

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, May 24, 2006
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

MINUTES

Chairman Randy Memeo called the meeting to order at 2 p.m., with Senior Planner Lily Toy, Land Development Manager Gary Otremba, Associate Planner Linda Burke, Assistant Planner André Benoist, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - AMENDMENT TO USE PERMIT UP-31-98, which granted Judy Young approval to construct a residential-care facility on the 4.8-acre property located at the southwest corner of Hartnell Avenue and Heritagetown Drive in an "RM-15" Residential Multiple Family District. The applicant is now requesting approval of a revised building layout and elevation drawings. Environmental Determination: Previously approved Negative Declaration. Staff Recommendation: Approval. L-010-390

Associate Planner Linda Burke summarized the staff report and responded to questions. She explained that the original permit allowed construction of a 68-unit facility; the permit was later amended to allow 75 units, including some detached units from the main care facility; and the applicant was now proposing a total of 76 units, including 62 assisted living units and 14 memory-care units, with the potential for 22 beds. Ms. Burke discussed the changes to the architecture of the building and noted that the Planning Manager was concerned with the design treatment of the buildings and had discussed them with the applicant prior to the meeting. Ms. Burke suggested that Condition 9 be revised, recommending that stone accents be used. She advised that she had discussed briefly with the applicant's representative and architect the use of stone materials previously, but that they were from out of town, so she had not had a chance to discuss the Planning Manager's concerns with them today. She remarked that there were also two very minor changes to Conditions 3 (changed to final occupancy) and 14 (to reverse the figures used for the turnaround area). Ms. Burke noted that an e-mail had been received from a nearby property owner who was concerned about traffic at the intersection of Hartnell Avenue and Heritagetown Drive. She said traffic was discussed in the original Mitigated Negative Declaration, but it was not identified as a significant impact. She said staff recommended that the Board of Administrative Review approve Use Permit UP-31-98 Amendment subject to the previously approved conditions of approval and the revised conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:12 p.m.

Jeff Parker, applicant's representative, believed the applicant would accept the revised wording of Condition 9 if it was flexible enough, such as stone or alternative materials, since the idea was to break up the mass of the building. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:14 p.m.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review approve Use Permit UP-31-98 Amendment, subject to the revised conditions of approval.

Second: Land Development Manager Gary Otremba.

Ayes: Senior Planner Toy, Land Development Manager Otremba, Chairman Memeo.

Noes: None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-14-05 AND PARCEL MAP APPLICATION PM-13-05, by Steve Schade, requesting approval to divide the property into four commercial parcels and develop three of the four parcels with commercial office/warehouse buildings to be used for auto repair and related uses, a contractor's office, and/or shop buildings, consisting of a total of approximately 25,375 square feet of building area. The property is located at 3094 Crossroads Drive and is zoned "HC" Heavy Commercial District. Environmental Determination: Negative Declaration. Staff Recommendation: Approval. L-010-390-700 and L-010-150

Associate Planner Linda Burke summarized the staff report and responded to questions. She noted that the site had previously been graded with the original development of this small commercial subdivision in the late 1970s. She mentioned that storm-water runoff from the project site was the major issue discussed with processing of the subdivision. Ms. Burke continued that currently, on-site storm waters drained toward a drainage ditch that ran parallel to State Route 44. She remarked that the drainage also accepted water from three storm-drain pipes—one centrally located 24-inch pipe that drained Crossroads Drive and accepted overland storm-water runoff from the parcel to the northwest in an existing concrete valley gutter, another 24-inch storm drain that cut across the southeasterly portion from a system to the north, and an existing storm-drain pipe on the multiple-family property to the southeast. Ms. Burke indicated that a Caltrans encroachment permit would be required for improvements within the State right-of-way.

Other issues mentioned by Ms. Burke included the location of the project adjacent to the State highway and the multiple-family housing adjacent to the site. She stated that a 20-foot buffer yard was required next to residentially zoned properties, but that placement of the buildings was currently shown to be 40 feet or more from the property line. Ms. Burke commented that Condition 3 had been revised, regarding improvements to the rear elevation of the building. She said Caltrans requested final drainage calculations and the drainage report to make sure there was no impact to the State highway. She stated that staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-14-04 and Parcel Map Application PM-13-05 subject to the conditions of approval, which she reviewed, including the revision of Condition 3.

Land Development Manager Gary Otremba discussed the current status of the drainage and the conditions that addressed the issue. The Chairman opened the public hearing at 2:23 p.m.

William Berry, adjacent property owner, requested that a block wall be constructed to help with the potential noise. He mentioned that a fire started by one of his tenants had partially burned the existing fence two years previously, and he worried about more fire danger. He asked that the buffer-zone area be kept clean and free of debris. Ms. Burke said she recommended staying with the wood fence, because there were a row of existing redwood trees along the property line, and construction of the footings for a block wall might damage the root zone of those trees. She added that the buffer zone was required to be landscaped and maintained. Mr. Berry replied that he would eliminate the wood fence if the block wall was installed.

Dennis Ryan, Ryan Engineering, clarified that the proposed building was not going to house a contractor's office. Mr. Ryan also requested that Condition 29g be modified to state that a minimal buffer zone be required next to the wetlands, so that no encroachment would occur. Regarding Condition 19, Mr. Ryan observed that the applicant would not be discharging any additional water into the right-of-way. He said the project was proposed so that there was no need to encroach into the right-of-way. He stated that he had observed flooding on-site as a result of water that was in the ditches and mentioned that the pipe that was overgrown with vegetation. Mr. Ryan acknowledged that the situation with the overgrown pipe would need to be remedied as part of the project.

Steve Schade, applicant, indicated that there would not be any businesses that produced loud sounds facing Mr. Berry's property. He stated that the buffer zone would be low-maintenance trees, shrubs, and gravel.

A discussion ensued regarding possible continuance of the item. Mr. Schade said he wanted to continue. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:55 p.m.

- Motion:** Land Development Manager Gary Otremba moved that the Board of Administrative Review continue Site Development Permit Application SDP-14-05 to the meeting of June 7, 2006.
- Second:** Senior Planner Lily Toy.
- Ayes:** Senior Planner Toy, Land Development Manager Otremba, Chairman Memeo.
- Noes:** None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-7-06, by Bob and Carol Cevasco, requesting approval to construct a 2,221-square-foot addition to the existing building addressed as 2636 Churn Creek Road and to construct a 15,532-square-foot professional office and retail building on the adjacent properties to the south addressed as 2650, 2660, and 2670 Churn Creek Road and 952 Maraglia Street, including off-site parking on property addressed as 962 Maraglia Street, in a "GC" General Commercial District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Associate Planner Linda Burke summarized the staff report and responded to questions. She noted that there was a 5 percent reduction (4 spaces) in parking due to the location of the bus stop along the project frontage. She indicated that an adjacent property owner questioned the parking layout and voiced concern about access. Ms. Burke remarked that the site plan would be revised to relocate a parking space at the entrance of the parking lot. She said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-7-06 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 3 p.m.

Les Melburg, applicant's representative, discussed the modifications made to the site plan.

Kevin Carroll, adjacent property owner, asked about the landscape. Mr. Melburg said no decisions had been made regarding the type of landscape but that Mr. Carroll was welcome to meet with him to discuss the particulars. Determining that no one else wished to comment, the Chairman closed the public hearing at 3:02 p.m.

- Motion:** Senior Planner Lily Toy 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.
- Second:** Land Development Manager Gary Otremba.
- Ayes:** Senior Planner Toy, Land Development Manager Otremba, Chairman Memeo.
- Noes:** None.

SUBDIVISION REVIEW

TENTATIVE SUBDIVISION MAP APPLICATION S-7-05, CURRIER CORNER SUBDIVISION, by Dustan and Chessie Currier, requesting approval to divide 2.14 acres to create six lots for development of single-family homes on property located at the northeast intersection of Hollow Lane and Wilvern Lane in an "RS-2" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Refer to the Planning Commission. S-101-091

Assistant Planner André Benoist summarized the staff report and responded to questions. He noted that a density increase of 20 percent was proposed. He said in order for the granting of an increase in density, site and building design components were required. Mr. Benoist commented that the applicant had chosen to include detached sidewalks and street-tree planting. He said staff recommended that the Board of Administrative Review refer Tentative Subdivision Map Application S-7-05, Currier Corner Subdivision, to the Planning Commission.

Land Development Manager Gary Otremba informed the Board that the applicant had placed a large amount of fill material on the property without a permit. He stated that before the item went to Planning Commission, the violation would need to be cleared up and fines paid. The Chairman opened the public hearing at 3:10 p.m.

Susan Goodwin, applicant's representative, VESTRA Resources, asked for a copy of the letter being mailed to the applicant. Determining that no one else wished to speak, the Chairman closed the public hearing at 3:12 p.m.

Motion: Land Development Manager Gary Otremba moved that the Board of Administrative Review forward Tentative Subdivision Map Application S-7-05, Currier Corner Subdivision, to the Planning Commission, with the understanding that any outstanding grading violations be resolved before placement on the Planning Commission agenda.

Second: Senior Planner Lily Toy.

Ayes: Senior Planner Toy, Land Development Manager Otremba, Chairman Memeo.

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Randy Memeo adjourned the meeting at 3:14 p.m.

Anita M. Felion, Executive Assistant II

Randy Memeo, Chairman