

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, June 7, 2006
 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 Lily Toy, Land Development Manager Gary Otremba, Associate Planner Linda Burke, and Executive Assistant II Anita Felion present.

SUBDIVISION REVIEW

TENTATIVE SUBDIVISION MAP APPLICATION S-25-05, PLANNED DEVELOPMENT PLAN APPLICATION PD-13-05, AND REZONING APPLICATION RZ-12-05, LA QUERCIAS SUBDIVISION AND PLANNED DEVELOPMENT, by Corpac Development, Inc., requesting approval to divide 2.2 acres to create 28 lots for development of single-family homes on property located at 1630, 1642, and 1644 Dana Drive and 1279 Old Alturas Road in an "RM-12" Residential Multiple Family District. The project applicant is also requesting a rezone of the property to include the Planned Development Overlay District. Environmental Determination: Negative Declaration. Staff Recommendation: Refer to the Planning Commission. S-101-109

Senior Planner Lily Toy summarized the staff report and responded to questions. She described the project, noting that each townhome unit would have an individual fenced rear yard and private patio or deck and that all common areas would be landscaped and maintained by a homeowners' association. She said staff recommended that the Board of Administrative Review refer to the Planning Commission Tentative Subdivision Map Application S-25-05, Planned Development Plan Application PD-13-05, and Rezoning Application RZ-12-05, La Quercias Subdivision and Planned Development. The Chairman opened public comment at 2:11 p.m.

Chairman Randall Smith noted that he had recently met with Ron Largent (former Planning Commissioner and real estate broker), who informed him that this type of development was not selling well because of the type of parking in units such as these. He pointed out that a lot of people nowadays have at least two cars and an RV. He believed the parking situation should be disclosed to potential buyers and that RV parking should not be allowed.

Lynne Wonacott, applicant's representative, Sharrah Dunlap Sawyer Inc., offered to answer any questions the Board might have. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:14 p.m.

Motion: Land Development Manager Gary Otremba moved that the Board of Administrative Review refer Tentative Subdivision Map Application S-25-05, Planned Development Plan Application PD-13-05, and Rezoning Application RZ-12-05, La Quercias Subdivision and Planned Development to the Planning Commission.

Second: Senior Planner Lily Toy.

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

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. ***Continued from the meeting of May 24, 2006.*** L-010-390-700 and L-010-150

Associate Planner Linda Burke summarized the staff report and responded to questions. She noted that the item had been continued from a previous meeting in order for staff and the applicant to further discuss issues related to storm-water drainage. She said the Engineering Division staff and the applicant were in agreement with the revised draft conditions of approval. Ms. Burke advised that drainage along the highway would be improved and graded and utilized for storm-water detention. She mentioned the issue with the connection between highway culverts and the on-site storm-water pipes, but with the improvements to be made, the property should drain better than it did now. Ms. Burke said the applicant was required to supply Caltrans with the drainage calculations prior to issuance of a grading permit.

According to Ms. Burke, the other issue addressed was the interface between this parcel and the multiple-family site to the south. She mentioned that a six-foot-high wall was required, unless an existing wood fence would suffice to cover any impacts associated with adjacent uses. Ms. Burke mentioned that the adjacent property owner had made comments at the previous meeting that the fence had been damaged by fire from one of his tenants. She said staff felt the wood fence might not meet the intent of the Redding Municipal Code and so recommended the construction of a block wall. She indicated that the applicant was concerned about that recommendation. Ms. Burke said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-14-05 and Parcel Map Application PM-13-05 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:23 p.m.

Dennis Ryan, applicant's representative, Ryan Engineering, offered to answer any questions staff might have.

Steve Schade, applicant, mentioned the 20-foot-wide buffer zone being required and said he was willing to repair the existing fence. He questioned why the adjacent landowner had been allowed to build only a wooden fence at the time of development of the subdivision, when it was known that the adjacent land was zoned Heavy Commercial.

Ms. Burke clarified that currently there was no condition required for repair or replacement of any fencing. She continued that since the time of the subdivision development, the buffer-yard requirement had been adopted. Ms. Burke noted that if the land was vacant today, the Heavy Commercial-zoned property would be required to put up a block wall. She also noted that the wood fence was three feet inside the subdivision's property.

Land Development Manager Gary Otremba explained the drainage issues, noting that several channels that were within the Caltrans right-of-way had not been maintained, resulting in vegetation growth. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:29 p.m.

Senior Planner Lily Toy believed the existing wood fence would suffice, with the applicant being required to repair the burnt and damaged portion. She said staff would make the final determination if the fence was satisfactorily repaired. She read the modified Condition 28g to require the replacement of wood that was damaged or in disrepair.

In response to protests from Linda Schade, who believed the adjacent landowner was responsible for repairing his own burned fence, Chairman Randall Smith explained that if the fence was not there at all, the Schades would be required to construct a block wall.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review adopt the Negative Declaration and that, based upon the testimony presented by staff, the Board determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence. She further moved that the permit be granted subject to the conditions of approval as recommended by staff, including the revision of Condition 28g.

Second: Land Development Manager Gary Otremba.

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

Noes: None.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review adopt the Negative Declaration and that, based upon the testimony presented by staff, the Board 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. She further moved that the Board find that the proposed subdivision is consistent with the Redding General Plan and applicable specific plans and that the parcel map be approved 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 Smith.

Noes: None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-12-06, by Chrysalis Charter School, requesting approval to operate a charter school (Kindergarten through 8th grade) in an existing building once permitted as a preschool facility for Head Start. The application also includes the addition of two modular classroom buildings to be located in an area formerly used for storage of school buses. The property is located at 6911 and 6937 Eastside Road in an "HC" Heavy Commercial District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Senior Planner Lily Toy announced that the item had been withdrawn.

PUBLIC HEARING - PARCEL MAP APPLICATION PM-4-06, by Sixells, Inc., requesting approval to divide a 1.35-acre parcel to create four single-family residential lots. The property is located at 2341 Marlene Avenue in an "RS-3" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-150

Associate Planner Linda Burke summarized the staff report and responded to questions. She noted that a previous parcel map application had been made, but an adjacent property owner had opposed the lot configuration (four lots with one flag lot). She said staff found that a configuration of two flag lots centered in the middle of the parcel and construction of a hammerhead driveway for access to the two rear lots might be less obtrusive to the neighborhood than construction of the cul-de-sac street. Ms. Burke indicated that staff was recommending that a 30-foot setback be maintained from the existing east, west, and south property lines of the rear lots. She said staff recommended that the Board of Administrative Review approve Parcel Map Application PM-4-06 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:44 p.m.

Rob Middleton, applicant's representative, asked for clarification of Condition 17. Ms. Burke explained the condition.

Mr. Middleton questioned why vertical curbs and sidewalks were required in Condition 7a, when rolled sidewalks and curbs were already in the neighborhood.

Land Development Manager Gary Otremba explained that vertical curbs and sidewalks were being required more often, because people tended to park on the sidewalks when they were rolled curbs. He mentioned that street sweepers also tended to get the dirt back up on the rolled sidewalk.

Mr. Middleton mentioned Condition 10, saying he understood the need for storm-water detention. He continued that the 1.35-acre parcel was a portion of a designated remainder and believed there were a couple of acres sold off to the project to the south. He noted that there was a storm drain to the southwest corner of this property, and he thought it had been installed to accommodate future runoff for this piece.

The fencing along the east side to provide more privacy was mentioned by Mr. Middleton. He observed that this was not a condition of his project, but that he was willing to provide it anyway. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:47 p.m.

Motion: Senior Planner Lily Toy moved that the parcel map be found categorically exempt under the provisions of the California Environmental Quality Act and that, in accordance with the Government Code of the State of California, the Board of Administrative Review find and declare that, as set forth in Government Code, Section 66474, none of the conditions as listed in (a) through (g) exists with regard to this proposed subdivision. She further moved that the Board find that the proposed subdivision is consistent with the Redding General Plan and applicable specific plans and that the parcel map 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 Smith.

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Randall Smith adjourned the meeting at 2:48 p.m.

Anita M. Felion, Executive Assistant II

Randall Smith, Chairman