

Minutes of the Redding Planning Commission are transcribed in *summary format*. If you are interested in receiving detailed transcripts of the minutes, tape recordings are retained for a period of two years. For further information, contact the Planning Division of the Development Services Department at (530) 225-4020.

REDDING PLANNING COMMISSION
Regular Meeting, 4 p.m.
Tuesday, May 13, 2008
City Council Chambers
777 Cypress Avenue
Redding, California 96001

MINUTES

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

APPROVAL OF MINUTES

Commissioner Jim Chapin moved approval of the minutes of the meetings of March 25 and April 22, 2008. Commissioner Chris Young seconded the motion, which carried by a unanimous vote.

PUBLIC HEARING - RECOMMENDATION TO THE CITY COUNCIL - PROPOSAL BY THE CITY OF REDDING TO ADOPT AN ORDINANCE THAT WOULD ADD CHAPTER 18.23, HISTORIC/ARCHITECTURAL PRESERVATION, TO THE REDDING MUNICIPAL CODE AND ESTABLISH THE LOCAL REGISTER OF HISTORIC PLACES BY RESOLUTION OF THE CITY COUNCIL. *This Code chapter would implement the State Mills Act Historic Property Tax Abatement Program by establishing procedures to certify properties as "Qualified Historic Properties," enabling property owners to enter into long-term contracts with the City to preserve/restore their historic properties in exchange for receiving property tax relief. The proposed City Council resolution would adopt the Local Register of Historic Places and allow property owners to participate in the Mills Act Program. The Development Services Director has determined that the proposed ordinance and resolution are not subject to the provisions of the California Environmental Quality Act, since the actions will not result in direct or indirect physical changes to the environment. Staff Recommendation: Recommend adoption of the ordinance and resolution to the City Council. L-010-500-050*

Senior Planner Kent Manuel summarized the staff report and utilized a PowerPoint display to present the item. He noted that the Mills Act Program was a local property tax incentive to encourage restoration, rehabilitation, and preservation of privately owned historic resources. He said the program would be designed and administered by the City, with no state government oversight. Mr. Manuel stated that the program was voluntary and was the only financial incentive available to owners of historic homes. He added that the tax benefit was indefinite and would run with the title, which was a potential selling point. Mr. Manuel mentioned that the property must be on the County tax rolls, which would exclude churches, including the Pilgrim Congregational Church that Frank Lloyd Wright designed. He noted that while some buildings would be a good addition to a City list of historic and important buildings or properties (such as some churches), the Mills Act Program would not be available to them.

Mr. Manuel discussed the pros and cons of the Mills Act Program. He said there would be lost tax revenue (typically minor) and program costs, and it would be of very little benefit to longtime owners. He pointed out, though, that it could help revitalize and maintain historic civic cores, boost civic pride, and help retain civic history and character. He added that fees could offset program costs and encourage owners to seek state or federal historic designation.

Mr. Manuel explained that staff was recommending a few changes to the draft ordinance, based on the recommendations of the City Attorney. He indicated that under the revised draft ordinance, the Planning Commission, rather than the City Council, would adopt the Local Register by resolution, which would simplify the process of modifying the Local Register and leave it in the hands of the body responsible for reviewing applications for Mills Act contracts. He further explained that the Local Register would consist of two lists rather than a single list: Candidate Properties—the initial

set of properties that had been identified by the City as potentially qualifying for the Mills Act Program, and Qualified Properties—public buildings/structures that were listed on federal and state historic resources lists. Mr. Manuel advised that upon a property owner application and an affirmative determination by the Planning Commission, a property on the "candidate" list would be moved to the "qualified" list. He said staff recommended that the Planning Commission find that the proposed amendments were not subject to the California Environmental Quality Act (CEQA) and recommend to the City Council adoption of the ordinance that would establish the Planning Commission as the body to adopt the Local Register.

Mr. Manuel responded to questioning from the Commissioners. He reiterated that the properties on the Candidate List were not subject to CEQA. He continued that under the revised ordinance, a list of properties would come before the Planning Commissioners, who would be authorized to add them to the list.

Commissioner Bert Meyer had thought the historic-preservation matter was going to be different than what was presented. He believed one of the most famous buildings downtown was Jack's Grill and felt there should be a plaque outside the building with information about the restaurant. He had thought the City would be deciding what was historic in its community and what could be preserved. Mr. Meyer also felt the church designed by Frank Lloyd Wright should be on the list. He had envisioned a map with markers, designating the historical buildings, that tourists could utilize when visiting Redding.

Commissioner Jim Chapin agreed with Mr. Meyer. He had also hoped for some type of cost-sharing program to help people maintain their buildings.

Development Services Director Jim Hamilton responded that the City did have an historic-home walking-tour brochure that indicated the location of historic buildings in Redding. The Chairman opened the public hearing at 4:30 p.m. Determining that no one wished to comment, the Chairman closed the public hearing at 4:31 p.m.

Commissioner Chris Young favored the proposal only because it was voluntary. He had some concerns, however, about possible mandatory inclusion and restrictions on private property if it was on the list.

Mr. Meyer reiterated that he would like to see an expanded program that included placement of plaques on the buildings and one which was pedestrian friendly.

Mr. Chapin felt it was a good program and agreed again with Mr. Meyer.

Motion: Commissioner Bert Meyer moved that the Planning Commission find that the proposed amendments are not subject to the California Environmental Quality Act and recommend that the City Council adopt the ordinance that would add Chapter 18.23, Historic/Architectural Preservation, to the Redding Municipal Code and establish the Local Register of Historic Places. He also moved that the Planning Commission recommend to the City Council that additional methods be identified or considered for recognition of historical buildings.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Chapin, Meyer, and Smith.

Noes: Commissioner Young.

Abstain: None.

Absent: Commissioners Burroughs and Goedert.

COMMISSION CONSIDERATION - *Presentation and workshop with representatives of the Shasta County Regional Transportation Planning Agency re: "ShastaFORWARD" Blueprint Planning Effort.*

Development Services Director Jim Hamilton introduced Senior Planner Dan Wayne and Executive Director Dan Little from the Regional Transportation Planning Agency (RTPA). Mr. Wayne presented information on the ShastaFORWARD Blueprint Planning Effort, noting that the RTPA was

awarded a grant to help encourage collaboration and integrated planning within a region, so that the region might effectively accommodate population growth. He said the intent was to create a more approachable, accessible, and engaging planning process for everyday citizens. Mr. Wayne continued that, based on an extensive public engagement process, the RTPA would develop three community-driven regional growth alternatives—also known as "scenarios." He explained that the RTPA would provide a comparison between each of the public's alternative growth scenarios and weigh those against the "Current Trend" scenario, and citizens would then be invited to select a "Preferred Regional Growth Vision for 2050."

The Scenario Performance Measures were discussed by Mr. Wayne, including Land Developed Ratio, Environmentally Sensitive Lands Impacted, Air Quality, Fuel Consumption, Greenhouse Gas Emission, Infrastructure Costs for New Development, Walkability/Transportation Choices, and Transportation System Efficiency.

Mr. Wayne responded to questions and comments from the Commissioners.

Commissioner Bert Meyer believed more infill projects would be developed as transportation costs rose. He contended that the marketplace drove what would happen and that people would build where the land was easy to build on. He felt whatever happened would happen from good planning by the Planning Commission and City staff.

Commissioner Randall Smith disagreed with Mr. Meyer's market-oriented theory. He observed that, according to Mr. Wayne's map, building growth was toward the streams. He felt the areas should be preserved for open space and not homes. Mr. Smith also mentioned his concern about the possible shortage of water in the coming years.

Mr. Hamilton understood that the 2050 Scenario was based on the land use plan in existence. He said the assumption was that transportation improvements would be done to the roads. Mr. Wayne agreed, explaining that through development fees, the area would have the basic infrastructure in place.

Mr. Hamilton thanked Mr. Wayne for his presentation and for RTPA's efforts. He confirmed that Mr. Wayne would return to a future meeting once the RTPA received public input.

PUBLIC PARTICIPATION

None.

DIRECTOR'S REPORT - Conference on Sustainable Development and Green Building Practices.

Development Services Director Jim Hamilton said he had recently attended a conference on sustainable development and green building practices in Sacramento. He discussed Assembly Bill AB32, which addressed greenhouse-gas regulations, and Senate Bill SB97, that required all local jurisdictions be subject to regulations administered at the State level (which would affect the California Environmental Quality Act process) by 2011.

COMMISSIONERS' COMMENTS

Commissioner Randall Smith mentioned a letter he received from Mr. and Mrs. Ramsey, regarding their complaints about the Risen King Church project.

Planning Manager Douglas DeMallie advised that staff was also in receipt of the letter and would be responding to the Ramseys.

Commissioner Chris Young thanked the City for sending him to the 2008 Planners Institute in Sacramento. He felt the classes he took while at the Institute were very informative and worthwhile.

Mr. Young observed that the City had contracted with a San Francisco broker to promote the Stillwater Business Park. He pointed out that the broker then contacted a local broker to market the

property. Mr. Young felt a local broker should have been contacted to begin with. He mentioned that the City was trying to sell the Stratte property and wondered why the City did not seek representation or marketing for that property but went out of the area for marketing and representation on the Stillwater Business Park.

ADJOURNMENT

There being no further business to come before the Planning Commission, Vice Chairman Randall Smith adjourned the meeting at 5:40 p.m.

Jim Hamilton, AICP
Acting Secretary

Randall Smith
Vice Chairman