

BOARD OF ADMINISTRATIVE REVIEW  
 Regular Meeting, 2 p.m.  
 Wednesday, January 4, 2006  
 Caldwell Park Conference Room, City Hall  
 777 Cypress Avenue  
 Redding, California 96001

M I N U T E S

Chairman Chris Young called the meeting to order at 2 p.m., with Senior Planner Terri Thesken, Land Development Manager Gary Otremba, Assistant Planner Tricia Aberg, and Executive Assistant II Anita Felion present.

***PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-32-05, by James Theimer, requesting approval to construct a mixed-use project, consisting of one 4,995-square-foot, two-story building with professional office space and a two-bedroom apartment and one 4,175-square-foot, two-story building with a one-bedroom apartment, a three-bedroom apartment, and a 39-seat restaurant with an outdoor seating area, on property located at 2055 and 2085 Pine Street in an "SGD-SP" Southern Gateway District by the Downtown Redding Specific Plan. L-010-390-700***

Assistant Planner Tricia Aberg summarized the staff report. She noted that the proposed project incorporated office, residential, and retail/restaurant space in two separate buildings on individual parcels that would share common driveways, parking facilities, a trash enclosure, and plaza areas. She stated that the northerly building included a two-story office building and a second-story apartment and that the southerly building included ground-floor retail or restaurant space and upstairs apartments.

Ms. Aberg continued that the site had already been rough graded, and the building pads had been prepared. She said modifications to the previous driveway locations on Pine Street had been made to create a shared one-way driveway system to minimize the number of driveways and conflicting turning movements onto Pine Street. Ms. Aberg said the Downtown Redding Specific Plan (Plan) offered particular design guidelines in order to achieve quality development in the downtown area. She pointed out that while the proposed buildings were of a modern character, the design—with some minor modifications based on the conditions of approval—met the intent of the majority of the guidelines. Ms. Aberg stated that these included providing recessed entries, varying wall planes and building materials, providing enhanced paving at the building entrance, and using large expanses of windows along the storefront. She mentioned that the design also incorporated shade choices, although instead of the typical window awnings, these were freestanding structures with retractable shades along the sun-intensive west building elevation. She indicated that pedestrian plazas were also greatly encouraged and were a main focus of this project.

Ms. Aberg advised that the Plan had a recommended building setback of ten feet for buildings in the Southern Gateway District. She explained that while there was a mix of setbacks along Pine Street, there were several that had a zero-lot-line setback and noted that the architect had chosen to make a transition between the two by setting the building at the ten-foot setback and bringing the shade canopies out to the street.

Regarding parking, Ms. Aberg advised that the applicant was requesting a reduction in the number of required parking spaces by nine, or 31 percent. She indicated that the request was based on differing hours of peak parking demand of the parking lot inherent in a mixed-use project and on the proximity of the site to a bus stop. She noted that in this case, the parking demand for the office use would be during the day, while the restaurant would be primarily at night. Ms. Aberg observed that the three apartments would have four spaces designated specifically for their use.

Ms. Aberg indicated that Condition 4 had been added since the writing of the staff report to require residential fire sprinklers if the building was determined by the Building Official to be a three-story structure. She said staff recommended that the Board of Administrative Review approve Site

Development Permit Application SDP-32-05 subject to the conditions of approval, including the addition of Condition 4, which she reviewed. The Chairman opened the public hearing at 2:08 p.m.

Senior Planner Terri Thesken addressed the required parking spaces and asked if the restaurant was also going to be open for lunch and breakfast.

James Theimer, applicant, replied that it was not currently known what type of restaurant would be in the building and that at the moment, there was no tenant for the space. He acknowledged that if there were changes based on the use, he would have to come back for an amendment to the permit.

Chairman Chris Young inquired about the possibility of the Building Official determining that the structure was a three-story building. Ms. Thesken responded that the situation would be something the Building Division would need to attend to.

Mr. Young mentioned the reciprocal driveway and asked if there was a property-line adjustment on record. Ms. Aberg replied that the lot line was not changing. Mr. Theimer noted that he did not own both parcels and that the Building Division would accept a joint-use agreement if the City Attorney approved it. He said he would record the agreement once it was approved by all parties. It was suggested that Condition 9 be revised to state: Prior to issuance of a building permit, upon conveyance of either parcel, a reciprocal-driveway, parking, and trash-enclosure agreement shall be recorded between the 2 parcels, with the City as a third-party beneficiary.

Mr. Young questioned who would be checking the freestanding landscape planters on the rooftop deck to ensure they were being maintained. Ms. Thesken responded that property owners were contacted if the City received a complaint, usually from the public.

Land Development Manager Gary Otremba added that the owner could also be cited for a violation if the maintenance was part of the conditions of approval.

Mr. Young inquired about the designated spaces for the residents. Ms. Aberg replied that the actual locations were not designated, but the number of spaces was shown on the building plan.

Mr. Theimer gave a presentation of his project and described the materials and design of the buildings, as well as the shade structures, landscape, and lighting. He maintained that the flood lighting used in the plan would not cause problems with the vehicles on Pine Street or shine into the windows.

Mr. Otremba asked about keeping the consistency of the two buildings if one of them was sold to a different individual. Mr. Theimer acknowledged that there was no guarantee, but that both parties employed an attorney for the joint-use agreement. He pointed out that an agreement was only enforceable by a lawsuit.

Screening was also discussed by Mr. Theimer, who noted that Turtle Bay's Amphitheater used the same type of shade fabric. He mentioned that the LED lighting planned for the project was not designed for daytime use.

Will Presley, who owned the property south of the project, added that Win-River Casino also used the colored LED lighting.

Mr. Young asked Mr. Theimer if he was going to designate parking spaces for the residents. He worried that parking might become a problem if the number of spaces required was reduced. Mr. Theimer noted that he was also going to live in one of the apartments, but was not concerned about the parking. Mr. Otremba indicated that the City typically did not get involved in parking designations.

**Motion:** Senior Planner Terri Thesken moved that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon the testimony presented by staff, the Board of Administrative Review determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence and that the permit be granted subject to the conditions of approval as recommended by staff, including the addition of Condition 4 and the revision of Condition 9.

**Second:** Land Development Manager Gary Otremba.

**Ayes:** Senior Planner Thesken, Land Development Manager Otremba, Chairman Young.

**Noes:** None.

***ADJOURNMENT***

There being no further business to come before the Board, Chairman Chris Young adjourned the meeting at 2:53 p.m.

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Anita M. Felion, Executive Assistant II

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Chris Young, Chairman