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REDDING PLANNING COMMISSION
 Regular Meeting, 4 p.m.
 Thursday, April 30, 2009
 City Council Chambers
 777 Cypress Avenue
 Redding, California 96001

MINUTES

Chairman Randall Smith called the meeting to order at 4 p.m., with Commissioners Emmett Burroughs, Michele Goedert, Bert Meyer, Lynne Wonacott, and Chris Young present. Absent was Commissioner Jim Chapin. Also present were Development Services Director Jim Hamilton, Planning Manager Douglas DeMallie, City Attorney Rick Duvernay, Land Development Manager Marty Wayne, and Executive Assistant II Anita Felion.

APPROVAL OF MINUTES

Commissioner Lynne Wonacott moved approval of the minutes of the meeting of February 24, 2009. Commissioner Emmett Burroughs seconded the motion, which carried by a unanimous vote.

ANNOUNCEMENTS

Chairman Randall Smith noted that Commissioner Jim Chapin had completed over 20 years of service to the City of Redding, including two 8-year terms on the Planning Commission and almost 5 years as Chairman of the General Plan Task Force. Mr. Smith offered his deep appreciation for Mr. Chapin's service to the City. Mr. Smith also introduced Cameron Middleton, the newly appointed Commissioner, who will take to the dais at the June Planning Commission meeting.

Planning Manager Douglas DeMallie pointed out that the number of meetings attended by Mr. Chapin amounted to approximately 320 Planning Commission meetings, over 70 Board of Administrative Review meetings, and 72 General Plan Task Force meetings.

PUBLIC HEARING - TENTATIVE SUBDIVISION MAP APPLICATION S-17-06, JASMINE PARK, by the Lincoln Trust Company, requesting approval to divide 2.39 acres into 8 lots for development of single-family homes on property located at 2138 Old Alturas Road in an "RS-3" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. S-101-123

Planning Manager Douglas DeMallie summarized the staff report. He noted that Jasmine Park represented an infill project located on a remainder parcel created with recordation of the Blackhawk Estates Subdivision in September 1989. He advised that access to the project site was from Old Alturas Road, with direct access to the lots from Nighthawk Lane. Mr. DeMallie stated that new street-frontage improvements on Nighthawk Lane necessitated only a sidewalk due to the previous curb, gutter, and street construction. He explained that frontage improvements along Old Alturas Road were not required with the original subdivision because of the parcel's "remainder" designation. He indicated that improvements on Old Alturas Road would include street-side landscape; a decorative masonry arterial wall; curb, gutter, and sidewalk; and paving for a bike lane and travel lanes.

Mr. DeMallie continued that the current project included final improvements necessary to complete the storm-drainage improvements created for Blackhawk Estates in the early 1980s. He explained that the site contained an open-channel portion of the storm-drain system located at the back of Lots 4 through 8. He remarked that the channel was piped from Lot 3 to Lot 1 and then under Old Alturas Road. Mr. DeMallie commented that the remaining open and unlined channel on the south side of Old Alturas Road crossed two private properties before it reached the City of Redding open space associated with Churn Creek. He said it was noted on the final map and grading plans for Nighthawk Estates that the developer of the remainder parcel would be responsible for completion of the pipe installation across Lots 4 through 8 and for improving the off-site portion of the channel south of Old Alturas Road. He pointed out that a hydrology study prepared for the project

demonstrated that with the improvements and due to the project site's proximity to Churn Creek, stormwater detention was not necessary. Mr. DeMallie noted that Condition 9b had been revised to require a section of the arterial wall to be offset from the right-of-way to accommodate placement of Redding Electric Utility facilities and that Condition 11b was revised to require a 72-foot-wide section of tie-in paving. He said staff recommended that the Planning Commission approve Tentative Subdivision Map Application S-17-06, Jasmine Park Subdivision, subject to the conditions of approval.

Commissioner Chris Young observed that Condition 10 required a 20-foot-wide reciprocal-driveway easement but required a 22-foot-wide driveway. Mr. DeMallie responded that the condition would be corrected to reflect a 22-foot-wide easement. The Chairman opened the public hearing at 4:19 p.m. Determining that no one wished to speak, the Chairman closed the public hearing at 4:20 p.m.

Motion: Commissioner Emmett Burroughs moved that the Planning Commission find the project to be categorically exempt under the provisions of the California Environmental Quality Act and find and declare that, as set forth in the Government Code of the State of California, Section 66474, none of the conditions as listed in (a) through (g) exists with regard to this proposed subdivision and that the proposed subdivision is consistent with the Redding General Plan and approve Tentative Subdivision Map S-17-06, Jasmine Park Subdivision, subject to the conditions of approval as recommended by staff, including the revision of Conditions 9b, 11b, and 10.

Second: Commissioner Michele Goedert.

Ayes: Commissioners Burroughs, Goedert, Meyer, Smith, Wonacott, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Chapin.

COMMISSION CONSIDERATION - "Urban Forestry" presentation by Glenn Flamik of CalFire.

Chairman Randall Smith introduced Glenn Flamik, a forester with CalFire, who gave a presentation on urban forestry.

Mr. Flamik utilized a PowerPoint presentation to introduce the subject of urban forestry. He noted that trees were vital to human health and helped to preserve the environment. Mr. Flamix pointed out the many benefits that trees provided, which included reducing pollution, using less energy for air conditioning, and encouraging people to be outdoors.

Mr. Flamik mentioned the importance of a Tree Ordinance and advised that a good tree program needed to be based on the community's needs and should include participation by the residents. He offered to help compile a list of suitable trees for the Redding area.

PUBLIC PARTICIPATION

None.

COMMISSIONERS' COMMENTS

Commissioner Bert Meyer thanked Gus McEntire of Gus McEntire Landscaping for his assistance to the Rotary Club in planting a grove of trees near the trail at the Veteran's Cemetery in Igo.

Commissioner Michele Goedert urged the Commissioners and staff to attend this evening's State of Downtown event at the Cascade Theater from 5:30 to 7 p.m. She noted that Larry Morgon, the outgoing Redevelopment Manager, would be recognized for his efforts.

Commissioner Emmett Burroughs advised that he had recently experienced a glitch in the City's computer program for calculating fees while acquiring a building permit. He pointed out that the mistakes were not to be attributed to the City but to the computer program used. Mr. Burroughs

noted that he would be making a presentation to the members of the City Council to urge them to budget additional monies for an improved computer program.

Development Services Director Jim Hamilton mentioned that he had been promoting the purchase of a new system, since the City's program was over 20 years old with over 40 different databases for managing land-development activity. Mr. Hamilton said the City Council had allowed staff to budget for the initial process, which included identifying costs, system needs, etc. He thanked Mr. Burroughs for his support.

Commissioner Chris Young advised that he had attended the Advanced California Environmental Quality Act workshop and had found it to be very informative.

DIRECTOR'S REPORT

Development Services Director Jim Hamilton reminded the Commissioners that Mark Fenton, walkability expert, would be giving presentations on community design and walkability on May 6 and 7.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Randall Smith adjourned the meeting at 5:05 p.m.

Jim Hamilton, AICP
Acting Secretary

Randall Smith
Chairman