

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, May 10, 2006
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

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

PUBLIC HEARING - AMENDMENT TO PARCEL MAP PM-5-05, which granted Jeff and Diane Ramsey approval to divide 3.5 acres into three residential parcels on property located at 6280 Oasis Road in an "RS-3" Residential Single Family District and "RM-6" Residential Multiple Family District. The applicants are requesting an amendment to correct mapping errors and reconfigure the parcels into three revised residential parcels. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. Continued from the meeting of March 15, 2006. L-010-150

Planning Manager Douglas DeMallie summarized the staff report. He noted that the parcel map had been continued from the Board of Administrative Review meeting of March 15, 2006, because the applicants were not in agreement with staff's recommendation for revision to the parcel map and conditions of approval. The applicants subsequently submitted a revised map with a designated-remainder parcel. He continued that the issues being dealt with included access to the parcels and the presence of existing structures on the property. Mr. DeMallie indicated that Oasis Road was a future four-lane (or maybe more) arterial with speeds in excess of 50 miles per hour and that the General Plan would prohibit direct access off Oasis Road. Regarding the structures, Mr. DeMallie stated that the accessory structure could easily be converted to a permanent dwelling, and the Zoning Ordinance did not allow an accessory structure unless there was a main structure.

The history of the property and previous parcel maps was presented by Mr. DeMallie. He explained that in the course of final surveying for a final map, problems with property lines were discovered, including encroachment of the buildings over the property line and lack of good public-street access. Mr. DeMallie observed that this was a very difficult parcel map to condition, given access limitations and existing structures. He advised that the applicant was concerned about the unknown cost of building a driveway over an intermittent stream and getting a permit from the U.S. Army Corps of Engineers (ACOE) and/or Department of Fish and Game (DFG). He said staff recommended that the Board of Administrative Review approve an amendment to Parcel Map PM-5-05 subject to the revised conditions of approval. The Chairman opened the public hearing at 2:14 p.m.

Jeff Ramsey, applicant, stated that he had spoken with a representative from Enplan, who informed him of the potential issues that the ACOE would be addressing. He understood the traffic-safety issue and mentioned moving the flag-lot road in front of the property, which would have less of an impact when crossing the stream. He was not opposing putting in all the infrastructure for the parcel map, but preferred to do so at a later date when the property was actually getting developed.

Discussion ensued regarding moving the flag lot and access onto Oasis Road. Mr. DeMallie said he would not recommend approval of a flag lot running parallel to Oasis Road, but after further review of the map, if the property owner wanted a reconfiguration of the flag lot, he would be open to discussion. Mr. DeMallie added that Conditions 6 and 7 could be revised by eliminating the word "redevelopment" and stating "at the time of issuance of a parcel map for further division or site development permit for further development . . ." Determining that no one else wished to comment, the Chairman closed the public hearing at 2:41 p.m.

- Motion:** Senior Planner Lily Toy moved that the Board of Administrative Review approve Parcel Map PM-5-05 Amendment subject to the previously approved conditions of approval and the revision of Conditions 6 and 7.
- Second:** Land Development Manager Gary Otremba.
- Ayes:** Senior Planner Toy, Land Development Manager Otremba, Chairman Chapin.
- Noes:** None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Jim Chapin adjourned the meeting at 2:43 p.m.

Anita M. Felion, Executive Assistant II

Jim Chapin, Chairman