ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

Addendum to a Mitigated Negative Declaration
for 2009 Amendments to the Zoning Ordinance Text (RZ-4-09)

SUBJECT

2009 Amendments to the Zoning Ordinance Text, by the City of Redding.

PROJECT DESCRIPTION

The proposed amendment is comprised of revisions to the text of the Zoning Ordinance as shown in Attachment "A." In addition to those identified in Attachment "A," the proposed amendments correct typographical, cross-reference, and similar errors.

ENVIRONMENTAL SETTING

The proposed amendments affect properties on a Citywide basis; however, the modifications do not increase intensity of uses or the types of uses that are allowable under existing provisions.

DETERMINATION

On September 17, 2002, the City of Redding previously prepared a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project described above.

Based upon a review of the current amendments to the project, it has been determined that an addendum is appropriate because the additions are minor, and ***none*** of the following conditions (pursuant to CEQA Section 15162) have occurred:

1. Substantial changes are proposed for the project that will require major revision of the previous Mitigated Negative Declaration due to new, significant environmental effects or a substantial increase in the severity of previously identified effects.

2. Substantial changes occur with respect to the circumstances under which the project is undertaken that involve new, significant environmental effects or a substantial increase in the severity of previously identified effects.

3. New information of substantial importance indicates that:

    a. The project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration.

b. Significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration.

c. Mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt them.

d. Mitigation measures that are considerably different from those analyzed in the previous Mitigated Negative Declaration would substantially reduce one or more significant effects, but the project proponents decline to adopt them.

FINDINGS

1. ***The City of Redding has determined that an addendum is warranted, finding that none of the above conditions are in evidence and that there is no substantial evidence, in light of the whole record before the City, that the amendment proposal will have a significant effect on the environment.***

2. ***The Addendum to the Mitigated Negative Declaration, with its supporting documentation (Initial Study), reflects the independent judgment and analysis of the City of Redding.***

PUBLIC REVIEW DISTRIBUTION

Pursuant to Section 15164(c) of CEQA, an addendum does not require circulation for public review.

Copies of the Addendum, the Mitigated Negative Declaration, and the original Initial may be obtained at the Planning Division of the Development Services Department, City of Redding, 777 Cypress Avenue, Redding, CA 96001. Contact Senior Planner Kent Manuel at 530-225-4029.

September 10, 2009

Date

Douglas DeMallie, Planning Manager
Development Services Department

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Attachments:
Zoning Ordinance Amendments

ATTACHMENT "A"

AMENDMENT SUMMARY BY CODE SECTION
ZONING CODE ADMINISTRATIVE AMENDMENTS

BACKGROUND

The following summarizes the amendments to the Zoning Code.

SECTIONS

Schedule 18.31.030-C Residential Use Regulations

Amendment. Clarifies that the 20-foot building setback for garages and carports pertains only to those structures that face a public street.

Schedule 18.33.020-A Commercial Use Regulations

Amendment. Clarifies that a site development permit is required to establish a caretaker's unit in the "HC" Heavy Commercial District.

Section 18.41.040 Off-Street Parking

Amendment. Allows motorcycle spaces to be provided to partially satisfy parking requirements. Up to 3 percent of spaces in excess of 25 spaces may be motorcycle spaces.

Section 18.42.030 Signs

Amendment. Clarifies that multiple-parcel shopping centers and similar developments are to be considered a single parcel for purposes of determining total allowable signage.

Section 18.51.020 Floodplain Overlay District

Amendment. Allows special flood-hazard areas (i.e., 100-year floodplains) to be established using information and studies other than that provided by Federal Emergency Management Agency and the City's Montgomery-Watson floodplain study.

Section 18.51.080 Floodplain Overlay District

Amendment. Clarifies that nonhabitable accessory structures ancillary to residential property are subject to residential construction standards (as opposed to nonresidential construction standards).

Section 18.51.130 Floodplain Overlay District

Amendment. Establishes a six-month timeline to submit new technical data to the Federal Emergency Management Agency for a Letter of Map Revision when a base flood elevation is changed due to physical alterations.

Section 18.60.040 Use Classifications

Amendment. Amends the definitions of "Bars/Nightclubs/Lounges" and "Restaurants, Full Service" to allow the production of beer and wine on-site.

Section 18.61.010 List of Terms and Definitions

Amendment. Adds definitions for the following terms:

- Expansion to an Existing Manufactured Home Park or Subdivision
- Highest Adjacent Grade
- Historic Structure
- New Manufactured Home Park or Subdivision
- Structure

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