

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, November 22, 2006
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

Chairman Michele Goedert called the meeting to order at 2 p.m., with Senior Planner Lily Toy, Land Development Manager Gary Otremba, Associate Planner Zach Bonnin, Assistant Planner André Benoist, and Executive Assistant II Anita Felion present.

SITE DEVELOPMENT PERMIT APPLICATION SDP-19-06, by Loren and Ingrid Norberg, requesting approval to construct a 1,944-square-foot detached garage (accessory building) on property located at 1081 Dusty Lane in an "RS-2" Residential Single Family District. *Environmental Determination: Categorically Exempt. Application withdrawn. L-010-390-700*

Assistant Planner André Benoist announced that the applicants had withdrawn their request. Because the item was legally noticed, the Chairman opened the public hearing at 2:01 p.m. Determining that no one wished to speak, the Chairman closed the public hearing at 2:02 p.m.

SUBDIVISION REVIEW

TENTATIVE SUBDIVISION MAP APPLICATION S-11-06, PALISADES HEIGHTS SUBDIVISION, by Noel Yi, requesting approval to divide 2.84 acres into 12 lots for development of single-family homes on property located at 1026 Palisades Avenue in an "RS-3.5" Residential Single Family District. *Environmental Determination: Categorically Exempt. Staff Recommendation: Refer to the Planning Commission. S-101-118*

Associate Planner Zach Bonnin summarized the staff report. He described the project, noting that the site had been previously disturbed with development of three single-family residences which were removed approximately a year ago. Mr. Bonnin stated that the issues included noise, grading and tree preservation, zoning density, drainage, and detention. Regarding noise, Mr. Bonnin noted that the location of the subdivision adjacent to Interstate 5 (I-5) would place the eastern residences of Lots 1 and 12 in an area that would likely exceed 60 dB L_{dn}. He said the acoustical analysis suggested that a 14-foot-high wall along the east property line was necessary to reduce exterior noise to 60 dB L_{dn}, but staff determined that a 14-foot-high wall would have a negative visual appearance and be out of character with the 13 homes on Palisades Drive south of the project. Mr. Bonnin indicated that other alternatives had been suggested by staff, including the exclusion of two-story homes on Lots 1 and 12, the incorporation of any necessary measures to reduce interior noise levels for all residences, the requirement of a six-foot-high decorative masonry wall on the north and east property lines, and the landscaping of the area between the eastern property line and Palisades Drive.

Drainage and detention were also discussed by Mr. Bonnin. He stated that staff had determined that the plans for the detention basin did not meet the goals of the General Plan. He said the issue would have to be resolved before the item would be scheduled for a Planning Commission meeting. Mr. Bonnin also mentioned grading and tree preservation, noting that approximately 16 trees would be preserved, with a loss of about 31 trees with diameters over six inches. He said staff recommended that the Board of Administrative Review refer Tentative Subdivision Map Application S-11-06, Palisades Heights Subdivision, to the Planning Commission. The Chairman opened public comment at 2:19 p.m.

Lacey LeMoore, who lived south of the project, complained of the water runoff from the property. She voiced concern about the neighbors who filled in the drainage ditches, which increased the runoff problems. Ms. LeMoore requested that drainage be addressed satisfactorily.

Land Development Manager Gary Otremba advised Ms. LeMoore that staff would address the issue of drainage. He advised that a developer was not allowed to contribute to a neighborhood's drainage problem when constructing a subdivision.

Scott Reeves asked if other homes would be allowed to be two-story. He worried about the loss of privacy, since his home was situated below the subject property. Mr. Bonnin advised that he did not know about the possibility of the other homes being two-story but that the area's zoning would not restrict them. He added that Lots 1 and 12 that would be restricted from being two-story because of noise issues.

Ms. LeMoore commented on the necessity for a turn lane on Hilltop Drive. She stated that she had almost been rear-ended several times while slowing down to turn onto her street. Mr. Otremba stated that he would review the accident history at the intersection. Ms. LeMoore also mentioned that the noise had increased greatly when the shopping center with Best Buy and Michael's was built. Mr. Bonnin advised that staff had discussed the requirement for a disclaimer on the final map regarding the noise from I-5. Determining that no one else wished to speak, the Chairman closed public comment at 2:32 p.m.

Chairman Michele Goedert explained that today's meeting was to accept public comment and that the issues would be fully addressed by the Planning Commission.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review refer Tentative Subdivision Map Application S-11-06, Palisades Heights Subdivision, to the Planning Commission.

Second: Land Development Manager Gary Otremba.

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

Noes: None.

ADJOURNMENT

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

Anita M. Felion, Executive Assistant II

Michele Goedert, Chairman