

**NOTICE OF PUBLIC HEARING BY THE
REDDING PLANNING COMMISSION**

On Tuesday, September 22, 2009, at 4 p.m., in the City Council Chambers located at 777 Cypress Avenue, Redding, California, the Redding Planning Commission will consider the recommended environmental determination(s) and conduct a public hearing on whether to approve, modify, or deny the project(s) described in this notice.

Development Agreement Amendment for Tentative Subdivision Map S-2-97, Avalon Subdivision, which granted Jeff Mora an extension of the subdivision map approval to create 55 lots for development of single-family homes on 40 acres generally located north of Hollow Lane and east of Twin Towers Drive in an "RS-3" Residential Single Family District. The applicant is now requesting that the City of Redding grant a second extension of the expiration date of the subdivision approval in exchange for additional right-of-way necessary to construct portions of Shasta View Drive. Environmental Determination: Previously approved Addendum to the Mitigated Negative Declaration prepared for the subdivision. Staff Planner: Douglas DeMallie.

Rezoning RZ-4-09, by the City of Redding, to consider several proposed amendments to the text of the Redding Municipal Code (RMC). The amendments include several technical corrections to Title 18, Zoning Ordinance, to clarify certain provisions related to parking, signs, allowed uses in various zoning districts, trash-container enclosure requirements, and similar items. Also under consideration are amendments to Chapters 18.51 and 18.61 regarding the Floodplain Overlay District and the Floodplain Terms to update certain definitions and provisions in accordance with the Federal Emergency Management Agency standards. The amendments will also correct typographical and similar errors. At the conclusion of the hearing, the Commission will make a recommendation to the City Council as to whether the proposed amendments to the RMC should be adopted. Environmental Determination: Addendum to the Mitigated Negative Declaration prepared for the Zoning Ordinance. Staff Planner: Kent Manuel.

Copies of the proposed amendments, environmental documents, site plans, all reference documents, and staff reports associated with each project are available for review through the Development Services Department Permit Center, 777 Cypress Avenue, Redding, California (telephone 530.225.4020).

Dated: September 11, 2009