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REDDING PLANNING COMMISSION
 Regular Meeting, 4 p.m.
 Tuesday, May 9, 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, Bert Meyer, 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, Associate Planner Jim Wildauer, and Executive Assistant II Anita Felion.

PUBLIC HEARING - RECOMMENDATION TO THE CITY COUNCIL - STATE COMPENSATION INSURANCE FUND (PROJECT), by *State Compensation Insurance Fund, on property located at the northeast quadrant of the intersection of State Route 44 and Shasta View Drive, south and west of Tarmac Road. Environmental Determination: Mitigated Negative Declaration. Staff Recommendation: Approval. The Project consists of the following applications:*

- a. ***USE PERMIT APPLICATION UP-15-05***, by *State Compensation Insurance Fund, requesting approval to construct a three-story, approximately 74,500-square-foot office building on proposed 5.63-acre Parcel "A"; 13,500 square feet of retail uses on proposed 1.33-acre Parcel "B"; and a 22,000-square-foot retail building with drive-thru window on proposed 2.24-acre Parcel "C."* L-010-390
- b. ***PARCEL MAP APPLICATION PM-24-05***, to *merge five parcels encompassing 11.47 acres and resubdivide into four parcels (Parcels "A" through "D").* L-010-150
- c. ***ZONING EXCEPTION APPLICATION ZE-3-06***, to *allow the rooftop mechanical-equipment screened area to occupy a greater percentage of roof area than the maximum 20 percent allowed by the Zoning Code.* L-010-490-900
- d. ***REZONING APPLICATION RZ-10-05***, to *rezone the land from "GC" General Commercial and "NC" Neighborhood Commercial Districts to "GC" General Commercial, "NC" Neighborhood Commercial, and "GO" General Office Districts to allow an office-building size in excess of 60,000 square feet.* L-010-230
- e. ***GENERAL PLAN AMENDMENT APPLICATION GPA-2-05***, to *reclassify the land from "General Commercial" and "Neighborhood Commercial" to "General Commercial," "Neighborhood Commercial," and "General Office."* G-030-010

Vice Chairman Bert Meyer recused himself due to a conflict of interest.

Associate Planner Jim Wildauer summarized the staff report and responded to questions by the Planning Commissioners. He noted that the architect's intent was to provide an energy-efficient building that played down its height and mass with the use of metal, stucco, and glass, allowing it to blend well with the lower-profile residential uses. He stated that the project was designed to be pedestrian-friendly and included a generous amount of landscaped areas, with a full complement of trees, shrubs, and ground cover. Mr. Wildauer mentioned that the applicant had requested that the landscape plan be included with project approval. He said staff could not review the landscape plan in its entirety prior to the meeting, but would be willing to include the landscape plan with the stipulation that there would need to be additional review by staff. Mr. Wildauer indicated that Condition 24d. had been revised. He said staff recommended that the Planning Commission recommend to the City Council approval of Use Permit Application UP-15-05, Parcel Map Application PM-24-05, Zoning Exception Application ZE-3-06, Rezoning Application RZ-10-05, and General Plan Amendment Application GPA-2-05, subject to the conditions of approval, including the revision of Condition 24d.

Commissioner Jim Chapin inquired about the wetlands area. Mr. Wildauer explained that it would be the separate Parcel "D" and would not be impacted or de-watered because it was an isolated wetlands that maintained its natural wetlands just from rainfall and was set back a minimum of 50 feet from the developing property.

Chairman Randy Memeo asked about the comments from Caltrans that the City should require State Compensation Insurance Fund to pay its fair share for cumulative impacts to State Route 44, citing the need one day for an auxiliary lane in both directions to the main line between Shasta View Drive and Victor Avenue, and that State Fund pay its fair share for signalization of the westbound ramps.

Development Services Director Jim Hamilton explained that the impacts mentioned by Caltrans were issues of "cumulative addition." He continued that State Compensation Insurance Fund did not generate the kinds of traffic dictating the need for improvements, but was part of the ultimate improvement necessary as growth occurred regionally over the next 10 to 20 years. Mr. Hamilton stated that the City needed the ability to require a mitigation and to collect those monies. He commented that Caltrans believed local jurisdictions needed to be players in solving the growth problems. Mr. Hamilton remarked that Caltrans had obtained a grant of approximately \$600,000 to develop the nexus proportionality studies necessary to identify the types of improvements required in a regional program. He believed there was no nexus to require that this project solve the regional problem. He confirmed that Caltrans did not have a design in place for the City to build upon at this time. The Chairman opened the public hearing at 4:29 p.m.

Denise Burian, applicant's representative, observed that State Compensation Insurance Fund was very excited about continuing its relationship with the City of Redding. She thanked City staff for working with them on the entitlement process and design, landscape, and site plans. She said State Compensation Insurance Fund supported the conditions of approval.

Bob Giannini, applicant's architect, commented on the environmentally friendly amenities included with the plans, such as the roof screening for the ice tanks that would be used for cooling the building.

Greg Melton, applicant's landscape designer, discussed the proposed landscape.

Commissioner Randall Smith voiced appreciation for the large amount of trees being planted. Determining that no one else wished to comment, the Chairman closed the public hearing at 4:41 p.m.

Motion: Commissioner Chris Young moved that the Planning Commission recommend to the City Council approval of Use Permit Application UP-15-05, Parcel Map Application PM-24-05, Zoning Exception Application ZE-3-06, Rezoning Application RZ-10-05, and General Plan Amendment Application GPA-2-05, subject to the conditions of approval, including the revision of Condition 24d.

Second: Commissioner Michele Goedert.

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

Noes: None.

Abstain: Commissioner Meyer.

Absent: None.

Vice Chairman Bert Meyer returned to the dais.

PUBLIC PARTICIPATION

None.

COMMISSION CONSIDERATION

Planning Manager Douglas DeMallie commented on a letter staff had sent to Shasta County regarding a proposed auto-parts dealership on Viking Way, which was in the County but adjacent to City land. He pointed out some of the shortcomings of the building, including the building having

nine roll-up doors that would face Viking Way, and the design of the large metal building itself. He said City staff believed it was a poor design and had suggested fundamental and basic good planning principles that were within both the City's and County's General Plans. Mr. DeMallie noted that County staff had not been very open to the City's comments. He said the County would be taking action on the item on Thursday of this week and that he would be attending the County Planning Commission meeting.

Development Services Director Jim Hamilton believed it was important for the City and County to work together, noting that it was possible that the land would eventually be annexed into the City. Mr. Hamilton advised that the City was trying to improve on the cooperation between the two entities.

Eihnard Diaz, Diaz and Associates Consulting, indicated that he was approached by the property owner regarding this project. He advised that because the project had already been in process, he turned down the offer to represent the owner. He mentioned that there would be no interference with truck-turning movements, because the employees would stay on the premises during the day. Mr. Diaz said he informed the applicant that the City would not want the loading docks to face Viking Way. He indicated that the applicant was proposing a solid masonry wall with landscape that would help to minimize the size of the building. He explained that the option of positioning the loading docks had been explored, but it was determined not to be feasible.

COMMISSIONERS' COMMENTS

Vice Chairman Bert Meyer announced that he had been reappointed to the Planning Commission by the City Council for another four years.

DIRECTOR'S REPORT - Presentation on new designs in commercial developments.

Development Services Director Jim Hamilton utilized a PowerPoint presentation to illustrate new designs in commercial developments. He indicated that some of the amenities shown would be incorporated into the recently approved Oasis Road Towne Center.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Randy Memeo adjourned the meeting at 5:33 p.m.

Jim Hamilton, AICP
Acting Secretary

Randy Memeo
Chairman