

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, August 25, 2009
Time of Meeting: 5:15 p.m.
Place of Meeting: City Council Chambers
555 Washington Street
Red Bluff, CA

Commissioners Present: Jean Moran
Andrew Christ
Greg Latourell
Doug Dale
Kevin Fitzpatrick

Commissioners Absent: None

Staff Present: Scot Timboe, Planning Director
Michael Bachmeyer, Fire Chief
Cheryl Smith, Deputy City Clerk

Chairperson Dale called the meeting to order at 5:16 p.m.

The Pledge of Allegiance was led by Commissioner Greg Latourell and the assemblage joined in.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS

1. APPROVAL OF MINUTES

July 28, 2009

M/S/C Latourell, Christ to approve the minutes of July 28, 2009 as written.

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

NOES: Commissioners: None

ABSENT OF NOT VOTING: Fitzpatrick (abstained-absent that meeting)

2. PUBLIC HEARING; RESOLUTION NO. 2009-005; GENERAL PLAN AMENDMENT 2009-002; ADOPTION OF 2008-2013 HOUSING ELEMENT OF THE GENERAL PLAN AND APPROVAL OF RELATED NEGATIVE DECLARATION

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, the Negative Declaration, and all other information relating to the 2008-2013 Housing Element of the General Plan.
3. Adopt Resolution No. 2009-005 recommending City Council adoption of the 2008-2013 Housing Element General Plan Amendment 09-002 and approving the related Negative Declaration.

Mr. Timboe reported that the letter from Alan Abbs of the Tehama County Air Pollution Control District, asking that the City of Red Bluff model our air quality analysis after the City of Corning, was received this afternoon.

Chairperson Dale open the public hearing at 5:24 p.m. and after receiving no public comments closed the public hearing at 5:25 p.m.

Commissioner Moran stated that she was concerned that if Mr. Abbs recommendation was taken that the City would be trying to speculate on the time when the housing would be constructed and set a bad policy and that she agrees with the statement by Cathy Creswell in her letter dated July 31, 2009 that "the element will be in full compliance when adopted and submitted to the Department, pursuant to Government Code Section 65585(g)."

Chairperson Dale requested clarification on what Mr. Abbs was requesting.

Mr. Timboe stated that air quality is impacted when you construct something and the difference in Corning's approach is that they analyzed the air quality impacts as if there 411 State identified (low, Very low , moderate, above moderate income) houses were being built now and associating mitigation measures on a project that is not being constructed or entitled now.

Mr. Timboe stated that as projects are brought in, staff reviews and then makes an analysis on what mitigation measures would be needed, because at this time we don't know how many housing projects the City may get. What the document says is that you have to have a set percentage of low income homes, very low income homes, moderate income homes, above moderate income homes based on the regions socioeconomic and demographic information along with ADA and energy efficient concept etc, which is why the Housing Element is a policy document. As stated on page 4-4 of the Negative Declaration – Environment Checklist "the 2008-2013 Housing Element is a policy document and does not involve the construction of housing that would violate air quality standards, result in a net increase in pollutants, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. However, the Housing Element does include policies and programs that are designed to

facilitate the development of housing to meet the current and future housing needs of all income levels and special needs groups in the City.”

Chairperson Dale requested clarification on what type of air quality impacts.

Mr. Timboe stated that one would be a condition that when construction is occurring the area must be watered down to keep the dust down. Other types are Ozone impacts, carbon monoxide emissions from vehicles.

Commissioner Moran stated that she felt we should adopt what we have.

Commissioner Latourell stated that he was confident that Mr. Timboe had put every effort into this document and questioned by Mr. Abbs waited until the 11th hour to send his letter. He stated that he saw no reason to delay adoption of the document.

M/S/C Moran, Fitzpatrick to adopt Resolution No. 2009-005 recommending City Council adoption of the 2008-2013 Housing Element General Plan Amendment 09-002 and approving the related Negative Declaration.

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

NOES: None

ABSENT OR NOT VOTING: None

STAFF ITEMS/REPORTS:

Mr. Timboe reported that there may not be a September 8th meeting, but that he was working on a preliminary map for a lot split on Hornbeck out at the Airport.

ADJOURNMENT:

There being no further business the meeting was adjourned at 5:52 p.m. until September 8, 2009 at 5:15 p.m.

Respectfully submitted,

s/Scot Timboe
Planning Director