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REDDING PLANNING COMMISSION
 Regular Meeting, 4 p.m.
 Tuesday, February 13, 2007
 City Council Chambers
 777 Cypress Avenue
 Redding, California 96001

MINUTES

Chairman Bert Meyer called the meeting to order at 4 p.m., with Commissioners Emmett Burroughs, Jim Chapin, Randy Memeo, Randall Smith, and Chris Young present. Absent was Commissioner Michele Goedert. Also present were Development Services Director Jim Hamilton, Land Development Manager Gary Otremba, Planning Manager Douglas DeMallie, City Attorney Rick Duvernay, Associate Planner Linda Burke, and Executive Assistant II Anita Felion.

APPROVAL OF MINUTES

Commissioner Randy Memeo moved approval of the minutes of the meetings of October 24, 2006, and January 23, 2007. Commissioner Chris Young seconded the motion. The vote carried, with a unanimous vote for the meeting of October 24 and five ayes and one abstention, by Bert Meyer, for the meeting of January 23.

PUBLIC HEARING - TENTATIVE SUBDIVISION MAP APPLICATIONS-11-06, PALISADES HEIGHTS SUBDIVISION, by Noel Yi, requesting approval to divide 2.84 acres into 11 lots for development of single-family homes on property located at 1026 Palisades Avenue in an "RS-3.5" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. S-101-118

Planning Manager Douglas DeMallie announced that the applicant had requested a continuance of the item to the meeting of March 13, 2007, in order to work with staff on the conditions of approval. Because the item was advertised, the Chairman opened the public hearing at 4:09 p.m.

Loretta Montgomery voiced concern about the heavy traffic on Palisades Avenue. She stated that teenagers gathered beyond the barricade at the end of the street for late-night parties. She asked that an unoccupied house on the street which attracted transients be removed. Traffic on Hilltop Drive was also mentioned by Ms. Montgomery. She worried about the safety of those turning left from Hilltop Drive and requested that Hilltop Drive be widened to include a left-turn lane and that Palisades Avenue be resurfaced. Ms. Montgomery also asked for more police patrols and surveillance cameras in the Palisades Avenue area. Of the applicant, Ms. Montgomery suggested that he be required to pave and maintain Palisades Avenue, contribute financially to the widening of Hilltop Drive, bring a gas line to the street, and work with the City to stop the problem of loitering at the end of Palisades Avenue. She asked if the applicant was going to rent the homes built, asserting that his rental track record should be investigated.

Land Development Manager Gary Otremba discussed the issues mentioned by Ms. Montgomery. He indicated that the loitering and partying by the young people were matters for law enforcement. He addressed the Hilltop Drive improvements, noting that a left-turn lane could not be added unless the bridge overpass was widened, which was not something the City could do at this time. Mr. Otremba observed that a southbound right-turn lane was required in the conditions of approval. He discussed the possibility in the future of moving Palisades Avenue further to the north if the property was developed in the area.

Mr. DeMallie pointed out that a number of Ms. Montgomery's concerns, such as nonresident traffic, were related to existing conditions. He said he would contact the City Engineer regarding signage for the dead-end street and the Redding Police Department regarding the partying on the property by the young people.

- Motion:** Commissioner Jim Chapin moved that the Planning Commission continue the public hearing for Tentative Subdivision Map Application S-11-06, Palisades Heights Subdivision, to the meeting of March 13, 2007.
- Second:** Commissioner Emmett Burroughs.
- Ayes:** Commissioners Burroughs, Chapin, Memeo, Meyer, Smith, and Young.
- Noes:** None.
- Abstain:** None.
- Absent:** Commissioner Goedert.

PUBLIC HEARING - RECOMMENDATION TO THE CITY COUNCIL - TENTATIVE SUBDIVISION MAP APPLICATION S-6-06, TRAVIATA SUBDIVISION, PLANNED DEVELOPMENT PD-4-06, AND REZONING APPLICATION RZ-5-06, by Traviata Development Group, LLC, requesting approval to divide 3.9 acres into 34 single-family residential lots on property located at 1347 Browning Street (northeast corner of Browning Street and Old Alturas Road) in an "RM-12" Residential Multiple Family District. Environmental Determination: Negative Declaration. Staff Recommendation: Approval. S-101-114

Associate Planner Linda Burke summarized the staff report. She noted that access to the project was taken from two driveway entrances on Browning Street, with a private internal driveway system and motor courts being owned and maintained by a homeowners' association. She mentioned a letter received from Harinderpal Ahluwalia, who voiced concern about the high-density development's effects on the value of his home. He also requested a lateral sewer line to his property, driveway access from the cul-de-sac side of Grouse Drive, and a block wall for privacy. Ms. Burke explained that no property-line fencing or wall was proposed, due to the vertical and horizontal separation of Mr. Ahluwalia's property and the formal developed portion of the proposed project. She pointed out that there would be a block retaining wall at the bottom of the hill that would serve as backyard fencing for the homes. Ms. Burke mentioned that Condition 11a had been revised to not require a separated sidewalk if the separation necessitated construction of a retaining wall exceeding a height of four feet; Condition 24 was revised to include an exception of perpendicular crossings as approved by the City Engineer; and Condition 43b was revised to differentiate the turnaround for Lots 4 through 10 and Lots 11 through 13. She said staff recommended that the Planning Commission recommend to the City Council adoption of the Negative Declaration and approval of Tentative Subdivision Map Application S-6-06, Traviata Subdivision, Planned Development PD-4-06, and Rezoning Application RZ-5-06, subject to the conditions of approval, which she reviewed.

Commissioner Randall Smith mentioned the Tree Preservation Plan and asked if he could be assured that shade trees other than crape myrtles would be planted.

Planning Manager Douglas DeMallie noted that currently, applicants were not required to identify the specific type of trees to be planted on-site. He said the Zoning Ordinance and conditions required approval of landscape plans by City staff prior to issuance of a building permit, and it would be staff's responsibility to ensure that appropriate trees were planted. Mr. DeMallie added that staff always strived to achieve a certain amount of canopy and shade but that utilities, easements, and planter widths could place restrictions on the type of trees in certain areas.

Planning Commissioner Emmett Burroughs asked if any traffic-calming features had been considered for the fast-moving traffic on Browning Street.

Land Development Manager Gary Otremba advised that a traffic light was going to be installed at Browning Street and Old Alturas Road and that no plans were in place to narrow Browning Street. He said Browning Street was a collector street, which was designed to keep traffic flowing.

Chairman Bert Meyer stated that he had spoken with Mr. Ahluwalia, who voiced his concern that others would have access to his lot. Mr. Meyer observed that there was a lot of traffic noise from Browning Street at Mr. Ahluwalia's home. He wanted to ensure that the infill project did not impact the existing neighborhood. The Chairman opened the public hearing at 4:34 p.m.

Mike Dormer, applicant's representative, Sharrah Dunlap Sawyer, Inc., said the applicant was satisfied with the conditions of approval. He indicated that the applicant would be putting an informal trail in the open space behind the homes, which would lead to a sitting area at the same level as the new homes. Mr. Dormer mentioned that there was a 25-foot vertical bank that ran up to Mr. Ahluwalia's home and, coupled with the existing vegetation, would suffice as a buffer. He added that all the trees, except those less than three inches in diameter, would remain, adding to the buffer. Mr. Dormer pointed out that the picture of the trees depicted on the cover of the project's packet was accurate and that as the trees matured, the tree canopy would be a very nice entrance for the residents.

Mr. Meyer mentioned Condition 42b and wanted to ensure that the picnic area with benches would be made of something other than wood. Mr. Dormer replied that the benches and tables would be similar to the ones the City used. Regarding trash pick-up, Mr. Dormer noted that the Solid Waste Division did not want to enter the motor courts to pick up the trash, so there would be collection points designated for the garbage cans. He said the residents would need to wheel their cans to the collection point on garbage pick-up day and then return the cans to their garages or side yards. Underground detention was also discussed by Mr. Dormer.

Elizabeth Peer, a resident of Grouse Drive, voiced concern about the project. She worried about the fence between her home and the fence planned for the new homes, citing safety, crime, and partying as issues that could arise from the swath of land being enclosed by the two fences. Another issue mentioned by Ms. Peer was the traffic on Browning Street, and she wondered if the signal at Browning Street and Old Alturas Road would really help.

Planning Commissioner Jim Chapin inquired about constructing a fence at both ends of the property to keep nonresidents from trespassing into the open space. Mr. DeMallie responded that the conditions did not require a fence along the subject property line because staff felt it was unnecessary to buffer, due to the vertical and horizontal separation. Mr. Chapin felt the developer might be willing to fence the open-space area for security reasons. Mr. DeMallie did not think the proposed project would make the problem any greater. He added that the slope was pretty steep and not very inviting.

Development Services Director Jim Hamilton advised that construction of the fence would require permission from the property owner and that the City would need accessibility to the open space.

More discussion ensued regarding the fence and Mr. Ahluwalia's property. Mr. DeMallie stated that if the Commissioners felt trespassing would occur because of the construction of 34 homes, they could require a fence. Mr. Hamilton stated that the City typically did not allow fencing on 20 percent slope because they created problems for City maintenance and firefighting access. He added that the Commissioners did not have to require the private sitting area or the informal trail. Mr. Dormer agreed to adding the condition requiring a fence and clarified that the suggested fence would run along the right-of-way.

Mr. Meyer wondered if the applicant had tried to purchase Mr. Ahluwalia's property, since it was for sale.

Seth Steinberg, co-applicant, advised that he had met with Mr. Ahluwalia during the preapplication phase. He said he had asked Mr. Ahluwalia if he would be interested in having access through the original subdivision on the other side. Mr. Steinberg stated that Mr. Ahluwalia never returned his call. He continued that Mr. Ahluwalia's real estate agent called four months later to ask if he was interested in purchasing his property for \$1 million; Mr. Steinberg offered \$750,000, which he believed was a reasonable price for the property.

Mr. Dormer interjected that the cul-de-sac on Mallard Street had actually been set up and right-of-way established so that Mr. Ahluwalia could have had direct access there.

Motion: Commissioner Chris Young moved that the Planning Commission recommend to the City Council adoption of the Negative Declaration and approval of Tentative Subdivision Map Application S-6-06, Traviata Subdivision, Planned Development PD-4-06, and Rezoning Application RZ-5-06, subject to the conditions of approval, including the revision of Conditions 11a, 24, and 43b and the addition of a condition requiring a small fence along the Browning Street frontage.

Second: Commissioner Randall Smith.

Ayes: Commissioners Burroughs, Chapin, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Goedert.

PUBLIC HEARING - RECOMMENDATION TO THE CITY COUNCIL - ABANDONMENT APPLICATION A-5-06, by Signature Northwest Partnership, requesting abandonment of a portion of an open-space easement over portions of properties located at 3007 and 3049 Sunglow Drive and 3040 and 3052 Stonecrest Place. The properties are in an "RS-3" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval.

A-010-040

Planning Manager Douglas DeMallie summarized the staff report. He noted that the areas of abandonment were at the back of four lots adjacent to a small ravine between Stonecrest Place and Sunglow Drive. He explained that these areas were graded with the original subdivision construction and had been improved for residential activities since development of the lots. Mr. DeMallie stated that the applicant was requesting the current abandonment as a result of recent identified conflicts with construction of accessory structures, pools, and landscape features within the areas designated as open space. He continued that the boundaries of the open-space easement did not coincide with the grading authorized by the City for construction of the subdivision. Mr. DeMallie noted that the easement recorded on the final map included areas not in 20 percent slope and which were part of the improved lots. He said staff recommended that the Planning Commission recommend to the City Council approval of Abandonment Application A-5-06. The Chairman opened the public hearing at 5:15 p.m.

Ed Whitson, applicant's representative, advised that he was not involved with the original development of this unit of the Country Heights Subdivision. He said he had examined the surrounding lots, and these were the only ones in that area that needed to be cleaned up. Determining that no one else wished to comment, the Chairman closed the public hearing at 5:17 p.m.

Motion: Commissioner Randy Memeo moved that the Planning Commission recommend to the City Council approval of Abandonment Application A-5-06.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Burroughs, Chapin, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Goedert.

PUBLIC PARTICIPATION

None.

COMMISSIONERS' COMMENTS

Commissioner Randall Smith commented on the project at the northeast corner of Placer Street and Buenaventura Boulevard. He complimented the previous owners and Signature Northwest for the tree preservation, pedestrian access, and stem-wall construction. He observed that this area of West Redding included 7 of Redding's 35 named streams. Mr. Smith said he had contacted the City regarding placement of a sign so that people who used the pedestrian access would know the history. He appreciated the effort in making the corner an amenity for the City.

Commissioner Chris Young said he had received comments from citizens concerned about speeding on Hilltop Drive near the Interstate 5 overcrossing and the Chuck E. Cheese's building. He wondered if the City had considered lowering the speed limit in that area.

Land Development Manager Gary Otremba advised that speed would be a matter for law enforcement. He asserted that as more development occurred, speed would naturally slow down.

Chairman Bert Meyer announced that he would be chairing the Board of Administrative Review meeting on February 14, which included an agenda item that dealt with airspace condominiums. He stated that he could not find airspace condominiums addressed in the General Plan.

Development Services Director Jim Hamilton observed that the City did not process a lot of requests for airspace condominiums. He advised that he would provide more information to the Commissioners.

Commissioner Emmett Burroughs stated that he had recently attended a seminar in Shasta County and would provide a copy of the current Subdivision Map Act, *Condominium Designations*, to Mr. Meyer.

DIRECTOR'S REPORT

Development Services Director Jim Hamilton reminded the Commissioners that the regular Planning Commission meeting of February 27 had been moved to Thursday, March 1, due to the Regional Transportation Planning Agency meeting scheduled for February 27 in the Council Chambers.

Mr. Hamilton referred to his memo to the City Council of February 6, 2007, in which he provided information on the traffic and parking situation at the new Chuck E. Cheese's building on Hilltop Drive. He discussed how the number of parking spaces for the center was determined and what steps were being taken to address the parking problems.

Youth Action Council Vice President Beth Bashor observed that the new shopping center across the street from Chuck E. Cheese's recently approved by the Commissioners would provide additional parking spaces.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Bert Meyer adjourned the meeting at 5:33 p.m.

Jim Hamilton, AICP
Acting Secretary

Bert Meyer
Chairman