


ITEM NO.	1
MEETING DATE	1-2-08
STAFF AUTHOR	Brandon Rogers
	

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

DATE: December 28, 2007

PERMIT NO.: SDP-25-07

APPLICANT: John Hoepfner

LOCATION: 1729 California Street

PROJECT DESCRIPTION The applicant has requested approval to establish a bar located in Downtown Redding within the building recently renovated by Dr. Craig Kraffert.

ZONING "CBD-SP" Central Business District - Downtown Specific Plan.

EXISTING GENERAL PLAN DESIGNATION "MUC" Mixed Use Core.

SURROUNDING LAND USES

North Office, Retail, Commercial, Downtown Redding Mall, and Parking Structure

South Office, Retail, Commercial, Jack's Grill

East Office, Retail, Commercial, Redding Hotel, Cascade Theater

West Office, Retail, Commercial, Foundry Square, Gerlinger's Steel

BACKGROUND The applicant has proposed to establish a bar within a 4,275-square-foot portion of an existing 9,000-square-foot building. The bar would include a mezzanine. The building has been recently renovated, including a new facade and sidewalk. The building is internally divided to provide for a 4,725-square-foot warehouse at the rear of the building, facing the alley and the proposed bar, which faces California Street.

The interior of the building has not been completed. A building permit will be required for the tenant improvements. A master sign plan has been approved by the City which coordinates the design, location, and size of proposed signs for the building and for the adjacent building to the north, located at the southeast corner of California and Placer Streets.

The Central Business District (CBD) of the Downtown Redding Specific Plan provides for pedestrian-oriented commercial uses. Off-street parking is not required for businesses located within the CBD; on-street and public parking lots are used for parking. The project site is located within 200 feet of the Downtown Mall parking structure, which provides 652 off-street parking spaces.

ENVIRONMENTAL DETERMINATION The project qualifies for a Categorical Exemption under the California Environmental Quality Act (CEQA) Guidelines, Section 1530 1, Class 1 - Existing Facilities.

PUBLIC COMMENTS RECEIVED BY STAFF As of the date of this staff report, staff has not received comments from the public regarding the proposed project.

CONDITIONS Please see attachment "A" for a list of draft conditions of approval.

AUTHORITY The Board of Administrative Review has the authority to consider site development permit applications pursuant to Chapter 18.13.080 of the Zoning Code.

FINDINGS The Board of Administrative Review must make the following findings to approve the site development permit:

1. The project will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of such proposed use.
2. The project will not be injurious or detrimental to the general welfare of the city.
3. The project is consistent with the goals and policies established by the General Plan and Zoning Code.
4. The project design is consistent with the Design Guidelines established by resolution of the City Council in accordance with Chapter 18.40.050, Design Criteria, of the Zoning Code.

STAFF RECOMMENDATION Staff recommends that the Board of Administrative Review find the project Categorical Exempt from CEQA and approve Site Development Permit SDP-25-07 subject to the attached conditions of approval.

ATTACHMENTS

- A. Draft conditions of approval
- B. Location/zoning map
- C. Floor plan

BR:jh

STAF\BAR\SDP2507-Hoepner-BR-BAR.wpd

c: John Hoepner

Dr. Craig Kraffert

**Site Development Permit Application SDP-25-07
Draft Conditions of Approval**

General Requirements

1. Approval is granted for a 4,275-square-foot restaurant and bar with a mezzanine within an existing building. The project is to be developed in substantial conformance with the floor plan approved by the Board of Administrative Review on January 2, 2008. Minor modifications may be approved by the Development Services Director; any substantial revisions will require either an amendment to this permit or a new use permit.
2. The project shall comply with the Use Permit/Site Development Permit Standard Conditions of Approval established under Planning Commission Policy PC-1-99 for those conditions that are checked as applicable to the project on the Standard Conditions Form (see attached).
3. The requirements of the California Building Code and the California Fire Code shall be met. The project proponent is responsible for contacting the offices of the Building Division and Fire Department to obtain the required permits. The building shall not be occupied prior to obtaining a certificate of occupancy.
4. New roof-mounted mechanical equipment shall not be visible from adjacent properties or public roadways. Screening of such equipment shall be accomplished by the parapet walls of the building, roof wells, or screen walls architecturally compatible with the building.
5. The area in front of the trash enclosure shall be kept clear of obstructions; not be utilized for parking; and painted, striped, and marked "No Parking."
6. The business owner shall provide uniformed security personnel for the operation of a public dance or a public dance hall pursuant to Chapter 6.24 of the Redding Municipal Code.
7. Any work within California Street, such as installing a grease interceptor, requires a Caltrans encroachment permit. Any work within the alley requires a City of Redding encroachment permit.

Off-Street Parking and Lighting

8. Security lighting shall be provided in the alleyway. A lighting plan demonstrating how this requirement will be satisfied shall be submitted to, and approved by, the Development Services Director prior to issuance of a building permit.
9. All exterior freestanding or building-mounted lighting is to be oriented or shielded in a manner to prevent light from being cast onto adjacent property or public right-of-ways. The point source of illumination shall not be visible.

Signs

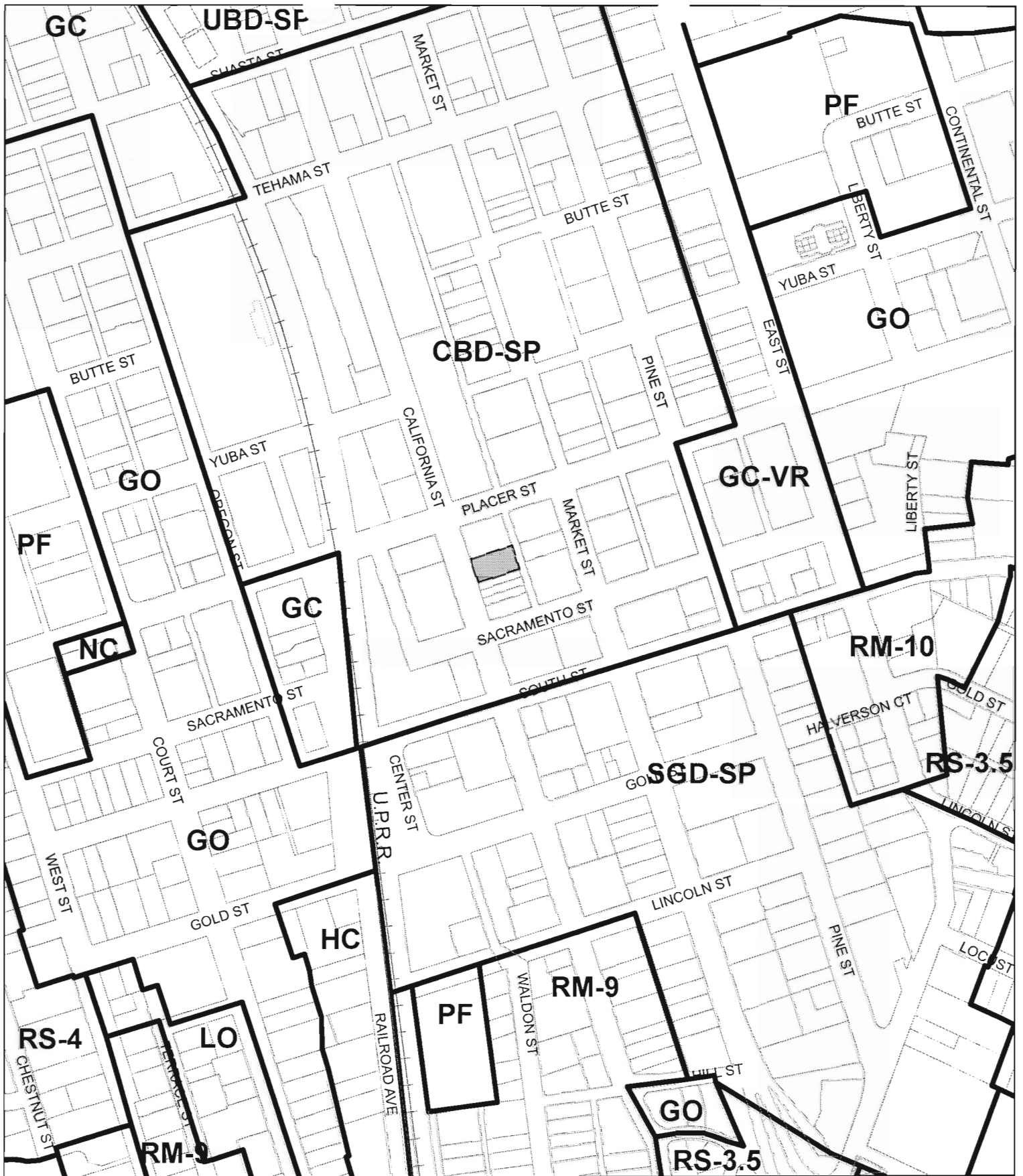
10. All signs shall be in compliance with the master sign program as approved by Administrative Sign Permit ASP-6-2007, on file with the Planning Division. A building permit shall be issued prior to installation of any proposed signs.

Industrial Waste

11. Please submit the following applications to the Municipal Utilities Department, Industrial Waste Division:
 - a. An Industrial Wastewater Survey/Application #1 shall be completed for this project for a determination of applicable wastewater pretreatment requirements.
 - b. An Industrial Wastewater Survey #2 for the evaluation and sizing for wastewater pretreatment of oil and grease-removal requirements for the proposed food facility.

Shasta County Division of Environmental Health

12. Prior to issuance of a building permit for tenant improvements for the proposed restaurant, plans for the proposed food facility must be submitted to, and approved by, the Division of Environmental Health.



GIS DIVISION
 DEVELOPMENT SERVICES DEPARTMENT
 DATE PRODUCED:
 NOVEMBER 26, 2007

0 200 400 Feet

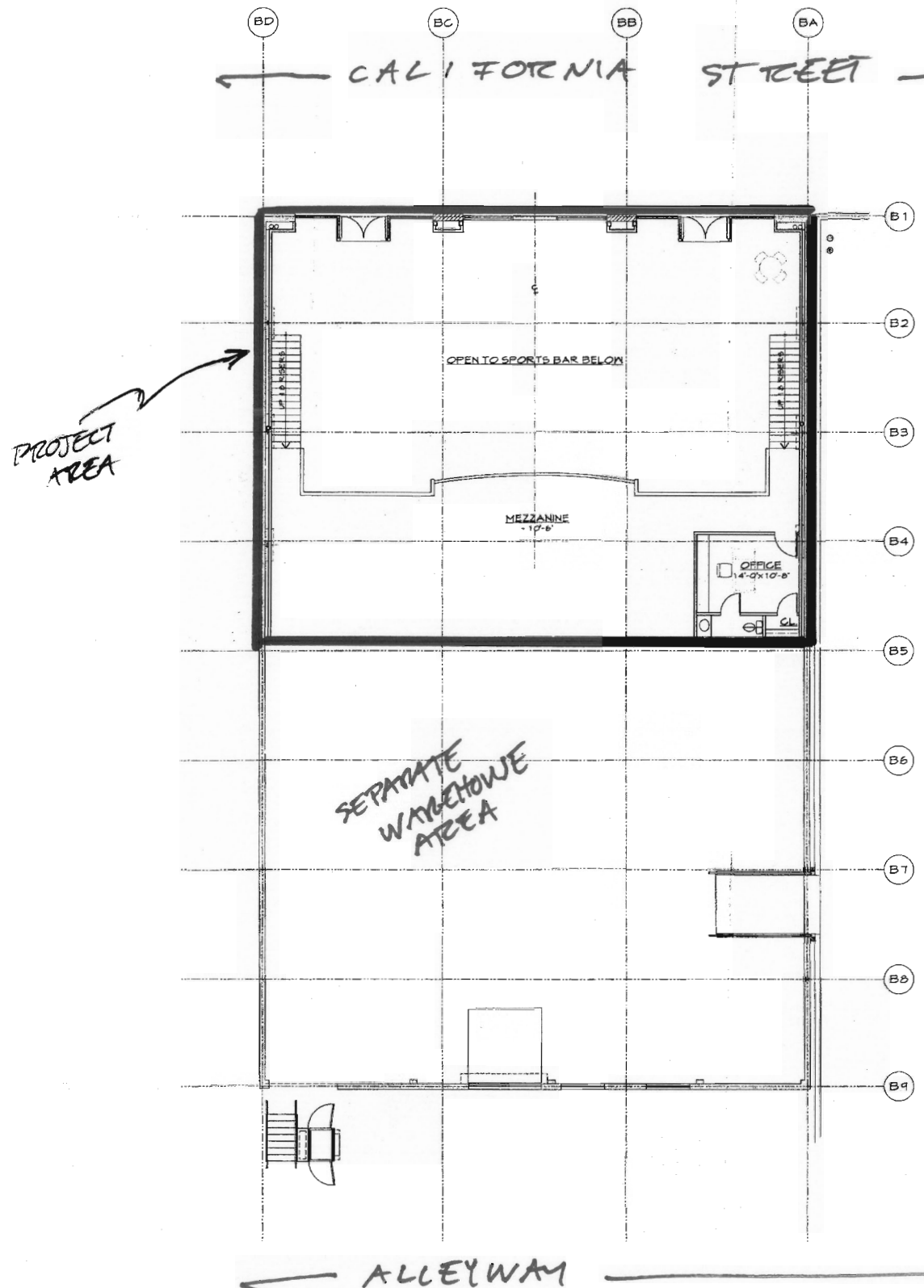
ZONING MAP

SDP-25-07 \ JOHN HOEPPNER
 1729 CALIFORNIA STREET
 AP# 101-120-014

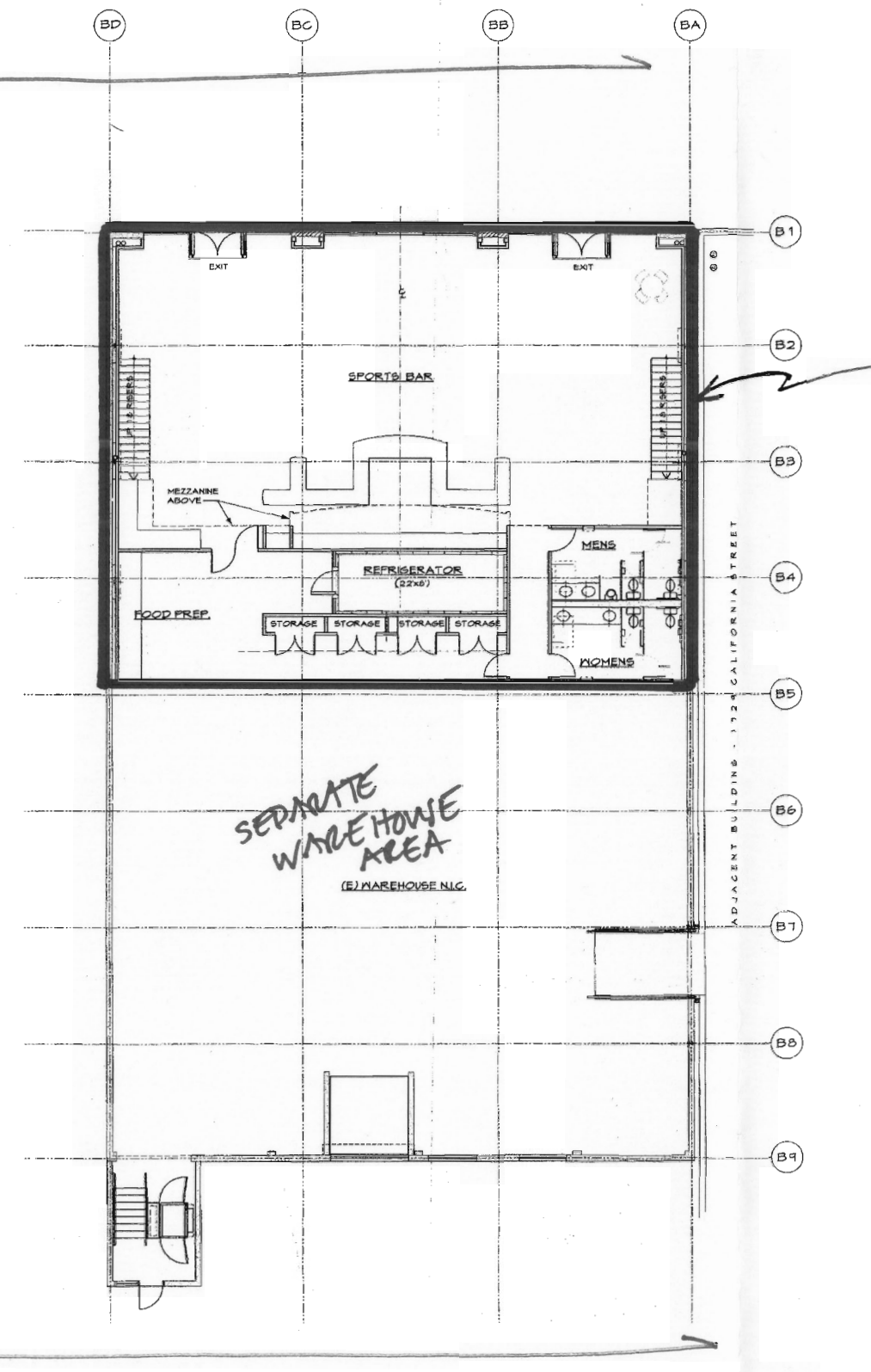
MTG. DATE:
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1

ATTACHMENT:
B



MEZZANINE PLAN
SCALE: 1/8"=1'-0"



1ST FLOOR PLAN
SCALE: 1/8"=1'-0"



OWNERSHIP AND USE OF DOCUMENTS
 All Drawings, Specifications and copies thereof furnished by the Architect are his instruments of service and shall remain his property. They are to be used only for the project and site for which they are prepared and are not to be used on any other project. Submission or distribution in any form without the written consent of the Architect is prohibited. The Architect shall retain the right to use any or all of the drawings and specifications for the project in any form and for any purpose in connection with the project to be completed or published in connection with the project. The Architect shall retain the right to use any or all of the drawings and specifications for the project in any form and for any purpose in connection with the project to be completed or published in connection with the project. The Architect shall retain the right to use any or all of the drawings and specifications for the project in any form and for any purpose in connection with the project to be completed or published in connection with the project.

RONALD STEVENS ARCHITECT
 P. O. Box 555 • 205 N. Mt. Shasta Blvd., Suite 506 • Mount Shasta, CA 96067
 Telephone: 530-926-8900 Facsimile: 530-926-8909

Project Title: **Sports Bar
 Tenant Improvements**

Owner: **John Hoepfner
 1729 California St.
 Redding, CA 96002**

Sheet Title: **First Floor &
 Mezzanine Plans**

Progress Print: 11-16-07
 Plan Check:
 Bid Set:
 Construction:

Revisions:

ITEM 1
ATTACHMENT C

Sheet No.: **A2.1**
 Project No.: 648.01