

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, September 24, 2008
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Jim Chapin called the meeting to order at 2 p.m., with Senior Planner Lily Toy, Land Development Manager Marty Wayne, Assistant Planner Josh Keener, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - PARCEL MAP APPLICATION PM-4-08, by Don Shearing, requesting approval to divide 3.1 acres into two residential parcels on property located at 210 Shasta View Drive in an "RS-3" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-150

Assistant Planner Josh Keener summarized the staff report. He described the project, noting that the parcel's relationship to Shasta View Drive and other circulation routes in the area was one of the main issues of this project. He advised that the right-of-ways of both Stetson Way and Juarez Lane terminated at the parcel boundaries. Mr. Keener continued that a right-of-way would be offered for dedication with this map for the future extension of those streets. He explained that the existing residence would sit on proposed Parcel 1. He said it currently took access directly from Shasta View Drive but that access would be waived with recording of the parcel map, and it would ultimately take access from Juarez Lane.

Mr. Keener advised that Parcel 2 was vacant. He commented that upon development or further subdivision of Parcel 2, improvements would be required. He indicated that this would include typical subdivision improvements along the frontage of Shasta View Drive and the extension of Stetson Way and Juarez Lane with full frontage improvements on Stetson Way and both sides of Juarez Lane. He also noted that because the surrounding neighborhood was limited to a single access point back at College View Drive and the Health and Safety Element Policy HS4J called for provision of a second public access when there were more than 50 dwelling units with only one access, the project was being required to provide a second public access upon further development or subdivision.

Mr. Keener noted that a standard condition of approval had been added, which required that in-lieu park fees were to be paid for all undeveloped parcels prior to recording the parcel map. He said staff recommended that the Board of Administrative Review approve Parcel Map Application PM-4-08 subject to the conditions of approval, which he reviewed. The Chairman opened the public hearing at 2:06 p.m.

Don Shearing, applicant, offered to answer questions from staff.

Molly Rupert, Stetson Way, requested that a secondary access be provided before development of the property. She pointed out that there were approximately 114 homes already in the area without a secondary access. Ms. Rupert mentioned the previous fire on Tidmore Lane that limited access to her street due to emergency vehicles fighting the fire. Mr. Keener pointed out that Condition 8 required a second public-street access before further subdivision of Parcel 2.

Senior Planner Lily Toy also noted that Condition 9 allowed one residence to be constructed on Parcel 2 prior to a second access being provided as long as the residence was constructed with fire sprinklers.

Ms. Rupert wondered why a secondary access was not built already, since there were over 50 homes in the area. Ms. Toy explained that the policy for a secondary access was adopted in 2000; this area had developed before that. She advised that if a developer had a small development that required a large amount of off-site improvements, the City could not require the developer to construct those

improvements until further development was proposed. She said this particular project's requirements were a compromise, since the applicant could only build one house before constructing a secondary access.

Chairman Jim Chapin asked how many units the applicant could potentially build.

Keith Mullnix, applicant's representative, Omni-Means Ltd., replied that six to nine units could eventually be built. Regarding access, Mr. Mullnix stated that there were two alternatives for a secondary access—one was extension of Stetson Drive as delineated on the map, and the other was Ballard Way. He noted that in order to fully build out Stetson Drive, right-of-way was required to the south. He indicated that nearby Simpson University was very favorable to a secondary access due to its need for more student housing.

Daryl Odegard, Stetson Way, believed he would be living on a "major highway" if Stetson Way was extended. Mr. Chapin advised that neither staff nor the applicant knew which road would be the secondary access until Parcel 2 was subdivided in the future. Mr. Keener reiterated that the applicant was offering with this parcel map the right-of-way for Stetson Way and Juarez Lane but that any secondary access would be determined in the future. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:12 p.m.

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, including the added standard condition of approval regarding in-lieu park fees.

Second: Land Development Manager Marty Wayne.

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

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Jim Chapin adjourned the meeting at 2:13 p.m.

Anita M. Felion, Executive Assistant II

Jim Chapin, Chairman