

TEHAMA COUNTY PLANNING COMMISSION

444 Oak Street, Room "I"

Red Bluff, CA 96080

Phone 530-527-2200 Fax (530) 527-2655



Commissioner Bill Moule - Vice-Chairman

Commissioner Noel Bookout

Commissioner Gary Durden – Chairman

Commissioner Sherman Lee

Commissioner Ian Turnbull

Airport Land Use Commissioner R. J “Tony” Miller

District 1

District 2

District 3

District 4

District 5

PLANNING COMMISSION MINUTES

MINUTES FOR THE MEETING HELD ON: August 15, 2019

LOCATION: Board Chambers
Administration Building
727 Oak Street
Red Bluff, CA 96080

COMMISSIONERS PRESENT: Durden, Moule, Bookout, Turnbull

COMMISSIONERS ABSENT: Lee

COUNTY STAFF PRESENT: Kristen Maze, Planning Director
Jessica Frenken, Administrative Secretary III
Scot Timboe, Planner III

I. PLEDGE OF ALLEGIANCE

Chairperson Durden opened the meeting and led in the pledge of allegiance

II. CITIZENS CONCERNS

Bill Moule presented a letter reflecting his recollection of events from the July 18, 2019 and August 1, 2019 Planning Commission meeting regarding Red Bank Ale & Quail.

III. MINUTES OF THE MEETING

There was discussion between Commissioners and Tehama County Planning Department staff regarding the content of the updated minutes. Director Maze stated that Tehama County does not write verbatim minutes, and the Commissioners are always welcome to listen to the audio with the clerk if they are unhappy with summarized minutes.

Vice Chairperson Moule made a motion to;

- 1. Approve of July 18, 2019 Planning Commission Minutes

RESULT:	APPROVED [4:0]
MOVER:	Bill Moule, Vice-Chairperson
SECONDER:	Ian Turnbull, Commissioner
AYES:	Moule, Durden, Turnbull
NOES:	Noel Bookout, Commissioner

Vice Chairperson Moule made a motion to;

- 2. Approve of August 1, 2019 Planning Commission Minutes

RESULT:	APPROVED [4:0]
MOVER:	Bill Moule, Vice-Chairperson
SECONDER:	Ian Turnbull, Commissioner
AYES:	Moule, Bookout, Durden, Turnbull

IV. REGULAR ITEMS

- 1. **CONTINUE THE PUBLIC HEARING TO CONSIDER REZONE NO. 19-04 (A&B); TEXT AMENDMENT REPEALING AND REORGANIZING SECTIONS 17.08.080 AND 17.08.090 OF THE GENERAL PROVISION CHAPTER AND MAP AMENDMENT REMOVING THE SPECIAL COMBINING DISTRICTS S AND P, FROM M-1; LIGHT INDUSTRIAL AND M-2; GENERAL INDUSTRIAL ZONING DISTRICTS.**

Scot Timboe, Planner III presented the project to the Planning Commission. Mr. Timboe discussed the removal of an obsolete interim chicken ordinance, reorganizing general provisions, and updating the zoning map.

Mr. Timboe, Director Maze and Commissioners discussed the setback requirements, parking area requirements, and the intent of the design criteria for the M-1; Light Industrial and M-2; General Industrial zones.

Public Hearing was opened.

Candy Carlson, business owner spoke about an exception to the design criteria for unconventional parcels

Public Hearing was closed.

Director Maze stated that there is an exception for all design criteria, and stated where it was located in the conditions.

Vice Chairperson Moule made a motion to;

- A. Move to recommend that the Board of Supervisors find that Rezone #19-04 (A-Text Amendment & B-Map Amendment) are exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3);

RESULT:	APPROVED [4:0]
MOVER:	Bill Moule, Vice-Chairperson
SECONDER:	Ian Turnbull, Commissioner
AYES:	Moule, Bookout, Durden, Turnbull

Vice Chairperson Moule made a motion to;

- B. Move to recommend that the Board of Supervisors adopt the findings contained in the staff report and Ordinances for Rezone #19-04 (A-Text Amendments and B-Map Amendment), which will further implement the 2009-2029 Tehama County General Plan.

RESULT:	APPROVED [4:0]
MOVER:	Bill Moule, Vice-Chairperson
SECONDER:	Noel Bookout, Commissioner
AYES:	Moule, Bookout, Durden, Turnbull

V. PUBLIC HEARING

1. CONSIDERATION OF GPA # 2019-01; TEHAMA COUNTY HOUSING ELEMENT UPDATE 2019-2024

Mr. Timboe began the presentation by stating there are State Laws the Housing Element must comply with. Mr. Timboe discussed the involvement with Housing Community Development (HCD), who stated that Tehama County Housing Element is in compliance with all updated State Laws.

Discussion between Commissioners, Mr. Timboe and Director Maze on the low income housing zones, and a property owner’s ability to offer Tehama County their parcel with the required services and zoning for low income housing.

Chairperson Durden asked about farmworker housing. Director Maze stated Tehama County is willing to work with all local farmers to develop farmworker housing it is just a slow process.

Public hearing was opened.

Public hearing was closed.

Vice Chairperson Moule made a motion to;

- A. Move to Recommend that the Board of Supervisors find that the project is exempt from CEQA pursuant to CEQA guidelines Section 15061(b)(3) and adopt the findings relative to CEQA in the staff report and as contained in the Board of Supervisors Resolution (Attachment A);

RESULT:	APPROVED [4:0]
MOVER:	Bill Moule, Vice-Chairperson
SECONDER:	Noel Bookout, Commissioner
AYES:	Moule, Bookout, Durden, Turnbull

Vice Chairperson Moule made a motion to;

- B. Move to recommend the Board of Supervisors adopt the findings and approve the GPA # 19-01 for the 2019-2024 Tehama County Housing Element Update.

RESULT:	APPROVED [4:0]
MOVER:	Bill Moule, Vice-Chairperson
SECONDER:	Noel Bookout, Commissioner
AYES:	Moule, Bookout, Durden, Turnbull

VI. DIRECTOR COMMENTS

None.

VII. ADJOURN