

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, August 30, 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 Planners Linda Burke and Zach Bonnin, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT SDP-12-03, granting Midstate Properties approval to construct 8 six-unit, multiple-family residential buildings (48 units) on approximately 5.45 acres on property located at 4550 Cedars Road and 2030 Riviera Drive (northeast corner of Cedars Road and Riviera Drive) in an "RM-15" Residential Multiple Family District. Amendment request to modify the building configuration to consist of 16 three-unit multiple-family buildings, retaining the same total number of units as previously approved. Staff Recommendation: Approval. Environmental Determination: Previously approved Negative Declaration. L-010-390-700

Associate Planner Linda Burke summarized the staff report and responded to questions. She noted that the site development permit had originally been approved on August 4, 2004. She described the proposed changes to the project, including the proposal of garage structures which would include one covered parking space for each unit. Ms. Burke added that the outdoor activity area had been modified to include picnic tables and a play area and the option of a pool at a later date, as opposed to construction with the initial development that was originally proposed. She said staff recommended that the Board of Administrative Review approve Site Development Permit SDP-12-03 Amendment, subject to the previously approved and revised conditions of approval, which she reviewed.

Senior Planner Lily Toy inquired if there was enough room for a pool. Ms. Burke responded that the applicant had discussed putting in a pool but did not want to do so at this time. She believed there would be enough room and mentioned the small structure being built that could be converted to house pool equipment. The Chairman opened the public hearing at 2:08 p.m.

Shelly Kibler, applicant's representative, described the parking structures.

Tina Marie John voiced concern about the traffic and being able to access El Reno Lane from her home on Memory Lane. She complained that the people sped down the hill, and she worried about being hit. Ms. John stated that the streets were antiquated and unsafe. She contended that the additional traffic would create a nightmare. She noted that it was hard getting out onto Westside Road from El Reno Lane at the stop sign. Ms. Burke mentioned that the density being proposed was less than what was allowed.

Land Development Manager Gary Otremba observed that the issues mentioned by Ms. John dealt with law enforcement issues. He stated that he would relay her comments to John Abshier, City Traffic Engineer, and the Redding Police Department (RPD). Mr. Otremba suggested asking RPD to concentrate on "spot enforcement" in that area.

Fire Marshal Bruce Becker commented that Condition 15 referenced a 26-foot-wide driveway aisle and indicated that it should be modified to require a 28-foot-wide driveway and residential fire sprinklers in the units. Ms. Kibler stated that the owner was going to provide fire sprinklers and that the driveways would be 28 feet wide. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:15 p.m.

- Motion:** Senior Planner Lily Toy moved that the Board of Administrative Review approve Site Development Permit SDP-12-03 Amendment, subject to the previously approved and revised conditions of approval, including the revision of Condition 15.
- Second:** Land Development Manager Gary Otremba.
- Ayes:** Senior Planner Toy, Land Development Manager Otremba, Chairman Young.
- Noes:** None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT SDP-14-05, granting Steve Schade approval for construction of a commercial complex, consisting of four buildings with a total of approximately 25,375 square feet of commercial office/warehouse space. Amendment request by Mark Smith to construct an additional 12,400-square-foot commercial warehouse building. Staff Recommendation: Approval. Environmental Determination: Addendum to a Negative Declaration.
L-010-390-700

Associate Planner Linda Burke summarized the staff report and responded to questions. She noted that the site development permit had been approved on June 7, 2006. Ms. Burke advised that the project was currently under review for a grading permit and improvement plans. She observed that the parcel map had not yet recorded; therefore, the addition to the project would require an amendment to the original permit as opposed to a new permit. She said staff recommended that the Board of Administrative Review adopt the Addendum to the Negative Declaration and approve Site Development Permit SDP-14-05 Amendment, subject to the previously approved conditions of approval and the revision of Conditions 1, 4, and 10, which she reviewed. The Chairman opened the public hearing at 2:20 p.m.

Dennis Ryan, applicant's representative, Ryan Engineering, offered to answer questions staff might have.

William Berry noted that he owned the parcel to the east. He advised that he had spoken at previous meetings regarding the buffer yard and his request for a block-wall fence. He discussed the wooden fence between the two properties (actually three feet inside his property line), noting that it had been partially burned five years earlier. Mr. Berry said he had not repaired the fence because he was hoping to get it replaced once the adjacent property developed. He asked that the developer be required to build a concrete wall and offered to install a wooden fence on top of the concrete wall. Mr. Berry said the redwood trees on his property posed a fire danger because they were so close to his building. He stated that he wanted to trim the branches on the trees and move the fence to the property line so that there would not be a fire danger. Mr. Berry advised that he had spoken with Steve Schade (the owner of the property) and that he had agreed to work with Mr. Berry but that nothing had been resolved. He asked about the City's buffer-yard requirement.

Ms. Burke explained that Condition 28g addressed the buffer yard. She explained that at the previous meeting, staff had determined that a block wall would not be required but that the damaged portion of Mr. Berry's existing fence would need to be repaired by the applicant (Steve Schade).

Senior Planner Lily Toy agreed that an existing fence could be used as part of the buffer-yard requirement. Mr. Berry argued that the wooden fence was a fire danger. He repeated his request for a requirement for the block wall and his offer to construct the fence on top of the block wall.

Mr. Ryan recalled the conversations at the previous meetings and noted that staff and the Board of Administrative Review were comfortable with the conditions of approval. He repeated Mr. Schade's offer to work with Mr. Berry. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:30 p.m.

Ms. Toy noted that the buffer yard was required to be irrigated and landscaped.

Chairman Chris Young said he would like to see Mr. Berry and Mr. Schade work out their problems. He did not desire to modify the conditions of approval if the two men could work things out. Mr. Berry worried that nothing would be done if the conditions were left as is. He said he would end up repairing the fence and trimming the trees.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review adopt the Addendum to the Negative Declaration and approve Site Development Permit SDP-14-05 Amendment, subject to the previously approved conditions of approval and the revision of Conditions 1, 4, and 10.

Second: Land Development Manager Gary Otremba.

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

Noes: None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-20-06, by Fred Briggs, granting approval for construction of a second detached accessory structure 1,296 square feet in size (accessory structures totaling 1,920 square feet) on property located at 5200 Rancho Vista Way in an "RS-2" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Associate Planner Zach Bonnin summarized the staff report and responded to questions. He noted that the building would act as a shade structure for horses. He mentioned that one comment was received from a neighbor who voiced concern about flies and odor. Mr. Bonnin observed that there were similar structures in the area and that adjacent properties had horses and other livestock as a secondary residential use. The Chairman opened the public hearing at 2:39 p.m. Determining that no one wished to comment, the Chairman closed the public hearing at 2:40 p.m.

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 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: Senior Planner Lily Toy.

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 2:41 p.m.

Anita M. Felion, Executive Assistant II

Chris Young, Chairman