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REDDING PLANNING COMMISSION
Regular Meeting, 4 p.m.
Tuesday, May 27, 2008
City Council Chambers
777 Cypress Avenue
Redding, California 96001

MINUTES

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

Ms. Goedert welcomed Commissioner Lynne Wonacott, who was appointed to the Planning Commission by the City Council. She also acknowledged Brian Crane, the newly appointed City of Redding Transportation and Engineering Director.

APPROVAL OF MINUTES

Commissioner Chris Young moved approval of the minutes of the meeting of April 8, 2008. Commissioner Jim Chapin seconded the motion. Commissioners Michele Goedert and Lynne Wonacott abstained. The vote carried with five ayes and two abstentions.

ELECTION OF OFFICERS

Motion: Commissioner Jim Chapin nominated Commissioner Randall Smith for Planning Commission Chairman for the coming year.

Second: Commissioner Bert Meyer.

Ayes: Commissioners Burroughs, Chapin, Goedert, Meyer, Smith, Wonacott, and Young.

Noes: None.

Abstain: None.

Absent: None.

Motion: Commissioner Jim Chapin nominated Commissioner Chris Young for Planning Commission Vice Chairman for the coming year.

Second: Commissioner Bert Meyer.

Ayes: Commissioners Burroughs, Chapin, Goedert, Meyer, Smith, Wonacott, and Young.

Noes: None.

Abstain: None.

Absent: None.

TENTATIVE SUBDIVISION MAP APPLICATION S-1-06, PRESERVE DEVELOPMENT SUBDIVISION, by Clover Creek Development LLC, requesting approval to divide 41.1 acres into seven parcels in two phases on property located at the northwest and southwest corners of Preserve Boulevard and Airport Road in "RM-15" Residential Multiple Family, "GO" General Office, and "GC" General Commercial Districts. *Environmental Determination: Mitigated Negative Declaration. Staff Recommendation: Adoption of the Mitigated Negative Declaration and approval.*
S-101-051

Planning Manager Douglas DeMallie summarized the staff report. He noted that the subdivision was a designated remainder of the Clover Creek Village Subdivision, lying west of the property. He stated that with development of Unit 1 of the Clover Creek Village Subdivision, Preserve Boulevard was constructed through the subject property as an arterial street to provide access to the subdivision from Airport Road. Mr. DeMallie advised that this application functioned more like a parcel map than a subdivision map. He said no specific uses or development plans were proposed on any of the parcels at this time. He continued that based upon the relatively large size of the parcels, individual zoning permit entitlements would be necessary for development of each parcel. Mr. DeMallie

indicated that access to the subdivision site was derived from recently constructed Preserve Boulevard off Airport Road. He stated that road improvements included a traffic signal at the intersection of Airport Road and Preserve Boulevard. He noted that although considered an "off-site" improvement for the Clover Creek Village Subdivision, at the developer's request, the street was fully improved with curb, gutter, separated sidewalk, landscaped parkways and medians, and decorative pavement to enhance the approach to the residential neighborhood.

Mr. DeMallie advised that to accommodate the new signalized intersection of Airport Road and Preserve Boulevard, the southbound-only merge of Argyle Road to Airport Road within the subject property was abandoned. He added that the Airport Road/Argyle Road "T" intersection at the north boundary of the subject property remained. He said the intersection was expected to be abandoned and Argyle Road realigned south through the subdivision to connect with Preserve Boulevard, which would occur either with development of the property to the north or possibly with future development of the parcels within the subdivision, if required by the Fire Marshal.

Mr. DeMallie continued that since there would be no immediate development and considering the size of the parcels and extent of existing infrastructure, the applicant had requested, and staff was supporting, the deferral of the remaining road and utility improvements until development of the individual parcels occurred. He stated that to avoid "piecemeal" construction of the roads and utilities, the conditions required these improvements to be made for each road frontage in no more than two stages. He said Airport Road improvements north of Preserve Boulevard would occur with development of any of the adjacent parcels, and Airport Road improvements south of Preserve Boulevard would occur with development of abutting Parcel 2. Mr. DeMallie observed that with some road and utility improvements delayed until development of individual parcels, many of the conditions served as advisory conditions to future parcel owners and would be shown on the notes page of the final map.

Conditions discussed by Mr. DeMallie included the revision of Condition 31, which addressed the need for a second public access when the lots to the north end of Argyle Road developed (prior to development of the 50th residential unit on either Lot 3 or Lot 4 of Phase 1, or development of a business or businesses on Lots 1 and/or 2 of Phase 2 having more than an individual or cumulative total of 150 employees). He said Condition 31 specified that the Argyle Road extension or realignment would occur at that point in time. Mr. DeMallie stated that the applicant had asked that the specificity of Argyle Road being that second public access be eliminated from the condition. He noted that staff did not see any other alternatives at this time but that staff did not mind leaving the door open for an alternative to be determined later. Mr. DeMallie said staff recommended that the Planning Commission adopt the Mitigated Negative Declaration and approve Tentative Subdivision Map Application S-1-06, Preserve Development Subdivision, subject to the conditions of approval. The Chairman opened the public hearing.

Chairman Randall Smith was pleased that the applicant installed the traffic signal before being required to do so.

Eihnard Diaz, applicant's representative, appreciated the revision of Condition 31, which would give the applicant flexibility and not tie the extension only to Argyle Road. He stated that the other options would be dependent on the uses proposed in the future. The Chairman closed the public hearing.

Motion: Commissioner Emmett Burroughs moved that the Planning Commission adopt the Mitigated Negative Declaration and find and declare that, as set forth in the Government Code of the State of California, Section 66474, none of the conditions as listed in (a) through (g) exists with regard to this proposed subdivision and that the proposed subdivision is consistent with the Redding General Plan and approve Tentative Subdivision Map S-1-06, Preserve Development Subdivision, subject to the conditions of approval as recommended by staff, including the revision of Condition 31.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Burroughs, Chapin, Goedert, Meyer, Smith, Wonacott, and Young.

Noes: None.

Abstain: None.

Absent: None.

TENTATIVE SUBDIVISION MAP APPLICATION S-15-06, MULLEN PARKWAY SUBDIVISION, by Larry Goddard, requesting approval to divide 1.89 acres into six lots for development of single-family homes on property located at 6655 and 6703 Mullen Parkway in an "RS-3" Residential Single Family District. *Environmental Determination: Negative Declaration. Staff Recommendation: Adoption of the Negative Declaration and approval. S-101-098*

Due to a conflict of interest, Commissioner Jim Chapin recused himself and left the dais.

Planning Manager Douglas DeMallie summarized the staff report. He noted that the main issue regarding this project was the realignment of the Bonnyview Drain. He advised that this drainage channel was the most prominent feature on the project site and was located at the center of the parcel, running from north to south. Mr. DeMallie continued that the applicant proposed to relocate the channel to a location set back five feet and parallel to the east (rear) property line in order to create typical building sites on the new lots. He indicated that the channel was currently earthen and, as a result, was heavily vegetated with brush and undergrowth. He remarked that the proposed realignment included improving the channel with a concrete bottom and sides the 450-foot length of the project and off-site 420 feet to the south to the Lakewood Drive undercrossing. He explained that the drainage feature was lined to the north and south of this section, leaving this portion of the drain as an impediment to the water flow. Mr. DeMallie advised that the applicant would be responsible for construction of the whole section in order to construct the subdivision and may enter into an agreement with the City for reimbursement of the costs for the southern off-site portion.

Mr. DeMallie observed that a meeting with property owners affected by the Bonnyview Drain realignment was held on May 15, 2008, at City Hall; four property owners attended the meeting and did not express opposition to the drain realignment and were unaware of any opposition from other property owners directly affected by the realignment.

According to Mr. DeMallie, a standard condition of approval was added to prohibit the storage of recreational vehicles in the front-yard or street side-yard setback areas. He said staff recommended that the Planning Commission adopt the Negative Declaration and approve Tentative Subdivision Map Application S-15-06 subject to the conditions of approval, which he reviewed.

Conditions regarding stormwater detention and realignment of the drain were discussed and explained further by staff.

Land Development Manager Marty Wayne clarified that the City would be receiving a public storm-drain easement for maintenance of the Bonnyview Drain. It was also confirmed that no one purchasing the lots would be required to do on-site detention.

Chairman Randall Smith referred to staff's opinion that the trees in the northwest corner of the site did not meet candidate criteria for preservation. Mr. DeMallie responded that removal of the trees was mainly to avoid lot-to-lot drainage. The Chairman opened the public hearing. Determining that no one wished to speak, the Chairman closed the public hearing.

Motion: Commissioner Chris Young moved that the Planning Commission adopt the Negative Declaration and find and declare that, as set forth in the Government Code of the State of California, Section 66474, none of the conditions as listed in (a) through (g) exists with regard to this proposed subdivision and that the proposed subdivision is consistent with the Redding General Plan and approve Tentative Subdivision Map S-15-06, Mullen Parkway Subdivision, subject to the conditions of approval as recommended by staff, including the addition of the condition to prohibit the storage of recreational vehicles in the front-yard or street side-yard setback areas.

Second: Commissioner Emmett Burroughs.

Ayes: Commissioners Burroughs, Goedert, Meyer, Smith, Wonacott, and Young.

Noes: None.

Abstain: Commissioner Chapin.

Absent: None.

Mr. Smith commented that the city of Boise, Idaho, undertook the use of this type of drain as an amenity to encourage and promote the establishment of fish habitat. He observed that concrete

performed this type of task poorly, but he felt the Bonnyview Drain was probably not one of those places where this could be done successfully because of the limited drainage along the entire neighborhood. Mr. Smith pointed out that there were other options to consider for future projects, other than just channeling everything in concrete.

Commissioner Jim Chapin returned to the dais.

TENTATIVE SUBDIVISION MAP APPLICATION S-12-07, LANNING AVENUE SUBDIVISION, by *Innovations Housing*, requesting approval to convert three existing parcels into six new lots to support development of affordable single-family residences. Certain zoning development standard concessions are being requested to support the project under authority of the State Density Bonus Law. The property is located along the north side of Grange Street, between Lanning Avenue and Leland Avenue, in an "RM-9" Residential Multiple Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. S-101-133

Due to a conflict of interest, Commissioner Lynne Wonacott recused herself and left the dais.

Planning Manager Douglas DeMallie summarized the staff report. He noted that the proposed six-lot subdivision was one of three land-division projects currently sponsored by Innovations in the Parkview Neighborhood, involving land owned by the Redevelopment Agency. He advised that a total of 20 new residential infill lots that supported construction of new detached single-family homes would result from the three projects combined. Mr. DeMallie stated that the emphasis was on providing housing that was affordable to low- and moderate-income families and individuals. He indicated that the first of these projects, consisting of four homes at the corner of Leland Avenue and Fell Street, was currently under development. Mr. DeMallie remarked that Innovations will develop three of the proposed six lots within the subject subdivision, with three lots reserved for the AGREE homes constructed off-site by the Shasta Builders' Exchange (Lots 1 through 3 on the tentative map).

According to Mr. DeMallie, the project site was zoned "RM-9" Residential Multiple Family District, along with a General Plan designation of "Residential, 6 to 10 units per acre." He pointed out that under standard General Plan and zoning criteria, the project site had the potential to support five units (based on the maximum standard density of ten units per acre). He remarked that this suggested that the proposed tentative map, with six lots/units and resulting single-family development on small parcels, would not be consistent with the General Plan and Zoning Ordinance. Mr. DeMallie noted, however, that as an affordable housing project, the subdivision qualified for a density bonus of up to 135 percent of standard maximum density (up to 13.5 units per acre) and development concessions/incentives as supported under the California Density Bonus Law. He observed that by qualifying for the density bonus, a maximum of seven units could be approved on the 0.56-acre site, one more than that proposed. He mentioned that the project also did not need a Planned Development Plan process and related rezoning to support lot-configuration modifications.

Mr. DeMallie continued that the California Density Bonus Law (CDBL), Government Code Section 65915, allowed opportunity for developers of residential projects to receive a density increase above the standard maximum density when a portion of the units was rented or sold at affordable rates. He indicated that the percentage of density increase allowed was dependent on the percentage and income type of affordable units provided with the project. Mr. DeMallie added that affordable units provided for low- and very low-income owners or tenants must also be maintained "affordable" for at least 30 years or longer (although the applicant agreed to 45 years). He said staff recommended that the Planning Commission approve Tentative Subdivision Map Application S-12-07, Lanning Avenue Subdivision, subject to the conditions of approval, which he reviewed.

Commissioner Chris Young asked how the City could be assured that affordability would be maintained for 45 years. Mr. DeMallie explained that covenants would be recorded on the property.

Sue Thompson, Senior Redevelopment Project Coordinator, explained that each lot would have a resale restriction that would require the unit to remain affordable for 45 years and that the condition would run with the land. The Chairman opened the public hearing.

Gale Clarke, a resident of Leland Avenue, mentioned the problems the Parkview Neighborhood had in the past with trespassing and littering. She was delighted to see the proposed project and felt it would improve the neighborhood. Ms. Clarke asked for clarification on the orientation of the AGREE homes. She also questioned the plan for drainage.

Land Development Manager Marty Wayne explained the method for handling the runoff and noted that the flooding problems experienced in the past would be alleviated.

Jim Koenigsaecker, applicant's representative, confirmed the placement of the AGREE homes on the parcels and what their orientation would be. The Chairman closed the public hearing.

Mr. Smith observed that a large investment had been made in the Parkview Neighborhood and cited several new subdivisions that had been built in the area.

Motion: Commissioner Michele Goedert moved that the Planning Commission find the project to be categorically exempt under the provisions of the California Environmental Quality Act and find and declare that, as set forth in the Government Code of the State of California, Section 66474, none of the conditions as listed in (a) through (g) exists with regard to this proposed subdivision and that the proposed subdivision is consistent with the Redding General Plan and approve Tentative Subdivision Map S-12-07, Lanning Avenue Subdivision, subject to the conditions of approval as recommended by staff.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Burroughs, Chapin, Goedert, Meyer, Smith, and Young.

Noes: None.

Abstain: Commissioner Wonacott.

Absent: None.

TENTATIVE SUBDIVISION MAP S-25-05, DANA POINTE SUBDIVISION (FORMERLY LA QUERCIAS), amendment request by Corpac Development, Inc., requesting approval to modify the project design from 28 lots with individual common-wall townhouse units on 2.2 acres to 8 lots for development of a total of 27 residential apartment units on property located at 1642 and 1644 Dana Drive and 1279 Old Alturas Road in an "RM-12-PD" Residential Multiple Family District with Planned Development Overlay District. Environmental Determination: Addendum to the Negative Declaration. Staff Recommendation: Adoption of the Addendum to the Negative Declaration and approval. S-101-109

Due to a conflict of interest, Commissioner Lynne Wonacott recused herself and left the dais.

Planning Manager Douglas DeMallie summarized the staff report. He noted that in 2006, approval was granted for a tentative map and planned development plan to divide 2.2 acres into 28 lots for 28 common-wall townhome residential units in one eightplex and triplex and fourplex buildings. He added that a rezoning of the property, to apply the "PD" Planned Development Overlay District to the existing "RM" Residential Multiple Family District zoning of the property, was also granted in conjunction with the tentative map and planned development plan.

Mr. DeMallie continued that since the granting of the entitlements, the applicant had initiated grading and installed all the underground infrastructure. He said the approved Tree Preservation Plan was implemented, and six trees were retained—two within the common open-space area and four adjacent to the front property line along Dana Drive. He observed that due to recent changes in the housing market, the applicant was requesting an amendment to the tentative map to fundamentally change the nature of the project from individual fee title lots/townhomes to multiple-family rental units. He advised that the amendment request would reduce the total number of lots from 28 to 8 and the total number of dwelling units from 28 to 27. Mr. DeMallie explained that other than configuration of the lot lines and a reduction of one unit, all other aspects of the project, including the amenities contained in the approved planned development plan, would remain the same. He stated that rather than having 28 individual homeowners, the amendment would create the possibility of having up to 8 individual property owners who would have the ability to rent out each unit; the streets and common area within the project would remain private and be maintained by a property owners' association. Mr. DeMallie indicated that several conditions of approval had been modified, mainly to reflect the change from townhome units to apartment units. He noted that

Condition 38 had been revised to provide more detailed requirements for the common-area parcel and that Condition 9 was revised to strengthen the preservation of some of the existing trees by requiring that any future removal of oak trees designated for preservation would require a tree-removal permit, and a notation stating so was required on the recorded final map. He said staff recommended that the Planning Commission adopt the Addendum to the Negative Declaration prepared for the project and approve the amendment to Tentative Subdivision Map Application S-25-05, Dana Pointe Subdivision, subject to the conditions of approval. The Chairman opened the public hearing.

Frank Sawyer, applicant's representative, Sharrah Dunlap Sawyer Inc., and Mike Sarasino, applicant, were present to answer any questions from staff or the public. Mr. Sarasino explained the financial advantages for the minor change in the layout of the project. The Chairman closed the public hearing.

Motion: Commissioner Jim Chapin moved that the Planning Commission adopt the Addendum to the Negative Declaration and find and declare that, as set forth in the Government Code of the State of California, Section 66474, none of the conditions as listed in (a) through (g) exists with regard to this proposed subdivision and that the proposed subdivision is consistent with the Redding General Plan and approve the amendment to Tentative Subdivision Map S-25-05, Dana Pointe Subdivision, subject to the revised conditions of approval as recommended by staff.

Second: Commissioner Chris Young.

Ayes: Commissioners Burroughs, Chapin, Goedert, Meyer, Smith, and Young.

Noes: None.

Abstain: Commissioner Wonacott.

Absent: None.

Commissioner Wonacott returned to the dais.

PUBLIC PARTICIPATION

None.

COMMISSIONERS' COMMENTS

Commissioner Michele Goedert inquired if staff was planning to conduct a safety briefing for Planning Commission meetings.

Planning Manager Douglas DeMallie stated that he would look into providing for an action plan to be presented to the Commissioners.

DIRECTOR'S REPORT - Presentation by Fire Chief Duane Fry, regarding City/County wildland fire-protection practices.

Planning Manager Douglas DeMallie noted that the League of California Cities' presentation and recommendations on fire protection in an urban wildland interface made him realize how advanced the City of Redding's policies were. He said that at the suggestion of Commissioner Goedert, the City's Fire Chief and Assistant Chief/Fire Marshal were at the meeting to brief the Commission on the City's wildland fire-protection policies and how the City coordinated with the County.

Deputy Fire Chief Bruce Becker observed that the No. 1 threat to the Redding and Shasta County areas was fire. He noted that the General Plan did an excellent job in providing safety measures for homeowners. Mr. Becker discussed the reasons for defensible space and building in better protection, such as noncombustible fencing, for homes. He said there were recent changes in the state's newly adopted California Fire Code, including the upgrading of noncombustibility of single-family homes in the very high-fire-severity zones and vegetation clearing around homes (which the City had already required for the last seven years).

Fire Chief Duane Fry cited some of the City's accomplishments, which included adoption of the Hazard Mitigation Plan. He said he would urge the Shasta County Planning Commission to

encourage the Shasta County Board of Supervisors to support the 2007 California Fire Code with the local amendments that were made by the City.

Mr. Fry responded to questions from the Commissioners. He advised that site inspections for fire-safety compliance were constrained by the City's budget. He discussed the "neutral-threat" zone and stated that the City had an agreement with the Shasta County Fire Department and California Department of Forestry, which indicated that both agencies would respond when a fire occurred within one mile of either side of the City boundary. He concluded by noting that fire protection in the immediate area around Redding was provided in a very seamless manner.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Randall Smith adjourned the meeting at 6:02 p.m.

Jim Hamilton, AICP
Acting Secretary

Randall Smith
Chairman