

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, March 29, 2006
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Bert Meyer called the meeting to order at 2 p.m., with Senior Planner Terri Thesken, Land Development Manager Gary Otremba, Associate Planners Linda Burke and Ron Adams, Fire Marshal Bruce Becker, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-2-06, by Mercy Medical Center, requesting approval to construct a 5,400-square-foot addition to the second floor on the north side of the main building to be used for two operating rooms and associated facilities. The property is located at 2175 Rosaline Avenue in a "PF" Public Facilities District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Senior Planner Terri Thesken summarized the staff report. She described the addition, noting that it was designed to be compatible with the existing architecture. She said the hillside to the north of the building was partially landscaped; however, there was an area between the existing parking area and the street that did not have any formal landscape or trees, so staff proposed that additional trees be planted to fill in the gap between the existing trees. Ms. Thesken referred to revised Condition 6, requiring approval of a plan for irrigation and planting of 12 to 16 trees on the slope. She said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-2-06 subject to the conditions of approval, which she reviewed, including the revision of Condition 6. The Chairman opened the public hearing at 2:15 p.m.

Eihnard Diaz, representative, wanted to confirm that Condition 6 required only trees and not other vegetation. Ms. Thesken confirmed his statement. She added that the planting was required to help shield the exterior stairwell and that it would not eliminate the applicant's plans to expand the building in the future. In response to Mr. Diaz's request, Ms. Thesken agreed to amend the condition to add "or an alternative as approved by the Development Services Director." Determining that no one else wished to comment, the Chairman closed the public hearing at 2:20 p.m.

Motion: Land Development Manager Gary Otremba moved that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon the testimony presented by staff, the Board of Administrative Review determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence and that the permit be granted subject to the conditions of approval as recommended by staff, including the revision of Condition 6.

Second: Senior Planner Terri Thesken.

Ayes: Senior Planner Thesken, Land Development Manager Otremba, Chairman Meyer.

Noes: None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-3-06, by the City of Redding, requesting approval to construct an approximately 8,000-square-foot Aircraft Rescue Fire Fighting (ARFF) facility, consisting of three vehicle bays, living quarters, and administrative offices on property located at 3772 Flight Avenue at the Redding Municipal Airport in a "PF" Public Facilities District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Associate Planner Linda Burke summarized the staff report. She noted that the fire station would also be used for the purpose of aircraft rescue. She indicated that conditions of approval reflected minor modifications to the site plan to deal with parking issues and meet the requirements of the Zoning Code. She said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-3-06 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:24 p.m.

Fire Marshal Bruce Becker explained that three people would be on staff at the facility, with one dedicated to the Airport and the other two dedicated for response to structure fires in that portion of the City.

Motion: Senior Planner Terri Thesken moved that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon the testimony presented by staff, the Board of Administrative Review determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence and that the permit be granted subject to the conditions of approval as recommended by staff.

Second: Land Development Manager Gary Otremba.

Ayes: Senior Planner Thesken, Land Development Manager Otremba, Chairman Meyer.

Noes: None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-5-06, by Mark Caulfield, requesting approval to construct a 1,200-square-foot detached accessory garage, for a total of 1,680 square feet for detached accessory buildings, on property located at 5400 Rosswood Lane in an "RS-3" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Associate Planner Linda Burke summarized the staff report. She said the applicant indicated that he did not intend to remove the oak trees that were mostly at the rear of the property. She said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-5-06 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:37 p.m.

Mark Caulfield, applicant, stated that the structures would be attractive. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:40 p.m.

Motion: Senior Planner Terri Thesken moved that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon the testimony presented by staff, the Board of Administrative Review determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence and that the permit be granted subject to the conditions of approval as recommended by staff.

Second: Land Development Manager Gary Otremba.

Ayes: Senior Planner Thesken, Land Development Manager Otremba, Chairman Meyer.

Noes: None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-8-06, by Kent Pfrimmer, requesting approval to expand an existing convenience gas mart by constructing in phases two storage-room additions totaling 1,712 square feet on property located at 8080 Airport Road in a "GI" General Industrial District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Associate Planner Ron Adams summarized the staff report. He mentioned that in 2005, Building Division staff observed construction under way on the back of the grocery store building that was not authorized by a building permit. He advised that a stop-work order was issued, and the applicant was now pursuing required zoning and building permit approvals. Mr. Adams said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-8-06 subject to the conditions of approval, which he reviewed.

Parking, sewer, and landscape requirements were discussed by staff. The Chairman opened the public hearing at 2:44 p.m.

Christopher Sullivan, applicant's representative, answered questions about the parking behind the store. Mr. Adams advised that the applicant had a surplus of parking spaces. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:52 p.m.

Motion: Senior Planner Terri Thesken moved that that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon the testimony presented by staff, the Board of Administrative Review determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence and that the permit be granted subject to the conditions of approval as recommended by staff.

Second: Land Development Manager Gary Otremba.

Ayes: Senior Planner Thesken, Land Development Manager Otremba, Chairman Meyer.

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Bert Meyer adjourned the meeting at 2:54 p.m.

Anita M. Felion, Executive Assistant II

Bert Meyer, Chairman