

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, March 26, 2008
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

MINUTES

Chairman Jim Chapin called the meeting to order at 2 p.m., with Senior Planner Lily Toy, Land Development Manager Marty Wayne, Associate Planner Ron Adams, and Executive Assistant II Anita Felion present.

SUBDIVISION REVIEW

TENTATIVE SUBDIVISION MAP APPLICATIONS-7-07, PLANNED DEVELOPMENT PLAN APPLICATION PD-6-07, AND REZONING APPLICATION RZ-1-07, LAKERIDGE OAKS SUBDIVISION, by Thomas Martin and Associates, requesting approval to develop a 79-unit single-family residential planned development subdivision in three phases on 21.9 acres. The property is located in north Redding at 11050 and 11106 Campers Court in an "RM-9" Residential Multiple Family District and "RM-9-PD" Residential Multiple Family District with Planned Development Overlay District. The rezoning would add the "PD" Planned Development Overlay District to the base "RM-9" District zoning over the entire site. Environmental Determination: Mitigated Negative Declaration. Staff Recommendation: Refer to the Planning Commission. S-101-127, L-010-2111-039, L-010-230

Associate Planner Ron Adams summarized the staff report. He noted that all streets in the subdivision would be private. He said the site contained a small manmade lake and related downstream creek/greenbelt area that were preserved and incorporated into the project's overall design for aesthetic and recreational value. Mr. Adams stated that a system of walking trails was planned around the lake and through the greenbelt. He indicated that a homeowners' association would be formed to maintain the streets, common landscape and park areas, and other common maintenance needs. He said a narrow and unusable strip of land, approximately 0.8 acre, was being designated as a remainder.

Mr. Adams mentioned that residents living in Woodcliff Estates had expressed concern that their existing views looking north out their backyards could potentially be blocked by development of the proposed subdivision. He said he and Erick Carlson from Sharrah Dunlap Sawyer, Inc. (SDS) had met recently with the concerned residents to discuss the grading plans and to walk the fence line with them. Mr. Adams said he had also given the residents copies of the planned development plan book and tentative map. He remarked that the residents had indicated that they preferred the current plan, compared to what could potentially be constructed. He believed SDS addressed their concerns by use of one-story floor plans and tiered grading on the south "boundary" lots. Mr. Adams said staff recommended that the Board of Administrative Review refer Tentative Subdivision Map Application S-7-07, Planned Development Plan Application PD-6-07, and Rezoning Application RZ-1-07, Lakeridge Oaks Subdivision, to the Planning Commission.

Chairman Jim Chapin inquired about the pond. Mr. Adams noted that conditions of approval required the homeowners' association to maintain the on-site pond and related earthen dam and spillway structures. He said a report was done on the condition of the pond and dam (which were built in the mid-1950s), and there were no obvious signs of instability that could not be mitigated and improved.

Mr. Adams advised that two tree surveys were conducted for the project. He said the tree-preservation plan focused on the preservation of trees in the natural greenbelt areas, which helped to maintain them in a natural setting, as opposed to trying to save isolated groupings or individual trees. He remarked that most of the project site would be graded, except for the greenbelt areas. Mr. Chapin suggested that the tree-preservation plan be submitted when the item came up for review with the Planning Commission. The Chairman opened the public hearing at 2:08 p.m.

Erick Carlson, applicant's representative, Sharrah Dunlap Sawyer, Inc., discussed plans for the neighborhood park, noting that natural items, such as climbing rocks, picnic tables, and bark, etc., would be utilized, instead of multicolored playground equipment, in order to blend with the natural corridor. Determining that no one else wished to speak, the Chairman closed public comment at 2:18 p.m.

Mr. Adams discussed the fence interface between the existing homes, which had a mix of chain link and wood, and the proposed development. He said staff determined that the applicant could install a six-foot-high fence without creating a view problem.

Mr. Chapin felt a chain-link fence would not look good, and a wood fence would require a lot of maintenance. He believed a masonry wall was more appropriate. More discussion ensued regarding options for the fence requirements.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review refer Tentative Subdivision Map Application S-7-07, Planned Development Plan PD-6-07, and Rezoning Application RZ-1-07, Lakeridge Oaks Subdivision, to the Planning Commission.

Second: Land Development Manager Marty Wayne.

Ayes: Senior Planner Toy, Land Development Manager Wayne, Chairman Chapin.

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Jim Chapin adjourned the meeting at 2:30 p.m.

Anita M. Felion, Executive Assistant II

Jim Chapin, Chairman