

Alturas Planning Commission
Regular Meeting

City Hall Council Chambers

September 12, 2018 5:30 p.m.

The meeting was called to order by Chairman Bill Hall at 5:30 p.m.; followed by roll call and the Pledge of Allegiance. **Commissioners present:** Tom Romero and Marlene Hamilton. **Commissioners absent:** Robert Dolan and Chris Lauppe **Staff present:** Director Joe Picotte and Secretary Bobbi Jean Melbourn. **Public attending:** None

No one is present under the public forum.

MOTION by Commissioner Romero, **SECONDED** by Commissioner Hamilton to approve the minutes of the August 8, 2018 meeting. **ALL AYES.**

Discussion/Approval Item: S/P2018-01 - Tyler R. Morgan, for STARR Ventures, requests approval of a Site Plan Review for a new self-storage development at 1300 West 12th Street. (APN#001-030-042). Director Picotte presents the project as a two-phase development of a 3.88 acre self-storage facility on a 4.69 acre portion of undeveloped land. Phase 1 of the project consists of two 30' x 250' storage unit buildings and one 40' x 120' storage unit building. Phase one also includes perimeter landscaping and fencing. Phase two of the project is proposed for tentative future development of three additional 30' x 250' self-storage buildings and one additional 40' x 180' storage building. All storage will be completely enclosed. Picotte explains that prior discussions with the applicant have perpetuated significant progress in fencing, landscaping and overall aesthetics designed to complement the location, which is at the west entryway to the city.

Commissioner Hall asks if the roadway off of 12th Street will be gravel or paved. Picotte replies that the road will be gravel and Cal-Trans will require it to be paved part of the way into the facility.

Commissioner Hamilton inquires as to the location of the development and whether it is east or west of Holiday Market. Commissioner Hall verifies it is west of the market and the location on permit S/P2018-01 shall be amended as such.

MOTION by Commissioner Romero, **SECONDED** by Commissioner Hamilton to approve Site Plan Review S/P2018-01 with the amendment. **ALL AYES.**

Staff Updates/Project Status Report:

Director Picotte reports: The lender for Grocery Outlet has concerns. After the lot line adjustments are complete, each property will be on its own lot. If the properties are sold, each owner must comply with our zoning ordinance. Grocery Outlet is currently three parking spaces short of meeting the parking space requirements. There will be a discussion with the finance company to clear up the issue of parking spaces. Developers will be breaking ground, tentatively this fall, for the Grocery Outlet and Burger King. They are still in negotiations with local contractors for the earthwork.

The Modoc Medical Center hospital project demands a great deal of time. Inspecting the geothermal, water, sewer, and compaction are among the many needs. California's Office of Statewide Health Planning and Development (OSHPD) is onsite for the development of the new hospital. The fuel storage tank has been removed from the property and placed on residential property. This will be addressed.

Weed abatement and nuisance abatement are also currently being addressed.

The Bureau of Land Management put out a Request for Proposals last week.

Bids open Friday for the Central Business District Pedestrian Improvement Project. Sidewalks will be redone from Main Street back to Howard Street, Carlos Street to 3rd Street, and the east side of Main Street to 4th Street. The project cost is approximately 900,000 dollars. Bids have been coming in about 25 percent higher than usual during the last couple of months for most projects.

Commissioners' Reports: None

With no further business to come before the Commission, **MOTION** by Commissioner Romero, **SECONDED** by Commissioner Hamilton to adjourn the meeting at 5:51 p.m. **ALL AYES.**

Respectfully submitted,

Bobbi Jean Melbourn
Secretary