

BOARD OF ADMINISTRATIVE REVIEW  
 Regular Meeting, 2 p.m.  
 Wednesday, May 20, 2009  
 Caldwell Park Conference Room, City Hall  
 777 Cypress Avenue  
 Redding, California 96001

## MINUTES

Chairman Randall Smith called the meeting to order at 2 p.m., with Senior Planner Jim Wildauer, Land Development Manager Marty Wayne, and Executive Assistant II Anita Felion present.

***PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-2-09, by R and L Carriers, requesting approval to add 23 truck bay doors to the existing 5 truck bay door terminal/warehouse building and expand the building with an approximately 2,318-square-foot office addition on property located at 7893 Eastside Road in an "HI" Heavy Industry District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700***

Senior Planner Jim Wildauer summarized the staff report. He noted that in June 2008, the applicant obtained a Director-level site development permit (SDP-D-19-08) to change the use of the property to a 5-bay truck terminal and warehouse. He indicated that the operation had been ongoing and now was proposed to be expanded, with the addition of 23 truck bay doors and a 2,318-square-foot office building addition onto the front of the existing truck terminal/warehouse.

Mr. Wildauer continued that a railroad spur ran along the frontage of the site, which complicated the ability to provide standard street and landscape improvements without elimination of the railroad spur. He observed that there were few sites in the City that had railroad-spur access and that this was a feature often desired by companies looking to relocate to Redding or expand their operations. He said a modified road improvement/alignment would be necessary to work around the spur, while still providing adequate access to undeveloped and underdeveloped properties to the north. Mr. Wildauer noted that the proposed operation anticipated approximately 35 to 40 employees. He remarked that the business plan of the truck operation was that trucks leave and return only once during the day, resulting in 56 trips per day. According to Mr. Wildauer, Eastside Road currently had a substandard width of 18 feet for much of its length; should truck operations increase and the intensity of trips rise to 100 truck trips per day, Condition 14 would require the off-site widening of Eastside Road to 24 feet for approximately 675 feet to the south. He added that Condition 13 required that the failing pavement at the intersection and northern approach of State Route 273/River Ranch Road be improved prior to occupancy. He indicated that Condition 5, regarding encroachment of the accessible ramp structure and parking lot into the front-yard setback area, was revised to state that "The access ramp to the office entrance shall not encroach into the 10-foot-wide public-service easement to the west of the main structure." Mr. Wildauer said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-2-09 subject to the conditions of approval. The Chairman opened the public hearing at 2:08 p.m.

Condition 19b was discussed, concerning the planting of broadleaf canopy shade trees in and around the parking lot. Mr. Wildauer advised that there were 22 parking spaces, so at least 6 trees would be planted. He noted that the condition specified the planting of trees at a ratio of 1 tree for every 4 spaces.

Land Development Manager Marty Wayne observed that the parking spaces at the south property line could be shifted farther north from the overhead utility lines. He explained that extending the length of the planters away from the utility lines would allow full-sized broadleaf trees to be planted.

Stan Richards, Construction Manager, R and L Carriers, confirmed that he proposed to plant the trees so that they would be out of Redding Electric Utility's (REU) easement. Mr. Wildauer commented that the landscape plan should show the location of REU's utility lines; if an additional depth was needed for the landscape planter, then it could be based in part on the location of the utility lines.

Mr. Wayne observed that the existing warehouse was still being used as part of the sawmill operations. He suggested adding a condition to require the cessation of milling activities and removal of the associated structures that were not shown on the site plan, prior to occupancy.

Mr. Richards said R and L Carriers had an open-lease agreement with the lumber company because no one knew how long the permitting process would take, but the lumber company would cease operations once the building permit was issued.

Mr. Richards referred to Condition 3, which stated that all requirements of Site Development Permit SDP-D-19-08 be met. He questioned why his company was required to acquire an easement from a different property owner for the benefit of REU. Mr. Wildauer explained that the condition for the easement covered the whole parcel before the recent lot split. He said the condition should have been called in with the initial permit, of which the subject property was a part of, but this was somehow missed.

Kevin Butler, applicant's engineer, said R and L Carriers did not have a problem giving the City the 10-foot easement across the property it now owned. He advised that when the applicant asked the other property owner for the easement as required under Site Development Permit SDP-D-19-08, the other property owner requested payment. Mr. Richards did not feel the City should require his company to acquire the easement. After much discussion, it was determined that if there was a problem on the adjacent property owner's parcel due to the lack of an easement, it would affect the neighboring owner and not the applicant. Mr. Wildauer revised Condition 16 to eliminate the requirement for the off-site easement required by Site Development Permit SDP-D-19-08.

Mr. Richards mentioned Condition 12 regarding the property-frontage improvements along Eastside Road and asked for a deferral. Mr. Wildauer informed the applicant that he had spoken with the City Engineer, who indicated that a deferral would be appropriate, but that the Board of Administrative Review itself could not grant a deferral of the condition.

Mr. Wayne explained the process for requesting a deferral. He added that if there were other developments and sufficient traffic that warranted the frontage improvements, the City Engineer could call in the deferral.

Condition 4 was also mentioned by Mr. Richards. He noted that all the buildings had already been removed. Mr. Wildauer explained that an existing lean-to structure was not shown on the plans. He advised that if the applicant chose to retain the structure, it would have to be painted and enhanced, as required of the shop building. Mr. Wayne said staff would prefer that the small building be removed. Mr. Richards agreed to remove it.

Regarding the landscape planter, Mr. Wayne noted that there was an extra parking stall on the plan that could be eliminated; this would allow the addition of another planter and still meet the parking requirements. He suggested revising Condition 19b to include an additional planter along the south property line. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:42 p.m.

**Motion:** Senior Planner Jim Wildauer moved that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon the testimony presented by staff, the Board of Administrative Review determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence and that the permit be granted subject to the conditions of approval as recommended by staff, including the revision of Conditions 5, 16, and 19b.

**Second:** Land Development Manager Marty Wayne.

**Ayes:** Senior Planner Wildauer, Land Development Manager Wayne, Chairman Smith.

**Noes:** None.

Mr. Richards was asked to describe his company's operations. He noted that R and L Carriers had 108 terminals in the United States, with about 6,500 trucks on the road. He said the freight company did not warehouse items but moved products on its trucks all over the country. He stated that the main terminal was in Ohio, with 440 bays.

### ***ADJOURNMENT***

There being no further business to come before the Board, Chairman Randall Smith adjourned the meeting at 2:50 p.m.