

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, October 11, 2006
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Gary Brickwood called the meeting to order at 2 p.m., with Senior Planner Lily Toy, Land Development Manager Gary Otremba, 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. Continued from the meeting of September 27, 2006. L-010-150

Assistant Planner Brandon Rogers summarized the staff report. He noted that the item had been continued from the meetings of September 13 and 27, 2006, due to drainage issues. He advised that both Conditions 12 and 13 needed to be corrected to refer to Condition 11, instead of Condition 2. Mr. Rogers said staff recommended that the Board of Administrative Review approve Parcel Map Application PM-11-06 subject to the conditions of approval, including the revision of Conditions 12 and 13. The Chairman opened the public hearing at 2:04 p.m.

Erick Carlson, applicant, commented on the requirement for installation of the storm-drain pipe, noting that it would require removal of large trees. Mr. Carlson continued that he was in agreement with the conditions as long as the alternative stormwater plan held equal credence with the pipe.

Land Development Manager Gary Otremba advised that the burden would be on the applicant for a convincing analysis consistent with future development that could happen upstream. Mr. Carlson believed the argument would not have to be made now, only if upstream development did occur.

Mr. Rogers read Condition 12, regarding the deferred improvement agreement. Mr. Otremba observed that there were still requirements for a storm drain on Parcel 3, which did not include a deferral and was not contingent on future development. Mr. Carlson agreed.

Mr. Otremba noted that a type of concrete panel might be required in lieu of cobbles, which tended to trap debris.

Mr. Carlson asked if a long-term maintenance plan could be shared with upstream development. Mr. Otremba indicated that it had been done in the past but that he could not make any promises at this point.

Mr. Carlson mentioned that lot adjustments had been made to accommodate the easement and the driveway.

Senior Planner Lily Toy said she was in agreement with the lot adjustments. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:10 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.

Second: Land Development Manager Gary Otremba.

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

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Gary Brickwood adjourned the meeting at 2:15 p.m.

Anita M. Felion, Executive Assistant II

Gary Brickwood, Chairman