

BOARD OF ADMINISTRATIVE REVIEW
 Regular Meeting, 2 p.m.
 Wednesday, December 6, 2006
 Caldwell Park Conference Room, City Hall
 777 Cypress Avenue
 Redding, California 96001

M I N U T E S

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

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-31-05, by Gary Flint and Roger Cowling, requesting approval to construct 2 fourplex apartment buildings on a 0.6-acre parcel located at 732 Lake Boulevard in an "RM-10" Residential Multiple Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Chairman Bert Meyer announced that he knew one of the applicants, Roger Cowling, but that there would be no conflict of interest in hearing the item.

Assistant Planner André Benoist summarized the staff report. He noted that the project was in a Very High Fire Severity Zone. Mr. Benoist stated that most of the property was relatively flat, with a gentle downhill slope to the south, but that along the south end of the property, the slope dropped off into a steep greenbelt area. He said the combination of the steep slope and limited access to the units necessitated the requirement for a fire hydrant to be placed at the entrance to the property on Lake Boulevard and the installation of a residential sprinkler system in each of the residential units. Mr. Benoist advised that no comments had been received from the public regarding the project. He said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-31-05 subject to the conditions of approval, which he reviewed. The Chairman opened the public hearing at 2:04 p.m.

Gary Flint, co-applicant, was satisfied with the conditions of approval.

Chairman Bert Meyer mentioned that there had been a large number of cars parked when he had visited the site and questioned how staff had determined that only 14 parking spaces were required. Mr. Benoist replied that the required number was based on the number of bedrooms in the proposed project.

Mr. Flint indicated that the parking spaces were going to be identified for each unit, including two spaces for the adjacent units, due to a verbal agreement with the other owner. He added that he was supplying 16 parking spaces, with only 14 being required, which would allow the two reciprocal-parking spaces for the neighboring property.

Fire Marshal Bruce Becker responded to Mr. Meyer's questions about the requirement for a fire hydrant, since Mr. Meyer noted that there was an existing one in the area. Mr. Becker advised that a fire hydrant had to be within 250 feet of the project. He said he would explore the option of relocating the fire hydrant 60 feet to the west but that the Engineering Division also needed to be consulted.

Land Development Manager Gary Otremba clarified that the sewer service would be private, which was why there was not a public-service easement within the project and the fire hydrant was on the street.

Robert Fink, who owned a fourplex, noted that his apartments had been flooded during the past five years. He believed the problem could be eliminated and indicated that he had done some preliminary work on getting a drain to tie into an existing storm-drain line. Mr. Otremba proposed tying in to a catch basin, which would help to accept the street water. He suggested that staff, the developer's engineer, and Mr. Fink work together to eliminate the problem.

Senior Planner Lily Toy asked if the trees to be saved had been identified on the grading plan. She recommended revising Condition 24 to require that the trees on-site and in the steep-slope areas that were to be preserved be identified at the time of submittal of the grading plan.

Mr. Meyer mentioned Condition 23b and recommended that the applicants construct a barbecue pit or something similar that would allow the residents to congregate in the common area. Mr. Flint noted that he had planned on having a lawn with shade trees in the common area and agreed to install a barbecue as well.

Motion: Senior Planner Lily Toy moved that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon the testimony presented by staff, the Board of Administrative Review determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence and that the permit be granted subject to the conditions of approval as recommended by staff, including the revision of Conditions 23b and 24.

Second: Land Development Manager Gary Otremba.

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

Noes: None.

PUBLIC HEARING - SITE DEVELOPMENT PERMIT APPLICATION SDP-26-06, by Boris Podtetenieff, requesting approval to construct a 2,000-square-foot detached accessory building on a 0.75-acre parcel located at 4043 Calliope Court in an "RS-2" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-390-700

Assistant Planner André Benoist summarized the staff report. He commented that the roof had been redesigned from its original proposed gable roof, noting Condition 3 that required a hip roof. He advised that no comments had been received regarding the proposed project. Mr. Benoist stated that Condition 13 had been revised to include a requirement for the replacement of landscape and fencing prior to final inspection from the Building Division. He said staff recommended that the Board of Administrative Review approve Site Development Permit Application SDP-26-06 subject to the conditions of approval, which he reviewed, including the revision of Condition 13. The Chairman opened the public hearing at 2:34 p.m.

Boris Podtetenieff, applicant, was satisfied with the conditions of approval and anxious to proceed with the project.

Douglas Harguth believed the project would be more compatible with the neighborhood if the applicant took access from Goodwater Avenue. Mr. Benoist advised that the subdivision map that created the parcels prohibited access from Goodwater Avenue.

Chairman Bert Meyer voiced concern that if the property changed ownership, the new owner might remove the landscape along Goodwater Avenue. He requested that Condition 14 be revised to include the requirement for a deed restriction to be added to the property that would require landscape along Goodwater Avenue. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:40 p.m.

Motion: Land Development Manager Gary Otremba moved that the project be found categorically exempt under the provisions of the California Environmental Quality Act and that, based upon the testimony presented by staff, the Board of Administrative Review determine that the necessary findings for approval as identified in Section 18.13.090 of the Redding Municipal Code are in evidence and that the permit be granted subject to the conditions of approval as recommended by staff, including the revision of Conditions 13 and 14.

Second: Senior Planner Lily Toy.

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

Noes: None.

PUBLIC HEARING - PARCEL MAP APPLICATION PM-17-06, by Ray Pyle, requesting approval to divide a 1.43-acre property into two single-family residential lots located at 2481 Waverly Avenue in an "RS" Residential Single Family District. The property is currently developed with one single-family home. Environmental Determination: Negative Declaration. Staff Recommendation: Approval. L-010-150

Associate Planner Linda Burke summarized the staff report. She noted that an offer of right-of-way dedication for a proper corner rounding at the corner of Waverly Avenue and West Waverly Avenue and an additional five feet along West Waverly Avenue for completion of the west half of the street was required. She continued that construction of curb, gutter, sidewalk, and tie-in paving was required at the time of development of Parcel B or any further significant development on Parcel A. Ms. Burke pointed out that since there had been no other curb, gutter, or sidewalk installed in the area, the applicant could request a deferred improvement agreement for construction of those improvements at the time of development of each parcel; however, entering into an agreement was at the discretion of the City Engineer. She said staff recommended that the Board of Administrative Review approve Parcel Map Application PM-17-06 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:49 p.m.

Ray Pyle, applicant, agreed to the conditions of approval and was anxious to get started on the project.

Chairman Bert Meyer inquired about the septic system in the area. Ms. Burke replied that Mr. Pyle had received a letter from the Shasta County Department of Resource Management, Environmental Health Division, indicating that the parcel met the sewage-disposal standards for division of the property. He also believed that since the area was rural, it would not make sense to install curb, sidewalk, and gutter. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:52 p.m.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review adopt the Negative Declaration and that, based upon the testimony presented by staff, the Board 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. 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 approved 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 Meyer.

Noes: None.

SUBDIVISION REVIEW

TENTATIVE SUBDIVISION MAP APPLICATION S-24-05, BOTTLEBRUSH SUBDIVISION, by Hansen PSC, Inc., requesting approval to divide 9 acres into 28 lots for development of single-family homes on property located at 530 Bottlebrush Drive in an "RS-3" Residential Single Family District. Environmental Determination: Mitigated Negative Declaration. Staff Recommendation: Refer to the Planning Commission. S-101-118

Associate Planner Zach Bonnin summarized the staff report. He discussed the noise mitigations, noting that an acoustical analysis was required with each building permit application for Lots 1–14. Drainage was also discussed by Mr. Bonnin, who noted that the storm-drain detention basin would be located within City-owned land at the Peppertree Park. He said in order to allow this, an agreement had been drafted between the City and the applicant, which would require the developer to construct improvements to Peppertree Park and the associated trail system.

Mr. Bonnin also commented on the grading for the project. He advised that the development descended approximately 50 feet from north to south and would require grading to create buildable areas. He said Lots 15–20 and 26–28 would be tiered and building pads constructed to allow for development. Mr. Bonnin continued that grading of the remaining lots would be minimized to that necessary to construct improvements and provide positive drainage from the lots to the street.

Zoning density was also discussed by Mr. Bonnin, who noted that the applicant was requesting a one-lot density bonus subject to the Zoning Ordinance. He said the applicant agreed to staff's

requirements of street-side landscape at intersections, enhanced paving material at project entrances, and the allowance that 25 percent of the homes be two-story.

Mr. Bonnin stated that a few comments had been received about the project, including one from a woman who said she had been told that the remaining property would remain designated greenway. He said another person mentioned the traffic, noting that approximately 300 lots exited onto Peppertree Lane and that the addition of another 28 would create an unsafe situation. Emergency access was also mentioned by Mr. Bonnin. He noted that the homes were required to be sprinklered. Mr. Bonnin remarked that the proposed Springs Retirement Project on Hilltop Drive would provide an emergency secondary access once it was constructed. He said staff recommended that the Board of Administrative Review refer Tentative Subdivision Map Application S-24-05, Bottlebrush Subdivision, to the Planning Commission. The Chairman opened public comment at 3:09 p.m.

Jim Riley noted that he and his neighbors had experienced a lot of problems in the area from transients who camped on the vacant property. He remarked that if the police were called to report the transients, he and his neighbors would experience retaliation (including fire) by those being investigated. Mr. Riley was happy to see the property being developed but asked if there could be another street for access to Hilltop Drive, instead of just Peppertree Lane, such as the property by Palisades Avenue.

Land Development Manager Gary Otremba explained that he was proposing an emergency-only access road in the area.

Mike Dormer, applicant's representative, Sharrah Dunlap Sawyer, Inc., advised that the property referred to by Mr. Riley was too steep to be developed. He stated that when the project was first proposed, he had looked for a second access but found that the property could not support the road because of the steep terrain. Mr. Dormer also described the tree preservation and the detention facility. Regarding Condition 8, Mr. Dormer asked if rolled curbs, instead of vertical, could be constructed. Mr. Otremba denied the request, stating that the streets were to have vertical curb.

Mr. Dormer referred to Condition 17, regarding tree removal, and asked that the wording "per approved tentative map" be included. He also inquired about the requirements of Condition 22. requirements. Mr. Otremba explained that staff was trying to give the developer a "heads up" and to have the permit consistent with development. Determining that no one else wished to speak, the Chairman closed public comment at 3:34 p.m.

Mr. Bonnin announced that he would like to expand the mailing list for the Planning Commission meeting beyond the 300-foot requirement.

Motion: Senior Planner Lily Toy moved that the Board of Administrative Review refer Tentative Subdivision Map Application S-24-05, Bottlebrush Subdivision, to the Planning Commission.

Second: Land Development Manager Gary Otremba.

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

Noes: None.

ADJOURNMENT

There being no further business to come before the Board, Chairman Bert Meyer adjourned the meeting at 3:38 p.m.

Anita M. Felion, Executive Assistant II

Bert Meyer, Chairman