

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

M I N U T E S

Chairman Chris Young 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 - SITE DEVELOPMENT PERMIT APPLICATION SDP-D-8-06, by Edward Reuther, requesting approval to construct a 1,158-square-foot detached accessory building on property located at 310 Hamilton Street in an "RS-3.5" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Assistant Planner André Benoist summarized the staff report and responded to questions. He noted that a neighbor had voiced opposition to the height and size of the building. He added that the complainant was out of the country and that he was communicating with her via e-mail. Mr. Benoist stated that modifications had been made to the structure, including the addition of windows on the neighbor's side of the building, but when the appellant wanted a solid hedge, the applicant withdrew the windows from the elevation drawings. He commented that if the applicant were to reduce the building size by 158 square feet, a site development permit would not be required. He said both parties were willing to let the Board of Administrative Review decide on the building size and design. Mr. Benoist said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-D-8-06 subject to the conditions of approval, which he reviewed. The Chairman opened the public hearing at 2:10 p.m.

Lana Chapin, appellant's representative, stated that the appellant's property had been maintained over the years and that the applicant had neglected his landscape. She said the appellant wanted the look of the building softened so that it would not look like a warehouse. She said the appellant wanted evergreen trees planted, because the flowering plum trees that were proposed would lose their leaves in the winter, leaving the side of the building exposed. Ms. Chapin contended that Mr. Reuther had not been a good neighbor, had piled dirt on the appellant's property, cut down some of her camellia bushes, and parked vehicles on her property. She advised that if Mr. Reuther would plant the evergreen trees, the appellant would agree to let him use her river take-out water for irrigating.

Ed Reuther, applicant, submitted pictures showing his property and the appellant's property and denied taking out her camellia bushes. He stated that he had maintained her vacant property for over five years and had never let his property fall into disrepair. He mentioned the grapevines on her property that had not been maintained and were growing wild. Mr. Reuther said the neighbor had a hedge on the common property line, which would help camouflage the building. He pointed out that if he eliminated 158 square feet from the building, he would not have to plant anything and she would still be looking at the building from her property. He said his property had been upgraded and landscaped, and he wanted to keep his motorhome in the building.

Ms. Chapin noted that the appellant was going to remove the grapevines when she returned from vacation to build her house. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:20 p.m.

Discussion ensued regarding landscape and the neighbor's property.

Land Development Manager Gary Otremba reminded staff that the Board was being asked to determine if the proposed project was consistent with the General Plan and zoning laws.

Chairman Chris Young advised that the Board could not presume what would be planted in the future. He preferred to require the windows that had been previously removed. Ms. Toy stated that windows, faux windows, or additional landscape could be required in the conditions of approval, although she was hesitant to require landscape because of the existing grapevines.

Motion: Land Development Manager Gary Otremba moved that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon public testimony and information 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 addition of Condition 9 to require that the previous submittal with the two windows (can also be faux windows) on the west elevation be added to the project.

Second: Senior Planner Lily Toy.

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

Noes: None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-14-06, by Todd Ratley, requesting approval to construct an industrial warehouse storage complex, consisting of approximately 51,555 square feet of warehouse and long-term ministorage buildings and 3,000 square feet of office space, on property located at 2498 Progress Drive in a "GI" General Industrial 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 access to the property from Progress Drive was taken through two flag-lot driveways—one on the north end of the parcel and one at the south end. She said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-14-06 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:34 p.m.

In response to Chairman Chris Young's question regarding the property boundary, Ms. Burke explained that the applicants were processing a property line adjustment that would remove the northeasterly portion of the property, but that it was not necessary to require a condition of recording the property line adjustment.

Todd and July Ratley, applicants, offered to answer any questions of staff.

Sue Lang asked about the two accesses to Progress Drive and voiced concern that trees that lined the Anderson Cottonwood Irrigation District (ACID) canal would be removed. She said she lived on Rivella Vista Drive and was worried about a new subdivision being built on Wyndham Lane that backed up to the ACID canal.

Land Development Manager Gary Otremba explained that there were no trees on the property. He discussed the development of the site when it was graded with development of the South Redding Industrial Park in 2001 and approved by Parcel Map PM-19-01.

Ms. Lang asked if the wall was going to be ugly. Mr. Young noted that she would have to stand on top of the ACID canal berm to see the wall. Ms. Ratley advised that she and her husband lived on Riverview Drive and that she could not see the canal from their property. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:46 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 Young.

Noes: None.

PUBLIC HEARING - PARCEL MAP APPLICATION PM-9-06, by Redding Masonic Temple Association, requesting approval to divide three acres into two lots on property located at 160 Masonic Avenue in a "GC" General Commercial 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 proposed Parcel 1 would be approximately 2.42 acres and contain the existing building, while Parcel 2 would be approximately .58 acre in the northeast corner of the paved parking area. She advised that the larger building and parcel could be sold, and the Masonic Temple Association would then build a smaller temple building on the smaller lot. She said staff recommended that the Board of Administrative Review approve Parcel Map Application PM-9-06 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:53 p.m.

In response to Chairman Young's questions, Ms. Burke advised that the applicant indicated that Shascade Community Services (SCS) would be purchasing the building. She said there would be a reciprocal-access agreement between the two parties and that the lodge would be used in the evening, while SCS would use its offices during the day.

James Hull, Chairman, Redding Masonic Lodge, confirmed the agreement between his organization and SCS. He added that the new building would not exceed 5,500 square feet. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:57 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 Young.

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Chris Young adjourned the meeting at 2:58 p.m.

Anita M. Felion, Executive Assistant II

Chris Young, Chairman