

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, July 2, 2008
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Bert Meyer called the meeting to order at 2 p.m., with Senior Planner Lily Toy, Land Development Manager Marty Wayne, Associate Planner Zach Bonnin, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-8-08, by Dennis Douglas, requesting approval to operate an auto-repair, painting, collision-repair and custom auto-body shop in an existing building on property located at 1058 Lake Boulevard in a "GC" General Commercial District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Associate Planner Zach Bonnin summarized the staff report. He noted that the original structure was permitted by UP-35-75, which allowed a 6,400-square-foot wood-products workshop for the Shasta County Opportunity Center. He said this structure was then expanded by UP-195-77, which allowed a 495-square-foot addition to the facility. Mr. Bonnin advised that the site would be brought into closer conformance with current standards by installing the required landscape along the property frontage and adding pavement and striping to bring off-street parking into conformance with current standards. He stated that the project also proposed to remove the chain-link fence across the property frontage and relocate it off the street to the sides of the structure. He indicated that a block wall would be constructed between the subject parcel and adjacent residential uses to the west to serve as a land use buffer and sound wall.

Mr. Bonnin continued that just prior to the meeting, nearby residents had questioned the hours of operation. He said the applicant was not opposed to adding a condition to state that "the hours of operation shall be from 7 a.m. to 7 p.m. on weekdays only" to the conditions of approval.

Chairman Bert Meyer questioned Condition 6, contending that the prohibition of outdoor storage did not make sense, since automobiles would be stored outdoors while awaiting repair. Mr. Bonnin responded that in the General Commercial District, this was a use that was prohibited in the Zoning Code. He indicated that the applicant had informed staff that he would be able to bring the vehicles into the shop at night.

Mr. Meyer opened the public hearing at 2:09 p.m. and invited comments from the applicant and/or audience.

Dennis Douglas, applicant, explained that the automobiles were behind a locked gate behind the building at his current shop. He added that occasionally, when the shop was closed, a tow truck might drop off a car in front of the building but that the car would be moved to the back immediately upon his arrival. Mr. Meyer felt it would be reasonable to install slats in the chain-link fence so that the autos could be screened behind the fence.

Senior Planner Lily Toy confirmed that outdoor storage was not allowed in the district. She proposed that if the building was large enough, the cars needing repair would have to be stored inside, but that if the car was finished, it could be stored outside, since it would just be considered parking. Mr. Meyer countered that this would not happen and asked how staff could expect Mr. Douglas to be in business with that condition.

Charles White, applicant's representative, commented that the area behind the building was totally out of view from the front of the building and the street. He asserted that other vehicle-repair shops had cars stored outside. Ms. Toy noted that outdoor storage was allowed in an industrial-zoned area. Mr. Meyer understood that the City was trying to allow the person to run his business but not impact

the neighborhood. Mr. Bonnin suggested clarifying that the prohibition of outdoor storage would apply to auto parts, pallets, etc. More discussion ensued regarding the prohibition of outdoor storage. Ms. Toy suggested referring to Section 18.43.050 when revising Condition 6 regarding what would be allowed for outdoor storage.

Mr. Meyer suggested adding a condition for the installation of a chain-link fence with slats. He added that the fence bordering the property was in disrepair. Mr. Douglas stated that he would replace the south fence but asked that he be allowed to establish his business first. He acknowledged that he was also required to construct a block wall along the west property line.

Discussion was held regarding the revision of the conditions of approval. It was determined to revise Condition 6 to refer to Section 18.43.050 regarding outdoor storage, revise Condition 16 to also require the removal of the existing wood fence, and add a condition to state the allowed hours of operation.

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, including the revision of Conditions 6 to refer to Section 18.43.050 regarding outdoor storage and 16 to also require the removal of the existing wood fence and the addition of a condition to state the allowed hours of operation.

Second: Land Development Manager Marty Wayne.

Ayes: Senior Planner Toy, Land Development Manager Wayne, Chairman Meyer.

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Bert Meyer adjourned the meeting at 2:20 p.m.

Anita M. Felion, Executive Assistant II

Bert Meyer, Chairman