

## NOTICE OF PUBLIC HEARING

### PROPOSED AMENDMENT TO REDDING MUNICIPAL CODE TITLE 17, SUBDIVISION ORDINANCE, AND RELATED AMENDMENTS TO TITLE 18, ZONING ORDINANCE, AND CHAPTER 2.55, COMMUNITY SERVICES ADVISORY COMMISSION, AND REVIEW OF PROPOSED STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS

The City of Redding Development Services Department is proposing a comprehensive update to Title 17, Subdivision Ordinance (Ordinance), of the Redding Municipal Code (RMC) in order to accomplish the following main objectives:

- ▶ Reorganize, condense, and simplify the Ordinance where appropriate.
- ▶ Remove provisions that are dated, redundant, and/or unnecessary.
- ▶ Address current General Plan goals and policies as needed.
- ▶ Incorporate current Zoning Ordinance nomenclature, references, and requirements.
- ▶ Recognize current administrative procedures and requirements.
- ▶ Conform to the California Subdivision Map Act, Government Code Section 66410 et seq.

In addition to the changes proposed for the Subdivision Ordinance, companion amendments are proposed to RMC Title 18, Zoning Ordinance, and RMC Chapter 2.55, Community Services Advisory Commission (CSAC).

The changes to the Zoning Ordinance involve (1) standards for new residential condominiums under a new Section 18.43.170; (2) addition of a new land use category titled "residential condominium" in Schedule 18.31.020-A, *Residential Use Regulations*, and Schedule 18.33.020-A, *Commercial Use Regulations*; and (3) addition of a new definition for "residential condominium" under Section 18.60.020, *Residential Use Classifications*.

Changes to RMC Chapter 2.55 are to add language regarding the CSAC role in reviewing subdivisions for recommendation to the Planning Commission involving parkland and other recreational needs.

A revised set of Standard Conditions of Approval that would be applicable to all subdivision projects are also proposed to replace the existing set of standard conditions previously established under City Council Policy 1701.

This project is exempt from the requirement for environmental review in accordance with the general rule identified under Section 15061 of the California Environmental Quality Act Guidelines.

All interested persons are invited to attend a public hearing on the proposed Subdivision Ordinance update, related amendments, and updated standard Conditions of Approval, to be conducted by the Redding Planning Commission at 4 p.m., Tuesday, September 28, 2010, in the City Council Chambers located at 777 Cypress Avenue, Redding, California. Following the public hearing, the Planning Commission will act by making its recommendation(s) to the City Council for the project.

The updated Subdivision Ordinance and other items identified in this notice are available for review at the Development Services Department Permit Center, 777 Cypress Avenue, Redding, California. If you have any questions, please contact Associate Planner Ron Adams in the Development Services Department (telephone 530.225.4020).

Dated: September 17, 2010