

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, August 12, 2008

Time of Meeting: 5:15 p.m.

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

Commissioners Present: Jean Moran
Bob Carrel
Andrew Christ

Commissioners Absent: Doug Dale (absent – excused)
Greg Latourell (absent – excused)

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

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

CITIZEN'S COMMENT:

None

CURRENT BUSINESS

APPROVAL OF MINUTES

M/S/C Moran, Carrel to approve the minutes of June 10, 2008 with the corrections noted, expensive to inexpensive and one other typo at the end of page 3 adding a “s” on that.

AYES: Commissioners: Moran, Christ and Carrel

NOES: None

ABSENT OR NOT VOTING: Commissioners: Dale and Latourell (both absent - excused)

PUBLIC HEARING TO CONSIDER ORDINANCE NO. 987; REZONE NO. 206; REVISING CITY CODE AMENDING SECTION 25.79 (COMMERCIAL ZONING AND PERMIT REQUIREMENTS) TO CLASSIFY AS “NOT ALLOWED” FOR DWELLING, GROUND FLOOR, DWELLINGS, OTHER THAN GROUND FLOOR AND MOBIL HOME PARKS RATHER THAN ALLOW WITH CONDITIONAL USE PERMITS IN C-1 (NEIGHBORHOOD BUSINESS), C-2 (CENTRAL BUSINESS), C-3 (GENERAL COMMERCIAL, F-C (FREEWAY COMMERCIAL) ZONING DISTRICTS AS CURRENTLY INDICATED IN THE CITY CODE WITHIN THE CITY OF RED BLUFF, AND CLASSIFY AS “NOT ALLOWED” FOR DWELLINGS, GROUND FLOOR IN HC (HISTORICAL COMMERCIAL) RATHER THAN ALLOWED WITH A CONDITIONAL USE PERMIT AS CURRENTLY INDICATED IN THE CITY CODE INCLUDING THE REVISION OF CITY CODE SECTION 25.138 PLANNED DEVELOPMENT USE PERMIT- PERMITTED USES (B) REFERENCE TO R-1,R-2,R-3,R-4 USES PERMITTED OR USES PERMITTED WITH A USE PERMIT THAT SHALL BE REMOVED and FC, HC ADDED WITHIN THE CITY OF RED BLUFF CODE ALONG WITH THE CORRECTION AND AMENDMENT OF THE TYPO LOCATED IN (NOTES TO TABLE: N-NEXT ALLOWED IN THIS ZONING DISTRICT) THAT WILL BE CHANGED TO :N- NOT ALLOWED IN THIS ZONING DISTRICT AND THE TWO TYPO OMISSIONS OF M WITHIN CITY CODE SECTION 25.138 PLANNED DEVELOPMENT USE PERMIT- PERMITTED USES (C) REFERENCE TO LOCATED WITHIN -1,-2 DISTRICTS).

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. 987; Rezone No. 206.
2. Find that Ordinance No. 987; Rezone No. 206 is exempt from CEQA pursuant to Section 15061 (b) (3) of the CEQA Guidelines.
3. Recommend that the City Council adopt Ordinance No. 987; Rezone No. 206, amending Section 25.79 COMMERCIAL ZONES AND PERMIT REQUIREMENTS; removing-Residential: Dwellings, ground floor and Dwellings, other than ground floor and Mobil home parks, in C-1,C-2 C-3, CF and Dwellings, ground floor in HC along with Section 25.138 Planned Development Use Permit- Permitted Uses (B) For those planned development located within C-1,C-2,C-3 districts, any use permitted or uses permitted with a use permit in C-1,C-2,C-3,FC and HC districts. and associated Zoning Code typo (Nest Allowed changed to read as Not Allowed), or omissions of (M) 25.138 Planned Development Use Permit- Permitted Uses (C) within located -1,-2 districts (changed to read as located M-1,M-2).

Vice Chairperson Christ opened the Public Hearing at 5:27 p.m. and after receiving no comments closed the Public Hearing at 5:27 p.m.

Commissioner Carrel stated that he agreed with the concept, but requested clarification on whether existing commercial property would no longer exist if the property was sold.

Mr. Timboe stated that he believed in the “Grandfather” clause and that owners could sell as commercial and/or residential and a burn down clause allows a non-conforming structure to be rebuilt with the same footage.

Vice Chairperson Christ stated that he felt this was a great idea and that with only 6% commercial remaining need to make this work.

M/S/C Carrel, Moran to:

1. Find that Ordinance No. 987; Rezone No. 206 is exempt from CEQA pursuant to Section 15061 (b) (3) of the CEQA Guidelines.
2. Recommend that the City Council adopt Ordinance No. 987; Rezone No. 206, amending Section 25.79 COMMERCIAL ZONES AND PERMIT REQUIREMENTS; removing-Residential: Dwellings, ground floor and Dwellings, other than ground floor and Mobil home parks, in C-1,C-2 C-3, CF and Dwellings, ground floor in HC along with Section 25.138 Planned Development Use Permit- Permitted Uses (B) For those planned development located within C-1,C-2,C-3 districts, any use permitted or uses permitted with a use permit in C-1,C-2,C-3,FC and HC districts. and associated Zoning Code typo (Nest Allowed changed to read as Not Allowed), or omissions of (M) 25.138 Planned Development Use Permit- Permitted Uses (C) within located -1,-2 districts (changed to read as located M-1,M-2).

AYES: Commissioners: Carrel, Christ and Moran

NOES: Commissioners: None

ABSENT OR NOT VOTING: Dale and Latourell (both absent – excused)

STAFF ITEMS/REPORTS

Mr. Timboe reported that the Wal-Mart Supercenter would be coming back to the Planning Commission for a Public Meeting in September and discussing some possible dates with the Commission stated that he will see if any of the dates were available at the Community Center and contact Commissioners Dale and Latourell to see which dates they are available. The meeting would start at 6 p.m. and the 3 minutes policy would be enforced. There has been a 17% reduction in size of the building, a larger sound wall along Reeds and the large heritage oak will be saved.

Mr. Timboe reported that on August 26th a 49 unit subdivision will be discusses. This subdivision is in the Crosby/Spyglass area and will tie the area together.

Mr. Timboe also reported that he is currently on the Housing Element and that it will be coming to the Planning Commission within the year.

ADJOURNMENT:

There being no further business the meeting was adjourned at 5:38 p.m. until August 26, 2008 at 5:15 p.m.

Respectfully submitted,

s/Scot Timboe
Planning Director