

PLANNING COMMISSION MINUTES

Date of Meeting: Tuesday, April 24, 2007

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
Bob Carrel
Andrew Christ
Jean Moran-Pool

Commissioners Absent: None

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

The Pledge of Allegiance was led by Cliff Larimer and the assemblage joined in.

CITIZEN'S COMMENT:

None

CURRENT BUSINESS

APPROVAL OF MINUTES

M/S/C Christ, Carrel to approve the minutes of April 10, 2007 as written.

AYES: Commissioners: Carrel, Christ, Dale, Latourell and Moran-Pool.

NOES: None

ABSENT OR NOT VOTING: None

SETBACK ADJUSTMENT NO. 2007-002; TO ALLOW REDUCED FRONT YARD SETBACK OF 4 FEET, AND SIDE YARD SETBACK FROM TEN FEET TO 3.5 FEET FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING UNIT THAT WOULD BE CONSISTENT WITH AN ENGLISH COTTAGE STYLE; 432 CRITTENDEN ST.; APN 29-256-06; NEIL WINSTEAD

Scot Timboe, Planning Director, reviewed the staff report and gave staff's recommendation that the Planning Commission adopt Resolution No. 07-005 approving Setback Adjustment 07-002.

Commissioner Latourell requested and received clarification on whether the home would be built according to the plot plan and if it would be flush with the other homes.

Mr. Timboe stated that he believes the structure steps back for architectural relief, which would line up closer with the house to the west, and that the Planning Department signs off on all setbacks and that the setbacks are addressed in the City Code.

Commissioner Moran-Pool requested and received clarification on the setback footage.

Chairperson Dale requested clarification on whether the City was the only contiguous property owner.

Mr. Timboe explained that the contiguous applies to the actual side to be affected.

Commissioner Latourell requested clarification that the City was responsible for the maintenance of the alley.

Mr. Timboe stated that was his understanding.

Commissioner Carrel questioned Division Chief Mike Bachmeyer on whether the Fire Department and any issues with the shorter setbacks.

Mr. Bachmeyer stated no and it was closer for the hoses and that there was plenty of clearance for hoses in the alley.

M/S/C Latourell, Moran-Pool to adopt Resolution No. 07-005 approving Setback Adjustment 07-002.

AYES: Commissioners: Carrel, Christ, Dale, Latourell and Moran-Pool

NOES: None

ABSENT OR NOT VOTING: None

PUBLIC HEARING; USE PERMIT NO. 372; TO USE A SINGLE FAMILY DWELLING UNIT AS AN OFFICE (OFFICE PROFESSIONAL) IN AN R-4 ZONING DISTRICT AT 445 CRITTENDEN STREET; APN 29-305-04; MR. & MRS. WAITS (OWNERS)

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 and all other information relating to this project submitted to the Commission.
3. Adopt Resolution No. 2007-004, Approving Use Permit No. 372 with the findings and conditions of approval shown in Resolution No. 2007-004.
4. Approve:
 - A. The reduction in Parking Standards for 5 uncovered parking spaces, as allowed in Section 25.224 of the Zoning Code.

Chairperson Dale opened and closed the Public Hearing at 5:60 p.m. with no public comments.

Commissioner Carrel requested and received clarification on the garage referenced, whether it was condemned and if not needed if it could be torn down and the area used for parking spaces.

Mr. Timboe indicated the property owner wanted to keep the garage structure, but it would not be used for patrons and then explained that it is covered in condition number 4 that if there are complaints regarding parking that the parking issue will be brought back to the Planning Commission to address and make recommendations, at which time, the Planning Commission can direct the owner to remove the garage and use that area for additional parking.

Chairperson Dale noted that to the north of this location are two professional offices.

Commissioner Latourell explained that he was uncomfortable with granting a reduction in parking spaces and would like to see the parking spots put in or hold off on approval until hearing from neighboring parcels.

Mr. Timboe explained that there have been no complaints after 4 to 5 years.

Commissioner Latourell stated that if the garage was not of historical value then he would like to see it torn down and parking spaces put in.

Mr. Timboe explained that all projects first go through the Technical Advisory Committee (TAC) where all City departments discuss and sign off on projects. If there at sometime in the future staff receives parking complaints with this project then it will be brought back to the Planning Commission where it can request that the garage be removed to address the parking issue.

Chairperson Dale stated that he felt there were conditions in place that will address any future issues with parking complaints.

Commissioner Carrel requested clarification on what would happen if there was parking problems in the future.

Mr. Timboe explained that if a parking problem becomes apparent and he receives any calls complaining then this will be brought back to the Planning Commission and at that time the Planning Commission can require that the garage be removed.

Motion by Commissioner Latourell that the appropriate parking be installed at this time.

Died due to the lack of a second.

Motion by Commissioner Carrel to wording to condition number 4 that the garage will be removed if a building permit was requested that would increase the square footage.

Mr. Timboe explained that if the owners decide to expand the building then they would have to expand the parking or come back for another parking request.

Commissioner Carrel expressed his concerns that the area was becoming more commercialized.

Commissioner Latourell requested and received clarification on the parking of big rigs.

Mr. Timboe explained that the parking was enforced by the Police Department.

Neil Winstead, citizen, commented that if all the garages in that neighborhood were removed the area would lose its appeal.

Commissioner Moran-Pool agreed that condition number 4 gave the Planning Commission the authority to have the garage removed if parking complaints are received.

It was brought to Chairperson Dale's attention that Commissioner Carrel had a motion on the table.

After revisiting the motion, the motion died due to a lack of second.

Commissioner Latourell requested and received clarification on who would pay the appeal fee.

Chairperson Dale pointed out that condition number 4 had been included on several Conditional Use Permits.

Mr. Timboe stated that was correct and that no complaints had been received.

M/S/C Dale, Moran-Pool to:

1. Adopt Resolution No. 2007-004, Approving Use Permit No. 372 with the findings and conditions of approval shown in Resolution No. 2007-004.
2. The reduction in Parking Standards for 5 uncovered parking spaces, as allowed in Section 25.224 of the Zoning Code.

AYES: Commissioners: Christ, Dale, and Moran-Pool

NOES: Commissioners: Carrel and Latourell

ABSENT OR NOT VOTING: None

**LOT LINE ADJUSTMENT 2007-002; VOLUNTARY MERGER NO. LLA-2007-002;
PLANNING COMMISSION RESOLUTION NO. 2007-006; ASSESSOR'S PARCELS
33-190-02 & 10; 545 SO. MAIN STREET; BOB CASAROLI**

Scot Timboe, Planning Director, reviewed the staff report and gave staff's recommendation that the Planning Commission adopt Resolution No. 2007-006 approving Lot Line Adjustment 2007-002, and direct staff to record Merger No. LLA-2007-002 after Conditions of approval are complied with.

Chairperson Dale noted that there currently was not room for a turning land.

Mr. Timboe explained that the Lot Line Adjustment was not proposing a turn lane at this time.

Chairperson Dale questioned if the applicant was aware of the possible underground pollution.

Mr. Timboe stated that he was and that he had been working with Tehama County Environmental Health and the Regional Water Quality Control Board.

Commissioner Latourell asked and received clarification on the Planning Commission requiring that a record of survey be done.

Bob Casaroli, applicant, stated that a survey was completed by Robertson and Dominick.

Commissioner Carrel requested and received clarification on whether the widening of the underpass in the future would have any impact on this project.

Mr. Timboe stated that Mr. Casaroli would be dedicating 100 feet from the overpass for future expansion.

M/S/C Carrel, Christ to adopt Resolution No. 2007-006 approving Lot Line Adjustment 2007-002, and direct staff to record Merger No. LLA-2007-002 after Conditions of approval are complied with.

AYES: Commissioners: Carrel, Christ, Dale, Latourell and Moran-Pool

NOES: None

ABSENT OR NOT VOTING: None

STAFF ITEMS/REPORTS

JD Ellison, Building Director/Official, reported that the next section of the Cone Kimball Tower would be put in place on either May 1st or 2nd.

Mike Bachmeyer, Division Chief, reported that they would be moving to the International Building Code in July.

ADJOURNMENT:

There being no further business the meeting was adjourned until May 8, 2007 at 5:15 p.m., Council Chambers, City Hall.

Respectfully submitted,

Scot Timboe
Planning Director