

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, April 12, 2006
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Chris Young called the meeting to order at 2 p.m., with Senior Planner Terri Thesken, Land Development Manager Gary Otremba, Senior Planner Lily Toy, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - PARCEL MAP APPLICATION PM-25-05, by Frank Avantino, requesting approval to divide 1.1 acres into three lots on property located at 2421 Hartnell Avenue in a "GC" General Commercial District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. Continued from the meeting of March 15, 2006. L-010-150

Senior Planner Lily Toy summarized the staff report. She mentioned that the item had been continued from the meeting of March 15, 2006, since there had been issues with drainage that were now resolved. She explained that Bruce Sindorf, adjacent property owner, had voiced concern about the drainage that had been altered on the applicant's property. Ms. Toy indicated that the developer would provide a three-foot swale on his property and provide a connection for the water to drain. She said staff recommended that the Board of Administrative Review approve Parcel Map Application PM-25-05 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:08 p.m.

Frank Avantino, applicant, explained that he wanted to divide the parcels to sell them individually.

Dale Roper, applicant's representative, advised that most of the earthwork had taken place before he was the engineer. He noted that the straw waddles used for erosion control had caused drainage problems for Mr. Sindorf. Mr. Roper indicated that the problem would be fixed. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:13 p.m.

Motion: Senior Planner Terri Thesken moved that the parcel map be found categorically exempt under the provisions of the California Environmental Quality Act and that, in accordance with the Government Code of the State of California, the Board of Administrative Review find and declare that, as set forth in Government Code, Section 66474, none of the conditions as listed in (a) through (g) exists with regard to this proposed subdivision. She further moved that the Board find that the proposed subdivision is consistent with the Redding General Plan and applicable specific plans and that the parcel map 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 Young.

Noes: None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-4-06, by Rick Thurmond, requesting approval to construct a 2,500-square-foot detached garage/shop building on property located at 4027 Alta Mesa Drive in an "RE-1" Residential Estate District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Senior Planner Terri Thesken noted that the applicant had revised his site plan to address the neighborhood-compatibility issue after the staff report had been sent out by staff. She stated that comments had been received, voicing concern about the height of the building. Ms. Thesken advised that the applicant was requesting that the item be continued indefinitely. Because the item was advertised, the Chairman opened the public hearing at 2:17 p.m.

Marv Van Voy, neighboring property owner, expressed concern that the additional structure would lower his property value. He mentioned that the trees on the applicant's property had been removed several years ago. Ms. Thesken explained that a residential parcel was not subject to the Tree Preservation Ordinance.

Ron Dillman and Paul Kassis agreed with Mr. Van Voy.

Mark Barulich, representative for Mr. Key, contended that the size of the proposed building was too large for the property and neighborhood and compared the building to an airplane hangar. He said Mr. Key was requesting that the building be moved to a different location on the property and the size reduced. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:34 p.m.

Motion: Senior Planner Terri Thesken moved that the Board of Administrative Review continue Site Development Permit Application SDP-4-06 indefinitely.

Second: Land Development Manager Gary Otremba.

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

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Chris Young adjourned the meeting at 2:38 p.m.

Anita M. Felion, Executive Assistant II

Chris Young, Chairman