

ITEM NO.	2
MEETING DATE	8-12-09
STAFF AUTHOR	Zach Bonnini <i>Zach Bonnini</i>

CITY OF REDDING  
**REPORT TO THE  
BOARD OF ADMINISTRATIVE REVIEW**

**DATE:** August 5, 2009

**PERMIT NO.:** Parcel Map Application PM-2-08

**APPLICANT:** Azi Barzin

**LOCATION:** 3200 Goodwater Avenue

**PROJECT DESCRIPTION** Parcel Map Application PM-2-08, by Azi Barzin, to create four parcels leaving a 2.38-acre remainder on a 6.92-acre project site. The project site is located at 3200 Goodwater Avenue.

**ZONING** "RM-15" Residential Multiple Family District; "RS-2" Residential Single Family District

**EXISTING GENERAL PLAN DESIGNATION** "Residential, 10-20 units per acre" and "Residential, 2-3.5 dwelling units per acre"

**SURROUNDING LAND USES**

<b>North</b>	Vacant
<b>South</b>	Single-family residential
<b>East</b>	Multiple-family residential
<b>West</b>	Vacant

**BACKGROUND**

The subject parcel is Lot 2 of Parcel Map PM-67-87. This parcel map anticipated a future road connection to run adjacent to the eastern edge of the property line, which would be the logical extension of Goodwater Avenue from the north. Redding Electric Utility later placed an electric line down the center of this right-of-way. The map also created Road "A," running east/west for a potential future connection to Heritagetown Drive. Due to a subsequent property-line adjustment, the subject parcel's northern property line was adjusted to the south to its current location.

The property to the west along Heritagetown Drive was recently developed with a multiple-family development called Sunset Oaks Townhomes, which extended Sierra Madre Drive to the eastern property line.

**ACCESS**

The site's address on Goodwater Avenue suggests that access will occur off Hartnell Avenue and to the south along Goodwater Avenue. The actual access will be provided by the extension of Sierra Madre Drive from the existing stub on the west property line through the project site. Sierra Madre Drive will serve as the primary access to the site until such time that more than 50 units are proposed to be developed off this access point. At that time, a secondary access will need to be developed at the north end that would provide for an additional access point back to the east at Heritagetown Drive.

**ZONING**

The property has two zoning designations that will be separated by Sierra Madre Drive. To the north of the extension is the "RM-15" District that allows multiple-family residential development; and to the south, is the "RS-2" District, which allows single-family residential development. The "RS-2" zoning designation provides a buffer between the existing single-family lots to the south and the multiple-family development. This situation is very similar to the Sunset Oaks Townhomes project to the west, which was partially developed in a similar manner.

**SITE DESIGN**

The map proposes to create four parcels and a remainder. The four parcels and the remainder created by this map will allow for future development of the area but do not include a proposal for development at this time. Parcels 1 and 2 will allow for single-family residential development, with Parcel 2 having the potential to split into three single-family parcels. Parcels 3 and 4 allow for multiple-family residential development, with the potential for future development. Parcel 3, at 1.33 acres, could allow for up to 26 residential units; and Parcel 4, at 1.29 acres, could allow for 25 residential units. The remainder parcel could allow for additional development, but would need to obtain a Conditional Certificate of Compliance to proceed.

**AUTHORITY** Chapter 17.12 of the Subdivision Ordinance assigns the authority for conducting a public hearing and approving or denying a tentative parcel map application to the Board of Administrative Review.

**ENVIRONMENTAL DETERMINATION** The project is categorically exempt under the California Environmental Quality Act (CEQA) Section 15315, *Minor Land Divisions*.

**PUBLIC COMMENTS RECEIVED BY STAFF** As of the writing of this staff report, staff has not received any comments opposing the application.

**CONDITIONS** See Attachment "A" for the draft conditions of approval.

**FINDINGS** See Attachment "B" for the finding of approval.

**STAFF RECOMMENDATION** Staff recommends that the Board of Administrative Review find that the project is categorically exempt from CEQA, determine the subdivision findings are in evidence, and approve Parcel Map Application PM-2-08 subject to the conditions of approval.

**ATTACHMENTS**

- A. Draft conditions
- B. Findings of approval
- C. Location/zoning map
- D. Parcel map

ZB:el

STAF\BAR\PM-2-08GoodwaterAve-AB-BAR.wpd

c: Ed Whitson, Whitson Engineering  
John Dunlap  
Azi Barzin

July 30, 2009  
Zach Bonnin

**Parcel Map Application PM-2-08  
Draft Conditions of Approval**

**\* Conditions marked with an asterisk are to be indicated on the final map as notes.**

***General Requirements***

1. In accordance with Redding Municipal Code Chapter 17.12, tentative map approval is granted for Parcel Map PM-2-08, allowing the division of 6.92 acres into 4 parcels and a remainder. The parcel map shall be prepared and development commenced in accordance with these conditions and the tentative parcel map as approved by the Board of Administrative Review on August 12, 2009. The requirements of a condition shall prevail in the event that there is any inconsistency between a condition and information or data presented on the tentative parcel map.
2. Prepare and record a parcel map. The applicant shall note that approval of this tentative map shall expire 3 years from the effective date unless an extension has been approved in accordance with Redding Municipal Code Section 17.12.090.
3. In accordance with Chapter 18.40.040 of the Zoning Code, all conditions marked with an asterisk (\*) shall be noted on the final parcel map under a "Statement of Conditions" to provide notification to future property owners of development requirements and restrictions established for the subdivision. Additional notations may be required by the Development Services Director.
4. In-lieu park fees are to be paid for all undeveloped parcels prior to recording the parcel map pursuant to Chapter 17.42 of the Redding Municipal Code.
5. If, in the course of development, any archaeological, historical, or paleontological resources are uncovered, discovered, or otherwise detected or observed, construction activities in the affected area shall cease and a qualified archaeologist shall be contacted to review the find and advise the City of the significance of the site. If the findings are deemed significant, appropriate mitigation shall be required prior to any resumption of work on the project. This requirement shall apply during the construction of improvements required as a condition of the subdivision and shall also be placed as a note on the final map.\*
6. With recordation of the final map, an irrevocable offer of dedication as shown on the approved tentative map shall be made for:
  - a. A 60-foot right-of-way for the extension of Sierra Madre Drive.
7. Upon development or further subdivision of Parcels 2, 3, or 4, the following improvements shall be provided:\*

ITEM 2  
ATTACHMENT A

- a. Full frontage improvements for the entire Sierra Madre Drive extension, including, but not limited to, curb, gutter, sidewalk, driveways, pavement, storm drainage, sewer and water facilities, streetlights, fire hydrants, and signing and striping, shall be installed along the extension of Sierra Madre Drive from the eastern edge of the property to the western edge.
  - b. Street construction shall be in accordance with Construction Standard 112.30 for a 2-lane road.
8. Upon development of Parcel 1, the following improvements shall be provided:\*
- a. Full frontage improvements, including, but not limited to, curb, gutter, sidewalk, driveway, pavement, storm drainage, sewer and water facilities, streetlights, fire hydrants, and signing and striping, shall be installed along the extension of Sierra Madre Drive across the entire property frontage of Parcel 1 on both sides of the street.
  - b. Street construction shall be in accordance with Construction Standard 112.30 for a 2-lane road.
9. Upon further subdivision or development of Parcels 2, 3, and 4 that would create more than 50 residential units, a second public-street access shall be provided to the satisfaction of the Fire Marshal and City Engineer. Parcels 3 and 4 shall be limited to 23 multiple-family units each, prior to development of a second access.\*
10. A City Fire Marshal-approved "T" turnaround shall be constructed at the location for the driveway shown on the parcel map.
11. A Conditional Certificate of Compliance will be required for the remainder parcel shown on the map. The Conditional Certificate of Compliance will likely include, but not be limited to, conditions for frontage and utility improvements on Sierra Madre Drive, an improved private driveway, and a secondary access.
12. Easements for sewer, water, electric, and other utilities; easements for drainage facilities; other necessary easements; and street dedications are to be provided in accordance with the Redding Municipal Code and as approved by the Transportation and Engineering Department.
13. Sewer and water lines are to be extended as specified by the Transportation and Engineering Department. Improvement plans are to be approved prior to construction.

14. Separate utility connections and meters are to be provided for each parcel.
15. New utilities, including electric, telephone, and cable television, are to be installed underground. Electric lines are to be extended in accordance with the Redding Electric Utility's requirements.
16. Before the submittal of the final improvement plans to the Transportation and Engineering Department for plan check, the applicant shall also incorporate 1 copy of the Redding Electric Utility plans for providing electric service.
17. Electric-supply facilities shall be furnished and installed in accordance with the Redding Electric Utility Service Policy Resolution currently in effect at the time the developer's plans are approved by the City of Redding.
18. The developer shall be responsible for all costs associated with the relocation or modification of utility facilities necessitated by the construction of improvements required as a condition of approval of this project, including reimbursement to City of Redding Electric Utility. Other utilities may require reimbursement for project-related costs as well.

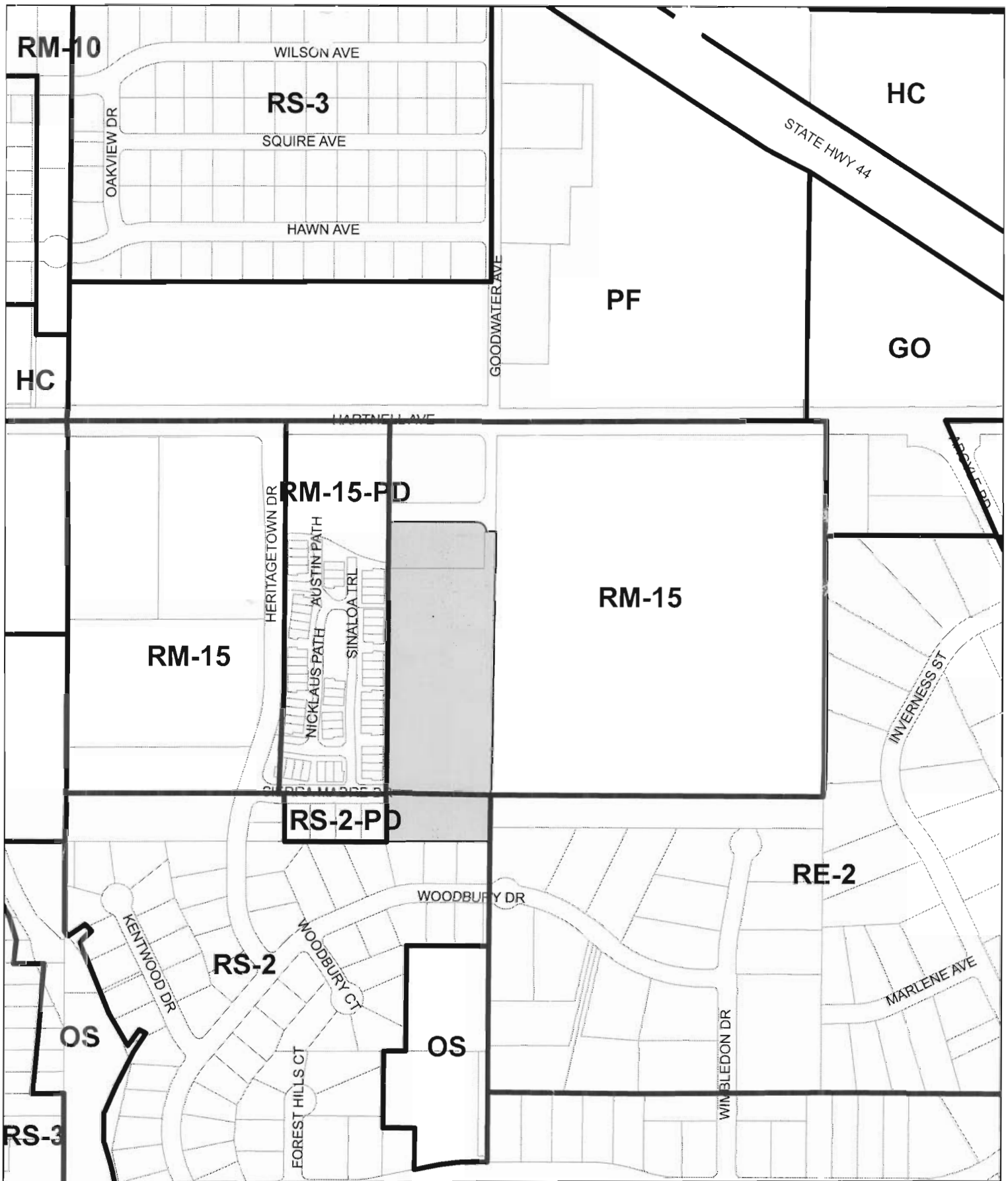
**ATTACHMENT "B"**  
**REQUIRED FINDINGS**  
**PARCEL MAP APPLICATION PM-2-08**  
**3200 GOODWATER AVENUE**

Environmental Findings for the Negative Declaration are attached to this report. To approve the tentative parcel map, the Board of Administrative Review must find that **none** of the circumstances set forth in the Government Code of California Chapter 66474.61(a) through (g) below exist:

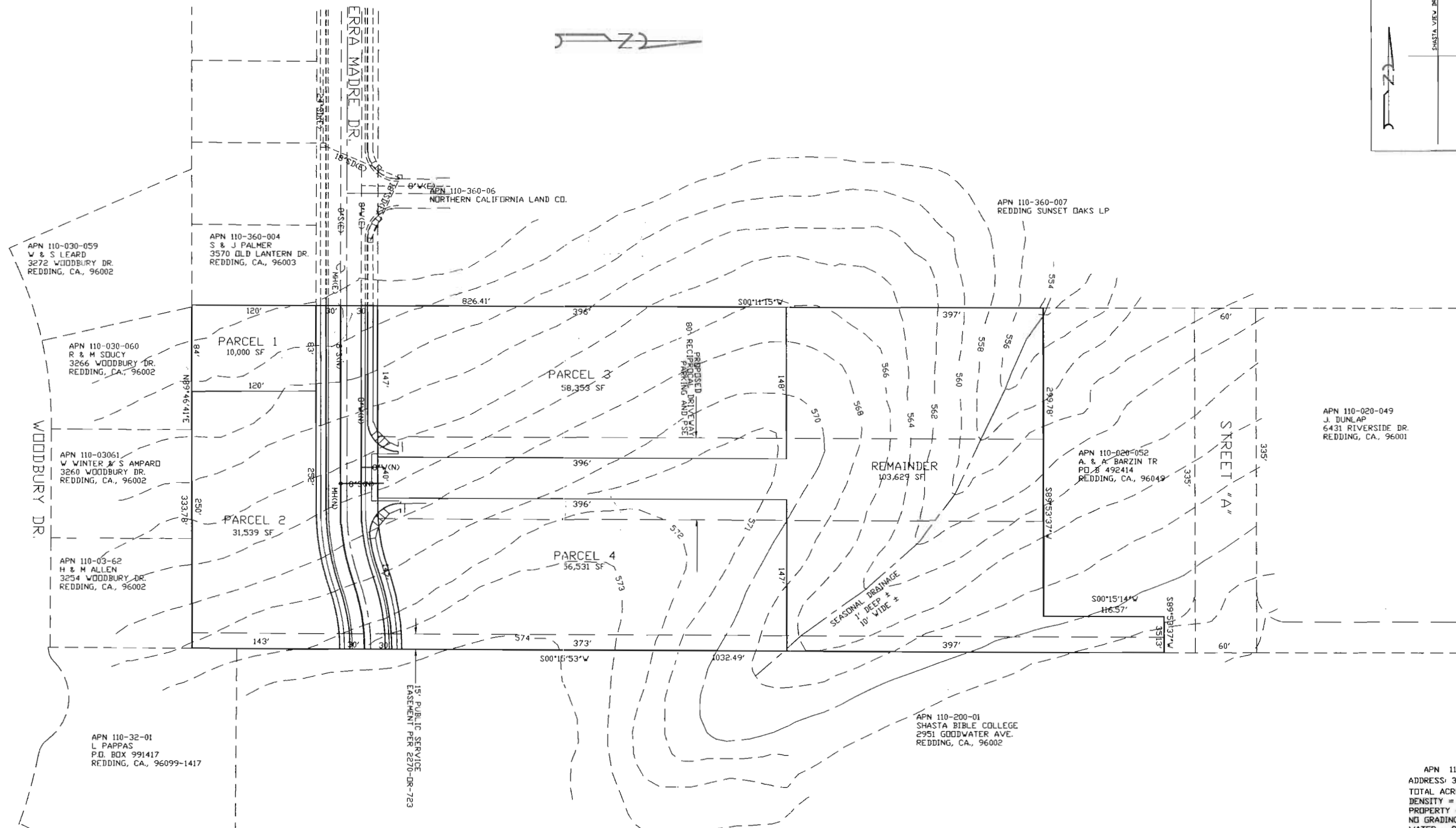
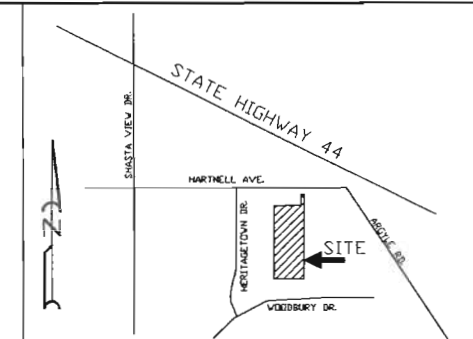
- a. *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.* The proposed parcel map is consistent with the General Plan designation of "Residential Multiple Family, 10-20 units per acre" and "Residential, 2 to 3.5 dwelling units per acre."
- b. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.* The design of the parcel map is consistent with the General Plan and zoning in terms of lot size, lot dimensions, and accessibility by way of dedicated right-of-way.
- c. *That the site is not physically suitable for the type of development.* The site is physically suitable for the development proposed because the gentle rolling topography would allow for future development of the parcels.
- d. *That the site is not physically suitable for the proposed density of the development.* The site is gently rolling and physically suitable for the proposed density.
- e. *That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* There are no environmental issues associated with this land division.
- f. *That the design of the subdivision or type of improvements is likely to cause serious public health problems.* The design of the subdivision is not anticipated to cause any public health problems.
- g. *That the design for the subdivision or the type of improvements will conflict with easements acquired by the public at large for access through, or use of property within the proposed subdivision.* The design of the parcel map and conditions of approval call for the extension of Sierra Madre Drive through dedication of right-of-way and an offer of dedication for eventual street extension.

8-6-09  
S:\JAF\BAR\PM-2-08GoodwaterAve-AB-BAR.wpd

ITEM 2  
ATTACHMENT B



	<b>GIS DIVISION</b> DEVELOPMENT SERVICES DEPARTMENT	<b>ZONING MAP</b>  PM-02-08 \ AZI BARZIN 3100 & 3200 GOODWATER AVENUE AP# 110-020-052 & 053	MTG. DATE: 8-12-09
	DATE PRODUCED: JUNE 17, 2008		ITEM: 2
			ATTACHMENT: C
P:\PLANNING\DWG\PM0208.MXD			



APN 110-32-01  
L PAPPAS  
P.O. BOX 991417  
REDDING, CA, 96099-1417

APN 110-03-62  
H & M ALLEN  
3254 WOODBURY DR.  
REDDING, CA, 96002

APN 110-030-060  
R & M SOUCY  
3266 WOODBURY DR.  
REDDING, CA, 96002

APN 110-030-059  
W & S LEARD  
3272 WOODBURY DR.  
REDDING, CA, 96002

APN 110-360-004  
S & J PALMER  
3570 OLD LANTERN DR.  
REDDING, CA, 96003

APN 110-360-06  
NORTHERN CALIFORNIA LAND CO.

APN 110-360-007  
REDDING SUNSET OAKS LP

APN 110-020-052  
A. & A. BARZIN TR  
P.O. BOX 492414  
REDDING, CA, 96049

APN 110-020-049  
J. DUNLAP  
6431 RIVERSIDE DR.  
REDDING, CA, 96001

APN 110-200-01  
SHASTA BIBLE COLLEGE  
2951 GOODWATER AVE.  
REDDING, CA, 96002

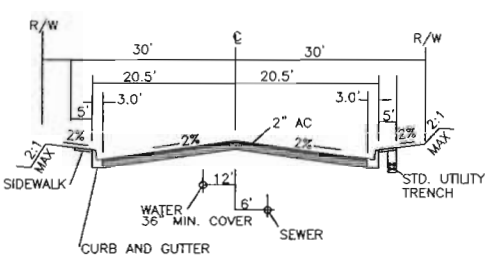
APN 110-020-53  
ADDRESS: 3200 GOODWATER AVE.  
TOTAL ACRES = 6.92 ACRES  
DENSITY = 0.58 UNITS/AC  
PROPERTY - VACANT  
NO GRADING IS PLANNED  
WATER - PROPOSED CITY OF REDDING  
SEWER - PROPOSED CITY OF REDDING  
ZONING - RM-15  
GENERAL PLAN - 10 TO 20

TENTATIVE MAP  
PARCEL MAP NO. 2-08

BEING A PORTION OF PARCEL 2 AS SHOWN ON 27-PM-54  
AND A PORTION OF THE E 1/2 OF THE NE 1/4 OF SECTION  
9, T.31N., R.4W., M.D.M., LYING IN THE CITY OF REDDING,  
SHASTA COUNTY, CALIFORNIA.

FOR  
AZI BARZIN  
P.O. BOX 492414  
REDDING, CA, 96049-2414

BY  
WHITSON ENGINEERING INC.  
1035 EUREKA WAY  
REDDING, CALIFORNIA, 96001  
(530) 243-8181



STREET DETAIL  
NTS

DATE: 7-16-09  
SCALE: 1"=50'

SHEET 1 OF 2

PM-2-08

August 12, 2009

ITEM 2  
ATTACHMENT D