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REDDING PLANNING COMMISSION
 Regular Meeting, 4 p.m.
 Tuesday, June 12, 2007
 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 Emmett Burroughs, Randy Memeo, Bert Meyer, and Chris Young present. Absent were Commissioners Jim Chapin and Michele Goedert. Also present were Development Services Director Jim Hamilton, Land Development Manager Gary Otremba, Planning Manager Douglas DeMallie, City Attorney Rick Duvernay, Associate Planners Linda Burke and Ron Adams, Assistant Planners Brandon Rogers and André Benoist, and Executive Assistant II Anita Felion.

APPROVAL OF MINUTES

Commissioner Bert Meyer moved approval of the minutes of the meeting May 8, 2007. Commissioner Chris Young seconded the motion, which carried by a unanimous vote.

PARCEL MAP APPLICATION PM-21-06 AND VARIANCE APPLICATION V-4-06, by Ernest Mieske, requesting approval to divide property located at 3581 and 3591 Echo Road and containing two existing single-family homes into three lots and to reduce the required 70-foot corner-lot width to 62.57 feet. The property is in an "RS-3.5" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-150 and L-010-410

Assistant Planner Brandon Rogers summarized the staff report. He noted that the property was currently developed with two single-family residences. He advised that the parcel map would separate the two existing residences and create one new lot for single-family residential development. Mr. Rogers stated that the variance request for the reduced lot width was consistent with the surrounding neighborhood—many of the surrounding lots were developed prior to annexation and did not meet the current lot-width requirements. He said staff recommended that the Planning Commission approve Parcel Map Application PM-21-06 and Variance Application V-4-06 subject to the conditions of approval, which he reviewed. The Vice Chairman opened the public hearing at 4:08 p.m. Determining that no one wished to comment, the Vice Chairman closed the public hearing at 4:09 p.m.

In response to questions from Commissioner Bert Meyer, Mr. Rogers noted that there were several old fruit and nut trees that would be removed on proposed Lot 3, but the other remaining trees would remain. He advised that street-frontage improvements would be deferred until development of Lot 3.

Commissioner Emmett Burroughs inquired about water runoff on the lots.

Land Development Manager Gary Otremba explained that care was taken to ensure that water did not drain to other properties.

Motion: Commissioner Chris Young 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 Planning Commission 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. He further moved that the Commission 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: Commissioner Bert Meyer.

Ayes: Commissioners Burroughs, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioners Chapin and Goedert.

Motion: Commissioner Chris Young moved that the Planning Commission find the variance application categorically exempt under the provisions of the California Environmental Quality Act, and that in accordance with Section 18.16.070 of the Redding Municipal Code, the Commission find the criteria for granting a variance in evidence and approve the variance subject to the conditions of approval as recommended by staff.

Second: Commissioner Bert Meyer.

Ayes: Commissioners Burroughs, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioners Chapin and Goedert.

RECOMMENDATION TO THE CITY COUNCIL - REZONING APPLICATION RZ-2-06 AND TENTATIVE SUBDIVISION MAP APPLICATIONS-2-06 AND PLANNED DEVELOPMENT PLAN APPLICATION PD-1-06, LOWDEN LANE SUBDIVISION, by Sameer Kaul and Vivian Cheng, requesting approval to divide approximately 4.3 acres into 29 single-family residential lots for development of a model-home subdivision consisting of attached and detached units. The project includes an off-site road extension to Bechelli Lane for access to the subdivision. The rezone request is to apply the "PD" Planned Development Overlay District. The property is located at the south end of Lowden Lane, addressed as 2953 and 3011 Lowden Lane, and is currently zoned "RM-10" Residential Multiple Family District. Environmental Determination: Negative Declaration. Staff Recommendation: Recommend to the City Council adoption of the Negative Declaration and approval. S-101-110, L-010-230, and L-010-210

Associate Planner Linda Burke summarized the staff report. She described the project and noted that amenities included a small-group gathering and picnic area, along with a walking trail through an open-space parcel from the subdivision connecting to Hartnell Avenue. She indicated that access to the subdivision would be taken from an off-site extension of Parsons Drive from the subdivision to Bechelli Lane, aligning with the intersection of Parsons Drive on the east side of Bechelli Lane. Ms. Burke continued that north of the subdivision, Lowden Lane was of substandard width and construction, with some sections paved and others remaining as a dirt road. She said staff recommended that the Planning Commission recommend to the City Council adoption of the Negative Declaration and approval of Tentative Subdivision Map Application S-2-06, Lowden Lane Subdivision; Planned Development Plan Application PD-1-06; and Rezoning Application RZ-2-06 subject to the conditions of approval, which she reviewed. The Vice Chairman opened the public hearing at 4:21 p.m.

Gregory Winters voiced concern about sound, privacy, and the Lowden Lane extension. He asserted that Lowden Lane was substandard and that no public entity claimed responsibility for the road. He contended that the project would put a two-story building within 15 feet of a home on Lowden Lane.

Tim MacLean, applicant's representative, Sharrah Dunlap Sawyer Inc., noted that there would be a block wall along the north property line and that setbacks to the north had not been reduced. He mentioned that adjustments were made for tree preservation. Mr. MacLean added that a portion of

the project to the north would be in cut, so homes would be sitting lower, which would help to alleviate the overbearing presence of the two-story buildings.

Commissioner Randall Smith appreciated the Tree Inventory (Sheet 4 of 4), noting that it clearly illustrated the impact to the trees. He asked if the type of tree to be planted along Parsons Drive had been determined. Mr. MacLean replied that a decision had not been made and confirmed that he would be working closely with Mr. DeMallie and others regarding the type of tree to be planted. Determining that no one else wished to comment, the Vice Chairman closed the public hearing at 4:32 p.m.

Commissioner Chris Young asked about future development plans of Lowden Lane. Mr. DeMallie stated that development would more than likely be piecemeal development and that right-of-way acquisition would be needed along Lowden Lane as the properties developed.

Commissioner Bert Meyer believed staff should provide homeowners' associations with guidelines on what needed to be addressed. He felt the walkway should lead to Hartnell Avenue by Raley's so that residents could walk to the grocery store. Mr. DeMallie indicated that the hillside was very steep in that location. He addressed Condition 45, noting that the Solid Waste Division developed the condition to address situations encountered with small-lot, clustered subdivisions.

Motion: Commissioner Emmett Burroughs moved that the Planning Commission recommend to the City Council adoption of the Negative Declaration and approval of Tentative Subdivision Map Application S-2-06, Lowden Lane Subdivision; Planned Development Plan Application PD-1-06; and Rezoning Application RZ-2-06 subject to the conditions of approval.

Second: Commissioner Chris Young.

Ayes: Commissioners Burroughs, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioners Chapin and Goedert.

RECOMMENDATION TO THE CITY COUNCIL - REZONING APPLICATION RZ-13-06 AND TENTATIVE SUBDIVISION MAP APPLICATION S-16-06 AND PLANNED DEVELOPMENT PLAN APPLICATION PD-8-06, SAMAIRE GLEN SUBDIVISION, by JP Semingson Architects, requesting approval to develop a 30-unit, small-lot single-family subdivision for senior citizens on approximately four acres located at 2947 through 2951 Leland Avenue and 2652 Sharon Avenue in an "RM-9" Residential Multiple Family District. The rezone request is to apply the "PD" Planned Development Overlay District. A small, unused section of an existing public-service easement is also proposed for abandonment to support the project. Environmental Determination: Categorically Exempt. Staff Recommendation: Recommend approval to the City Council. S-101-122, L-010-211-034, L-010-230

Due to a conflict of interest, Commissioner Chris Young recused himself and stepped down from the dais.

Associate Planner Ron Adams summarized the staff report. He noted that the project site consisted of two parcels located between Leland Avenue and the Anderson-Cottonwood Irrigation District (ACID) canal in the middle of the Parkview Neighborhood. He stated that the Parkview Neighborhood had been the focus of revitalization efforts by the City and the Redevelopment Agency (RRA) and that Samaire Glen Subdivision represented the first major privately initiated and invested project in the core of the Parkview Neighborhood since the start of the revitalization program. Mr. Adams remarked that this private commitment was another positive sign of the progress made in achieving revitalization goals. He described the project, noting that an existing residence was located on the rear easterly lot, with access to Sharon Avenue. He said the house would be demolished to make way for the proposed subdivision, and access to Sharon Avenue (private road) would be abandoned. Mr. Adams stated that a potential pedestrian trail along the ACID canal stirred much debate and concern from area residents, particularly those owning property adjacent to the canal. He said primary concerns centered on invasion of privacy and private property rights. He remarked that in the end, the concept of having trails through the Parkview

Neighborhood, connecting with other trails in the community, was embraced, but not over the canal. Mr. Adams pointed out that under the circumstances, the proposed conditions of approval were void of any easement requirements related to a future public trail along the canal.

Tree preservation was also mentioned by Mr. Adams, who noted that approximately 85 of the 148 trees, spread over the four-acre site, were planned for preservation, including most trees along the ACID canal and specific groupings of valley oaks. He said staff recommended that the Planning Commission recommend to the City Council approval of Tentative Subdivision Map Application S-16-06, Samaire Glen Subdivision; Planned Development Plan Application PD-8-06; and Rezoning Application RZ-13-06 subject to the conditions of approval, which he reviewed.

Commissioner Randall Smith advised that he had attended a Parkview Neighborhood Association meeting regarding the ACID canal trail extension.

Commissioner Randy Memeo observed that the conditions of approval did not clarify that the project was for senior citizens. He noted that the Plan Book indicated that ownership would be limited to those 55 or older and asked if that was sufficient to ensure that ownership would in fact be limited to seniors.

Planning Manager Douglas DeMallie mentioned that Condition 40 tied project approval to Planned Development Plan PD-8-06. He did not think the design would make a difference, though, if it was for seniors or young couples. Mr. Memeo countered that there was a decrease in parking capacity. Mr. Adams advised that there were two-car garages on all the lots except four of them, which had oversized single-car garages with on-site parking. He did not believe the project would be deficient as conditioned if it was marketed to other than senior citizens. Mr. DeMallie explained that the project was presented as a senior project. He said if the Commissioners wanted it approved as a senior project, they could do so.

Mr. Smith was aware of the neighbors' feelings toward the trail and asked where the trail coming in from other areas would connect. Mr. DeMallie explained that in the future, the homeowners' association could be approached regarding acquisition of easements; if unsuccessful, the trail could connect to public sidewalks and streets. The Vice Chairman opened the public hearing at 5:01 p.m.

Gale Clarke inquired about a solid wall around the property. She said the southeastern portion of her property adjacent to the subject parcel was lower and sometimes had standing water, which was not a problem because it drained onto the other property or evaporated. She wondered if the water drainage was going to become an issue. Ms. Clarke also inquired about a large oak tree that had grown into her fence which she would like to see saved. She added that there were other large oak trees close to her property line and would like fencing accommodations to save those trees.

Land Development Manager Gary Otremba explained that a grading plan would have to be submitted and that drainage would be addressed during that time. He said staff would ensure that no other properties would be impacted with drainage from this development.

Tim MacLean, applicant's representative, Sharrah Dunlap Sawyer Inc., advised that the stormwater would be discharged close to where it naturally left the site. He mentioned that there was a naturally occurring drainage channel along the property line. Mr. MacLean remarked that the runoff would be reduced to predevelopment levels. Regarding tree preservation, he referred to Sheet 2 of 2, which showed the trees to be saved. He noted that the trees not shown on the diagram were within the ACID easement. Mr. MacLean mentioned that the pavement on-site was pervious and explained that there would be surface detention.

Commissioner Bert Meyer questioned the sidewalk plan. Mr. MacLean explained that parking was allowed on one side of the loop in order to allow a turning radius for garbage trucks and fire trucks. Determining that no one else wished to comment, the Vice Chairman closed the public hearing at 5:15 p.m.

Motion: Commissioner Bert Meyer moved that Planning Commission recommend to the City Council approval of Tentative Subdivision Map Application S-16-06, Samaire Glen Subdivision; Planned Development Plan Application PD-8-06; and Rezoning Application RZ-13-06 subject to the conditions of approval.

Second: Commissioner Randy Memeo.

Ayes: Commissioners Burroughs, Memeo, Meyer, and Smith.

Noes: None.

Abstain: Commissioner Young.

Absent: Commissioners Chapin and Goedert.

Commissioner Chris Young returned to the dais.

RECOMMENDATION TO THE CITY COUNCIL - GENERAL PLAN AMENDMENT APPLICATION GPA-10-06; REZONING APPLICATION RZ-15-06; AND PLANNED DEVELOPMENT PLAN APPLICATION PD-9-06, THE SPRINGS, by McGregor Land Development Company, requesting approval to construct a 229-unit, continuance-of-care senior residential facility, consisting of a main building that includes an independent living wing, assisted living wing, and an Alzheimer's/memory care wing. The project also includes 31 residential units separated from the main building. The property is located at 7 and 28 Hilltop Drive and 5 Canada Drive, along the south and east sides of Hilltop Drive approximately 400 feet south of its intersection with Lake Boulevard. The project site is currently zoned "NC-PD" Neighborhood Commercial District with Planned Development Overlay District and "GC" General Commercial District, with General Plan designations of "Neighborhood Commercial" and "General Commercial." The project includes a request for a General Plan amendment to a General Plan designation of "Residential, 10 to 20 units per acre" and a rezone to "RM-15-PD" Residential Multiple Family with Planned Development Overlay District. Environmental Determination: Mitigated Negative Declaration. Staff Recommendation: Recommend to the City Council adoption of the Mitigated Negative Declaration and approval. L-010-211-035, L-010-230, and L-010-210

Assistant Planner André Benoist utilized a PowerPoint display to present the item. The presentation included depictions of the project location, site plan, and architectural elevations. Mr. Benoist pointed out the high public visibility of the site and the need to ensure an attractive design. He noted that extensive landscape was distributed throughout the site, and large setbacks near the main entrance created a park-like setting. He said the landscape would include a network of sidewalks, with benches and seating areas for the residents to enjoy.

Mr. Benoist continued that a pedestrian and bicycle crosswalk with decorative medians and appropriate signage, lighting, and striping was required to provide an established and safe means to cross Hilltop Drive. He said the relatively flat topography required only minor grading of the site to construct the large building pads necessary for the facility and the associated parking and driveways. Mr. Benoist advised that Conditions 17 and 18h had been revised in order to give the applicant more flexibility in the design of the fence and wall around the perimeter. He said staff recommended that the Planning Commission recommend to the City Council adoption of the Mitigated Negative Declaration and approval of Planned Development Plan Application PD-9-06, The Springs; General Plan Amendment GPA-10-06; and Rezoning Application RZ-15-06 subject to the conditions of approval, which he reviewed. The Vice Chairman opened the public hearing at 5:30 p.m.

Fee Stubblefield, applicant, was excited about coming to Redding and serving the seniors in the area. He agreed with the conditions of approval and was willing to develop the crosswalk and pay his fair share portion. He felt the crosswalk would benefit the entire community. Mr. Stubblefield mentioned that he had contacted Mr. Thomason in Sacramento to arrange for purchase of the parcel in the northeast corner but was unsuccessful in obtaining the land. He said the design of the project allowed for a future tie-in if the two properties could eventually be integrated.

Mr. Stubblefield described his project, including the cottages. He explained the pricing structure, noting that it was an entry-fee process, so a resident could make an entry fee and then have substantially reduced rent.

Commissioner Randall Smith was excited to have the development in Redding. He supported the General Plan amendment application.

Joe Machado voiced support for the project. He expressed concern for the crosswalk, since there were no stop signs on Hilltop Drive. He worried that seniors who walked slowly might put themselves in danger. Mr. Machado contended that most seniors who lived in a project such as this rarely left the premises to walk elsewhere. He recommended lighting or safety precautions for the crosswalk area.

Mr. Benoist replied that once the property developed, pedestrians would cross Hilltop Drive at undefined locations if the crosswalk was not installed. He mentioned the long, sweeping curve in the road, which eliminated several areas for crosswalks. Mr. Stubblefield felt the use of the crosswalk was of more benefit to the neighborhood than the senior community.

Commissioner Bert Meyer inquired about the wing designated for those with dementia. Mr. Stubblefield explained that they would be in a secure environment with time-delay locks, WanderGuards, and other devices, in addition to a high staff ratio.

Development Services Director Jim Hamilton noted that the project included a substantial number of rooms, swimming pools, and exercise rooms. He maintained that a portion of the residents would be fully ambulatory. He indicated that Condition 23 identified that much of the infrastructure was subject to reimbursement. Mr. Hamilton commented that the crosswalk would be constructed in a safe manner, or the City Engineer would not allow it to be built.

Mr. Smith was in favor of the crosswalk. He pointed out that the city of Monterey had a variety of crosswalk improvements, including illuminated flashing lights in the streets, as well as signals. Mr. Stubblefield was not opposed to the crosswalk but felt the cost should be proportionate. Determining that no one else wished to comment, the Chairman closed the public hearing at 5:57 p.m.

Mr. Meyer asked why there was more parking than what was required. Mr. DeMallie responded that the project was staffed at a higher level than a typical senior project. Mr. Benoist added that Redding had never had a project such as this for comparison, so the City's Parking Ordinance might not accurately reflect the project's parking needs. He explained that if the applicant was willing to put in more parking than required, staff would support him.

Motion: Commissioner Emmett Burroughs moved that the Planning Commission recommend to the City Council adoption of the Mitigated Negative Declaration and approval of Planned Development Plan Application PD-9-06, The Springs; General Plan Amendment GPA-10-06; and Rezoning Application RZ-15-06 subject to the conditions of approval, including the revision of Conditions 17 and 18h.

Second: Commissioner Chris Young.

Ayes: Commissioners Burroughs, Memeo, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioners Chapin and Goedert.

PUBLIC PARTICIPATION

None.

COMMISSIONERS' COMMENTS

Commissioner Randall Smith mentioned that there were 100 acres of City property lying between Redding and Anderson. He said it was a wonderful Sacramento River preserve and hoped the City would include the parcel in more of its future planning.

DIRECTOR'S REPORT

Development Services Director Jim Hamilton reminded the Commissioners that the meeting for July 24, 2007, had been canceled due to a summer recess.

Mr. Hamilton also advised the Commissioners that Friends of Canyon Creek had submitted a letter opposing the Planning Commission's recommendation of approval to the City Council for the Westside II and III Subdivisions.

ADJOURNMENT

There being no further business to come before the Planning Commission, Vice Chairman Randall Smith adjourned the meeting at 6:11 p.m.

Jim Hamilton, AICP
Acting Secretary

Randall Smith
Chairman