


ITEM NO.	4c
MEETING DATE	4-12-08
APPROVED BY	
STAFF AUTHOR	
PLANNING MANAGER 	

CITY OF REDDING

REPORT TO THE PLANNING COMMISSION

DATE: August 8, 2008

CODE: R-030-145-350

FROM: Development Services Department

SUBJECT: Appointment to Parkview Design Review Committee

BACKGROUND

With adoption of the Parkview Neighborhood Strategic Revitalization Plan in 2001, the City Council created the Parkview Design Review Committee. This Committee is charged with reviewing development proposals on parcels fronting the south side of Parkview Avenue between South Market Street to the west and the ACID Canal to the east. This area contains four zoning districts: "HC-DR" Heavy Commercial District with Design Review Overlay District; "LO-MU-DR" Limited Office District with Mixed Use Overlay District and Design Review Overlay District; "NC-MU-DR" Neighborhood Commercial District with Mixed Use Overlay District and Design Review Overlay District; and "RM-9-DR" Residential Multiple Family District with Design Review Overlay District.

The Committee is made up of representatives from the Parkview Neighborhood Committee, Redevelopment Agency or Development Services Department staff, and the Planning Commission. Commissioner Brickwood previously served in this role; however, the position is currently vacant due to the end of his term on the Commission.

Staff is requesting that the Commission appoint a new representative to the Committee. The Committee's activity is very limited due to the narrow scope of its responsibility, as outlined in the attached copy of the Council resolution creating the Committee. Staff is currently processing an application for an office/residential project within the Design Review area and anticipates the need for a Committee meeting sometime in the next two weeks.

ATTACHMENTS

- A. Resolution

DD:jh
STAF\PDRC Appointment-DD-PC.wpd

RESOLUTION NO. 2001-74

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDDING
CREATING A DESIGN REVIEW COMMITTEE FOR THE PARKVIEW AVENUE
MIXED USE CORRIDOR OF THE PARKVIEW NEIGHBORHOOD STRATEGIC
REVITALIZATION PLAN AREA**

WHEREAS, on January 2, 2001, the City Council of the City of Redding (City Council) adopted Resolution No. 2001-06, approving the Parkview Neighborhood Strategic Revitalization Plan (Revitalization Plan) and the Parkview Two-Year Action Plan (Action Plan), which establish various goals, programs, and implementation strategies to facilitate revitalization of the Parkview Neighborhood; and,

WHEREAS, the Revitalization Plan identifies specific design criteria applicable to new development as an essential element to achieve revitalization objectives for the Parkview Neighborhood; and,

WHEREAS, the Revitalization and Action Plans identify the need for a design review process that includes involvement by representatives of the Parkview Neighborhood Committee as part of the evaluation and approval process for new development projects, particularly for properties that are designated for "Mixed Use," which front on Parkview Avenue; and,

WHEREAS, formation of a formal design review committee is proposed to implement the needs for design review as identified in the Revitalization and Action Plans.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Redding does hereby create the Parkview Design Review Committee (Committee) to participate in the review of development proposals within the Parkview Avenue Mixed Use corridor of the Revitalization Plan Area, as follows:

1. The Committee shall consist of three individuals:
 - a. A member of the Parkview Neighborhood Committee.
 - b. A member of the Redding Planning Commission.
 - c. A staff member of the Redding Redevelopment Agency or Development Services Department.
2. Projects subject to review by the Committee shall be limited to development proposals on parcels with frontage on the south side of Parkview Avenue located between South Market Street and the A.C.I.D canal, as depicted on Attachment "A," when a site development permit, use permit, variance, or other discretionary approval is required pursuant to Title 18 of the Redding Municipal Code (Zoning Ordinance).
3. The primary purpose of the Committee shall be to review eligible development proposals to ensure consistency with the goals and specific design criteria for the Parkview Avenue Mixed Use corridor as established in the Revitalization Plan and the General Plan.
4. Beginning at its first meeting and prior to the review of any development proposal, the Committee shall review the Revitalization Plan and other applicable development standards and assemble a summary list of design criteria that will be used in reviewing proposed projects. Only design criteria and principles established in the Revitalization Plan or General Plan or codified in the Redding Municipal Code (including the Zoning Ordinance) may be required of a proposed development. Once the Committee has established a summary list of design criteria, the list shall be submitted to the Planning Commission for certification. Once certified, the Planning Commission shall review for approval any future modifications proposed to the list. If the Committee discovers design needs that are not addressed currently under adopted standards and

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ATTACHMENT A

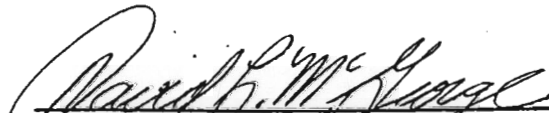
policies, it may act by recommending additional design requirements to the Planning Commission and City Council.

The Committee shall meet as needed to review applicable development proposals as part of the regular development permit review process. It is encouraged that the Committee also be utilized during preapplication consultations to allow the project designer an opportunity for early input. Representatives of the Planning and Building Divisions and the Public Works Department are also encouraged to attend the meeting to provide technical assistance as needed.

6. The Committee shall act in an advisory capacity only. Following its review of a project, the Committee shall submit a written recommendation to the final approval authority for the project, as is specified in the Zoning Ordinance for a proposed use, such as the Development Services Director, Board of Administrative Review, or Planning Commission. The Committee's recommendation shall include the basis for recommending approval or modification of the project.
7. A recommendation to approve or modify a project shall require the vote of two of the three Committee members. All three members must be present in order to conduct the meeting or to vote.
8. The Committee meetings shall be open to the public. An agenda shall be prepared prior to each meeting which specifies the time and place of the meeting and the name, location, and nature of the project(s) to be reviewed for recommendation. The meeting agenda shall be posted at least 72 hours before the meeting on the Parkview Neighborhood public bulletin board, at City Hall in the Development Services Department, and with the City Clerk. A representative of the Redevelopment Agency shall serve as the Committee Secretary to produce and keep written record of the meeting and any Committee actions.
9. In the event of a conflict of interest involving a Committee member, an alternate may be appointed by and from the same organization represented by the member in conflict.

I HEREBY CERTIFY that the foregoing Resolution was introduced and read at a regular meeting of the City Council of the City of Redding on the 1st day of May, 2001 and was fully adopted at said meeting by the following vote:

AYES:	COUNCIL MEMBERS:	Cibula, Pohlmeier, Stegall and McGeorge
NOES:	COUNCIL MEMBERS:	None
ABSENT:	COUNCIL MEMBERS:	Kight
ABSTAIN:	COUNCIL MEMBERS:	None



DAVID McGEORGE, MAYOR
City of Redding

ATTEST:





CONNIE STROHMAYER, City Clerk

FORM APPROVED:



W. LEONARD WINGATE, City Attorney



 <p>DWG. NO: P:\PL\DWG\ PRKVDESREV</p>	<p>SOURCE: GIS DIVISION DEVELOPMENT SERVICES DEPARTMENT</p>  <p>DATE PRODUCED: APRIL 23, 2001</p>	<p>LOCATION MAP</p> <p>AREA SUBJECT TO DESIGN REVIEW BY THE PARKVIEW DESIGN REVIEW COMMITTEE</p>	<p>MTG. DATE:</p> <p>ITEM:</p> <p>ATTACHMENT:</p>
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