

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, October 25, 2006
 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 Gary Otremba, Assistant Planner Brandon Rogers, and Executive Assistant II Anita Felion present.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT SDP-D-23-06, granting Dean Kassebaum approval for commercial development of a vacant parcel, including one 6,775-square-foot retail building with a drive-through coffee restaurant and one 7,400-square-foot retail building, on property located at 1230 Churn Creek Road in an "RC" Regional Commercial District. **Appeal of Condition 8, which requires construction of a bus turnout and passenger-waiting area.** Environmental Determination: Categorically Exempt. Staff Recommendation: Denial of appeal. L-010-390-100

Assistant Planner Brandon Rogers summarized the staff report and responded to questions. He noted that Condition 8 was a requirement of the Redding Area Bus Authority (RABA). He said the site was midpoint between Browning Street and Dana Drive and not in close proximity to the signalized intersection of Old Alturas Road. Mr. Rogers said the justification for appeal was detailed in the appeal letter of October 2, 2006. He said staff recommended that the Board of Administrative Review uphold the Development Services Director's approval of Site Development Permit SDP-D-23-06 as conditioned and deny the appeal of Condition 8. The Chairman opened the public hearing at 2:07 p.m.

Shelly Kibler, applicant's representative, referred to her letter of October 2, 2006, in which she described her reasons for appealing the condition. She explained that the street frontage of the project site was 213 feet and the bus turnout was 150 feet. She believed the turnout would be the dominant element and detract from the landscape, which could enhance the site. In addition, Ms. Kibler observed that there were three RABA bus stops near the site. She also noted that the applicant would consider construction of a bus shelter at one of the already-existing bus stops that did not have the improvement.

Land Development Manager Gary Otremba mentioned the memo from Ray Duryee, Municipal Utilities Manager, in which he replied to Ms. Kibler's letter of October 2. Mr. Duryee referred to the existing bus stops along Churn Creek Road and surrounding streets, noting that they were on different sides due to different routes and direction of travel in relation to the circulation system. He further explained that the RABA turnout would be an indenting of the curb, which would pose no visual impact to the project nor detract from the landscape. In the memo, Mr. Duryee recommended that the condition be retained.

Chairman Jim Chapin offered Ms. Kibler the opportunity to request a continuance in order to have someone from RABA present to discuss the condition. Ms. Kibler requested a continuance to the meeting of November 8, 2006. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:17 p.m.

Motion: Land Development Manager Gary Otremba moved that the Board of Administrative Review continue the appeal of Site Development Permit SDP-D-23-06 to the meeting of November 8, 2006.

Second: Senior Planner Lily Toy.

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

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Jim Chapin adjourned the meeting at 2:19 p.m.

Anita M. Felion, Executive Assistant II

Jim Chapin, Chairman