

BOARD OF ADMINISTRATIVE REVIEW  
 Regular Meeting, 2 p.m.  
 Wednesday, December 20, 2006  
 Caldwell Park Conference Room, City Hall  
 777 Cypress Avenue  
 Redding, California 96001

M I N U T E S

Chairman Randall Smith called the meeting to order at 2 p.m., with Senior Planner Lily Toy, Land Development Manager Gary Otremba, Associate Planner Linda Burke, Assistant Planner Brandon Rogers, and Executive Assistant II Anita Felion present.

***PARCEL MAP PM-30-04***, which granted William C. Meek approval to divide an approximately 8.8-acre property into two lots located at 905 East Cypress Avenue (southeast corner of East Cypress Avenue and Larkspur Lane, extending to Maraglia Street) in a "GC" General Commercial District. ***Amendment request by Kevin Woodbury to divide the property into three lots.*** *Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-150*

Associate Planner Linda Burke summarized the staff report. She noted that the existing building on Parcel 1 previously occupied with a lumber-supply business was developed with a private septic system, since there was no public sewer available in East Cypress Avenue at this location. She advised that at the time of development of Parcel 2 or 3, however, the public sewer line from Maraglia Street would be required to be extended to serve those parcels. Ms. Burke pointed out that conditions of approval would also require Parcel 1 to connect to the public system and abandon the existing septic system at the time of development of Parcel 2. She commented that Condition 11 should be revised to include Parcel 3 when referring to the fire-hydrant requirement. She said staff recommended that the Board of Administrative Review approve Parcel Map PM-30-04 Amendment subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:05 p.m.

Mike Dormer, applicant's representative, Sharrah Dunlap Sawyer, Inc., voiced satisfaction with the conditions of approval. He referred to Condition 8g and asked if it might be possible to leave the drainage ditch open and put it in a landscape buffer.

Land Development Manager Gary Otremba pointed out that the drainage ditch was there because of development and was not connected to anything. He denied the request, believing the ditch needed to be enclosed in a pipe.

**Motion:** Land Development Manager Gary Otremba moved that the Board of Administrative Review approve Parcel Map PM-30-04 Amendment subject to the revised conditions of approval, including the revision of Condition 11.

**Second:** Senior Planner Lily Toy.

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

**Noes:** None.

***PARCEL MAP APPLICATION PM-18-06***, by Rocky Clardy, requesting approval to divide an approximately 0.67-acre parcel into three single-family residential lots on property located at 2806 Freebridge Street in an "RS-3.5" Residential Single Family District. *Environmental Determination: Categorically Exempt. Staff Recommendation: Approval. L-010-150*

Senior Planner Lily Toy summarized the staff report. She noted that the property was currently developed with an existing house that would be located on Parcel 1. Ms. Toy stated that a detached garage for the existing home, located on proposed Parcel 1, was recently torn down and that the existing home would now be required to have two covered parking spaces. She said Condition 8 had been revised to separate the terms of development for Parcels 2 and 3 from Parcel 1, and Condition 19 had been added to address public-street improvements at time of redevelopment of Parcel 1. Ms. Toy said staff recommended that the Board of Administrative Review approve Parcel

Map Application PM-18-06 subject to the conditions of approval, which she reviewed. The Chairman opened the public hearing at 2:22 p.m.

Chairman Randall Smith mentioned the Parkview Neighborhood Association's concerns about existing traffic on Freebridge Street.

Land Development Manager Gary Otremba acknowledged that the Neighborhood Traffic Protection Plan Committee had been meeting and that the intersection was slated for improvements to help calm traffic.

Laura Thomas, applicant's representative, Seinturier and Associates, explained that a property line adjustment had been made in order to construct the carport on proposed Parcel 1.

Mr. Smith assumed that the 24-inch tree on proposed Parcel 2 could not be saved. Mr. Otremba replied that the site plan had not yet been submitted. He believed the parcel map would be an improvement to the area. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:27 p.m.

**Motion:** Land Development Manager Gary Otremba 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. He 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, including the revision of Condition 8 and addition of Condition 19.

**Second:** Chairman Randall Smith.

**Ayes:** Land Development Manager Otremba, Chairman Smith.

**Noes:** None.

**Abstain:** Senior Planner Toy.

### ***SUBDIVISION REVIEW***

***TENTATIVE SUBDIVISION MAP APPLICATION S-12-06, SAREDO ESTATES SUBDIVISION***, by Parker Development, requesting approval to divide 2.63 acres into nine lots for development of single-family homes on property located at 2920 Felstet Lane in an "RS-2" Residential Single Family District. Environmental Determination: Categorically Exempt. Staff Recommendation: Refer to the Planning Commission. S-101-118

Assistant Planner Brandon Rogers summarized the staff report. He discussed the request for a density increase, which, if granted, would allow a maximum of nine dwelling units. Mr. Rogers explained that to qualify for a density increase, the project must include one building-design and three site-design components. He said the site-design components would be implemented prior to recordation of the final map, and a note would be placed on the face of the final map that requires the builder to select one building-design component. He advised that the project site was encumbered with easements for public utilities. Mr. Rogers noted that project design included a fenced 20-foot easement, with a gravel road on the east property line to provide access for Municipal Utilities for maintenance of the wastewater utilities. He said staff recommended that the Board of Administrative Review refer Tentative Subdivision Map Application S-12-06, Saredo Estates Subdivision, to the Planning Commission. The Chairman opened public comment at 2:34 p.m.

Land Development Manager Gary Otremba discussed drainage, noting that the project would probably not need detention because of the close proximity to the Sacramento River. He mentioned that he had asked Engineering Division's Associate Civil Engineer Darren Langfield to attend the meeting because the applicant had inquired about narrowing an easement down to create larger parcels, which he did not favor.

Susan Goodwin, applicant's representative, VESTRA Resources, Inc., asked if the fence line could be moved back to make the backyards larger. She asked for a 10-foot easement, instead of the 20 feet required by the City. Mr. Otremba explained that the City's maintenance equipment was

about 10 feet wide. He continued that the City would need enough room to safely back the equipment out of the easement.

Darren Langfield, Associate Civil Engineer, agreed with Mr. Otremba's assessment of the issue. He noted that 300 feet was a long distance for backing up and that the City actually preferred a through-access. He advised that the Engineering Division had already acquiesced to the easement configuration shown in order to give the lots on the north side more usable space. Mr. Langfield maintained that without a through-access, he could not recommend anything less than a 20-foot easement.

Mr. Otremba noted that Lots 4, 5, and 6 were going to have an open area in the back and voiced concern that a homeowner of one of those lots would eventually want to construct a building or pool in the back area. He advised that the City was cautious in allowing buildings near easements with pipes in them.

Mr. Langfield emphasized that the 20-foot easement needed to remain clear for purposes of maintaining the sewer line. More discussion ensued regarding the easement, fencing, and sewer lines. Mr. Otremba suggested that a condition be placed on the tentative map for Lots 4, 5, and 6, advising future owners about the easements in their backyards. Determining that no one else wished to comment, the Chairman closed the public hearing at 2:53 p.m.

**Motion:** Senior Planner Lily Toy moved that the Board of Administrative Review refer Tentative Subdivision Map Application S-12-06, Saredo Estates Subdivision, to the Planning Commission.

**Second:** Land Development Manager Gary Otremba.

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

**Noes:** None.

#### ***ADJOURNMENT***

There being no further business to come before the Board, Chairman Randall Smith adjourned the meeting at 2:55 p.m.

---

Anita M. Felion, Executive Assistant II

---

Randall Smith, Chairman