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REDDING PLANNING COMMISSION
 Regular Meeting, 4 p.m.
 Tuesday, August 12, 2008
 City Council Chambers
 777 Cypress Avenue
 Redding, California 96001

MINUTES

Chairman Randall Smith called the meeting to order at 4 p.m., with Commissioners Emmett Burroughs, Michele Goedert, Bert Meyer, Lynne Wonacott, and Chris Young present. Absent was Commissioner Jim Chapin. Also present were Development Services Director Jim Hamilton, Planning Manager Douglas DeMallie, City Attorney Rick Duvernay, Senior Planner Kent Manuel, and Executive Assistant II Anita Felion.

APPROVAL OF MINUTES

Commissioner Emmett Burroughs moved approval of the minutes of the meeting of May 27, 2008. Commissioner Chris Young seconded the motion, which carried by a unanimous vote.

Commissioner Emmett Burroughs moved approval of the minutes of the meeting of June 10, 2008. Commissioner Chris Young seconded the motion. Commissioner Michele Goedert abstained. The vote carried with five ayes and one abstention.

Commissioner Chris Young moved approval of the minutes of the regular and closed session meetings of June 26, 2008. Commissioner Michele Goedert seconded the motion, which carried by a unanimous vote.

PUBLIC MEETING - HISTORIC PRESERVATION - *Consideration of adoption of a resolution establishing a Local Register of Qualified and Candidate Historic Properties. Those properties on the register are potentially eligible to enter into contracts with the City under the State "Mills Act," which offers property tax relief in exchange for maintaining the historic integrity of the property. Environmental Determination: Not subject to the California Environmental Quality Act. Recommendation: Adoption of the resolution. L-010-500-050*

Senior Planner Kent Manuel summarized the staff report. He noted that at its meeting of June 3, 2008, the City Council adopted Redding Municipal Code Chapter 18.23, *Historic/Architectural Preservation*, as recommended by the Planning Commission. He stated that in exchange for some level of property tax relief, property owners who entered into such contracts committed to rehabilitate and/or maintain their properties in accordance with the provisions of the contract.

Mr. Manuel discussed the two lists, "Qualified Properties" and "Candidate Properties," contained in the proposed Local Register. He advised that the two qualified properties (Old City Hall and the Cascade Theatre) were publicly owned and also listed in the National Register of Historic Places. He pointed out that, while these properties were not eligible to participate in the Mills Act program, they nevertheless represented significant community resources that merited acknowledgment.

Regarding the candidate properties, Mr. Manuel explained that they were not listed on federal or state historical resource inventories, but given their characteristics, might be appropriate for participation in the Mills Act program. He advised that as the Commission certified candidate properties as qualified properties through the Mills Act program application process, properties would move from the Candidate List to the Qualified List. Mr. Manuel pointed out that most of the candidate properties existed in the original neighborhoods of West Redding and that not all properties were maintained as well as some. He said any tax savings received must, by law, be put back into the maintenance and upkeep; it was not simply a tax giveaway.

Mr. Manuel observed that he had contacted the Shasta Historical Society, Viva Downtown, and other groups and suggested that they provide staff with a list of additional potential properties for the

Candidate List. He said staff recommended that the Planning Commission adopt Resolution No. 2008-04 Establishing the Local Register of Qualified and Candidate Historic Properties.

Commissioner Chris Young requested that 2850 Foothill Boulevard, the Pilgrim Congregational Church designed by Frank Lloyd Wright, be added to the list.

In response to questioning from the Commissioners, Mr. Manuel noted that additional properties could be requested to be added to the Local Register. Mr. Manuel also advised that staff had prepared application materials for distribution at the Permit Center counter for anyone interested in the program. He explained the process and indicated that a property had to be on the Local Register before receiving the Mills Act contract. Regarding tax incentives, Mr. Manuel indicated that the church designed by Frank Lloyd Wright deserved to be on the list but could not apply for the Mills Act contract because it did not pay property taxes.

The Chairman opened public comment. Determining that no one wished to speak, the Chairman closed public comment.

Motion: Commissioner Michele Goedert moved that the Planning Commission adopt Resolution No. 2008-04 Establishing the Local Register of Qualified and Candidate Historic Properties, with the addition of the Pilgrim Congregational Church.

Second: Commissioner Emmett Burroughs.

Ayes: Commissioners Burroughs, Goedert, Meyer, Smith, Wonacott, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Chapin.

MERCY MEDICAL CENTER PRESENTATION - Presentation by Mercy Medical Center of concepts for future expansion of the hospital campus at 2175 Rosaline Avenue. Recommendation: Accept presentation. A-050-250

Chairman Randall Smith recalled that Commissioner Bert Meyer had chaired a Board of Administrative Review meeting when Mercy Medical Center was applying for a site development permit for expansion of its hospital. He said Mr. Meyer had asked representatives to present to the Planning Commission its concepts for future expansion of the hospital campus.

Development Services Director Jim Hamilton introduced Mercy Medical Center President Rick Barnett and Senior Director of Support Services Rodger Page.

Mr. Barnett discussed the growth that the hospital was experiencing. He observed that the hospital was built on a hill (which limited the building area around the hospital), parking was almost at the inadequate level, and the emergency room was beyond capacity. Mr. Barnett continued that the hospital's staff and consultants had studied all options and decided that with its limited funding, it would focus on patient services, including adding more private rooms, extending the emergency department by more than 40 percent, and upgrading patient-care areas. In addition, Mr. Barnett mentioned the proposed medical office building and an approximately 200-space employee parking lot. He commented on the proposed improvements to the operating rooms and obstetrics department, noting that the intent was to utilize every square inch of the facility for patient beds and care. He stated that most of the business-services offices and other support services would be relocated so that the hospital's use could be maximized for beds.

Mr. Barnett pointed out that the land bordering the hospital was either sloped or owned by others. He said hospital staff came up with a Master Plan that would support the hospital's needs for at least the next ten years but that the proposals would require a "give-and-take" with the City and others to have some flexibility to make the Master Plan work.

Mr. Page utilized PowerPoint slides to present illustrations of the Master Plan. He showed where the proposed medical office building and parking lot would be. He discussed the proposed traffic solutions, including a possible agreement with Benton Airpark to allow the employees to park on its property and use a shuttle to and from the hospital.

Commissioner Bert Meyer noted that Mercy Medical Center was an important institution in the community. He suggested that the hospital consultants look at the land that the City and others owned near the hospital for either a land swap or purchase. He urged the hospital staff to think "outside the box" in order to help accomplish its goals.

Chairman Randall Smith thanked Mr. Barnett and Mr. Page for the presentation.

APPOINTMENT - Appointment of Commissioner to the Parkview Design Review Committee. B-080

Planning Manager Douglas DeMallie recalled that when the Parkview Neighborhood Strategic Revitalization Plan was adopted in 2001, the City Council created the Parkview Design Review Committee (Committee). He noted that this Committee was charged with reviewing development proposals on parcels fronting the south side of Parkview Avenue between South Market Street to the west and the Anderson Cottonwood Irrigation District canal to the east.

Mr. DeMallie explained that the Committee was made up of representatives from the Parkview Neighborhood Committee, Redevelopment Agency or Development Services Department staff, and the Planning Commission. He said Commissioner Gary Brickwood previously served in this role; however, the position was currently vacant due to the end of his term on the Commission. He advised that the Committee's activity was very limited due to the narrow scope of its responsibility. Mr. DeMallie remarked that staff was currently processing an application for an office/residential project within the Design Review area and anticipated the need for a Committee meeting sometime in the next two weeks.

Commissioner Chris Young volunteered to be the representative from the Planning Commission.

Motion: Commissioner Bert Meyer moved that the Planning Commission appoint Commissioner Chris Young to the Parkview Design Review Committee.

Second: Commissioner Michele Goedert.

Ayes: Commissioners Burroughs, Goedert, Meyer, Smith, Wonacott, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Chapin.

PUBLIC PARTICIPATION

None.

COMMISSIONERS' COMMENTS

Commissioner Michele Goedert asked when staff would begin working on the parallel code.

Development Services Director Jim Hamilton responded that work on the project was slated for 2009. He said the item was relatively complex because the parallel code had to fit within the context of the existing Zoning Code.

Ms. Goedert mentioned two items from the July 8, 2008, Planning Commission meeting. She asked when The Reserve Subdivision (which was continued indefinitely) would be set for another public hearing. Mr. Hamilton explained that there were issues dealing with drainage and easements that needed to be resolved before it could come back to the Planning Commission. Ms. Goedert also referred to the Draft Environmental Impact Report for the proposed Highland Park Subdivision and her concern about the exclusion of Bodenhamer Boulevard's extension in the proposed alternative. Mr. Hamilton responded that the topic of the extension would be considered as part of the application for the subdivision. He noted that the item would be back before the Planning Commission and that the extension and its relationship to the project and future development in the area would all be part of the discussion.

DIRECTOR'S REPORT

Planning Manager Douglas DeMallie introduced Phillip Paige, the new Redding Fire Department Deputy Fire Chief.

Development Services Director Jim Hamilton noted that there would be no Planning Commission meeting of August 26, 2008.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Randall Smith adjourned the meeting at 4:56 p.m.

Jim Hamilton, AICP
Acting Secretary

Randall Smith
Chairman