



Action Minutes
CITY OF COLUSA PLANNING COMMISSION
WEDNESDAY February 27, 2008, at 7:00 PM
425 Webster Street, City Hall (530) 458-4740

1. MEETING CALLED TO ORDER AND ROLL CALL

The regular meeting of the Colusa Planning Commission was called to order at 7:06 p.m. by Chairman Mickey Settlemire with the following in attendance:

Commissioners Present: Richard Selover, Jim White, Ken Flagor Jr., Mike Herrick, and Chairman Mickey Settlemire

Staff Present: Rob Hickey, City Manager; Nick Ponticello, City Engineer; Markus Lang, Assistant Planner; and Cathy Higgins, Administrative Secretary

Chairman Settlemire made a request to reverse the order of agenda item number four, Public Hearing, and agenda item number five, Design Review. Motion made by Selover and seconded by Flagor. Motion passed 5-0

2. CONSENT CALENDAR: Items on the Consent Calendar may be removed and discussed at the request of a Commission member.

A. Action Minutes:

Motion was made by Selover to accept minutes of August 22, 2007, and seconded by Flagor. Motion passed 3-0. White and Herrick absent.

Motion was made by Herrick to accept minutes of September 26, 2007, and seconded by White. Motion passed 4-0. Flagor absent.

Motion was made by Herrick to accept minutes of October 24, 2007, and seconded by Flagor. Motion passed 3-0. Selover and White absent.

3. PUBLIC COMMENTS: None.

4. DESIGN REVIEW FOR TENNANT ESTATES DECORATIVE STREET LIGHTS:

Lang presented staff report for project to commissioners. Herrick asked why the commissioners are involved in the decision of the lights if the developers are purchasing them and wanted to know if the city is going to be charged to maintain the lights. Ponticello said selection of lighting design needs to be consistent with design guidelines for the City, therefore it needs to go through the Planning Commission. Ponticello said the City is charged for electricity, but PG&E will maintain the lights.

Settlemire introduced new City Manager, Rob Hickey. Hickey gave his input on the lighting issue. White asked if these lights are going to protect the night sky and Lang indicated that the lights are downshielded. Selover asked about safety of adequate lighting in the neighborhoods. Ponticello said that spacing and photometrics would be reviewed and approved by engineering to ensure City lighting standards are met. Motion was made by White to direct staff to proceed with streetlight design recommended in staff report. Motion seconded by Herrick. Motion passed 5-0.

5. PUBLIC HEARING FOR STEIDLMAYER CONDITIONAL USE PERMIT:

Lang presented staff report for project to Commissioners.

Citizen Lee Boyes asked if this project will impact parking near the Methodist Church at 5th Street and Oak Street. Settlemire said he did not think there would be an impact. Business owner, JoAnne Schwartz, said that the residents will not park three blocks away from where they live and that this should have been addressed before permits for construction were issued. Settlemire asked the applicant, Leo Steidlmayer, how old the building was and Steidlmayer said about 100 years old. He gave a brief history of the building and said that the upstairs has been vacant for 10-12 years. Settlemire said this building has been in existence prior to regulations. Steidlmayer said he can't patrol the parking, but would put in the lease that the parking for the units would be at the Oak Street location and that Market Street should not be used for parking. Steidlmayer said this is a project that has been going on longer than he wanted it to and that he is trying to make it work. He feels the City should get some property in the downtown area and convert it into municipal parking and that if they need to establish a parking assessment district than that would be fine. Flagor feels this is a positive move. Settlemire said this has been an issue for quite sometime downtown. Concern was voiced by unidentified business owner regarding

overnight parking on Market Street. Lang spoke with the Police Chief regarding the signs prohibiting parking on Market Street from 2 am to 6 am. The area in front of the Market Street property is the only portion of Market Street downtown that is not posted with these signs. Lang stated that the Police Chief is investigating whether these signs should be posted along this portion of Market Street as well. Herrick said we need to look at these projects and make it work because this is what the city wants. Selover commented on other alternatives for parking, including allowing public use of parking available on a Market Street property owned by the applicant's brother. Conversation ensued

Citizen, Tim Young, agreed with wanting mixed-use downtown. Feels the parking needs to be creative and it is really tough. Residential is a good use for the upstairs because they are not good for offices or commercial and there will need to be some flexibility in parking requirements.

Hickey commented that staff came to him shortly after he arrived here and indicated that parking requirements presents a challenge to revitalizing the downtown. Hickey said that he directed staff to be creative in finding solutions that would not result in negative impacts to the city. This project is a good example of creativity with off street parking. Hickey feels that the net gain in parking spaces would be a benefit to the city. Conversation ensued.

Selover asked if the current zoning on the property was General Commercial. Lang answered yes. Selover asked what the requirements were for that particular zone was to have residential. Lang said it would require a Use Permit. Selover asked when a Use Permit was issued and Lang said there was not a Use Permit issued because the General Plan calls for mixed use land use for the project property. Selover said we want to be consistent with the General Plan, but not without due process and stated that thinking outside the box is necessary. Hickey asked how due process is not being done. Selover said a Use Permit was not issued for the property for residential use. Selover says he sees it as only two options, kill the project or approve the off site parking. Selover said he isn't against the project but doesn't feel that they were given enough information to get the best solution. Selover asked if a two-year extension for parking requirements could be issued. Hickey said he can appreciate the two-year extension idea; however, the city would have a problem if required parking is not available at the end of the two-year extension period. Selover said he has driven in the area at different hours to see the parking issue in front of his business and other businesses. Hickey asked Selover if he has a business within 500 feet of the project and Selover answered in the affirmative. Hickey said that he needs to recuse himself from consideration of this project. Conversation ensued

Steidlmayer asked if there is any way that the Commission could meet sooner than a month so they can come up with other ideas and not have a lot of time go by. Settlemire asked staff if it is possible. Lang said we need 10 days to notice the meeting. Settlemire asked if the Commission would be willing to come back on March 12th; all commissioners agreed. White asked if there were two accesses to the building and if the bathroom is shared. Steidlmayer replied, saying there is an access on Market and another to the alley and each apartment has their own bathroom.

Motion was made by White to continue the item to March 12, 2008, at 7:00 pm. Motion was seconded by Flagor. Motion passed 4-0 with Selover abstaining.

6. **PLANNING COMMISSION MATTERS:** Not discussed

7. **ADJOURNMENT:** Meeting adjourned to a continued Public Hearing March 12, 2008, at 7:00 p.m.

Respectfully submitted

Cathy Higgins, Planning Secretary