

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, September 10, 2008
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Emmett Burroughs 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 - PARCEL MAP APPLICATION PM-15-07, by Lon Tatom and Daniel Lakmann, requesting approval to divide 14 acres to create 19 industrial parcels that range in size from 0.5 acre to just over 1 acre on property located at 20048 and 20090 Viking Way in a "GI" General Industry District. Environmental Determination: Negative Declaration. Staff Recommendation: Adoption of the Negative Declaration and approval. L-010-150

Associate Planner Zach Bonnin summarized the staff report. He noted that the project site was undeveloped and had been highly disturbed in the past, mostly due to grading activity, including fill. He advised that the project site was made up of two parcels, with the larger western parcel owned by Lon Tatom and the eastern parcel owned by Daniel Lakmann. Mr. Bonnin continued that the eastern "Lakmann" parcel currently had a commercial auto-repair facility on the southern end of the property and a mobile home at the northern end, both of which would be removed prior to development of the site. He said the map was conditioned that prior to development of any lot within the project, the road, storm-drainage detention basin, and padding of the lots would all have to be completed. Mr. Bonnin stated that it was the applicants' stated intent to provide these improvements earlier in the process, prior to recording a final map.

Mr. Bonnin noted that Conditions 11b and 13b had been revised to delete the word "separated" from the requirement for a five-foot-wide sidewalk. He said staff recommended that the Board of Administrative Review adopt the Negative Declaration and approve Parcel Map Application PM-15-07 subject to the conditions of approval, which he reviewed. The Chairman opened the public hearing at 2:04 p.m.

Ed Whitson, applicants' representative, asked that Conditions 11a and 13a regarding dedication of the right-of-way for Streets A and B be revised to state "With recording of Phase 1 . . ." instead of "Prior to . . ." Land Development Manager Marty Wayne agreed to the request.

Chairman Emmett Burroughs confirmed that the applicants and representative were in agreement with all the improvements required.

Mr. Wayne discussed Conditions 18 through 21 which addressed stormwater detention. He also suggested that Condition 5, regarding removal of the auto-repair facility and mobile home, include a statement that "All septic and well systems shall be abandoned in accordance with City and County regulations." Determining that no one else wished to comment, the Chairman closed the public hearing at 2:08 p.m.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review adopt the Negative Declaration and that, based upon the testimony presented by staff, the Board find and declare that, as set forth in the Government Code of the State of California, 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 approved subject to the conditions of approval as recommended by staff, including the revision of Conditions 5, 11a, 11b, 13a, and 13b.

Second: Land Development Manager Marty Wayne.

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

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Emmett Burroughs adjourned the meeting at 2:14 p.m.

Anita M. Felion, Executive Assistant II

Emmett Burroughs, Chairman