

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, September 13, 2006
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Randy Memeo 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 Brandon Rogers, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - PARCEL MAP APPLICATION PM-11-06, by Erick Carlson, requesting approval to divide 1.92 acres to create three 0.86-, 0.61-, and 0.45-acre parcels on property located on the west side of Hemlock Street, approximately one-tenth of a mile north of its intersection with Hemlock Court, in an "RS-2" Residential Single Family District. *Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-150*

Assistant Planner Brandon Rogers summarized the staff report. He described the project, noting that the topography was predominately level, with a drainage channel located at the southeast portion of the project site. He mentioned recent issues brought up by Redding Municipal Utilities that still needed to be addressed.

Land Development Manager Gary Otremba advised that the Department of Water Resources had commented on storm drainage and the channel that drained to Olney Creek. He recommended a two-week continuance in order to work with the applicant on the issues that still needed to be addressed. Because the item was advertised, the Chairman opened the public hearing at 2:08 p.m.

Erick Carlson, applicant, agreed to the continuance. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:09 p.m.

Motion: Land Development Manager Gary Otremba moved that the Board of Administrative Review continue Parcel Map Application PM-11-06 to the meeting of September 27, 2006. He further moved that a condition regarding in-lieu park fees be added to the parcel map conditions of approval.

Second: Senior Planner Lily Toy.

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

Noes: None.

PUBLIC HEARING - PARCEL MAP APPLICATION PM-10-06, by Joseph Mizrahi, requesting approval to divide 1.41 acres to create two 0.71-acre parcels on property located at 1678 Zachy Way in a "GI" General Industrial District. *Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-150*

Assistant Planner Brandon Rogers summarized the staff report. He stated that existing vegetation included grasses, grey pine and oak trees, and manzanita. He advised that no trees would be removed as part of the parcel map. Mr. Rogers said staff recommended that the Board of Administrative Review approve Parcel Map Application PM-10-06 subject to the conditions of approval, which he reviewed. The Chairman opened the public hearing at 2:11 p.m. Determining that no one wished to comment, the Chairman closed the public hearing at 2:12 p.m.

Land Development Manager Gary Otremba stated that the parcel map was conditioned with an advisory of a possible waterline extension. He mentioned that there had been an issue with a development adjacent to this project in which a waterline had to be stemmed, and it was not clear who was responsible. He indicated that language was added to the condition to ensure that future applicants would understand that some extensions might be necessary.

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 Memeo.

Noes: None.

SUBDIVISION REVIEW

TENTATIVE SUBDIVISION MAP APPLICATIONS-6-06, PLANNED DEVELOPMENT PLAN APPLICATION PD-4-06, AND REZONING APPLICATION RZ-5-06, by Traviata Development Group, LLC, requesting approval to divide 3.9 acres to create 34 single-family residential lots on property located at 1347 Browning Street (northeast corner of Browning Street and Old Alturas Road) in an "RM-12" Residential Multiple Family District. The rezoning request is to include the "PD" Planned Development Overlay District. Environmental Determination: Negative Declaration. Staff Recommendation: Refer to the Planning Commission. S-101-114, L-010-210, and L-010-230

Associate Planner Linda Burke summarized the staff report. She described the project, noting that access to the subdivision was taken from two driveways off Browning Street and an internal private driveway system. Comments and phone calls received from neighbors were discussed by Ms. Burke, which included concerns and questions about speeding, traffic, and signalization at Browning Street and Old Alturas Road. She mentioned the letter submitted to staff from Harinderpal S. Ahluwalia, who was in the process of selling his home that was located above the subject property. She continued that Mr. Ahluwalia had made several requests, including the desire for a block wall for privacy and a sound barrier from the project. Ms. Burke discussed the request and advised that conditions of approval were still in draft form. She said it was not staff's intent to require a wall or fencing because of the grade separation between the subdivision and Mr. Ahluwalia's home. She did note that there would be a six-foot-high retaining wall behind the homes along the bank. Regarding Mr. Ahluwalia's request for a lateral sewer, she stated that the sewer line to be extended through the project would not be feasible for him to hook into. In response to his request for access, Ms. Burke advised that Mr. Ahluwalia could obtain access from the cul-de-sac instead of Old Alturas Road, as he currently does. She pointed out that the cul-de-sac was constructed such to give him access. She said staff recommended that the Board of Administrative Review refer Tentative Subdivision Map Application S-6-06, Planned Development Plan Application PD-4-06, and Rezoning Application RZ-5-06, Traviata Subdivision, to the Planning Commission. The Chairman opened public comment at 2:21 p.m.

Land Development Manager Gary Otremba explained that a block wall would not be effective because of the elevation change between the two properties, and one placed higher would block Mr. Ahluwalia's view.

Chairman Randy Memeo asked about maintenance of the subdivision. He said he had noticed another high-density subdivision in the City that had fallen into disrepair.

Mike Dormer, applicant's representative, Sharrah Dunlap Sawyer Inc., advised that the project would be privately maintained. He stated that there would be CC&Rs that would outline the maintenance requirements.

Seth Steinberg, applicant, Traviata Development Group, LLC, indicated that there would be a homeowners' association. He noted that approximately 25 percent of the land would be open space.

Mr. Otremba mentioned that the detention facilities and utilities within the project would be required to be private, and there would be a possibility of the need for a fire hydrant. He and Mr. Dormer agreed to meet for further discussion regarding the conditions of approval.

Mr. Memeo reiterated that construction of a block wall along the property line would not be effective because of the grade of the single-family lot and believed it was not necessary.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review refer Tentative Subdivision Map Application S-6-06, Planned Development Plan Application PD-4-06, and Rezoning Application RZ-5-06, Traviata Subdivision, to the Planning Commission.

Second: Land Development Manager Gary Otremba.

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

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Randy Memeo adjourned the meeting at 2:35 p.m.

Anita M. Felion, Executive Assistant II

Randy Memeo, Chairman