

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, September 26, 2006

Time of Meeting: 5:15 p.m.

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

Commissioners Present: James Brink
Doug Dale
Greg Latourell
Andrew Christ

Commissioners Absent: None

Staff Present: Scot Timboe, Interim Planning Director
Mark Barthel, Public Works Director
Mike Bachmeyer, Fire Marshal
Cheryl Smith, Deputy City Clerk

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

A. CITIZEN'S COMMENT:

None

B. CONSENT CALENDAR:

APPROVAL OF MINUTES

September 12, 2006

M/S/C Dale, Christ to approve the minutes of September 12, 2006.

AYES:Commissioners: Dale, Christ, Latourell and Brink

NOES: Commissioners: None

ABSENT OR NOT VOTING: Commissioner: None

CURRENT BUSINESS:

PUBLIC HEARING; USE PERMIT NO. 366; TO CONSTRUCT A SINGLE-FAMILY DWELLING UNIT ON A LOT IN A C-3 DISTRICT; 640 CENTER STREET; APN 41-033-09; MARIA GONZALEZ (OWNER)

Scot Timboe, Interim Planning Director reviewed the staff report and gave staff recommendation that the Planning Commission:

1. Conduct the Public Hearing.
2. Consider all public testimony and all other information relating to this project submitted to the Commission.
3. Adopt Resolution No. 06-013, approving Use Permit No. 366 with the findings and conditions of approval shown in Resolution No. 06-013.

Chairperson Brink opened the Public Hearing and after receiving no comments closed the Public Hearing at 5:21 p.m.

Commissioner Latourell requested clarification on emergency response and whose jurisdiction that area would fall under.

Fire Marshal Mike Bachmeyer reported that the Fire Department had a mutual aid agreement with the County of Tehama and that generally in that area both agencies respond and then the first one on site would evaluate and advise if additional engines and/or personnel were needed for the incident.

M/S/C Dale, Christ to adopt Resolution No. 06-013, approving Use Permit No. 366 with the findings and conditions of approval shown in Resolution No. 06-013.

AYES:Commissioners: Dale, Christ, Latourell and Brink

NOES: Commissioners: None

ABSENT OR NOT VOTING: Commissioner: None

PUBLIC HEARING TO CONSIDER; TENTATIVE TRACT MAP 06-1015 AND PLANNED DEVELOPMENT USE PERMIT NO. 363; RESOLUTION NO. 06-012; 606 REEDS AVE.; GREY & SNOW (APPLICANT/OWNER)

Scot Timboe, Interim Planning Director, gave a brief background of the project, reviewed the staff report, and gave staff's recommendation that the Planning Commission:

1. Conduct the Public Hearing.
2. Consider all public testimony and all other information relating to this project submitted to the Commission.

3. Adopt Resolution No. 06-012 recommending that the City Council approve the Tentative Tract Map 06-1015 and Planned Development Use Permit No. 363 with the Findings and Conditions of approval shown in Planning Commission Resolution 06-012.

Mr. Timboe reported that the project continues to have a private roadway that will not be enforced by the Police Department; that staff had received a letter from GreenWaste stating that they would now provide garbage pickup in front of the residences; Fire extinguishers will no longer be required by the Fire Department because there is now two way access to the homes and that the revised plans now allow for more than 4 feet between homes.

Chairperson Brink opened the Public Hearing at 5:27 p.m.

Richard Clapp, resident, voiced his concerns with this area because of the proposed Wal-Mart Supercenter and the increase in traffic generated from new homes in the Wal-Mart area that have gone in since the EIR was completed.

Chairperson Brink stated that Wal-Mart issues should be addressed at the hearing for the project.

Chairperson Brink closed the Public Hearing at 5:30 p.m. after receiving no other comments.

Commissioner Latourell stated that it was nice to see both the response from GreenWaste and that the developer was working with the Planning Department.

Commissioner Dale stated that he still was not happy with the street being private.

M/S/C Dale, Latourell to adopt Resolution No. 06-012 recommending that the City Council approve the Tentative Tract Map 06-1015 and Planned Development Use Permit No. 363 with the Findings and Conditions of approval shown in Planning Commission Resolution 06-012.

AYES:Commissioners: Dale, Christ, Latourell and Brink

NOES: Commissioners: None

ABSENT OR NOT VOTING: Commissioner: None

Chairperson Brink thanked the developer for addressing the concerns of the Planning Commission and staff.

STAFF ITEMS/REPORTS:

Mr. Timboe reported that for the October 10th meeting there would be a 223 unit subdivision located behind the Highland Bluff/Country Village subdivision. The project is including 35 acres of open park land and that it is more environmentally considerate. The developer has requested a Fire Suppression District and also a Lighting and Landscaping District to support parks.

Chairperson Brink asked if this would be a preliminary application.

Mr. Timboe stated no that this would be a formal application.

Commissioner Latourell questioned if this was the subdivision that would have a road connecting to Baker Road.

Mr. Timboe stated that the new street would head west to Ludlow and the Baker Road area.

Commissioner Dale asked if staff remembered what the tree count was for this area.

Mr. Timboe stated that he would question it was 800 to 1200 and that the developer has done a very good job with the plans, which has taken close to 2 years to complete.

Mr. Timboe reminded the Commissioners of the Wal-Mart hearing that would be held on October 16th beginning at 6 p.m. at the Community/Senior Center. He stated that he does have a backup date if the consultants fail to get everything done on time. He stated that the last meeting opened the door for some improvements.

E. ADJOURNMENT:

There being no further business the meeting was adjourned at 5:45 p.m. until October 10, 2006 at 5:15 p.m., City Council Chambers, City Hall.

Respectfully submitted,

Scot Timboe
Interim Planning Director