

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, April 9, 2008
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Randy Memeo called the meeting to order at 2 p.m., with Senior Planner Lily Toy, Land Development Manager Marty Wayne, Associate Planner Linda Burke, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-24-07, by Little Country Church, requesting approval for construction of an approximately 25,000-square-foot multipurpose gymnasium building on the existing church campus located at 873 Canby Road in an "RM-12" Residential Multiple Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Associate Planner Linda Burke summarized the staff report. She noted that the Little Country Church facility was originally approved by use permit in July 1995. She indicated that the original approval allowed construction of the campus in two phases, with the fellowship hall and classrooms constructed in Phase I and a gymnasium and athletic field in Phase II. Ms. Burke stated that the fellowship hall and classrooms, along with the required number of parking spaces (238 spaces) were constructed the following year. She advised that the original permit was then amended in 2000 to include construction of 153 additional parking spaces (for a total of 401 spaces). She explained that these spaces were located in the original location proposed for the gymnasium and along the east property boundary along Churn Creek Road.

Ms. Burke continued that some loss of parking would occur due to the construction of the building (approximately 20 spaces); however, the required number of parking spaces for the main sanctuary would be maintained and well above the number required. She discussed grading for the project and the architectural style of the building, which was similar to the other buildings on the campus. Ms. Burke said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-24-07 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:04 p.m.

Shelly Kibler, applicant's representative, asked that Condition 13a be revised to reduce the 6 feet of building-foundation landscape to 4.5 feet due to the 26-foot aisle width required by the Fire Department. Ms. Burke felt 4.5 feet would be sufficient.

Land Development Manager Marty Wayne complimented Ms. Kibler on her design for the handicap access.

Ms. Kibler addressed Condition 14, which required a separate water meter and water service for irrigation of landscape areas when a project included more than 5,000 square feet of irrigated landscape. She felt it might be more cost effective to have a new meter, but she wanted to give the applicant the option. Ms. Burke explained that the condition was recently added to the standard list of conditions because of a new state law. She advised that if there was going to be at least 5,000 square feet of new landscape, the separate water meter and water service would be required. After discussion, it was decided to delete Condition 14. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:11 p.m.

Motion: Senior Planner Lily Toy 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 13a and the deletion of Condition 14.

Second: Land Development Manager Marty Wayne.

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

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Randy Memeo adjourned the meeting at 2:12 p.m.

Anita M. Felion, Executive Assistant II

Randy Memeo, Chairman