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REDDING PLANNING COMMISSION
 Regular Meeting, 4 p.m.
 Tuesday, March 14, 2006
 City Council Chambers
 777 Cypress Avenue
 Redding, California 96001

MINUTES

Chairman Randy Memeo called the meeting to order at 4 p.m., with Commissioners Gary Brickwood, Jim Chapin, Bert Meyer, 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 Jim Chapin moved approval of the minutes of the meetings of December 13, 2005, and January 10 and 31, 2006. Commissioner Bert Meyer seconded the motion, which carried by a unanimous vote.

TENTATIVE SUBDIVISION MAP APPLICATIONS-21-04 AND PLANNED DEVELOPMENT APPLICATION PD-6-04, THE COTTAGES AT BEL AIR, by Ochoa & Shehan, Inc., requesting approval to divide approximately 24.1 acres to create 55 single-family residential lots in an "RM-9-PD" Residential Multiple Family District with a "PD" Planned Development Overlay District. The property is located south of Quartz Hill Road, east of River Ridge Drive and west of Terra Nova Drive, and is a portion of a larger 71-acre parcel addressed as 350 Quartz Hill Road. Environmental Determination: Negative Declaration. Staff Recommendation: Approval. S-101-085

Associate Planner Linda Burke summarized the staff report and responded to questions. She described the proposed application, noting that the developed area of the subdivision consisted of 9.1 acres divided between three neighborhood clusters, the majority of which was proposed to be cleared and graded to create the streets and lots.

The Planned Development Plan was also discussed by Ms. Burke, who noted that a central landscape island was provided within each neighborhood cluster of homes, a pedestrian trail would connect the neighborhoods through the open-space area, and a gazebo/sitting area would provide for relaxation and enjoyment of the views. Ms. Burke said staff recommended that the Planning Commission approve Tentative Subdivision Map Application S-21-04 and Planned Development Plan PD-6-04, The Cottages at Bel Air, subject to the conditions of approval, which she reviewed.

Commissioner Randall Smith disclosed that this development had been brought up during discussions regarding revisions to the Tree Ordinance. Commissioners Bert Meyer and Jim Chapin announced that they had been at the same meeting where the development had been discussed. Planning Manager Douglas DeMallie clarified that nothing had been discussed at the meeting that was not already part of the public record. The Chairman opened the public hearing at 4:12 p.m.

Tim MacLean, applicant's representative, Sharrah Dunlap Sawyer, Inc., stated that the applicant was in agreement with the conditions of approval. He described the drainage, detention, and grading for the property. Mr. MacLean responded to questions about wood fencing and the creation of a landscape maintenance district for the subdivision. Determining that no one else wished to comment, the Chairman closed the public hearing at 4:23 p.m.

Motion: Commissioner Bert Meyer moved that the Planning Commission adopt the Negative Declaration and find and declare that, as set forth in the Government Code of the State of California, Section 66474, none of the conditions as listed in (a) through (g) exists with regard to this proposed subdivision and that the proposed subdivision is consistent with the Redding General Plan and approve Tentative Subdivision Map S-21-04 and Planned Development Plan PD-6-04, The Cottages at Bel Air, subject to the conditions of approval as recommended by staff.

Second: Commissioner Jim Chapin.

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

Noes: None.

Abstain: None.

Absent: Commissioner Goedert.

PUBLIC PARTICIPATION

None.

COMMISSIONERS' COMMENTS

Commissioner Randall Smith questioned why the proposed Benton Airpark Master Plan was presented to the City Council without first being considered by the Planning Commission. Development Services Director Jim Hamilton explained that the Planning Commissioners did not see the item because it was not associated with land use at the Airport.

Commissioner Bert Meyer announced that progress was being made by the Tree Preservation Ordinance Committee. He appreciated the input of Dr. Richard Harris.

Commissioner Randy Memeo requested an update on the success of the planned developments that had been approved by the Planning Commission.

DIRECTOR'S REPORT - Upcoming meetings and department community-planning initiatives.

Development Services Director Jim Hamilton noted that soon, staff would be presenting for discussion the small-lot residential guidelines and possible changes to the Subdivision Ordinance.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Randy Memeo adjourned the meeting at 4:34 p.m.

Jim Hamilton, AICP
Acting Secretary

Randy Memeo
Chairman