

Planning Commission Regular Meeting Minutes

Monday, January 28, 2008

Commission Members present: Chairman Sanders, Commissioner Marshall, and Commissioner Freeman and Commissioner Wright.

Commission Members absent: Commissioner Davis.

Others present: Jim Manning, City Administrator
Monica Aguayo, Assistant City Planner
Dino McCarty, Applicant
Jim Granzella, Citizen
Bill Mc Carty, Citizen
Mark Marshall, Citizen

Chairman Sanders calls the meeting to order at 7:02 p.m. leading the Pledge of Allegiance.

Chairman Sanders declares time for a period of public comment.

There being no public present, Chairman Sanders closes the period of public comment.

Chairman Sanders declares time for the approval of the minutes from the August 27, 2007 meeting.

It is moved by Commissioner Freeman, seconded by Commissioner Wright, to approve the August 27, 2007 minutes. Motion carried by the following vote:

Ayes: Commissioners Wright, Freeman, and Sanders
Noes: None.
Abstain: Vice-Chairman Marshall
Absent: Commissioner Davis

Chairman Sanders declares time for the approval of the minutes from the October 22, 2007 meeting.

It is moved by Commissioner Freeman, seconded by Vice-Chairman Marshall, to approve the October 22, 2007 minutes. Motion carried by the following vote:

Ayes: Commissioner Sanders, Marshall and Freeman
Noes: None.
Abstain: Commissioner Wright
Absent: Commissioner Davis

Chairman Sanders declares time for discussion regarding the approval of variance 2008-1 a request for a variance from 17.04.225 Railroad

adjacent property from the requirement of a 50 foot setback from the railroad right-a-way to a 30 foot setback. The property is located at 451 6th Street on APN 005-105-003. This project is categorically exempt from the California Environmental Quality Act Pursuant to Section 15305.

Ms. Aguayo speaks regarding the variance explaining Granzella's is purposing an addition to the back of their building. The City has an ordinance which states no building or structure shall be constructed within 50 feet of the centerline of the railroad line. However the ordinance states that a variance may be granted if the Planning Commission makes findings that the purposed building or structure will be used for warehousing. Ms. Aguayo goes on to explain that City Administrator Jim Manning made a call to Ken Galt from Cal-trans who is a liaison to the Public Utilities Commission (railroad) to inquire if they had knowledge of the 50 feet setback. Ken Galt explained he had never heard of such a setback, however he had heard of at least a 25 foot setback. Ken Galt informed Jim that Cal-trans saw no problem with Granzella's locating 30 feet from the railroad right-a-way.

Ms. Aguayo discusses it is staff opinion that the variance does not purpose a reasonable risk of injury. In addition the Southern Pacific railroad travels through town at a speed of 25 mph twice a day and the section of the purposed building that will be within the 50 foot right-a-way is purposed solely for warehousing and no person or employee will be working in the area. It is staffs recommendation to approve the requested variance and allow Granzella's, Inc. to build up to 30 feet from the railroad line and not to require design review for the replacement structure.

Chairman Sanders opened the public hearing.

Mark Marshall, 769 12th Street, comments on his support of the project and explains Granzella's is a large employer and it is beneficially to help Granzella's get up and going. Furthermore he supports the findings that the train travels through town at very slow speed.

Dino McCarty, project applicant provides a map of the purposed building for the commissioners and explains the building will be used solely for warehousing and storage, emphasizing no person or employee will be working in the area.

There being no further comments Chairman Sanders closes the public hearing.

It is moved by Commissioner Wright, seconded by Commissioner Marshall, to approve Variance 2008-1 and not require additional design review. Motion carried by the following vote:

Ayes: Chairman Sanders, Vice-Chair Marshall, and Commissioner Freeman, and Wright.

Noes: None.

Absent: Commissioner Davis.

Chairman Sanders declares time for discussion regarding the approval of the requested change of Planning Commission meeting time from 7:00 p.m. to 6:00 p.m.

Ms. Aguayo explains City Hall is now open Monday through Friday 8:00 a.m. to 4:30 p.m. Jim Manning has discussed changing the regular council meeting time with council member and they have scheduled the change for their next meeting. Ms. Aguayo explains the change is at the commission consideration and staff is requesting the change, as long as it does not conflict with any schedules.

Discussion is held regarding the commissions schedules and it is found that it is best to keep the Planning Commission time at 7:00 p.m.

Mr. Manning speaks on the Assessment District regarding the Wastewater Treatment Facility.

Chairman Sanders adjourns the meeting at 7:28 p.m.

Approved: _____
Chairman Sanders

Attest: _____
Monica Aguayo, Assistant City Planner