



ITEM NO.	4b(2)
MEETING DATE	11-27-07
APPROVED BY	
STAFF AUTHOR	
PLANNING MANAGER	

CITY OF REDDING

REPORT TO THE PLANNING COMMISSION

DATE: November 20, 2007 **CODE:** S-101-048

APPLICANT: East Oak Estates Partners

APPLICATION: Tentative Subdivision Map S-14-07 and
Planned Development PD-2-02 (Amendment)

LOCATION: Heavenly Oak Lane, Mighty Oak Lane and Lofty
Oak Drive

Hearing notices mailed November 16, 2007. Site inspections by Associate Planner Ron Adams.

RECOMMENDATION

It is the recommendation of staff that the Planning Commission accept the request by the applicant to postpone consideration of Tentative Subdivision Map Application S-14-07 and amendment to Planned Development Application PD-2-02 for the East Oak Townhouses project.

BACKGROUND

East Oak Estates Partners is pursuing the conversion of eight existing fourplex apartment buildings into 32 individual units for lease or sale. These apartments were recently constructed as part of the multiple-family phase of the East Oak Estates Planned Development Subdivision. Most of the units are occupied.

East Oak Estates Subdivision was first approved by the Planning Commission in May 2003 and includes 76 lots to accommodate 152 residential units, a child day-care facility, and a public-park site. Single-family homes are designated for 48 lots, with the other 26 lots approved for four-unit apartment buildings. To date, most of the single-family lots have been developed, along with eight of the apartment lots (those proposed for the for-sale unit conversion). A new City park has been completed. All necessary public-street and major utility facilities have been installed. A child-care facility is yet to be established.

All eight fourplex buildings are two-story and have the same basic floor plan, consisting of three 2-bedroom units (1,018 square feet) and one 3-bedroom unit (1,293 square feet). All units have an attached two-car garage.

Loren Covington, now with East Oak Estates Partners, was the original applicant and subdivider for all of East Oak Estates. However, after the project was approved, other parties became directly involved in the construction and ownership of the project. The single-family units were constructed independently from the apartment lots. Then recently, the apartment lot ownership split. While East Oak Estates Partners constructed the first eight fourplex buildings, the remaining 18 undeveloped apartment lots are now controlled by Eckelman and Scarbrough, who intend to sell or develop the remaining lots independently and have politely declined to join in the current subdivision concept.

The initially proposed map would create 32 separate on-ground parcels, each holding a "townhouse" with common lot lines in the walls between the units. Building Code requirements related to having improved fire wall separation between individual townhouse units have caused the applicant to reexamine the best approach to subdivide. He has requested that the application be changed from a "townhouse" project to an "air space" condominium in order to conform to the Building Code without need of costly unit retrofits. The Building Code treats condominium air-space units the same as apartment units; townhouse units are treated as independent units adjoining a common property line.

CONCLUSIONS AND RECOMMENDATION

Overall, staff is supportive of the subdivision concept and has been working with East Oak Estates Partners to resolve technical issues. The project was noticed for public hearing with the intent of requiring Building Code compliance as a condition of approval. Since the Building Code requirements are considerably different between the townhome and condominium options, it makes sense for the applicant to pause and reevaluate both options. Since the subject apartment buildings are complete and occupied, a condominium conversion is necessary, triggering specific application requirements under the State Subdivision Map Act and the City's Subdivision Ordinance. A letter from Mr. Covington requesting the continuation is attached.

Since the townhouse conversion project was noticed for public hearing, staff suggests that the Planning Commission open the hearing to allow any interested members of the public to share their thoughts/concerns. Staff recommends that the item then be tabled to a future nonspecific date. The project will be re-noticed when it is ready to be brought back to the Planning Commission.

ALTERNATIVES The following alternatives are offered for consideration:

1. Accept public comment regarding Tentative Subdivision Map Application S-14-07 and amendment to Planned Development Application PD-2-02 for the East Oak Townhouses project. **(Staff Recommendation)**
2. Grant the request of the applicant to postpone consideration of the project to a future nonspecific date to allow opportunity to explore other subdivision options. **(Staff Recommendation)**
3. Provide additional direction to staff as determined by the Planning Commission

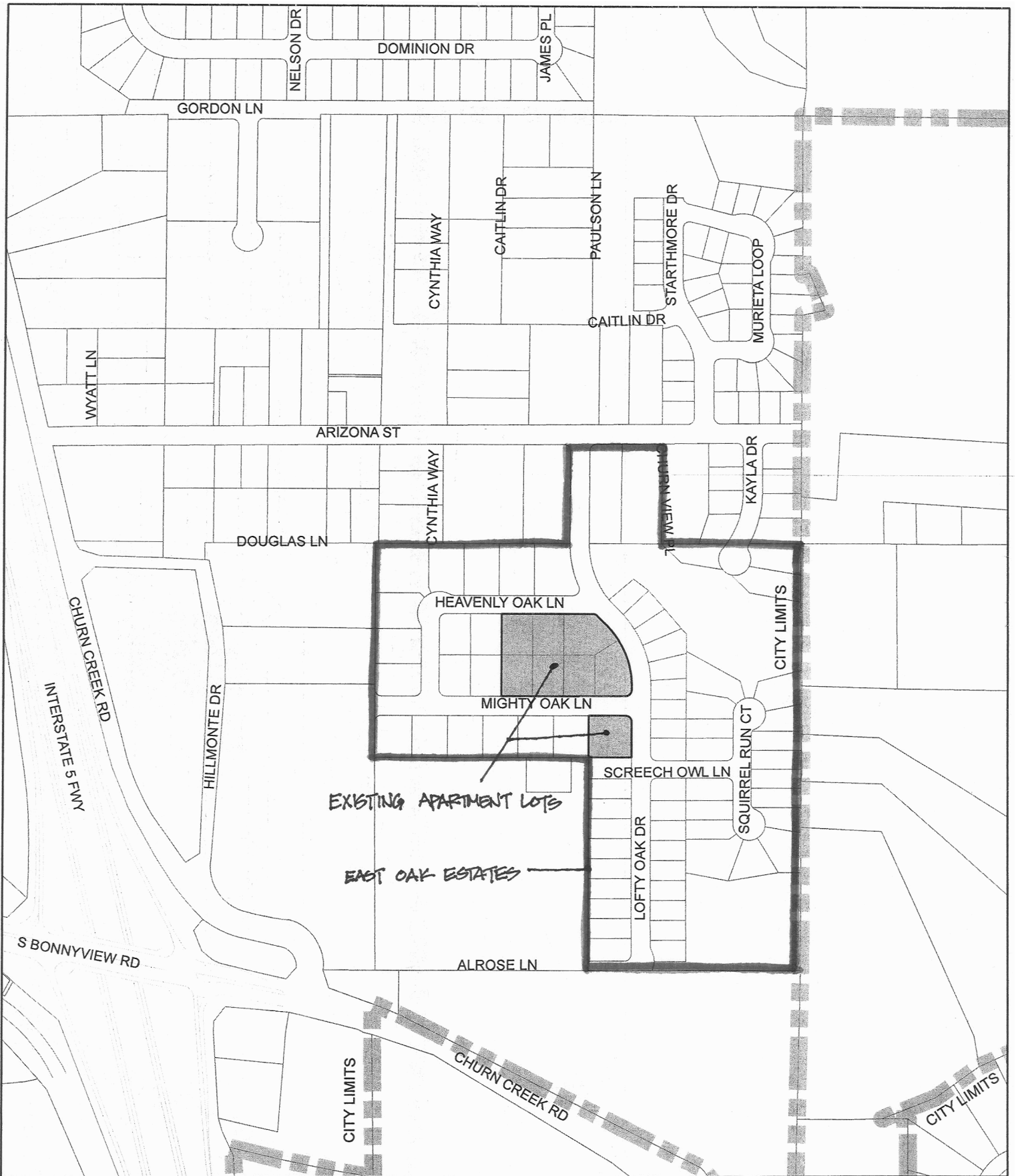
ATTACHMENTS

- A. Location map
- B. Letter from applicant

RA:jh

STAFS1407-PD202-EastOakEst-Amd-Cont-RA-PC.wpd

c: Loren Covington



GIS DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 DATE PRODUCED:
 AUGUST 1, 2007

200 400 Feet

LOCATION MAP

S-14-07 \ PD-02-02 AMEND
 EAST OAK ESTATES PARTNERS
 EAST OAK TOWNHOUSES

MTG. DATE
 11/20/07
 ITEM:
 4b(2)
 ATTACHMENT
 A

East Oak Estates Partners
1440 Alrose Lane
Redding, CA 96002

November 20, 2007

To: Douglas DeMallie, Planning Manager
City of Redding Planning Division

Subject: East Oak Estates Fourplex Conversion

Having considered the uniform building code requirements pertaining to our fourplex conversion project, we ask that the current tentative map process and scheduled public hearing with the Redding Planning Commission be put on hold until further notice.

We are evaluating the option of pursuing a conventional condominium conversion and will likely be amending our application.

Thank you for your assistance with this matter.

Sincerely,



Leslie Covington
East Oak Estates Partners



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ATTACHMENT B