



CITY OF RED BLUFF

555 Washington Street, Red Bluff, California 96080
(530) 527-2605; Fax (530) 529-6878
www.cityofredbluff.org

MINUTES

Regular Meeting of the Red Bluff Planning Commission
Wednesday, January 26, 2022
Council Chambers 6:00 p.m.

1. Call to Order

Chairperson Grove called the meeting to order at 5:15 p.m.

2. Pledge of Allegiance

Chairperson Grove led the assembly in the pledge of allegiance.

3. Roll Call

All Commission were present.

Chairperson	Bruce Grove Jr.
Vice Chair	Ron Johnson
Commissioner	Steve Piffero
Commissioner	Tyler Miranda
Commissioner	Greg Latourell (Zoom)

4. Citizen Comment

Chairperson Grove called for citizen comment and hearing none, closed.

Community Development Director, Tom Westbrook, explained why the regular meeting was held on a Wednesday versus the regularly scheduled day.

Public Hearing(s)

5. Resolution #01-2022 Municipal Code Amendment; Chapter 25: Zoning Article V: Naming/Renaming –(Alleyways)

Mr. Westbrook reviewed the staff report and recommended that the Planning Commission take the following action: Move to adopt Resolution No. 01-2022 recommending for approval to the City Council an Amendment to the Red Bluff Municipal Code Amendment Chapter 25: Zoning, Article V: Naming/Renaming as presented herein and approval of the Categorical Exemption as presented.

Commissioner Pifero asked and received confirmation that the neighboring residents were notified properly about the Public Hearing.

Commissioner Miranda inquired about the reason behind renaming the alley way.

Mr. Westbrook informed the Commission that the renaming request was from a local family looking to give historical recognition to their families by renaming the alley way which was a popular area for their culture years ago.

Chairperson Grove asked if the amendment was reviewed by police and fire.

Mr. Westbrook explained the amendment was reviewed by TAC which is composed of Police, Fire, Planning, Building and Public Works.

Chairperson Grove opened the public hearing at 6:10 p.m.

John Prinz stated the person who spoke on this topic at the last City Council meeting was simply honoring her family.

Jessica Casas stated she is asking for the amendment to raise awareness to the local Chinese Community.

Chairperson Grove closed the public hearing at 6:13 p.m.

Commissioner Pifero moved to adopt Resolution 01-2022 and Vice Chair Johnson seconded the motion.

AYES: Commissioners Grove, Johnson, Pifero, Miranda and Latourell

NOES: None

ABSENT OR ABSTAIN: None

6. Resolution #02-2022 Municipal Code Amendment; Chapter 25: Zoning, Article VIII: Commercial Districts, Article IX: Industrial Districts and New Chapter 6B: Commercial Cannabis Regulations

Mr. Westbrook reviewed the staff report and recommended that the Planning Commission take the following action:

Move to adopt Resolution No. 02-2022 recommending for approval to the City Council regarding Amendments to the Red Bluff Municipal Code Chapter 25: Zoning, Article VIII: COMMERCIAL DISTRICTS – Section 25.79, Commercial Zones and Permit Requirements, Article IX: INDUSTRIAL DISTRICTS – Section 25.92 Industrial Zones and Permit Requirements and new Chapter 6B – COMMERCIAL CANNABIS REGULATIONS as presented herein and approval of the Notice of Determination.

Mr. Westbrook provided images of the zoning matrix and explained the types of uses and where the proposed uses are permitted, focusing on retailer storefront dispensaries. Mr. Westbrook also explained the map images he provided including the 600-foot buffer from day care centers, educational institutions, and youth-oriented facilities revealing areas that are available for dispensaries.

Commissioner Pifero pointed out that there is a day care center on Sutter Road which is not visible on the map.

Commissioner Tyler asked if the 600-foot buffers are conscious of the County's schools (Antelope).

Mr. Westbrook stated that Antelope School is included.

Mr. Westbrook reported there were letters of concern received from business owners and the letters were included in the agenda packet and included an email that was received as well.

Chairperson Grove applauded staff and the cannabis committee for their hard work on the ordinances.

Vice Chair Johnson asked if there is a map of the historic downtown area and Mr. Westbrook provided images of the area and explained dispensaries are allowed in zone C2, C3 Historic Commercial and all of the industrial (M1, M2 and the Planned Industrial).

Commissioner Pifero inquired if the ordinance is including all youth centers. There are dance and music studios included in that buffer.

Mr. Westbrook quoted the definition of youth centers and explained that the dance studios are paid for; not free and accessible by the public.

Commissioner Latourell asked if dispensaries lost their license and a sensitive user moves in within 600-feet buffer before a new dispensary reestablishes, then will that location will be prohibited?

Commissioner Latourell asked and received confirmation that the city will keep an updated map on each scenario and applauded Mr. Westbrook's presentation.

Chairperson Grove opened the public hearing at 6:46 p.m.

Gary Spurgeon a local business owner stated that the downtown area is not a good place for a dispensary. Redding only allows dispensaries outside their city limits. If a dispensary goes in where it is rumored to, it will open a pandoras box.

John Prinz, an advocate to replace opioids with cannabis, expressed his support of the cannabis ordinance.

Robert Halpin, representing Cannabis Liberation League of California, read from an email (on file at Clerk's Office) from Jason Browne asking the Council to consider 5 instead of 3 dispensaries or alternatively allowing free market play out as it should. Mr. Halpin read several other sections of the email.

Lathen Martinez, Sundial Collective, stated that youth-oriented facilities must be used primarily for youth. Dispensaries will not change the downtown area, they have strict stipulations preventing customers from using cannabis and there is also 24 hour security. Mr. Martinez recommended the Commission make their recommendation to the City Council.

Jay Fisher asked why Police and Fire were omitted from Page 45 of the ordinance and Mr. Westbrook explained the Technical Advisory Commission (TAC), who is the review process, is comprised of Police, Fire, Building and Public Works.

Mr. Fisher expressed concerned about the revenue and mentioned Redding's revenue and that Redding's dispensaries are not allowed in the downtown area.

Carlos Zapata, Palomino Room, stated that the downtown dispensaries in other cities look like Apple Stores and not headshops. He suggested the Commission go and tour a dispensary.

Mike Flournoy expressed his support of a dispensary; the city has an opportunity to bring in revenue.

Kenn Rieders, Red Bluff Cannabis Committee, expressed his support of dispensaries and suggested the City adopt Jason Browne's ideas expressed in his email.

Chairperson Grove closed the public hearing at 7:22 p.m.

The Planning Commission discussed design guidelines, signage, security, crime statistics, downtown exclusion, edibles, regulation by cannabis control, inspections, beautification, development agreement, number of dispensaries, location, and other items.

Vice Chairperson Johnson motioned to adopt Resolution 02-2022 recommending for approval to the City Council regarding Amendments to the Red Bluff Municipal Code Chapter 25: Zoning, Article VIII: COMMERCIAL DISTRICTS – Section 25.79, Commercial Zones and Permit Requirements, Article IX: INDUSTRIAL DISTRICTS – Section 25.92 Industrial Zones and Permit Requirements and new Chapter 6B – COMMERCIAL CANNABIS REGULATIONS as presented herein and approval of the Notice of Determination.

Commissioner Miranda seconded the motion.

AYES: Commissioners Grove, Johnson, Piffero, Miranda and Latourell

NOES: None

ABSENT OR ABSTAIN: None

Informational Items

7. General Plan Update

Mr. Westbrook updated the Commission on a stakeholder meeting that was held on November 9, 2021. The consultant is reviewing data from the City Council/Planning Commission Workshop and will provide more information soon; then the public workshops will begin.

Mr. Westbrook updated the Commission on the following items:

- Design review received for the expansion to the east of Aarons (2900 sq ft)
- Façade improvement for Burger King
- Tenant improvement at Tractor Supply
- Surf Through Car Wash building permit is ready to issue
- Panda Express project is on hold
- Carl's Jr. in the process of formulating construction documents for building permits

8. Adjournment

Chairperson Grove adjourned the meeting at 8:45 p.m.