should have the leeway to work with the developer and/or builder rather than having it dictated in more regulations. He felt that latitude should be given to staff.

Commissioner Dale stated that was not looking to protect any particular tree and if someone wants to take a tree out to go with an alternative tree that would be fine also.

Commissioner Christ stated that he agreed with Commissioner Carrel and doesn't want to implement more regulations, but he does like Commissioner Dale's idea to have a long term plan and be proactive. He also stated that he did not want an ordinance but would be in favor of allowing the preference of the Planning Director.

Commissioner Dale stated that what he would like is that the Planning Director be the deciding factor. He also would like to see that for the good of the City encourage people to put trees in their front yards or even the side yard.

Chairperson Latourell stated that he was comfortable with the fact that there was an appeal option available to people.

Mr. Timboe explained that through TAC (Technical Advisory Committee), if someone brought in a parcel map the discussion could come up of trees in the front yard. Staff would then discuss with the developer and it would show up as a condition at which time the Planning Commission and/or City Council could remove.

Commissioner Moran requested clarification on what was being done with homes that were already established and if the plan could also cover commercial or municipal.

Mr. Timboe stated that he can not go back to established homes unless they request a change in the square footage or the home is expanded. Commercial and Industrial are taken care of with the required 30 foot on center along the street and 60 feet on center in parking lots and that the City has no jurisdiction over other governmental agencies.

M/S/C Dale, Moran to request that the Planning Director formulate a change to the Design Review Guidelines requiring that new single family residential homes have a tree in the front yard.

AYES: Commissioners: Dale and Moran

NOES: Commissioners: Carrel, Christ and Latourell

ABSENT OR NOT VOTING: none

Motion not passed and no other action taken.

### **STAFF ITEMS/REPORTS**

Mr. Timboe reported that at this time he doesn't have anything for the June 24<sup>th</sup> meeting, but they are putting together a Subdivision Map that will come back in early August.

### **ADJOURNMENT:**

There being no further business the meeting was adjourned at 6:10 p.m. until June 24, 2008 at 5:15 p.m.

Respectfully submitted,

s/Scot Timboe  
Planning Director