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REDDING PLANNING COMMISSION  
 Regular Meeting, 4 p.m.  
 Tuesday, August 10, 2010  
 City Council Chambers  
 777 Cypress Avenue  
 Redding, California 96001

## MINUTES

Chairman Emmett Burroughs called the meeting to order at 4 p.m., with Commissioners Michele Goedert, Bert Meyer, Cameron Middleton, Randall Smith, and Chris Young present. Absent was Commissioner Lynne Wonacott. Also present were Planning Manager Douglas DeMallie, City Attorney Rick Duvernay, Project Coordinator Gary Otremba, and Executive Assistant II Anita Felion.

### ***APPROVAL OF MINUTES***

Commissioner Randall Smith moved approval of the minutes of the meeting of April 13, 2010. Commissioner Chris Young seconded the motion, which carried by a unanimous vote. Commissioner Cameron Middleton moved approval of the minutes of the meeting of April 29, 2010. Commissioner Randall Smith abstained. Commissioner Chris Young seconded the motion. The motion carried with a vote of five ayes and one abstention.

***PUBLIC HEARING - RECOMMENDATION TO THE CITY COUNCIL - SEVEN BRIDGES SUBDIVISION/PLANNED DEVELOPMENT - TENTATIVE SUBDIVISION MAP APPLICATION S-3-09, PLANNED DEVELOPMENT PLAN APPLICATION PD-1-09, AND REZONING APPLICATION RZ-2-09, by MD Development, requesting approval to develop 127 single-family residential lots/homes on 38.3 acres located on the north and south sides of Oasis Road, approximately one mile east of Interstate 5, in an "RS-3" Residential Single Family District. Environmental Determination: Mitigated Negative Declaration. Staff Recommendation: Recommend to the City Council adoption of the Mitigated Negative Declaration and project approval. S-101-141, L-010-211-043, and L-010-230***

Planning Manager Douglas DeMallie summarized the staff report. He described the project, noting that the subdivision would be developed under a Planned Development Plan to allow single-family homes on reduced lot sizes with variable building setbacks, modified (narrower) street widths, and an increase in base zoning density of 12 units. He added that the project also included preservation of a centrally located intermittent stream channel with several street crossings, thus the project name, Seven Bridges. Mr. DeMallie advised that the primary streets provided access to Oasis Road and linked the six neighborhood enclaves; the secondary streets provided direct access to the homes. He added that all streets would be public.

Mr. DeMallie continued that the most unique aspect of the project was that the front yards of most homes were not adjacent to the street but generally surrounded and faced inward toward a common open-space area. He said the homes were grouped around a common landscaped area with pedestrian walkways that provided connectivity between homes, guest parking areas, and the various neighborhood enclaves. He stated that garages would be located at the rear of the lots and accessed off 27-foot-wide secondary streets. Mr. DeMallie pointed out that the reduced street width was supported by the streets having homes on one side only and by creating guest-parking areas, as opposed to a parallel-parking lane within the street section. He mentioned that the street design placed vehicle traffic and solid waste/recycling containers away from the front yard, created a more pedestrian-friendly atmosphere, and improved front-yard aesthetics, resulting in an environment more conducive to neighborhood interaction.

According to Mr. DeMallie, the common neighborhood landscaped and natural open-space areas would be cared for by a homeowners' association. He noted that the project also incorporated a "green" design intent, to be accomplished by:

- ▶ All homes exceeding the City's Redding Electric Utility Earth Advantage or Building Code energy-efficiency standards by 20 percent, although the goal was to achieve efficiency rates of 40 percent. He explained that changes were happening so fast in the Building Code, staff did not want to commit the applicant to something not achievable, since tomorrow's standards could be revised substantially.
- ▶ Incorporating bioswales into the stormwater drainage system.
- ▶ Incorporating groundwater recharge into the stormwater drainage system.
- ▶ Reducing street widths, resulting in less asphalt-contaminated stormwater runoff.
- ▶ Replacing trees at a 1-to-1 ratio.
- ▶ Avoiding disturbance of intermittent and ephemeral stream corridors.

Mr. DeMallie explained that staff was concerned with whether or not the applicant's intent to replace all lost trees on a 1-to-1 ratio could be achieved, since there might not be enough room for all the trees based on the site plan. However, he expressed confidence that more trees would be replaced on this project than most others. He said staff recommended that the Planning Commission recommend to the City Council adoption of the Mitigated Negative Declaration and approval of Tentative Subdivision Map Application S-3-09, Planned Development Plan Application PD-1-09, and Rezoning Application RZ-2-09, subject to the draft conditions of approval.

Commissioner Randall Smith acknowledged that he had been friends with Mike Davis (applicant) for 30 years but that there had been no business association and he did not see a conflict of interest in hearing the issue.

Mr. DeMallie responded to questions from the Commissioners. He noted that a standard condition of approval prohibited recreational-vehicle parking within the front-yard or street side-yard setback areas, except for temporary parking for loading and unloading for a period of up to 72 hours. Responding to a question concerning archaeology, Mr. DeMallie advised that a records search and ground-level survey had been conducted and that a condition of approval stated that "If, in the course of development, any archaeological, historical, or paleontological resources are uncovered, construction activities in the affected area shall cease; and a qualified archaeologist shall be contacted to review the site and advise the City of the site's significance."

Other items discussed included storm-drain detention, sight distance on Oasis Road, grading, and the payment of in-lieu park fees. The Chairman opened the public hearing at 4:37 p.m.

Commissioner Michele Goedert confirmed that this project was not within the Oasis Road Specific Plan.

Ron Giddings, applicant, advised that his project was modeled after a development in Davis, California. He described the project, noting that there were six distinct neighborhoods, and stated that there would be a homeowners' association, with each community having one person on the homeowners' board to represent the community. He continued that most of the homes were two-bedroom but that there would also be some three-bedroom units. Mr. Giddings felt the project would attract seniors as well as couples with small children. He indicated that operating costs for the project sewer lift station would be paid by the homeowners through an assessment district, with fees collected on the property tax bill.

Gary Cadd addressed Mitigation Measure No. 1 pertaining to the I-5/Oasis Road interchange, which referred to not allowing the Level of Service (LOS) to drop below the C/D threshold. He felt the threshold should not be allowed to drop to LOS D in keeping with the Oasis Road Specific Plan (ORSP). Mr. Cadd also contended that the Gold Hills Drive intersection was in need of a stoplight now. He was perplexed that this project was not in the ORSP area and believed the increase in traffic would help to create a dangerous intersection.

Mr. DeMallie stated that Mr. Cadd's understanding was correct in that both the General Plan and the ORSP identified that certain state facilities were allowed to operate at LOS D, which was a General Plan policy issue and was not a project-specific issue, and that the project complied with this standard. Regarding the request for the stoplight at Gold Hills Drive, Mr. DeMallie disagreed with Mr. Cadd's statement that this project would degrade the situation where a traffic signal would be necessary. He stated that the project traffic study and staff review determined that was not the case. He added that this project would contribute toward funding for the eventual stoplight through

payment of the North Redding Traffic Impact Fee. He said staff was comfortable with the Mitigated Negative Declaration.

Project Coordinator Gary Otremba explained that the City monitored over 100 intersections. He stated that staff also reviewed the accident history for the intersections and that he did not have an accident history or volume of delays at the Gold Hills Drive intersection that warranted the stoplight at this time. Determining that no one else wished to comment, the Chairman closed the public hearing at 5:02 p.m.

**Motion:** Commissioner Randall Smith moved the Planning Commission recommend to the City Council adoption of the Mitigated Negative Declaration and approval of Tentative Subdivision Map Application S-3-09, Planned Development Plan Application PD-1-09, and Rezoning Application RZ-2-09, subject to the draft conditions of approval.

**Second:** Commissioner Michele Goedert.

**Ayes:** Commissioners Burroughs, Goedert, Meyer, Middleton, Smith, and Young.

**Noes:** None.

**Abstain:** None.

**Absent:** Commissioner Wonacott.

### ***PUBLIC PARTICIPATION***

None.

### ***COMMISSIONERS' COMMENTS***

Commissioner Randall Smith mentioned that he and the Community Services Advisory Commission had been working with the Bureau of Land Management to open an area of public land south of Knighton Road for hiking and access to the Sacramento River. He believed this parcel needed to be kept by the City for future use. Mr. Smith advised that the Community Services Director would be approaching the Shasta County Planning Commission in the future to have the county-owned portion of the land rezoned as open space in perpetuity.

Mr. Smith also noted that the annual Community Creek Cleanup was scheduled for Saturday, October 2. He said it was hoped that approximately 500 people would be volunteering for the cleanup this year.

### ***ADJOURNMENT***

There being no further business to come before the Planning Commission, Chairman Emmett Burroughs adjourned the meeting at 5:15 p.m.

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Jim Hamilton, AICP  
Acting Secretary

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Emmett Burroughs  
Chairman