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REDDING PLANNING COMMISSION
 Regular Meeting, 4 p.m.
 Tuesday, March 28, 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, Michele Goedert, Randy Memeo, Randall Smith, and Chris Young present. Also present were Development Services Director Jim Hamilton, Land Development Manager Gary Otremba, Planning Manager Douglas DeMallie, City Attorney Rick Duvernay, Senior Planner Kent Manuel, and Executive Assistant II Anita Felion.

ANNOUNCEMENTS

Development Services Director Jim Hamilton announced that the Federal Emergency Management Agency would be displaying its digitized flood maps on Thursday, March 30, 2006, in the Civic Center Community Room.

COMMISSION CONSIDERATION

Adoption of General Plan Implementation Report pursuant to Section 65400 of State Planning Law.

Development Services Director Jim Hamilton advised that all cities and counties were required to submit to their legislative bodies an annual report on the status of the General Plan and the progress made in its implementation. He said a copy of the report must be sent to the Governor's Office of Planning and Research and the Department of Housing and Community Development. Mr. Hamilton observed that this was the first progress report prepared by the City of Redding since the new General Plan was adopted late in 2000. He said staff recommended that the Planning Commission accept the 2006 Progress Report on the General Plan and refer the report to the State Office of Planning and Research, the Department of Housing and Community Development, and the City Council.

There was discussion of the following:

- Synchronization of traffic signals
- Study for a Gold Street undercrossing
- Direct personal contact with existing businesses with growth potential
- Periodic "business roundtable" meetings
- Rehabilitation or adaptive reuse of declining commercial centers
- Homeless assistance
- Housing needs
- Traffic Impact Fee program
- Focusing on major distressed properties
- A new convention facility

Motion: Commissioner Gary Brickwood moved that the that the Planning Commission accept the 2006 Progress Report on the General Plan and refer the report to the State Office of Planning and Research, the Department of Housing and Community Development, and the City Council.

Second: Commissioner Jim Chapin.

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

Noes: None.

Abstain: None.

Absent: None.

Review of Development Services Department Annual Performance Report.

Development Services Director Jim Hamilton summarized the staff report. He noted that the report had been expanded from last year with the inclusion of information on Capital Engineering and Geographic Information System performance.

Commissioner Chris Young indicated that he had experienced a problem as a member of the public in obtaining information from staff. He claimed that it was several days before he received a response to his question. Mr. Hamilton urged Mr. Young to contact him or a Division Manager if he encountered problems in the future.

Discussion -

- *"Building Healthy Communities in the North State" workshop and proposed work program.*
- *Consideration of development guidelines for small-lot single-family residential developments.*

Development Services Director Jim Hamilton discussed the workshop and field trip that the Commissioners took on October 25, 2005, which allowed them the opportunity to go beyond the project-approval process and experience what was subsequently constructed. He summarized the work elements currently proposed or under way.

Senior Planner Kent Manuel presented the results of the survey that was taken during the workshop. He utilized slides to show the pictures of different scenes in Redding and the ratings they received by the public. Neighborhood design was discussed, as well as renovating historic buildings. Smart growth, mixed-use developments, "themed trees" in different neighborhoods, parking issues, and possible parking restrictions for recreational vehicles were also discussed by Mr. Manuel and staff.

Mr. Hamilton mentioned possible formation of a committee to look at small-lot residential developments. Mr. Brickwood and Mr. Memeo offered to be on the committee, if one was formed.

Soon-to-be-retired City Manager Mike Warren addressed the Commissioners. He believed the biggest issue for the City was growth and proper planning. He said the litmus test for the City was to ask if what the City was doing was adding value to the community. Mr. Warren advised that if the Commissioners entertained visitors from out of town and drove them around to view projects currently being developed within the City, that was a good indication that City staff was doing a good job. He added that well-planned growth would also add quality jobs. Mr. Warren advised the Commissioners to think about where they wanted the community to be in 10 or 15 years and to put aside immediate gratification for the long-term satisfaction of the community.

Mr. Warren also explained the process in the search for the next City Manager. He advised that the interim City Manager was Kurt Starman.

PUBLIC PARTICIPATION

Richard Quintana inquired about property his family owned on Keswick Dam Road. He was informed that the property was in the County and was advised to contact County officials.

DIRECTOR'S REPORT

Planning Manager Douglas DeMallie announced that he and Commissioner Chris Young spent three days in Monterey at the League of California Cities Planning Institute. He noted that there was a lot of focus on the smart-growth, mixed-use movement and affordable-housing densities.

Mr. Young thanked the City for sending him to the Planning Institute and said he learned a lot about the California Environmental Quality Act and big-box development.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Randy Memeo adjourned the meeting at 5:50 p.m.

Jim Hamilton, AICP
Acting Secretary

Randy Memeo
Chairman