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REDDING PLANNING COMMISSION  
 Regular Meeting, 4 p.m.  
 Tuesday, January 27, 2009  
 City Council Chambers  
 777 Cypress Avenue  
 Redding, California 96001

## MINUTES

Chairman Randall Smith called the meeting to order at 4 p.m., with Commissioners Emmett Burroughs, Jim Chapin, Michele Goedert, Lynne Wonacott, and Chris Young present. Absent was Commissioner Bert Meyer. Also present were Development Services Director Jim Hamilton, Senior Planner Kent Manuel, City Attorney Rick Duvernay, Land Development Manager Marty Wayne, Associate Planner Zach Bonnin, and Executive Assistant II Anita Felion.

### **APPROVAL OF MINUTES**

Commissioner Jim Chapin moved approval of the minutes of the meetings of November 25 and December 9, 2008. Commissioner Emmett Burroughs seconded the motion, which carried by a unanimous vote.

***USE PERMIT APPLICATION UP-13-07, by Vitalis Partners, requesting approval to construct a 200,000-square-foot retail/office commercial center on 27 acres located on the east side of Churn Creek Road between Arizona Street and South Bonnyview Road in an "SC" Shopping Center District. The project includes 130,000 square feet of box-type retail encompassed within three major tenant buildings; small inline retail stores; and freestanding retail, bank, office, and restaurant pads. Environmental Determination: Mitigated Negative Declaration. Staff Recommendation: Adoption of the Mitigated Negative Declaration and approval. Continued from the meeting of December 9, 2008. L-010-390***

Associate Planner Zach Bonnin summarized the staff report. He noted that the Planning Commission had conducted two previous public hearings on the shopping center application on November 25 and December 9, 2008. He recalled that at the previous hearings, the Commission had indicated strong support for the project based upon its conformance with General Plan policy, adherence to Zoning Ordinance standards, and overall design attributes. Mr. Bonnin stated, however, that the Commission expressed dissatisfaction with the mitigation proposed in the project Negative Declaration for improvements at the Churn Creek Road/Hartmeyer Lane intersection. He said the Commission felt the mitigation prohibiting left-turn movements out of Hartmeyer Lane onto westbound Churn Creek toward Interstate 5 would not be practical for the businesses in the Hartmeyer Lane area.

Mr. Bonnin continued that of the five alternative traffic-improvement designs for mitigating the project impacts at the intersection, the Commission preferred Alternative 5, which would shift the intersection westerly so that outbound left turns toward Interstate 5 could be retained and safely accommodated. He indicated that the project traffic consultant, Omni-Means, and staff had studied and refined the Commission's preferred alternative, which would:

- Retain the outbound left-turn movement from Hartmeyer Lane by creating a westbound refuge/merge lane in Churn Creek Road, protected by a raised concrete median/barrier.
- Improve outbound right-turn movements from Hartmeyer Lane to eastbound Churn Creek Road for small trucks, but retain the prohibition for large and oversized commercial vehicles.
- Prohibit inbound left-turn movements into Hartmeyer Lane to eliminate the high incidence of rear-end collisions due to poor sight distance and to reduce outbound left-turn movement delays.
- Necessitate some widening of the north side of Churn Creek Road, including a "sliver" widening on the bridge, to maintain adequate width for the westbound thru lane.

- Necessitate easement acquisition from the existing business near the intersection, but to a lesser degree than the prior mitigation designs. The acquisition area is unimproved and is the responsibility of the developer.

Mr. Bonnin advised that the design met the main objective of achieving a satisfactory level of service at the intersection, while providing a protected left-out movement from Hartmeyer Lane to westbound Churn Creek Road. He noted that the tradeoff was the prohibition of westbound Churn Creek Road left-turn movements into Hartmeyer Lane, which was necessary to provide protection for the slow-moving left-out movements of large trucks (the main concern of the area's business owners with whom staff had spoken).

Mr. Bonnin called attention to the revision of Condition 38g that referred to the tapering at the Churn Creek bridge abutment and shoulder improvements from the bridge through the "S" curves. He also noted that Condition 47 was revised regarding encroachment permits from Caltrans and Shasta County. He remarked that as required by the California Environmental Quality Act, when a new mitigation measure was to be substituted from one proposed in an unadopted Mitigated Negative Declaration, the Commission was required to adopt a new finding, which read, *"The new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment."* Mr. Bonnin said staff recommended that the Planning Commission adopt the Mitigated Negative Declaration and approve Use Permit Application UP-13-07, subject to the conditions of approval.

In response to questioning from the Commissioners, Land Development Manager Marty Wayne explained that the design for runoff was at the conceptual level and would be worked out during processing of the encroachment permit. Mr. Wayne also further described the design of the refuge lane and the realigned westbound lane.

Development Services Director Jim Hamilton discussed the "sliver" widening on the bridge in order to maintain adequate width for the westbound thru lane, noting that it was not a substantial modification to the bridge. He also advised that Shasta County would have to approve the work, since the bridge was in the county. Mr. Hamilton mentioned that the county had been notified of the project and that staff had discussed the project's improvements with Shasta County's Public Works Director Pat Minturn. He pointed out that the county would have to issue an encroachment permit and that the improvement plans would also be reviewed by Shasta County staff. The Chairman opened the public hearing at 4:19 p.m. Determining that no one wished to comment, the Chairman closed the public hearing at 4:20 p.m.

Commissioner Jim Chapin endorsed Alternative 5 and felt it was an excellent alternative.

Commissioner Michele Goedert concurred with Mr. Chapin.

Chairman Randall Smith agreed also and appreciated the effort that went into the redesign. He asked if the applicant had discussed the easement acquisition with the property owner. Mr. Bonnin said he had spoken with Waste Management's Regional Director, who had seen the drawings. He believed the director was in support of the easement acquisition, but he did not receive a definite answer regarding the easement acquisition.

**Motion:** Commissioner Emmett Burroughs moved that the Planning Commission adopt the Mitigated Negative Declaration with the amended mitigation measure and that, based upon the testimony presented by staff, the Planning Commission determine that the necessary findings for approval as identified in Section 18.14.070 of the Redding Municipal Code are in evidence. He further moved that the permit be granted subject to the conditions of approval as recommended by staff, including the revision of Conditions 38g and 47.

**Second:** Commissioner Michele Goedert.

**Ayes:** Commissioners Burroughs, Chapin, Goedert, Smith, Wonacott, and Young.

**Noes:** None.

**Abstain:** None.

**Absent:** Commissioner Meyer.

***PUBLIC PARTICIPATION***

None.

***COMMISSIONERS' COMMENTS***

Chairman Randall Smith mentioned the state's budget cuts and wondered about the effect on the local California Conservation Corps' (CCC) involvement in the Stillwater Business Park (Stillwater) corridor. He explained that the CCC helped with the removal of nonnative vegetation, as well as the planting of riparian vegetation, in the Stillwater area. Mr. Smith believed the present plan by the state to eliminate the CCC was a serious mistake, since participation by the group helped manage various City projects.

Mr. Smith also noted that he had sent a letter to Ray Tretheway, Executive Director of the Sacramento Tree Foundation, asking if he would be available to make a presentation on urban forests to the Planning Commission.

***DIRECTOR'S REPORT***

Development Services Director Jim Hamilton announced that the City Council would be scheduling a priority-setting session in February for the next two-year budget cycle.

Mr. Hamilton also discussed upcoming requirements regarding Assembly Bill AB 32 and Senate Bill SB 375, California's legislation aimed at reducing greenhouse gases.

***ADJOURNMENT***

There being no further business to come before the Planning Commission, Chairman Randall Smith adjourned the meeting at 4:30 p.m.

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Jim Hamilton, AICP  
Acting Secretary

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Randall Smith  
Chairman