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REDDING PLANNING COMMISSION
 Regular Meeting, 4 p.m.
 Tuesday, November 14, 2006
 City Council Chambers
 777 Cypress Avenue
 Redding, California 96001

MINUTES

Vice Chairman Michele Goedert called the meeting to order at 4 p.m., with Commissioners Jim Chapin, Randy Memeo, Randall Smith, and Chris Young present. Absent was Commissioner Bert Meyer. Also present were Development Services Director Jim Hamilton, Land Development Manager Gary Otremba, Planning Manager Douglas DeMallie, City Attorney Rick Duvernay, Senior Planner Kent Manuel, and Executive Assistant II Anita Felion.

APPROVAL OF MINUTES

Commissioner Jim Chapin moved approval of the minutes of the meeting of August 8, 2006. Commissioner Randy Memeo seconded the motion, which carried by a unanimous vote.

Commissioner Chris Young moved approval of the minutes of the meeting of September 26, 2006. Commissioner Jim Chapin seconded the motion. Commissioner Michele Goedert abstained. The motion carried with four ayes and one abstention.

Commissioner Randall Smith moved approval of the minutes of the meeting of October 10, 2006. Commissioner Jim Chapin seconded the motion, which carried by a unanimous vote.

Because of the absences and lack of a quorum for a vote on the minutes of October 24, 2006, the Commissioners continued approval to the next meeting.

PUBLIC HEARING - RECOMMENDATION TO THE CITY COUNCIL - Consideration of amendments to Chapter 16.12 (Grading Ordinance) of the Redding Municipal Code, concerning the criteria for compliance with grading standards and erosion- and sediment-control measures required during and after grading. Continued from the meeting of October 24, 2006. A-070-055

Land Development Manager Gary Otremba summarized the staff report. He noted that at its meeting of October 24, 2006, the Planning Commission reviewed a draft of revisions to the Grading Ordinance (Ordinance), which was developed by a task force formed by the Development Services Director and City Engineer. Mr. Otremba recalled that the Commissioners continued the item, citing their concern regarding the extension of the rainy season. He discussed the recommended changes, including the deletion of the additional month added to the definition of rainy season. Mr. Otremba said staff recommended that the Planning Commission forward to the City Council a recommendation for amendment of Chapter 16.12, *Clearing, Grading, Fills, and Excavation*.

Commissioner Randy Memeo said he still could not agree with changing the completion date for erosion-control measures from October 15 to October 1. He believed the season was unjustifiably being shortened by two weeks. Mr. Otremba advised that the current Ordinance required that 80 percent of erosion-control measures be in place by October 1 and fully in place by October 15. He observed that it was difficult for everyone involved to agree on what that 80 percent would be. He explained that the requirement meant securing the site and making sure erosion control was in place.

Development Services Director Jim Hamilton noted that the erosion-control plan incorporated a variety of measures, both permanent and temporary. He mentioned that over the last several years, there had been major rainfall events in Redding around October 15, with several developers receiving citations because the measures were not in place. Mr. Hamilton stated that moving the date up by two weeks allowed the City's inspectors to work with the developers to help avoid discharges in the event of a major rainfall event.

Mr. Memeo believed the building season was being shortened by two weeks. Mr. Otremba clarified that the developer could continue operating but that the perimeter needed to be secured. He added that the plan would not stop any grading during the dry season but that it would be in place to ensure erosion-control measures. The Vice Chairman opened the public hearing at 4:14 p.m.

Kent Dagg, Shasta Builders' Exchange, supported staff's recommendation to the City Council. He thanked staff for working with the Shasta Builders' Exchange and the contractors. Determining that no one else wished to comment, the Vice Chairman closed the public hearing at 4:17 p.m.

Motion: Commissioner Chris Young moved that the Planning Commission forward to the City Council a recommendation for amendment of Chapter 16.12, *Clearing, Grading, Fills, and Excavation*.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

PUBLIC HEARING - TENTATIVE SUBDIVISION MAP APPLICATION S-16-05, by Redding Hilltop Village Investors, LP, requesting approval to convert an existing 72-unit apartment complex into 72 air-space condominium units on property located at 679 Hilltop Drive in an "RM-12" Residential Multiple Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. S-101-100

Senior Planner Kent Manuel summarized the staff report. He noted that the complex was originally approved as a residential condominium and constructed in 1988. He stated that since a final map and Condominium Plan were never recorded, the complex had operated as a standard apartment complex since its construction. Mr. Manuel advised that the tentative map expired a number of years ago, necessitating that a new map be approved and recorded in order to create condominium units.

Mr. Manuel discussed the improvements that would be made to the complex, including exterior painting, fencing replacement, and driveway resurfacing and the refurbishing and repairing of landscape and irrigation systems as needed. He mentioned that the applicant proposed to convert to condominiums in three phases, with the last phase available for sale in 2008 or 2009. Mr. Manuel explained that the proposed phasing allowed sequential retrofit of the units, making it possible to have some units rented at all times during the course of conversion, preserving a positive cash flow for the project. He also mentioned the rights of the current tenants and the help that would be offered for moving expenses if the tenants decided not to purchase. Mr. Manuel said staff recommended that the Planning Commission approve Tentative Subdivision Map S-16-05 and its associated Tentative Condominium Plan subject to the conditions of approval, which he reviewed.

In response to questions from the Commissioners, Mr. Manuel discussed the homeowners' association, further refurbishing of the units, and the waiver of the requirement for providing separate water meters for each unit. The Vice Chairman opened the public hearing at 4:32 p.m.

Jim Stephens, applicant's representative, North Star Engineering, informed the Commissioners that the improvements included new appliances, sinks, and paint. He added that the owners were contributing to the community's affordable-housing supply. Mr. Stephens indicated that approximately 29 renters had inquired about ownership of the units. Determining that no one else wished to comment, the Vice Chairman closed the public hearing at 4:37 p.m.

Motion: Commissioner Randy Memeo moved that the Planning Commission find the project to be categorically exempt under the provisions of the California Environmental Quality Act and 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 and that the proposed subdivision is consistent with the Redding General Plan and approve Tentative Subdivision Map S-16-05 and the Preliminary Condominium Plan subject to the conditions of approval.

Second: Commissioner Randall Smith.

Ayes: Commissioners Chapin, Goedert, Meyer, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

PUBLIC HEARING - RECOMMENDATION TO THE CITY COUNCIL - GENERAL PLAN DIAGRAM AND ZONING MAP CLEANUP, by the City of Redding, recommending amendments to the Redding General Plan and corresponding amendments to the Zoning Map where applicable. These amendments are intended to ensure that the General Plan and Zoning Map better reflect existing land uses and residential densities in the given areas. The Planning Commission will also consider recommending adoption of an Addendum to the Mitigated Negative Declaration previously prepared for the Zoning Map and an Addendum to the Environmental Impact Report previously prepared for the 2000–2020 General Plan. The general location of properties affected by the amendments are identified below:

2380/2390 Henderson Road—Amend General Plan Diagram from "GO" General Office to "GC" General Commercial.

Butte and Liberty Streets—Amend General Plan Diagram from "GO" General Office to "PF" Public Facility.

5560 Mountain View Drive—Amend General Plan Diagram from "Residential, 6 to 10 units per acre" to "GC" General Commercial.

3380 through 2480 Alta Mesa Drive—Amend the General Plan Diagram from "Residential, 2 to 3.5 units per acre" to "Residential, 3.5 to 6 units pre acre"; and the Zoning Map from "RS-3" to "RS-3.5" Residential Single Family District.

Hawthorne Avenue/Woodside Meadows Drive—Amend the General Plan Diagram from "Residential, 2 to 3.5 units per acre" to "Residential, 3.5 to 6 units per acre"; and the Zoning Map from "RS-3.5" to "RS-4" Residential Single Family District.

Trinity Street/California Street—Amend the General Plan Diagram from "Residential, 20 to 30 units per acre" to "Residential, 3.5 to 6 units per acre" and "GC" General Commercial; and the Zoning Map from "RM-20" Residential Multiple Family District to "RS-4" Residential Single Family District and "GC" General Commercial District.

Senior Planner Kent Manuel summarized the staff report. He noted that the City Council adopted the Redding General Plan on October 3, 2000. He said adoption of the new General Plan Diagram resulted in the reclassification of over 33,000 parcels, both within the City and those within the outlying Sphere of Influence. Mr. Manuel continued that in 2002, the City undertook a comprehensive rezoning effort and amended the Zoning Map to reflect the land use classifications adopted on the General Plan Diagram. He stated that staff had identified a number of instances where review of the classification of lands was warranted. He pointed out that there were existing land uses that were unintentionally incompatible with the underlying land use classifications and land use classifications that were inconsistent with one or more General Plan policies. Mr. Manuel said staff recommended that the Planning Commission recommend that the City Council amend the General Plan Diagram and Zoning Map and that the City Council adopt an Addendum to the Final Environmental Impact Report prepared for the 2000–2020 General Plan and Mitigated Negative Declaration adopted for the Zoning Map.

Mr. Manuel discussed each location listed in the staff report and responded to questions from the Commissioners. The Vice Chairman opened the public hearing for 2380/2390 Henderson Road at 4:56 p.m. Determining that no one wished to comment on the item, the Vice Chairman closed the public hearing at 4:57 p.m.

Motion: Commissioner Chris Young moved that the Planning Commission recommend that the City Council amend the General Plan Diagram from "GO" General Office to "GC" General Commercial for 2380/2390 Henderson Road.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

The Vice Chairman opened the public hearing for Butte and Liberty Streets at 4:58 p.m. Determining that no one wished to comment on the item, the Vice Chairman closed the public hearing at 4:59 p.m.

Motion: Commissioner Randall Smith moved that the Planning Commission recommend that the City Council amend the General Plan Diagram for Butte and Liberty Streets from "GO" General Office to "PF" Public Facility.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

The Vice Chairman opened the public hearing for 5560 Mountain View Drive at 5 p.m. Determining that no one wished to comment on the item, the Vice Chairman closed the public hearing at 5:01 p.m.

Motion: Commissioner Randy Memeo moved that the Planning Commission recommend that the City Council amend the General Plan Diagram for 5560 Mountain View Drive from "Residential, 6 to 10 units per acre" to "GC" General Commercial.

Second: Commissioner Chris Young.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

The Vice Chairman opened the public hearing for 3380 through 2480 Alta Mesa Drive at 5:02 p.m. Determining that no one wished to comment on the item, the Vice Chairman closed the public hearing at 5:03 p.m.

Motion: Commissioner Randy Memeo moved that the Planning Commission recommend that the City Council amend the General Plan Diagram for 3380 through 2480 Alta Mesa Drive from "Residential, 2 to 3.5 units per acre" to "Residential, 3.5 to 6 units pre acre"; and the Zoning Map from "RS-3" to "RS-3.5" Residential Single Family District.

Second: Commissioner Chris Young.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

The Vice Chairman opened the public hearing for Hawthorne Avenue/Woodside Meadows Drive at 5:04 p.m.

Ingrid Norberg asked for clarification about the requested amendment. She had worried that apartments or duplexes might be built in the area but now understood that the property would be for single-family residential development. Mr. Manuel explained that the reason for the proposed rezoning was to comply with policy to allow four units per acre, which was why the entire subdivision was proposed to be amended. Regarding the possibility of duplexes being built in the neighborhood, Mr. Manuel noted that an applicant could apply to build them, but staff would not be able to find that duplexes were consistent with the neighborhood and the application would have to be denied.

Jim Chapman inquired if the City owned large sections of property in the area facing Canby Road, between Canby and Churn Creek Roads. Mr. Manuel replied that he was not aware of the City owning property in that area.

Anthony Giovaniello advised that he and his wife owned property at 1035 Hawthorne Drive and had initiated the discussion and applied for the General Plan amendment. He noted that he and his wife had improved properties before and intended to improve the subject property. Mr. Giovaniello indicated that the General Plan had precluded the lot split originally requested. He said his intent was to improve the neighborhood and hoped that the Commissioners would approve the amendment.

Billie Walter voiced concern about the possibility of multiple dwellings in the area. She worried about more traffic and contended that the roads were not wide enough for the children to get safely to and from school. Mr. Manuel explained that approximately three more homes could be added to the area from this rezoning. Determining that no one else wished to comment, the Vice Chairman closed the public hearing at 5:11 p.m.

Motion: Commissioner Chris Young moved that the Planning Commission recommend that the City Council amend the General Plan Diagram for Hawthorne Avenue/Woodside Meadows Drive from "Residential, 2 to 3.5 units per acre" to "Residential, 3.5 to 6 units per acre" and the Zoning Map from "RS-3.5" to "RS-4" Residential Single Family District.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

The Vice Chairman opened the public hearing for Trinity Street/California Street at 5:13 p.m.

Mari Marien, Chairperson for The Committee for Preservation of North Trinity to Riverside, including Center, California, and Prince Streets, and of Redding's oldest church located at Trinity and California Streets, voiced her opposition to the proposed rezoning and submitted a letter addressed to the Commissioners. She outlined her reasons for the opposition, noting that the Diestelhorst Neighborhood had always been identified as a residential community and requested the same designations for North Trinity to Riverside, including California, Center, and Prince Streets.

Vice Chairman Michele Goedert acknowledged that she had read the letters submitted from residents of the neighborhood and confirmed that the letters echoed Ms. Marien's remarks.

Commissioner Jim Chapin agreed that the Riverside Drive area should be included in the General Plan cleanup and should be either Residential or Office, not "RM-20."

Commissioner Randall Smith concurred. He saw no reason why the whole Diestelhorst Neighborhood should not be the same.

Mr. Manuel presented a brief history of the zoning designations applied to the area, including the property around Miller's Auto Center. He agreed that the area around the African Methodist Episcopal Zion Church provided a wonderful gateway to the residential neighborhood. Mr. Manuel pointed out that the neighbors clearly did not want more commercial encroachment into the neighborhood.

Mr. Chapin understood staff's recommendation for California and Trinity Streets but wondered why Riverside Drive was not included in the rezoning. Mr. Manuel explained that it was a step in protecting the California Street neighborhood from encroachment of offices and additional apartments. He continued that there was an assortment of uses along Riverside Drive—high-density apartments, single-family units, a new bed-and-breakfast, and a residence with a home-occupation permit. He observed that Center Street included other uses, such as Caltrans' Corporation yard, motorcycle salvage, and high-density apartments. Mr. Manuel noted that this was a way to preserve the key corridor on California Street.

Ms. Goedert agreed that this was a unique residential neighborhood and requested that the area be looked at in its entirety. Mr. Manuel observed that there were residents who had recently purchased their homes with plans to use them as offices along Riverside Drive, and a change in classification could preclude that use.

Development Services Director Jim Hamilton remarked that the California Street neighborhood was a solid residential neighborhood and that the Commissioners could act appropriately on that. He said the Commissioners could direct staff to come back for further discussion in 2007 regarding the other areas after staff has had time to meet with the other property owners in the area.

Ms. Marien reiterated that her neighborhood group was opposed to rezoning to General Commercial on Trinity Street. Determining that no one else wished to comment, the Vice Chairman closed the public hearing at 5:33 p.m.

City Attorney Rick Duvernay advised that the Planning Commissioners did not have the authority to act beyond what was in front of them at today's meeting. He further advised that the Commissioners could take the items in a piecemeal fashion or delay the entire scope of the consideration to a future date.

Motion: Commissioner Jim Chapin moved that the Planning Commission recommend that the City Council amend the General Plan Diagram according to staff's recommendation and recommend that the rest of the neighborhood, which fronts on Riverside Drive and Center Street, be reviewed and considered for a General Plan and Zoning amendment.

Second: Commissioner Randall Smith.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

Motion: Commissioner Randall Smith moved that the Planning Commission recommend that the City Council adopt the Addendum to the General Plan Final Environmental Impact Report and the Mitigated Negative Declaration adopted for the City of Redding Zoning Map.

Second: Commissioner Jim Chapin.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

COMMISSION CONSIDERATION - Appointment of Commission representative and alternate to General Plan Review Committee (Committee).

Development Services Director Jim Hamilton recalled that on October 17, 2006, the City Council accepted the Commission's recommendation to establish a committee to review and recommend updates, if needed, to the 2000—2020 General Plan. He noted that the City Council appointed ten citizens to serve on the committee. Mr. Hamilton suggested that the Commissioners appoint a representative and an alternate, who could attend meetings that the primary representative would be unable to attend.

Commissioner Michele Goedert offered to be the representative.

Motion: Commissioner Jim Chapin moved that Commissioner Michele Goedert be appointed representative to the General Plan Review Committee.

Second: Commissioner Randall Smith.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

Motion: Commissioner Jim Chapin moved that Commissioner Chris Young be appointed alternate representative to the General Plan Review Committee.

Second: Commissioner Randall Smith.

Ayes: Commissioners Chapin, Goedert, Memeo, Smith, and Young.

Noes: None.

Abstain: None.

Absent: Commissioner Meyer.

Commissioner Randall Smith mentioned the 90-day requirement that the Commissioners had requested for reporting back to them regarding the building-height issue during the General Plan Update meetings.

Mr. Hamilton explained that the City Council (Council) had discussed if the item should be fast-tracked. He understood that the Council decided the decision would be made by the Committee. Mr. Smith lamented that the desires of the Commissioners had not been honored. He requested that staff be aware that the Commissioners still wanted the item to move forward. The other Commissioners agreed with Mr. Smith.

Senior Planner Kent Manuel explained that transportation and housing were also included in the issue of where tall buildings should be allowed. He indicated that once the Committee was formed, the members would study the issue fully.

PUBLIC PARTICIPATION

Mari Marien asked for clarification of the Commissioners' recommendation for the General Plan and Zoning Map cleanup. She was advised to schedule an appointment with Kent Manuel to explain the motion made.

COMMISSIONERS' COMMENTS

Commissioner Michele Goedert mentioned that the Commissioners had continued from a previous meeting a discussion about the perceived disconnect between them and the City Council.

Commissioner Randall Smith acknowledged that he had related to Chairman Bert Meyer his concerns about the action taken by the City Council regarding the removal of the Hawley Road extension from the General Plan, which overrode the Commissioners' recommendation. He voiced frustration at the action and was not satisfied with Mr. Meyer's assertion that the Council had thoroughly discussed the issue before arriving at a decision.

Development Services Director Jim Hamilton advised that the Council adopted findings that were incorporated into the Environmental Impact Report. He agreed with Mr. Meyer that the Council did not ignore the Commissioners' recommendation, even though a different opinion was reached. Ms. Goedert suggested that the Commissioners appoint a representative to address the Council if there was an item they felt strongly about.

City Attorney Rick Duvernay recalled that the Council had made a very difficult decision and that not all the Councilmembers had agreed. He reminded the Commissioners that they had voted three times to arrive at a final decision. He continued that all the issues were fully examined and that the

Council had exercised legislative discretion. Mr. Smith clarified that the Commissioners had voted 5-0 to follow the General Plan.

On another matter, Mr. Smith mentioned a recently completed subdivision and asked how developers could subsequently remove trees that were supposed to remain.

Development Services Director Jim Hamilton replied that the lot with the clearing of the trees had not been part of the approved subdivision referred to by Mr. Smith but had gone into development about the same time as the subdivision. He also noted that the builder of the subdivision had removed a number of trees to construct the drainage detention facility. He said he had spoken with the inspector to make sure that all the trees required to be saved were saved.

Ms. Goedert mentioned the WinCo project and stated that she thought the detention area was supposed to be heavily wooded to provide a buffer zone.

Planning Manager Douglas DeMallie noted that there was to be a significant stand of gray pines and oak trees and that it had appeared to be consistent with the conditions of approval.

DIRECTOR'S REPORT

Development Services Director Jim Hamilton announced that Gary Brickwood had resigned from the Planning Commission, due to his increasing workload at his office. He said the City Council would be appointing a new Commissioner at its meeting on December 19.

Vice Chairman Michele Goedert stated that Mr. Brickwood would be missed.

ADJOURNMENT

There being no further business to come before the Planning Commission, Vice Chairman Michele Goedert adjourned the meeting at 6:02 p.m.

Jim Hamilton, AICP
Acting Secretary

Michele Goedert
Vice Chairman